



**Development Permit Panel
Wednesday, April 16, 2025**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Marie Fenwick, Director, Arts, Culture and Heritage

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on March 26, 2025 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-829108
(REDMS No. 7725410)

APPLICANT: Art Homes Ltd.

PROPERTY LOCATION: 4400, 4420 and 4440 Smith Crescent

INTENT OF PERMIT:

1. Permit the construction of 34 townhouse units at 4400, 4420 and 4440 Smith Crescent on a site zoned "High Density Townhouses (RTH1)" zone.
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the ratio of residential parking spaces permitted in tandem arrangement from 50 per cent to 62 per cent.

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Applicant's Comments

Peter Fanchiang, Designworks Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the proposed development provides multiple pedestrian pathways throughout the subject site;
- pedestrian oriented lighting throughout the site is proposed to enhance pedestrian safety and security;
- there will be a pedestrian connection from Smith Crescent to the trail within the Highway 91A road allowance to the east of the site through the proposed six-metre wide Strollway along the south property line of the subject site;
- internal east-west and north-south drive aisles provide access to individual garages of townhouse units;
- a modern Scandinavian design is proposed for the townhouse development and buildings are differentiated through subtle variation in colours, façade treatments, unit arrangements, balcony arrangements and window design;
- the choice of proposed building materials, e.g. fiber cement siding and shingles, is based on durability and sustainability; and
- the project includes three convertible units and each of these units has been designed to accommodate future installation of a stairlift.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) the landscaping for the project has been designed to incorporate a number of existing onsite trees that have been identified for retention, (ii) each unit will be provided with a landscaped private yard, (iii) a six-foot high wood fence is proposed along the north and east property lines, (iv) a one-metre fence on top of a low retaining wall is proposed along the south property line adjacent to the Strollway, (v) trellis structures are proposed at each end of the internal drive aisles and pedestrian entrances to the site, (vi) the common outdoor amenity area includes seating and a children's play area with play equipment providing multiple play opportunities for different age groups of children, and (vii) permeable pavers are proposed in different colours are proposed for the vehicle entrance, visitor parking stalls and designated onsite pedestrian walkways.

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Staff Comments

Joshua Reis, Director, Development noted that (i) the proposed development includes three convertible units with potential for installation of a chair lift in the future, (ii) all townhouse units are provided with aging-in-place features, (iii) the proposed variance to the ratio of residential parking spaces in tandem arrangement provides the project the ability to achieve the minimum required Flood Construction Level (FCL) which is consistent with the development of other townhouses in Hamilton where garages are located on ground level with habitable spaces located above, (iv) the project has been designed to achieve BC Energy Step Code Level 3 with maximum Emission Level 4, (v) there is a six-metre wide Strollway proposed along the south property line which is consistent with the Hamilton Area Plan and will be widened in the future to 12 metres upon redevelopment of the property to the south, and (vi) a Servicing Agreement is required prior to Rezoning Bylaw adoption which includes frontage improvements along Smith Crescent, construction of the Strollway, improvements to the path within the Highway 91A allowance to the east of the site, and service connections.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the density for the project has been achieved with consideration given to the provision of private outdoor space and landscape buffer for each unit, appropriate setbacks, and pedestrian circulation throughout the site, (ii) the proposed lighting includes, among others, downward focused building-mounted lighting and bollard lights to ensure visibility and security in the proposed development including along sidewalks and pedestrian walkways and at the same time avoid light spillover into neighbouring properties, (iii) a six-foot high wood fence will be installed along the north and east property lines, (iv) the proposed garbage, recycling and organic waste storage room is integrated into Building 3, and (v) on-site landscaping and tree planting has been maximised to the extent possible understanding that the retention of a number of existing on-site trees limits the amount of area available on-site for new trees to be planted.

In reply to queries from the Panel, staff noted that (i) a retaining wall is proposed along the subject site's south property line adjacent to the proposed six-metre wide Strollway that will provide pedestrian connection between Smith Crescent and the trail within the Highway 91A road allowance, (ii) upon redevelopment of the adjacent properties to the south of the subject site, its site grade shall be raised to meet the grade of the proposed Strollway, (iii) there is a six-metre Statutory Right-of-Way (SRW) being provided on the subject property over the proposed Strollway which will be widened by six meters by the properties to the south should they redevelop in the future to achieve the ultimate condition of a 12-metre wide Strollway, (iv) there will be no change in elevation of the Strollway that would require any steps or ramps, and (v) the proposed temporary fencing on top of the retaining wall along the Strollway is intended to ensure the privacy of the existing single-family dwelling to the south and would be removed upon redevelopment of the property to the south.

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Correspondence

None.

Gallery Comments

Gordon Hoye, 4460 Smith Crescent, expressed concern regarding flooding in the backyard of their property located adjacent to the south of the proposed development as a result of preloading in the subject site and queried about the developer's proposed mitigation measures to address this concern. In addition, he queried about (i) the height of buildings in the proposed development and the grade increase in the subject site, and (ii) the rationale for the proposed one-metre height of the fence on top of the retaining wall along the south property line of the subject site adjacent to the proposed Strollway.

In reply to the queries of Mr. Hoye, staff noted that (i) as part of the Building Permit, the applicant will be required to install perimeter drainage around the entire subject site to ensure stormwater is maintained onsite and will not impact the neighbouring properties, (ii) the applicant is also proposing a stormwater management system which directs stormwater runoff generated by the site to the detention tank located at the southwest corner of the site for controlled release to the City's storm system, (iii) drainage and improvements within the Strollway will be reviewed as part of the Servicing Agreement associated with the project, (iv) the proposed site grade along the south property line is approximately 1.2 metres, and (v) the proposed one-metre high privacy fence on top of the retaining wall along the south property line takes into consideration the height of the retaining wall in order to comply with the Zoning Bylaw's fence height limitation of 2.0 metres and to provide an appropriate interface with the adjacent properties to the south.

Mr. Hoye also queried about potential remedies should the proposed measures to mitigate flooding in his property prove to be ineffective. In reply, the Chair advised that he provide his contact information to City staff so they would be able to provide further advice and information if he has future concerns regarding adverse impacts of the proposed development to his property.

