



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 18, 2024

From: Joshua Reis
Director, Development

File: DP 23-018128

Re: **Application by Pacific Land Group for a Development Permit at
9100 Cambie Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a single-storey building with convenience store and restaurant uses at 9100 Cambie Road on a site zoned "Gas Station Commercial (ZC50) – West Cambie".

Joshua Reis
Director, Development
(604-247-4625)

JR:sds
Att. 2

Staff Report

Origin

Pacific Land Group, on behalf of Parkland Fuel Corporation, has applied to the City of Richmond for permission to develop a single-storey building with convenience store and restaurant uses in addition to the existing gas station at 9100 Cambie Road on a site zoned “Gas Station Commercial (ZC50) – West Cambie”. The existing gas station is proposed to remain and the existing building containing the convenience store and former service area is proposed to be demolished and replaced by a new 303.3 m² (3,265 ft²) building with a convenience store and restaurant.

The site is being rezoned from “Gas & Service Stations (CG2)” to “Gas Station Commercial (ZC50) – West Cambie” for this project under Bylaw 10414 (RZ 19-864731), which received third reading on October 17, 2022. The Development Permit proposal is consistent with the associated rezoning application.

A Servicing Agreement application (SA 24-042780) is also associated with this project, which is required as a condition of rezoning approval and includes, but is not limited to, the following improvements:

- Cambie Road: new sidewalk, grassed/treed boulevard, and curb/gutter, along with a new raised centre median separating westbound and eastbound traffic;
- Garden City Road: new sidewalk, pedestrian lighting, asphalt bike path, grassed/treed boulevard, and curb/gutter; and
- Installation of a new watermain along Garden City Road, upgrade of existing storm sewers, and installation of new sanitary sewers.

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 Cambie Road, townhouses on a property zoned “Low Density Townhouses (RTL1)” with a rear yard interface to the subject site and accessed from the internal road network (Cunningham Drive).
- To the East and South: Single-family dwellings on properties zoned “Single Detached (RS1/F)” designated for “Mixed Use (MU)” in the Official Community Plan (OCP) and “Mixed Use Employment – Residential” in the West Cambie Area Plan.
- To the West: Across Garden City Road, a vacant property zoned “Auto-Oriented Commercial (CA)”, with an active rezoning application to develop a six-storey mixed-use building for commercial and industrial uses (RZ 21-939474), currently under review.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on October 17, 2022. At the Public Hearing, the following concerns about rezoning the property were expressed:

- The property owner of the adjacent property to the south at 4060 Garden City Road expressed concern regarding potential soil contamination.
- Review the potential of increasing the number of replacement trees proposed.

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

- As a condition of rezoning approval, Provincial Ministry of Environment and Climate Change Strategy (MECCS) Certificate of Compliance or alternative approval to proceed granted from MECCS regarding potential site contamination issues is required. The applicant also met with the property owner of 4060 Garden City Road in October 2022 to discuss the resident's concern regarding potential soil contamination of their property. The applicant has since conducted further testing in 2023 and submitted reporting indicating no exceedances of applicable standards in soil or groundwater and no further investigation is recommended at this time. The applicant will still be required to meet Provincial MECCS requirements prior to rezoning approval.
- The applicant has increased the number of replacement trees from 14 to 24. The project Landscape Architect has confirmed that no further replacement trees can be accommodated on-site.

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 "Gas Station Commercial (ZC50) – West Cambie".

Advisory Design Panel Comments

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

Analysis

Conditions of Adjacency

- The site is bounded by Cambie Road to the north and Garden City Road to the west, where tree planting and landscaping are proposed on-site along both street frontages to soften the existing gas station and proposed commercial building, and screen the required parking from the street.
- Along the east property line, tree planting and landscaping are proposed to provide a buffer between the adjacent residential property and the proposed commercial building. In addition, the existing trees located on the adjacent property along the east property line are proposed to be retained.
- Tree planting and landscaping is also proposed along the south property line, to provide a buffer between the adjacent residential property and the subject site.

The buffer along the south property line includes a wide and fully planted multi-layered landscape of deciduous and broadleaf evergreen shrubs, to provide year-round screening.

- The garbage and recycling area includes Molok bins, which are partially submerged underground and finished with high quality materials, reducing visual impact. The bins will also be screened from the adjacent property with a variety of landscaping.
- The applicant submitted a lighting plan, demonstrating lighting levels will be generally contained within the site by the selection of downward lighting fixtures and landscaping to mitigate headlight glare and light pollution onto neighbouring properties.
- The applicant submitted an acoustical report, indicating that based on the current design and proposed screening, the rooftop mechanical equipment are expected to comply with the City's Noise Regulation Bylaw 8856.

Urban Design and Site Planning

- As a condition of rezoning approval, road dedication is required along Cambie Road (2.25 m wide) and Garden City Road (2.25 m wide), in addition to a 4 m by 4 m corner cut at the northwest corner of the site.
- The proposed commercial building will be located in the northeast corner of the site, due to the location of the existing gas station, approximately 3.0 m from Cambie Road.
- Pedestrian access is provided from both street frontages (Cambie Road and Garden City Road) from the City's sidewalk to the entrances of the building, through a 1.5 m wide accessible path. On-site pedestrian connectivity is also provided from the vehicle parking areas to the entrances of the building, consisting of alternative surface treatments.
- Vehicular access is provided by existing driveways, one from Cambie Road and one from Garden City Road, both located a significant distance from the intersection. The additional two existing driveways (one on each frontage) are required to be closed. The proposed number of vehicle parking spaces is in compliance with Zoning Bylaw requirements.
- The applicant submitted a Traffic Impact Assessment (TIA) at rezoning stage, which indicated that 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, near the building entrance, and in compliance with Zoning Bylaw requirements.

Architectural Form and Character

- Staff worked with the applicant to revise the design of the proposed commercial building to adequately address both street frontages (Cambie Road and Garden City Road), 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.
- Fiber cement siding and metal panels are the proposed primary materials, with a grey and wood colour scheme, along with orange and green signage consistent with corporate standards.
- Windows will be transparent glass with aluminum frames along public areas and opaque spandrel glass along the internal service and back-of-house areas.
- Staff have worked with the applicant to ensure the mechanical systems and venting on the roof and on ground are screened from adjacent uses and both street frontages, and located to

minimize visual impact and any potential odours. In addition, a variety of roof materials/colours are provided to develop visual interest for future development to the east and south.

