Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 16, 2025

CANADIAN TIRE - #606 RICHMOND















MARCH 4, 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 124 EMAIL: RHAMMER@MGBA.COM PH: 647.217.9506













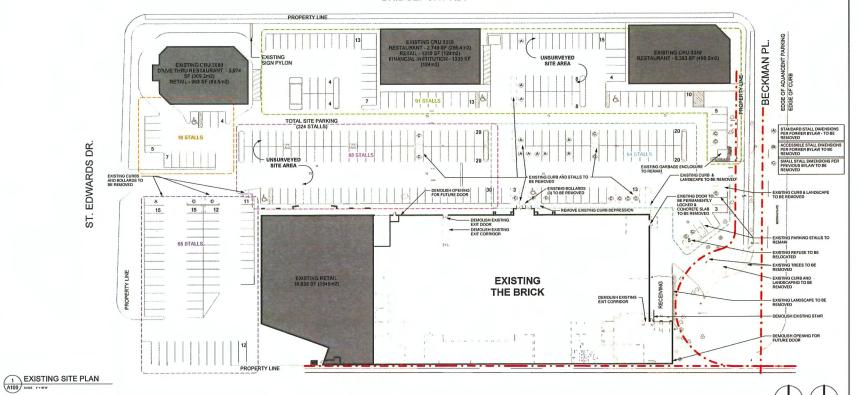


CANADIAN TIRE CTR 606 Richmond #150-3100 ST. EDWARDS DR RICHMOND, BC VBX 4C4

EXISTING SITE PLAN

MARCH 4, 2025	PROJECTIO
As Indicated	23057
DUANGIO	REVINON
A100	29

BRIDGEPORT RD.

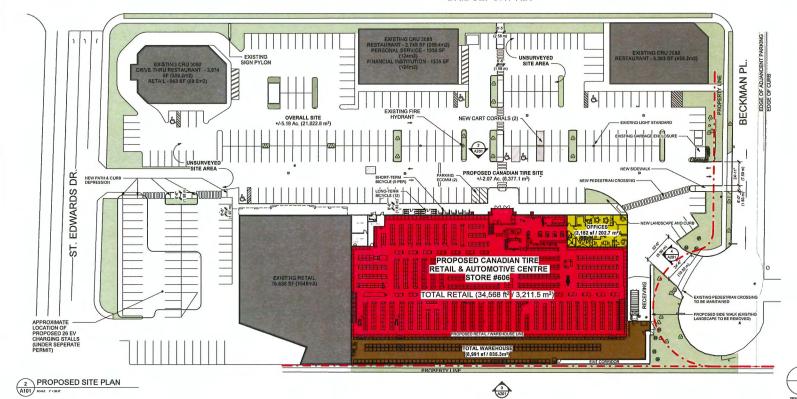


No.	DESCRIPTION	PROPOSED AREA (SF / m2)				
	RETAIL		T		79.4	
1	GROUND FLOOR	34,568	1	3,211.5		
2	ECOMM		\top			
3	TOTAL	34,568	1	3,211.5		
	WAREHOUSE		\top		20.6	
4	GROUND FLOOR	8,991	1	835.3		
5	HIGH VALUE PICKUP		†			
6	MEZZANINE		\top			
7	SECOND FLOOR		$^{+}$			
8	TOTAL	8,991	1	835.3		
	OFFICES		\top			
9	GROUND FLOOR	2,182	/	202.7		
10	SECOND FLOOR		╅			
11	MEZZANINE		\top			
12	TOTAL	2,182	7	202.7		
	GROUND FLOOR COVERAGE		1			
13	CTC (3+8+12)	45,741	1	4,249.5		
14	BUILDING STRUCTURAL AREA (4+5+6+8+12+15+17+18+19)	45,741	1	4,249.5		
15	BUILDING FUNCTIONAL AREA (22+7)	45,741	1	4,249.5		
	GARDEN CENTRE		\top			
16	COMPOUND	0	1	0		
17	CANOPY	2,387	1	221.8		
18	CTC STORE SITE AREA (Ac.)	90,170	1	8,377.1	2.1 Ac.	
19	CTC STORE SITE PARKING		\top	44		
	CTC PARKING RATIO (PER 1000 SF GFA)	1	0.96			
21	CTC PARKING RATIO (PER 100 M2 GFA)	1	1.04			