Panel Discussion

The Panel expressed support for the project and encouraged the applicant to be engaged and work cooperatively with their neighbours throughout the construction process.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 34 townhouse units at 4400, 4420 and 4440 Smith Crescent on a site zoned “High Density Townhouses (RTH1)” zone; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase the ratio of residential parking spaces permitted in tandem arrangement from 50 per cent to 62 per cent.*

CARRIED

2. DEVELOPMENT PERMIT 23-035047

(REDMS No. 7820496)

APPLICANT: Canadian Tire Ltd.

PROPERTY LOCATION: 3100 St. Edwards Drive

INTENT OF PERMIT:

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)”.

Applicant's Comments

Rebekka Hammer, MGBA Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

- the subject property is located south of Bridgeport Road, east of St. Edwards Drive, and west of Beckman Place and includes a shopping centre with four one-storey buildings and associated surface parking;
- the subject application intends to renovate and rebrand the previous Brick store in the existing building along the southern boundary of the subject property as a Canadian Tire store through façade improvements consistent with the new brand design guidelines of Canadian Tire;
- the proposal also includes, among others, the addition of a north-south pedestrian pathway, improvements to pedestrian connections to the east and west including the installation of a new pedestrian crossing, improvements to existing landscaping including installation of additional landscaped islands planted with trees, shrubs and perennials, and provision of additional bicycle parking; and

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- improvements to pedestrian pathways are proposed to ensure pedestrian accessibility within the subject property.

Staff Comments

Mr. Reis noted that (i) landscaping improvements proposed within the associated surface parking areas include, among others, the planting of 14 new trees onsite, (ii) to enhance pedestrian circulation and accessibility within the site, the proposal includes widening of some of the sidewalks and installing new north-south and east-west pedestrian connections through the site, (iii) the applicant worked with staff to ensure that the pedestrian pathways are accessible which includes removing existing curbs and bollards, (iv) the business signage shown on the plans does not form part of the Development Permit and is subject to a separate sign permit application and review process, (v) there is a Servicing Agreement associated with the project which includes modifying the southeast driveway letdown adjacent to Beckman Place, and (vi) the applicant is responsible for obtaining any approvals or permitting for works within the subject property and servicing works within the area that are subject to third party approvals (such as Pembina) prior to those works being undertaken.

Panel Discussion

In reply to a query from the Panel regarding the provision of electric vehicle (EV) charging stations onsite, staff clarified that EV charging stations are not proposed as part of the development permit or included in the Canadian Tire lease area, but there are EV charging facilities to be located within the larger property to the west of the existing southern building and the project is currently underway.

In reply to a query from the Panel regarding the impact of the proposed reduction of parking stalls as a result of improvements to landscaping, staff noted that there is no parking variance associated with the proposal as the project continues to meet the required parking onsite.

Correspondence

None.

Gallery Comments

None.

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Panel Discussion

The Panel expressed support for the project, noting the applicant's attention to providing accessible pedestrian pathways onsite. In addition, the Panel encouraged the applicant to start working on the Pembina approval process as it is required prior to the proposed improvements to Beckman Place and the existing southern building.

Panel Decision

It was moved and seconded

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)".

CARRIED

3. New Business

None.

4. Date of Next Meeting: April 30, 2025

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:24 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, April 16, 2025.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

Smith Crescent Townhouse

Building a Community

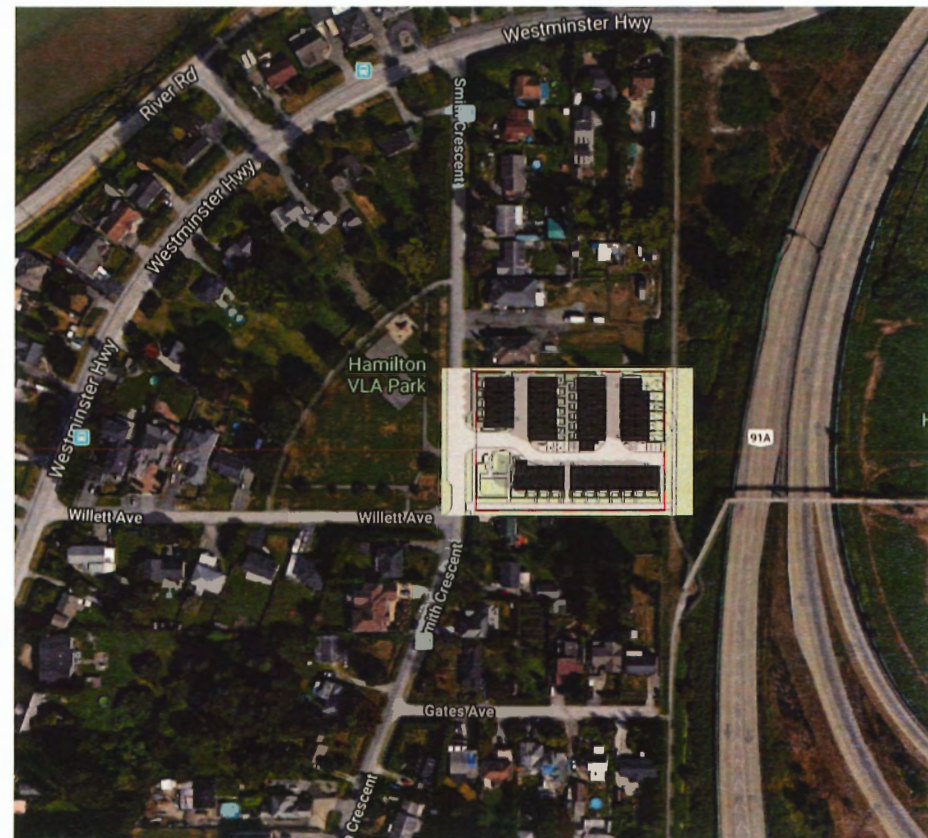
4400 4420 4440
Smith Crescent Richmond

DP 18-829108



Form of Development

- Land assembly of three single-family lots
- Providing 34 townhomes to the neighbourhood
- Creating a family-oriented community
- Seamlessly blends into the urban setting



