



# **City of Vancouver** *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060  
planning@city.vancouver.bc.ca

## **CD-1 (30)**

*5716 Granville Street*

*By-law No. 4123*

*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

***Effective August 25, 1964***

*Amended up to and including By-law 8465, dated April 23, 2002*

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 **Uses**

The area shown outlined in red on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are the following:

- (a) Retail Uses, limited to Gasoline Station - Split Island, and Retail Store; and
  - (b) Service Uses, limited to Motor Vehicle Wash.
- [8465; 02 04 23]

subject to such conditions as Council may by resolution prescribe pursuant to Section 565 (f) of the Vancouver Charter.

3 **Floor Space Ratio**

3.1 The floor space ratio must not exceed 0.09. For the purpose of computing floor space ratio, the site is deemed to be 2 570.3 m<sup>2</sup>, being the site size at the time of application for rezoning, prior to any dedications.

3.2 The following must be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following must be excluded from the computation of floor space ratio:

- (a) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this cause will not apply to walls in existence prior to March 14, 2000.

4 **Height**

The maximum building height measured above base surface must be no more than 7.1 m.

5 **Setback**

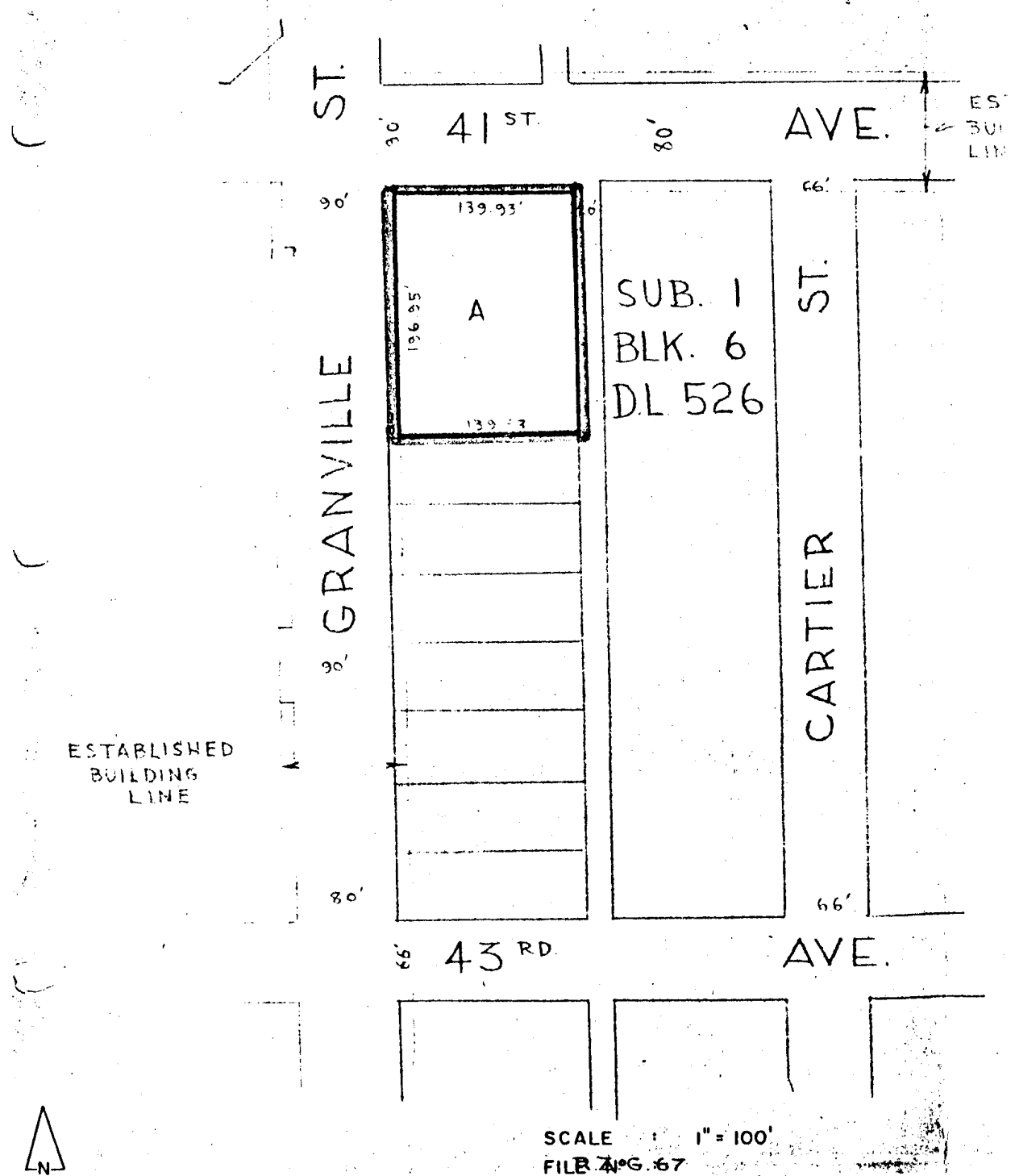
The setback from the south property line for a building or canopy must be at least 9.3 m.

6 *[Section 10 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

BY-LAW N° 4193 BEING A BY-LAW TO AMEND BY-LAW N° 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW

SCHEDULE

The lot shown below outlined in Red is Rezoned from (RS-1) One Family Dwelling District & (C-1) Commercial District to (CD-1) Comprehensive Development District.



SCALE : 1" = 100'  
FILE N° G. 67

Special Council, June 8th, 1964 . . . . . 3

5. Southeast Corner 41st Avenue  
and Granville Street  
(5750 Granville Street)

Moved by Alderman Emery

THAT the application of Home Oil Distributors Limited to re-zone Lots 1 and 2, Subdivision 1, Block 6, D.L. 526 situated at the southeast corner of 41st Avenue and Granville Street (5750 Granville Street)

FROM: RS-1 One Family and C-1 Commercial Districts  
TO: CD-1 Comprehensive Development District

be approved subject to prior compliance by the owners to the following conditions in accordance with the suggestions of the Technical Planning Board:

- (a) The owners to first dedicate to the City the northerly 10 feet of Lot 1, and the westerly 10 feet of Lots 1 and 2, for the future widening of 41st Avenue and Granville Street respectively, and the consolidation of the remainder of Lots 1 and 2, Subdivision 1, Block 6, D.L. 526 into one parcel and so register in the Land Registry Office.
- (b) The detailed scheme of development to be first approved by the Technical Planning Board, such scheme of development being restricted to a gasoline filling station and automatic carwash; the Technical Planning Board to have particular regard to adequate screening, landscaping, any signs or advertising, and provision for stacking of cars, having regard to the effect of this use on the adjacent one-family dwellings.

FURTHER THAT, as a condition of the issuance of a development permit, the hours of operation of the proposed automatic carwash be from 10:00 a.m. to 6:00 p.m.  
- CARRIED.

#30 - S.E. Corner of 41st  
& Granville.

*Zoning Planner*

(Rz. 4.67)

BY-LAW NO. 4123

A By-law to amend By-law No. 3575, being the  
Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting  
assembled, enacts as follows:

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-81E annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2. The area shown outlined in red on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are the following:

- (a) gasoline filling station
- (b) automatic car wash

subject to such conditions as Council may by resolution prescribe pursuant to Section 565 (f) of the Vancouver Charter.

