



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 24, 2025

From: Joshua Reis
Director, Development

File: DP 23-035047

Re: Application by Canadian Tire Ltd. for a Development Permit at
3100 St. Edwards Drive

Staff Recommendation

That a Development Permit be issued which would permit exterior renovations to the façade of the existing building and improved landscaping and pedestrian connections at 3100 St. Edwards Drive on a site zoned "Auto-Oriented Commercial (CA)".

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 St. Edwards Crossing Holdings Ltd. (Director: David Chung), for permission to renovate the exterior façade of the existing building at 3100 St. Edwards Drive on a site zoned “Auto-Oriented Commercial (CA)” (Attachment 1). The proposed exterior renovations are limited to the proposed Canadian Tire occupancy of the building located along the southern boundary of the site. There is no change to the existing floor area. The proposal also includes upgrades to existing on-site landscaping, the addition of a north-to-south pedestrian pathway across the parking lot and improved pedestrian connections to the west and east.

A servicing agreement is required prior to a building permit issuance for frontage improvements to the southern driveway access on Beckman Place and to provide a pedestrian connection from the site to the existing sidewalk on Beckman Place.

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 Bridgeport Road, existing single-family homes fronting Bridgeport Road zoned “Small-Scale Multi-Unit Housing - (RSM/S), (RSM/M), and (RSM/L)”.
- To the east: Across Beckman Place, a neighbourhood shopping centre at 3031 Beckman Place zoned “Neighbourhood Commercial (CN)” and townhouses zoned “Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)”.
- To the south: A BC Hydro line corridor on a provincially owned parcel zoned “School & Institutional Use (SI)”.
- To the west: Across St. Edwards Drive, an existing hotel on a site that is zoned as “Auto-Oriented Commercial (CA)” and “School & Institutional (SI)”.

Staff Comments

The subject site is a 21,121 m² property containing a shopping centre located at the southeastern corner of Bridgeport Road and St. Edwards Drive in the Bridgeport Road Corridor Sub-Area of the Bridgeport Area Plan. The site is designated “Commercial” in the Official Community Plan (OCP) and is zoned “Auto-Oriented Commercial (CA)”. 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 four single-storey buildings and associated surface parking. The original Development Permit (DP) was issued by Council on July 27, 1998 (DP 98-141902). The applicant proposes to undertake renovations to the façade of the eastern portion of the building located along the southern boundary of the site, as well as make some additional upgrades to on-site landscaping and improve pedestrian connections to the north, east and west. No changes to the other buildings on the property are proposed.

Existing Legal Encumbrances

- There are a number of encumbrances and charges registered on Title of the subject property, including:
 - A Statutory-Right-of-Way (SRW) for BC Hydro and BC Tel.
 - Covenant BK137028 registered in favour of the City and the Province of British Columbia Ministry of Transportation and Infrastructure (MOTI) on May 7, 1996, provides that no buildings, structures or improvements shall be placed, erected or constructed on the covenant area and that a Building Permit (BP) shall not be issued for the covenant area for the purposes of ensuring the works do not conflict with road infrastructure. The covenant area currently describes the whole of the subject property. The site improvements proposed through this DP do not conflict with road infrastructure. A modification to the 219 Covenant is required to define the extent of the covenant area, prior to Council's issuance of the development permit.
 - Covenant BK137029 registered in favour of the City on May 7, 1996, provides that any development on the Lands shall provide roadway access from St. Edwards Drive and Beckman Place and not from Bridgeport Road. The proposed development complies with this requirement.
- The subject property falls within Pembina's permitting area for jet fuel infrastructure which is located within the adjacent Provincially owned lands to the south of the subject site. Prior to the issuance of a BP, the applicant must obtain a crossing permit from Pembina.

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 to the east across Beckman Place.
- The existing building is well setback from Bridgeport Road and will have no additional impact on the residential properties north of Bridgeport Road.
- Existing and proposed landscaping along and adjacent to Beckman Place will provide appropriate screening between the subject site and the residential properties to the east.
- There are no additional impacts anticipated to adjacent institutional and commercial properties located to the south, west and east of the subject site as a result of the proposed scope of work.

Site Planning, Access and Parking

- The existing commercial centre consists of four single-storey buildings with associated surface parking. Vehicle access to the site is provided by two driveways from St. Edwards Drive to the west and two driveways from Beckman Place to the east.
- There is a proposed widening of the southern vehicle access (truck access) on Beckman Place to ensure adequate truck maneuvering space onsite.
- Existing sidewalks are provided along the front of each building for pedestrian circulation. Through this application, the applicant proposes to improve the on-site pedestrian circulation through the addition of a north-to-south pedestrian pathway across the parking lot and improved pedestrian connections to the west and east.
- The existing buildings were located to allow for visibility through the site from Bridgeport Road, with the rear building having two prominent entry structures, each with tenant branding.

Architectural Form and Character

- The existing building is a single-storey with high interior ceilings and prominent entry features, which project above the roof line to draw attention to the location of the two tenant entrances. The proposed façade renovation would not change the building height.
- The existing building is currently painted beige, with black awnings along the frontage to the west and east of the store entrance.
- The proposed renovation would involve updated paint with a colour scheme of grey, black and red; and re-cladding of the central feature walls with 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 Bridgeport Road in the Bridgeport Corridor Sub-Area Plan.
- No changes to retail floor area or building massing are proposed.
- Business signage shown on the plans does not form part of the DP and is subject to additional review by staff through the sign permit application process.

Tree Retention/Replacement

- The applicant has submitted a Certified Arborist's Report for the site, which identifies six City trees, ten on-site trees and one on-site hedge.
- Ten on-site trees (tags# 2637, 2639, Notag1, 2640, 2641, 2642, 2643, 2648, 2649 and Notag3) are proposed for retention and protection. A tree survival security in the amount of \$50,000.00 shall be provided for the protection of the ten on-site trees adjacent to the proposed works along the eastern edge of the subject site.
- Four City trees (tags# 2650, 2652, 2653 and 2654) are to be retained and protected. A tree survival security in the amount of \$25,000.00 shall be provided for the protection of the four City trees along the site's south-eastern frontage.
- One on-site hedge is to be removed, as it is in moderate condition and in direct conflict with a fire exit required for compliance with Building Code in the south-east corner of the building.

- Two City trees (tags# Notag2 and 2651) are proposed to be removed, as they are in moderate health with both having roots constrained by the sidewalk and are in direct conflict with the required changes to the southern driveway along Beckman Place for safe truck maneuvering. City Tree Preservation staff have reviewed and concur that these trees should be removed and replaced. The applicant proposes to provide \$3,000.00 to the City's Tree Compensation Fund in lieu of four replacement trees.
- The proposed landscape plan identifies the planting of 14 new trees on-site.
- The Applicant has submitted a Tree Management Plan showing the trees to be retained, the required tree protection areas and the measures to be taken to protect them during the development stage (Plan #7).

Landscape and Open Space Design

- The existing landscaping on-site is in good health and is generally consistent with current guidelines. The parking area includes perimeter landscaping; small, landscaped islands; and overhead lighting. Accessible parking spaces are provided near each building entrance.
- The applicant proposes to upgrade the existing landscaping within the parking areas and improve the pedestrian circulation through the installation of a north-to-south pedestrian pathway and improved connections to the east and west.
- The applicant has provided a Landscape Plan and an associated cost estimate of \$81,841.76 for the installation of the north-to-south pedestrian pathway and east to west pedestrian connections to the street frontages on St. Edwards and Beckman Place, the inclusion of appropriate curb cuts near the building entrance for accessibility, the planting of new low perennial plants and shrubs and the planting of 14 trees including the costs of materials, installation and a ten per cent contingency.
- Prior to the issuance of the DP, the applicant will be required to pay a security deposit equivalent to the cost estimate as a DP consideration for this project.
- All landscaped areas will have an irrigation system in place.
- There is no proposed change to exterior lighting on-site. The existing building-mounted lighting and lighting on lampposts in the parking lot is downward focused.

Accessibility

- Staff have worked with the applicant and their team to improve the subject site's accessibility, through removing existing obstructions (curbs and bollards) and ensuring that the minimum pathway width on-site is 1.5 m (4.9 ft.) wide to provide improved access for those with mobility challenges.

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 Bridgeport Road, and the primary vehicle access points on Beckman Place to the east and St. Edwards Drive to the west.
- Pedestrian circulation through the site is via sidewalks along the front of the buildings. Through this application, the applicant proposes to improve the pedestrian connections to the west and east street frontages.

- The applicant also proposes a new north-to-south pedestrian pathway from the subject building frontage across the parking lot to the north to connect with the sidewalk fronting Bridgeport Road.

Sustainability Features

- The proposed development includes additional landscaped islands within the adjacent parking area, increasing the amount of green space and trees on-site.
- The applicant has confirmed that as part of the proposed interior building renovations, new hands-free and low-flow water fixtures will be incorporated into the public washrooms within the store, which will result in greater water conservation.

Site Servicing and Frontage Improvements

A servicing agreement is required prior to BP issuance for the proposed frontage improvements along Beckman Place. The applicant is required to construct the following, at no cost to the City, to the satisfaction of the Director, Transportation:

Along Beckman Place:

- At the existing east-west driveway a 2.0 m wide sidewalk extending from the back of the existing sidewalk fronting Beckman Place to the east property line at 3100 St. Edwards Drive.
- At the driveway in the southeast corner of the subject property adjacent to the Beckman Place cul-de-sac, construct a new or modify the existing driveway letdown to accommodate truck turning movements required to service the site.