- The proposed height varies across the façade of the commercial building and complies with Zoning Bylaw requirements.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage where 18 on-site trees were identified for removal. The 2:1 replacement ratio identified in the OCP would result in a total of 36 replacement trees. At rezoning stage, 14 replacement trees were proposed, along with a contribution of \$16,500 (\$750/tree) to the City's Tree Compensation Fund in lieu of the remaining 22 trees. At the Public Hearing, discussion ensued regarding the possibility of increasing the number of replacement trees proposed. In response, the applicant has increased the number of replacement trees from 14 to 24.
- The applicant has also submitted a memo from the Landscape Architect confirming that no further replacement trees can be accommodated on-site.
- 16 trees located on the neighbouring property to the east (tag# 23-38) and three trees on the neighbouring property to the south (tag# 20-22) are identified to be retained and protected. A contract with a Certified Arborist was secured through rezoning for the retention of these trees.
- Landscaping, including trees, shrubs and perennials, is proposed along both street frontages, with a minimum width of 3.0 m along Garden City Road. As identified at rezoning stage, due to the required road dedication, vehicle maneuvering area, and existing gas station pump islands, a 3.0 m wide landscaped area will not be possible along the entire new property line abutting Cambie Road. Staff have worked with the applicant to maximize landscaping on-site, while maintaining required road dedication, vehicle maneuvering area, and existing gas station pump islands. In addition, the required off-site frontage improvements will ensure a grassed/treed boulevard along Cambie Road.
- Alternative surface treatment is used for pedestrian pathways, including stamped concrete and paint, to act as visual cues.
- An automatic 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 \$58,332.18.

Crime Prevention Through Environmental Design

- The main building entrance of the proposed commercial building and pedestrian routes are visible from the street.
- Site lighting and clear sight lines along the building frontages provide clear unobstructed views and casual surveillance opportunities. The proposed commercial building and entryways are situated so that staff have unobstructed site lines of the gas station pump islands, establishing surveillance from inside the building.
- Tree planting, existing tree retention along neighbouring sites, and additional landscaping along the street edge distinguish the public realm and private use.
- Security lighting will be installed, including light poles for the vehicle parking and pedestrian pathways and wall-mounted lighting for building entry, which has been designed to mitigate light pollution onto adjacent properties.

- The applicant has indicated that security cameras will be installed throughout the site, including parking areas, driveways, entryways and back entrances.


Sustainability

- At the rezoning stage, the proposal included two electric vehicle (EV) parking spaces (12.5% of the required spaces), which was secured by way of a legal agreement to be registered on title prior to rezoning bylaw adoption. Since then, the City has introduced new non-residential EV charging infrastructure requirements in the Zoning Bylaw. These requirements are greater than what the applicant had originally committed to as part of the rezoning application. The proposal is required to comply with the new Zoning Bylaw requirements for EV charging infrastructure, and the legal agreement secured through rezoning is no longer necessary.
- The applicant advised that the following sustainability related design/features are incorporated into the proposal:
 - High performance assemblies, limited window to wall ratio, and heat recovery ventilation systems;
 - LED lighting for interior and exterior light fixtures;
 - Durable and long-lasting materials that can reduce building maintenance;
 - EV charging spaces (see above);
 - Native and drought-resistant landscaping, and planting to absorb rainwater runoff and reduce load on municipal sewers.
- Due to the scale of the development and limited building area, Building Approvals staff have agreed to an alternative solution to meet the intent of the Energy Step Code (40% energy savings over NECB2015). The proposal is required to comply with these requirements at Building Permit application stage.

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 3
(604-204-8529)

SDS:cass

Att. 1: Development Applications Data Sheet
Att. 2: Development Permit Considerations



DP 23-018128

Attachment 1

Address: 9100 Cambie Road

Applicant: Pacific Land Group

Owner: Parkland Fuel Corporation

Planning Area(s): West Cambie

Floor Area Gross: 303.3 m² (3,265 ft²)

Floor Area Net: 303.3 m² (3,265 ft²)

	Existing	Proposed
Site Area:	2,758.8 m ² (29,696 ft ²)	2,532.7 m ² (27,262 ft ²)
Land Uses:	Gas station and convenience retail	Gas station, convenience retail, and restaurant
OCP Designation:	Mixed Use (MU)	No change
Zoning:	Gas & Service Stations (CG2)	Gas Station Commercial (ZC50) – West Cambie

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.35	0.12	None permitted
Lot Coverage:	Max. 35%	12%	None
Setback – Front Yard (Garden City Road):	Buildings: Min. 12.0 m Pump Islands: Min. 4.5 m Canopies: Min. 1.5 m	Complies	None
Setback – Exterior Side Yard (Cambie Road):	Buildings: Min. 3.0 m Pump Islands: Min. 4.5 m Canopies: Min. 1.5 m	Complies	None
Setback – Interior Side Yard & Rear Yard:	Buildings: Min. 3.0 m Pump Islands: Min. 10 m Canopies: Min. 3.0 m	Complies	None
Height (m):	Max. 9.0 m	7.72 m	None
Lot Size:	N/A	2,532.7 m ²	None
Off-street Parking Spaces:	Convenience retail: 3 spaces / 100 m ² = 6 spaces Restaurant: 8 spaces / 100 m ² = 10 spaces	Convenience retail: 6 spaces Restaurant: 10 spaces Total: 16 spaces	None
Off-street Parking Spaces – Accessible:	Min. 1	1	None
Bicycle Parking Spaces:	Class 1: Min. 1 Class 2: Min. 2	Class 1: 1 Class 2: 3	None



**City of
Richmond**

Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9100 Cambie Road

File No.: DP 23-018128

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

1. Final Adoption of Zoning Amendment Bylaw 10414.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$58,332.18. 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. Payment of all fees in full for the cost associated with Public Notices associated with the application.

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 the required documentation as part of the Building Permit application process (including energy reports and modelling) to assure that the project substantially complies with the alternative solution to meet the intent of the Energy Step Code (40% energy savings over NECB2015).
3. 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.
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. Payment of Development Cost Charges (City, Metro and Translink).
6. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
7. If applicable, payment of charges plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement.
8. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
9. 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 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 copy on file]

Signed

Date



No. DP 23-018128

To the Holder: Pacific Land Group
Property Address: 9100 Cambie Road
Address: 12992 76th Avenue Unit 212,
Surrey, BC, V3W 2V6

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 #3 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 \$58,332.18 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 23-018128

To the Holder: Pacific Land Group
Property Address: 9100 Cambie Road
Address: 12992 76th Avenue Unit 212,
Surrey, BC, V3W 2V6

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.