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 28, RANGE 6 W, NEW WESTMINSTER LAND DISTRICT				
PROJECT DESCRIPTION:	MINOR FACADE IMPROVEM SIGNAGE	ENTS INCLU	DING NEW EX	TERIOR PAINT	AND
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 UNCHANGED):	AREA (FORMERLY BRICK -		45,741 SF	4,249.5m2	
SECTION 7 BY-LAW No. 8500	- PARKING AND LOADING				
USES		REQUIRED	EXISTING	PROPOSED	
CTC RETAIL - 3,211.5m2	CTC RETAIL - 3,211.5m2 + 221.8m2 = 3433.3m2				
3 STALLS P	ER 100m2 GLA UP TO 350m2	- 11			
4 STALLS PE	4 STALLS PER 100m2 GLA ABOVE 350m2 SITE RETAIL, SHOWROOM =1,546m2 2 STALLS PER 100m2 GLA SITE RETAIL, GENERAL = 90m2 3 STALLS PER 100m2 GLA				
SITE RETAIL, SHOWRO					
SITE RETAIL, GENERAL					
SITE RESTAURANT DRI	SITE RESTAURANT DRIVE THRU = 370m2				
7 STALLS P	7 STALLS PER 100m2 GLA UP TO 350m2				
9 STALLS PE	R 100m2 GLA ABOVE 350m2	2			
SITE FINANCIAL INSTIT	UTION = 124m2				
3 STALLS P	ER 100m2 GLA UP TO 350m2	4			
SITE PERSONAL SERVI	CES =124m2				
	4 STALLS PER 100m2 GLA	5			
SITE RESTAURANT = 75	11				

8 STALL	S PER 100m2 GLA UP TO 350m2	29			
10 STALLS	10 STALLS PER 100m2 GLA ABOVE 350m2				
CTC WAREHOUSE -	CTC WAREHOUSE - 835.3m2				
	0.5 STALLS PER 100m2 GLA	5			
CTC OFFICES - 202.7	m2				
	3 STALLS PER 100m2 GLA	7			
TOTAL PARKING		284	324	290	
PARKING STALL COUNT B	TYPE				
TYPE A - STANDARD	STALL PER FORMER BYLAW		194	180	
TYPE B - ACCESSIBL					
2% OF REC	WIRED SITE PARKING SPACES	6	5	6	
TYPE C - SMALL STA	LL				
M	X. 50% OF SPACES PROVIDED	145	123	74	
TYPE D - RESTRICTE	D ACCESS		2	4	
TYPE E - ELECTRIC	VEHICLE			26	
			324	290	

BRIDGEPORT RD.





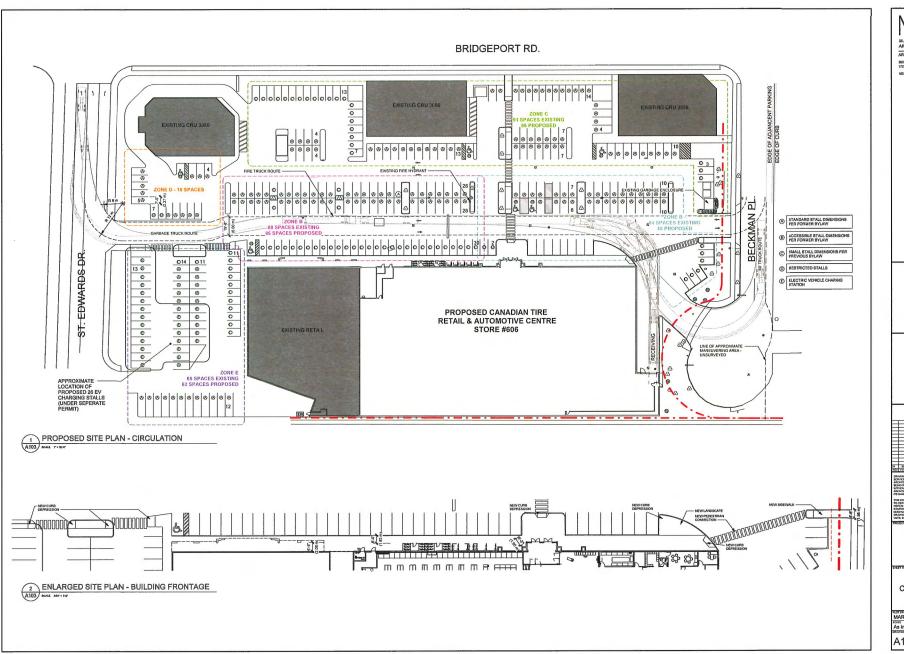




23057
REVISION.
29

CANADIAN TIRE CTR 606 Richmond

MALLEN GOWING BERZINS ARCHITECTURE INCORPORATED 300 - 7 EAST 6TH AVENUE, VANCOLIVER, BC, CA 1725 GOVERNMENT STREET, VICTORIA, BC, CA



MALLEN GOWING BERZINS ARCHITECTURE INCORPORATED ARCHITECTURE INTERIOR DESIGN 30.7 FAMI FOR INCOME, BC. CA. INSEACON SERVICIONER, BC. CA. INSEACON SERVICIONER, BC. CA. INSEACON SERVICIONER, CO. CA. INSEACON SERVICIONER, CO. T. GOL MAISON