PROJECT SITE



LOOKING FROM SMITH CRESCENT



1



2



← NORTH

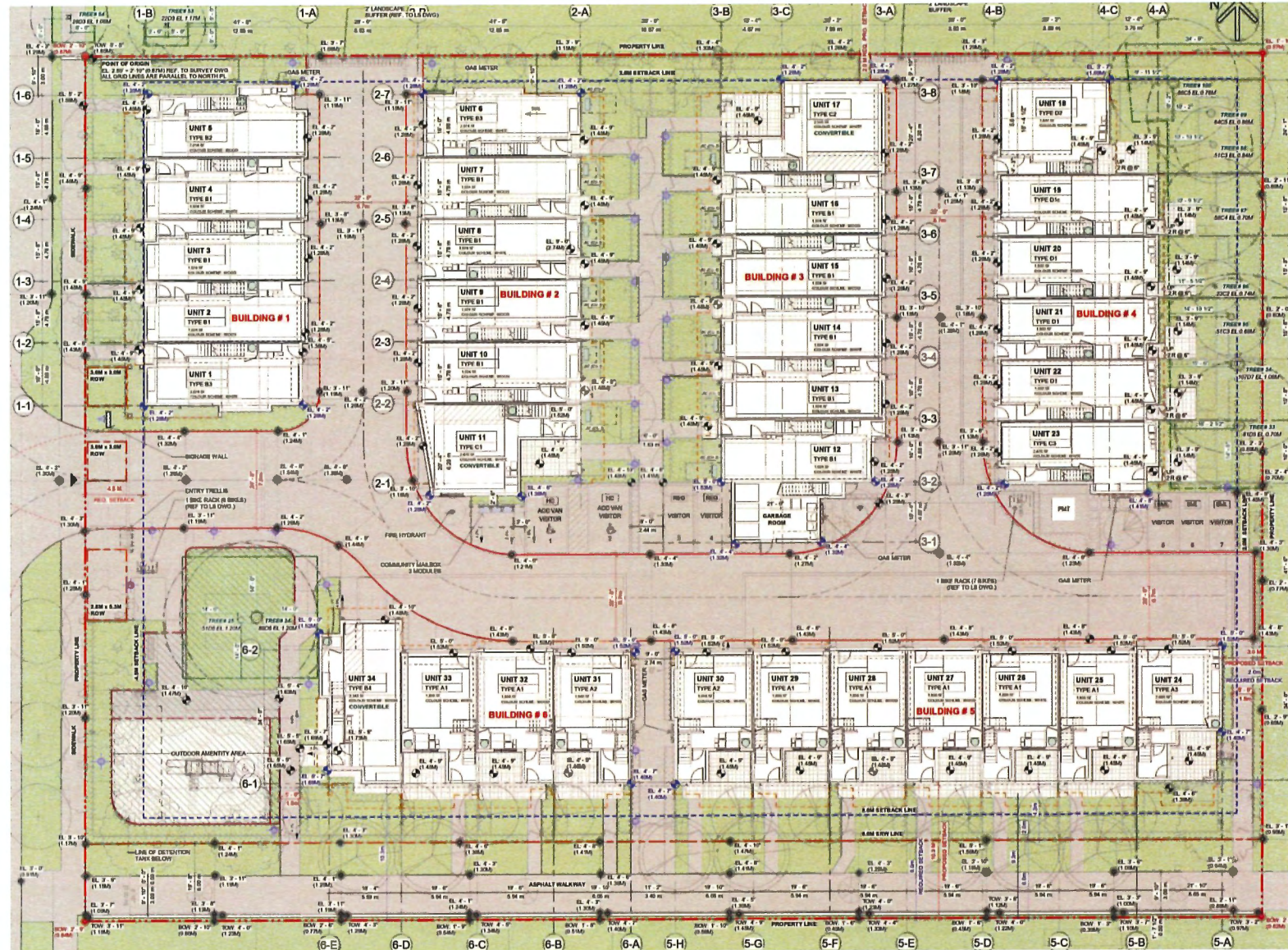
Planning/ Form of Development

- Providing 34 townhomes to the neighbourhood
- Creating a family-oriented community
- Each townhouse includes a front or back yard
- Ample green space with preserved trees
- Outdoor amenity playground for young families
- Internal driveway with access to individual garages