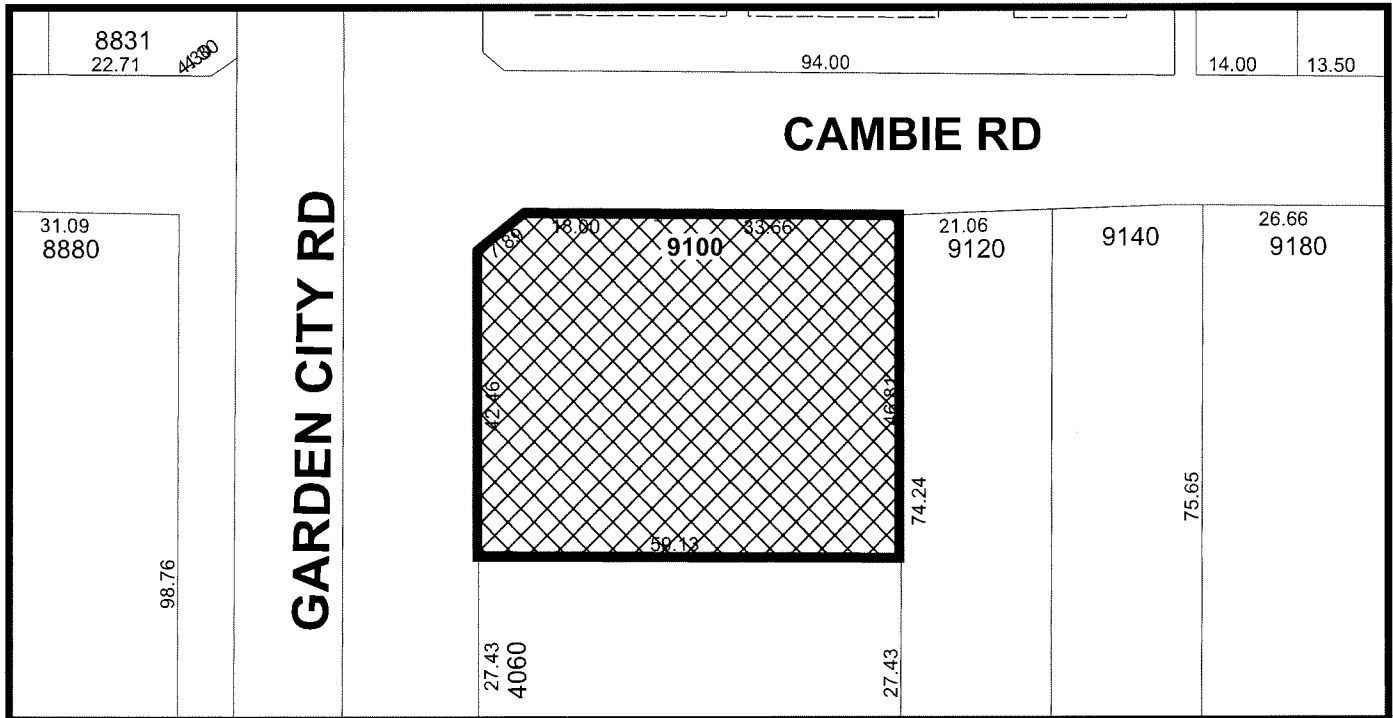
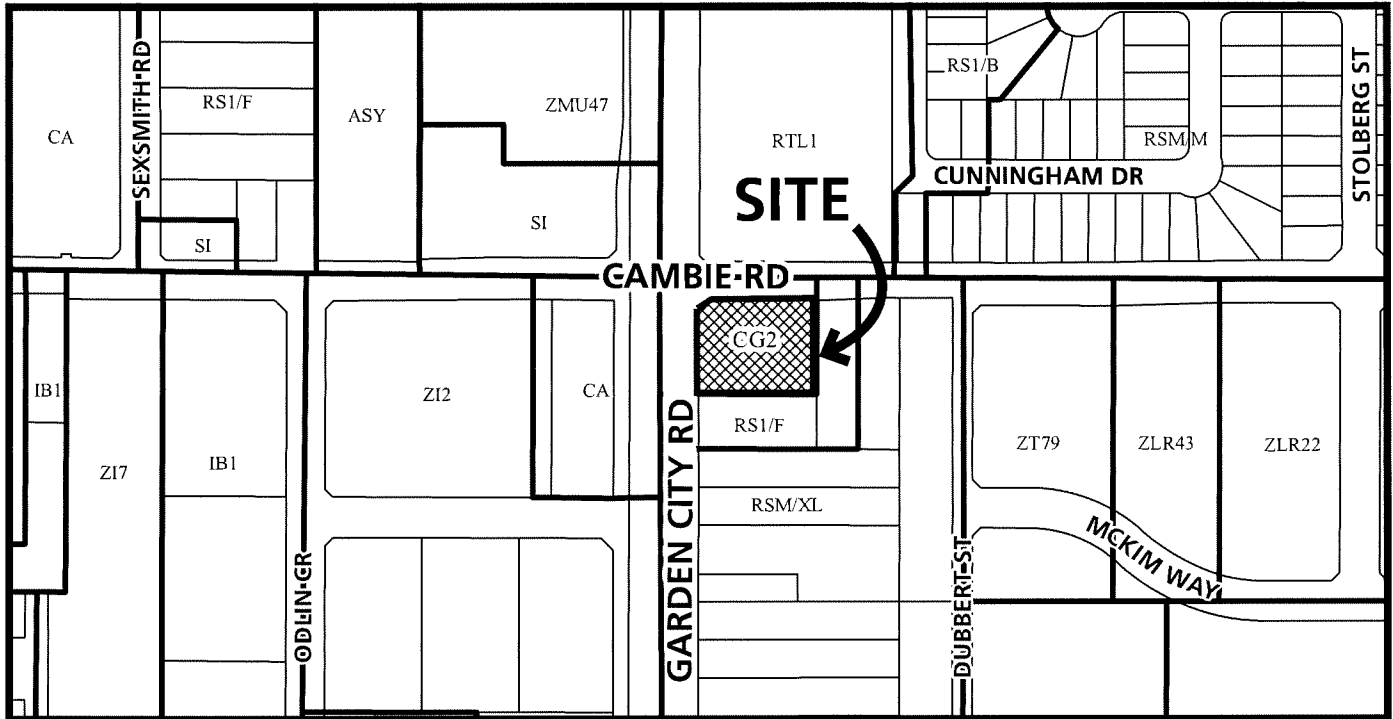
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