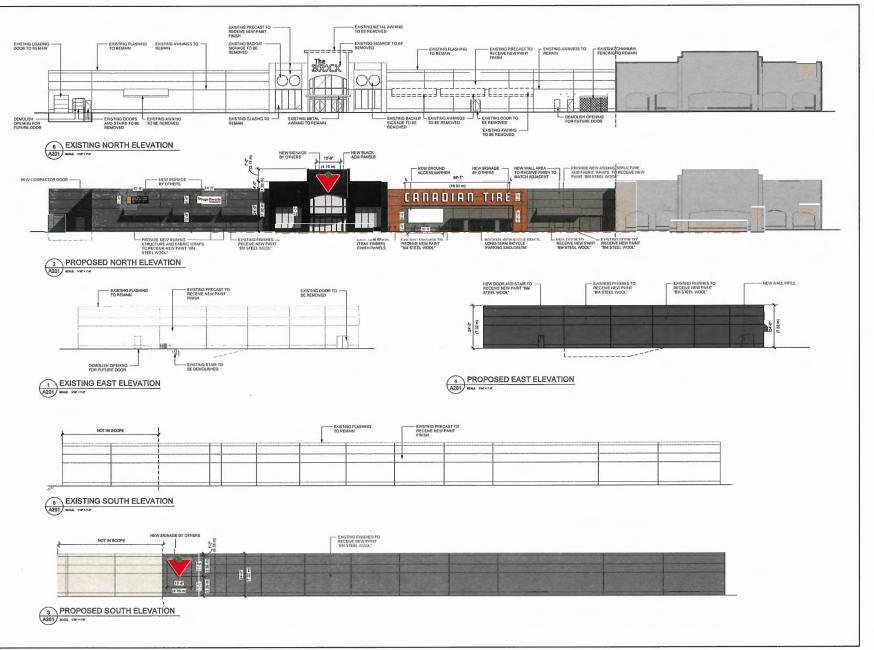
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VERFY ALL D	UST NOT BE SCALED. THE CO	пист	2.5
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CANADIAN TIRE CTR 608 Richmond #150-3100 ST. EDWARD6 DR RICHMOND, BC VBX 4C4

PARKING & CIRCULATION SITE PLAN

MARCH 4, 2025	PROJECT
As indicated	2305
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A103	29



MALLEN GOWING ARCHITECTURE INCORPORTING ARCHITECTURE INCORPORTING ACCURATE STREET INTO A CO. 1725 GOVERNMENT STREET, VICTORIA, SC. CA. 1925 GOVERNMENT STREET, VICTORIA, SC. CA. 1936 ACCUR STREET,



CENTRED PROFESSIO

VIVEZ, AND THE PROPERTY OF MACENTAL CONTROL OF A NOR RESERVED TO THEM. AND REPRODUCTIONS A ALLON THE ALT THE PERMISSION OF MALLIN GOVERN AS ALLON SHAME. ALL PRINTS TO BE SETURISED. IS EDRAYING SHAPE HOT BE SCALED. THE CONTRACTOR VERBY ALL DRAWING DIRECTIONS AND DATA NETTED. BER INVITED CONTROL OF THE SET ALLON SHAPE.

