



**Development Permit Panel
Wednesday, February 25, 2026**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Milton Chan, Director, Engineering
James Cooper, Director, Building Approvals

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on January 14, 2026 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-928686
(REDMS No. 7614060)

APPLICANT: Urban Design Group Architects Ltd.

PROPERTY LOCATION: 10980 No. 3 Road

INTENT OF PERMIT:

1. Permit development of a gas and service station at 10980 No. 3 Road on a site zoned "Gas & Service Stations (CG2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the landscaping requirements along a property line abutting a road from 3.0 m to 2.1 m along portions of the south property line.

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Applicant's Comments

Eric Ching, Urban Design Group Architects Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the proposed development consists of a gas station which includes a three-pump gas bar and canopy above and a commercial building for convenience store use;
- the proposed gas station utilizes current technology that includes environmental and public safety features;
- three visitor parking spaces with electric vehicle (EV) charging infrastructure and two bicycle parking stalls will be provided on the site;
- a garbage and recycling enclosure is located at the northeast corner of the site that will accommodate two four-yard bins;
- accessible pedestrian access is provided from No. 3 Road and Steveston Highway leading to the entrance of the commercial building;
- an existing mature Douglas fir tree on the northeast corner of the site will be retained and protected;
- two existing Maple trees on the northwest corner of the site have been identified for removal due to poor condition and 10 new trees are proposed to be planted on-site, which are in excess of the City's required 2:1 tree replacement ratio;
- seven of the replacement trees will be installed on the northeast corner and along the east property line to provide screening to the garbage and recycling enclosure and visitor parking stalls;
- the proposed site layout will be able to accommodate on-site circulation and entry/exit to/from the site of a six-axle transport truck;
- the rooftop mechanical equipment has been designed and screened to comply with the City's Noise Bylaw;
- the proposed location and choice of dark sky compliant full cut off lighting fixtures would prevent light spillover onto adjacent residential developments; and
- the significant amount of glazing on the commercial building allows visual connection to the streets.

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Johnny Zhang, Maruyama & Associates, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the proposed landscape design for the project integrates landscaping along the No. 3 Road and Steveston Highway frontages, side yards and open space planting, (ii) the proposed planting strip along the street frontages includes medium-sized deciduous trees and a variety of shrubs and groundcovers, (iii) cedar hedging and coniferous trees are proposed along the north and east property lines to provide a layered landscape buffer between the subject site and adjacent residential developments, (iv) the choice of proposed planting materials for the site's Steveston Highway frontage are consistent with the Agricultural Land Reserve (ALR) edge planting guidelines which include native and drought tolerant species, and (v) on-site planting includes 60 percent evergreen and 40 percent deciduous species.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the proposed use of the subject site for a gas and service station is consistent with the City's Zoning Bylaw, (ii) the proposed variance with regard to landscaping requirements along a portion of the Steveston Highway frontage is a result of accommodating on-site vehicle maneuvering and required frontage improvements by the City, (iii) automatic irrigation will be provided for the maintenance of all landscaped areas on the site, (iv) cedar hedging is proposed along the north and east property lines in addition to the existing wooden fences that will be retained, (v) Statutory-Right-of-Ways (SRWs) are provided along the No. 3 Road and Steveston Highway frontages to accommodate the frontage improvements, and (vi) a Servicing Agreement will be entered into by the applicant prior to Development Permit issuance which includes, among others, frontage improvements along No. 3 Road and Steveston Highway, upgrading of existing storm sewers and utility connections.

Panel Discussion

In reply to queries from the Panel regarding the garbage and cardboard recycling enclosure at the northeast corner of the proposed commercial building, the applicant noted that (i) the enclosure will be constructed on a concrete slab and comprised of steel frame, wooden slats and a gate but will not be covered, and (ii) the applicant will consult with their acoustic consultant regarding further noise mitigating measures during garbage collection.

In reply to queries from the Panel regarding lighting on the east elevation of the proposed commercial building, the applicant noted that they will investigate opportunities to bring down the height of proposed lighting fixture or provide an alternate lighting fixture to avoid light spillover onto the adjacent townhouse development to the east.

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In reply to queries from the Panel regarding the proposed free-standing signs on the site, the applicant noted that (i) the size of the proposed free-standing sign on the No. 3 Road frontage have been reduced to comply with current City bylaw standards, and (ii) the free-standing signs on the No. 3 Road and Steveston Highway frontages include illuminated price changes and a backlit logo.

In reply to queries from the Panel regarding on-site landscaping, the applicant noted that (i) they could install additional species of shrubs and groundcovers to provide more variety of planting along the Steveston Highway frontage, (ii) proposed planting along the northeast side of the visitor parking stalls includes low groundcovers, evergreen shrubs and cedar hedge adjacent to the wooden fence along the east property line to provide a layered landscape buffer to the adjacent development to the east and screen vehicle headlight glare, and (iii) the proposed seven trees to be planted along the east property line and at the northeast of the subject site are coniferous trees that will provide evergreen buffering all year round.

Correspondence

Law Tak W. and Hung Shui P., 10900 No. 3 Road ([Schedule 2](#))

Benjamin Gobert, 10900 No. 3 Road ([Schedule 3](#))

It was noted that both pieces of correspondence expressed concerns about the proposed development's environmental and health impacts, traffic impacts, fuel and storage operation concerns.

Gallery Comments

Benjamin Gobert, 10900 No. 3 Road, spoke on behalf of the Garden Manor Strata which represents the residents of the 20-unit townhouse development at 10900 No. 3 Road located immediately adjacent to the north of the proposed development. Mr. Gobert expressed opposition to the proposed development, noting the subject site's documented environmental history and potential adverse impacts to the neighbourhood including health and environmental hazards to adjacent residential developments and environmental impacts to the Agricultural Land Reserve (ALR) area across Steveston Highway to the south. In addition, he questioned the zoning of the subject site that allow for gas station use, given its proximity to existing residential developments.

In reply to Mr. Gobert's comments, the Chair noted that zoning issues are outside the scope of the Panel and environmental matters are under the jurisdiction of the Provincial government. In addition, staff confirmed that the applicant had provided the City with a certificate of compliance from the Province of BC indicating that the subject site has been remediated and the proposed use of the site for gas and service station can proceed.

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Ming Hui, 8171 Steveston Highway, a resident of The Maples, a townhouse development located immediately to the east of the subject site, queried about the rationale for the proposed variance to the landscaping requirements along the Steveston Highway frontage. In addition, he expressed concern about the potential impact of the proposed gas station to traffic and safety in the area especially at the intersection of No. 3 Road and Steveston Highway and queried about proposed traffic mitigation and safety measures including preventing vehicles from making left turns from/to the gas station and installing a traffic speed monitoring device along Steveston Highway before the gas station.

In reply to the comments of Mr. Ming Hui, staff confirmed that (i) the proposed landscaping variance is associated with the width of the landscaping provided along a portion of the Steveston Highway frontage, (ii) the landscaping variance is proposed to accommodate on-site vehicle maneuvering, required frontage improvements in the SRW area of the site, (iii) the applicant has worked with staff to maximize landscaping areas on all frontages of the subject site, (iv) the proposed development's traffic impacts have been reviewed and considered by the City's Transportation Department, (v) the installation of speed detection equipment along Steveston Highway is outside the scope of the Panel, and (vi) the site's frontage improvements include construction of a new sidewalk, boulevard, and curb along the Steveston Highway and No. 3 Road frontages, removal of the existing driveway letdowns, and limiting to one vehicle access on Steveston Highway and No. 3 Road, both of which are restricted to right-in/right-out only to prevent vehicles from making left turns into the site.

In addition, staff confirmed that (i) the site's frontage improvements also include installation of small raised curbs at the vehicle entrances to restrict vehicle movement to right-in/right out only, and (ii) on-site signage will be installed to indicate the prohibitions on vehicle turning movements including restrictions on left turns for vehicles exiting the site.

In reply to a query regarding the proposed landscaping along the eastern edge of the site, staff and the applicant noted that (i) the existing wood fence and proposed cedar hedging are both six feet tall, with the cedar hedging anticipated to grow over time, and (ii) the proposed coniferous trees would be four meters in height upon planting and are expected to grow up to 30 to 40 feet.

Panel Discussion

The Panel expressed support for the application, noting the applicant's proposed measures to respond to some of the agencies on the site.

To further respond to some agency concerns, the Panel then directed staff to work with the applicant and undertake the following additional measures prior to the application moving forward to Council:

1. further design development to the garbage enclosure to ensure solid screening to address potential noise;

5.

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2. review of the proposed building mounted lighting especially along the east elevation of the commercial building to ensure no light spillover onto adjacent residential developments; and
3. detailed review of the proposed landscaping along the Steveston Highway frontage to improve and intensify the amount of landscaping to be provided.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit development of a gas and service station at 10980 No. 3 Road on a site zoned "Gas & Service Stations (CG2)" and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the landscaping requirements along a property line abutting a road from 3.0 m to 2.1 m along portions of the south property line.*

CARRIED

2. New Business

None.

3. Date of Next Meeting: March 11, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:29 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, February 25, 2026.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
February 25, 2026