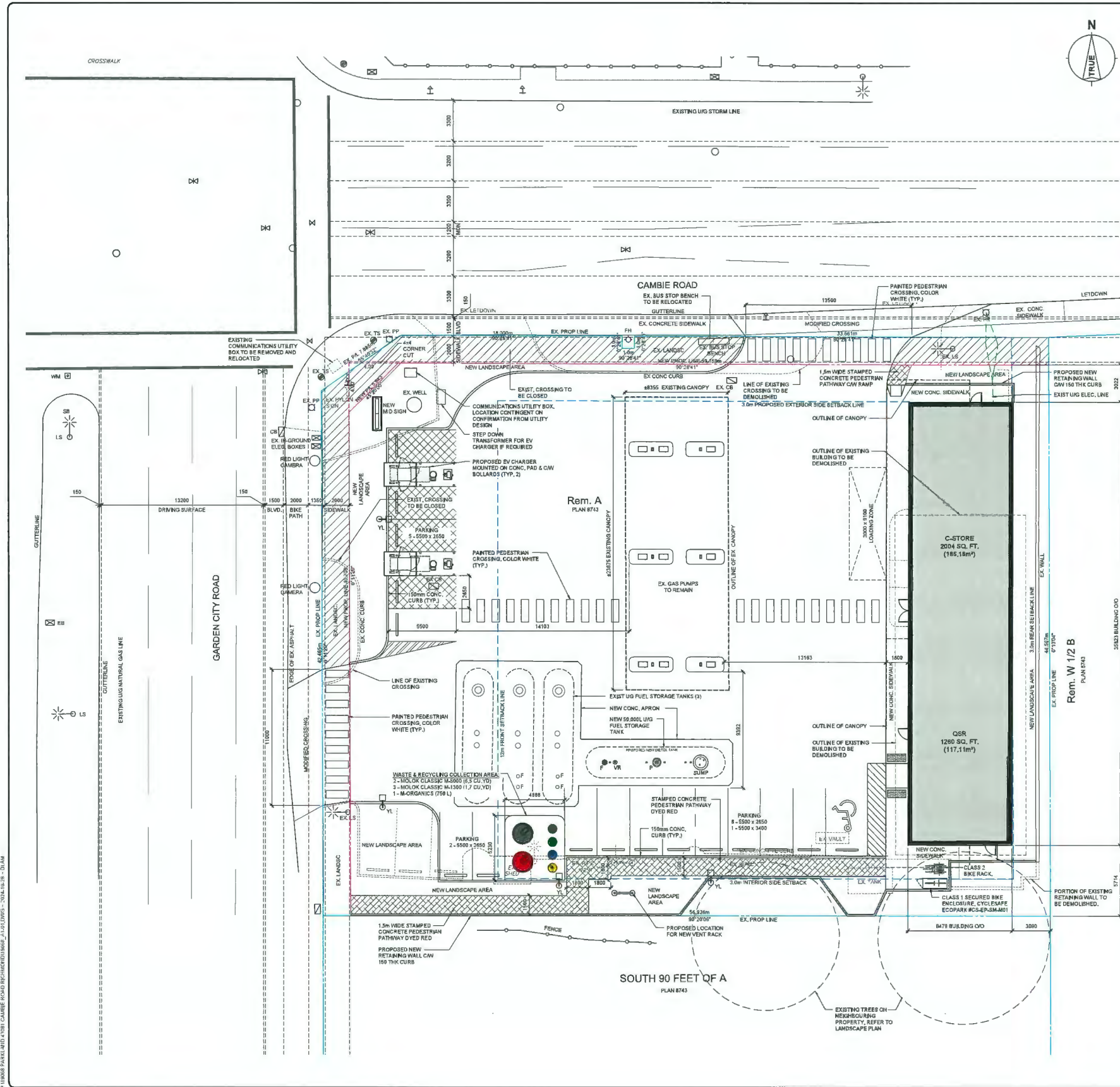
MAYOR



City of Richmond



	<h2>DP 23-018128</h2> <h3>SCHEDULE "A"</h3>	Original Date: 05/11/23 Revision Date: 11/13/24 Note: Dimensions are in METRES
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SITE INFORMATION

LEGAL DESCRIPTION
 LOT 1, BLOCK 4 OF SECTION 34, R.S.N. R. 5.V., PLAN 8743, EXCEPT THE S. 80 FT & EXCEPT PART SHOWN ON 57403, N.U.D.

MUNICIPAL ADDRESS
 9100 CAMBIE RD
 RICHMOND BC

ZONING
 EXISTING: C-2
 PROPOSED: RE-ZONING TO ALLOW FOR FOOD SERVICE AND INCREASED C-STORE AREA

LOT AREA
 EXISTING: 2758.89m² (0.27 ha/0.68 acres)
 PROPOSED: 2532.7m² (0.25 ha/0.63 acres)

SITE AREAS:
 PROPOSED GROSS FLOOR AREA (GFA):
 C-STORE: 198.18m² (2,094 sq.ft.)
 RESTAURANT: 112.11m² (1,206 sq.ft.)
 TOTAL: 310.29m² (3,300 sq.ft.)

LOT COVERAGE
 12%

SETBACKS:

BUILDING SETBACKS:	PROPOSED:
FRONT (GARDEN CITY ROAD) -	12.0m (40ft)
REAR (EAST PL) -	3.0m (10ft)
EXTERIOR SIDE (CAMBIE ROAD) -	3.0m (10ft)
INTERIOR SIDE (SOUTH PL) -	3.0m (10ft)

DRIVEABLE: 88 DEGREE PARKING 7.5m (25.0ft) MIN - 7.5m (25.0ft) MAX - 9.4m (31.2ft)

PARKING
 CONVENIENCE & RETAIL
 3 SPACES PER 100m² GLFA = 106,10/100 x 3 = 3.18 (3) SPACES REQ.
 RESTAURANT
 8 SPACES PER 100m² GLFA = 117,11/100 x 8 = 9.37 (10) SPACES REQ.
TOTAL PARKING STALLS REQUIRED: 16 PARKING STALLS

MOTOR VEHICLE PARKING STALLS PROVIDED

TYPE:	SIZE:	COUNT:
REGULAR:	2650 x 5500	= 15 STALLS (INCL. 4 EV CHARGING)
HANDICAP:	5490 x 5500	= 1 STALLS

TOTAL PARKING PROVIDED: = 16 STALLS

BICYCLE PARKING
 C-STORE & RETAIL - 189.18m²
 RESTAURANT - 112.11m²
 TOTAL GLFA = 301.29m²

CLASS 1 - 0.27 SPACES PER EACH 100.0m² OF GLFA
 REQUIRED: 302.29/100 x 0.27 = 0.82 (1)
 TOTAL REQUIRED: 1 TOTAL PROVIDED: 1

CLASS 2 - 0.4 SPACES PER EACH 100.0m² OF GLFA
 REQUIRED: 302.29/100 x 0.4 = 1.21 (2)
 TOTAL REQUIRED: 2 TOTAL PROVIDED: 3

LOADING ZONE
 REQUIRED: MEDIUM-SIZE LOADING ZONE: 9.1m x 3.0m
 PROVIDED: 9.1m x 3.0m

REFUSE & RECYCLING
 SHALL REQUIRE 0.2m² IN HEIGHT SCREENING & 1.5m IN HEIGHT SHRUBS & GRASSLAND COVER

LEGEND

IRON SURVEY POST FOUND	● FdIP
MANHOLE	○ MH
CATCH BASIN	□ CB
FIRE HYDRANT	⊕ FH
POWER POLE	○ PP
TRAFFIC LIGHT	○ TL
TRAFFIC SIGN/STAMP POST	⊕ TS
LIGHT STANDARD	⊕ LS
LIGHT STANDARD (SGL)	⊕ LS
LIGHT STANDARD (DBL)	⊕ LS
TELEPHONE PEDESTAL	⊕ TP
EXISTING CONC. CURBS	— EX
NEW CONC. CURBS	—
PREFX (EX) = EXISTING	—
PROPOSED ROAD DEDICATION	—
FUTURE ROADWAY DEMARCATION	—

- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT CONC. CURB RADIUS WHICH ARE NOTED IN METERS.
 2. ALL CONSTRUCTION WITHIN THE PROPERTY LINES IS NEW UNLESS NOTED OTHERWISE.
 3. DRAWING IS NOT TO BE SCALED.
 4. ALL DIMENSIONS TO BE CHECKED & VERIFIED ON THE SITE BY SURVEY. PRIOR TO ANY CONSTRUCTION, ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
 5. CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION ON MUNICIPAL PROPERTY IS TO THE LATEST MUNICIPAL STANDARDS.
 6. SEE ARBORIST REPORT FOR TREES TO BE KEPT OR REMOVED.

