

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, February 25, 2026

To Development Permit Panel
Date: <u>FEB 25, 2026</u>
Item # <u>1</u>
Re: <u>DP 21-928686</u>

From: Benjamin Gobert <benjamin.gobert@gmail.com>
Sent: Wednesday, February 25, 2026 2:37 PM
To: CityClerk
Cc: B Nepomuceno; Jason Wong; Jon Vegt; June Wong; Kostina Chow; Raymond Lu
Subject: Submission – Objection to DP 21-928686 (10980 No. 3 Road)
Attachments: Formal objection to development permit DP 21-928686.pdf

[You don't often get email from benjamin.gobert@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Dear City Clerk,

Please find attached a formal submission from the Garden Manor Strata (10900 No. 3 Road) regarding Development Permit DP 21-928686 for the proposed gas station at 10980 No. 3 Road.

This letter constitutes a formal objection to the proposed development and includes reference to documented historical environmental findings associated with the site. Supporting documents referenced in the letter are also attached for the City's review.

We respectfully request that this submission be included in the public record for DP 21-928686 and circulated to Council as part of the review process.

Please confirm receipt of this submission.

Sincerely,
Benjamin
On behalf of Garden Manor Strata Residents



PHOTOCOPIED
FEB 25 2026
& DISTRIBUTED

February 24th, 2026

Dear Mr. Hnatowich, Planning and Development Division

File: DP 21-928686/Subject Site: 10980 No. 3 Road

We write on behalf of the Garden Manor Strata (10900 No. 3 Road), a 20-unit townhouse complex immediately adjacent to the subject parcel formerly occupied by a Chevron service station.

This letter constitutes a formal objection to the proposed construction of a new gas station at 10980 No. 3 Road.

Our objection is grounded in documented site history, confirmed regulatory findings, environmental migration records, residential proximity, and land-use compatibility considerations.

1. Health and environmental hazards

The former Chevron station at 10980 No. 3 Road has a documented history of environmental contamination. Following decommissioning in 1994, extensive remediation was required over multiple years.

Strata Council minutes dated October 5, 2000 further record that portions of the Garden Manor property were described as "quite heavily contaminated by gas by-products."

Official records confirm that groundwater contamination migrated beyond the Chevron property line. In 2012, a formal Notification of Likely or Actual Offsite Migration was issued under the Environmental Management Act. Groundwater monitoring conducted that same year identified benzene concentrations exceeding British Columbia Drinking Water standards in monitoring wells adjacent to the site. Petroleum hydrocarbons exceeded Aquatic Life standards, and measurable vapour concentrations were recorded.

These records establish that documented contamination occurred at this site, that it migrated beyond the source parcel, and that provincial regulatory standards were exceeded. The environmental risk associated with underground fuel storage at this specific location is therefore historically documented.

In addition, the Agricultural Land Reserve boundary lies approximately 20 metres south of the subject site. Given the confirmed history of groundwater migration and regulatory exceedances, the proximity of this parcel to active agricultural land raises broader environmental considerations beyond the immediate residential interface.

More than two decades after the original contamination event, some residents continue to garden in raised planters rather than directly in soil due to historic contamination concerns. This reflects the lasting environmental stigma associated with the former gas station.

Reintroducing a gas station immediately adjacent to established homes would reasonably affect residential enjoyment, market perception, and long-term property confidence in the area.

5. Community character and official community plan alignment

The surrounding area consists primarily of established residential townhomes and lands within the Agricultural Land Reserve. The immediate context is low- to medium-density residential development adjacent to protected agricultural lands.

A high-intensity commercial fueling operation introduces continuous vehicle turnover, underground fuel storage infrastructure, tanker deliveries, lighting, and associated emissions immediately beside existing homes.

The Development Permit submission proposes reducing the required landscaping buffer from 3.0 metres to 2.1 metres in order to accommodate the station design. The need to reduce standard buffering requirements indicates site constraints and raises legitimate concerns regarding compatibility with adjacent residential uses.

Maintaining appropriate separation between intensive commercial uses and established homes is a fundamental planning principle. In our respectful submission, the proposed use is not well aligned with the established residential character of this area nor with long-term planning objectives intended to protect residential and agricultural interfaces.

Conclusion

The former Chevron site at 10980 No. 3 Road has a documented history of offsite groundwater contamination migration, exceedances of benzene under provincial Drinking Water standards, measurable vapour presence, and structural settlement impacts on neighbouring residential properties. The parcel is directly adjacent to established homes and approximately 20 metres from Agricultural Land Reserve.

Given this documented environmental record, the unusually close residential proximity, and the land-use compatibility concerns outlined above, approving Development Permit DP 21-928686 would reintroduce a high-intensity fueling operation at a site with proven environmental sensitivity and direct residential exposure.

For these reasons, we respectfully request that the City decline approval of the proposed gas station at 10980 No. 3 Road.

September 26, 2000: GeoPacific Consultants – Geotechnical Opinion (1/4)

October 5, 2000 01:19:12 PM

SUE AND BILL MAARTMAN

Page 1 of 6

OCT 05 '00 10:51 TO 2411650

FROM JANICE RUHL

T-034 P.01

Strata LMS 1080
c/o Neil Filipek
at The Maples
8171 Steveston Highway
Richmond, B.C.
V7A 1M4

September 26, 2000

Re: Geotechnical Opinion: Structural Damage at The Maples Townhouse Development 8171 Steveston Highway, Richmond, B.C.

1.0 Executive Summary

The Maples townhouse development was completed in about 1993. The development consists of two level wood framed townhouse on concrete strip foundations constructed with slab-on-grade floors. Test hole information from the area indicate that The Maples property is underlain by compacted river sand fill over clay silt and then interbedded sands with some silt.

Owners of the units located along the west side of the Maples townhouse property (units 13 through 16) have reported cracking of ceramic floor tiles and exposed aggregate concrete patios located west of the units. Some cracking has also occurred in the garage floor slabs of the west facing units.

The site owned by Chevron Canada Limited and located west of The Maples property has been undergoing remediation to treat contaminated soil on their property. Past remedial activity has included soil removal and in situ treatment. The in situ treatment included the extraction of vapour and water from the ground. The owners of the effected units contend that the cracking of ceramic floor tile and outside patios began to occur subsequent to the initiation of the remediation program on the neighbouring Chevron property.

I have completed a review of the units which are adjacent to the Chevron property as well as those located further east of the Chevron property. The intensity of damage (cracks) appears to increase toward the Chevron property. Test holes drilled on the Maples property on behalf of Chevron indicate the Maples property is underlain by soft clayey silt. This surficial clayey silt, which underlies most of west Richmond, is known to be sensitive to well point dewatering since the dewatering causes suction pressures to develop in the clayey silt, drawing water out of it and causing consolidation.

I have reviewed documents supplied by Mr. Neil Filipek including correspondence between the owners of the Chevron property, Chevron Canada Limited, and the designers of the remediation program, Seacor Environmental. A letter from Seacor dated February 19, 1996 identified that "a high volume dewatering program could adversely affect foundations of neighbouring structures". Seacor recommended a well point type dewatering system for the project. Our experience with active pumping systems, such as the well point dewatering systems implemented at the Chevron site, is that they can generate significant suction in fine grained soils resulting in greater settlement and damage than passive (sump pump type) dewatering systems.

It is my opinion that the excavation work carried out on the adjacent Chevron site is unlikely to have resulted

September 26, 2000: GeoPacific Consultants – Geotechnical Opinion (3/4)

October 5, 2000 01:19:12 PM

SUE AND BILL MAATHMAN

Page 1 of 6

OCT 05 '00 10:52 TO 2411650

FROM JUSTICE PLUR.

1-034 P.03

3.0 Development History at the Site

The following is the sequence of development understood to have taken place at the Maples townhouse site and the adjacent site owned by Chevron Canada Limited:

The Maples townhouse development was constructed in the spring to summer of 1993 and completed by about February 23, 1994.

Chevron Canada operated a service station at their property located at the corner of Steveston Highway and No. 3 Road until November 1994 when the site was decommissioned.

Chevron Canada installed a soil vapour and groundwater extraction system to assist in remediation of the site in the summer of 1996 and had the system in operation until at least the end of 1998, though it appears that dewatering was terminated at the north end of the site on about June 26, 2000.

The owners of units 13 through 16 at the Maples townhouse development began to notice cracking of patio slabs, garage slabs since about the spring of 1999 and more recently, since about March of this year, cracks have begun to appear in ceramic floor tile in the kitchens of units 13 through 16.

4.0 Site Description and Subsurface Conditions

The subject property is located on the north side of Steveston Highway, west of No. 3 Road in Richmond, B.C. The site is essentially level and there is evidence that grade has been raised above pre-development grades. As noted above, the site is improved with existing at grade townhouse buildings and associated paved access ways, parking, concrete sidewalks and concrete patio slabs. Test holes advanced by Seacor, along the west side of units 13 through 16 indicate the site is underlain by 1 to 1.5 metres of sand fill over native soils consisting of 1 to 3 metres of clay silt over fine to medium grained sand. The well points installed on the Chevron site were screened in the sand layer.

The clay silt is described as soft to very soft and grey. It is unclear if the buildings were pre-loaded in advance of construction from the information available to me. My experience as a Geotechnical Engineer, having worked on many projects in the City of Richmond, is that the soft surficial clay silt which is pervasive in west Richmond is normally consolidated and thus will undergo consolidation settlement if subject to a higher stress level than that which was present prior to development.

5.0 Detailed Property Survey

6.0 Opinion

7.0 Closure

The opinions expressed herein are based on analyses that have been carried out and my expertise and experience in geotechnical engineering. In preparing these opinions I have relied upon my site observations, information contained in the plaintiffs and defense affidavits and geotechnical reports prepared by this office and by others. I trust that the information is presented in a manner that is both descriptive and communicative however if you require further details or require clarification of the above, please do not hesitate to call.

**MINUTES OF THE STRATA COUNCIL MEETING
GARDEN MANOR – STRATA CORPORATION NWS
Held on October 5, 2000**

The meeting was called to order at 8:05 p.m. by Chairperson, Bill Maartman and the agenda were to discuss Seacor Environmental's letters.

Present were: Tam Brooks Bill Maartman Chairperson
Ed Lay

MINUTES

The minutes of the Council Meeting of April 18, 2000 were reviewed and on motion by Tam Brooks, seconded by Ed Lay and passed, these minutes were approved as circulated.

OLD BUSINESS

1. Update re: Chevron Station Clean-up

Discussion of The Maples emergency meeting on the Chevron Site.

The Maples meeting was attend by Ed Lay, Donna Pearson and Bill Maartman, representing Garden Manor.


At this meeting a Geotechnical Engineer presented an outline of the damage to The Maples complex due to the removal of water from the ground water table and the settlement of the ground under the buildings and landscape around the buildings.

A large cone of clay material that the water under ground lies in, and a fast removal of this water to quickly results in settlement of this clay shelf causing surface damage. To date no owners of Garden Manor complex have advised us of any damage to their units from this remediation project. The damage that all units have, was assumed as a result of The Admiral Walk complex being build across No. 3 Road from us and the vibrations from heavy vehicles travelling up and down No. 3 Road.

Also discussed was methods of removing the contaminates in the gas by-products from the ground water. Other methods of removal were discussed.

2012: BC Ministry of Environment – Notification of Likely or Actual Offsite Migration (1/6)

Version 6.0

	Ministry of Environment	NOTIFICATION OF LIKELY OR ACTUAL MIGRATION	Land Remediation Section PO Box 9342 Stn Prov Govt Victoria B.C. V8W 9M1 Telephone: (250) 387-1441 Fax: (250) 387-8897
---	-------------------------	---	--

Sections 57 and 60.1 of the Environmental Management Act's Contaminated Sites Regulation require a responsible person who carries out independent remediation or a site investigation and who knows that one or more substances has migrated or is likely to have migrated to a neighbouring parcel and is or is likely causing contamination to notify the person or persons who own the neighbouring parcel in writing and submit a copy of the notification to the Director of Waste Management, within 15 days after the responsible person becomes aware of the migration or likely migration to the neighbouring parcel. Note that "affected parcel" is defined as a parcel which is contaminated by the migration of substances from a neighbouring parcel.

Information for Affected and Likely Affected Parcels

Owner Name Manor Gardens Strata Council (Mr. Ceasar Madarang, Strata Council Member)

Parcel address Number and Street Unit 20 – 10900 No.3 Road

City Richmond Province BC

Country Canada Postal Code V7A 1X1

Phone 604-839-0806 Fax

Parcel Civic Address or Location (i.e., nearest roadway): 10900 No.3 Road, Richmond

Parcel PID or PIN (if applicable): 000-981-079 Parcel Site ID number (if applicable):

Latitude and Longitude for Centre of Parcel:

Latitude Degrees 49 Minutes 08 Seconds 02 N

Longitude Degrees 123 Minutes 08 Seconds 10 W

Type(s) of utility affected(if applicable, e.g. sewer, telephone, electrical): N/A

Does this parcel have likely or actual high risk conditions (as described under the Act's Protocol 12) associated with the likely or actual migration of substances from the source parcel? Yes No

Please include a separate sketch plan with this form for this parcel.

Owner Name

Parcel address Number and Street

City Province

Country Postal Code

Phone Fax

Parcel Civic Address or Location (i.e., nearest roadway):

Parcel PID or PIN (if applicable): Parcel Site ID number (if applicable):

Latitude and Longitude for Centre of Parcel:

Latitude Degrees Minutes Seconds

Longitude Degrees Minutes Seconds

Type(s) of utility affected(if applicable, e.g. sewer, telephone, electrical):

Does this parcel have likely or actual high risk conditions (as described under the Act's Protocol 12) associated with the likely or actual migration of substances from the source parcel? Yes No

Please include a separate sketch plan with this form for this parcel.

Please add additional pages if more than two affected or likely affected parcels have been identified.

2012: BC Ministry of Environment – Notification of Likely or Actual Offsite Migration (3/6)

89
11/13/12
11/13/12

Section I Notification Trigger

Check the following items as applicable. Likely or actual migration of substances from the source parcel was identified during:

- Independent remediation (Section 57, Contaminated Sites Regulation)*
- Site Investigation (Section 60.1, Contaminated Sites Regulation)

* You must also complete and submit a notification of independent remediation. The form is available on the ministry's web site at: <http://www.env.gov.bc.ca/epd/remediation/forms/>.

Section II Land Description of Source Parcel

Site ID Number (if known)	1801
PID	003-469-834 or PIN
Legal Description	Parcel "G" (Reference Plan 15979) Section 33 Block 4 North Range 6 West Nwd
Latitude	Degrees 49 Minutes 08 Seconds 01 N
Longitude	Degrees 123 Minutes 08 Seconds 20 W
Site Civic Address or Location	Street 10980 No.3 Road
(i.e., nearest roadway)	City Richmond Postal Code V7A 2K6

Section III Property Owner and/or Operator (Source Parcel)

Name	Chevron Canada Ltd	
Address	Number and Street	1200 - 1050 West Pender Street
	City	Vancouver Province/State BC
	Country	Canada Postal /Zip Code V6E 3T4
Phone	604-668-5569	Fax 604-668-5369

Include both a site plan and a Land Title record.

Section IV Environmental Consultant / Agent Contact (if applicable)

Name	SLR Consulting (Canada) Ltd	
Address	Street	200 - 1620 West 8 th Avenue
	City	Vancouver Province/State BC
	Country	Canada Postal /Zip Code V6J 1V4
Phone	604-738-2500	Fax 604-738-2508