CENTEX SERVICE STATION | RICHMOND

10980 NO. 3 RD, RICHMOND, BC



CNCL - 271



UDGA



NO. 3 ROAD & STEVESTON HWY

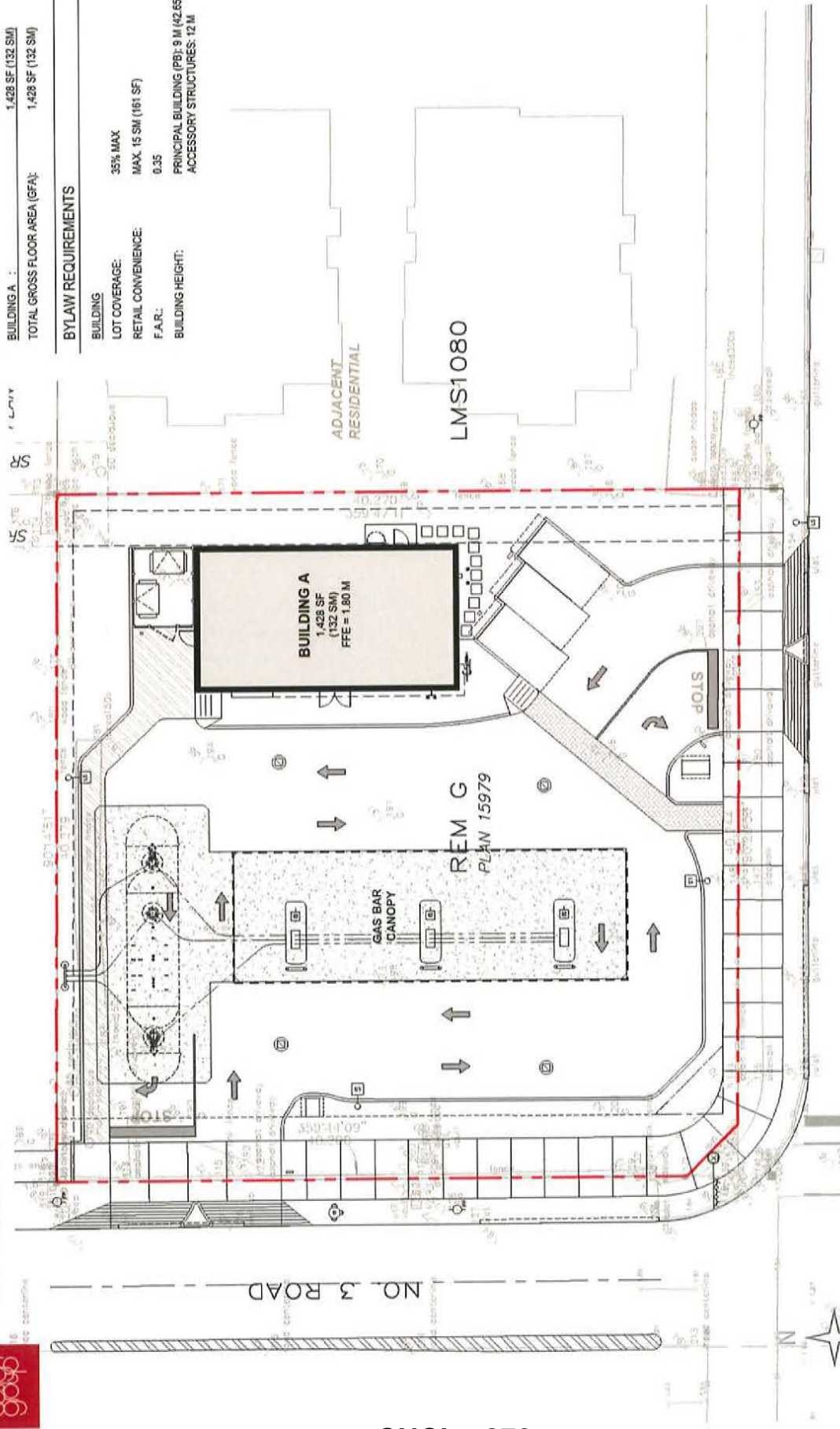
SITE INFORMATION

CIVIC ADDRESS : 10980 NO. 3 ROAD, RICHMOND, BC
 LEGAL DESCRIPTION : SEC 33 BLK AN RG 6W PL NWP15979 PARCEL G, BLOCK AN PLAN NWP15979, SECTION 33, RANGE 6 W, NEW WESTMINSTER LAND DISTRICT, REF 15979
 CURRENT ZONING : CGZ (GAS & SERVICE STATION)
 OCP LAND USE : COMMERCIAL
 TOTAL SITE AREA : 17,362 SF (1.613 SM) (0.4 AC)
 BUILDING AREA : 1,428 SF (132 SM)
 LOT COVERAGE (MAX 35%) : 1,428 SF / 17,362 SF X 100% = 8.22%

CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

UDGA

SITE PLAN



FLOOR AREAS

BUILDING A : 1,428 SF (132 SM)
 TOTAL GROSS FLOOR AREA (GFA): 1,428 SF (132 SM)

BYLAW REQUIREMENTS

BUILDING
 LOT COVERAGE: 35% MAX
 RETAIL CONVENIENCE: MAX. 15 SM (161 SF)
 F.A.R.: 0.35
 BUILDING HEIGHT: PRINCIPAL BUILDING (PB): 9 M (42.65')
 ACCESSORY STRUCTURES: 12 M

STEVESTON HIGHWAY

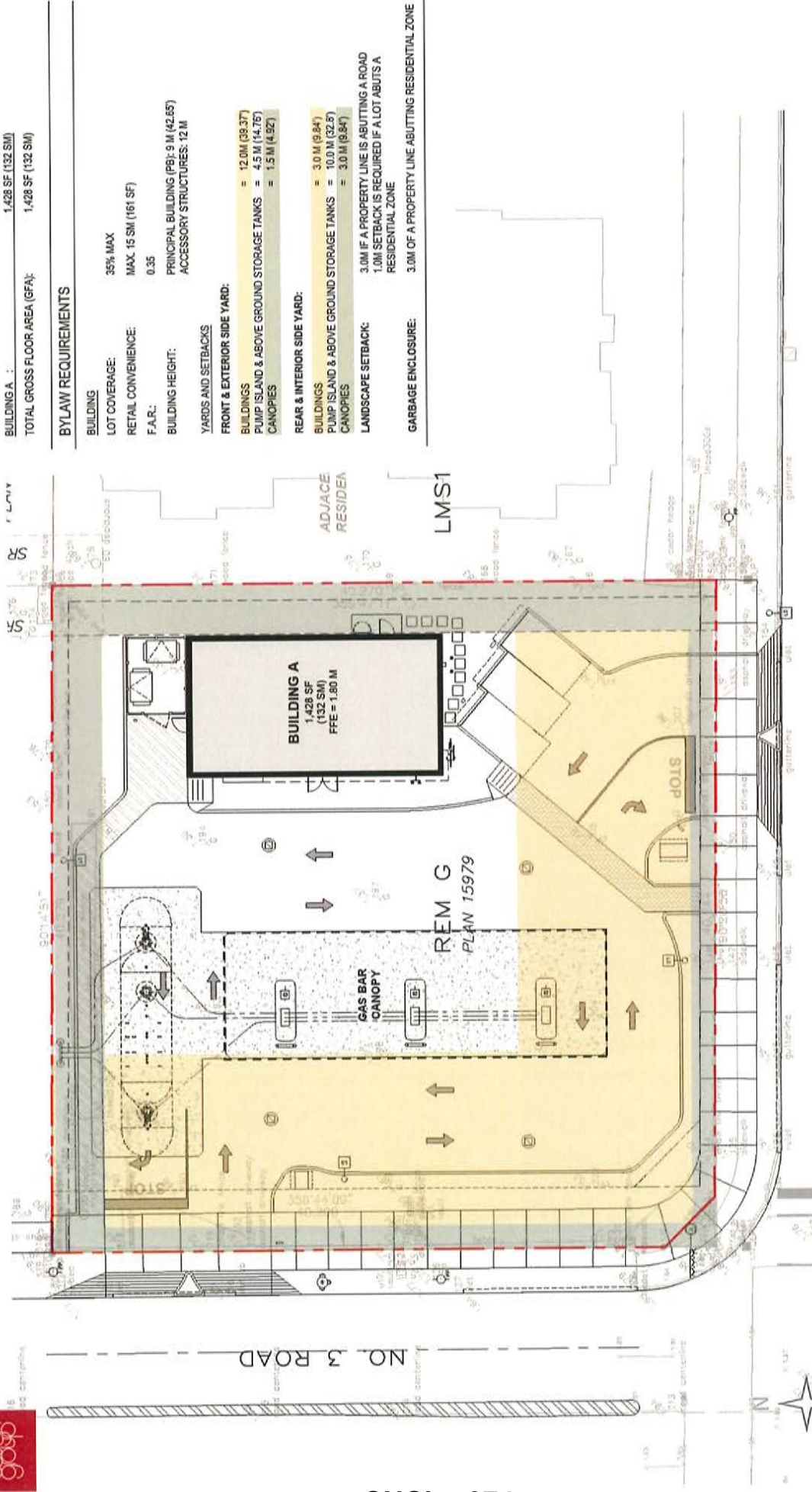
2+750

CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

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SETBACKS



FLOOR AREAS

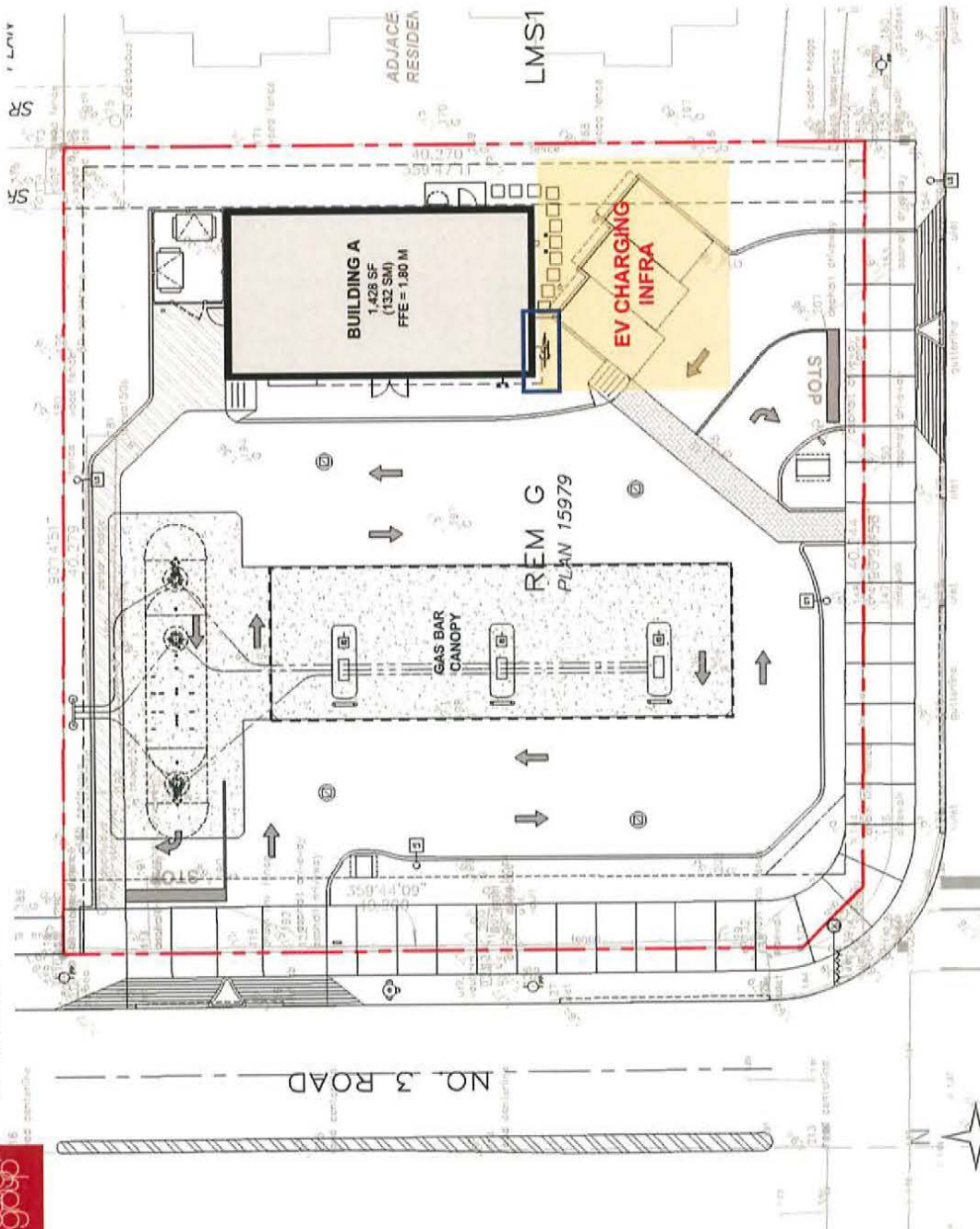
BUILDING A : 1,428 SF (132 SM)
TOTAL GROSS FLOOR AREA (GFA): 1,428 SF (132 SM)

