



**City of  
Richmond**

## **Report to Development Permit Panel**

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**To:** Development Permit Panel

**Date:** July 31, 2024

**From:** Joshua Reis  
Director, Development

**File:** DP 24-011767

**Re: Application by Canadian Tire Ltd. for a Development Permit at 11388 Steveston Highway**

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### **Staff Recommendation**

That a Development Permit be issued which would permit exterior renovations to the façade of the existing building located at 11388 Steveston Highway on a site zoned “Industrial Community Commercial (ZC6)”.

Joshua Reis, MCIP, RPP, AICP  
Director, Development  
(604-247-4625)

JR:le  
Att. 2

## Staff Report

### Origin

Canadian Tire Ltd. has applied to the City of Richmond on behalf of Coppersmith Corner Shopping Centre Inc. (Director: David Bell and Officer: Ian Gillespie) for permission to renovate the exterior façade of the existing Canadian Tire at 11388 Steveston Highway on a site zoned “Industrial Community Commercial (ZC6) – Ironwood Area” (Attachment 1). The site currently contains a commercial shopping centre with five separate buildings. The proposed exterior renovations are limited to the existing Canadian Tire building, located in the southeast corner of the site and represents a brand refresh of the façade. The proposal also includes upgrades to existing on-site landscaping and re-stripping of on-site pedestrian crossings.

There is no change to existing floor area and no new servicing requirements associated with the proposed development.

### Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) 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 Steveston Highway, existing single-family homes fronting Steveston Highway zoned “Small-Scale Multi-Unit Housing (RSM/L)” and townhouses zoned “Low-Density Townhouses (RTL3)”.
- To the east: Across Coppersmith Place, a neighbourhood shopping centre (the Ironwood Shopping Centre) zoned “Community Commercial (CC)” and “Industrial Business Park (IB1)”.
- To the south: Existing industrial buildings zoned “Industrial Business Park (IB1)” and a commercial building zoned “Industrial Community Commercial (ZC6) – Ironwood Area”.
- To the west: An existing TransLink facility on a site that is split-zoned as “Light Industrial (IL)” and “Industrial Business Park (IB1)”.

### Staff Comments

The subject site is a 31,541 m<sup>2</sup> property containing a shopping centre located at the southwestern corner of Steveston Highway and Coppersmith Place in the Ironwood Sub-Area of the Shellmont Area Plan. The site is designated “Mixed Employment” in the Official Community Plan (OCP) and is zoned “Industrial Community Commercial (ZC6) – Ironwood Area”. The application is in compliance with the site’s zoning and is generally consistent with the OCP and Area Plan Development Permit guidelines applicable to the site. The limited scope of the proposed exterior alterations will neither significantly impact the overall existing form of the shopping centre, nor result in any change in floor area.

## **Analysis**

The existing development is comprised of five single-storey buildings and associated surface parking. The original Development Permit was issued by Council on April 10, 2000 (DP 99-170446). The applicant proposes to undertake renovations to the façade of one of the buildings located in the southeastern corner of the site adjacent to Coppersmith Place as well as make some additional upgrades to landscaping on site and re-stripping of on-site pedestrian crosswalks. No changes to the other buildings on the property are proposed.

### ***Conditions of Adjacency***

- The proposed exterior renovations are consistent with the established form of Commercial Retail buildings within this shopping centre and the adjacent shopping centre (Ironwood Mall) to the east across Coppersmith Place.
- The existing building is well setback from Steveston Highway and will have no additional impact on the residential properties north of Steveston Highway.
- There are no additional impacts anticipated to adjacent industrial and commercial properties located to the south and west of the subject site as a result of the proposed scope of work.

### ***Urban Design and Site Planning***

- The existing commercial centre consists of five single-storey buildings with associated surface parking. An L-shaped drive aisle provides vehicle access to each building and the parking areas.
- Existing sidewalks are provided along the front of each building for pedestrian circulation. Those sidewalks are connected to the parking areas via marked pedestrian crossings. Through this application, the applicant proposes to restripe the marked on-site pedestrian crossings.
- The existing buildings were located to allow for visibility through the site from Steveston Highway, with the rear building having a prominent entry structure with tenant branding.
- No changes to the site layout or building massing are proposed.

### ***Architectural Form and Character***

- The existing building is a single-storey with high interior ceilings, resulting in a two-storey massing. The entry feature projects above the roof line to draw attention to the location of the entrance. The proposed renovation would not change the building height.
- The existing building is currently clad in two different shades of grey, with a black feature wall and a light-coloured stone-clad feature wall adjacent to the main entrance. The pillars supporting the overhead rain protection on either side of the main entrance area also clad in light-coloured stone.
- The proposed renovation would involve updated paint with a colour scheme of grey, black and red; and re-cladding of the central feature walls.
- The proposed updated cladding on the feature walls are wood finish panels.
- The updates proposed to the existing architectural elements across the building's façade, are generally consistent with the guidelines for commercial developments along the south side of Steveston Highway in the Ironwood Sub-Area Plan.

- The building use and floor area remain unchanged. The existing provision of off-street parking exceeds the bylaw requirements.
- Business signage shown on the plans does not form part of the Development Permit and is subject to additional review by staff through the sign permit application process.

### ***Landscape and Open Space Design***

- On-site landscaping was secured through the original Development Permit (DP 99-170446) which remains generally consistent with the current guidelines. The parking area includes perimeter landscaping, landscaped islands and lighting. Accessible parking spaces are provided near the building entrance next to the central pedestrian crossing.
- While the site is well marked for pedestrian connectivity and includes on-site landscaping, not all the landscaping has been maintained in good condition and supplementation of some additional low height planting has been identified.
- Through this Development Permit application, the applicant proposes to upgrade the existing landscaping through the planting of additional low height perennial plants and shrubs and a review of the existing irrigation system to make necessary repairs.
- The applicant has provided a Landscape Plan and an associated cost estimate of \$11,033.00 for re-painting of pedestrian crossings and the planting of new low perennial plants and shrubs, including the costs of materials, installation and a 10 per cent contingency.
- Prior to the issuance of the Development Permit, the applicant will be required to pay a security deposit equivalent to the Cost Estimate as a Development Permit consideration for this project.
- There is no proposed change to exterior lighting on-site. The existing building mounted lighting is downward focused.