- UTILITY INFORMATION NOTES:**
1. ALL LOCATIONS SHOW OF UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE.
 2. STORM SEWER LOCATIONS ARE BASED ON DRAWING LC-1151 DATED JULY 2009. PROVIDED BY ALTM & MARTIN CONSULTANTS LTD.
 3. UNDERGROUND ELECTRICAL UTILITY LOCATIONS ARE BASED ON DRAWING 411-007-01358 DATED OCT. 2, 1981. PROVIDED BY BC ONE CALL AND BRITISH COLUMBIA HYDRO & POWER AUTHORITY.
 4. NATURAL GAS LOCATIONS ARE BASED ON DRAWING TKT-20190705953 DATED FEB. 14, 2019. PROVIDED BY BC ONE CALL AND FORTIS BC.
 5. TELLS CABLE LOCATIONS ARE BASED ON DRAWING TKT-20190705953 DATED FEB. 13, 2019. PROVIDED BY BC ONE CALL AND TELUS.

NO.	DATE	DESCRIPTION OF ISSUE OR REVISION	BY
2024-06-20		REVISED PER DP COMMENTS	DL
2024-03-20		REVISIONS ISSUED FOR DEVELOPMENT PERMIT	RFJ
2023-04-21		ISSUED FOR DEVELOPMENT PERMIT	DL
2021-12-20		REVISIONS FOR RE-ZONING SUBMISSION	DL
2021-08-17		REVISIONS FOR REVIEW	DL
2021-08-14		REVISED AS PER CITY COMMENTS	DL
2021-06-29		ISSUED FOR REVIEW	DL
2021-04-23		ISSUED FOR REVIEW	DL
2019-11-08		ISSUED FOR CLIENT REVIEW (MIRROR DSR DOOR CENTERED)	LG

ctm Design Services Ltd.	
210 540 Midway Way SE, Coquitlam, British Columbia V3J 9P1 TEL: 416 546 8993 • Fax: 416 295 8216 • www.ctmdesign.ca	



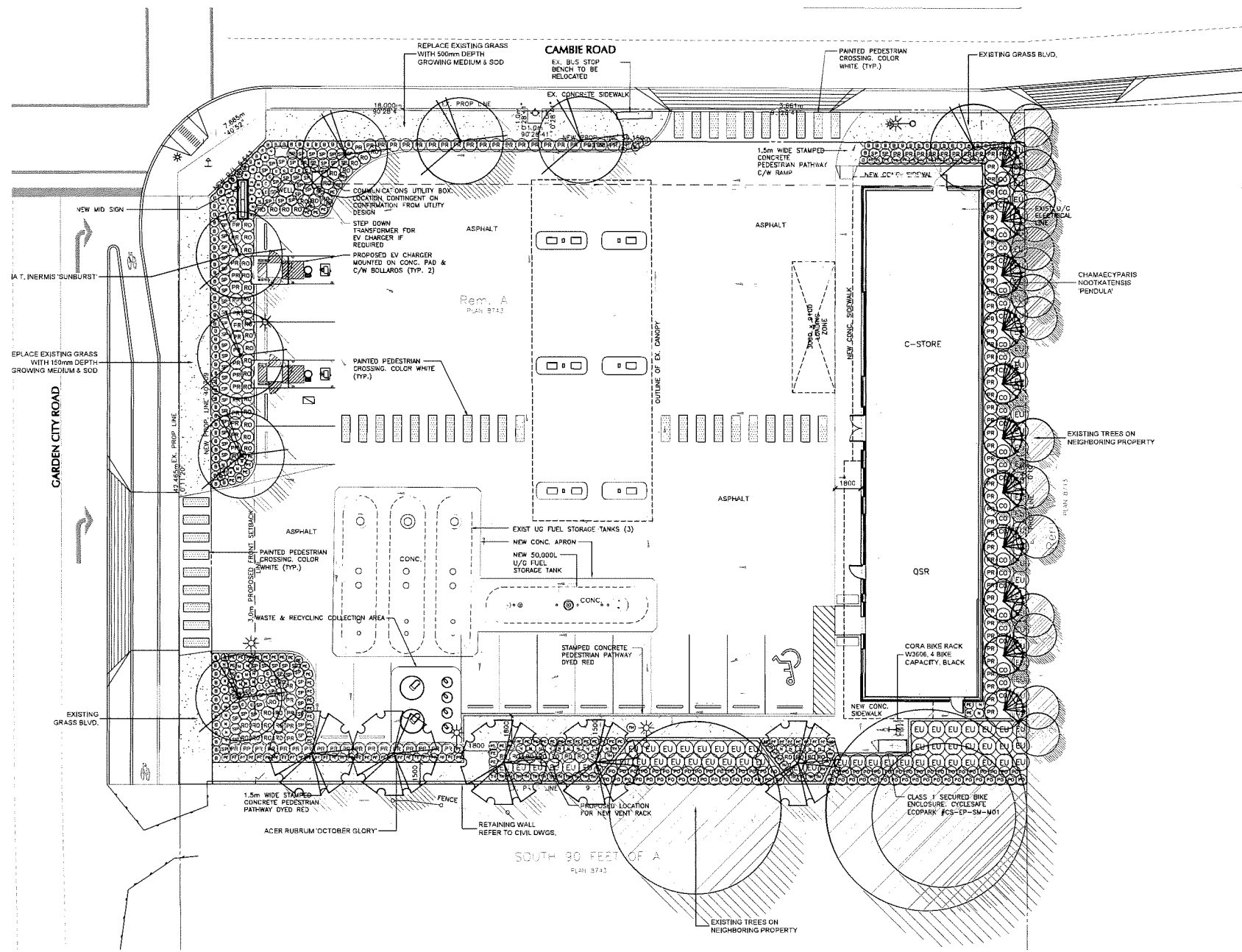
DRAWINGS ARE OWNED BY PARKLAND AND MAY NOT BE DUPLICATED.

9100 CAMBIE ROAD
 RICHMOND BC

PROPOSED SITE PLAN

FILE: 19068_A1-01.DWG	DATE: 2019-05-28	CHECKED BY: SM
PROJECT NO.: 19068	SCALE: 1:150	DRAWN BY: NAS
OUTLET NO.: -		
REVNO.		
R06		A1-01

Plan #1
 DP 23-018128

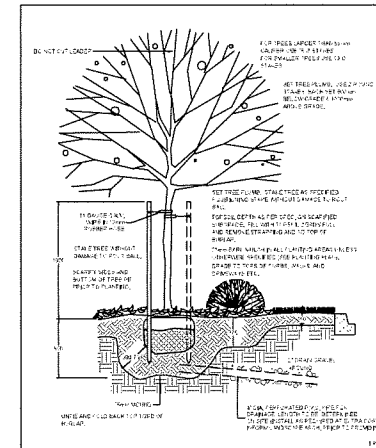


PLANT SCHEDULE PMG PROJECT NUMBER: 21-100

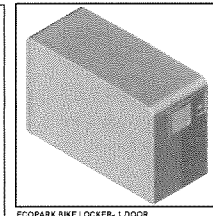
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	8CM CAL, 2M STD, B&B
	11	CHAMAECYPARIS NODIKATENSIS 'PENDULA'	WEeping NODIKA CYPRESS	4M HT, B&B
	8	GLEDITSIA T. 'INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	8CM CAL, 1.8M STD, B&B
SHRUB	30	CORNUS SERICEA KELKEYI	DWARF REDTWIG DOGWOOD	#2 POT, 40CM
	85	ELIANTHUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT, 50CM
	117	PRUNUS LAUROCEARUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#7 POT, 10M
	57	ROSA MEIDLAND 'RED'	MEIDLAND ROSE, RED, 0.3M MATURE HT	#2 POT, 40CM
	31	SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPRAEA, PINK	#2 POT, 40CM
	39	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT, B&B
GRASS	19	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	FEATHER REED GRASS	#1 POT
	110	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL	92	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA, ROSE PINK	11CM POT
	87	HEPETA x JR WALKER	DWARF BLUE CATNIP	15CM POT
GC	70	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

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 CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT 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.