BYLAW REQUIREMENTS

- BUILDING**
- LOT COVERAGE:** 35% MAX
- RETAIL CONVENIENCE:** MAX. 15 SM (161 SF)
- F.A.R.:** 0.35
- BUILDING HEIGHT:** PRINCIPAL BUILDING (PB): 9 M (42.65')
ACCESSORY STRUCTURES: 12 M
- YARDS AND SETBACKS**
- FRONT & EXTERIOR SIDE YARD:**
 - BUILDINGS = 12.0M (39.37')
 - PUMP ISLAND & ABOVE GROUND STORAGE TANKS = 4.5 M (14.76')
 - CANOPIES = 1.5 M (4.92')
- REAR & INTERIOR SIDE YARD:**
 - BUILDINGS = 3.0 M (9.84')
 - PUMP ISLAND & ABOVE GROUND STORAGE TANKS = 10.0 M (32.81')
 - CANOPIES = 3.0 M (9.84')
- LANDSCAPE SETBACK:** 3.0M IF A PROPERTY LINE IS ABUTTING A ROAD
1.0M SETBACK IS REQUIRED IF A LOT ABUTS A RESIDENTIAL ZONE
3.0M OF A PROPERTY LINE ABUTTING RESIDENTIAL ZONE
- GARBAGE ENCLOSURE:** 3.0M OF A PROPERTY LINE ABUTTING RESIDENTIAL ZONE



PARKING



FLOOR AREAS

BUILDING A : 1,428 SF (132 SM)
 TOTAL GROSS FLOOR AREA (GFA): 1,428 SF (132 SM)

BYLAW REQUIREMENTS

- BUILDING**
- LOT COVERAGE: 35% MAX
- RETAIL CONVENIENCE: MAX. 15 SM (161 SF)
- F.A.R.: 0.35
- BUILDING HEIGHT: PRINCIPAL BUILDING (PB): 9 M (42.65')
ACCESSORY STRUCTURES: 12 M
- YARDS AND SETBACKS**
- FRONT & EXTERIOR SIDE YARD:**
BUILDINGS = 12.0M (39.37')
PUMP ISLAND & ABOVE GROUND STORAGE TANKS = 4.5 M (14.76')
CANOPIES = 1.5 M (4.92')
- REAR & INTERIOR SIDE YARD:**
BUILDINGS = 3.0 M (9.84')
PUMP ISLAND & ABOVE GROUND STORAGE TANKS = 10.0 M (32.8')
CANOPIES = 3.0 M (9.84')
- LANDSCAPE SETBACK:** 3.0M IF A PROPERTY LINE IS ABUTTING A ROAD
1.0M SETBACK IS REQUIRED IF A LOT ABUTS A RESIDENTIAL ZONE
- GARAGE ENCLOSURE:** 3.0M OF A PROPERTY LINE ABUTTING RESIDENTIAL ZONE

PARKING REQUIREMENTS

- MINIMUM PARKING REQUIREMENTS (ON-SITE VEHICLE PARKING)**
STANDARD SPACES: 2 SPACES / 100 SM (1,076 SF) G.F.A.
PLUS ONE (1) SPACE FOR EACH CAR WASH BAY
MIN. 2% OF THE REQUIRED PARKING SPACES FOR ON-SITE PARKING AREAS WHICH CONTAIN 11 OR MORE SPACES
- SMALL CAR SPACES:** 50% MAXIMUM FOR ON-SITE PARKING AREAS WHICH CONTAIN FEWER THAN 31 SPACES. ALL SPACES PROVIDED SHALL BE STANDARD SPACES
132 SM / 100 SM X 2 SPACES = 3 SPACES
3 STANDARD SPACES (INCL. 1 EV PARKING SPACE)
4.3 SPACES / 1,000 SF
132 SM / 100 SM X 1 SPACE = 2 SPACES
2 SPACES (CLASS 2)
- PARKING SPACE AND MANEUVERING AISLE REQUIREMENTS**
STANDARD SPACE : 2.65M (8'-6 1/2") X 5.5M (18'-0 1/2")
SMALL CAR SPACE : 2.40M (7'-10 1/2") X 5.0M (16'-5")
ACCESSIBLE SPACE : 3.4M (11'-2") X 5.5M (18'-0 1/2") + 1.5M (4'-11") AISLE
LOADING SPACE : 3.0M (9'-9 1/2") X 9.1M (29'-10") - MEDIUM SIZE
MANEUVERING AISLE WIDTH: 7.5M (24'-7") (TWO-WAY, 90° PARKING)