### ***Crime Prevention Through Environmental Design***

- The building has a single entrance for customers, which is located in the centre of the unit frontage and is visible from both Steveston Highway and Coppersmith Place.
- Pedestrian circulation through the site is via sidewalks along the front of the buildings. Pedestrian crossings between the sidewalks and the parking area are marked with cross-hatching. Through this application, the applicant proposes to update the paint markings on the pedestrian crossings that fall within the parking area which will increase the visibility of the secondary pedestrian crosswalks on either side of the main crosswalk.

### ***Sustainability Features***

- The applicant has confirmed that as part of the proposed interior building renovations specific features will be incorporated which will enhance the overall sustainability of the existing building. These include new water fixtures in the public washrooms which will be replaced with hands-free and low-flow fixtures which will result in greater water conservation.

**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.



Tolu Alabi on behalf of  
Laurel Eyton  
Planning Technician  
(604) 276-4262

LE:he

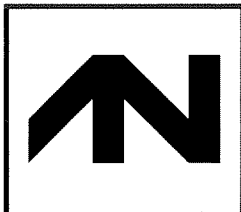
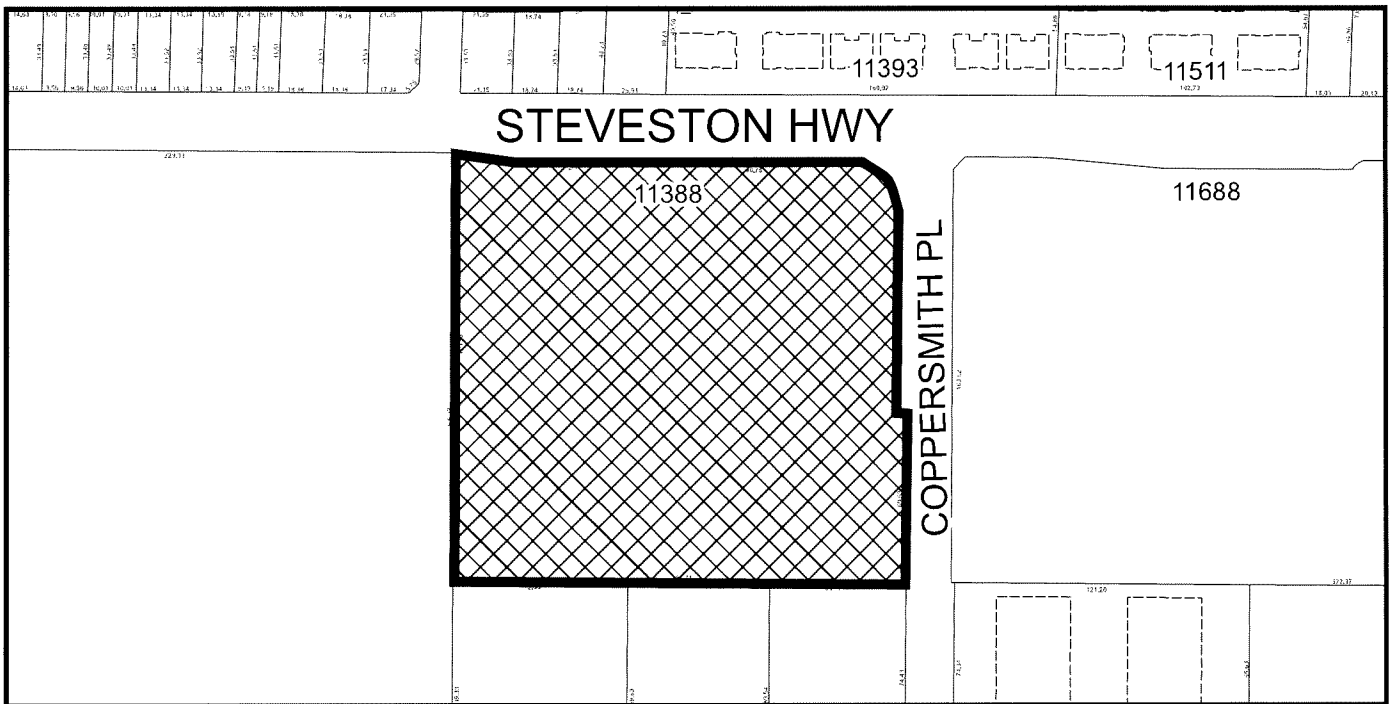
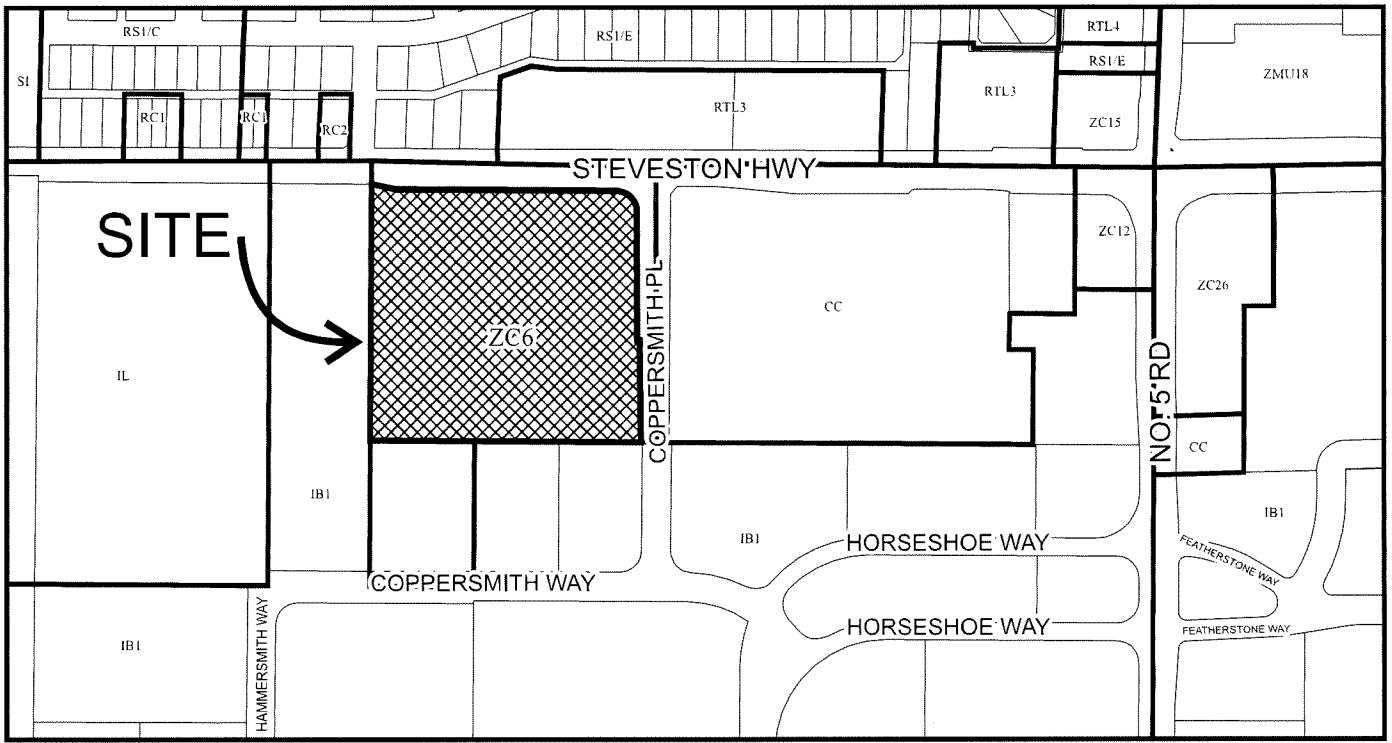
Att. 1: Location Map  
2: Development Application Data Sheet