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.



Laurel Eyton
Planner 1
(604) 247-4944

LE:js

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

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

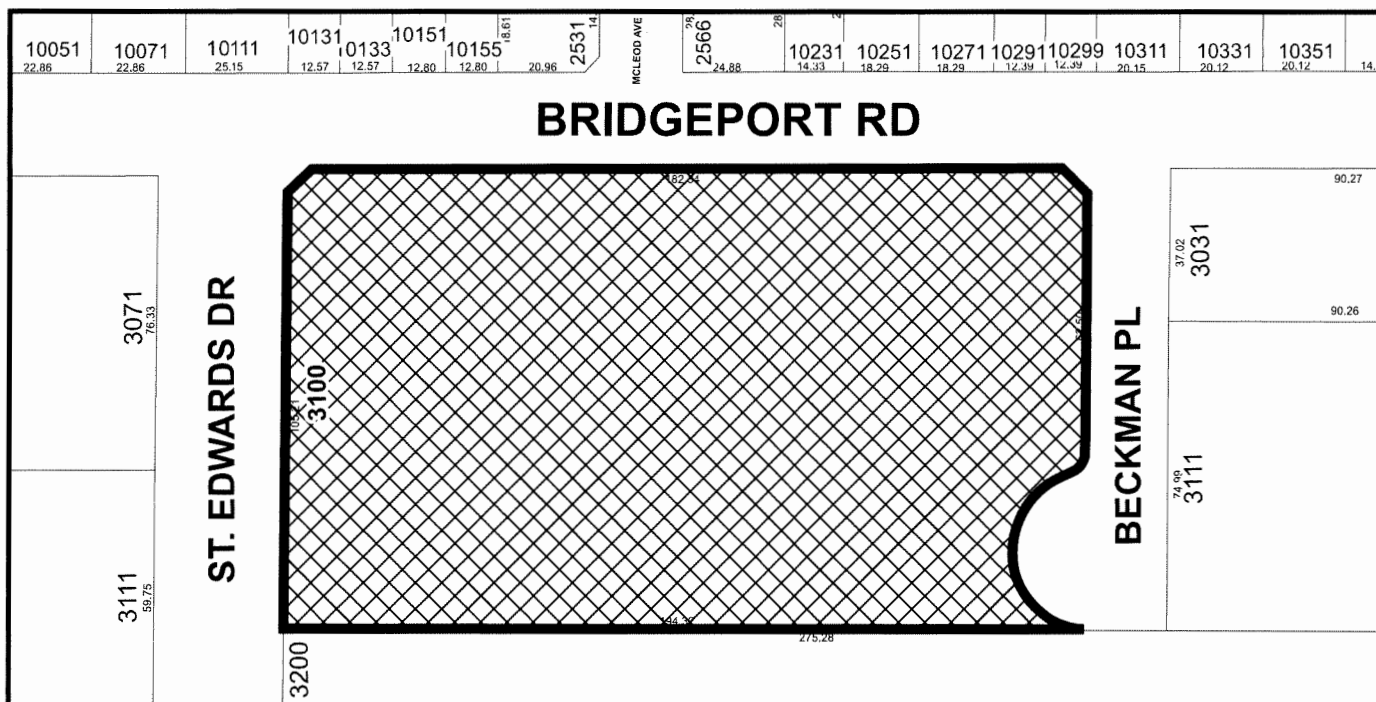
- **Modification of Covenant BK137028:** Registration of a modification to Covenant BK137028 to properly define the extent of the area of the subject property to which the covenant is to apply.
- **Arborist Contract:** Submission of a signed contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.

The contract must include the required scope of work, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment report to the City for review.

- **Landscape Security:** Receipt of a Letter-of-Credit for landscaping in the amount of \$81,841.76. To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the City.
- **City Tree Protection:** Receipt of a Tree Survival Security of \$25,000.00 for four City trees. To accompany the tree survival security, the applicant must enter into a legal agreement which sets the terms for its use and release.
- **Onsite Tree Protection:** Receipt of a Tree Survival Security of \$50,000.00 for ten on-site trees. To accompany the tree survival security, the applicant must enter into a legal agreement which sets the terms for its use and release.
- **Tree Compensation Fund:** City's acceptance of the Applicant's voluntary contribution of \$3,000.00 to the City's Tree Compensation Fund for the two City Trees to be removed.
- **Fees - Notices:** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.

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

- The applicant is required to acquire a crossing permit from Pembina for any works that fall within Pembina's permitting area.
- The applicant is required to enter into a Servicing Agreement with the City to construct the following frontage improvements identified below, at no cost to the City, to the satisfaction of the Director, Transportation:
 - Along the south side of the existing east-to-west driveway at Beckman Place:
 - A 2.0 m wide sidewalk extending from the back of the existing sidewalk fronting Beckman Place to the east property line at 3100 St. Edwards Dr., connecting to the proposed on-site east-west pedestrian pathway; and,
 - The 7.5 m driveway width shall be maintained.
 - At the driveway in the south-east corner of the subject property adjacent to the Beckman Place cul-de-sac:
 - Construct a new or modify the existing driveway to accommodate truck turning movements required to service the site.
 - Any impacts to existing infrastructure including but not limited to sidewalk, curb and gutter, curb ramps, lighting, signage, boulevards, landscaping, pavement markings etc. must be restored to the satisfaction of the Director, Transportation.
- 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>).

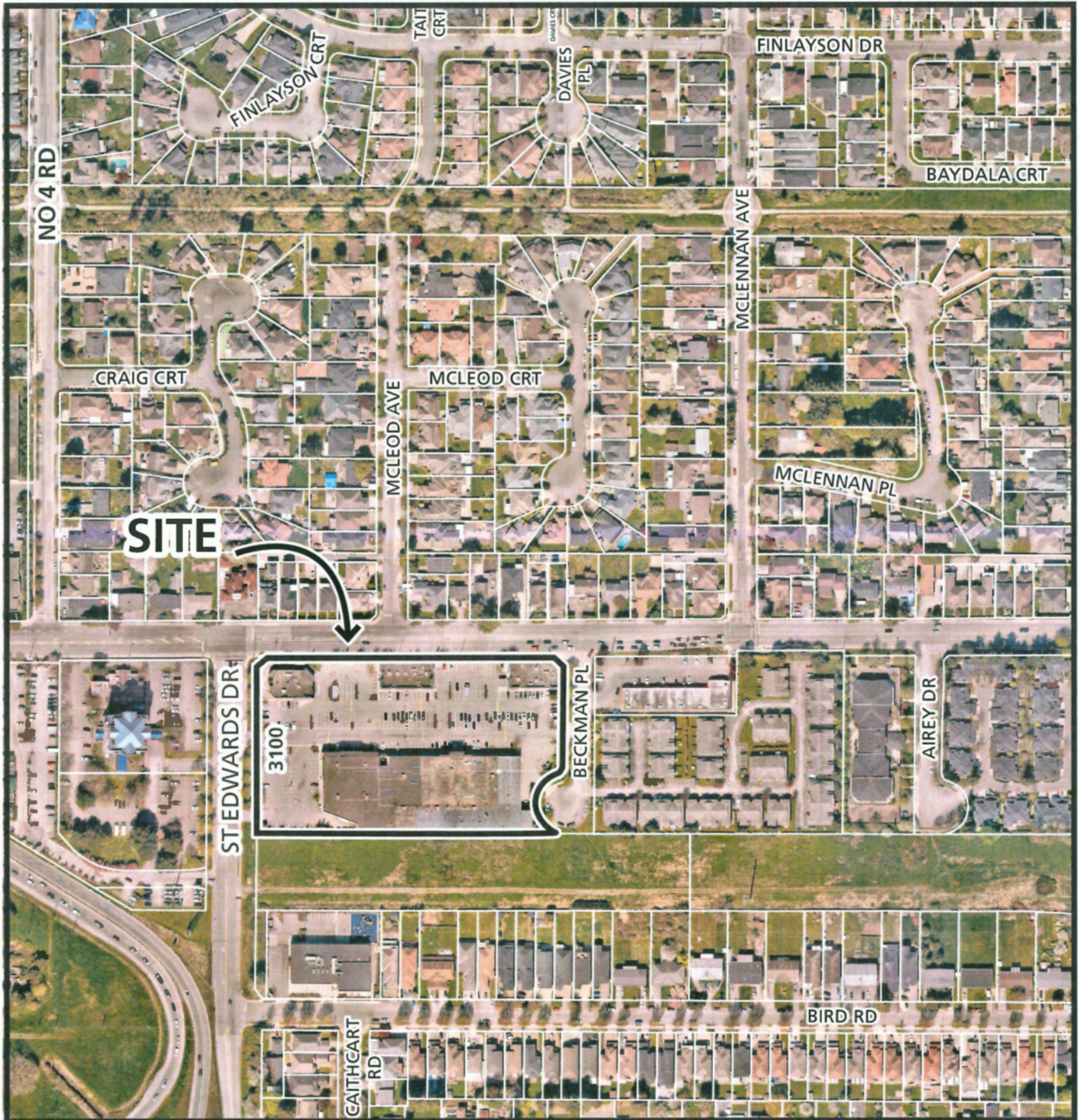


DP 23-035047

Note: Dimensions are in METRES



City of
Richmond



DP 23-035047

Original Date: 02/26/25
Revision Date:

Note: Dimensions are in METRES



DP 23-035047

Attachment 2

Address: 3100 St. Edwards Drive

Applicant: Canadian Tire Real Estate Ltd.