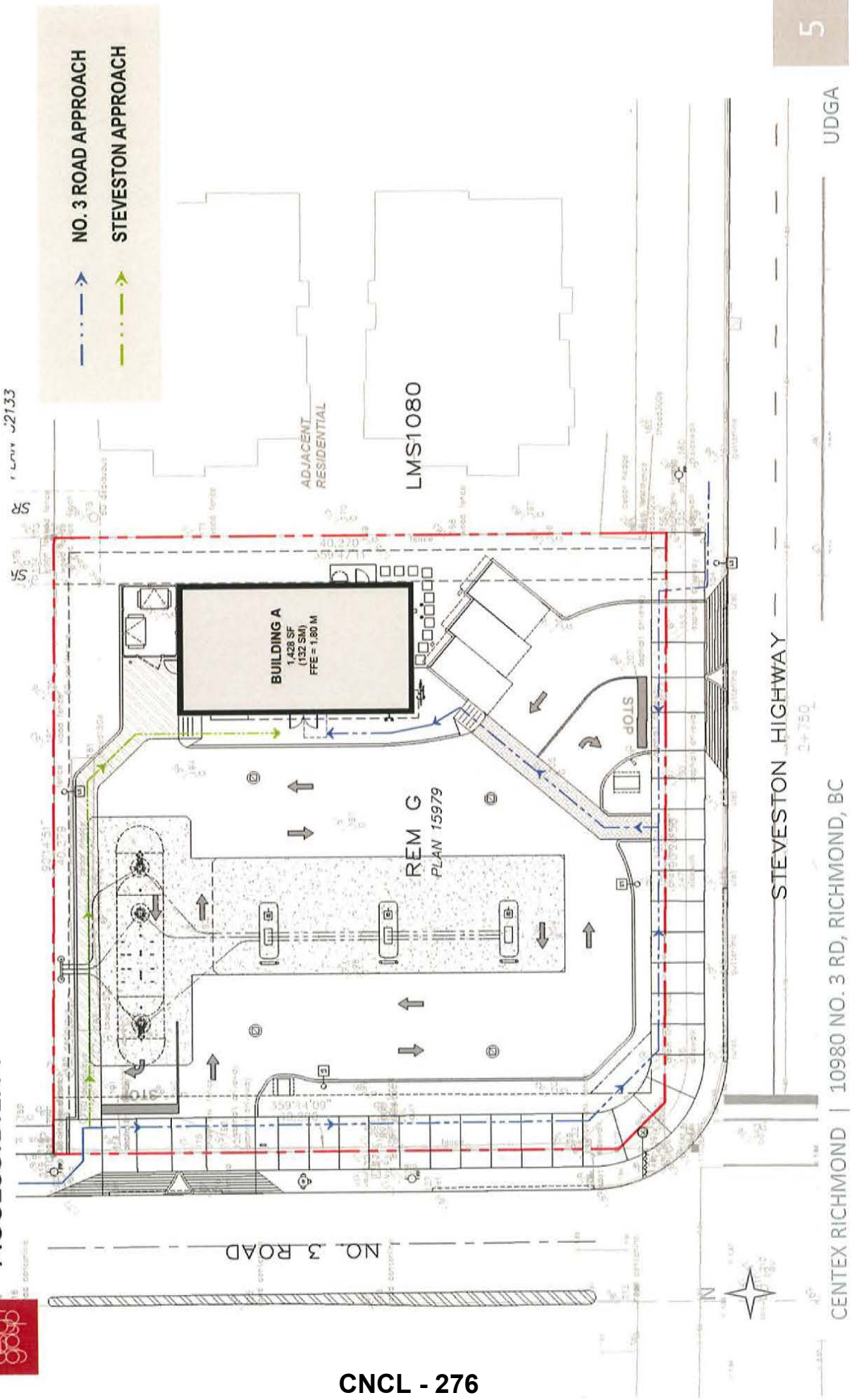
STEVESTON HIGHWAY

2-750

CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

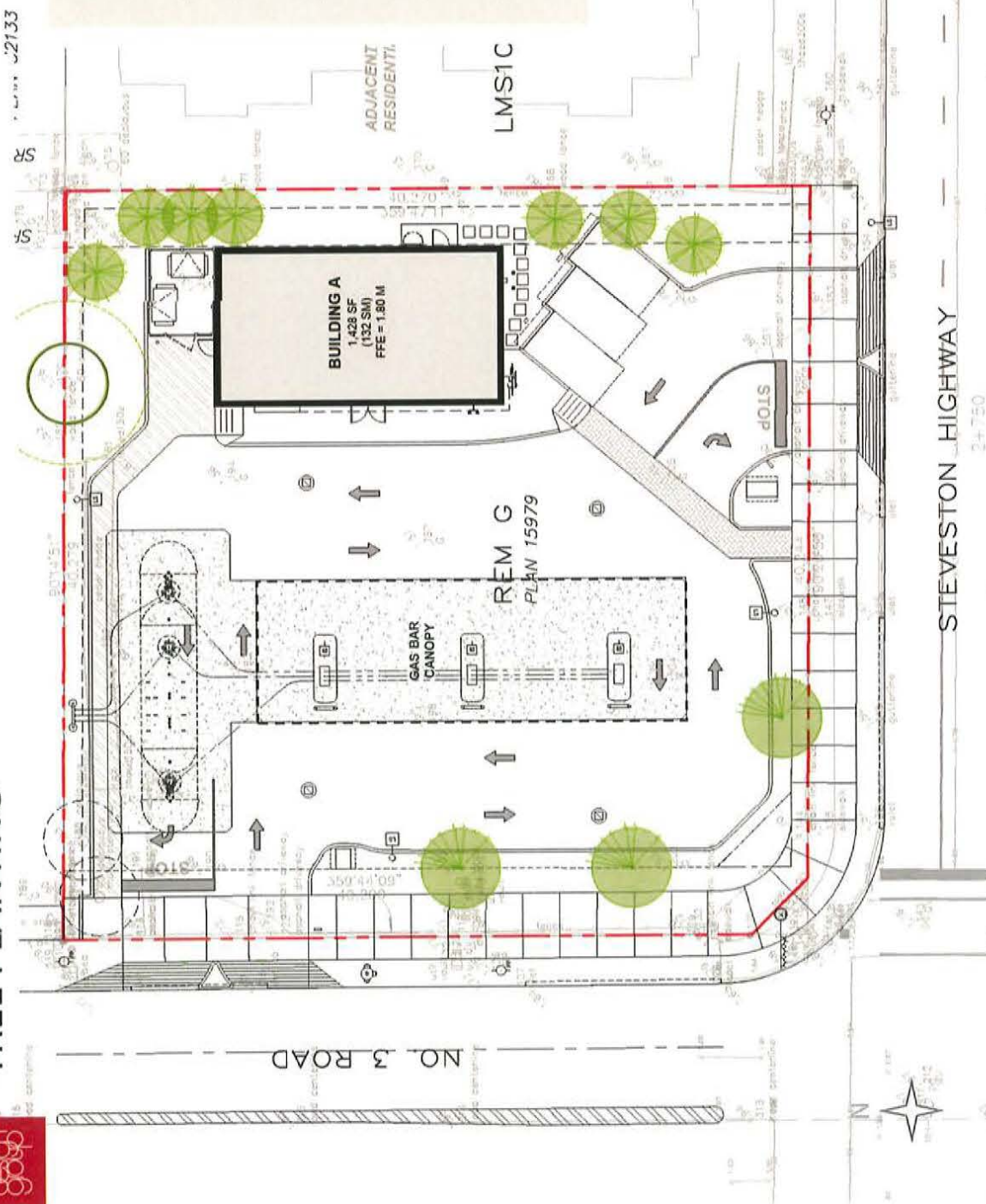


ACCESSIBILITY





TREE PLANTING



TREES & PLANTING

TREES REMOVED
2 - MAPLE TREES
NEW TREES REQUIRED
4 (2:1)
NEW TREES PROVIDED
10 NEW TREES + 367 NEW SHRUBS
TREES ADDED
7 - SERBIAN SPRUCE
3 - PACIFIC DOGWOOD
TREES RETAINED
1 - DOUGLAS FIR

STEVESTON HIGHWAY

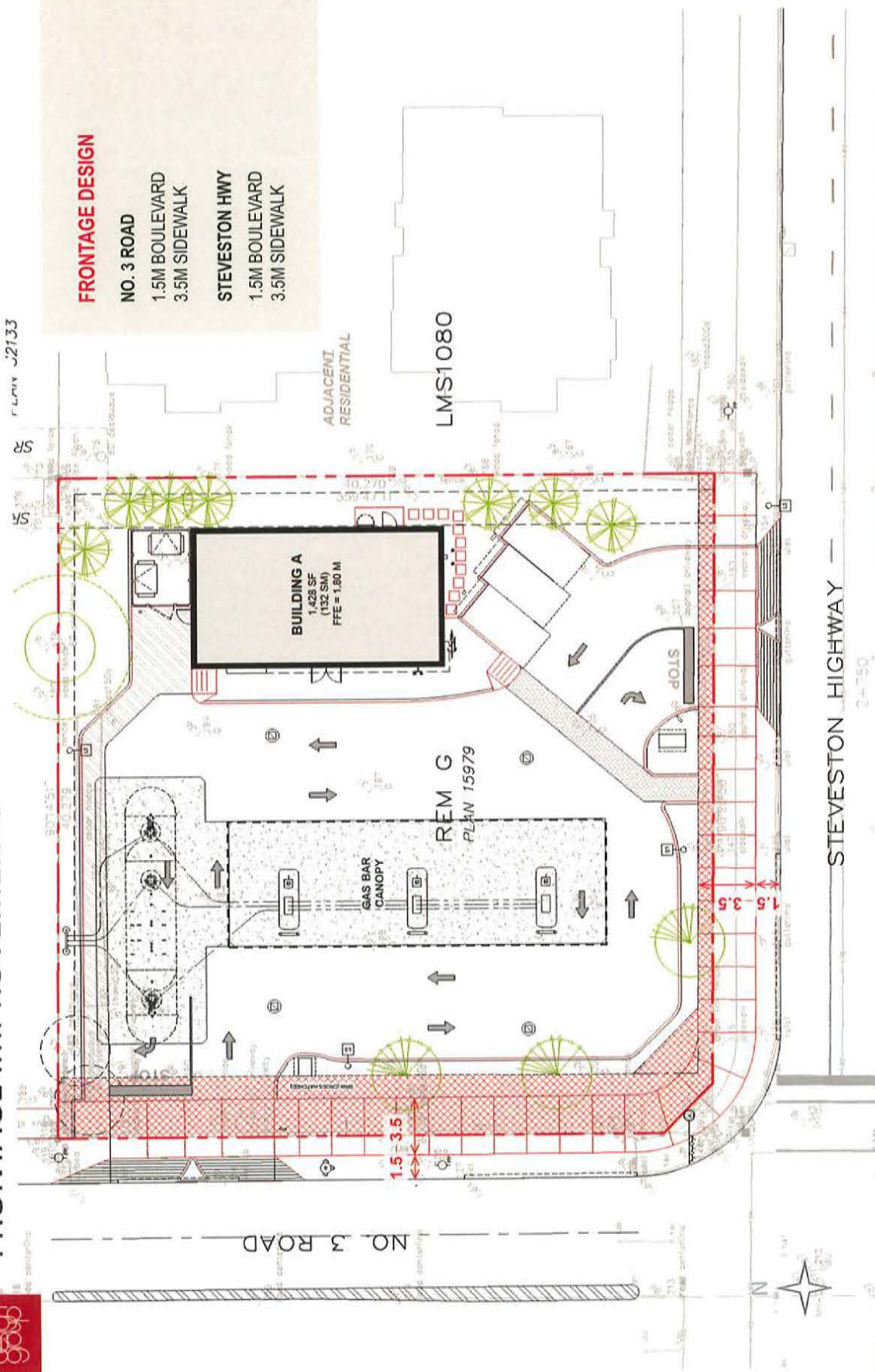
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CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

UDGA



FRONTAGE IMPROVEMENTS



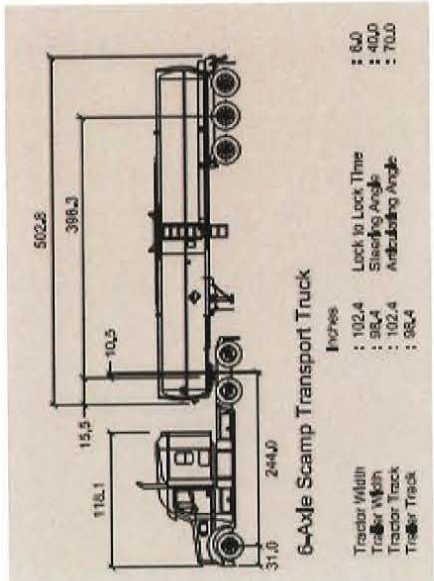
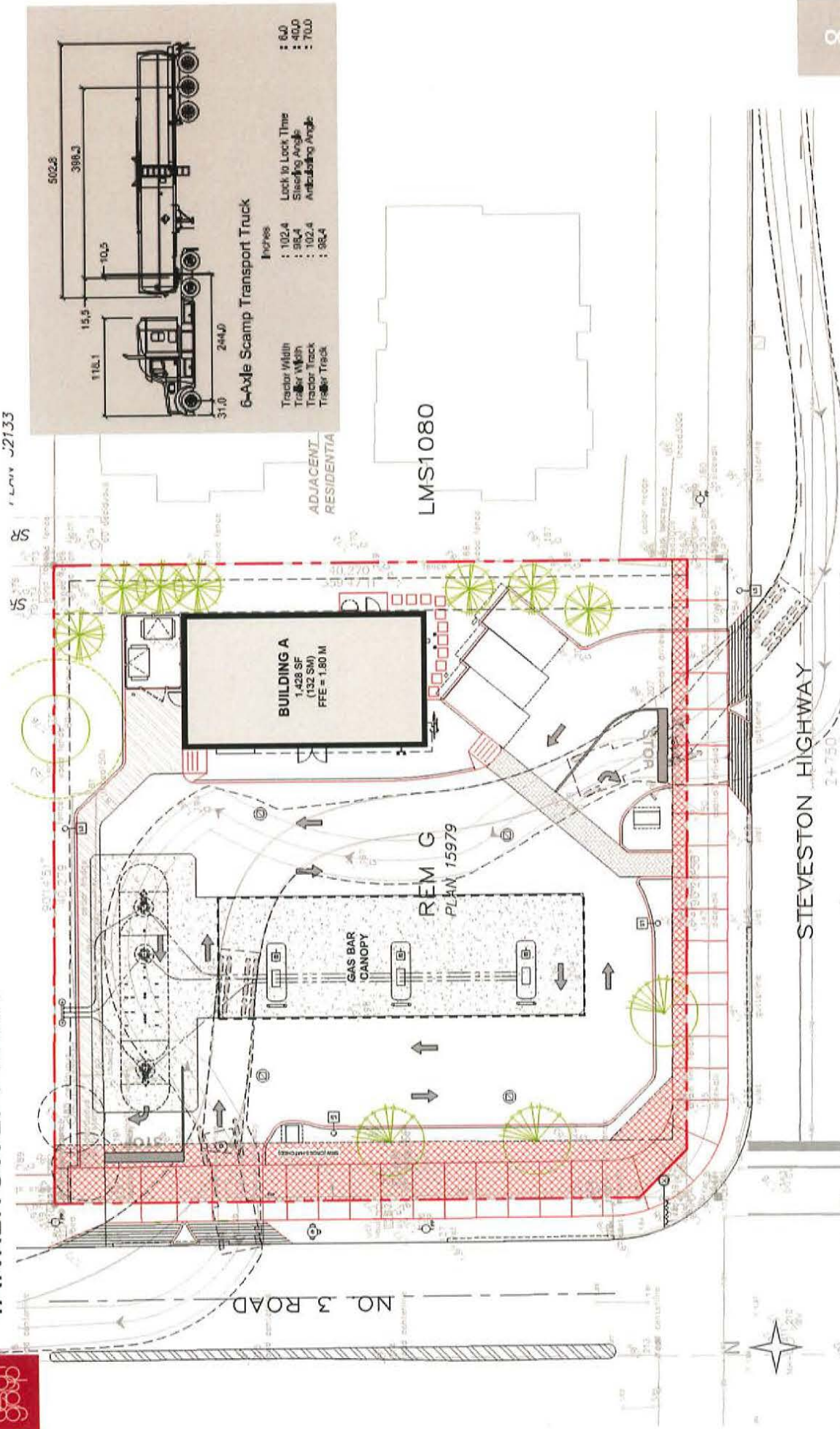
FRONTAGE DESIGN