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$11,033.00.  
NOTE: staff to ensure that landscape estimates include a 10% contingency cost.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>).



DP 24-011767

Original Date: 04/23/24

Revision Date: 04/26/24

Note: Dimensions are in METRES



**DP 24-011767**

**Attachment 2**

Address: 11388 Steveston Highway

Applicant: Canadian Tire Ltd.

Owner: Coppersmith Corner Shopping Centre Inc.

Planning Area(s): Shellmont

	Existing	Proposed
Site Area:	31,541 m <sup>2</sup>	No change
Land Uses:	Commercial and service uses	No change
OCP Designation:	Mixed Employment	No change
Zoning:	Industrial Community Commercial (ZC6) – Ironwood Area	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None permitted
Lot Coverage:	Max. 50%	No change	None
Setback – from a public road	Min. 6.0 m	No change	None
Height (m):	Max. 12.0 m	No change	None



No. DP 24-011767

To the Holder: Coppersmith Corner Shopping Centre Inc.  
Property Address: 11388 Steveston Hwy  
Address: #600-1067 West Cordova Street, Vancouver BC

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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 #5 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 \$11,033.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit.
6. 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.
7. 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 24-011767**

To the Holder: Coppersmith Corner Shopping Centre Inc.  
Property Address: 11388 Steveston Hwy  
Address: #600-1067 West Cordova Street, Vancouver BC

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

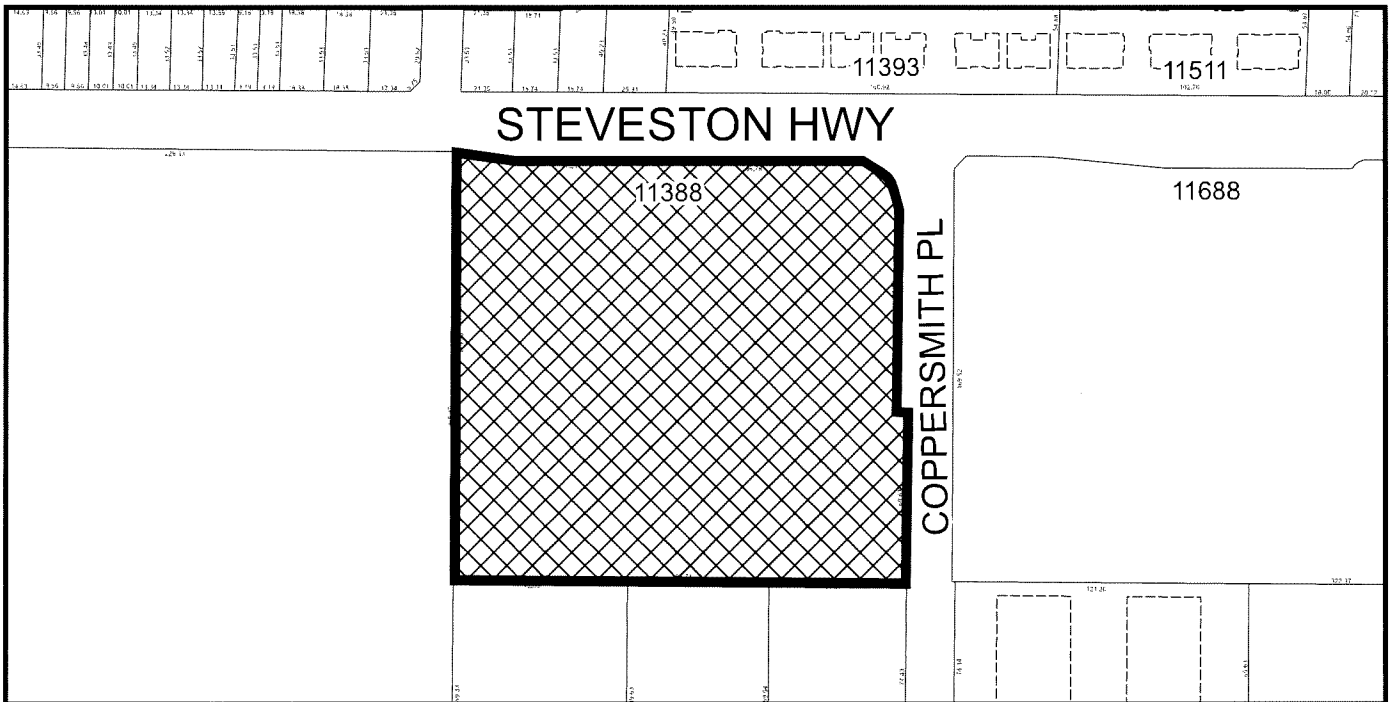
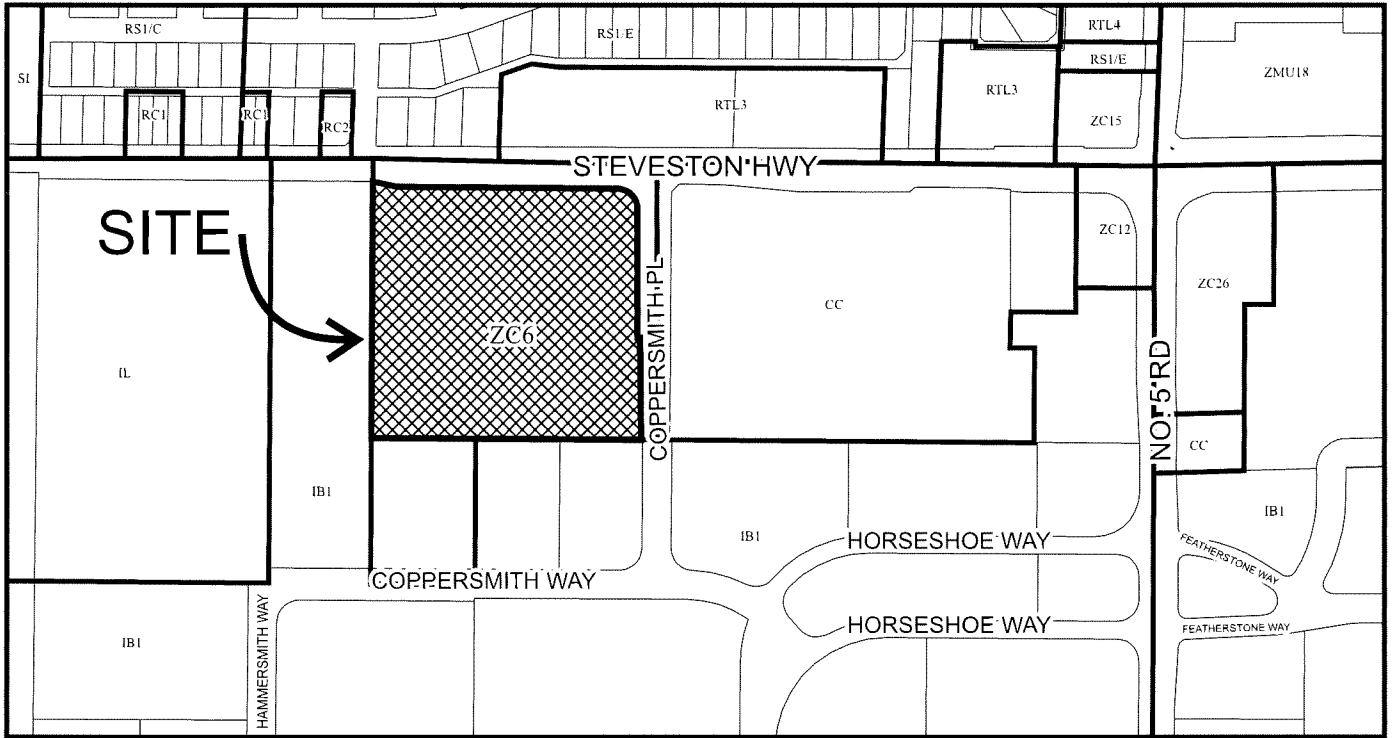
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR



# City of Richmond



**DP 24-011767**  
**SCHEDULE "A"**

Original Date: 04/23/24

Revision Date: 04/26/24

Note: Dimensions are in METRES

# CTR 610 - SOUTH RICHMOND



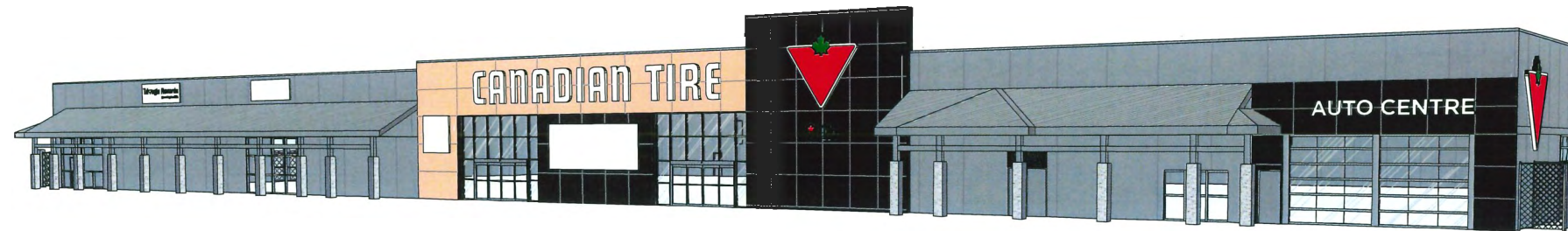
December 12, 2024 ISSUED FOR DEVELOPMENT PERMIT