Owner: St. Edwards Crossing Holdings Ltd.

Planning Area(s): Bridgeport

	Existing	Proposed
Site Area:	21,121 m ²	No change
Land Uses:	Commercial and service uses	No change
OCP Designation:	Commercial	No change
Zoning:	Auto-Oriented Commercial (CA)	No change

	Bylaw Requirement	Existing	Variance
Floor Area Ratio:	Max. 0.5	Max. 0.5 (existing)	None permitted
Lot Coverage:	Max. 50%	Max 50% (existing)	None
Setback – Bridgeport	Min. 3.0 m	2.97 m (existing)	Existing condition
Setback – St. Edwards Drive	Min. 3.0 m	6.5 m (existing)	Existing condition
Setback – Beckman Place	Min. 3.0 m	1.25 m (existing)	Existing condition
Setback - south	Min. 3.0 m	0.0 m (existing)	Existing condition
Height (m):	Max. 12.0 m	10.67 (existing)	None



City of Richmond

Development Permit

No. DP 23-035047

To the Holder: Canadian Tire Real Estate Ltd.
Property Address: 3100 St. Edwards Drive
Address: 2180 Yonge Street, Toronto ON M4S 2B9

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 #9 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 \$81,841.76 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 23-035047

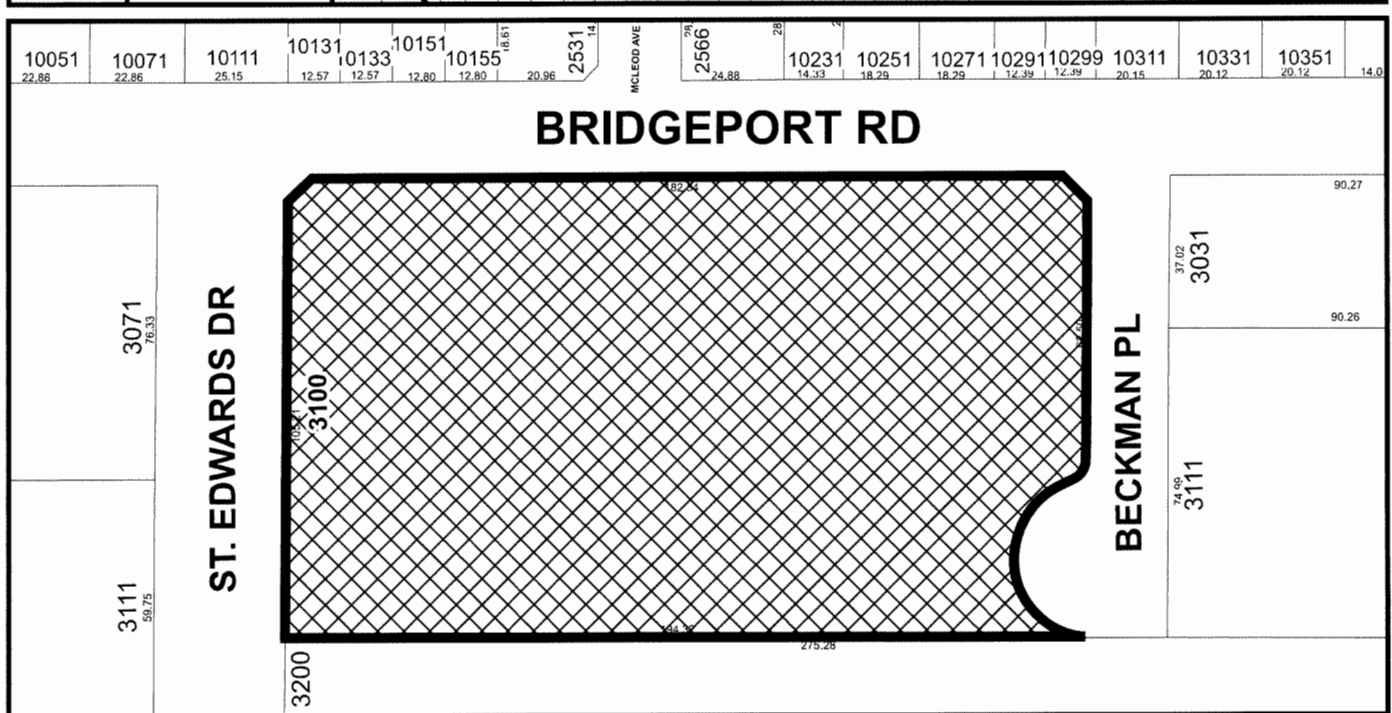
To the Holder: Canadian Tire Real Estate Ltd.
Property Address: 3100 St. Edwards Drive
Address: 2180 Yonge Street, Toronto ON M4P 2V8

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. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



Note: Dimensions are in METRES

CTR 606 Richmond

FEB 27, 2025 - 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

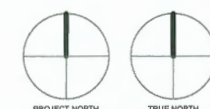
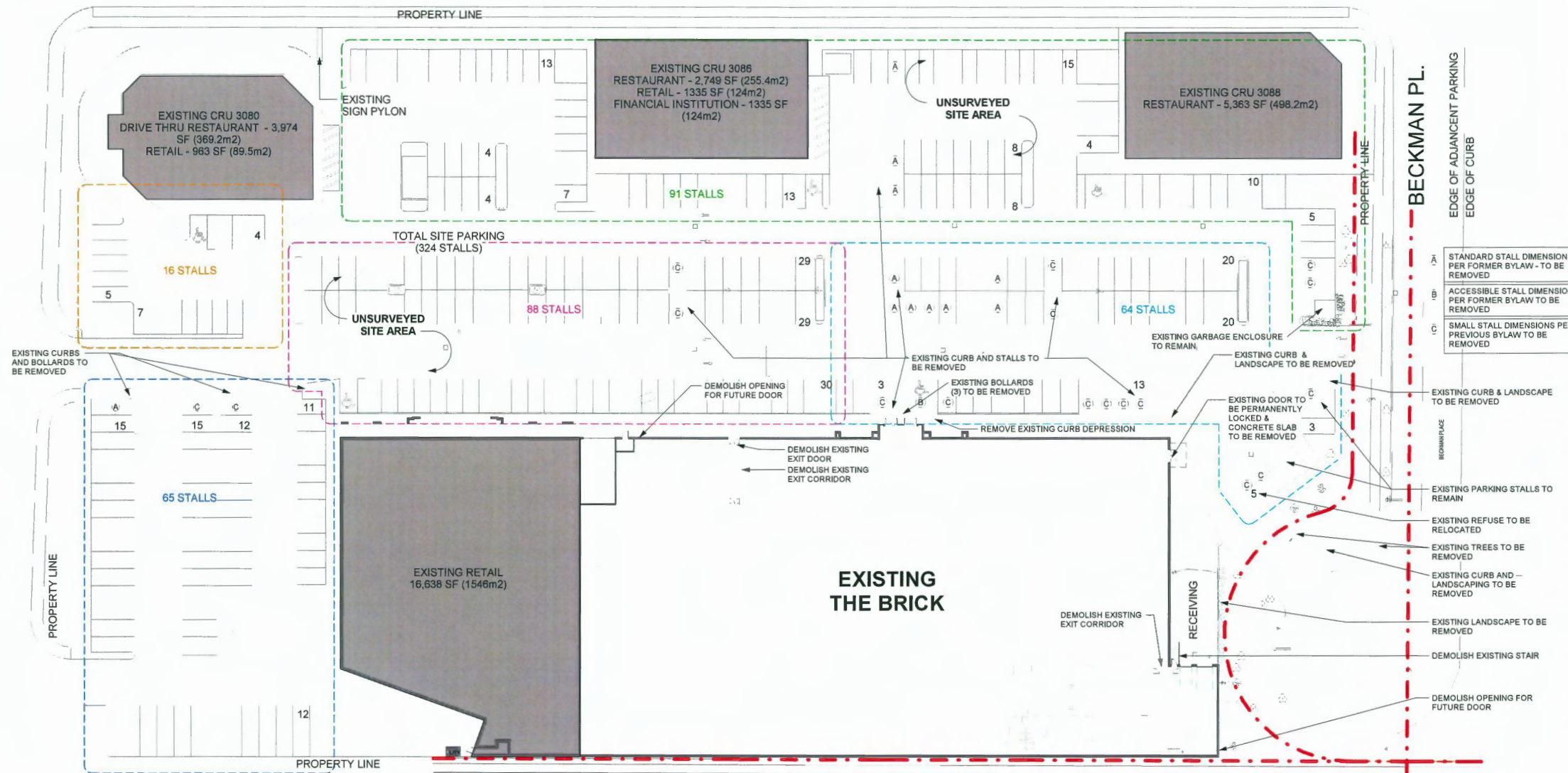
DP 23-035047
Plan #1





BRIDGEPORT RD.

ST. EDWARDS DR.