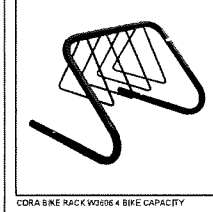
ALL SOFT LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED. PROVIDE DESIGN-BUILD EFFICIENT UNDERGROUND SYSTEM. INCLUDE WEATHER SENSOR DESIGN AND INSTALLATION TO I.L.A.B.C. STANDARDS. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



1 TREE PLANTING DETAIL



ECOPARK BIKE LOCKER-1 DOOR



CORA BIKE RACK W/306 4 BIKE CAPACITY



21100-9.ZIP

pmg
LANDSCAPE ARCHITECTS INC.
Suite C100 - 4155 Shil Creek Drive
Burnaby, British Columbia, V5C 6S9
p. 604.294-0011; f. 604.294-0022

CLIENT: **Chevron**

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.06.15	ADDED CIVIL WALLS	DR
7	24.05.15	ADDED ARBORIST TREE # / ADD RETAINING WALL	DR
6	24.05.15	NEW WET PAVEN	DR
5	24.05.15	NEW SITE PLAN / CITY COMMUNITY	DR / PC
4	22.04.15	NEW SITE PLAN / CIVIL COORDINATION	DR
3	22.04.15	NEW WET PAVEN	DR
2	21.06.15	NEW SITE PLAN	DR
1	21.06.15	ADDED TREE MANAGEMENT PLAN	DR

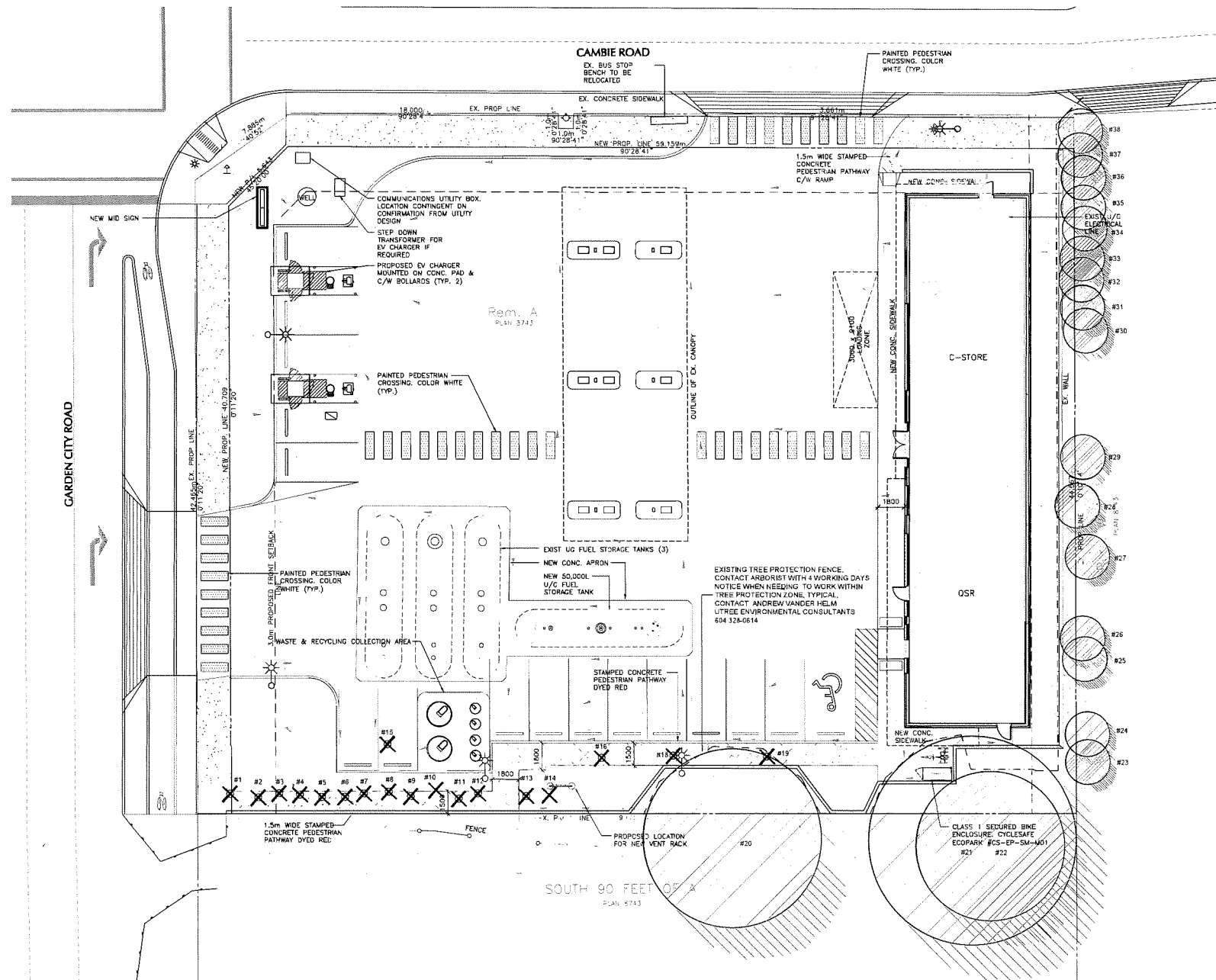
PROJECT: **SERVICE STATION**
9100 CAMBIE ROAD
RICHMOND, B.C.

DRAWING TITLE: **LANDSCAPE PLAN**

Plan #2.A
DP 23-018128

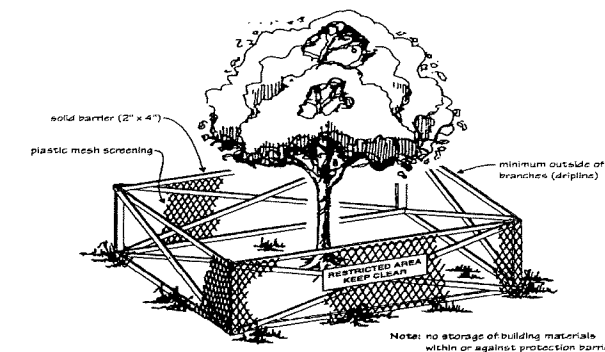
DATE: 21 JUN 20
SCALE: 1:150
DRAWN: JH
DESIGN: JH
CHKD: PC
DRAWING NUMBER: **L1**
PMG PROJECT NUMBER: 21-100