3. This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 25th day of August,  
1964.

(sgd) W. G. Rathie  
Mayor

(sgd) R. Thompson  
City Clerk

This By-law received:

1st Reading - August 25, 1964  
2nd Reading - August 25, 1964  
3rd Reading - August 25, 1964

(sgd) R. Thompson  
City Clerk

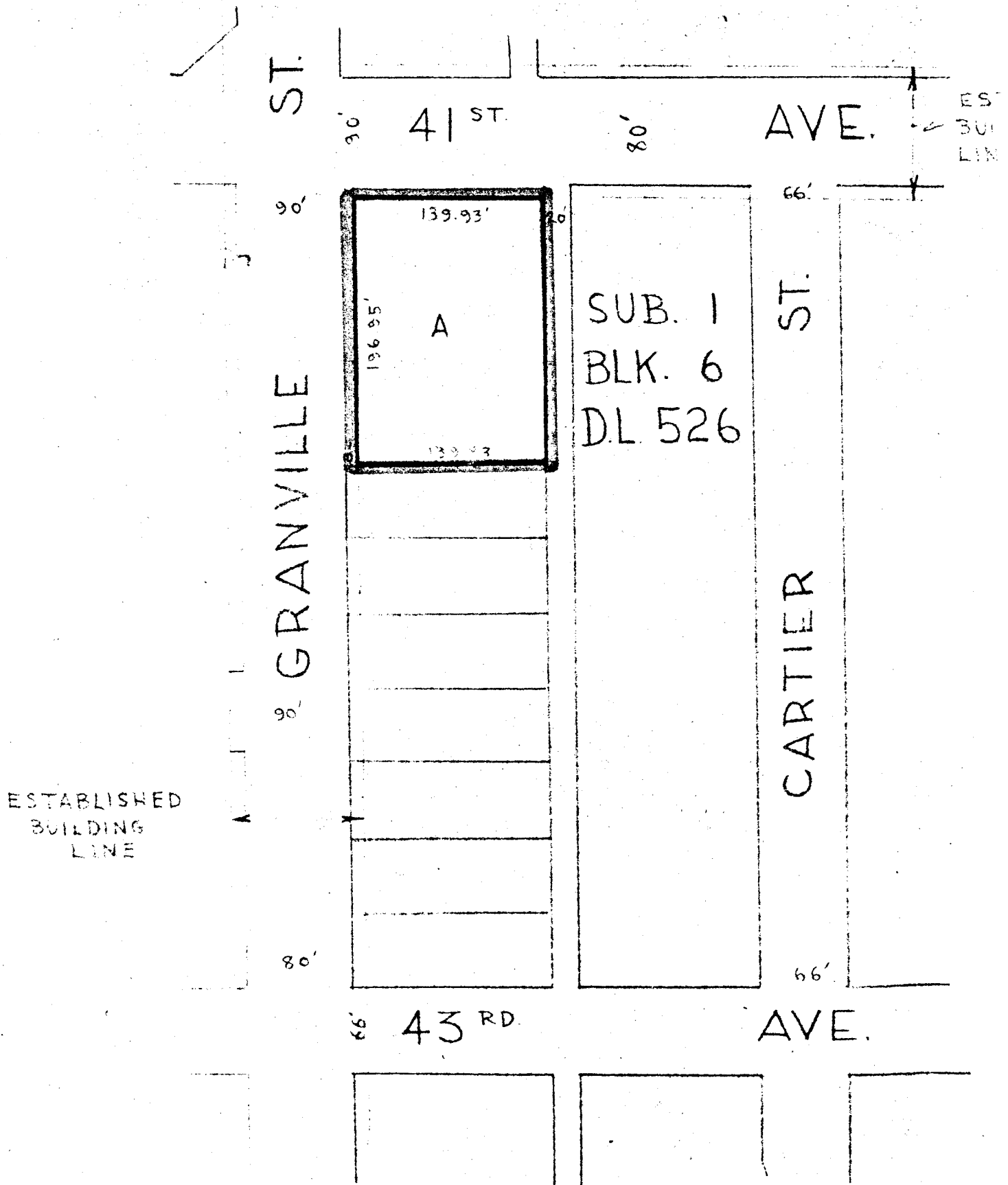
I hereby certify that the foregoing is a correct copy  
of a By-law duly passed by the Council of the City of Vancouver  
on the 25th day of August, 1964, and numbered 4123.

*R. Thompson*  
City Clerk

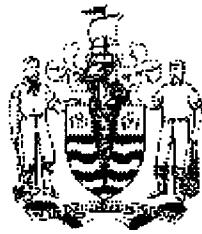
BY-LAW N° 4193 BEING A BY-LAW TO AMEND BY-LAW N° 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW

SCHEDULE

The lot shown below outlined in Red is Rezoned from (RS-1) One Family Dwelling District & (C-1) Commercial District to (CD-1) Comprehensive Development District.



SCALE : 1" = 100'  
FILB. N° G. 67



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**NOVEMBER 8, 2001**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 8, 2001, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage and Zoning and Development By-laws and to enter into a Heritage Revitalization Agreement.

**PRESENT:** Councillor Don Lee, Deputy Mayor

Councillor Fred Bass  
Councillor Jennifer Clarke  
Councillor Daniel Lee  
Councillor Tim Louis  
Councillor McCormick  
Councillor Gordon Price  
Councillor Sam Sullivan

**ABSENT:** Mayor Philip Owen (Civic Business)

Councillor Lynne Kennedy (Civic Business)  
Councillor George Puil (Leave of Absence)

**CITY CLERK'S** Tarja Tuominen, Meeting Coordinator  
**OFFICE:**

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Clarke  
SECONDED by Councillor McCormick

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Don Lee in the Chair, to consider proposed amendments to the Heritage and Zoning and Development By-laws and to enter into a Heritage Revitalization Agreement.

## **2. Text Amendment: 5702 Granville Street**

An application by Richard Cook, Davidson Yuen Simpson Architects was considered as follows:

Summary: The proposed text amendment to CD-1 By-law No. 4123 would permit the redevelopment of the existing gas station and car wash plus the addition of a retail store as a principal use.

The Director of Current Planning recommended approval, subject to the conditions set out in the agenda of the Public Hearing.

### **Staff Comments**

Lynda Challis, Planner, described the proposal and responded to neighbourhood concerns. The proposal will improve the pedestrian environment along Granville Street, reduce impacts on residential neighbours, improve traffic flow along Granville Street, and provide environmental benefits. The applicant has requested the hours of operation be increased; however, the current hours of operation for the site continue to apply because of past Council decisions and concerns for the residents. Staff support the application, subject to the conditions noted in the agenda.

### **Applicant Comments**

Richard Cook, representing the applicant, noted the redevelopment will bring significant benefits to the site. The gas station, improved car wash, reconstruction of the site and improved traffic flow will benefit the community. The applicant has met with neighbours on six occasions to address concerns. The applicant supports the proposed conditions with the exception of the limit to the hours of operation of the car wash: 8 a.m. to 6 p.m., Monday to Saturday, and closed on Sundays and holidays. The new car wash will be quieter and therefore in compliance with the City's new Noise By-law. The applicant requests there be no restriction on the car wash hours of operation.

Ms. Challis advised the Noise By-law sets noise levels but does not control hours of operation. She reiterated the hours of operation continue to be restricted based on past Council decisions and concerns of neighbours to the south. In addition, staff note that other noise concerns result from the operation of the car wash, such as vacuuming of cars and additional activity on the site.

Larry Beasley, Director of Current Planning, explained different areas may have different hours of operation based on the residential development. On this particular site, there is a longstanding obligation regarding the hours of operation and the neighbours have come to expect that obligation.

### **Summary of Correspondence**

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

two letters opposed to the application



one letter identifying issues of concern to the neighbourhood.

### **Speakers**

Deputy Mayor Don Lee called for speakers for and against the application.

Ms. Alida Jorconi (brief filed) raised a number of concerns about the proposed redevelopment of the site, including the following: the high elevation of the gas station from the surrounding street, sidewalks, and neighbouring properties; safety issues with potential fires or earthquakes; the location of gas pumps to her residence; entrance to the car wash from Granville Street; the addition of a convenience store to the site; and delivery of fuel during the night or early morning hours.

### **Applicant Closing Comments**

Lawrence Ng, representing Imperial Oil of Canada, advised the company is willing to adjust the fuel delivery time to later in the morning and is prepared to do a courtesy notification of the neighbourhood prior to the start of construction. The contractor and engineers will be requested to minimize neighbours' concerns during the re-development. Mr. Ng explained the proposed queuing for the car wash should eliminate congestion and the location of the gas pumps are more than twice the required distance to the closest residence.