ARCHITECT

CERTIFIED PROFESSIONAL

20	2023/02/19	Issued for Review	RH	RH
21	2023/02/19	Issued for Review	RH	RH
22	2023/02/19	Issued for Review	RH	RH
23	2023/02/19	Issued for Review	RH	RH
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99	2023/02/19	Issued for Review	RH	RH
100	2023/02/19	Issued for Review	RH	RH

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THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO MALLEN GOWING BERZINS ARCHITECTURE INCORPORATED. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
CANADIAN TIRE
CTR 606 Richmond
#150-3100 ST. EDWARDS DR
RICHMOND, BC
V6X 4C4

SHEET TITLE
EXISTING SITE PLAN

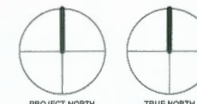
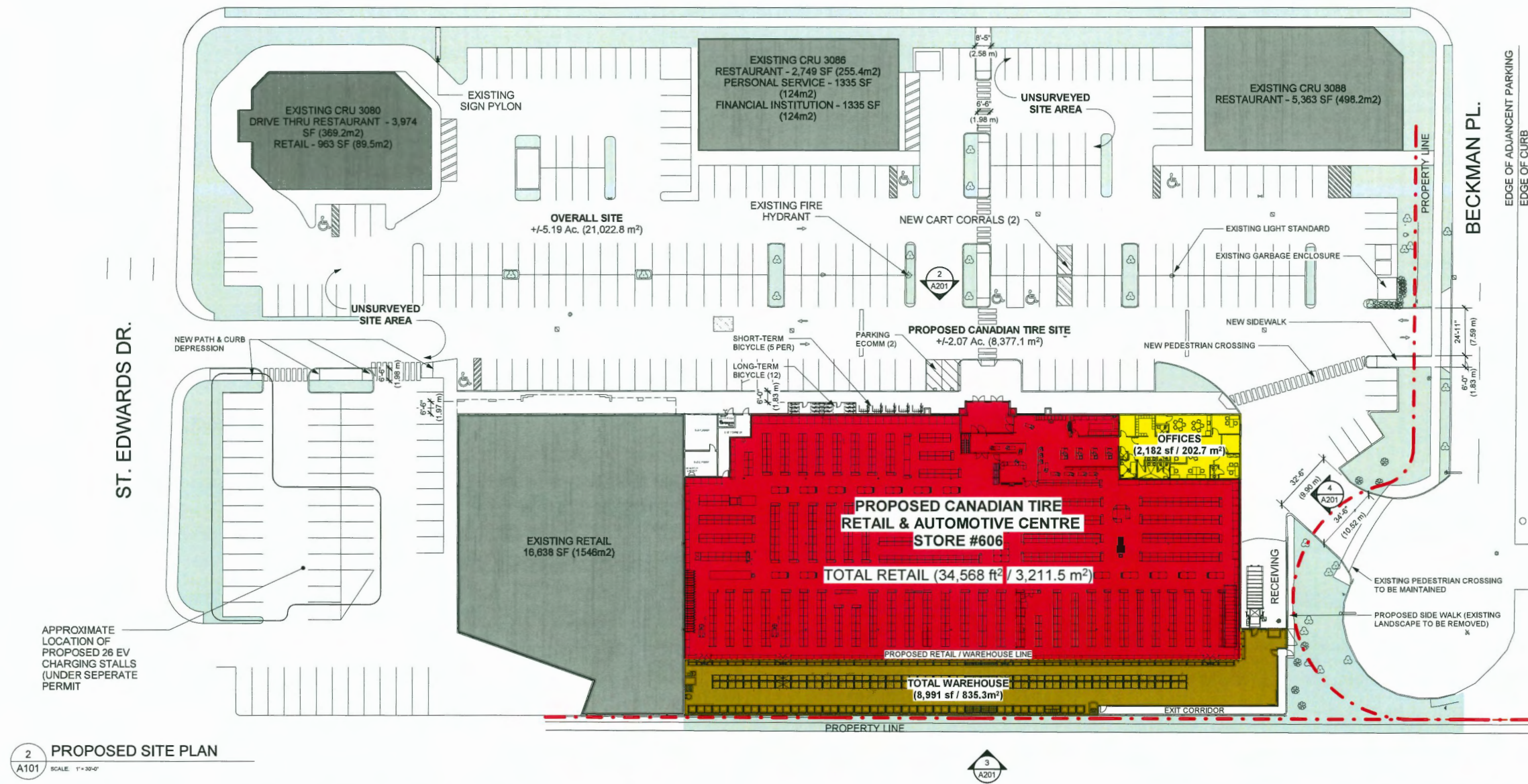
PROJECT DATE FEB 27, 2025	PROJECT NO. 23057
SCALE As indicated	REVISION 26
DRAWING NO. A100	

BUILDING STATISTICS				
No.	DESCRIPTION	PROPOSED AREA (SF / m ²)		
	RETAIL			79.4%
1	GROUND FLOOR	34,568	3,211.5	
2	ECOMM			
3	TOTAL	34,568	3,211.5	
	WAREHOUSE			20.6%
4	GROUND FLOOR	8,991	835.3	
5	HIGH VALUE PICKUP			
6	MEZZANINE			
7	SECOND FLOOR			
8	TOTAL	8,991	835.3	
	OFFICES			
9	GROUND FLOOR	2,182	202.7	
10	SECOND FLOOR			
11	MEZZANINE			
12	TOTAL	2,182	202.7	
	GROUND FLOOR COVERAGE			
13	CTC (3+8+12)	45,741	4,249.5	
14	BUILDING STRUCTURAL AREA (4+5+6+8+12+15+17+18+19)	45,741	4,249.5	
15	BUILDING FUNCTIONAL AREA (22+7)	45,741	4,249.5	
	TEMPORARY GARDEN CENTRE			
16	COMPOUND	0	0	
17	CANOPY	0	0	
18	CTC STORE SITE AREA (Ac.)	90,170	8,377.1	2.1 Ac.
19	CTC STORE SITE PARKING		44	
20	CTC PARKING RATIO (PER 1000 SF GFA)		0.96	
21	CTC PARKING RATIO (PER 100 M2 GFA)		1.04	

SITE INFORMATION - CITY OF RICHMOND BY-LAW No. 8500				
PROPERTY ADDRESS:	3100 ST. EDWARDS DR., RICHMOND, BC, V6X 4C4			
LEGAL DESCRIPTION:	LOT 1 SEC 26 BLK 5N RG 6W PL LMP28236 LOT 1, BLOCK 5N, PLAN LMP28236, SECTION 26, RANGE 6 W, NEW WESTMINSTER LAND DISTRICT			
PROJECT DESCRIPTION:	MINOR FACADE IMPROVEMENTS INCLUDING NEW EXTERIOR PAINT AND SIGNAGE			
EXISTING ZONING:	CA - (COMMERCIAL)			
SITE AREA		+/-226,284 SF	+/-5.2 Ac	
CANADIAN TIRE SITE AREA		+/-90,170 SF	+/-2.1 Ac	
CANADIAN TIRE FLOOR AREA (FORMERLY BRICK - UNCHANGED):		45,741 SF	4,249.5m ²	
SECTION 7 BY-LAW No. 8500 - PARKING AND LOADING				
USES	REQUIRED	EXISTING	PROPOSED	
CTC RETAIL - 3,211.5m ²				
3 STALLS PER 100m ² GLA UP TO 350m ²	11			
4 STALLS PER 100m ² GLA ABOVE 350m ²	115			
SITE RETAIL, SHOWROOM = 1,546m ²				
2 STALLS PER 100m ² GLA	31			
SITE RETAIL, GENERAL = 90m ²				
3 STALLS PER 100m ² GLA	2			
SITE RESTAURANT DRIVE THRU = 370m ²				
7 STALLS PER 100m ² GLA UP TO 350m ²	25			
9 STALLS PER 100m ² GLA ABOVE 350m ²	2			
SITE FINANCIAL INSTITUTION = 124m ²				
3 STALLS PER 100m ² GLA UP TO 350m ²	4			
SITE PERSONAL SERVICES = 124m ²				
4 STALLS PER 100m ² GLA	5			
SITE RESTAURANT = 754m ²				

8 STALLS PER 100m ² GLA UP TO 350m ²	29		
10 STALLS PER 100m ² GLA ABOVE 350m ²	41		
CTC WAREHOUSE - 835.3m ²			
0.5 STALLS PER 100m ² GLA	5		
CTC OFFICES - 202.7m ²			
3 STALLS PER 100m ² GLA	7		
TOTAL PARKING	275	324	298
PARKING STALL COUNT BY TYPE			
TYPE A - STANDARD STALL PER FORMER BYLAW		194	180
TYPE B - ACCESSIBLE STALL			
2% OF REQUIRED SITE PARKING SPACES	6	5	6
TYPE C - SMALL STALL			
MAX. 50% OF SPACES PROVIDED	149	123	82
TYPE D - RESTRICTED ACCESS		2	4
TYPE E - ELECTRIC VEHICLE			26
		324	298

BRIDGEPORT RD.