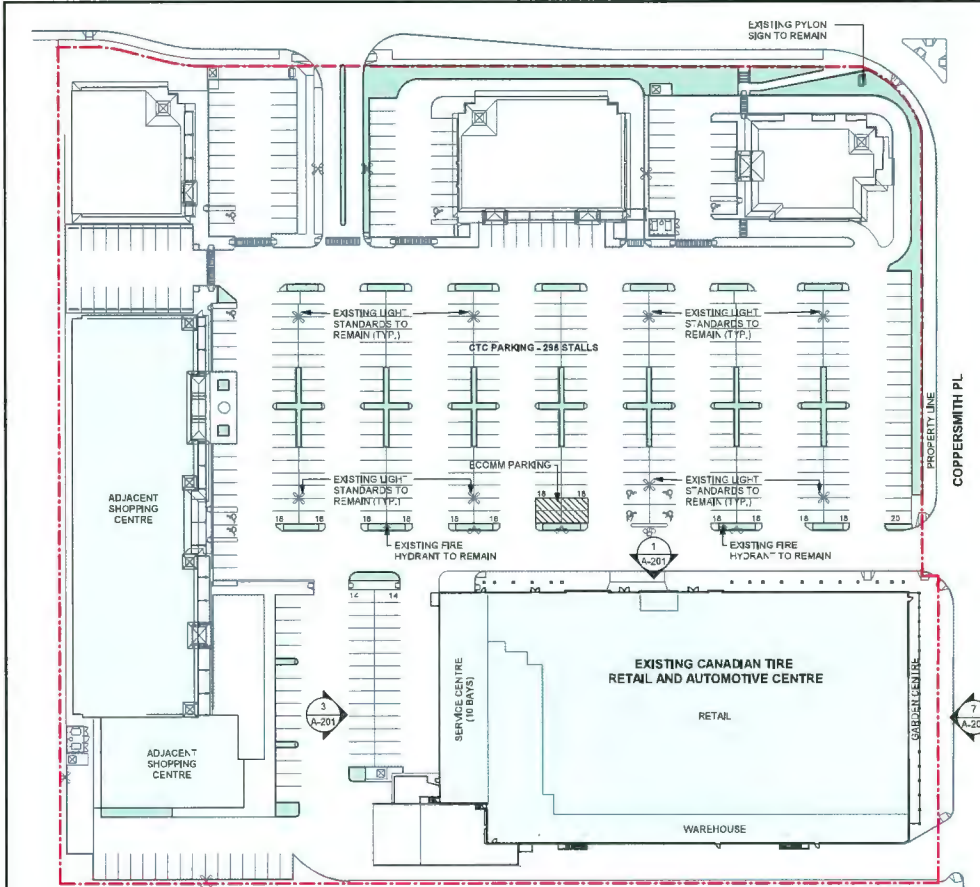
CLIENT  
CANADIAN TIRE CORPORATION LTD.  
WESTERN CANADA

ARCHITECTURAL  
MGB ARCHITECTURE INC.  
REBEKKA HAMMER

SUITE 101 1725 GOVERNMENT STREET.  
VICTORIA BC V8W 1Z4  
EMAIL: RHAMMER@MGBA.COM  
PH: 647.217.9506

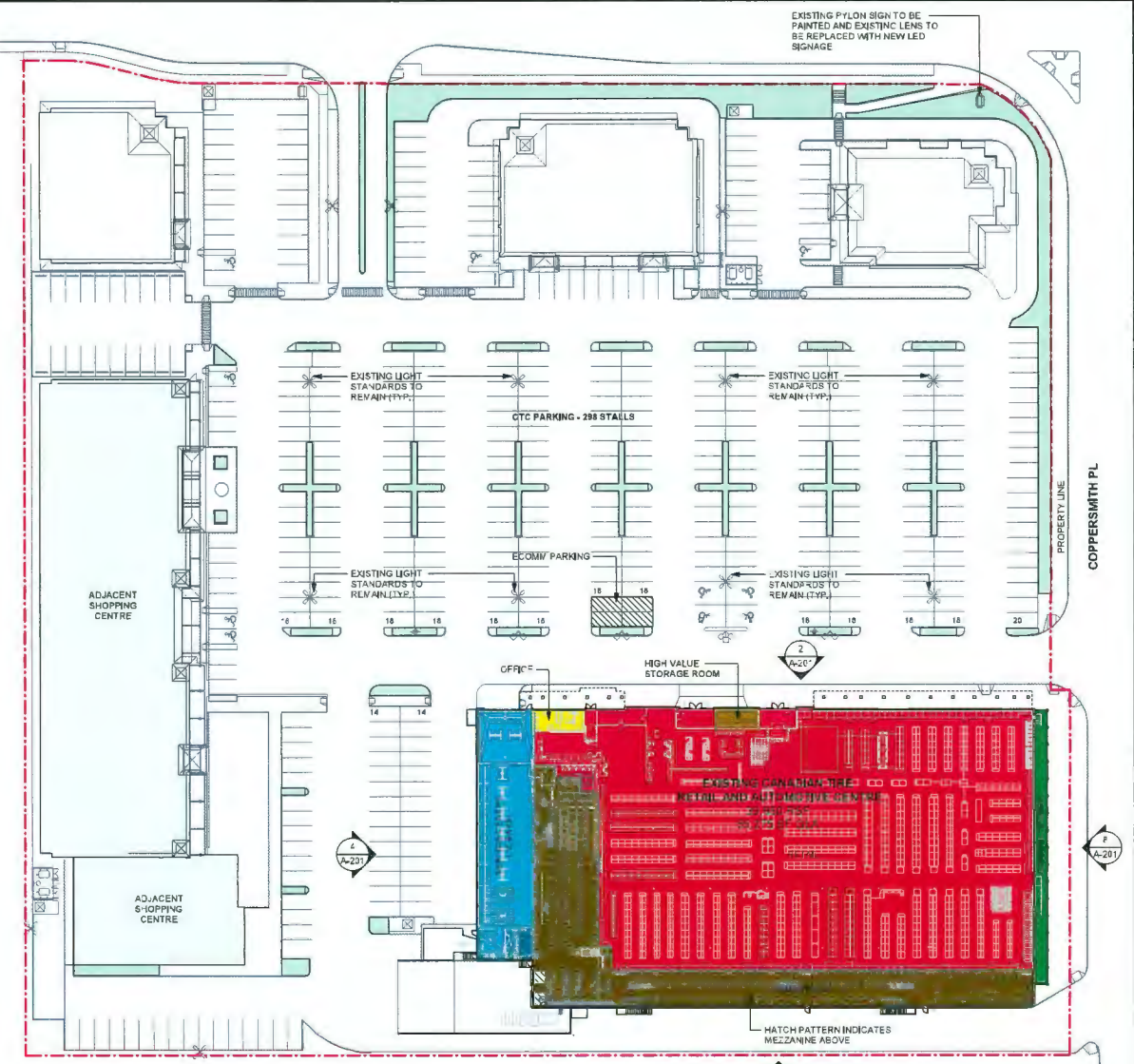
DP 24-011767  
August 7, 2024  
Plan # 1





1 EXISTING SITE PLAN  
SCALE 1"=50'-0"

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:	ZC8 - INDUSTRIAL COMMUNITY COMMERCIAL			
BUILDING STATISTICS				
No.	DESCRIPTION	FLOOR AREA (SQ. FT.)	PROPOSED AREA (SQ. FT.)	% CHG.
<b>RETAIL</b>				
1	GROUND FLOOR	38,272	38,970	3,623.4
2	ECONOMY	0	0	0
3	SECOND FLOOR	0	0	0
4	TOTAL	38,272	38,970	3,623.4
<b>WAREHOUSE</b>				
5	GROUND FLOOR	10,812	9,915	-1,014
6	MEZZANINE	8,600	8,900	826.6
7	SECOND FLOOR	0	0	0
8	TOTAL	19,412	18,815	-1,849.9
<b>SERVICE CENTRE (10 BAY)</b>				
9	GROUND FLOOR	4,686	4,686	435.3
10	MEZZANINE	285	285	28.5
11	TOTAL	4,971	4,971	463.8
<b>OFFICES</b>				
12	GROUND FLOOR	375	348	-34.8
13	SECOND FLOOR	0	0	0
14	MEZZANINE	353	331	-311
15	TOTAL	3,938	3,686	-365.9
<b>GROUND FLOOR COVERAGE</b>				
16	CTC (12x24x3x12)	54,945	54,946	5,104.6
17	2-R FIRE RATED TIRE STORAGE	0	0	0
18	CIRCULATION	0	0	0
19	RECYCLE ROOM	0	0	0
20	TOTAL (16x17x16x19)	54,945	54,946	5,104.6
<b>BUILDING STRUCTURAL AREA (16x3x7x15x17x18x19)</b>				
21	BUILDING STRUCTURAL AREA (16x3x7x15x17x18x19)	58,790	58,794	5,462.1
22	BUILDING FUNCTIONAL AREA (2'x4')	67,693	67,694	6,289
<b>GARDEN CENTRE</b>				
23	COMPOUND	1,173	109	-1,064
24	CANOPY	0	0	0
25	TOTAL (12x24)	1,173	109	-1,064
<b>GROSS LEASABLE AREA (16x3x7x15x17)</b>				
26	GROSS LEASABLE AREA (16x3x7x15x17)	54,945	54,946	5,104.6
<b>GROSS BUILDING AREA (26x6x10x14)</b>				
27	GROSS BUILDING AREA (26x6x10x14)	67,693	67,694	6,289
<b>CTC STORE SITE PARKING</b>				
28	CTC STORE SITE PARKING	298	298	29.8
<b>CTC PARKING RATIO (SQ) PER GLA</b>				
29	CTC PARKING RATIO (SQ) PER GLA	5.07	5.07	5.07
<b>CTC PARKING RATIO (SQ) PER GLA</b>				
30	CTC PARKING RATIO (SQ) PER GLA	2.46	2.46	2.46