NO. 3 ROAD
1.5M BOULEVARD
3.5M SIDEWALK

STEVESTON HWY
1.5M BOULEVARD
3.5M SIDEWALK

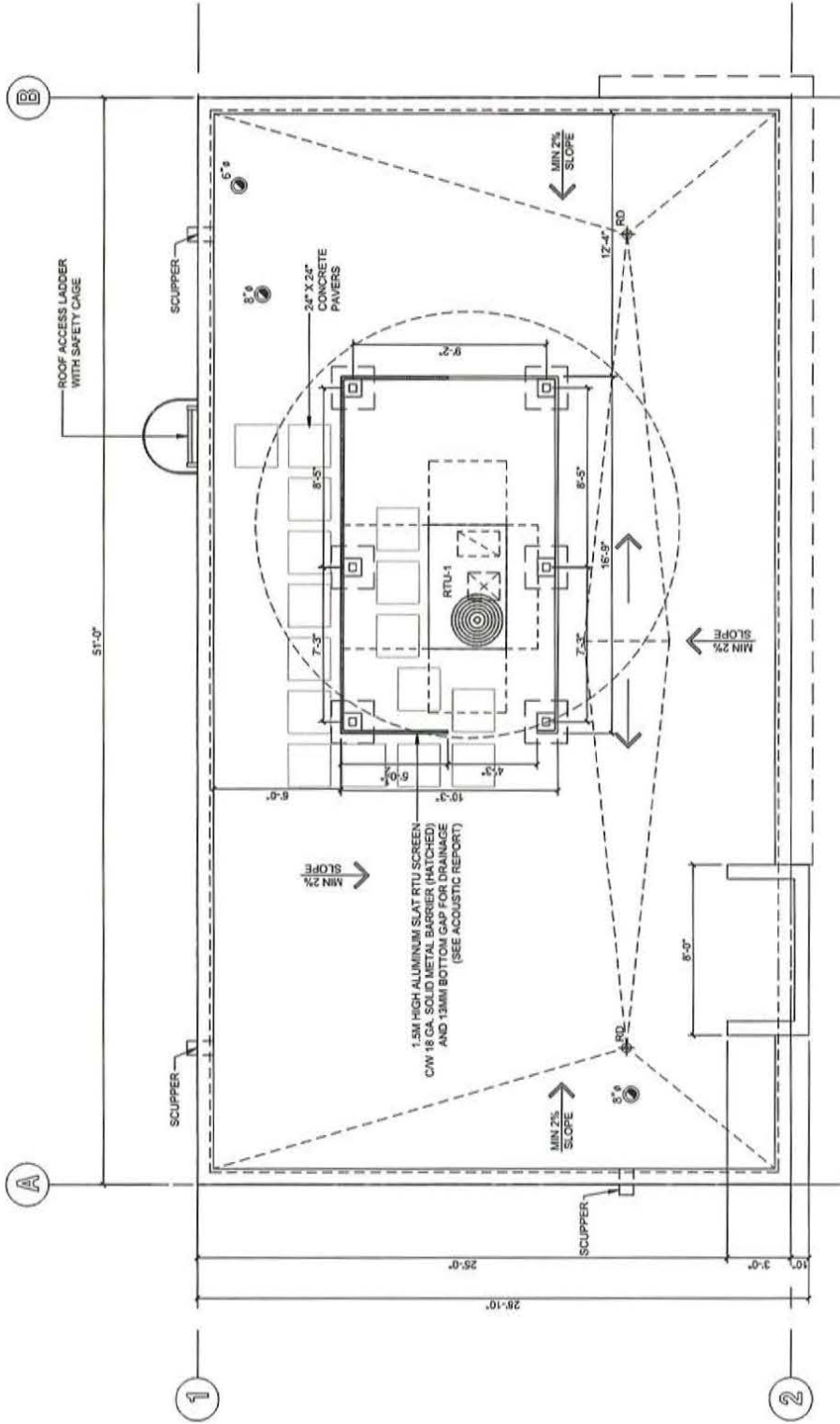


TANKER SWEPT PATH





NOISE REGULATION



CNCL - 280



ELEVATIONS



CNCL - 282

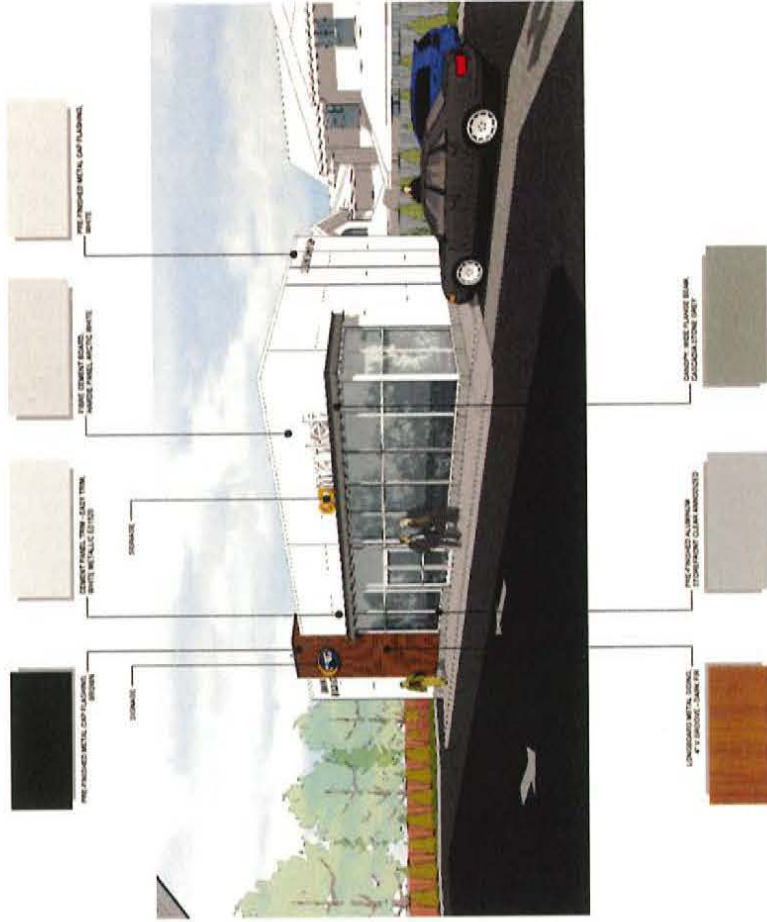
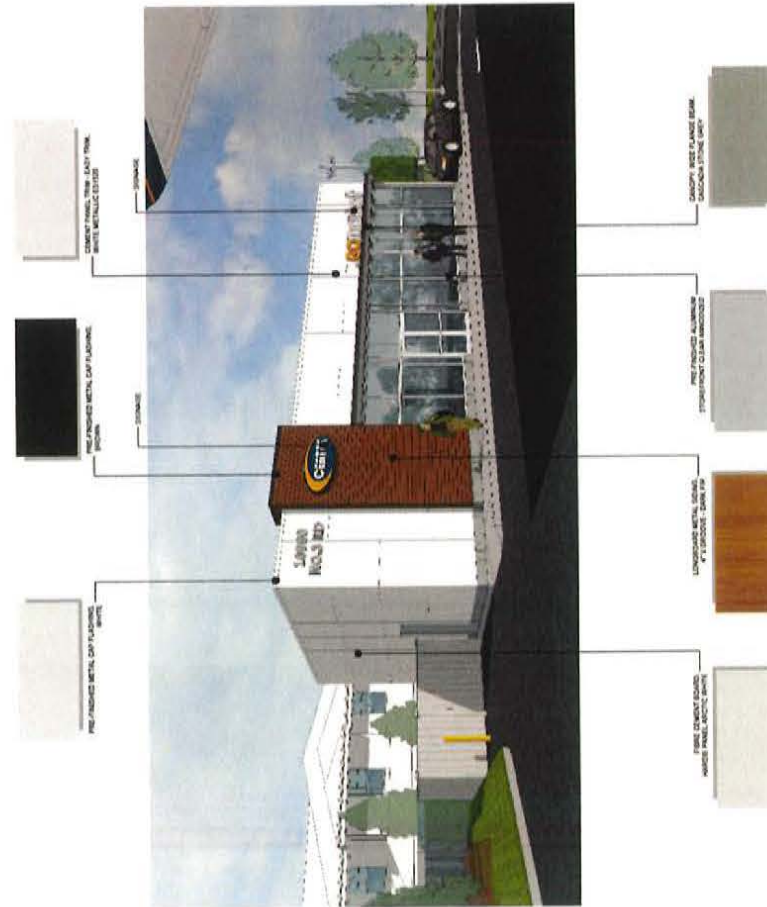
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UDGA



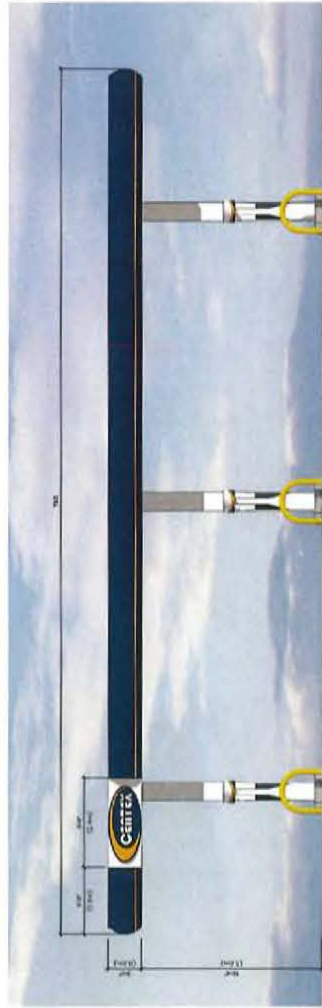
MATERIALS & FINISHES

CNCL - 283



CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

UDGA



GAS CANOPY ELEVATION 1
1/2" = 1'-0" (1:12)



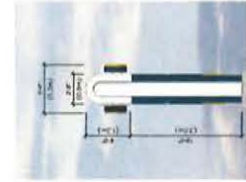
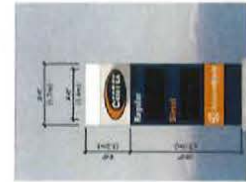
GAS CANOPY ELEVATION 2
1/2" = 1'-0" (1:12)



GAS CANOPY ELEVATION 3
1/2" = 1'-0" (1:12)



GAS CANOPY ELEVATION 4
1/2" = 1'-0" (1:12)



PART 1.01 - SIGNAGE	
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GAS BAR CANOPY

FREESTANDING SIGNAGE ELEVATIONS
1/2" = 1'-0" (1:12)

CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC



SCALE & STREETScape



CNCL - 285

CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

UDGA



SCALE & STREETSCAPE



CNCL - 286

CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

UDGA



SCALE & STREETSCAPE



CNCL - 287

CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

UDGA

REISSUED FOR D.P. DATE: JAN 22, 2019

NOTES:

1. THIS PLAN SHALL BE USED IN ACCORDANCE WITH THE LATEST EDITIONS OF CANADIAN LANDSCAPE STANDARDS.
2. SPECIAL TREE SPECIES SHALL BE IDENTIFIED IN THE NOTES AND A DETAILED SCHEDULE OF SPECIAL TREE SPECIES SHALL BE PROVIDED AT THE CONSTRUCTION STAGE.
3. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN LANDSCAPE STANDARDS.
4. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN LANDSCAPE STANDARDS.
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19. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN LANDSCAPE STANDARDS.
20. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN LANDSCAPE STANDARDS.

