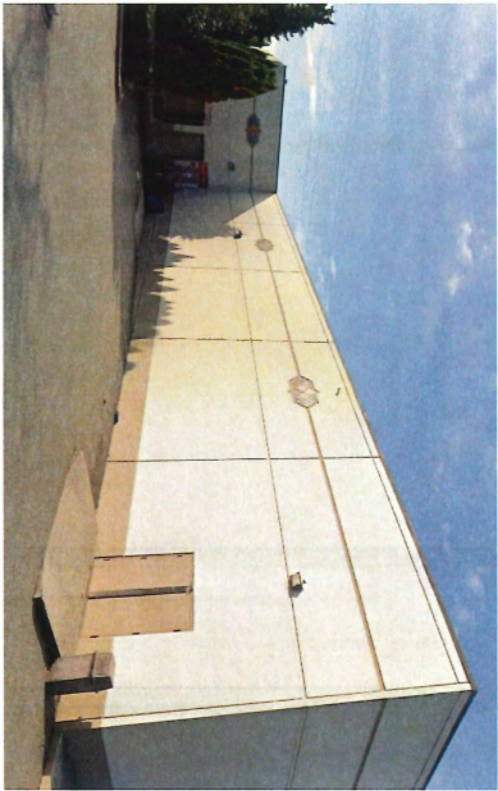


CANADIAN TIRE - #606 RICHMOND

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



SITE INFORMATION - CITY OF RICHMOND BY-LAW No. 8500			
PROPERTY ADDRESS: 3169 ST. EDWARDS DR., RICHMOND, BC V6X 4C4			
PROJECT DESCRIPTION: LOT 1 SEC 26 BLK 5N RG 6W PL LMP#2826 LOT 1, BLOCK 5N, PLAN LMP#2826, SECTION 26, RANGE 9 W, NEW WESTMINSTER LAND DISTRICT			
LEGAL DESCRIPTION: MINOR FENCE IMPROVEMENTS INCLUDING NEW EXTERIOR PAINT AND SIGNAGE			
EXISTING ZONING: CA - (COMMERCIAL)			
SITE AREA		+/-228,284 SF	+/-2.2 Ac
CANADIAN TIRE SITE AREA		+90,170 SF	+/-2.1 Ac
CANADIAN TIRE FLOOR AREA (FORMERLY BRICK - UNCHANGED)		45,741 SF	4,249 sm ²
SECTION 7 BY-LAW No. 8500 - PARKING AND LOADING			
USES	REQUIRED	EXISTING	PROPOSED
CTC RETAIL - 3,211.6m ² + 221.6m ² = 3433.3m ²	11		
3 STALLS PER 100m ² GLA UP TO 350m ²			
4 STALLS PER 100m ² GLA ABOVE 350m ²	124		
SITE RETAIL, SHOWROOM = 1,546m ²	31		
2 STALLS PER 100m ² GLA			
SITE RETAIL, GENERAL = 900m ²	2		
3 STALLS PER 100m ² GLA			
SITE RESTAURANT DRIVE THRU = 370m ²	25		
7 STALLS PER 100m ² GLA UP TO 350m ²			
9 STALLS PER 100m ² GLA ABOVE 350m ²	2		
SITE FINANCIAL INSTITUTION = 124m ²	4		
3 STALLS PER 100m ² GLA UP TO 350m ²			
SITE PERSONAL SERVICES = 124m ²	5		
4 STALLS PER 100m ² GLA			
SITE RESTAURANT = 754m ²			

[illegible][illegible]

REFINED PROFESSIONAL

CANADIAN TIRE
CTR 608 Richmond
#150-3100 ST. EDWARDS DR
RICHMOND, BC
V6X 4C4

PROPOSED SITE PLAN

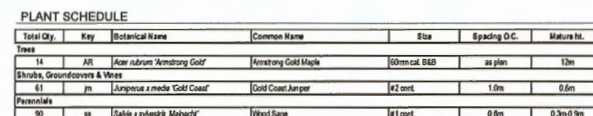
PLOT DATE MARCH 4, 2025	PROJECT NO 23057
SCALE As indicated	
DRAWING NO A101	REVISION 29