2 PROPOSED SITE PLAN  
SCALE 1"=50'-0"



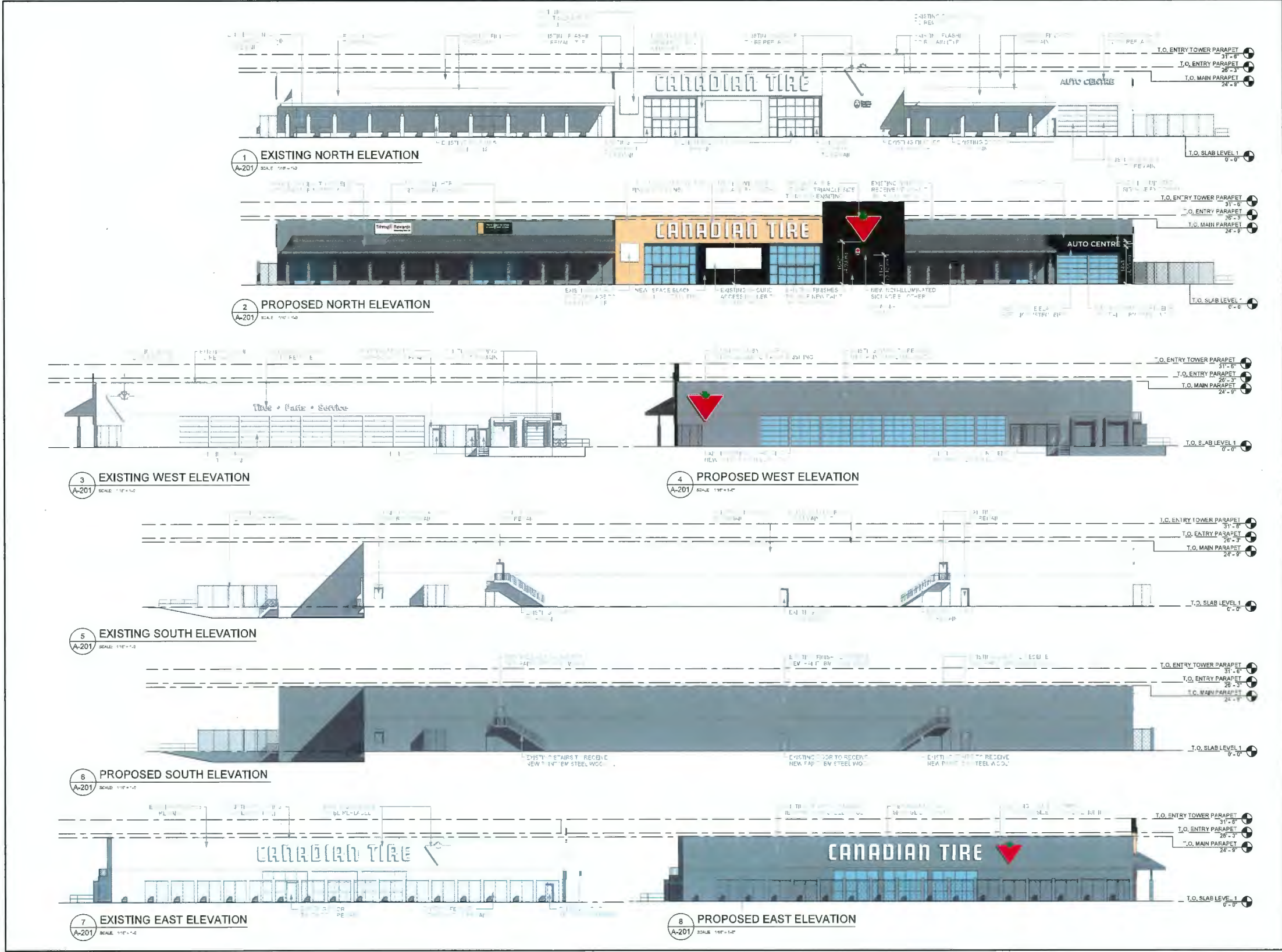
3 CONTEXT MAP  
SCALE 1"=100'-0"

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR DEVELOPMENT	08/07/24	MM	MM
2	ISSUED FOR DEVELOPMENT	08/07/24	MM	MM
3	ISSUED FOR DEVELOPMENT	08/07/24	MM	MM

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

SITE PLAN

DATE	December 12, 2024	PROJECT NO.	23104
SCALE	As indicated	SHEET	2
DRAWING NO.	A-101		



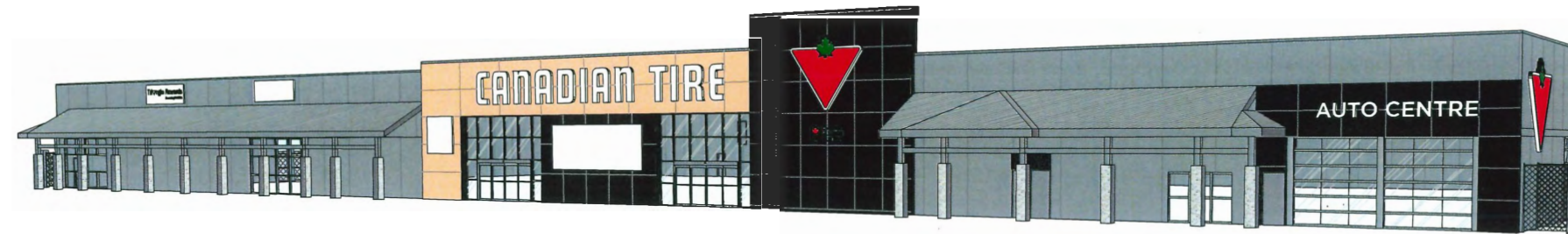
DP 24-011767  
August 7, 2024  
Plan # 3