PLANT LIST:

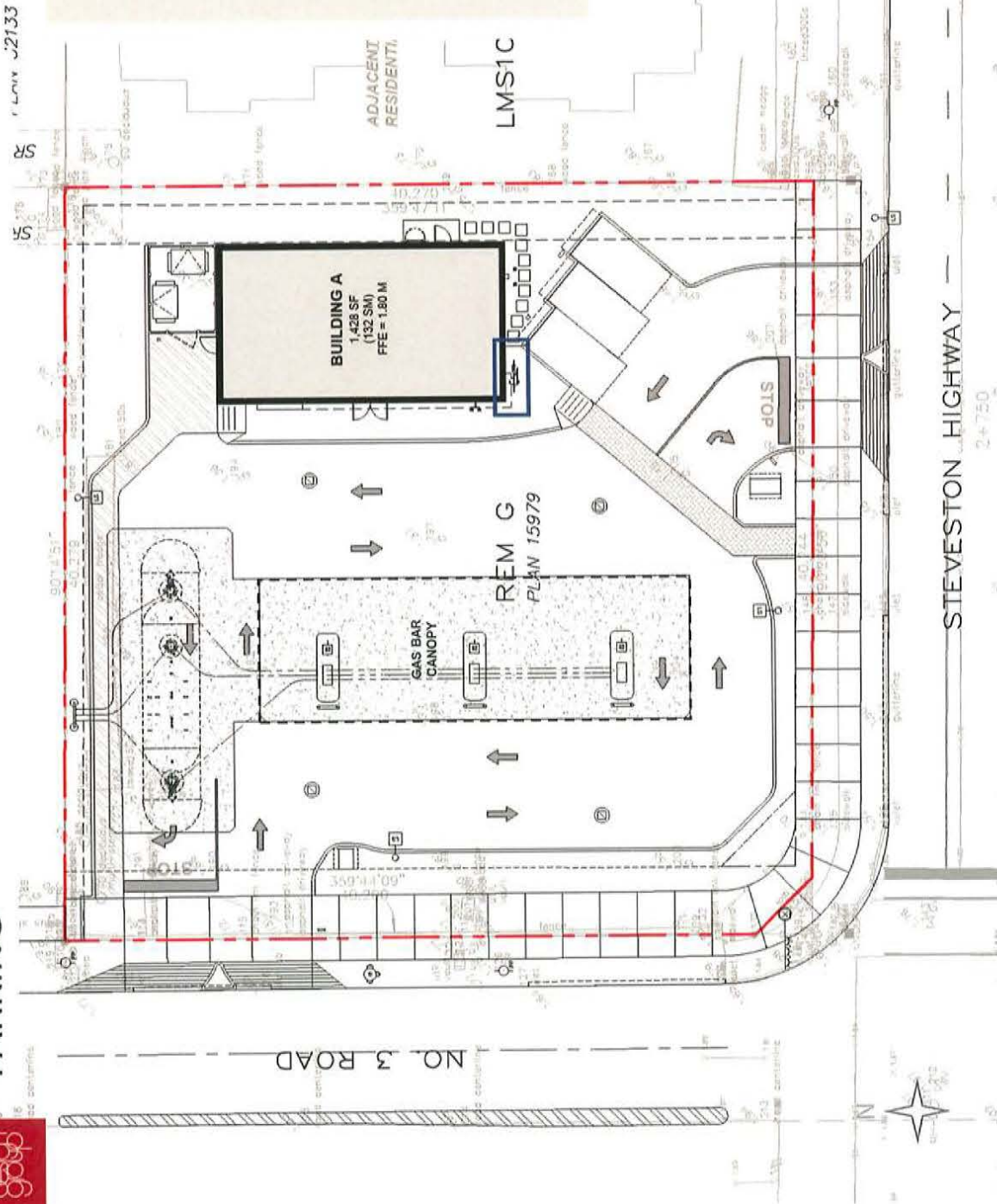
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
1	1	PLATA SPINOSA	PLATEAU BLUE PINNAC	1.0M x 1.0M	1.1.1
2	1	QUERCUS ROBUR	EUROPEAN OAK	1.0M x 1.0M	1.1.1
3	1	PLATANUS OCCIDENTALIS	WESTERN PLATANUS	1.0M x 1.0M	1.1.1
4	1	FRAXINUS AMERICANA	AMERICAN FRAXINUS	1.0M x 1.0M	1.1.1
5	1	QUERCUS ROBUR	EUROPEAN OAK	1.0M x 1.0M	1.1.1
6	1	PLATANUS OCCIDENTALIS	WESTERN PLATANUS	1.0M x 1.0M	1.1.1
7	1	FRAXINUS AMERICANA	AMERICAN FRAXINUS	1.0M x 1.0M	1.1.1
8	1	QUERCUS ROBUR	EUROPEAN OAK	1.0M x 1.0M	1.1.1
9	1	PLATANUS OCCIDENTALIS	WESTERN PLATANUS	1.0M x 1.0M	1.1.1
10	1	FRAXINUS AMERICANA	AMERICAN FRAXINUS	1.0M x 1.0M	1.1.1
11	1	QUERCUS ROBUR	EUROPEAN OAK	1.0M x 1.0M	1.1.1
12	1	PLATANUS OCCIDENTALIS	WESTERN PLATANUS	1.0M x 1.0M	1.1.1
13	1	FRAXINUS AMERICANA	AMERICAN FRAXINUS	1.0M x 1.0M	1.1.1
14	1	QUERCUS ROBUR	EUROPEAN OAK	1.0M x 1.0M	1.1.1
15	1	PLATANUS OCCIDENTALIS	WESTERN PLATANUS	1.0M x 1.0M	1.1.1
16	1	FRAXINUS AMERICANA	AMERICAN FRAXINUS	1.0M x 1.0M	1.1.1
17	1	QUERCUS ROBUR	EUROPEAN OAK	1.0M x 1.0M	1.1.1
18	1	PLATANUS OCCIDENTALIS	WESTERN PLATANUS	1.0M x 1.0M	1.1.1
19	1	FRAXINUS AMERICANA	AMERICAN FRAXINUS	1.0M x 1.0M	1.1.1
20	1	QUERCUS ROBUR	EUROPEAN OAK	1.0M x 1.0M	1.1.1



CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC



PARKING



PLAN J2133

ENVIRONMENTAL & PUBLIC SAFETY

1. UST
 - DOUBLE-WALLED FIBREGLASS
 - WATER/FUEL INFILTRATION MONITORING
2. FUEL DISPENSERS
 - MONITORING
 - EMERGENCY SHUT OFF
 - OVERFILL PREVENTION VALVES
 - HOSE BREAKAWAY VALVE
3. SPILL CONTAINMENT KIT
4. FUEL DELIVERY
 - VAPOUR RECOVERY SYSTEM

CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

UDGA



THANK YOU



CNCL - 290



UDGA

CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

Schedule 2 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
February 25, 2026

From: CityClerk
To: Rejs, Joshua; Hnatowich, James
Cc: Agawin, Rustico Romualdo
Subject: FW: 10980No.3 road
Date: Monday, February 23, 2026 1:03:06 PM

To Development Permit Panel
Date: FEB 25, 2026
Item # 1
Re: DP 21-928686

-----Original Message-----

From: Calvin L <tvb604@icloud.com>
Sent: February 23, 2026 12:28 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: 10980No.3 road

[You don't often get email from tvb604@icloud.com. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

To: Planning and Development Division
City of Richmond

Re: Development Permit Application – 10980 No. 3 Road (File No. DP 21-928686)

Dear Sir/Madam,

I am writing to formally express my opposition to the proposed Development Permit for 10980 No. 3 Road.

I have serious concerns regarding the approval of a gas and service station at this location. In particular, I am concerned about the potential impacts on traffic congestion and safety in the surrounding area. Increased vehicle volume, turning movements etc. in addition to, I am concerned about the environmental and health impacts, including air quality, noise levels and potential risks associated with fuel storage and operation.

I respectfully request that Council carefully reconsider this application before issuing the approval.

Regards
Law Tak W
Hung Shui P
10900 no 3 rd #18

Sent from my iPhone



Schedule 3 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
February 25, 2026

To Development Permit Panel
Date: FEB 25, 2026
Item #: 1
Re: DP 21-928686

From: Benjamin Gobert <benjamin.gobert@gmail.com>
Sent: Wednesday, February 25, 2026 2:37 PM
To: CityClerk
Cc: B Nepomuceno; Jason Wong; Jon Vegt; June Wong; Kostina Chow; Raymond Lu
Subject: Submission – Objection to DP 21-928686 (10980 No. 3 Road)
Attachments: Formal objection to development permit DP 21-928686.pdf

[You don't often get email from benjamin.gobert@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Dear City Clerk,

Please find attached a formal submission from the Garden Manor Strata (10900 No. 3 Road) regarding Development Permit DP 21-928686 for the proposed gas station at 10980 No. 3 Road.

This letter constitutes a formal objection to the proposed development and includes reference to documented historical environmental findings associated with the site. Supporting documents referenced in the letter are also attached for the City's review.

We respectfully request that this submission be included in the public record for DP 21-928686 and circulated to Council as part of the review process.

Please confirm receipt of this submission.

Sincerely,
Benjamin
On behalf of Garden Manor Strata Residents



PHOTOCOPIED

FEB 25 2026
& DISTRIBUTED

February 24th, 2026

Dear Mr. Hnatowich, Planning and Development Division

File: DP 21-928686/Subject Site: 10980 No. 3 Road

We write on behalf of the Garden Manor Strata (10900 No. 3 Road), a 20-unit townhouse complex immediately adjacent to the subject parcel formerly occupied by a Chevron service station.

This letter constitutes a formal objection to the proposed construction of a new gas station at 10980 No. 3 Road.

Our objection is grounded in documented site history, confirmed regulatory findings, environmental migration records, residential proximity, and land-use compatibility considerations.

1. Health and environmental hazards

The former Chevron station at 10980 No. 3 Road has a documented history of environmental contamination. Following decommissioning in 1994, extensive remediation was required over multiple years.

Strata Council minutes dated October 5, 2000 further record that portions of the Garden Manor property were described as "quite heavily contaminated by gas by-products."

Official records confirm that groundwater contamination migrated beyond the Chevron property line. In 2012, a formal Notification of Likely or Actual Offsite Migration was issued under the Environmental Management Act. Groundwater monitoring conducted that same year identified benzene concentrations exceeding British Columbia Drinking Water standards in monitoring wells adjacent to the site. Petroleum hydrocarbons exceeded Aquatic Life standards, and measurable vapour concentrations were recorded.