OF 3
21-100



- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- TREE PROTECTION FENCE

REFER TO ARBORIST REPORT



Trunk Diameter		Minimum Protection Required Around Trees
Centimetres	Inches	Distance from Trunk
20	8	1.2 metres
25	10	1.5 metres
30	12	1.8 metres
35	14	2.1 metres
40	16	2.4 metres
45	18	2.7 metres
50	20	3.0 metres
55	22	3.3 metres
60	24	3.6 metres
75	30	4.5 metres
90	36	5.0 metres
100	40	6.0 metres



21100-9-2P



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CLIENT:



NO.	DATE	REVISION DESCRIPTION	DR.
8	24.OCT.15	ADD CIVIL WALLS	DO
7	24.SEP.13	ADD ARBORIST TREE #1 AND RETAINING WALL	DO
6	24.JUL.16	NEW SITE PLAN	DO
5	24.JUL.16	NEW SITE PLAN / CITY COMMENTARY	DO / PC
4	22.MAR.16	REDO SITE PLAN / TREE COORDINATION	DO
3	22.MAR.15	NEW SITE PLAN	DO
2	21.OCT.15	NEW SITE PLAN	DR
1	21.JUL.15	ADDED TREE MANAGEMENT PLAN	JH

PROJECT:

SERVICE STATION
9100 CAMBIE ROAD
RICHMOND, B.C.

SEAL:

DRAWING TITLE:

TREE MANAGEMENT
PLAN

Plan #2.B
DP 23-018128

DATE: 21.JUN.30
SCALE: 1:150
DRAWN: JH
DESIGN: JH
CHKD: PC

DRAWING NUMBER:

L2

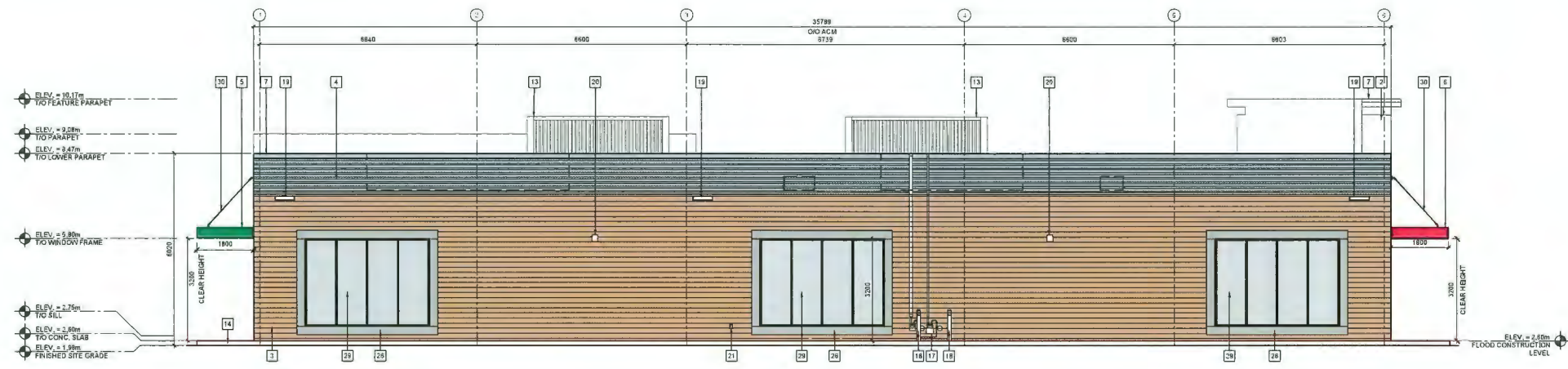
PMG PROJECT NUMBER:

OF 3

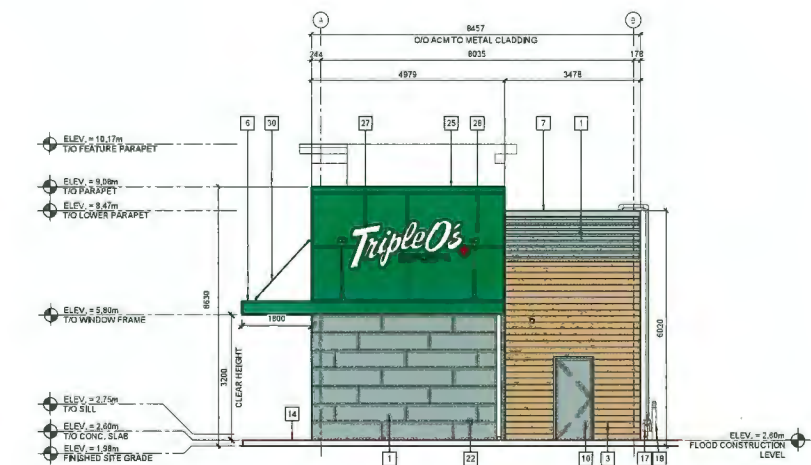
21-100



1 WEST ELEVATION
A3-01 SCALE: 1:75



2 EAST ELEVATION
A3-01 SCALE: 1:75



3 SOUTH ELEVATION
A3-01 SCALE: 1:75



4 NORTH ELEVATION
A3-01 SCALE: 1:75

MATERIAL ITEM LEGEND	
ITEM	DESCRIPTION
1	NICHHA - 18"X22" FIBER CEMENT ARCHITECTURAL BLOCK - MODERN SERIES - GRAY
2	EFSITUCCO PAINTED SW 6925 GOLDEN - LYNSTONE FINISH
3	NICHHA - 18"X22" FIBER CEMENT ARCHITECTURAL BLOCK - VINTAGE WOOD SERIES - CEDAR (MATCHING CORNER KEY)
4	BERRIAGE METAL - 18-18 METAL WALL PANELS - CHAMPAGNE
5	MAPES ARCHITECTURAL CANOPIES - CANTILEVER BRACKET SUPPORTED CANOPY (WITH DOWNLIGHTS) TO BE PAINTED RED. TO MATCH BENJAMIN MOORE #000249 VERMILION.
6	MAPES ARCHITECTURAL CANOPIES - CANTILEVER BRACKET SUPPORTED CANOPY (WITH DOWNLIGHTS) TO MATCH TRIPLE O'S GREEN.
7	BERRIAGE METAL - METAL CORNICE & COPING CAPS - CHAMPAGNE
8	KAWNEER (OR COMPARABLE) ALUMINUM STOREFRONT - CLEAR ANODIZED ALUMINUM (INSIDE & OUTSIDE)
9	STOREFRONT DOOR
10	EXTERIOR DOOR PAINT - SW 7017 MINDFUL GRAY
11	'ON THE RUN' CHANNEL LETTERS, FACE-IT LED CHANNEL LETTERS, RETURNS TO MATCH FACE, BLUE, PMS 285C, RED, PMS 485C.
12	'WELCOME' SCRIPT CHANNEL LETTERS, FACE-IT LED CHANNEL LETTERS, RETURNS TO MATCH FACE, WHITE
13	SPRINKLER RTU ROOF SCREEN, COLOR: WHITE, GC TO SUPPLY & INSTALL
14	CONCRETE SIDEWALKCURB
15	OSR SIGNAGE BY OTHERS, PROVIDE PLYWOOD BACKING, FLASHING, & CONNECTION DETAILS AS REQUIRED.
16	BARRIER FREE DOOR OPERATOR, REFER TO GENERAL NOTES.
17	QAS METER
18	100mm ROLLER, REFER TO MISC. YARD DETAILS DRAWING
19	OVERFLOW SCUPPER, REFER TO ROOF PLAN.
20	WALL PACK LIGHT, REFER TO ELECTRICAL DRAWINGS.
21	GF/RECEPTACLE, REFER TO ELECTRICAL DRAWINGS.
22	PICKUP WINDOW, REFER VENDOR SPECIFICATIONS
23	SECURITY CAMERA, REFER TO ELECTRICAL SECURITY DRAWINGS.
24	PHOTOCELL, MOUNT 4000 AFF DND, TO BE LOCATED ON NORTH SIDE OF BUILDING, REFER TO ELECTRICAL DRAWINGS.
25	PARAPET CAP FLASHING TO MATCH TRIPLE O'S GREEN.
26	WINDOW TRIM FLASHING, COLOR TO MATCH BERRIAGE METAL - CHAMPAGNE.
27	TRIPLE O'S SIGN REFER TO VENDOR SPECIFICATIONS
28	ACM METAL PANEL BY SPEC. COLOUR: TRIPLE O'S GREEN, CONFORM WITH TENDRIT FOR SCOPE AND SPECIFICATIONS.
29	SPANDREL PANEL FAUX WINDOW WITH OPAQUE F.F.M.
30	CANOPY SUPPORTS - REF. STRUCTURAL