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR DEVELOPMENT	12/12/2024	MM	MM
2	ISSUED FOR PERMITTING	08/07/2024	MM	MM
3	ISSUED FOR CONSTRUCTION			

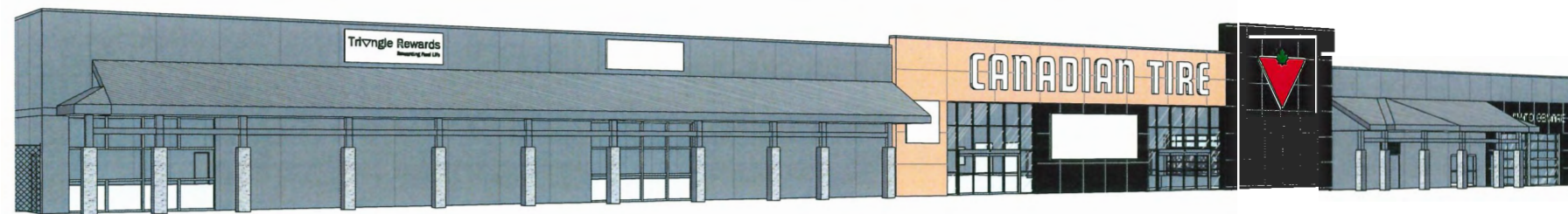
Canadian Tire Corp.  
CTR 610 - SOUTH RICHMOND  
11388 STEVESTON HWY RICHMOND BC  
V7A 5J5

**EXTERIOR ELEVATIONS**

DATE: December 12, 2024	PROJECT NO: 23104
SCALE: 1/16" = 1'-0"	
DRAWING NO: A-201	SHEET NO: 2



1 NORTHWEST VIEW  
A-301 N.T.S.



2 NORTHEAST VIEW  
A-301 N.T.S.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR DEVELOPMENT	08/07/24	MM
2	ISSUED FOR PERMITTING	08/07/24	MM
3	ISSUED FOR CONSTRUCTION	08/07/24	MM

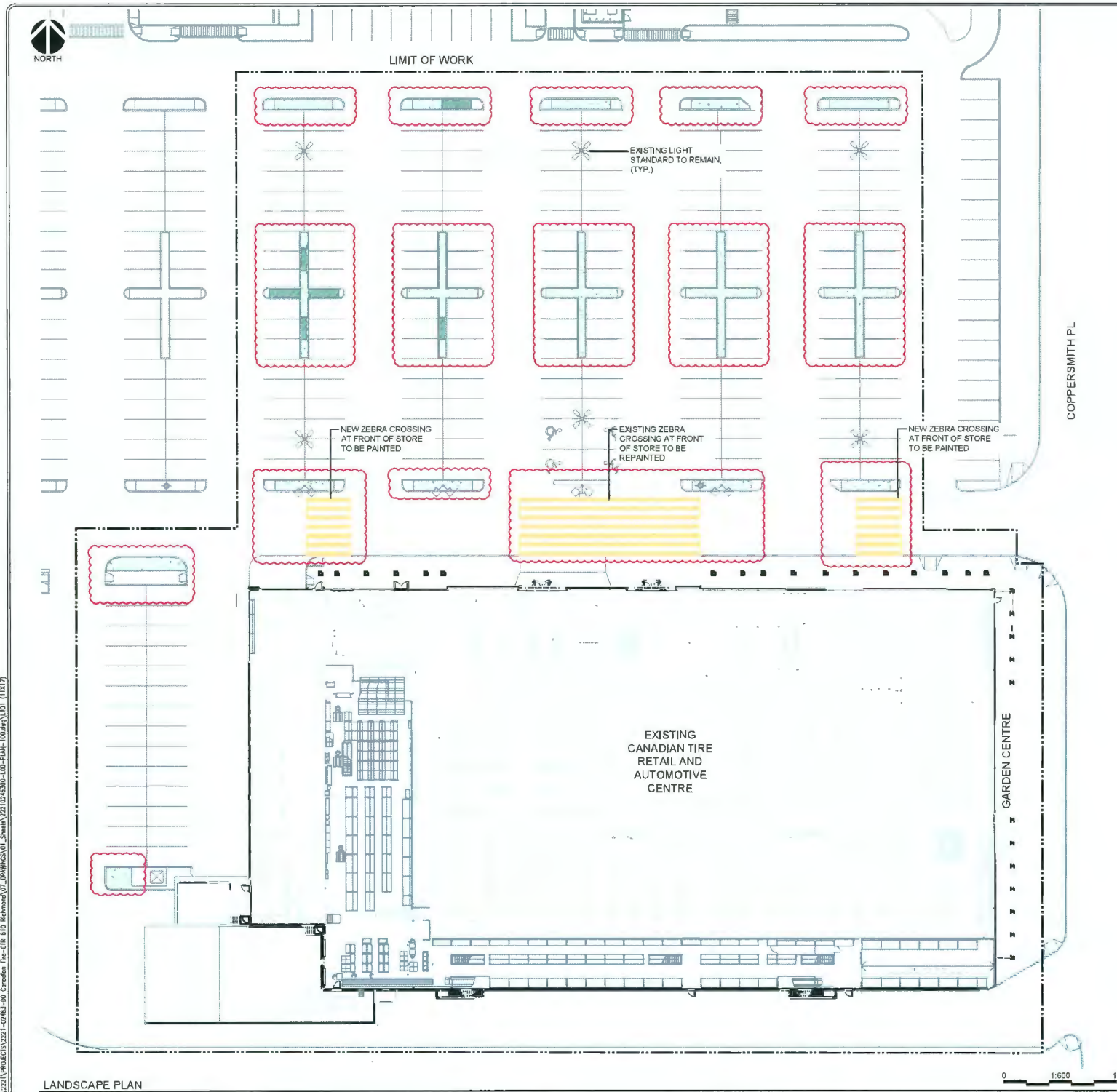
THIS DOCUMENT IS THE PROPERTY OF MGBA ARCHITECTURE + INTERIOR DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF MGBA ARCHITECTURE + INTERIOR DESIGN IS STRICTLY PROHIBITED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

Canadian Tire Corp.  
CTR 610 - SOUTH RICHMOND  
1118A STURVESTON HWY RICHMOND BC  
V7A 5J5

3D VIEWS

DATE: December 12, 2024  
PROJECT: 25104

SCALE: A-301  
PAGE: 2



File Name: July 26, 2024, 15:30:29, X:\221\PROJECTS\221-02463-00\_Canadian Tire-CR-BLD-Renovation\07\_Plan\221-02463-00-Plan-01.dwg (1/1/17)

**LEGEND**

- LIMIT OF WORK
- EXISTING PARKING ISLAND PLANTING BED REMOVE AND REPLACE EXISTING MULCH WITH 75mm DEPTH BARK MULCH. REMOVE DEAD AND DYING PLANT MATERIAL TO SUPPLY AND INSTALL MUNSTEAD LAVENDER. MULCH TO BE PLACED LEVEL WITH ADJACENT SURFACES. CROWN IN CENTRE OF ALL SHRUB BEDS AND TREE WELLS.
- EXISTING PARKING ISLAND PLANTING BED, REMOVE EXISTING MULCH AND PERENNIAL FORBS, SUPPLY AND INSTALL SHRUBS ON EITHER SIDE OF THE TREE. SUPPLY AND INSTALL MULCH TO BE PLACED LEVEL WITH ADJACENT SURFACES CROWN IN CENTRE.
- EXISTING LIGHT STANDARD TO REMAIN
- AREA OF PROPOSED SITE IMPROVEMENT

**NOTES**

1. PARKING LAYOUT AND SURFACE MATERIALS ARE EXISTING.
2. NO NEW AREAS OF SOFT LANDSCAPING ARE PROPOSED.
3. NO NEW AREAS OF HARD LANDSCAPING ARE PROPOSED. ALL HARD SURFACE MATERIALS ARE EXISTING.
4. ALL LIGHTING INDICATED ON THE PLAN IS EXISTING.
5. PAVING, FENCING, GATES, OUTDOOR EQUIPMENT AND SCREENING ARE EXISTING.
6. IRRIGATION SYSTEM TO BE TESTED TO ENSURE ALL ZONES ARE OPERATIONAL AND NO LEAKS ARE PRESENT.
7. NO NEW TREES ARE PROPOSED - EXISTING ON SITE TREES ARE IN GOOD CONDITION.
8. PEDESTRIAN ZEBRA CROSSING LINE PAINTING TO BE YELLOW THERMOPLASTIC OR MMA.

**PLANTING NOTES**

1. ALL LANDSCAPING WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND BE IN ACCORDANCE WITH CITY OF RICHMOND STANDARDS/GUIDELINES.
2. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
3. ALL PLANTING BEDS TO HAVE A MINIMUM OF 75mm DEEP BARK MULCH. ENSURE CLEAR RADIUS OF 100mm AROUND PLANT STEM.
4. PROVIDE GROWING MEDIUM DEPTHS/VOLUMES AS FOLLOWS:
  - PLANTING BEDS (PERENNIALS) - 450mm CONTINUOUS DEPTH

**PLANT SCHEDULE**

Total Qty.	Key	Botanical Name	Common Name	Size	Spacing O.C.	Mature Ht.
12	rs	<i>Ribes sanguineum</i>	Red Flowering Currant	#5 cont.	2.6m	2.4m
50	ls	<i>Lavandula angustifolia 'Munstead'</i>	Munstead Lavender	#5 cont.	1.5m	0.9m

**PLANT IMAGES**



**UTILITY LOCATES**  
 NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND DEPTH OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THE SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.



**GENERAL NOTES**

1. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. LANDSCAPE AND CIVIL DRAWINGS SHALL BE COORDINATED. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING AND DRAINAGE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE ON THE WALKWAY AND SURROUNDING LANDSCAPE.
3. LOCATION OF UNDERGROUND UTILITIES TO BE CONFIRMED PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS.
4. ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED.
5. VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
6. DO NOT SCALE DRAWINGS.
7. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

DP 24-011767  
 August 7, 2024  
 Plan # 5

THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

**McElhanney**  
 2300 - 13450 - 102 Avenue, Surrey, BC Canada V3T 5X3 T: 604-536 0391

**City of Richmond**  
 6911 No. 3 ROAD, RICHMOND, B.C. V6V 2G1

**B.C. GAS SERVICES**  
 THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXISTING LOCATION OF GAS SERVICE LINES AND WHERE NECESSARY ARRANGE FOR THEIR RELOCATION IN ORDER TO FACILITATE INSTALLATION OF THE WORKS SHOWN ON THESE PLANS. A LIST OF SERVICE LINE LOCATIONS MAY BE OBTAINED FROM:  
 B.C. GAS SERVICE RECORDS DEPARTMENT  
 TELEPHONE: 230-8922  
 NOTE - B.C. GAS REQUIRES 10 DAYS NOTICE PRIOR TO THE COMMENCEMENT OF ANY WORK.

**BENCHMARK**  
 ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RIC-MOND BENCH-MARK NUMBER

ELEVATION \_\_\_\_\_ BENCH MARK NO. \_\_\_\_\_

CITY WORK ORDER NO. \_\_\_\_\_ TENDER/PROJECT NO. \_\_\_\_\_  
 CONTRACTOR/WORKER NO. \_\_\_\_\_ ACCOUNT NO. \_\_\_\_\_

**REFERENCE DRAWINGS**

PROPERTY ACQUISITION Aq  
 SURVEY PLAN & PROFILE Pp  
 ROAD CONSTRUCTION Oc  
 STORY SEWER INSTALLATION Lc  
 WATERMAIN INSTALLATION Wc  
 ORNAMENTAL STREET LIGHTING Lc  
 TRAFFIC SIGNALS Tr  
 SANITARY SEWER INSTALLATION Ss  
 OTHER \_\_\_\_\_

NOTE - PROVIDE LOCATION OF ALL UTILITIES SERVICES BEFORE STARTING CONSTRUCTION.

NO.	DATE	BY	CHK.	DESCRIPTION
PA	2024-07-26	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT
ND				



TITLE: **LANDSCAPE PLAN**  
 11388 STEVESTON HWY  
 CANADIAN TIRE RENOVATION

DESIGN: KU  
 DRAWN: LJ  
 CHECKED: KU  
 ENGINEER: LJ

DWG. NO.: 2221-02463-00  
 SCALE: 1:500  
 SEC. NO. -

DATE: 2024-07-26  
 SHEET NO. 01 OF 1