20	2023/02/19	Issued for Review	RH	RH
21	2023/02/11	Issued for Review	RH	RH
22	2023/02/06	Issued for Development Permit	REV	RH
23	2024/11/28	Issued for Development Permit	RH	RH
24	2024/11/28	Resubmitted for DP	RH	RH
25	2024/10/28	Issued for Review	RH	RH
26	2024/10/01	Issued for Client Review	RH	RH
27	2024/09/16	Issued for DP Revision	RH	RH
28	2024/08/16	Issued for DP Revision	JS	RH
29	2024/04/03	Issued for Client Review	JS	GP
30	2024/03/25	Issued for Client Review	RH	RH/DC
31	2024/03/22	Issued for Client Review	RH	RH
32	2024/03/19	Issued for Client Review	RH	RH
33	2024/02/26	Issued for Client Review	JS	RH
REV	YYYY MM DD	DESCRIPTION	JOB	REV

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PROJECT
CANADIAN TIRE
CTR 606 Richmond
#150-3100 ST. EDWARDS DR
RICHMOND, BC
V6X 4C4

SHEET TITLE
PROPOSED SITE
PLAN

PLOT DATE FEB 27, 2025	PROJECT NO. 23057
SCALE As indicated	REVISION 26
DRAWING NO. A101	

DP 23-035047
 Plan #4

ARCHITECT

CERTIFIED PROFESSIONAL

27	2025/02/27	Issued for Review	RH	RH
26	2025/02/19	Issued for Review	RH	RH
25	2025/02/11	Issued for Review	RH	RH
24	2025/02/06	Issued for Development Permit	NOV	RH
23	2024/11/28	Issued for Development Permit	RH	RH
22	2024/11/04	Revised for DP	RH	RH
21	2024/10/23	Issued for Review	RH	RH
20	2024/10/01	Issued for Client Review	RH	RH
19	2024/09/16	Issued for DP Revision	RH	RH
18	2024/08/15	Issued for DP Revision	JS	RH
REV	YYYY MM DD	DESCRIPTION	DR	RV

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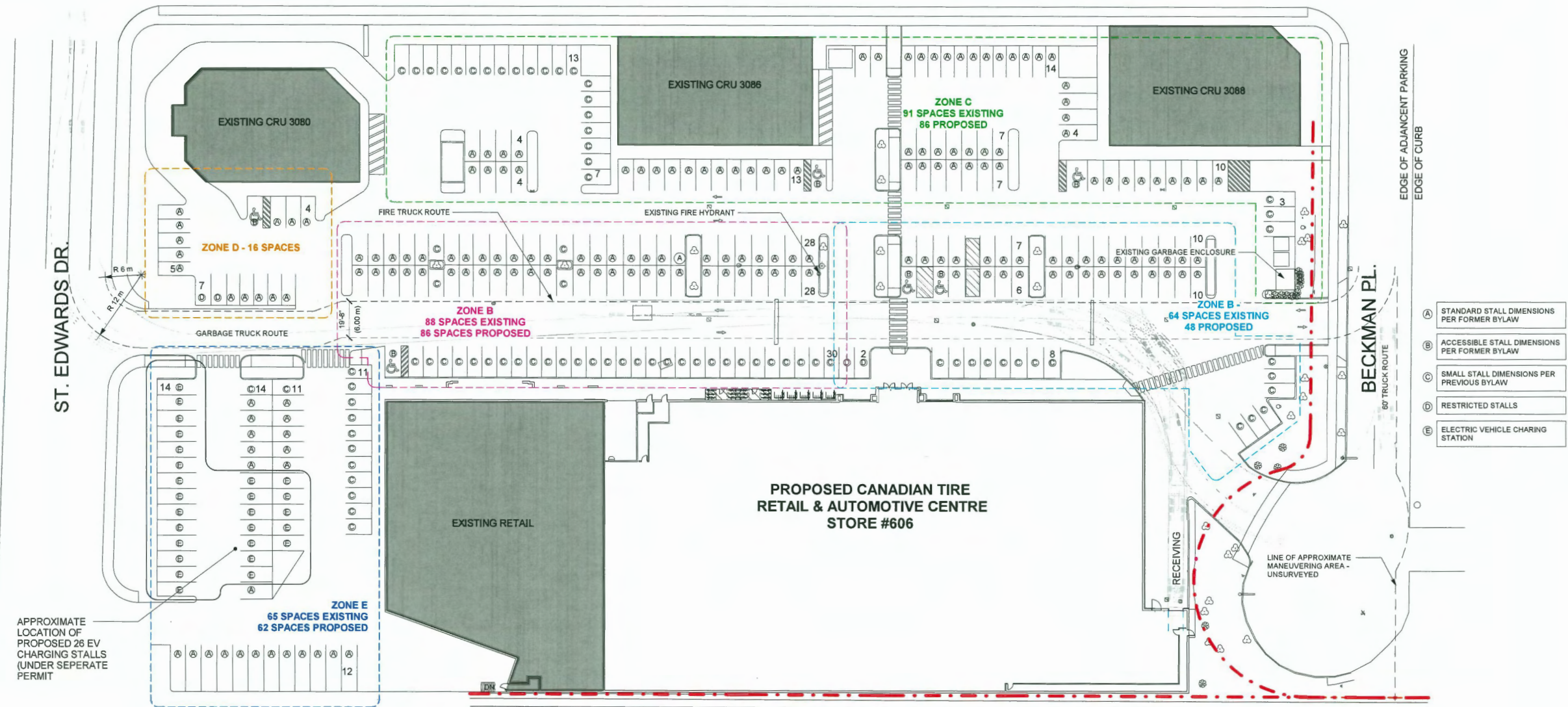
THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO MALLEN GOWING BERZINS ARCHITECTURE INCORPORATED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT
CANADIAN TIRE
CTR 606 Richmond
 #150-3100 ST. EDWARDS DR
 RICHMOND, BC
 V6X 4C4

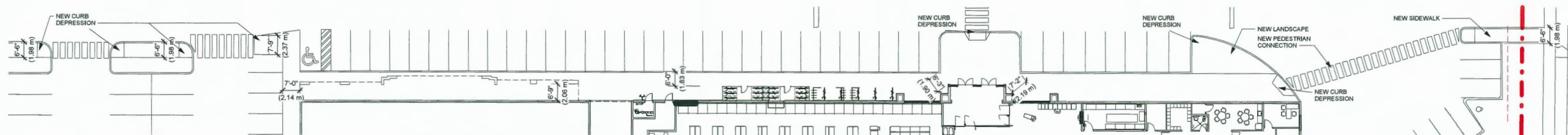
SHEET TITLE
PARKING & CIRCULATION SITE PLAN

DATE FEB 27, 2025	PROJECT NO. 23057
SCALE As indicated	REVISION
DRAWING NO. A103	27

BRIDGEPORT RD.

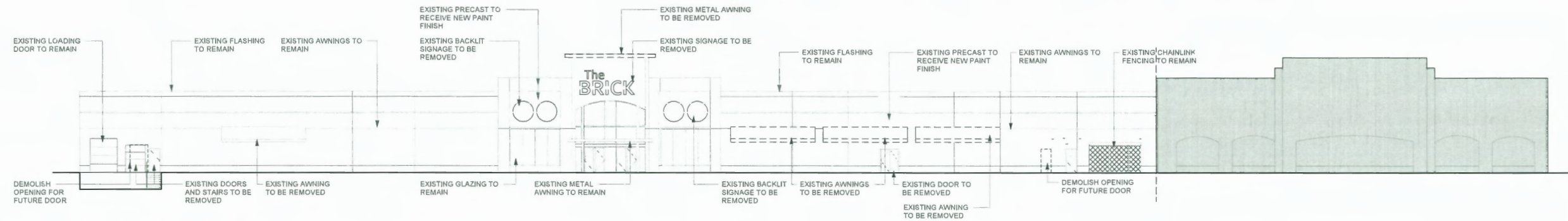


1 PROPOSED SITE PLAN - CIRCULATION
 A103 SCALE: 1" = 30'-0"

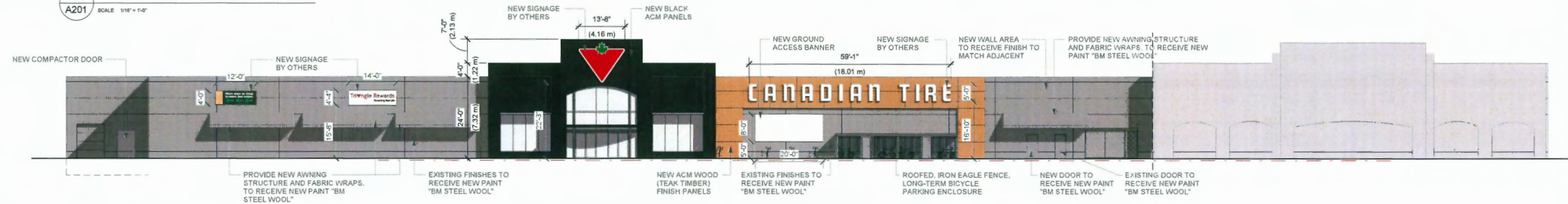


2 ENLARGED SITE PLAN - BUILDING FRONTAGE
 A103 SCALE: 3/8" = 1'-0"

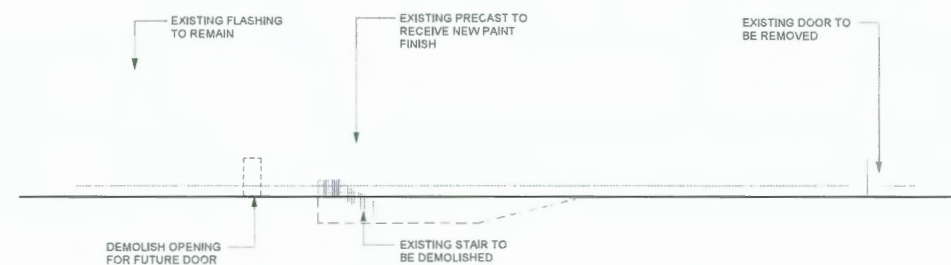
DP 23-035047
Plan #5



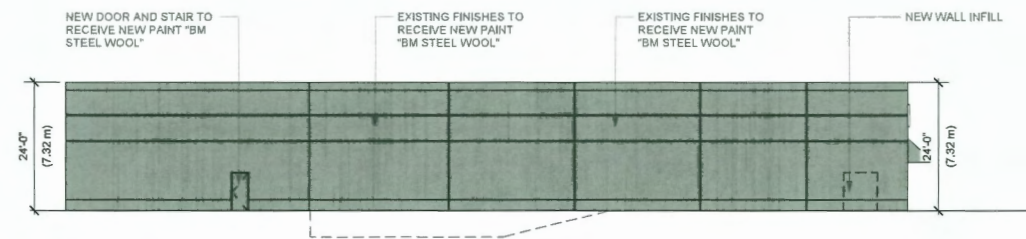
6 EXISTING NORTH ELEVATION
 A201 SCALE: 1/16" = 1'-0"