These records establish that documented contamination occurred at this site, that it migrated beyond the source parcel, and that provincial regulatory standards were exceeded. The environmental risk associated with underground fuel storage at this specific location is therefore historically documented.

In addition, the Agricultural Land Reserve boundary lies approximately 20 metres south of the subject site. Given the confirmed history of groundwater migration and regulatory exceedances, the proximity of this parcel to active agricultural land raises broader environmental considerations beyond the immediate residential interface.

More than two decades after the original contamination event, some residents continue to garden in raised planters rather than directly in soil due to historic contamination concerns. This reflects the lasting environmental stigma associated with the former gas station.

Reintroducing a gas station immediately adjacent to established homes would reasonably affect residential enjoyment, market perception, and long-term property confidence in the area.

5. Community character and official community plan alignment

The surrounding area consists primarily of established residential townhomes and lands within the Agricultural Land Reserve. The immediate context is low- to medium-density residential development adjacent to protected agricultural lands.

A high-intensity commercial fueling operation introduces continuous vehicle turnover, underground fuel storage infrastructure, tanker deliveries, lighting, and associated emissions immediately beside existing homes.

The Development Permit submission proposes reducing the required landscaping buffer from 3.0 metres to 2.1 metres in order to accommodate the station design. The need to reduce standard buffering requirements indicates site constraints and raises legitimate concerns regarding compatibility with adjacent residential uses.

Maintaining appropriate separation between intensive commercial uses and established homes is a fundamental planning principle. In our respectful submission, the proposed use is not well aligned with the established residential character of this area nor with long-term planning objectives intended to protect residential and agricultural interfaces.

Conclusion

The former Chevron site at 10980 No. 3 Road has a documented history of offsite groundwater contamination migration, exceedances of benzene under provincial Drinking Water standards, measurable vapour presence, and structural settlement impacts on neighbouring residential properties. The parcel is directly adjacent to established homes and approximately 20 metres from Agricultural Land Reserve.

Given this documented environmental record, the unusually close residential proximity, and the land-use compatibility concerns outlined above, approving Development Permit DP 21-928686 would reintroduce a high-intensity fueling operation at a site with proven environmental sensitivity and direct residential exposure.

For these reasons, we respectfully request that the City decline approval of the proposed gas station at 10980 No. 3 Road.

September 26, 2000: GeoPacific Consultants – Geotechnical Opinion (1/4)

October 5, 2000 01:19:12 PM

SUE AND BILL MAARTMAN

Page 1 of 6

OCT 05 '00 10:51 TO 2411650

FROM JANICE RUHL

T-034 P. 01

Strata LMS 1080
c/o Neil Filipek
at The Maples
8171 Steveston Highway
Richmond, B.C.
V7A 1M4

September 26, 2000

**Re: Geotechnical Opinion: Structural Damage at The Maples Townhouse Development
8171 Steveston Highway, Richmond, B.C.**

1.0 Executive Summary

The Maples townhouse development was completed in about 1993. The development consists of two level wood framed townhouse on concrete strip foundations constructed with slab-on-grade floors. Test hole information from the area indicate that The Maples property is underlain by compacted river sand fill over clay silt and then interbedded sands with some silt.

Owners of the units located along the west side of the Maples townhouse property (units 13 through 16) have reported cracking of ceramic floor tiles and exposed aggregate concrete patios located west of the units. Some cracking has also occurred in the garage floor slabs of the west facing units.

The site owned by Chevron Canada Limited and located west of The Maples property has been undergoing remediation to treat contaminated soil on their property. Past remedial activity has included soil removal and in situ treatment. The in situ treatment included the extraction of vapour and water from the ground. The owners of the effected units contend that the cracking of ceramic floor tile and outside patios began to occur subsequent to the initiation of the remediation program on the neighbouring Chevron property.

I have completed a review of the units which are adjacent to the Chevron property as well as those located further east of the Chevron property. The intensity of damage (cracks) appears to increase toward the Chevron property. Test holes drilled on the Maples property on behalf of Chevron indicate the Maples property is underlain by soft clayey silt. This surficial clayey silt, which underlies most of west Richmond, is known to be sensitive to well point dewatering since the dewatering causes suction pressures to develop in the clayey silt, drawing water out of it and causing consolidation.

I have reviewed documents supplied by Mr. Neil Filipek including correspondence between the owners of the Chevron property, Chevron Canada Limited, and the designers of the remediation program, Seacor Environmental. A letter from Seacor dated February 19, 1996 identified that "a high volume dewatering program could adversely affect foundations of neighbouring structures". Seacor recommended a well point type dewatering system for the project. Our experience with active pumping systems, such as the the well point dewatering systems implemented at the Chevron site, is that they can generate significant suction in fine grained soils resulting in greater settlement and damage than passive (sump pump type) dewatering systems.

It is my opinion that the excavation work carried out on the adjacent Chevron site is unlikely to have resulted

September 26, 2000: GeoPacific Consultants – Geotechnical Opinion (3/4)

Page 2
October 5, 2000 01:19:12 PM

SUE AND BILL MAALIMAN

Page 3 of 6

OCT 05 '00 10:52 TO 2411650

FROM JUSTICE PUBLIC

1-834 P.03

3.0 Development History at the Site

The following is the sequence of development understood to have taken place at the Maples townhouse site and the adjacent site owned by Chevron Canada Limited:

The Maples townhouse development was constructed in the spring to summer of 1993 and completed by about February 23, 1994.

Chevron Canada operated a service station at their property located at the corner of Steveston Highway and No. 3 Road until November 1994 when the site was decommissioned.

Chevron Canada installed a soil vapour and groundwater extraction system to assist in remediation of the site in the summer of 1996 and had the system in operation until at least the end of 1998, though it appears that dewatering was terminated at the north end of the site on about June 26, 2000.

The owners of units 13 through 16 at the Maples townhouse development began to notice cracking of patio slabs, garage slabs since about the spring of 1999 and more recently, since about March of this year, cracks have begun to appear in ceramic floor tile in the kitchens of units 13 through 16

4.0 Site Description and Subsurface Conditions

The subject property is located on the north side of Steveston Highway, west of No. 3 Road in Richmond, B.C. The site is essentially level and there is evidence that grade has been raised above pre-development grades. As noted above, the site is improved with existing at grade townhouse buildings and associated paved access ways, parking, concrete sidewalks and concrete patio slabs. Test holes advanced by Seacor, along the west side of units 13 through 16 indicate the site is underlain by 1 to 1.5 metres of sand fill over native soils consisting of 1 to 3 metres of clay silt over fine to medium grained sand. The well points installed on the Chevron site were screened in the sand layer.

The clay silt is described as soft to very soft and grey. It is unclear if the buildings were pre-loaded in advance of construction from the information available to me. My experience as a Geotechnical Engineer, having worked on many projects in the City of Richmond, is that the soft surficial clay silt which is pervasive in west Richmond is normally consolidated and thus will undergo consolidation settlement if subject to a higher stress level than that which was present prior to development.

5.0 Detailed Property Survey

6.0 Opinion

7.0 Closure

The opinions expressed herein are based on analyses that have been carried out and my expertise and experience in geotechnical engineering. In preparing these opinions I have relied upon my site observations, information contained in the plaintiffs and defense affidavits and geotechnical reports prepared by this office and by others. I trust that the information is presented in a manner that is both descriptive and communicative however if you require further details or require clarification of the above, please do not hesitate to call.

**MINUTES OF THE STRATA COUNCIL MEETING
GARDEN MANOR – STRATA CORPORATION NWS
Held on October 5, 2000**

The meeting was called to order at 8:05 p.m. by Chairperson, Bill Maartman and the agenda were to discuss Seacor Environmental's letters.

Present were: Tam Brooks Bill Maartman Chairperson
Ed Lay

MINUTES

The minutes of the Council Meeting of April 18, 2000 were reviewed and on motion by Tam Brooks, seconded by Ed Lay and passed, these minutes were approved as circulated.

OLD BUSINESS

1. Update re: Chevron Station Clean-up

Discussion of The Maples emergency meeting on the Chevron Site.

The Maples meeting was attend by Ed Lay, Donna Pearson and Bill Maartman, representing Garden Manor.


At this meeting a Geotechnical Engineer presented an outline of the damage to The Maples complex due to the removal of water from the ground water table and the settlement of the ground under the buildings and landscape around the buildings.

A large cone of clay material that the water underground lies in, and a fast removal of this water to quickly results in settlement of this clay shelf causing surface damage. To date no owners of Garden Manor complex have advised us of any damage to their units from this remediation project. The damage that all units have, was assumed as a result of The Admiral Walk complex being build across No. 3 Road from us and the vibrations from heavy vehicles travelling up and down No. 3 Road.

Also discussed was methods of removing the contaminates in the gas by-products from the ground water. Other methods of removal were discussed.

2012: BC Ministry of Environment – Notification of Likely or Actual Offsite Migration (1/6)

Version 6.0

 BRITISH COLUMBIA	Ministry of Environment	NOTIFICATION OF LIKELY OR ACTUAL MIGRATION	Land Remediation Section PO Box 9342 Stn Prov Govt Victoria B.C. V8W 0M1 Telephone: (250) 387-1441 Fax: (250) 387-8897
--	-------------------------	---	--

Sections 57 and 60.1 of the Environmental Management Act's Contaminated Sites Regulation require a responsible person who carries out independent remediation or a site investigation and who knows that one or more substances has migrated or is likely to have migrated to a neighbouring parcel and is or is likely causing contamination to notify the person or persons who own the neighbouring parcel in writing and submit a copy of the notification to the Director of Waste Management, within 15 days after the responsible person becomes aware of the migration or likely migration to the neighbouring parcel. Note that "affected parcel" is defined as a parcel which is contaminated by the migration of substances from a neighbouring parcel.

Information for Affected and Likely Affected Parcels

Owner Name Manor Gardens Strata Council (Mr. Ceasar Madarang, Strata Council Member)			
Parcel address	Number and Street	Unit 20 – 10900 No.3 Road	
	City	Richmond	Province BC
	Country	Canada	Postal Code V7A 1X1
	Phone	604-839-0806	Fax
Parcel Civic Address or Location (i.e., nearest roadway): 10900 No.3 Road, Richmond			
Parcel PID or PIN (if applicable): 000-981-079		Parcel Site ID number (if applicable):	
Latitude and Longitude for Centre of Parcel:			
	Latitude	Degrees 49 Minutes 08 Seconds 02 N	
	Longitude	Degrees 123 Minutes 08 Seconds 10 W	
Type(s) of utility affected(if applicable, e.g. sewer, telephone, electrical): N/A			
Does this parcel have likely or actual high risk conditions (as described under the Act's Protocol 12) associated with the likely or actual migration of substances from the source parcel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Please include a separate sketch plan with this form for this parcel.			