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

SHEET TIME

EXTERIOR ELEVATIONS

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



MGBA

MALLEN GOWING BERZINS
ARCHITECTURE INCORPORATED

ARCHITECTURE INTERIOR DESIGN

20-7 EART STILVENE, VAICOURTE, DC, Or
1723 CONTRIBERT STIRREY, VOICHA, DC, OR

MEDIACON SPORGHOAZON T SECHELISM

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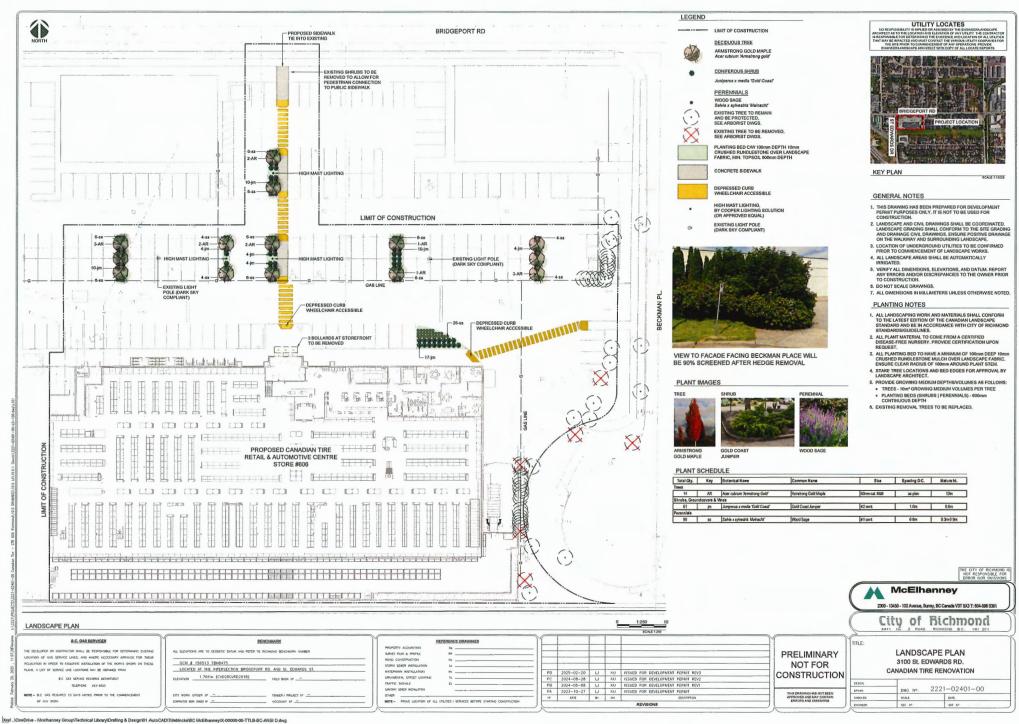
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CANADIAN TIRE CTR 606 Richmond

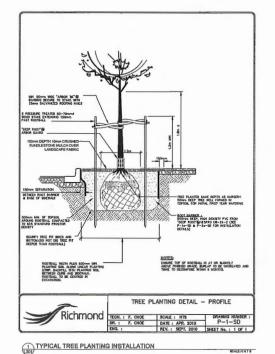
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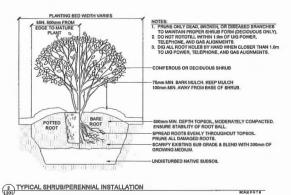
3D VIEWS

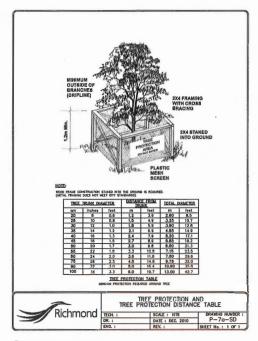
23057
23037
29











TREE PROTECTION FENCE

THE CITY OF RICHMOND IN NOT RESPONSIBLE FOR ERROR NOR OMISSIONS



McElhanney

2300 - 5350 - 102 Avenue, Surrey, BC Canada V3T 5X3 T: 604-595 0391

City of Bichmond

LOCATION OF GAS SETWICE LINES, AND WHERE INCCESSARY ARRANGE FOR THEIR RELOCATION OF DROCK TO FACILITATE PRIVALLATION OF THE BOOK'S SHOWN ON THEISE PLAYS A LIST OF SERVICE LINE LOCATIONS MAY BE OBTAINED FROM

> BIC GAS SERVICE PECCHES DEPARTMENT TELEPHONE 293-8552

	86	CHCHRARK
AT EPENALIONS	OF FETER ON MUTAG STEGOSES OF SEA	RICHAOHO BENCHAMPA NAMBET
GCM #	56513 78H8475	
LOCATED	AT THE INTERSECTION BRIDGEPORT	RD. AND St. EDWARDS ST.
DEVATION	1.766m (CVD28GVRD2018)	THE BOOK ME

ACCOUNT NO ____

COMPACTOR WAY CAROLS NO ____

PROPERTY ACQUISITION	F49	
SUPPLY PLAN & PROPILE	77	
ROAD CONSTRUCTION	0c	
HORALIATES RENEE KINGTE	te	
WATERWANI PYSTALLATION	Re	
ORIGINATING STREET LIGHTING	Te	
TRAFFIC SIGNALS	Et	
SAMPLARY SEWER MYSTALLARON		
CDER		

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		_		
PD	2025-02-20	IJ	KU	ISSUED FOR DEVELOPMENT PERMIT REV3
PC	2024-08-28	IJ	KU	ISSUED FOR DEVELOPMENT PERMIT REV2
PB	2024-05-08	LJ	KU	ISSUED FOR DEVELOPMENT PERMIT REVI
PA	2023-10-27	IJ	KU	ISSUED FOR DEVELOPMENT PERMIT
W	DATE	Br	CH	DESCRIPTION

BCALEHNTO

PRELIMINARY NOT FOR CONSTRUCTION

THE DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OWNSHONS

LANDSCAPE DETAILS
3100 St. EDWARDS RD.
CANADIAN TIRE RENOVATION

DESIGN .		
CHARN	DWG. No:	2221-02401-00
0.000	SCALE	DATE
DICHER	SEC Nº	SMF NF

THANK YOU