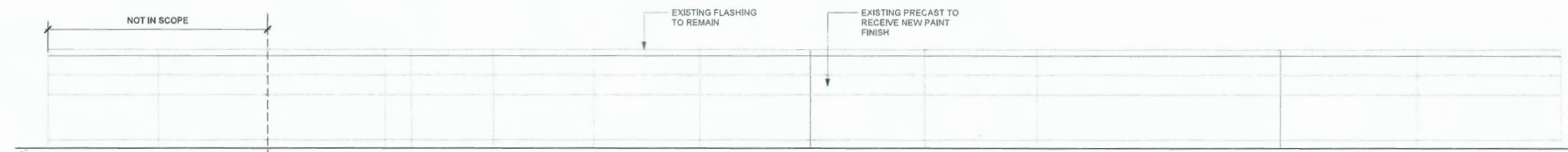
2 PROPOSED NORTH ELEVATION
 A201 SCALE: 1/16" = 1'-0"



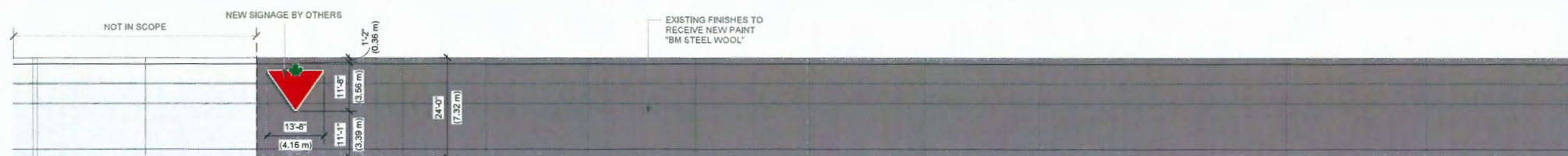
1 EXISTING EAST ELEVATION
 A201 SCALE: 1/16" = 1'-0"



4 PROPOSED EAST ELEVATION
 A201 SCALE: 1/16" = 1'-0"



5 EXISTING SOUTH ELEVATION
 A201 SCALE: 1/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION
 A201 SCALE: 1/16" = 1'-0"

ARCHITECT

CERTIFIED PROFESSIONAL

25	2025/02/11	Issued for Review	RH	RH
24	2025/02/06	Issued for Development Permit	NTV	RH
23	2024/11/28	Issued for Development Permit	RH	RH
22	2024/10/08	Issued for Review	RH	RH
21	2024/10/01	Issued for Client Review	RH	RH
20	2024/09/01	Issued for Client Review	RH	RH
19	2024/08/15	Issued for DP Revision	JS	RH
17	2024/04/03	Issued for Client Review	RH	RH
16	2024/03/25	Issued for Client Review	RH	RH
15	2024/03/25	Issued for Client Review	RH	RH
14	2024/03/19	Issued for Client Review	RH	RH
13	2024/01/16	Issued for Client Review	JS	RH
11	2024/01/12	Issued for Client Review	RH	RH
10	2023/11/27	Issued for Client Review	JS	RH
9	2023/11/23	Issued for Client Review	JS	RH
REV	YYYY MM DD	DESCRIPTION	DR	RV

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PROJECT
CANADIAN TIRE
CTR 606 Richmond
 #150-3100 ST. EDWARDS DR
 RICHMOND, BC
 V6X 4C4

SHEET TITLE
EXTERIOR ELEVATIONS

PLOT DATE FEB 27, 2025	PROJECT NO. 23057
SCALE 1/16" = 1'-0"	REVISION 25
DRAWING NO. A201	

DP 23-035047
Plan #6

ARCHITECT

CERTIFIED PROFESSIONAL

24	2025/02/06	Issued for Development Permit	RM	RM
23	2024/11/28	Issued for Development Permit	RM	RM
22	2024/10/28	Issued for Review	RM	RM
21	2024/10/01	Issued for Client Review	RM	RM
20	2024/08/19	Issued for Client Review	JS	RM
19	2024/04/03	Issued for Client Review	RM	GP
18	2024/03/27	Issued for Client Review	RM	RM
17	2024/03/27	Issued for Client Review	JS	RM
16	2023/11/27	Issued for Client Review	JS	RM
15	2023/11/23	Issued for Client Review	JS	RM
14	2023/10/26	Issued for Client Review	JS	RM
13	2023/10/26	Issued for Client Review	JS	RM
12	2023/10/26	Issued for Client Review	JS	RM
11	2023/10/26	Issued for Client Review	JS	RM
10	2023/10/26	Issued for Client Review	JS	RM
9	2023/10/26	Issued for Client Review	JS	RM
8	2023/10/26	Issued for Client Review	JS	RM
7	2023/10/26	Issued for Client Review	JS	RM
6	2023/10/26	Issued for Client Review	JS	RM
5	2023/10/26	Issued for Client Review	JS	RM
4	2023/10/26	Issued for Client Review	JS	RM
3	2023/10/26	Issued for Client Review	JS	RM
2	2023/10/26	Issued for Client Review	JS	RM
1	2023/10/26	Issued for Client Review	JS	RM

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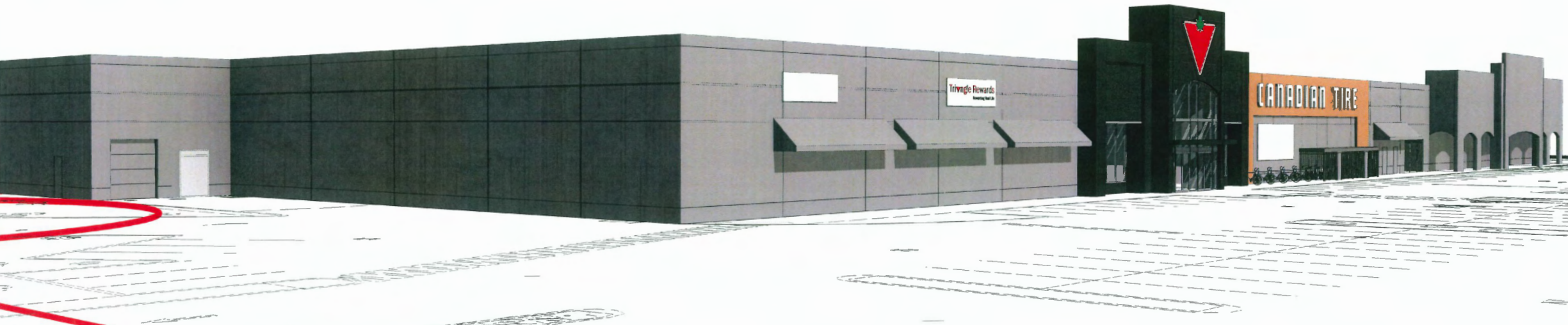
PROJECT
CANADIAN TIRE
CTR 606 Richmond
#150-3100 ST. EDWARDS DR
RICHMOND, BC
V6X 4C4