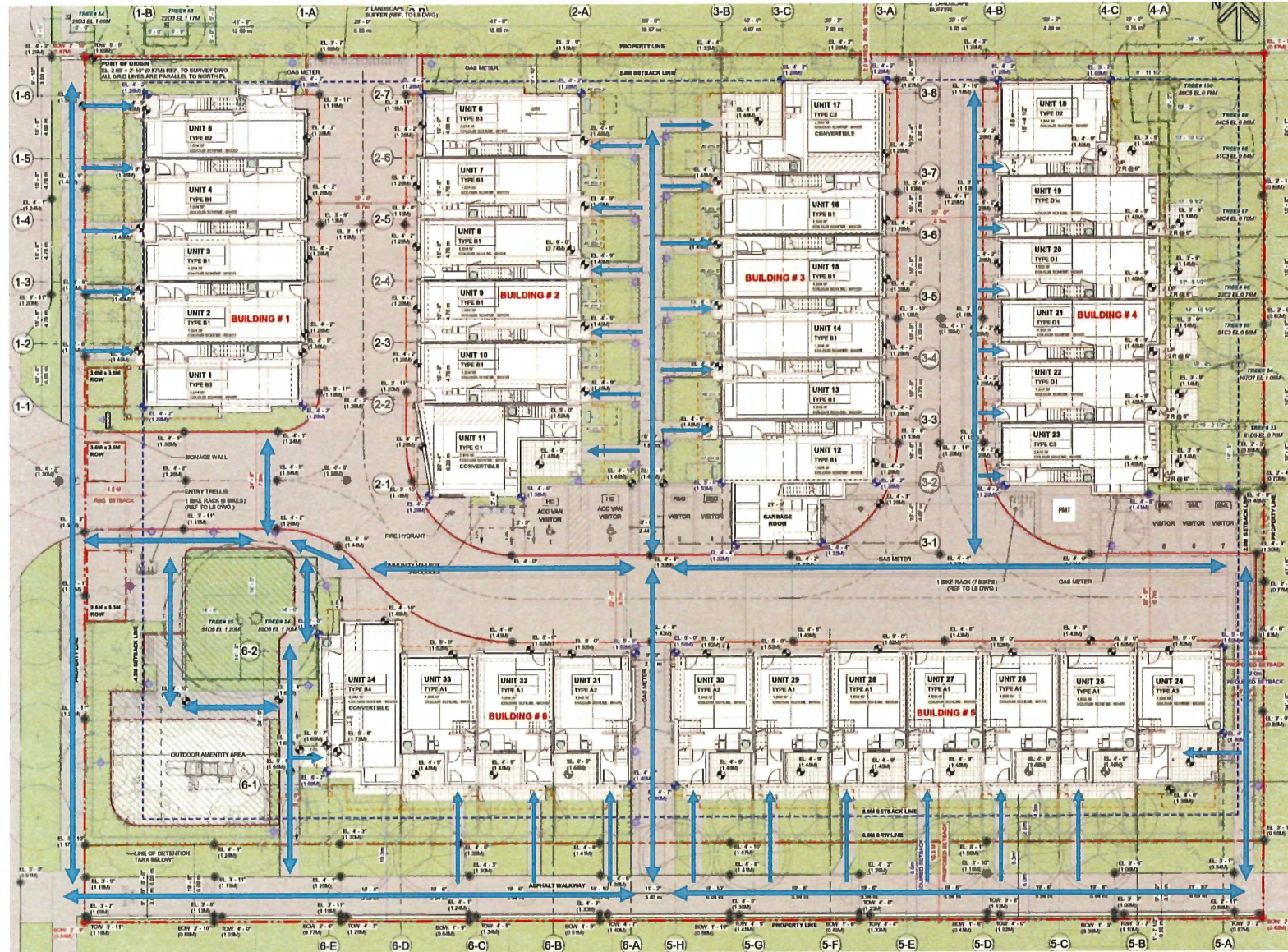
Planning/ Form of Development

- Providing 34 townhomes to the neighbourhood
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- Each townhouse includes a front or back yard
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- Internal driveway with access to individual garages

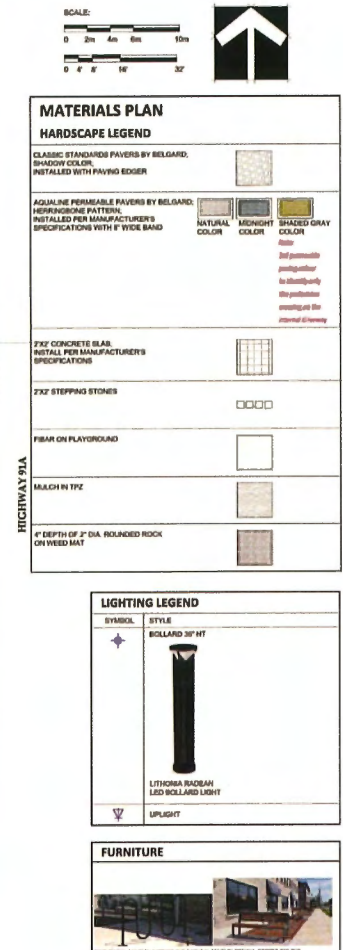


Pedestrian Circulation

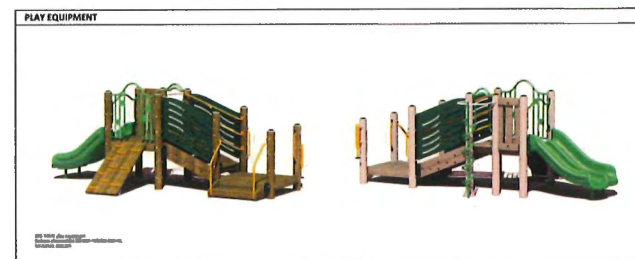
- Well-planned walkways throughout the neighborhood
- Connects unit entries to outdoor amenity spaces
- Provides access to visitor parking
- Includes a designated south walkway



- Thoughtfully selected trees and plants for each townhouse's front or back yard
- Includes a designated south walkway
- Three types of paving to define pedestrian walkways across internal driveways
- Well-planned lighting for nighttime safety
- Bike racks for resident and visitor use
- Public spaces for community interaction

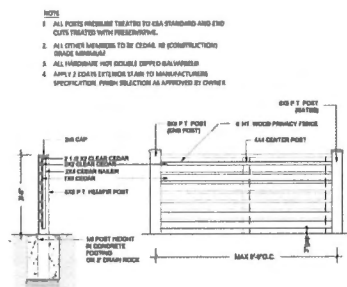


- Playground Equipment
- Benches
- Plants

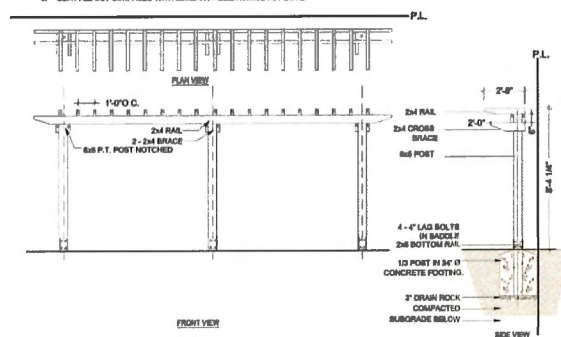


NOTE:

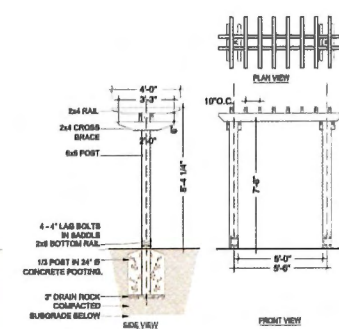
1. ALL PORTS PRESSURE TREATED TO CBA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
2. ALL OTHER MEMBERS TO BE CECOR 40 (CONSTRUCTION) GRADE MINIMUM
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION
MATCH TRIM COLOUR PER ARCH SPEC, CONFIRM WITH ARCHITECT
5. COAT ALL CUT SURFACES WITH EQUALS PRESERVATIVE AS ABOVE



9 4" HT WOOD FENCE ALONG SOUTH PL. 1/2" = 14'



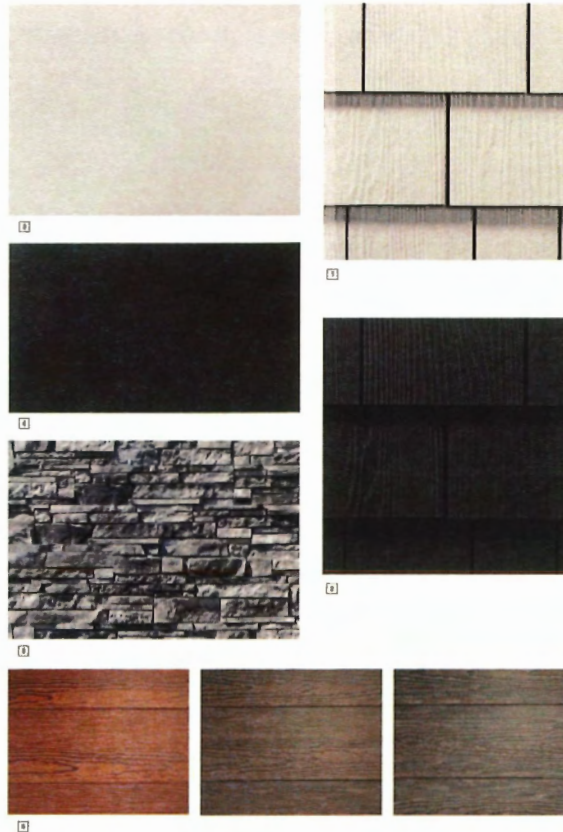
TRUSS STRUCTURE AT END OF INTERNAL DRIVEWAY



TRUSS STRUCTURE AT MAIN PEDESTRIAN ENTRANCE TO THE SITE

Material

- Minimalist Architectural Approach
- Durability & Sustainability
- Wood Grain Fiber Cement Siding & Shingles
- Scandinavian-Inspired Color Palette
- LedgeStone at Lower Levels
- Fiber Cement Panels (White & Iron Grey)
- Wood Siding in Natural Tones
- Balanced & Timeless Design



MATERIAL LEGEND		COLOUR
1	FIBER CEMENT FINISHES	ANY TO WHITE
2	FOUR CUB CEMENT FINISHES	ANY TO WHITE
3	FOUR CEMENT PANELS	ANY GREY (HORIZONTAL/VERTICAL/ROUND)
4	FOUR CEMENT PANELS	ANY GREY (HORIZONTAL/VERTICAL/ROUND)
5	LEGISLATION	ANY GREY (HORIZONTAL/VERTICAL/ROUND)
6	FIBER CEMENT BOARD, HARDENED	TRIFLORAN SERIES VARIOUS COLOURS
D1	FRONT ENTRY DOOR	FLUORANTON, HOFFMANN GREY, BARNER GREY
D2	GLASS ENTRY DOOR	ANY GREY
D3	INTERNAL DOOR	DARK GREY
D4	TRIPLE GLASS DOOR	DARK GREY
M1	ALUMINUM RAILING	BLACK
M2	ALUMINUM DOOR	ANY TO WHITE
G1	GARAGE DOOR	ANY TO WHITE
G2	GARAGE DOOR	ANY TO WHITE
G3	GARAGE DOOR	WOOD GRAIN TEXTURE
G4	GARAGE DOOR	WOOD GRAIN TEXTURE
W1	WINDSHIELD WINDOW	DARK GREY
W2	WINDSHIELD WINDOW	DARK GREY
V1	VENT	WHITE
V2	VENT	DARK GREY
W3	WINDSHIELD DOOR FRAME	ANY GREY

NOTE

- MATCH THE COLOR OF REVEAL TRIM BETWEEN THE HARDIE PANELS TO THE COLOUR OF HARDIE PANELS
- ENSURE THE USE OF PAINTABLE TRIM PRODUCTS TO MATCH THE COLOURS OF ADJACENT WALLS

Design Rationale: Materiality and Colour Palette

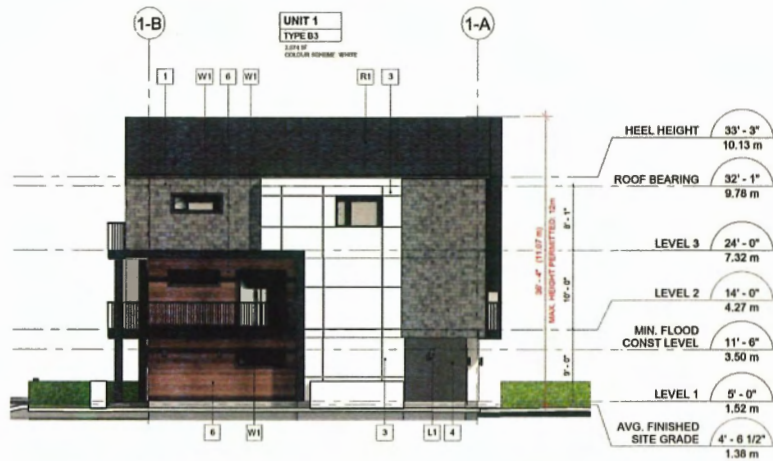
- The lowhouse structure is designed with a minimalist approach, using a limited color palette and materials such as ledgerpole bases, fiber cement siding and shingles. These materials are chosen for their durability, sustainability, and ability to withstand harsh weather conditions.
- The use of wood grain looking fiber cement siding and fiber cement shingles not only contributes to a high-quality appearance but also complements a range of traditional building designs. Additionally, the materials are able to create a warm, inviting atmosphere, enhancing the overall aesthetic appeal of the development.

Enhancing the Development with a Harmonious Colour Palette

The proposed color palette and material selection are designed to embody the clean, minimalist aesthetic of Scandinavian style, enhancing the development with warmth, simplicity, and modern sophistication. The white and dark grey shingles create a crisp contrast, reflecting the light and airy atmosphere central to Scandinavian design. These neutral tones emphasize natural light and openness, essential for creating spacious, serene environments, while the dark grey adds depth and grounding to the overall design.

At the lower levels, ledgestone introduces a tactile, organic element that adds texture and warmth to the structure, bringing a natural connection to the earth and complementing the lightness of the upper levels. This balance between sleek modernity and natural materials is fundamental to the Scandinavian aesthetic.

The fiber cement panels in white and iron gray further reinforce this minimalist approach, offering durability, clean lines, and a contemporary edge. These panels enhance the streamlined, functional beauty, while ensuring longevity and resilience.



4 BUILDING #1 - SOUTH ELEVATION
1/8" = 1'-0"

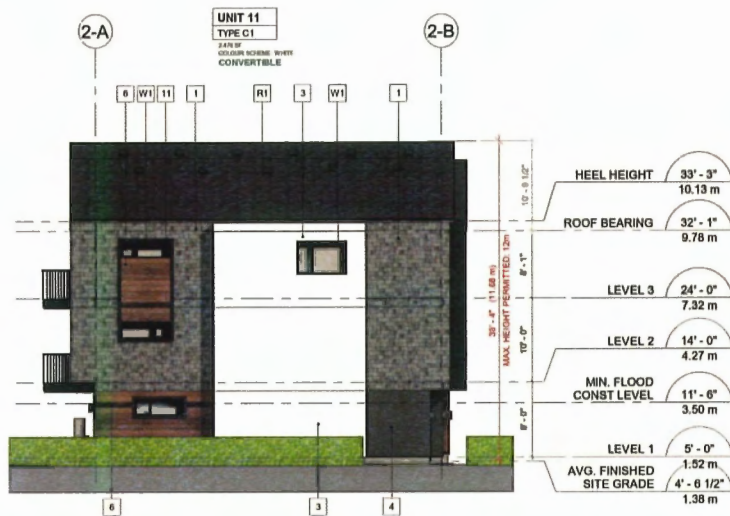


2 BUILDING #1 - WEST ELEVATION
1/8" = 1'-0"

Architectural Design

- Modern Scandinavian Design
- Clean lines, simplicity, and functionality
- Traditional house shapes reinterpreted in a modern way
- Uses framing elements, balconies, and bay windows for a dynamic, playful appearance.
- Subtle variations in color, façade treatments, and unit arrangements create a harmonious streetscape.
- Unique architectural elements, including varied balconies, textured wall treatments, and diverse window compositions.

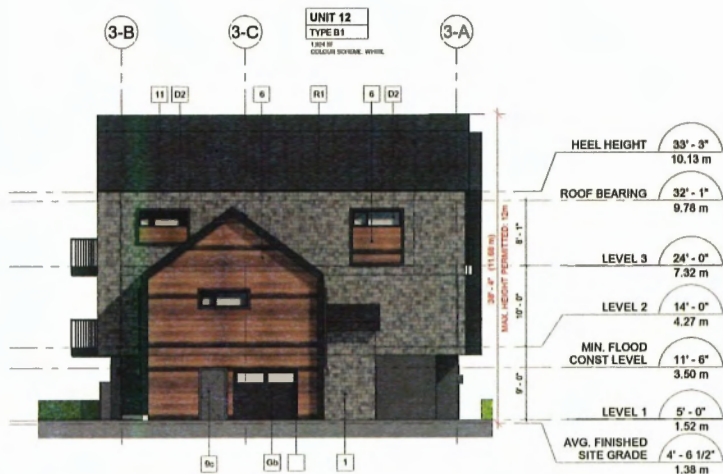
Building 1



Architectural Design

- Modern Scandinavian Design
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Building 2



Architectural Design

- Modern Scandinavian Design
- Clean lines, simplicity, and functionality
- Traditional house shapes reinterpreted in a modern way
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- Subtle variations in color, façade treatments, and unit arrangements create a harmonious streetscape.
- Unique architectural elements, including varied balconies, textured wall treatments, and diverse window compositions.

Building 3



Architectural Design

- Modern Scandinavian Design
- Clean lines, simplicity, and functionality
- Traditional house shapes reinterpreted in a modern way
- Uses framing elements, balconies, and bay windows for a dynamic, playful appearance.
- Subtle variations in color, façade treatments, and unit arrangements create a harmonious streetscape.
- Unique architectural elements, including varied balconies, textured wall treatments, and diverse window compositions.

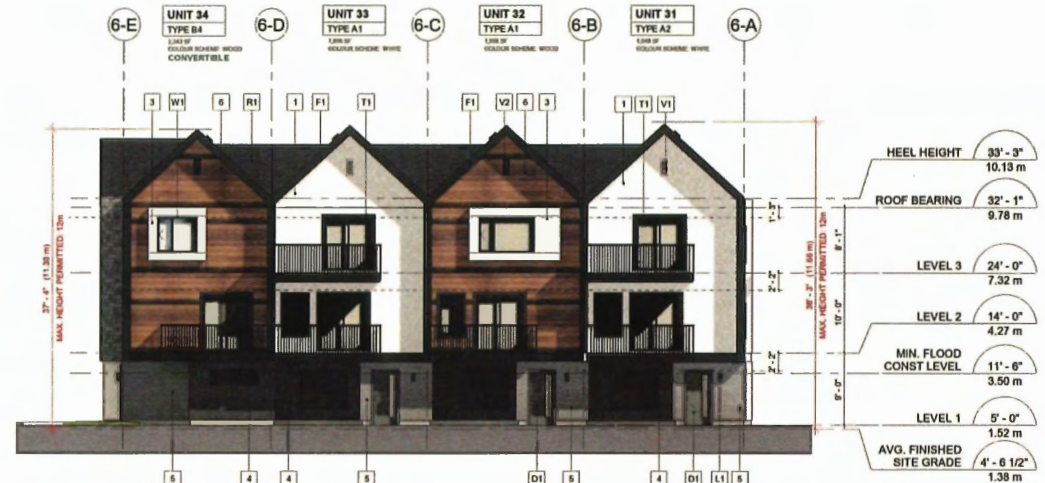
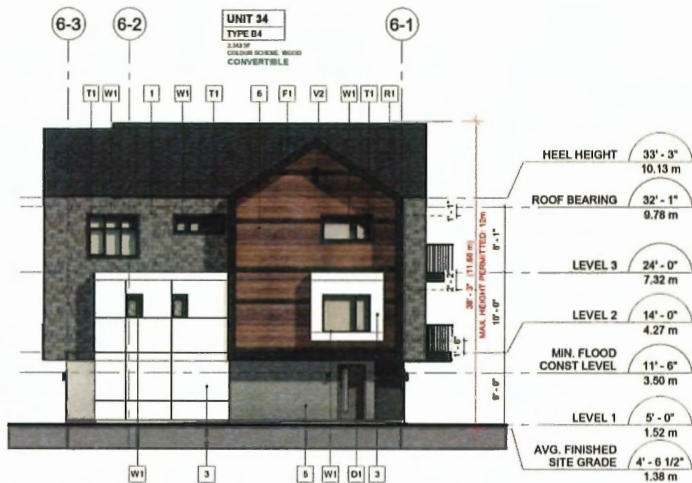
Building 4



Architectural Design

- Modern Scandinavian Design
- Clean lines, simplicity, and functionality
- Traditional house shapes reinterpreted in a modern way
- Uses framing elements, balconies, and bay windows for a dynamic, playful appearance.
- Subtle variations in color, façade treatments, and unit arrangements create a harmonious streetscape.
- Unique architectural elements, including varied balconies, textured wall treatments, and diverse window compositions.

Building 5



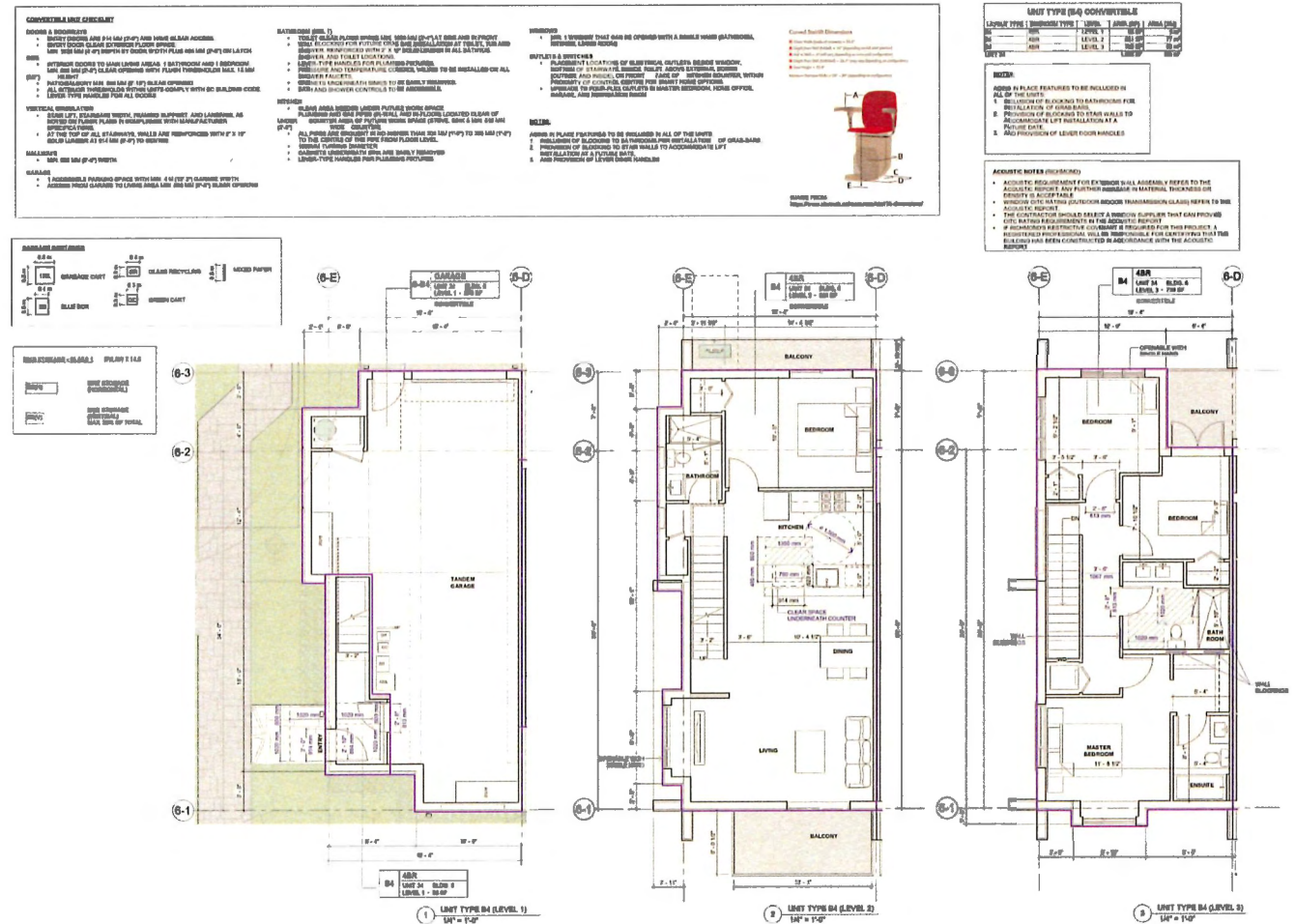
Architectural Design

- Modern Scandinavian Design
- Clean lines, simplicity, and functionality
- Traditional house shapes reinterpreted in a modern way
- Uses framing elements, balconies, and bay windows for a dynamic, playful appearance.
- Subtle variations in color, façade treatments, and unit arrangements create a harmonious streetscape.
- Unique architectural elements, including varied balconies, textured wall treatments, and diverse window compositions.

Building 6

Convertible Unit

- Minimalist Architectural Approach
- The project is not only targeting young families but also provides 3 convertible units to support aging in place.
- The design anticipates the installation of stairlifts for mobility support.
- Doors and doorways are designed to be accessible.
- Bathroom and Kitchen space requirements are fully considered for accessibility.





We believe this 34-unit townhouse project will foster a family-oriented community, bringing significant benefits to both the neighborhood and the urban landscape.

Thank you

CANADIAN TIRE - #606 RICHMOND

APRIL 16, 2025

CANADIAN TIRE - RICHMOND | EXISTING PHOTOS



MGBA



CTR 606 Richmond

MARCH 4, 2026 ISSUED FOR DEVELOPMENT PERMIT

MGBA
MALLER GOWING BERZINS
ARCHITECTURE INCORPORATED

CLIENT

CANADIAN TIRE CORPORATION LTD.
WESTERN CANADA

ARCHITECTURAL

MGB ARCHITECTURE INC.
REBEKKA HAMMER

SUITE 101 1725 GOVERNMENT STREET,
VICTORIA BC V8W 1Z4
EMAIL: R-HAMMER@MGBA.COM
PH: 647.217.5506



3 PROPOSED SOUTH ELEVATION
A201 SCALE: 1/8" = 1'-0"

PLOT DATE MARCH 4, 2025	PROJECT NO 23057
SCALE 1/16" = 1'-0"	
DRAWING NO A201	REVISION 29



CERTIFIED PROFESSIONAL

78	2025 03 04	Issued for Development Permit	RM	RM
REV	2025 03 04	DISCUSSION	UR	RV

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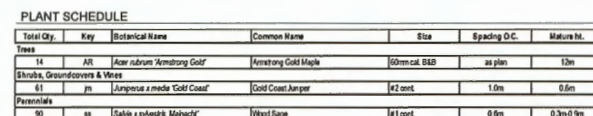
THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO MALLIN GOVING-BELZUS ARCHITECTURE INCORPORATED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED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

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

STREET TYPE.

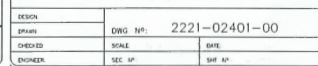
3D VIEWS

PLOT DATE MARCH 4, 2025	PROJECT NO 23057
SCALE	
DRAWING NO A301	REVISION 29



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 AND SPECIFICATIONS.
2. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
3. ALL PLANTING BED TO HAVE A MINIMUM OF 100mm deep 100% RUN RUNDLESTONE 1/4" CH OVER LANDSCAPE FABRIC. ENSURE CLEAR RADIIUS OF 100mm AROUND PLANT STEM.
4. STAKE TREE LOCATIONS AND BED EDGES FOR APPROVAL BY LANDSCAPE ARCHITECT.
5. PROVIDE GROWING MEDIUM DEPTHS/VOLUMES AS FOLLOWING
 - TREES - 10cm³ GROWING MEDIUM VOLUMES PER TREE
 - PLANTING BEDS (SHRUBS / PERENNIALS) - 600mm CONTINUOUS DEPTHS
6. EXISTING REMOVAL TREES TO BE REPLACED.

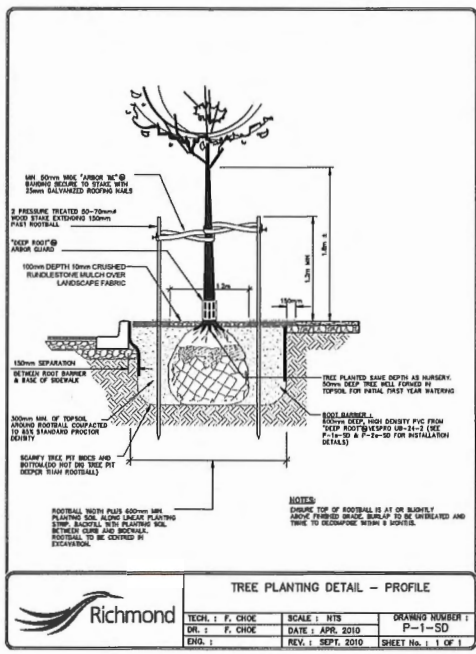
THE CITY OF RICHMOND
NOT RESPONSIBLE FOR
ERROR NOR OMISSION



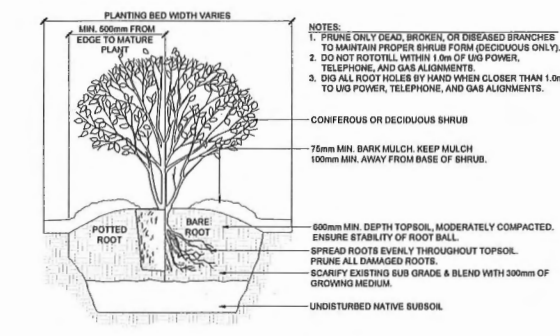
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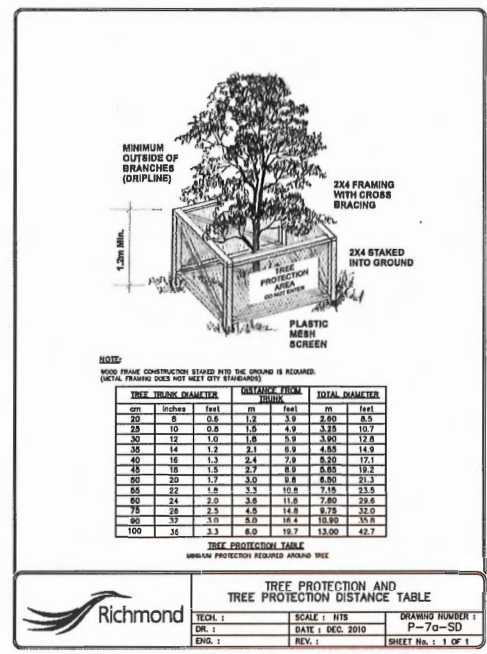
UTILITY LOCATES
NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND DEPTH OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THE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



1 TYPICAL TREE PLANTING INSTALLATION



2 TYPICAL SHRUB/PERENNIAL INSTALLATION



3 TREE PROTECTION FENCE

THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR ERROR NOR OMISSIONS

McElhanney
2300 - 1450 - 102 Avenue, Surrey, BC Canada V3T 6X3 T: 604-686-0361
City of Richmond
8911 102 3 ROAD RICHMOND B.C. V6V 2C1

B.C. GAS SURVEYOR
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: 293-8852. NOTE: B.C. GAS REQUIRES 10 DAYS NOTICE PRIOR TO THE COMMENCEMENT OF ANY WORK.

BENCHMARKS
ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK. HANBY. CGM # 158513 7208475. LOCATED AT THE INTERSECTION BRIDGEPORT RD. AND ST. EDWARDS ST. ELEVATION: 1.766m (CV0280VR02018). FIELD BOOK: 1P.

PROPERTY ACQUISITION
SURVEY PLAN & PROFILE: PP. ROAD CONSTRUCTION: CR. STORM SEWER INSTALLATION: LI. INTERIOR: INSTALLATION: NI. ORNAMENTAL STREET LIGHTING: LV. TRAFFIC SIGNALS: SI. SIGNAGE: SE. OTHER: EX.

REFERENCE DRAWINGS
FD 2025-02-20 LJ KU ISSUED FOR DEVELOPMENT PERMIT REV3. PC 2024-08-28 LJ KU ISSUED FOR DEVELOPMENT PERMIT REV2. PB 2024-05-09 LJ KU ISSUED FOR DEVELOPMENT PERMIT REV1. PA 2023-10-27 LJ KU ISSUED FOR DEVELOPMENT PERMIT.

PRELIMINARY NOT FOR CONSTRUCTION
THIS DRAWING HAS NOT BEEN APPROVED AND IS FOR CONSTRUCTION ERRORS AND OMISSIONS.

REVISIONS
DATE BY CH DESCRIPTION

TITLE: LANDSCAPE DETAILS
3100 ST. EDWARDS RD.
CANADIAN TIRE RENOVATION
DESIGN: DRC. 2221-02401-00
DRAWN: SCALE: DATE: SHEET: 1P
CHECKED: SEC. VP: DATE: SHEET: 1P

THANK YOU