Owner Name			
Parcel address	Number and Street		
	City		Province
	Country		Postal Code
	Phone		Fax
Parcel Civic Address or Location (i.e., nearest roadway):			
Parcel PID or PIN (if applicable):		Parcel Site ID number (if applicable):	
Latitude and Longitude for Centre of Parcel:			
	Latitude	Degrees	Minutes Seconds
	Longitude	Degrees	Minutes Seconds
Type(s) of utility affected(if applicable, e.g. sewer, telephone, electrical):			
Does this parcel have likely or actual high risk conditions (as described under the Act's Protocol 12) associated with the likely or actual migration of substances from the source parcel? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Please include a separate sketch plan with this form for this parcel.			

Please add additional pages if more than two affected or likely affected parcels have been identified.

2012: BC Ministry of Environment – Notification of Likely or Actual Offsite Migration (3/6)

Section I Notification Trigger

Check the following items as applicable. Likely or actual migration of substances from the source parcel was identified during:

Independent remediation (Section 57, Contaminated Sites Regulation)*

Site Investigation (Section 60.1, Contaminated Sites Regulation)

* You must also complete and submit a notification of independent remediation. The form is available on the ministry's web site at: <http://www.env.gov.bc.ca/epd/remediation/forms/>.

Section II Land Description of Source Parcel

Site ID Number (if known) 1801

PID 003-469-834 or PIN

Legal Description Parcel "G" (Reference Plan 15979) Section 33 Block 4 North Range 6 West Nwd

Latitude Degrees 49 Minutes 08 Seconds 01 N

Longitude Degrees 123 Minutes 08 Seconds 20 W

Site Civic Address or Location Street 10980 No.3 Road

(i.e., nearest roadway) City Richmond Postal Code V7A 2K6

Section III Property Owner and/or Operator (Source Parcel)

Name Chevron Canada Ltd

Address Number and Street 1200 - 1050 West Pender Street

City Vancouver Province/State BC

Country Canada Postal /Zip Code V6E 3T4

Phone 604-668-5569 Fax 604-668-5369

Include both a site plan and a Land Title record.

Section IV Environmental Consultant / Agent Contact (if applicable)

Name SLR Consulting (Canada) Ltd

Address Street 200 - 1620 West 8th Avenue

City Vancouver Province/State BC

Country Canada Postal /Zip Code V6J 1V4

Phone 604-738-2500 Fax 604-738-2508

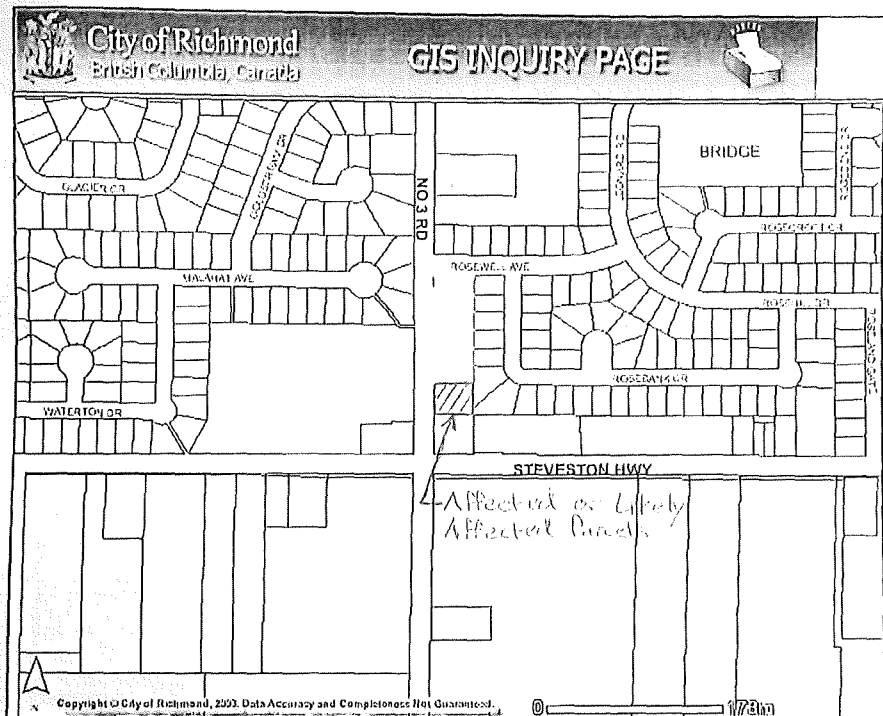
Section V Confirmed or Suspected Source of Contamination (e.g. leaking underground storage tank)

Former gasoline station activities

2012: BC Ministry of Environment – Notification of Likely or Actual Offsite Migration (5/6)

GIS Inquiry Print Page

Page 1 of 1



City of Richmond Property Information

Address: Unit 20-10900 No 3 Rd
 Richmond Key: 16360 Roll: 074405020 PID: 000-981-168
 Lot: 20 SEC: 33-4-6 PL: NWS5
 Zoning: RTL1 OCP SCH: Sewer Area: WEST
 FCL: 2.9m GSC - Area A Rights of Way: 32134 Recycling Pick up Day: WEDNESDAY
 ALR: No Heritage: No HAP Required: No RAR: No NEF: No Latecomer's Agreement: No
 Parcel Area: 0 sq.m.
 BCAA Legal: 20 SEC 33 BLK4N RG6W PL NWS5 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Assessments

Gross Taxes: \$1,634.74	Parcel Area: 0 sq.m.	
Gross Land: \$356,000.00	Gross Improvement: \$47,000.00	Gross Total: \$403,000.00
Net Land: \$356,000.00	Net Improvement: \$47,000.00	Net Total: \$403,000.00

Disclaimer
 GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster. These maps are NOT a legal document, and is published for information and convenience purposes only.
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2012: SLR Consulting – Groundwater Investigation Report (1/5)



December 20, 2012

Manor Gardens Strata Council
c/o Mr. Cesar Madarang, Strata Council Member
Unit #20 – 10900 No. 3 Road
Richmond, BC V7A 1X1

Project No.: 201.00591 00004

Dear Mr. Madarang,

RE: GROUNDWATER INVESTIGATION AT 10900 NO. 3 ROAD, ADJACENT TO 10980 NO. 3 ROAD, RICHMOND, BC

On behalf of Chevron Canada Limited (Chevron), SLR Consulting (Canada) Ltd. (SLR) completed a groundwater investigation of existing wells located at 10900 No. 3 Road, Richmond, BC in April, July and November, 2012. The objective was to assess groundwater conditions since the last monitoring and sampling program in 2008.

This report summarizes the findings of the groundwater sampling program. Data summary tables, a site plan (Drawing 1), and detailed analytical chemistry reports follow the text for reference.

SCOPE OF WORK

All work was carried out in accordance with Chevron's "Environmental Scope of Work, version 5.0 October 2002", Chevron's "Independent Contractor Health, Environment and Safety Guidelines", SLR's standard field procedures and as per our work plan approved by Chevron.

The scope of work conducted for the groundwater program is summarized below:

- A site- and task-specific Health and Safety Plan was completed.
- In advance of each program at 10900 No. 3 Road, SLR obtained access permission from property owners to conduct groundwater monitoring and sampling
- On April 17, 2012, two groundwater wells were monitored for well headspace vapour level (HSVL) and depth to groundwater and collected groundwater samples from two monitoring wells for select analysis.
- On July 5, 2012, five groundwater wells were monitored for well headspace vapour level (HSVL) and depth to groundwater and collected groundwater samples from five monitoring wells for select analysis.
- On November 1, 2012, four groundwater wells were monitored for well headspace vapour level (HSVL) and depth to groundwater and collected groundwater samples from four monitoring wells for select analysis.
- Chemistry results were reviewed and this update letter of the results was prepared



SLR Consulting (Canada) Ltd. 100 - 6630 West 29th Avenue, Suite 100, Richmond, BC V6V 2E9

1 604 273 8888

Printed on 100% recycled paper

2012: SLR Consulting – Groundwater Investigation Report (3/5)

Chevron Canada Ltd.
10900 No. 3 Road Update of Results (2012)

SLR Ref: 201 00591 00004
December 2012

FIELD METHODOLOGIES

The various field monitoring and sampling methodologies used by SLR to conduct this work are provided in Appendix A.

INVESTIGATION RESULTS

Groundwater monitoring wells were monitored (two on April 17, five on July 5 and 6 and four on November 1, 2012) for head-space vapour levels (HSVL), depth to groundwater. Field observations are summarised in Table 1. The highest vapour level was 4730 ppmv found in BH86 on November 1, 2012 and the lowest vapour level was less than detection limit (LTDL) in BH41 on April 17, 2012. The average depth to groundwater was 0.96 metres below grade (mbg) in April 2012, 1.34 mbg in July 2012 and 0.89 mbg in November 2012.

Groundwater samples were analysed for hydrocarbon and/or metals analyses and a summary of results is as follows:

- BH41 in April 2012 – Benzene and ethylbenzene exceeded CSR DW standards and LEPHw exceeded CSR AWM and AWF standards.
- BH71 in July 2012 – Aluminium, arsenic, iron and zinc exceeded CSR AWM, AMF, DW and/or IW standards.
- BH72 in April 2012 – Ethylbenzene exceeded CSR DW standards and VPHw and LEPHw exceeded CSR AWM and AWF standards, arsenic and iron exceeded CSR DW and/or IW standards.
- BH73 in July 2012 – LEPHw exceeded the CSR AWM and AWF standards.
- The remaining samples analysed were less than the applicable CSR standards.

The groundwater analytical results are summarized in Tables 1 to 4. Analytical chemistry reports are included in Appendix B.

QUALITY ASSURANCE / QUALITY CONTROL (QA/QC)

A quality assurance and quality control (QA/QC) program was followed to ensure that the sampling and analytical data were interpretable, meaningful and reproducible. ALS Laboratory Group (ALS) of Burnaby BC analyzed the samples. ALS is a Canadian Association of Laboratory Accreditation Inc (CALA) accredited laboratory that uses the MOE recognized methods to conduct laboratory analyses. As conveyed by the laboratory, method blanks, control standards samples, certified reference material (CRM) standards, method spikes, replicates, duplicates and instrument blanks are routinely analyzed as part of their QA/QC programs.

As an internal quality control the project laboratory routinely reports the results of the laboratory duplicate analyses. The results of the laboratory QA/QC are reported in the laboratory certificates provided in Appendix B. SLR verified that the laboratory internal QA/QC results fell within the laboratory self-specified acceptance criteria.

Based on these QA/QC results, it is SLR's opinion that the data collected from the investigation can be relied upon.

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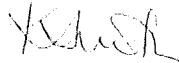
2012: SLR Consulting – Groundwater Investigation Report (5/5)

Chevron Canada Ltd.
10900 No. 3 Road Update of Results (2012)

SLR Ref: 201 00591 00004
December 2012

We trust this meets your needs. If you have any questions or require clarification, please contact the undersigned.

Yours sincerely
SLR Consulting Limited



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Senior Project Manager

cc: Kristi Thornhill, Chevron Canada Limited

Enc Drawing 1 – Site Plan
Tables 1 through 4
Appendix A: SLR Field Methodology
Appendix B: Analytical Chemistry Reports

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