SHEET TITLE
3D VIEWS

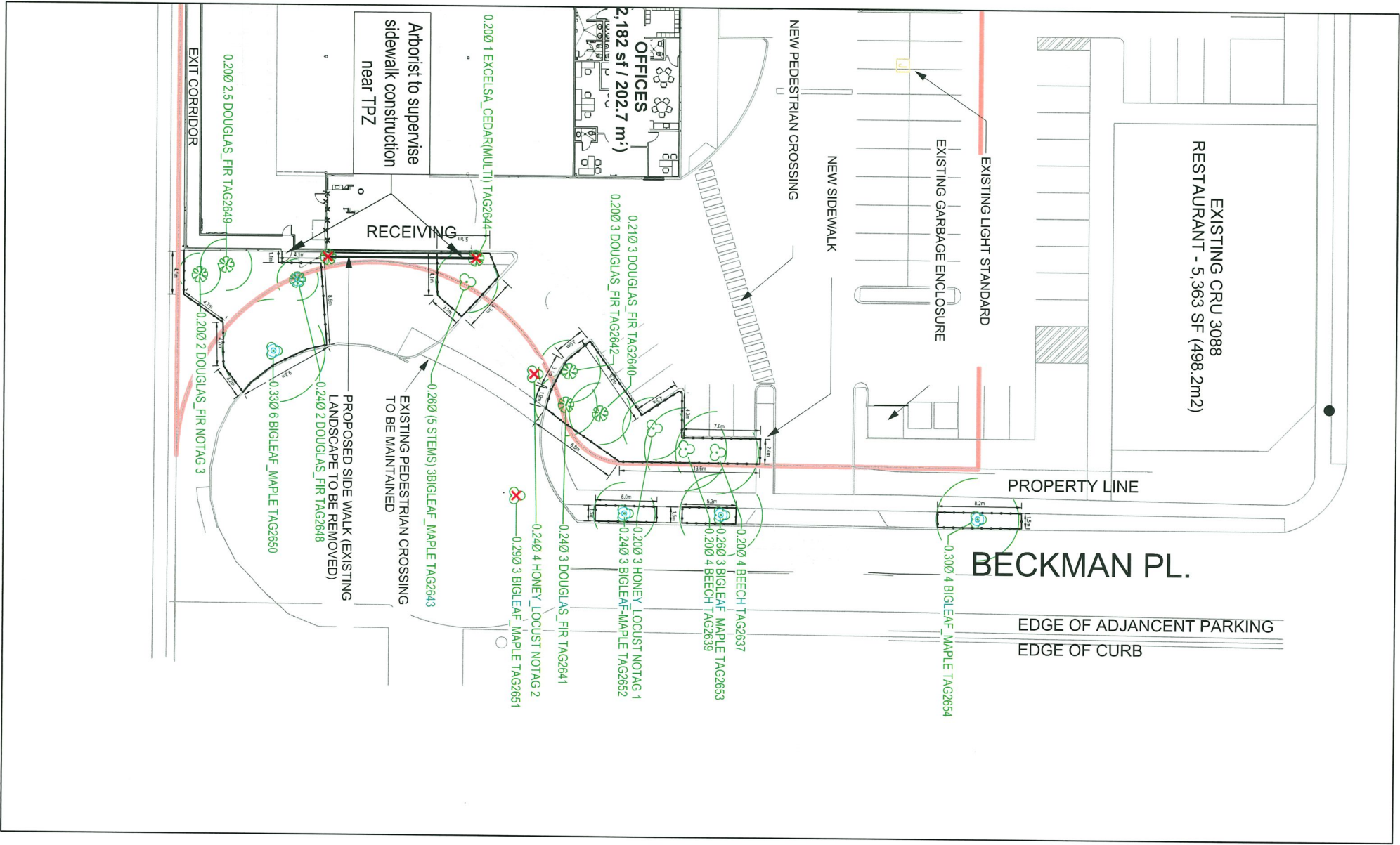
PROJECT NO.	23057
DATE	FEB 27, 2025
SCALE	
DRAWING NO.	A301
REVISION	24



1 NORTHWEST VIEW
A301 SCALE N.T.S.



2 NORTHEAST VIEW
A301 SCALE N.T.S.



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LEGEND

- Site boundary
- Tree protection zone (TPZ)
- Deciduous tree w/Tag No.
- Coniferous tree w/Tag No.
- Tree to be removed
- Tree protection barrier
- Off-site tree to be protected

IMPACT MITIGATION

Tree Protection Barrier: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the tree protection zones. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e., demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Excavation: We recommend that no excavation occur within tree protection zones of trees that are to be retained. Any excavation that is necessary, within the working space setback of trees to be retained must be completed under the direction of the project arborist. If it is found, at the time of excavation, that the excavation cannot be completed without severing roots that are critical to the trees' health or stability it may be necessary to remove additional trees.

Demolition: If tree removal is proposed to be undertaken in conjunction with demolition operations, tree removal permits may be necessary. Note that some municipalities may not approve tree removal at this phase. If the municipality relaxes the requirement for barrier fencing installations prior to demolition (subject to on-site arborist supervision during demolition operations) a Letter of Undertaking may be required by the municipality.

Material storage: Areas must be designated for material storage and staging during the construction process. Ideally these areas will be located outside of the tree protection areas that will be isolated by barrier fencing. Should it be necessary to store material temporarily within any of the tree protection areas, the project arborist must be consulted.

Mulch layer or plywood over heavy traffic areas: Should it be necessary to access tree protection areas during the construction phase of the project, and heavy foot traffic or vehicular encroachment is required, we recommend that a layer of wood chip horticultural mulch or plywood be installed to reduce compaction. This project arborist must be consulted prior to removing or moving the protection barrier for this purpose.

Puning:

- Once tree clearing has taken place we recommend that trees to be retained be pruned to remove deadwood, and to address any structural flaws.
- We recommend that any pruning of by-law-protected trees be performed to ANSI A300 standards and Best Management Practices.

Stump removal: We recommend that, if stumps require removal, they are removed under arborist supervision, or ground using a stump grinder to avoid disturbing root systems of trees in close proximity, that are shown on the tree management drawing to be retained.

Windthrow: Where forest edge trees are proposed to be removed, we recommend that trees that may experience an increase in wind exposure, be re-examined, once tree clearing has taken place, to ensure that they are structurally stable, and suitable for retention as leading edge trees.

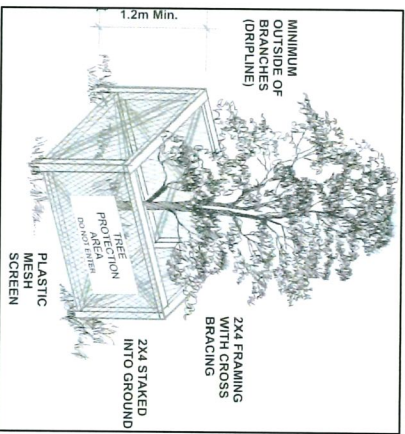
Paved areas over critical root zones of trees to be retained: Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. (Specifications can be provided by the project arborist, in consultation with the design consultant).

Landscaping: Any proposed landscaping within the critical root zones of trees to be retained must be reviewed with the project arborist.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

TREE PROTECTION BARRIER DETAIL



SKETCH T1

Tree Management Plan
3100 St Edwards Dr
Richmond, BC

DATE: February 27, 2025
PREPARED FOR: Canadian Tire Real Estate Ltd.
SCALE: 1 : 500 @ 11" X 17"
MCE PROJECT: 2221-02401-00



ST. EDWARDS DR.

BRIDGEPORT RD

DP 23-035047
Plan #8

UTILITY LOCATES
NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION 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.



KEY PLAN

SCALE 1:10000

GENERAL NOTES

- THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
- 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.
- LOCATION OF UNDERGROUND UTILITIES TO BE CONFIRMED PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS.
- ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

PLANTING NOTES

- 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.
- ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
- ALL PLANTING BEDS TO HAVE A MINIMUM OF 100mm DEEP 10mm CRUSHED RUNDLESTONE MULCH OVER LANDSCAPE FABRIC. ENSURE CLEAR RADIUS OF 100mm AROUND PLANT STEM.
- STAKE TREE LOCATIONS AND BED EDGES FOR APPROVAL BY LANDSCAPE ARCHITECT.
- PROVIDE GROWING MEDIUM DEPTHS/VOLUMES AS FOLLOWS:
 - TREES - 10m³ GROWING MEDIUM VOLUMES PER TREE
 - PLANTING BEDS (SHRUBS | PERENNIALS) - 600mm CONTINUOUS DEPTH
- EXISTING REMOVED TREES TO BE REPLACED.

LEGEND

- LIMIT OF WORK**
- DECIDUOUS TREE**
ARMSTRONG GOLD MAPLE
Acer rubrum 'Armstrong gold'
- CONIFEROUS SHRUB**
GOLD COAST JUNIPER
Juniperus x media 'Gold Coast'
- PERENNIAL**
WOOD SAGE
Salvia x sylvestris 'Mainacht'
- EXISTING TREE TO REMAIN AND BE PROTECTED, SEE ARBORIST DWGS.
- EXISTING TREE TO BE REMOVED, SEE ARBORIST DWGS.
- PLANTING BED C/W 100mm DEPTH 10mm CRUSHED RUNDLESTONE OVER LANDSCAPE FABRIC, MIN. TOPSOIL 600mm DEPTH
- CONCRETE SIDEWALK
- DEPRESSED CURB WHEELCHAIR ACCESSIBLE
- HIGH MAST LIGHTING, BY COOPER LIGHTING SOLUTION (OR APPROVED EQUAL)
- EXISTING LIGHT POLE (DARK SKY COMPLIANT)

THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR ERROR NOR OMISSIONS.