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

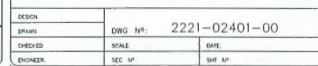


A301	
------	--



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-TOGETHER RUNDLESTONE LEACH 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
 - a. TREES - 10m³ GROWING MEDIUM VOLUMES PER TREE
 - b. PLANTING BEDS (SHRUBS / PERENNIALS) - 600mm CONTINUOUS DEPTHS
6. EXISTING REMOVAL TREES TO BE REPLACED.

THE CITY OF RICHMOND
NOT RESPONSIBLE FOR
ERROR NOR OMISSION

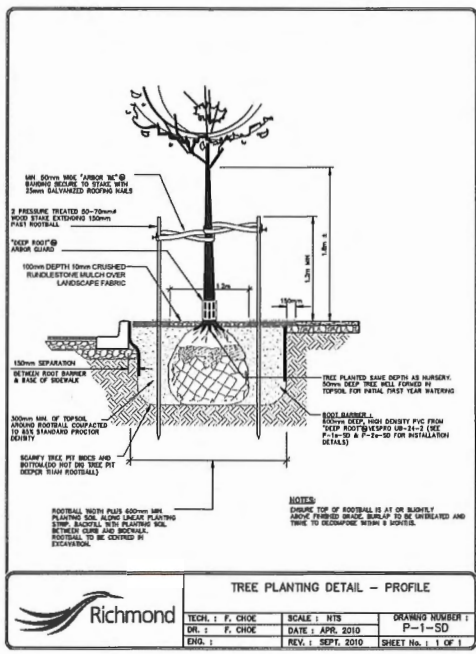


THIS DRAWING HAS NOT BEEN
APPROVED AND MAY CONTAIN

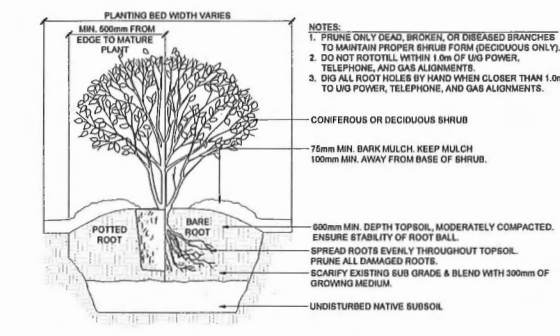
OTHER _____

[illegible]

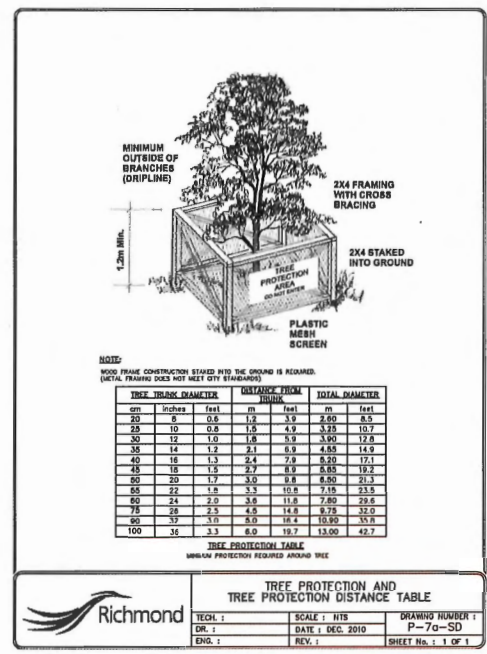
UTILITY LOCATES
NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND DEPTH OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THE 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: 253-8852. 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. CCW # 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.

REVISIONS
DATE BY CH DESCRIPTION

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

TITLE: LANDSCAPE DETAILS
3100 ST. EDWARDS RD.
CANADIAN TIRE RENOVATION
DESIGN: DRC. 2221-02401-00. DATE: 2024-05-09. SCALE: 1/4\"/>

THANK YOU