NO.	DATE	DESCRIPTION OF ISSUE OR REVISION	BY
2024-03-24		REVISED PER DP COMMENTS	DL
2024-07-30		REVISIONS ISSUED FOR DEVELOPMENT PERMIT	AP
2024-08-21		ISSUED FOR DEVELOPMENT PERMIT	DL
2024-12-20		RE-ISSUED FOR RE-ZONING SUBMISSION	DL

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PARKLAND

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9100 CAMBIE ROAD
RICHMOND BC

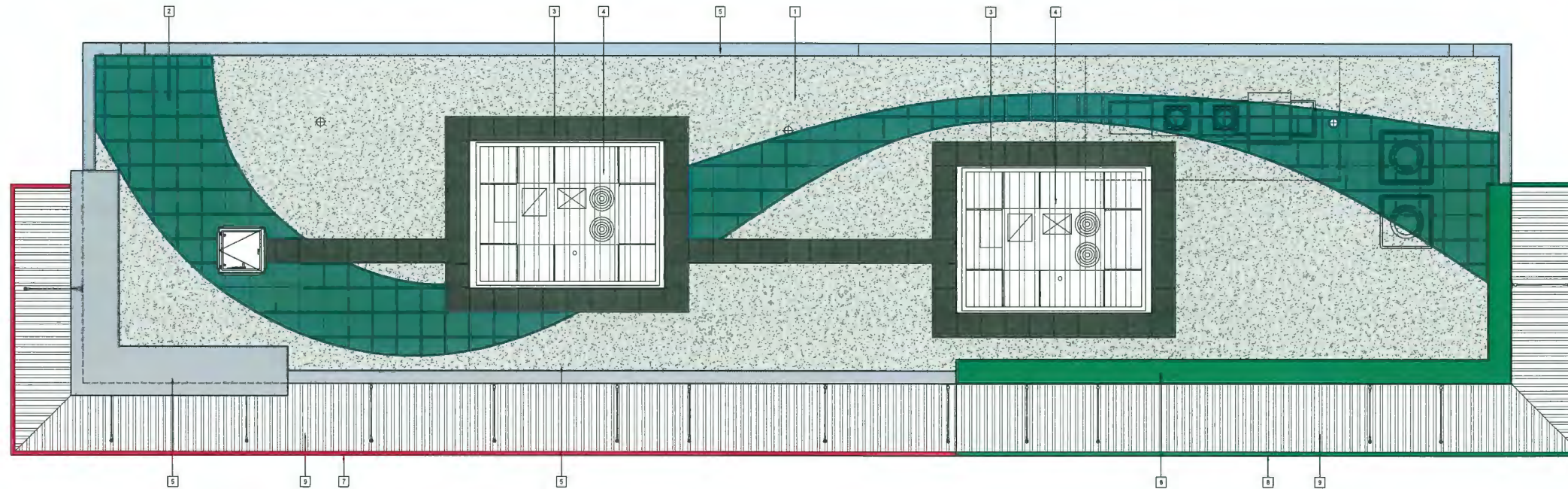
EXTERIOR ELEVATIONS

FILE: 19068_A3-01.DWG	DATE: 2024-07-16	CHECKED BY: AG
PROJECT NO. 19068	SCALE: 1:75	DRAWN BY: AP
OUTLET NO. -		
REVNO.		

R00 A3-01

Plan #3.A
DP 23-018128

P:\10008 PARKLAND\31001 CAMBIE ROAD RICHMOND\19068_A3-01.DWG - 2024.10.08 - DLAM



1 ROOF FINISH PLAN
ALASKA SCALES



- ROOF FINISHES**
- 1 EPDM ROOFING MEMBRANE CW GRAVEL BALLAST
 - 2 24" x 24" INTERLOCKING RUBBER TILE, COLOR: FOREST GREEN
 - 3 24" x 24" INTERLOCKING RUBBER TILE, COLOR: BLACK
 - 4 CUSTOM SPRINKLER RTU ROOF SCREEN, COLOR: WHITE
 - 5 BERK RIDGE METAL - METAL CORNICE & COPING CAPS, COLOR: CHAMPAGNE
 - 6 PRE-FINISHED PARAPET CAP FLASHING, COLOR TO MATCH TRIPLE O'S GREEN
 - 7 CANTILEVERED WEATHER CANOPY CW HANGER ROOFS, FASCIA AND SOFFIT COLOR: RED
 - 8 CANTILEVERED WEATHER CANOPY CW SUPPORT WIRES, FASCIA & SOFFIT TO MATCH TRIPLE O'S GREEN
 - 9 PRE-FINISHED METAL ROOF DECK, COLOR: WHITE

- RTU SCREEN NOTES:**
- CUSTOM ROOF TOP EQUIPMENT SCREEN TO INCLUDE A VENTED TOP COVER TO CONCEAL HVAC EQUIPMENT FROM FUTURE NEIGHBORING HOUSE RESIDENTIAL DEVELOPMENT.
 - ENSURE MINIMUM REQUIRED EQUIPMENT CLEARANCES ARE PROVIDED FOR SERVICING AND MAINTENANCE.

NO.	DATE	DESCRIPTION OF ISSUE OR REVISION	BY
2024-10-08	DP COMMENT RESPONSE		DL

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9100 CAMBIE ROAD
RICHMOND BC

PROPOSED ROOF FINISHES PLAN

FILE: 19068_A3-05A.DWG	PROJECT NO. 19068	DATE: 2024-09-27	CHECKED BY:
OUTLET NO. -	SCALE: 1:50	DRAWN BY: DL	
REV. NO.	R00	A3-05A	

Plan #3.B
DP 23-018128

P:\19068 PARKLAND\9100 CAMBIE ROAD\19068_PARKLAND\19068_A3-05A.DWG - 2024.10.07 - 01.04M