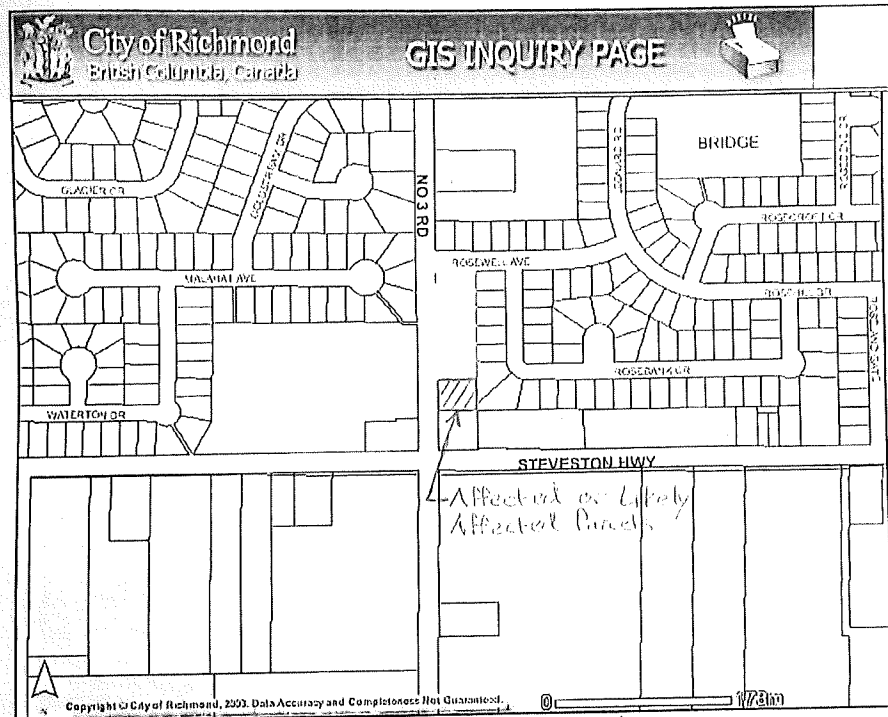
Section V Confirmed or Suspected Source of Contamination (e.g. leaking underground storage tank)

Former gasoline station activities

2012: BC Ministry of Environment – Notification of Likely or Actual Offsite Migration (5/6)

GIS Inquiry Print Page

Page 1 of 1



City of Richmond Property Information

Address: Unit 20-10900 No 3 Rd
 Richmond Key: 16360
 Lot: 20
 Zoning: RTL1
 FCL: 2.9m GSC - Area A
 ALR: No Heritage: No HAP Required: No RAR: No NEF: No Latecomer's Agreement: No
 Parcel Area: 0 sq.m.
 BCAA Legal: 20 SEC 33 BLK4N RG6W PL NWS5 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Assessments

Gross Taxes: \$1,634.74	Parcel Area: 0 sq.m.	Gross Total: \$403,000.00
Gross Land: \$358,000.00	Gross Improvement: \$47,000.00	Net Total: \$403,000.00
Net Land: \$356,000.00	Net Improvement: \$47,000.00	

Disclaimer

GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster. These maps are NOT a legal document, and is published for information and convenience purposes only.
 © City of Richmond, 2003.
 All rights reserved. Not to be reproduced or distributed without permission.

2012: SLR Consulting – Groundwater Investigation Report (1/5)



December 20, 2012

Manor Gardens Strata Council
c/o Mr. Cesar Madarang, Strata Council Member
Unit #20 – 10900 No. 3 Road
Richmond, BC V7A 1X1

Project No.: 201.00591.00004

Dear Mr. Madarang,

RE: GROUNDWATER INVESTIGATION AT 10900 NO. 3 ROAD, ADJACENT TO 10980 NO. 3 ROAD, RICHMOND, BC

On behalf of Chevron Canada Limited (Chevron), SLR Consulting (Canada) Ltd. (SLR) completed a groundwater investigation of existing wells located at 10900 No. 3 Road, Richmond, BC in April, July and November, 2012. The objective was to assess groundwater conditions since the last monitoring and sampling program in 2008.

This report summarizes the findings of the groundwater sampling program. Data summary tables, a site plan (Drawing 1), and detailed analytical chemistry reports follow the text for reference.

SCOPE OF WORK

All work was carried out in accordance with Chevron's "Environmental Scope of Work, version 5.0 October 2002", Chevron's "Independent Contractor Health, Environment and Safety Guidelines", SLR's standard field procedures and as per our work plan approved by Chevron.

The scope of work conducted for the groundwater program is summarized below:

- A site- and task-specific Health and Safety Plan was completed.
- In advance of each program at 10900 No. 3 Road, SLR obtained access permission from property owners to conduct groundwater monitoring and sampling
- On April 17, 2012, two groundwater wells were monitored for well headspace vapour level (HSVL) and depth to groundwater and collected groundwater samples from two monitoring wells for select analysis.
- On July 5, 2012, five groundwater wells were monitored for well headspace vapour level (HSVL) and depth to groundwater and collected groundwater samples from five monitoring wells for select analysis.
- On November 1, 2012, four groundwater wells were monitored for well headspace vapour level (HSVL) and depth to groundwater and collected groundwater samples from four monitoring wells for select analysis.
- Chemistry results were reviewed and this update letter of the results was prepared



SLR Consulting (Canada) Ltd. 300-3620 West 8th Ave.

Richmond, BC V6X 3A5
Tel: 604 273-1111

Printed on 100% Recycled Paper

2012: SLR Consulting – Groundwater Investigation Report (3/5)

Chevron Canada Ltd.
10900 No. 3 Road Update of Results (2012)

SLR Ref 201 00591 00004
December 2012

FIELD METHODOLOGIES

The various field monitoring and sampling methodologies used by SLR to conduct this work are provided in Appendix A.

INVESTIGATION RESULTS

Groundwater monitoring wells were monitored (two on April 17, five on July 5 and 6 and four on November 1, 2012) for head-space vapour levels (HSVL), depth to groundwater. Field observations are summarised in Table 1. The highest vapour level was 4730 ppmv found in BH86 on November 1, 2012 and the lowest vapour level was less than detection limit (LTDL) in BH41 on April 17, 2012. The average depth to groundwater was 0.96 metres below grade (mbg) in April 2012, 1.34 mbg in July 2012 and 0.89 mbg in November 2012.

Groundwater samples were analysed for hydrocarbon and/or metals analyses and a summary of results is as follows:

- BH41 in April 2012 – Benzene and ethylbenzene exceeded CSR DW standards and LEPHw exceeded CSR AWM and AWF standards.
- BH71 in July 2012 – Aluminium, arsenic, iron and zinc exceeded CSR AWM, AMF, DW and/or IW standards.
- BH72 in April 2012 – Ethylbenzene exceeded CSR DW standards and VPHw and LEPHw exceeded CSR AWM and AWF standards, arsenic and iron exceeded CSR DW and/or IW standards.
- BH73 in July 2012 – LEPHw exceeded the CSR AWM and AWF standards.
- The remaining samples analysed were less than the applicable CSR standards.

The groundwater analytical results are summarized in Tables 1 to 4. Analytical chemistry reports are included in Appendix B.

QUALITY ASSURANCE / QUALITY CONTROL (QA/QC)

A quality assurance and quality control (QA/QC) program was followed to ensure that the sampling and analytical data were interpretable, meaningful and reproducible. ALS Laboratory Group (ALS) of Burnaby, BC analyzed the samples. ALS is a Canadian Association of Laboratory Accreditation Inc (CALA) accredited laboratory that uses the MOE recognized methods to conduct laboratory analyses. As conveyed by the laboratory, method blanks, control standards samples, certified reference material (CRM) standards, method spikes, replicates, duplicates and instrument blanks are routinely analyzed as part of their QA/QC programs.

As an internal quality control the project laboratory routinely reports the results of the laboratory duplicate analyses. The results of the laboratory QA/QC are reported in the laboratory certificates provided in Appendix B. SLR verified that the laboratory internal QA/QC results fell within the laboratory self-specified acceptance criteria.

Based on these QA/QC results, it is SLR's opinion that the data collected from the investigation can be relied upon.

SLR

3

CONFIDENTIAL


2012: SLR Consulting – Groundwater Investigation Report (5/5)

Chevron Canada Ltd.
10900 No. 3 Road Update of Results (2012)

SLR Ref: 201 00591 00004
December 2012

We trust this meets your needs. If you have any questions or require clarification, please contact the undersigned.

Yours sincerely
SLR Consulting Limited



Kate Smith, B.EnvSc.
Environmental Scientist



Mark White, B.Sc. Env., P.Ag.
Environmental Scientist



Jackie Smith, M.A.Sc., R.P.Bio., P.Ag.
Senior Project Manager

cc: Kristi Thornhill, Chevron Canada Limited

Enc Drawing 1 – Site Plan
Tables 1 through 4
Appendix A: SLR Field Methodology
Appendix B: Analytical Chemistry Reports

W:\CLIENT FILES\Chevron\201 00591 No.3 Rd and Steveston Hwy Richmond\REPORTS\2012\3rd Party Results Letters\10900 No.3 Rd Results Letter\2012Dec - GW Results Ltr for 10900 No.3 Rd.doc

SLR

5

CONFIDENTIAL