### **Council Decision**

During discussion, it was noted Council would be prepared to support the application with the understanding the applicant has agreed to speak with the neighbours about the issues of fuel delivery hours and construction notification.

MOVED by Councillor Clarke

A. THAT an application by Richard Cook, Davidson Yuen Simpson Architects, to amend CD-1 Bylaw No. 4123 for 5702 Granville Street to permit the redevelopment of the existing gas station and car wash, plus the addition of a retail store as a principal use, be approved subject to the following conditions:

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Richard Cook, Davidson Yuen Simpson Architects, and stamped "Received City Planning Department, May 18, 2001", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
  - (i) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for graffiti on the lane wall. Any blank walls should be covered with hedging and vines;
  - (ii) design development to garbage storage area to increase screening to reduce

impacts on residential neighbours;

(iii) design development to the fence and retaining wall along the south property line to limit the overall height to a maximum of 1.9 m (6 ft.); and

(iv) as a condition of the development permit, the hours of operation of the proposed car wash will be from 8:00 a.m. to 6:00 p.m., Monday through Saturday and closed Sundays and eight Statutory Holidays (New Year's Day, Good Friday, Victoria Day, Canada Day, Labour Day, Thanksgiving, Christmas and Boxing Day).

(c) That, prior to enactment of the CD-1 By-law, the registered owner shall:

(i) make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for:

(1) dedication of existing explanatory plan # 17467 (existing 3.048 m by 3.048 m right of way) for road purposes; and

(2) clarification of all charges registered in the Land Title Office against title to the lands (a charge summary, including copies of all charges, must be provided) and modification, extension or release of any charges deemed necessary by the Director of Legal Services;

(ii) make arrangements for all electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point.

B. THAT traffic implications for Granville Street and noise levels at the site be reviewed in a year's time after opening of the new operation.

CARRIED

(Councillor Louis opposed)

### **3. Rezoning: 1220 East Pender Street**

An application by Eric Klokstad was considered as follows:

Summary: The proposed rezoning from I-2 to CD-1 would permit residential uses in conjunction with manufacturing, communications and utilities, wholesaling and service uses.

The Director of Current Planning recommended approval, subject to the conditions set out in the agenda of the Public Hearing.

#### **Staff Comments**

Dave Thomsett, Senior Planner, reviewed the application, noting the applicant proposes to combine Residential Unit in conjunction with selected I-2 uses. Staff have achieved a workable solution with the applicant, addressing fire and life safety concerns, unit size and required parking standards. The applicant has offered one strata unit as a community amenity to the City to be used as a Community Policing Centre. Staff have agreed to the conveyance of an unit containing the Community Policing Centre, at no cost to the City, as a condition of rezoning. However, the intent would be for Real Estate to continue with the existing arrangement where the Police Office pays no rent with the exception of operating



## CITY OF VANCOUVER

### REGULAR COUNCIL MEETING MINUTES

**APRIL 23, 2002**

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 23, 2002, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

**PRESENT:**

Mayor Philip Owen  
Councillor Fred Bass  
Councillor Jennifer Clarke

\*Councillor Lynne Kennedy

Councillor Daniel Lee  
Councillor Don Lee  
Councillor Tim Louis  
Councillor Sandy McCormick  
Councillor Gordon Price  
Councillor George Puil

**ABSENT:**

Councillor Sam Sullivan (Leave of Absence)

**CITY MANAGER'S**

Judy Rogers, City Manager

**OFFICE:**

**CITY CLERK'S**

Syd Baxter, City Clerk

**OFFICE:**

Tarja Tuominen, Meeting Coordinator

\*Denotes presence for a portion of the meeting.

### PRAYER

The proceedings in the Council Chamber were opened with a prayer read by the City Clerk.

### CONDOLENCES

There being no amendments, it was

MOVED by Councillor Don Lee  
SECONDED by Councillor McCormick

THAT the By-law be given second and third readings and the Presiding Officer and City Clerk be authorized to sign and seal the By-law.

CARRIED UNANIMOUSLY

**5. A By-law to amend By-law No. 4123 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (5702 Granville Street) (By-law No. 8465)**

MOVED by Councillor Clarke  
SECONDED by Councillor McCormick

THAT the By-law be introduced and read a first time.

CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Councillor Clarke  
SECONDED by Councillor McCormick

THAT the By-law be given second and third readings and the Presiding Officer and City Clerk be authorized to sign and seal the By-law.

CARRIED UNANIMOUSLY  
(Councillors Kennedy, Puil and the Mayor excused from voting)

**6. A By-law to amend By-law No. 8437 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (601 West 10<sup>th</sup> Avenue) (By-law No. 8466)**

MOVED by Councillor Clarke  
SECONDED by Councillor Price

THAT the By-law be introduced and read a first time.

CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

**BY-LAW NO. 8465**

**A By-law to amend By-law No. 4123 which amended  
Zoning and Development By-law No. 3575  
by rezoning an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated sections of By-law No. 4123.
2. Immediately preceding section 1, insert the title **“Zoning District Plan Amendment”**.
3. Immediately preceding section 2, insert the title **“Uses”**.
4. From section 2, delete clauses (a) and (b), and substitute:  
  
    “(a) Retail Uses, limited to Gasoline Station - Split Island, and Retail Store; and  
  
    (b) Service Uses, limited to Motor Vehicle Wash.”

5. After section 2, add:

**“Floor Space Ratio**

3.1 The floor space ratio must not exceed 0.09. For the purpose of computing floor space ratio, the site is deemed to be 2 570.3 m<sup>2</sup>, being the site size at the time of application for rezoning, prior to any dedications.

3.2 The following must be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following must be excluded from the computation of floor space ratio:

- (a) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause will not apply to walls in existence prior to March 14, 2000.

**Height**

- 4. The maximum building height measured above base surface must be no more than 7.1 m.

**Setback**

- 5. The setback from the south property line for a building or canopy must be at least 9.3 m.”

**Force and effect”.**

- 6. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 23rd day of April, 2002.

(Signed) Philip W. Owen  
Mayor

(Signed) Syd Baxter  
City Clerk

I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 23rd day of April, 2002, and numbered 8465.

CITY CLERK

## ADMINISTRATIVE REPORT

Date: June 25, 2002  
Author/Local: J. Baxter/6656  
RTS No. 02779  
CC File No. 2605  
Council: July 9, 2002

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 5702-5716 Granville Street

### **RECOMMENDATION**

*THAT the form of development for the CD-1 zoned site known as 5702-5716 Granville Street be approved generally as illustrated in the Development Application Number DE406362, prepared by Imperial Oil Limited and stamped "Received, Community Services, Development Services May 31, 2002", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.*

### **GENERAL MANAGER'S COMMENTS**

*The General Manager of Community Services RECOMMENDS approval of the foregoing.*

### **COUNCIL POLICY**

*There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.*

### **PURPOSE**

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site.

## BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on June 8, 1964, City Council approved a rezoning of this site from RS-1 (One-Family Dwelling District) and C-1 (Commercial District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law No. 4123 was enacted on August 25, 1964.

At a subsequent Public Hearing on November 8, 2001, Council approved an amendment to permit the re-development of the existing gas station and car wash including the addition of a retail store as a principal use. This amendment (CD-1 By-law No. 8465) was enacted on April 23, 2002.

The site is located at the southeast corner of West 41st Avenue and Granville Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE406362. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior-to permit issuance.

## DISCUSSION

The proposal involves the replacement of a 369 square metres (3,972 square feet) building that currently serves the service station and includes a car wash and a small retail area. A 82.34 square metres (886.3 square feet) automated car wash facility will be located towards the northeast part of the site. The efficiency of the new car wash and its improved location on the site is expected to significantly improve traffic flow in and around this busy intersection. A second building of 139.9 square metres (1,500 square feet) would include a convenience style retail store, associated services (i.e., a bank machine and coffee bar) and support services for the gasoline service station.

The existing eight full-serve fuel pumps are to be replaced with five fuel pumps (four self-serve and one full-serve). The fuel pumps are all to be re-located towards the centre of the site and will include a kiosk for the full-serve attendant at the south end of the pump island.

Ten off-street parking spaces and one loading spaces are proposed to serve the uses on the site. The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

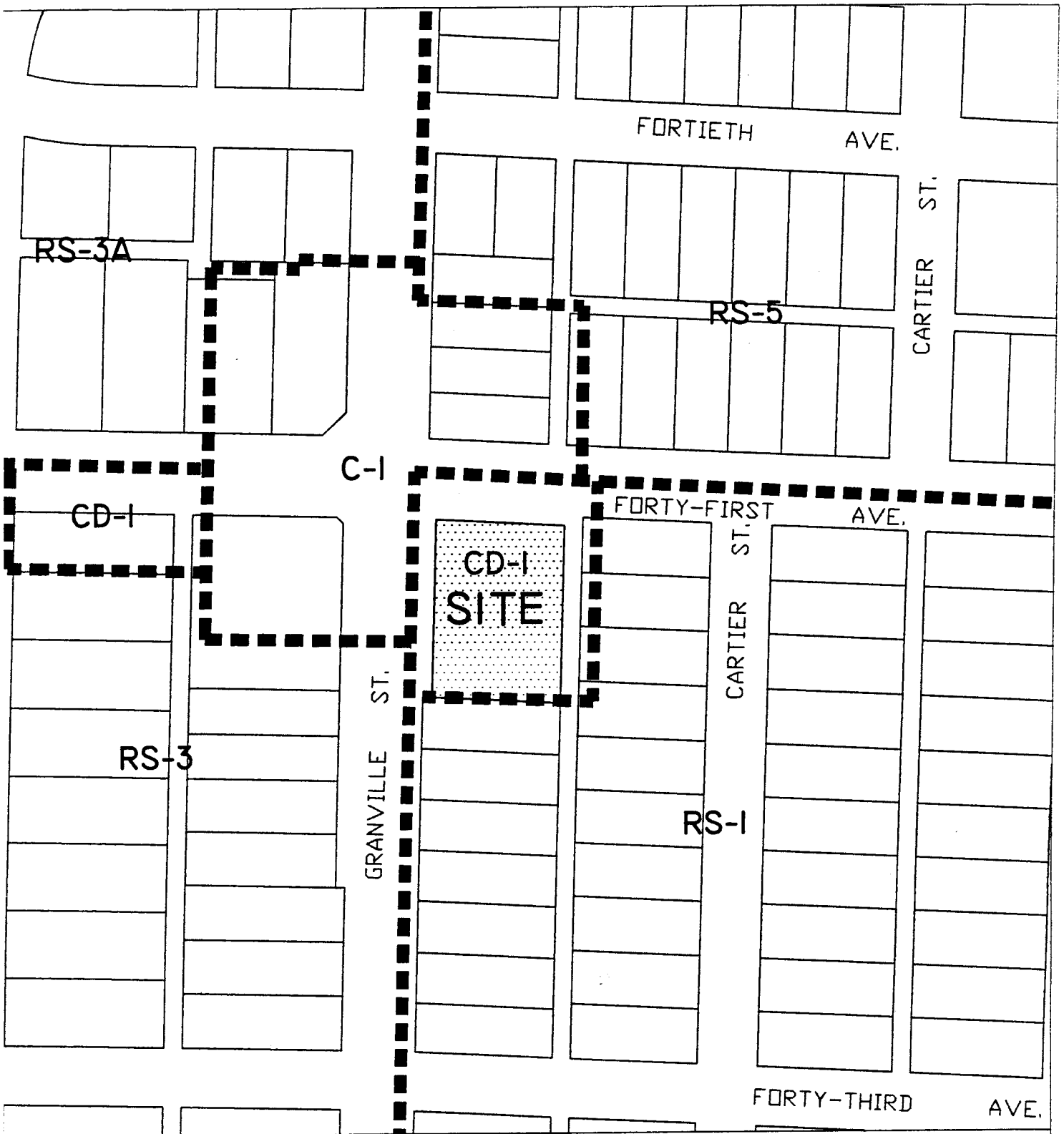


Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

**CONCLUSION**

The Director of Planning has approved Development Application Number DE406362, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

\* \* \* \* \*



■■■■ ZONING BOUNDARY

5702 GRANVILLE ST. DE 406362

DATE 2002 06 13

DRAWN WGS



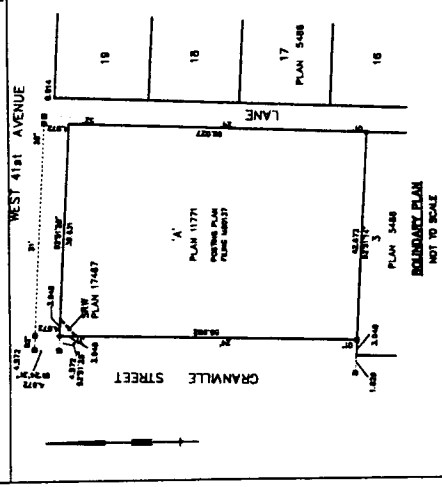
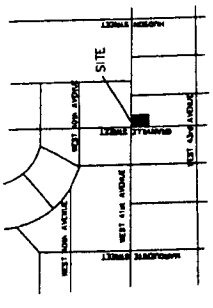
**IMPERIAL OIL LIMITED**

Architectural/Engineering Services 90 Wynford Drive,  
TEL: (416) 441-7840/7845 Dan Mills, Ontario  
FAX: (416) 441-7850 M3C 1K5

**PRODUCTS DIVISION / MARKETING SERVICES**

**BEEBLEY ENGINEERING LTD.** UNIT 9-1200 Steeles Street  
5000 KENNEDY DRIVE, A. STRUCTURAL, MISSISSAUGA, ONT. L4X 1B3  
Ph: (905) 887-1248 BEEBLEY FILE NO. 99-4-23  
Fax: (905) 887-1262 ESSO STANDARD DNG.  
E-mail: beeb@beeb.com

|               |   |                                |                                |                                |                                |                                |                                |                                |
|---------------|---|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Project       | 41ST AVENUE & GRANVILLE STREET<br>VANCOUVER, BRITISH COLUMBIA |                                | Drawn By                       | WLM                            | Proj. Manager                  | Ref. No.                       | 000                            |                                |
| Drawing Title | SITE PLAN   |                                | Scale (plan)                   | 1:200                          | Scale (elev)                   | 1:400                          | Date                           | 99 05 13                       |
| Rev.          | 01  | 02                             | 03                             | 04                             | 05                             | 06                             | 07                             | 08                             |
| BY            | WLM   | WLM                            | WLM                            | WLM                            | WLM                            | WLM                            | WLM                            | WLM                            |
| DATE          | 01 11 28  | 02 05 18                       | 02 11 28                       | 03 11 28                       | 04 11 28                       | 05 11 28                       | 06 11 28                       | 07 11 28                       |
| REVISION      | DEVELOPMENT PERMIT APPLICATION                                | DEVELOPMENT PERMIT APPLICATION | DEVELOPMENT PERMIT APPLICATION | DEVELOPMENT PERMIT APPLICATION | DEVELOPMENT PERMIT APPLICATION | DEVELOPMENT PERMIT APPLICATION | DEVELOPMENT PERMIT APPLICATION | DEVELOPMENT PERMIT APPLICATION |
|               | 1   | 2                              | 3                              | 4                              | 5                              | 6                              | 7                              | 8                              |
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|               | 1   | 2                              | 3                              | 4                              | 5                              | 6                              | 7                              | 8                              |
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- SETBACKS:**
- |         |                  |          |
|---------|------------------|----------|
| C-STORE | WEST FRONT YARD  | = 20.14m |
|         | EAST FRONT YARD  | = 3.37m  |
|         | EAST REAR YARD   | = 18.88m |
|         | SOUTH SIDE YARD  | = 25.37m |
| CARWASH | NORTH FRONT YARD | = 8.81m  |
|         | EAST FRONT YARD  | = 10.70m |
|         | EAST REAR YARD   | = 10.32m |
|         | NORTH SIDE YARD  | = 10.32m |
| CANOPY  | NORTH SIDE YARD  | = 10.70m |
|         | EAST REAR YARD   | = 10.32m |
|         | SOUTH REAR YARD  | = 8.32m  |
- PARKING:**
- |          |     |
|----------|-----|
| REQUIRED | = 8 |
| PROVIDED | = 8 |
- LOADING:**
- |          |     |
|----------|-----|
| REQUIRED | = 1 |
| PROVIDED | = 1 |
- LANDSCAPING:**
- |           |                       |
|-----------|-----------------------|
| SITE AREA | = 2537.0 sq.m. (6.89) |
| PROVIDED  | = 248.8 sq.m. (6.89)  |

**CIVIC ADDRESS:**  
533 GRANVILLE STREET  
VANCOUVER, B.C.

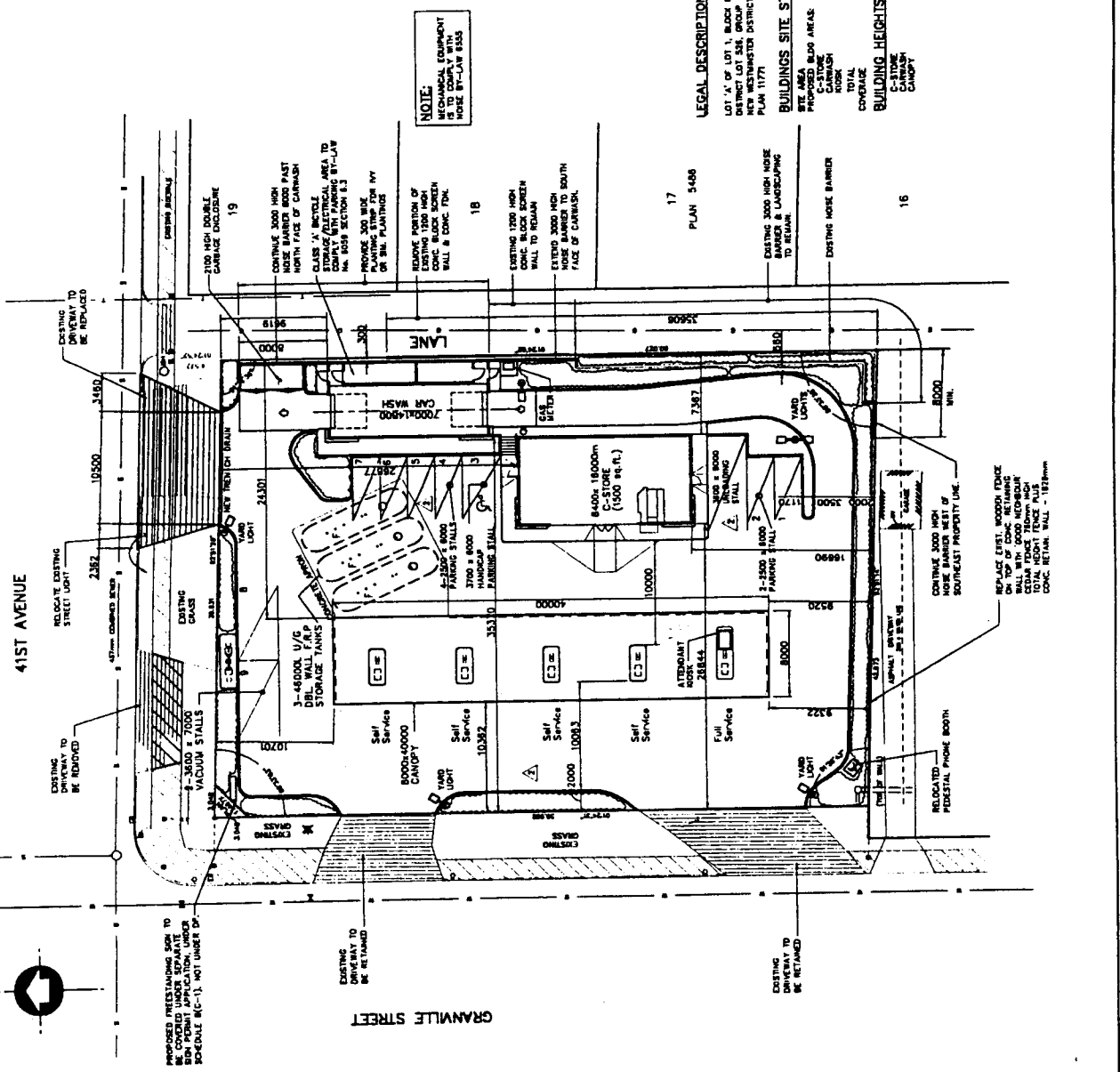
**ZONING:**  
CO-1

**BUILDINGS SITE STATISTICS:**

|             |               |
|-------------|---------------|
| AREA        | = 2570.3sq.m. |
| C-STORE     | = 131.8 sq.m. |
| CANOPY      | = 2.2 sq.m.   |
| ROSK        | = 210.2 sq.m. |
| CANOPY      | = 8.33k       |
| TOTAL       | = 4.8 m.      |
| CONFORMANCE | = 5.50 m.     |

**BUILDING HEIGHTS:**

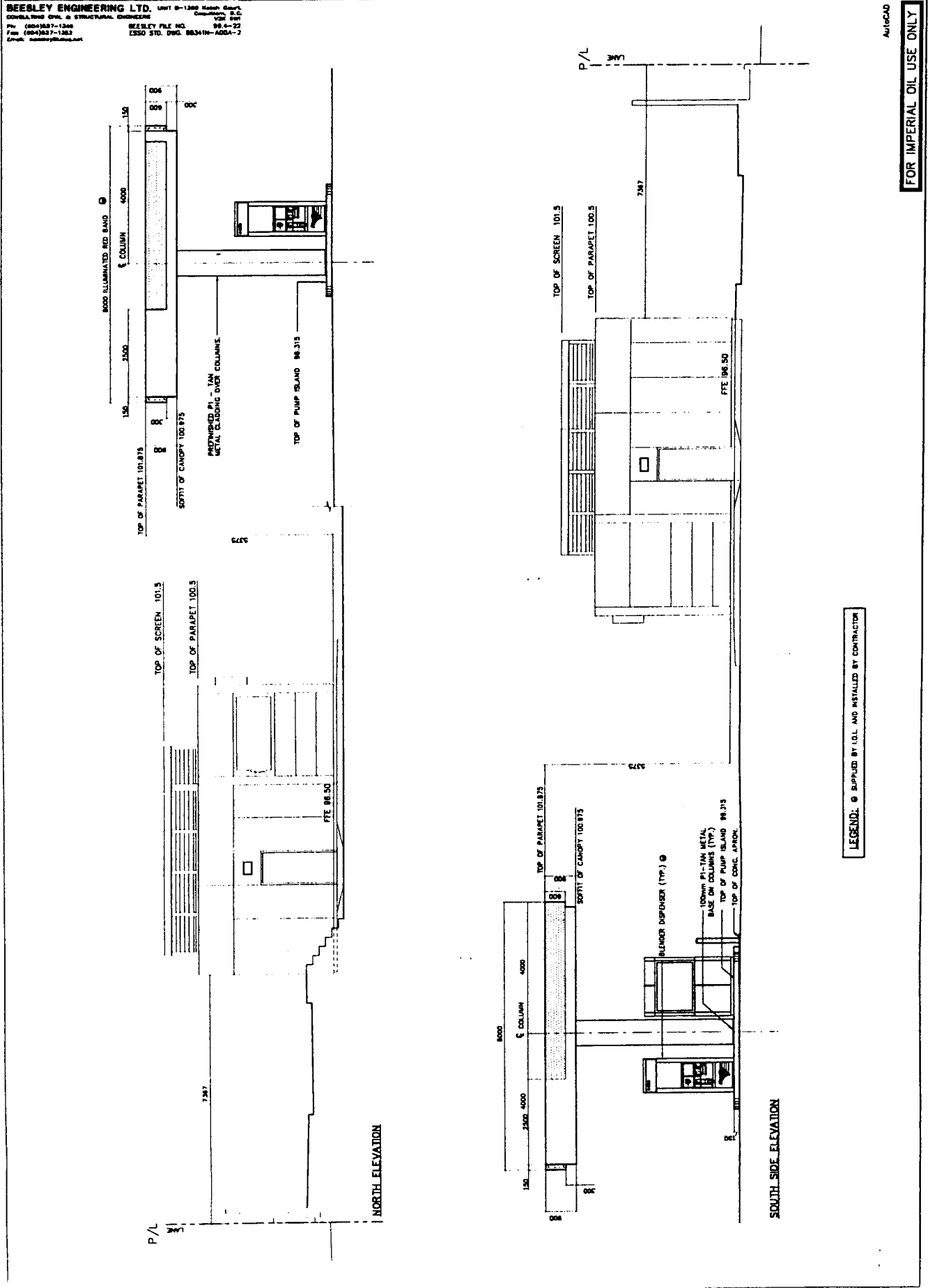
|         |           |
|---------|-----------|
| C-STORE | = 4.8 m.  |
| CANOPY  | = 5.50 m. |



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|  |  |               |                                  |          |  |               |
|--|--|---------------|----------------------------------|----------|--|---------------|
| <b>IMPERIAL OIL LIMITED</b>  |  | Date          | Revision                         | By       | Project  | Drawn         |
| Architectural/Engineering Services 80 Wynford Drive,<br>Tel: (416) 441-7840/7845 Don Mills, Ontario<br>Fax: (416) 441-7850 N.C. 1K5  |  | 00/12/00      | 0 DEVELOPMENT PERMIT ISSUE       | WLM      | 41ST AVENUE & GRANVILLE STREET,<br>VANCOUVER, B.C. | 99/           |
| PRODUCTS DIVISION / MARKETING SERVICES   |  | 01/05/01      | 1 GENERAL REVISIONS              | WLM      | Drawing Title                                      | Schema 00     |
| BEESELY ENGINEERING LTD. UNIT 8-1380 Keele St. Unit 8-1380 Keele St.,<br>CONVENT ROAD CIVIL & STRUCTURAL ENGINEERS Scarborough, Ont. M3J 1K7<br>Ph: (416) 497-1388 BEESELY FILE NO. 98-6-22<br>Fax: (416) 497-1382 1330 STD. DWS. 88341H-ADDA-2<br>E-mail: bseesley@bseesley.com |  | 02/08/01      | 2 ROOF SCREEN & ELEVATIONS ADDED | WLM      | CANOPY - ELEVATIONS (SHT. 1 OF 2)                  | SNL ADD       |
|  |  | Scale (Sheet) | Scale (Project)                  | Date     | Drawn By   | Proj. Manager |
|  |  | 1:50          | 1:100                            | 00 11 20 | WLM  | RON BEESELY   |
|  |  |               |                                  |          |  | Rev. No. 2    |



LEGEND: ○ SUPPLIED BY I.O.I. AND INSTALLED BY CONTRACTOR

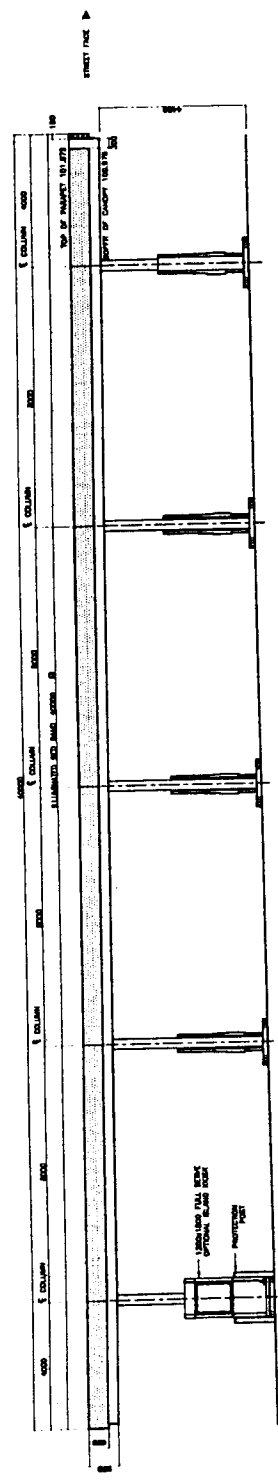
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AutoCAD

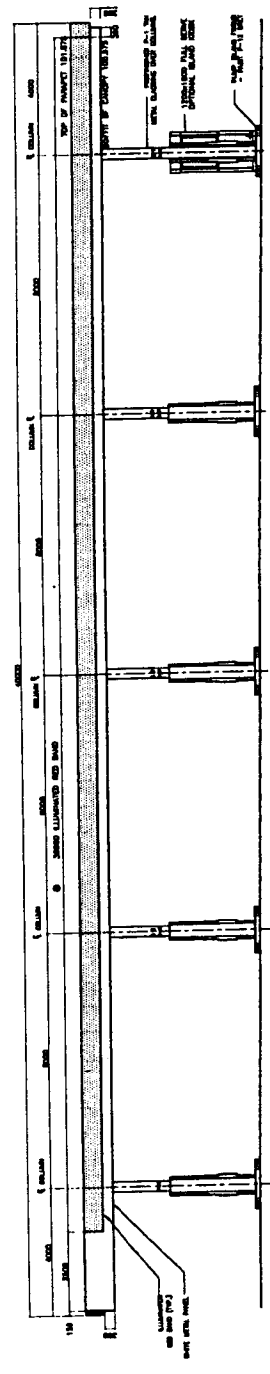
|   |  |          |          |               |   |                  |
|---|--|----------|----------|---------------|---|------------------|
| <b>IMPERIAL OIL LIMITED</b>   |  | Date     | Revision | By            | Project   | Drawn            |
| Architectural/Engineering Services<br>TEL: (416) 441-7840/7845<br>FAX: (416) 441-7850   |  | 05 12 20 | 01 05 21 | WLM           | 41ST AVENUE & GRANVILLE STREET<br>VANCOUVER, B.C. | 99AC             |
| 90 Wynford Drive,<br>Don Mills, Ontario<br>M3C 1K5  |  |          |          |               | Drawing Title                                     | Schema           |
| PRODUCTS DIVISION / MARKETING SERVICES  |  |          |          |               | CANOPY - ELEVATIONS (2 OF 2)                      | 08<br>A01        |
| BEESELY ENGINEERING LTD. UNIT # 1-1200 South Court,<br>CONCRETE, STEEL & STRUCTURAL ENGINEERS<br>PH: (416) 297-1366<br>FAX: (416) 297-1363<br>E-mail: bseesley@shaw.net |  |          |          |               | Scale (overall)                                   | Scale (vertical) |
| BEESELY FILE NO. 00 4-22<br>ESSD STD. DWG. 06341H-A00A-2  |  |          |          |               | 1:75  | 1:150            |
|   |  | Date     | Drawn By | Proj. Manager | Rev.  | No.              |
|   |  | 00 11 20 | WLM      | RON BEESLEY   | 1   | 1                |

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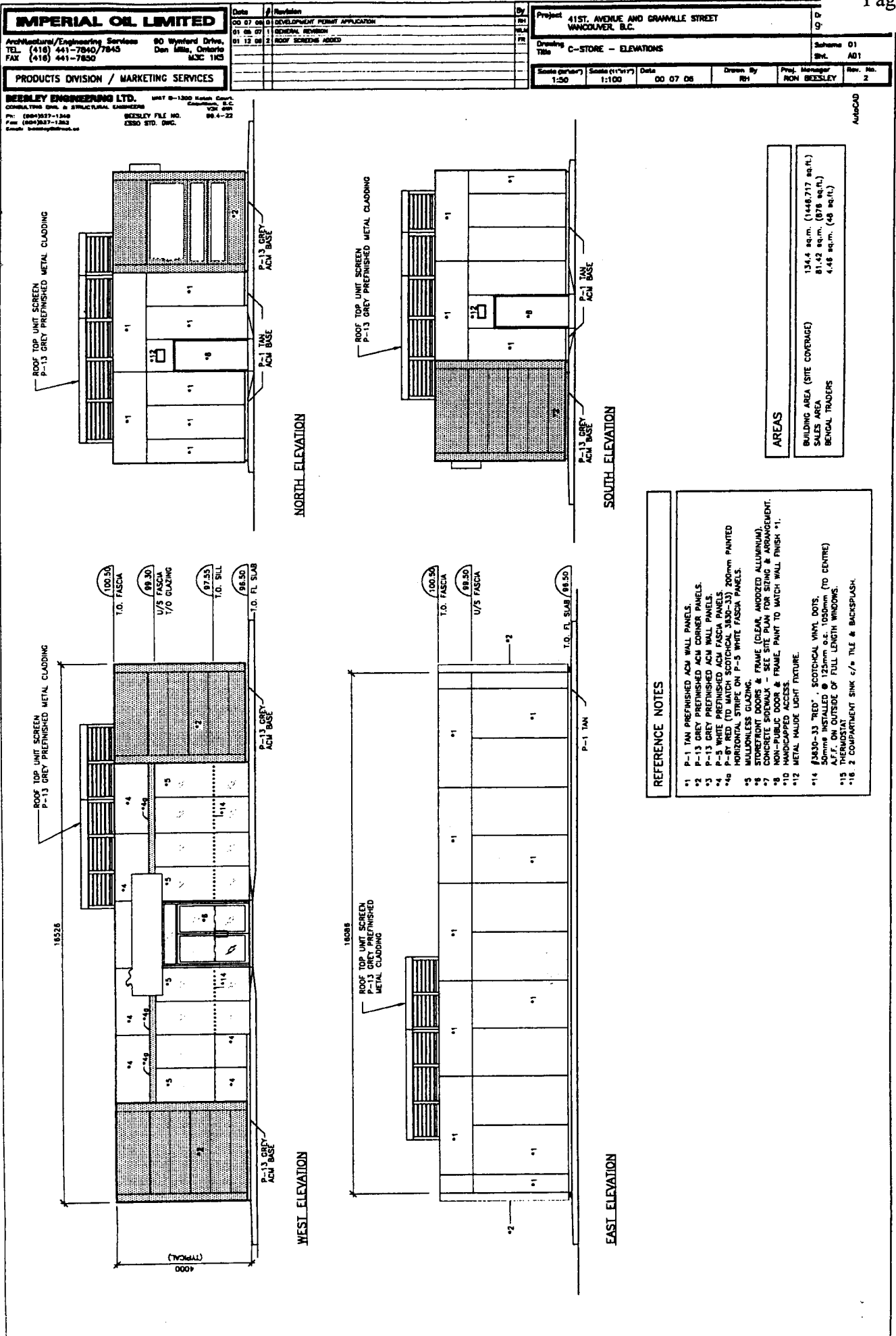


EAST ELEVATION



WEST ELEVATION

LEGEND: ● SUPPLIED BY I.O.I. AND INSTALLED BY CONTRACTOR



**IMPERIAL OIL LIMITED**  
 Architectural/Engineering Services 80 Wynford Drive,  
 TEL (416) 441-7840/7843 Dan Mills, Ontario  
 FAX (416) 441-7850 M3C 1K3

| Date     | Revision                       | By |
|----------|--------------------------------|----|
| 00 07 06 | DEVELOPMENT PERMIT APPLICATION | RM |
| 01 09 07 | REVISION: WINDOW               | RM |
| 01 12 07 | ROOF SCREENS ADDED             | RM |

Project: 41ST. AVENUE AND CRAWVILLE STREET  
 WANDLOVER, B.C.  
 Drawing Title: C-STORE - ELEVATIONS  
 Scale (plan): 1:50  
 Scale (1:1): 1:100  
 Date: 00 07 06  
 Drawn By: RM  
 Proj. Manager: RON BEESLEY  
 Rev. No.: 2

**BEESLEY ENGINEERING LTD.**  
 CONSULTING ENGINEERS & ARCHITECTS  
 1070 BAYVIEW AVE. UNIT 10  
 SCARBOROUGH, ONTARIO M1B 2Y4  
 TEL: (416) 291-1346  
 FAX: (416) 291-1343  
 BEESLEY FILE NO. 00-4-22  
 6350 STO. DMC.

| AREAS                         | 134.4 sqm. (1446.717 sq.ft.) |
|-------------------------------|------------------------------|
| BUILDING AREA (SITE COVERAGE) | 81.42 sqm. (876 sq.ft.)      |
| SALES AREA                    | 4.48 sqm. (48 sq.ft.)        |
| BENGAL TRUCKS                 |                              |

**REFERENCE NOTES**

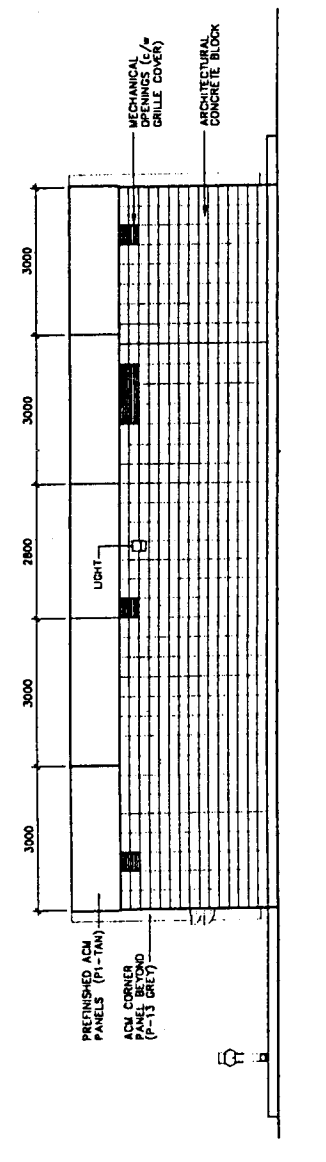
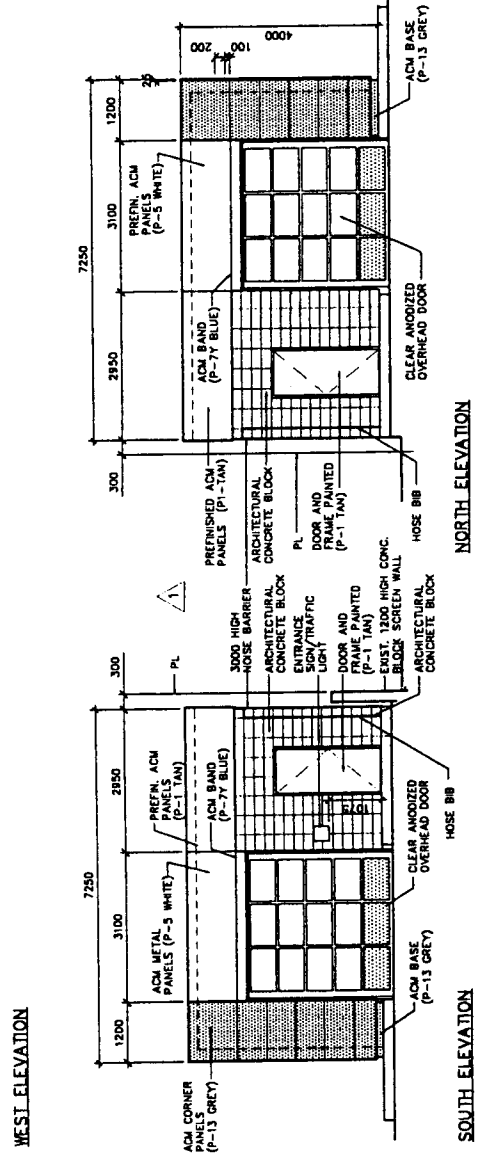
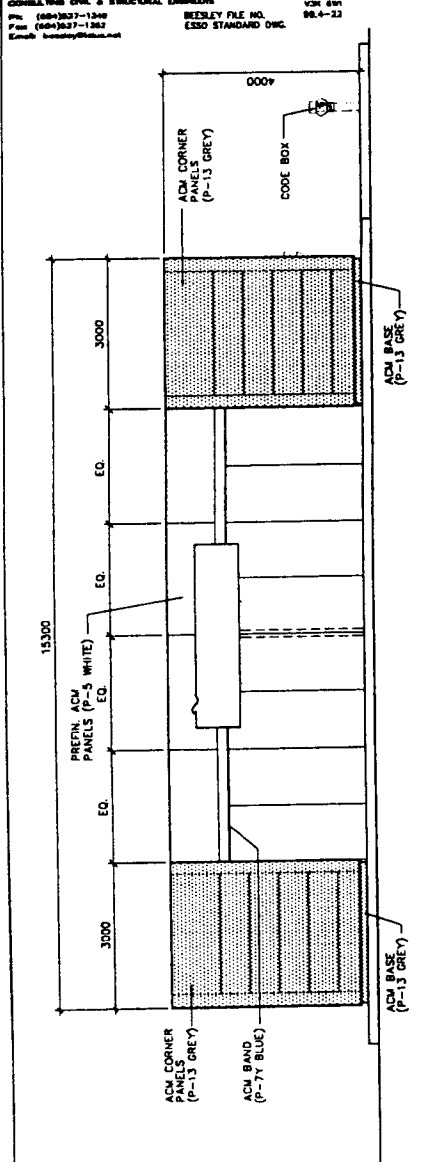
- \*1 P-1 TAN PREFINISHED ACM WALL PANELS.
- \*2 P-13 GREY PREFINISHED ACM CORNER PANELS.
- \*3 P-13 GREY PREFINISHED ACM WALL PANELS.
- \*4 P-5 WHITE PREFINISHED ACM FASCIA PANELS.
- \*5 P-87 RED (TO MATCH SCOTCHDAL 3830-33) 200mm PAINTED HORIZONTAL STRIPE ON P-5 WHITE FASCIA PANELS.
- \*6 MULLIONLESS GLAZING.
- \*7 STOREFRONT DOORS & FRAME (CLEAR, ANODIZED ALUMINUM).
- \*8 CONCRETE SIDEWALK - SEE SITE PLAN FOR SIZING & ARRANGEMENT.
- \*9 NON-PUBLIC DOOR & FRAME. PAINT TO MATCH WALL FINISH \*1.
- \*10 HANDICAPPED ACCESS.
- \*12 METAL INLUDE LIGHT FIXTURE.
- \*14 #3/8x-33 "RED" . SCOTCHDAL VINYL DOTS.  
50mm INSTALLED @ 125mm o.c. 1050mm (TO CENTRE) A.F.F. ON OUTSIDE OF FULL LENGTH WINDOWS.
- \*15 THERMOSTAT
- \*16 2 COMPARTMENT SINK c/w TILE & BACKSPASH.