LANDSCAPE PLAN

PLANT IMAGES



ARMSTRONG GOLD MAPLE

GOLD COAST JUNIPER

WOOD SAGE

PLANT SCHEDULE

Total Qty.	Key	Botanical Name	Common Name	Size	Spacing O.C.	Mature ht.
14	AR	<i>Acer rubrum 'Armstrong Gold'</i>	Armstrong Gold Maple	60mm cal. B&B	as plan	12m
61	jm	<i>Juniperus x media 'Gold Coast'</i>	Gold Coast Juniper	#2 cont.	1.0m	0.6m
90	ss	<i>Salvia x sylvestris 'Mainacht'</i>	Wood Sage	#1 cont.	0.6m	0.3m-0.9m



VIEW TO FACADE FACING BECKMAN PLACE WILL BE 90% SCREENED AFTER HEDGE REMOVAL



**PRELIMINARY
NOT FOR
CONSTRUCTION**

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

McElhanney
2300 - 13450 - 102 Avenue, Surrey, BC Canada V3T 5X3 T: 604-596 0391

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE: **LANDSCAPE PLAN**
3100 ST. EDWARDS RD.
CANADIAN TIRE RENOVATION

DESIGN: _____ DWG. NO.: 2221-02401-00
DRAWN: _____ SCALE: _____ DATE: _____
CHECKED: _____ SEC. NO.: _____
ENGINEER: _____ SHT. NO.: _____

Project: February 28, 2025, 1:33:35 PM; Filename: X:\2221\PROJECTS\2221-02401-00 Canadian Tire - CTR 606 Richmond\10.0 DRAWINGS\10.6 L.A.10.6.1 Sheets\2221-02401-00-10-00.dwg; L101

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 293-8552

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 RICHMOND BENCHMARK NUMBER:

GCM # 156513 78H8475
LOCATED AT THE INTERSECTION BRIDGEPORT RD. AND ST. EDWARDS ST.

ELEVATION 1.766m (CVD28GVRD2018) FIELD BOOK NO. _____

CITY WORK ORDER NO. _____ TENDER / PROJECT NO. _____
CONTRACTOR WORK ORDER NO. _____ ACCOUNT NO. _____

REFERENCE DRAWINGS

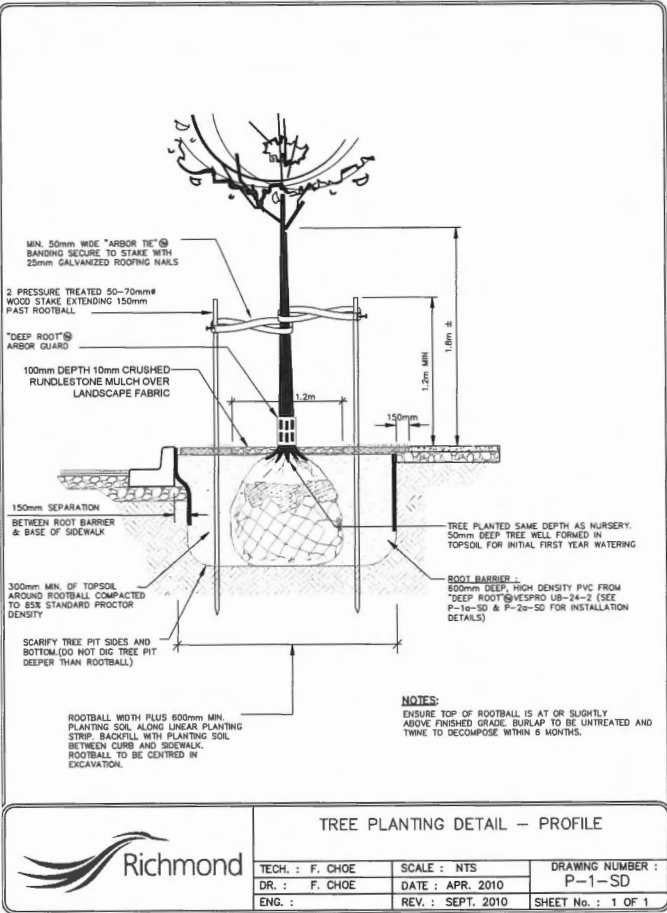
PROPERTY ACQUISITION Aq
SURVEY PLAN & PROFILE PP
ROAD CONSTRUCTION Oc
STORM SEWER INSTALLATION Lc
WATERMAIN INSTALLATION Wc
ORNAMENTAL STREET LIGHTING Tc
TRAFFIC SIGNALS Ec
SANITARY SEWER INSTALLATION

NOTE - PROVE LOCATION OF ALL UTILITIES / SERVICES BEFORE STARTING CONSTRUCTION.

NO.	DATE	BY	CHK	DESCRIPTION
PD	2025-02-26	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT REV3
PC	2024-08-28	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT REV2
PB	2024-05-08	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT REV1
PA	2023-10-27	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT

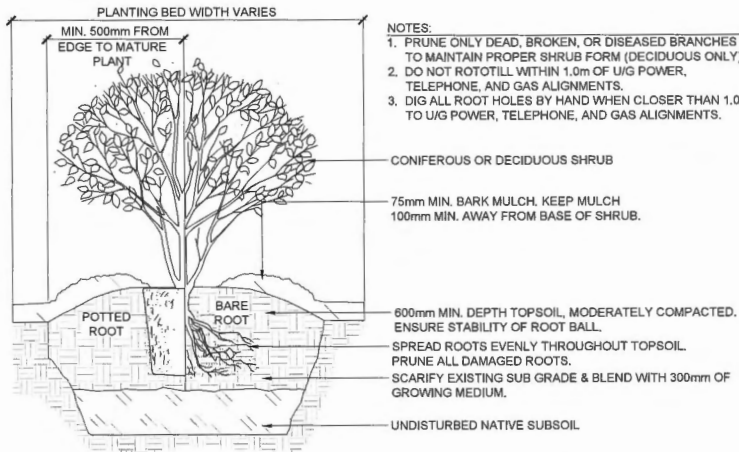
REVISIONS

UTILITY LOCATES
NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION 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.



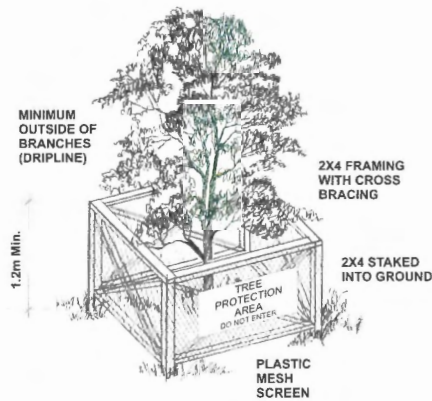
1 TYPICAL TREE PLANTING INSTALLATION

SCALE H.N.T.S.



2 TYPICAL SHRUB/PERENNIAL INSTALLATION

SCALE H.N.T.S.



NOTE:
WOOD FRAME CONSTRUCTION STAKED INTO THE GROUND IS REQUIRED. (METAL FRAMING DOES NOT MEET CITY STANDARDS).

TREE TRUNK DIAMETER			DISTANCE FROM TRUNK		TOTAL DIAMETER	
cm	inches	feet	m	feet	m	feet
20	8	0.6	1.2	3.9	2.60	8.5
25	10	0.8	1.5	4.9	3.25	10.7
30	12	1.0	1.8	5.9	3.90	12.8
35	14	1.2	2.1	6.9	4.55	14.9
40	16	1.3	2.4	7.9	5.20	17.1
45	18	1.5	2.7	8.9	5.85	19.2
50	20	1.7	3.0	9.8	6.50	21.3
55	22	1.8	3.3	10.8	7.15	23.5
60	24	2.0	3.6	11.8	7.80	25.6
75	30	2.5	4.5	14.8	9.75	32.0
90	36	3.0	5.0	16.4	10.90	35.8
100	36	3.3	6.0	19.7	13.00	42.7

TREE PROTECTION TABLE
MINIMUM PROTECTION REQUIRED AROUND TREE



TREE PROTECTION AND TREE PROTECTION DISTANCE TABLE

TECH. :	SCALE : NTS	DRAWING NUMBER :
DR. :	DATE : DEC. 2010	P-7a-SD
ENG. :	REV. :	SHEET No. : 1 OF 1

3 TREE PROTECTION FENCE

SCALE H.N.T.S.

Project: February 26, 2025 - 05:52:49Name: X:\2221\PROJECTS\2221-02401-00 Canadian Tre - CTR 606 Richmond\10.0 BENCHMARKS\10.6 LA 10.6.1 Sheets\2221-02401-00-10-200.dwg | 201

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 283-8552

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 RICHMOND BENCHMARK NUMBER:

CCM # 156513 78H8475
LOCATED AT THE INTERSECTION BRIDGEPORT RD. AND ST. EDWARDS ST.

ELEVATION 1.765m (CVD28GVRD2018) FIELD BOOK #

CITY WORK ORDER # TENDER / PROJECT #
CONTRACTOR WORK ORDER # ACCOUNT #

REFERENCE DRAWINGS

PROPERTY ACQUISITION
SURVEY PLAN & PROFILE
ROAD CONSTRUCTION
STORM SEWER INSTALLATION
WATERMAIN INSTALLATION
ORNAMENTAL STREET LIGHTING
TRAFFIC SIGNALS
SANITARY SEWER INSTALLATION
OTHER

Aq
PP
Dc
Lc
Wc
Tc
Ec

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

NO	DATE	BY	CHK	DESCRIPTION
PD	2025-02-26	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT REV3
PC	2024-08-28	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT REV2
PB	2024-05-08	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT REV1
PA	2023-10-27	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT

REVISIONS

**PRELIMINARY
NOT FOR
CONSTRUCTION**

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS



THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR ERROR NOR OMISSIONS

McElhanney

604-13450 - 102 Avenue, Surrey, BC Canada V3T 5X3 T: 604-596 0391

City of Richmond

6911 NO. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE:

LANDSCAPE DETAILS
3100 ST. EDWARDS RD.
CANADIAN TIRE RENOVATION

DESIGN:	DWG. NO:	2221-02401-00
CHECKED:	SCALE:	DATE:
ENGINEER:	SEC. NO:	SHT. NO: