



9100 CAMBIE ROAD, RICHMOND

● DEVELOPMENT PERMIT PANEL PRESENTATION

December 11, 2024

City of Richmond File: DP 23-018128

PLG File: 19-1831



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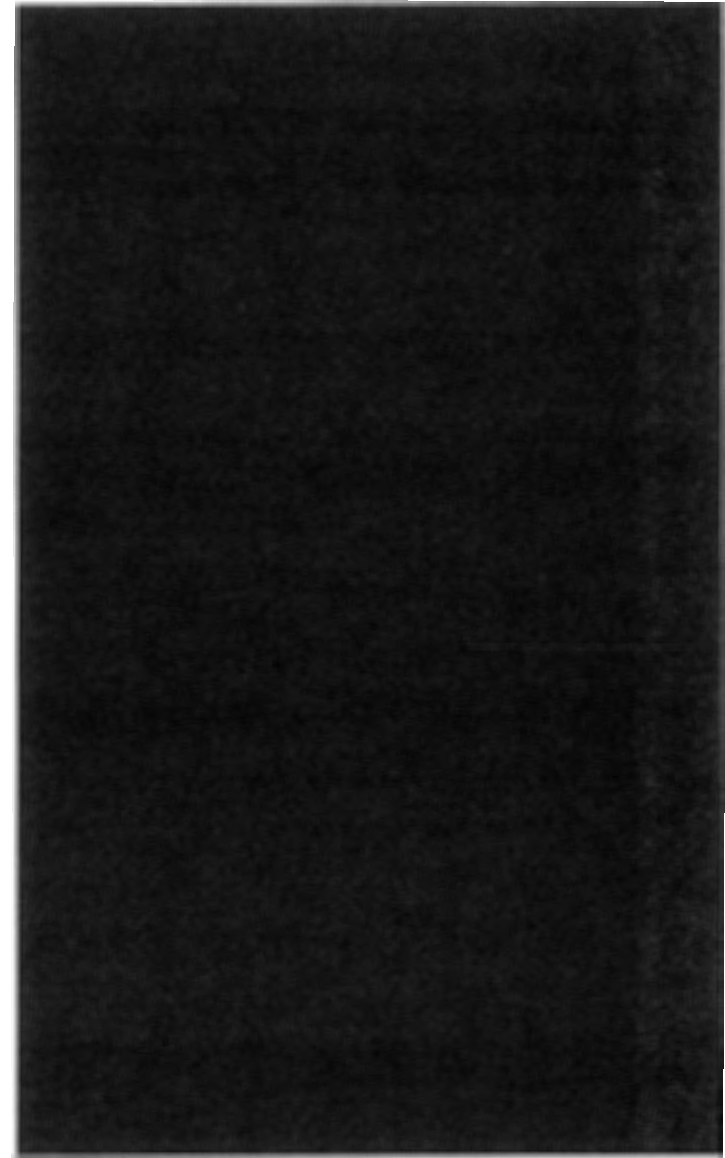
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DEVELOPMENT PROPOSAL

The proposal is to renovate the existing Gas Station. The proposed upgrades include constructing a new 3,264 sq ft building with a 2,004 sq ft convenience store and a 1,260 sq ft quick service restaurant, while retaining the existing gas pumps and adding a new diesel tank area. The proposed site design, covering 12% of the lot, is thoughtfully configured to accommodate pedestrians, cyclists, accessible vehicles, electric vehicles, and traditional gasoline and diesel vehicles.

Zoning

- Existing: CG2 Zone
- Proposed: ZC50 West Cambie Zone

Official Community Plan Designation

- Mixed Use

Lot Area

- Existing: 2758.80 sq m (0.68 acres)
- Proposed: 2532.70 sq m (0.63 acres)

Proposed Gross Floor Area

- Convenience Store: 2,004 sq ft
- Quick Service Restaurant: 1,260 sq ft
- Total Building GFA: 3,264 sq ft

Proposed Parking

- Total Stalls : 16
 - Restaurant: 10
 - Convenience Store: 6

Bicycle Parking

- Class 1 (long-term): 1
- Class 2 (short-term): 3



A STREET VIEW (INTERSECTION OF CAMBIE RD AND GARDEN CITY RD)
As-Built SCALE: NTS



B NORTH EAST VIEW (CAMBIE RD)
As-Built SCALE: NTS

EXISTING SITE CONDITIONS



C SOUTH WEST VIEW (GARDEN CITY RD)
As-Built SCALE: NTS



D WEST VIEW (GARDEN CITY RD)
As-Built SCALE: NTS



A STREET VIEW (INTERSECTION OF CAMBIE RD AND GARDEN CITY RD)
AD-02 SCALE:1/15



B NORTH EAST VIEW (CAMBIE RD)
AD-02 SCALE:1/15

PROPOSED SITE RENDERINGS



C SOUTH WEST VIEW (GARDEN CITY RD)
AD-02 SCALE:1/15



D WEST VIEW (GARDEN CITY RD)
AD-02 SCALE:1/15

KEY FEATURES

EV Charging Stations

Molok Bin Garbage and Recycling

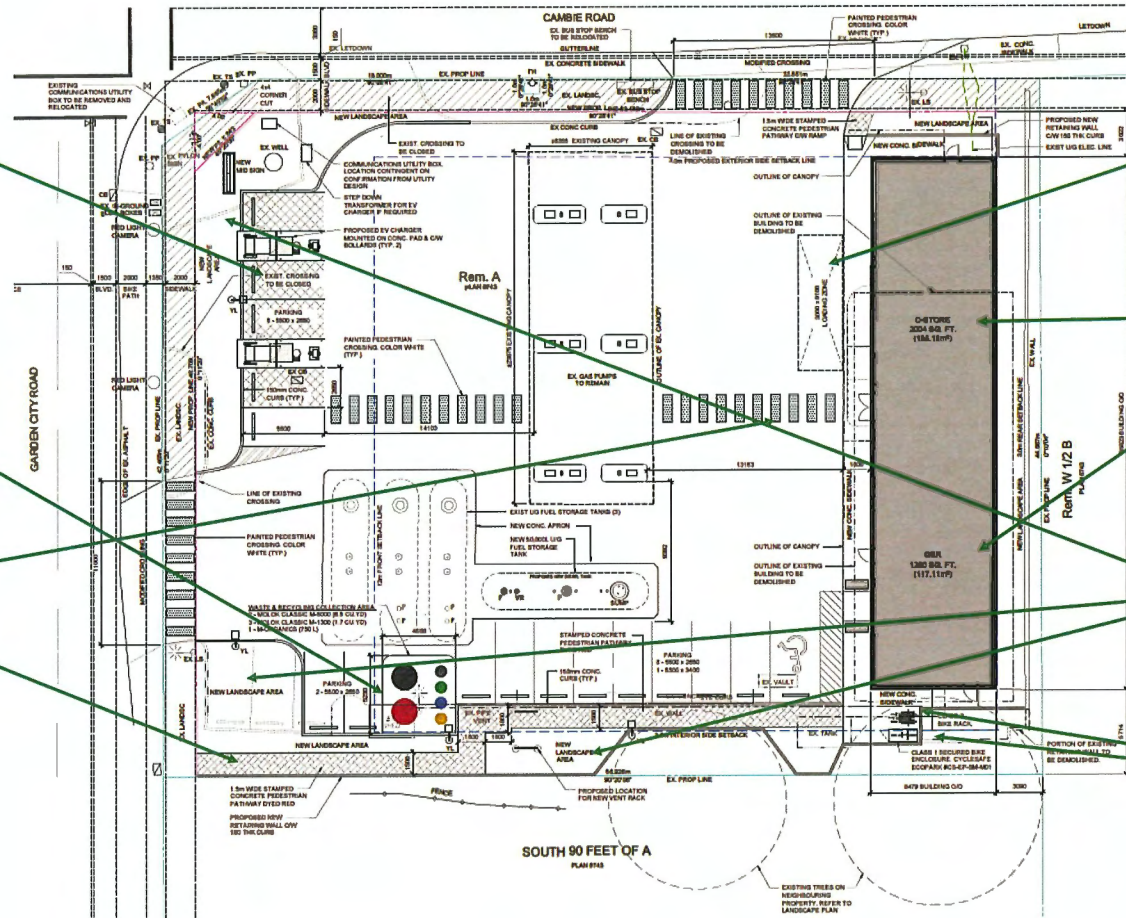
Added Pedestrian Connectivity

Loading Zone

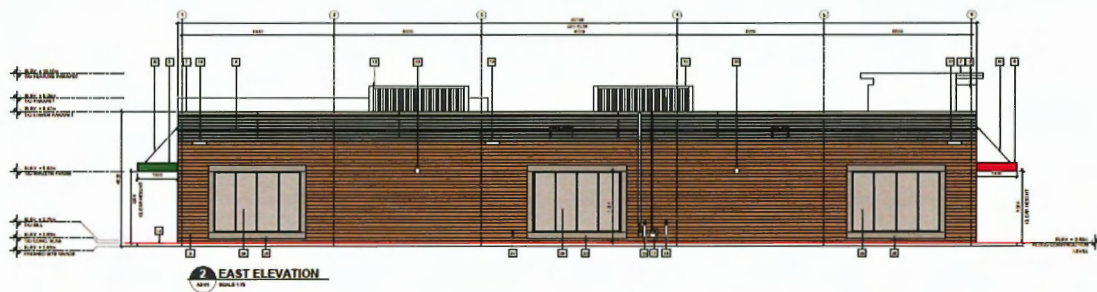
Convenience Store & Restaurant

Landscaping

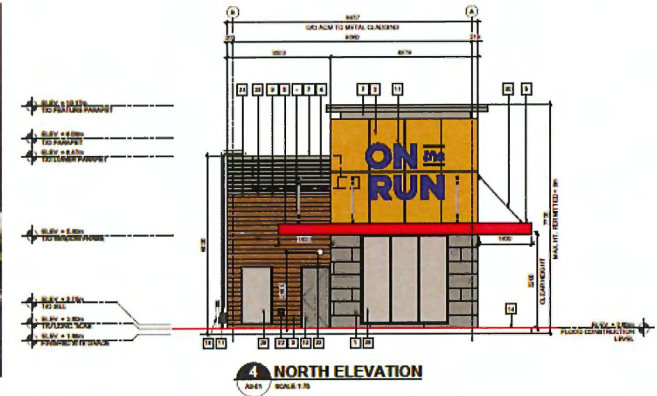
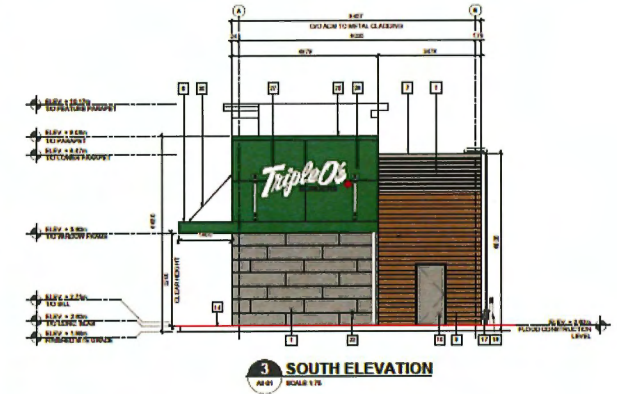
Bicycle Parking



WEST AND EAST ELEVATIONS

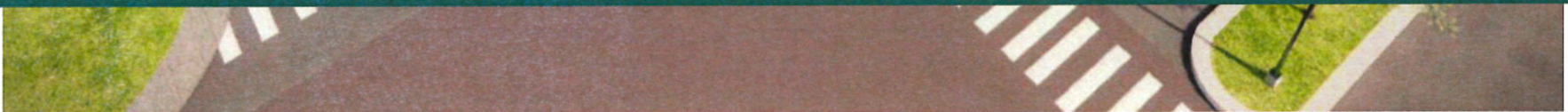


NORTH AND SOUTH ELEVATIONS





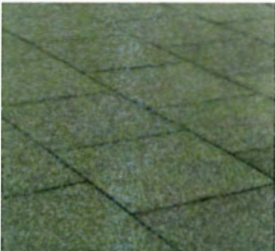
AERIAL RENDERING



PROPOSED ROOF PLAN



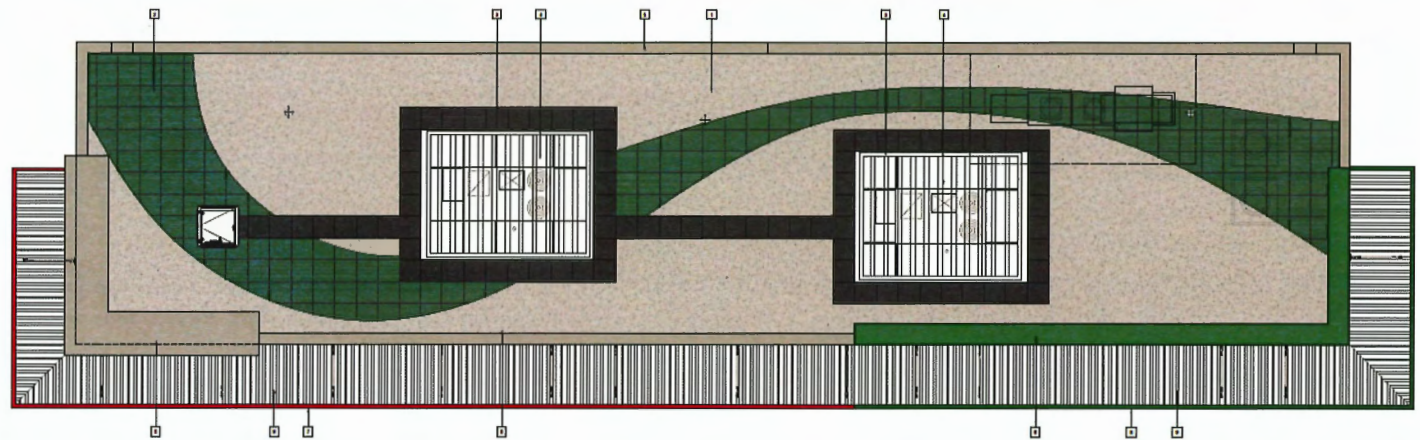
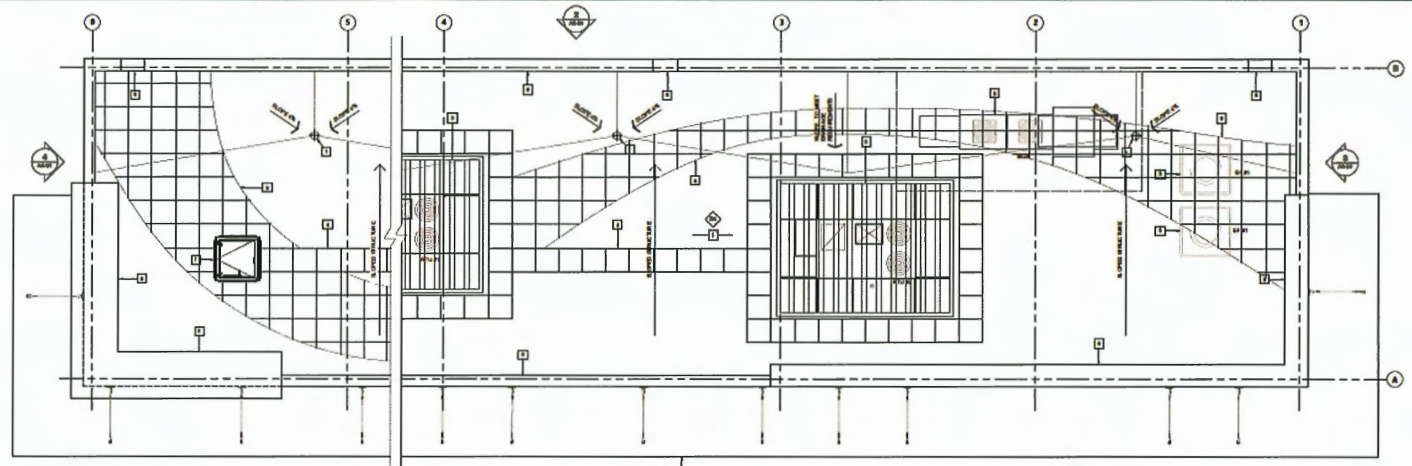
EPDM ROOF MEMBRANE ROCK BALLAST



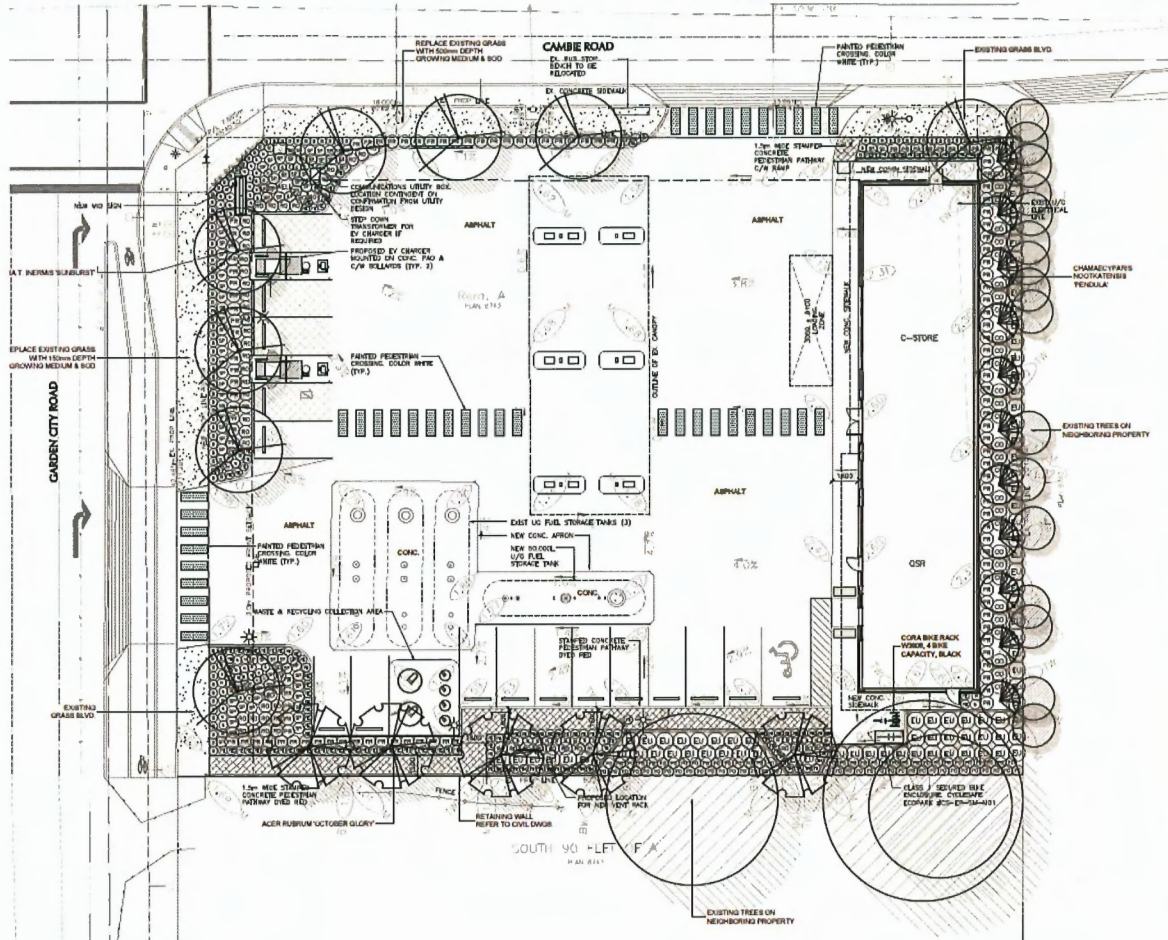
INTERLOCKING RUBBER TILES - COLOR FOREST GREEN



RUBBER TILE WALKWAY - COLOR BLACK



LANDSCAPE PLAN



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE			
(AG)	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE
(BU)	11	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS
(GL)	8	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST
SHRUB			
(CO)	30	CORNUS SERICEA KELSEYII	DWARF REDTWIG DOGWOOD
(EU)	86	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH
(LU)	117	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL
(ME)	57	ROSA MEIDLAND 'RED'	MEDILAND ROSE; RED; 0.9M MATURE HT
(SP)	81	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK
(TH)	30	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
GRASS			
(CA)	19	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
(PE)	110	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS
PERENNIAL			
(BE)	92	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK
(NE)	67	NEPETA x JR WALKER	DWARF BLUE CATMINT
GC			
(PO)	70	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

Tree Management Plan

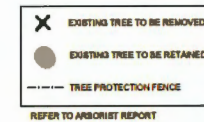
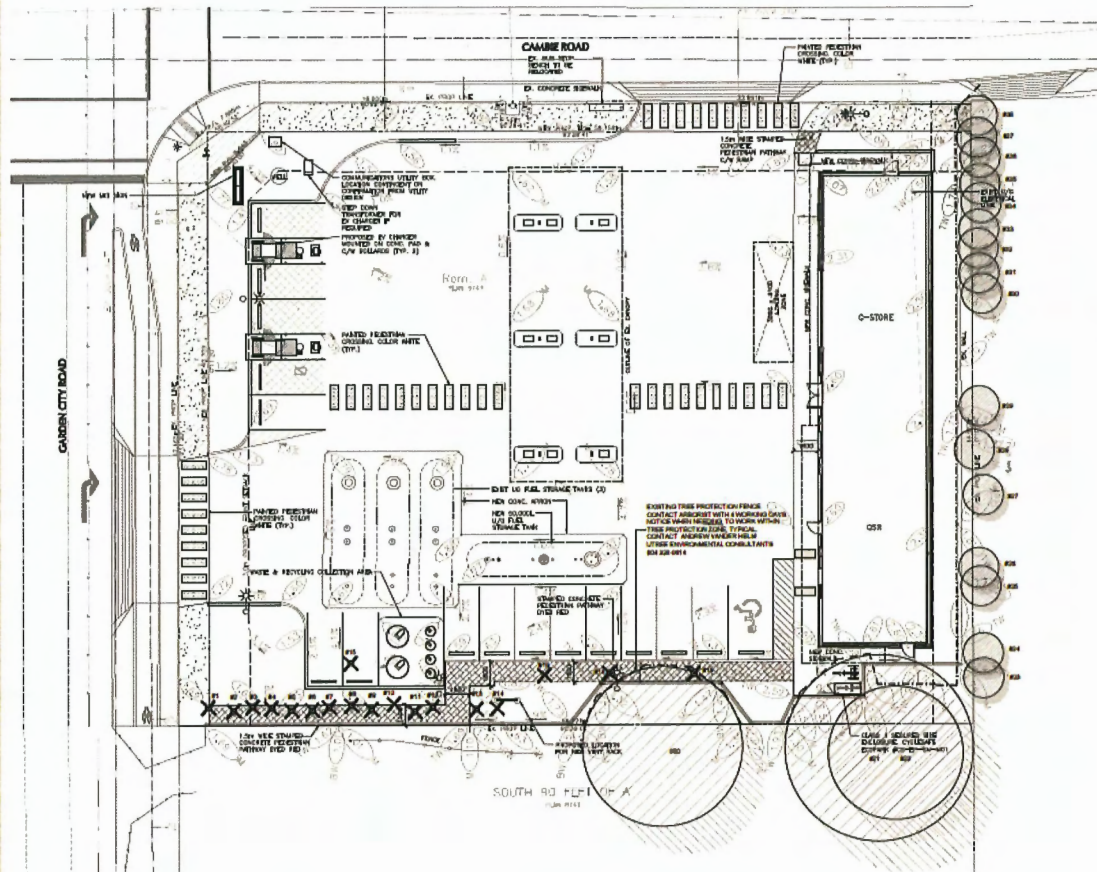


TABLE G3 - TREE PROTECTION DISTANCES

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



B1004-01

THANK YOU

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PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

ctm
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