**IMPERIAL OIL LIMITED**  
 Architectural/Engineering Services  
 TEL (416) 441-7846/7845  
 FAX (416) 441-7820  
 90 Wynter Drive, Don Mills, Ontario M3C 1K5

| Date     | Revision                          |
|----------|-----------------------------------|
| 05 12 06 | DEVELOPMENT PERMIT BUILD          |
| 01 11 06 | FLOOR PLAN & LAND PROFILE REVISED |

|                 |   |               |             |
|-----------------|---|---------------|-------------|
| Project         | 41ST AVENUE & GRANVILLE STREET<br>VANCOUVER, B.C. | Drawing       | 99A01       |
| Drawn by        | TBA   | Checked       | 000         |
| Scale (Overall) | 1:50  | Date          | 00 07 08    |
| Scale (Parts)   | 1:100   | Drawn By      | RH/MLM      |
|                 |   | Proj. Manager | RON BEESLEY |
|                 |   | Rev. No.      | 1           |

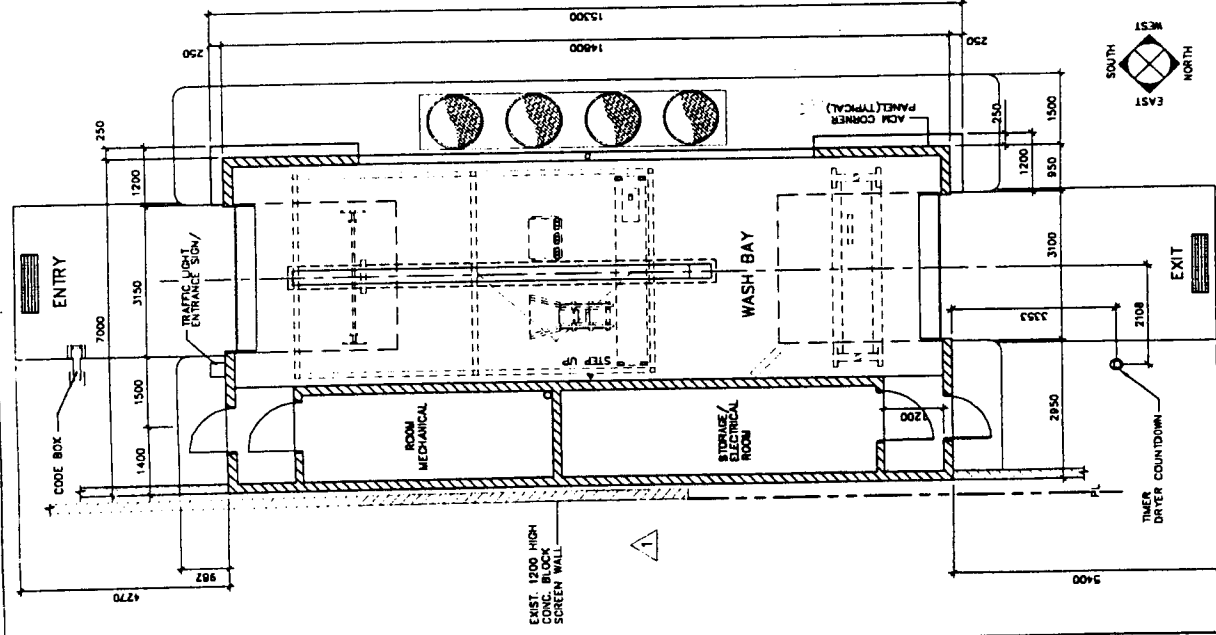
**BEEBLEY ENGINEERING LTD.** Unit 8-1200 South Coast  
 CONSULTING CIVIL & STRUCTURAL ENGINEERS  
 VICTORIA, B.C.  
 Ph: (604) 323-1240  
 Fax: (604) 323-1182  
 E-mail: beesley@beesley.net  
 BEEBLEY FILE NO. 06-0-22  
 ESSO STANDARD DMC.



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NOTES. ACM - ALUMINUM COMPOSITE MATERIAL (SEE DMC A09 FOR PANEL DETAILS)

FLOOR PLAN  
105.6 sq.m. (1115.2 sq.ft.) FLOOR AREA



**3. Form of Development: 5702-5716 Granville Street**

**June 25, 2002** (File 2605)

MOVED by Councillor Clarke

THAT the form of development for the CD-1 zoned site known as 5702-5716 Granville Street be approved generally as illustrated in the Development Application Number DE406362, prepared by Imperial Oil Limited and stamped "Received, Community Services, Development Services May 31, 2002", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CARRIED UNANIMOUSLY



## ADMINISTRATIVE REPORT

Date: June 25, 2002  
Author/Local: J. Baxter/6656  
RTS No. 02779  
CC File No. 2605  
Council: July 9, 2002

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 5702-5716 Granville Street

### **RECOMMENDATION**

*THAT the form of development for the CD-1 zoned site known as 5702-5716 Granville Street be approved generally as illustrated in the Development Application Number DE406362, prepared by Imperial Oil Limited and stamped "Received, Community Services, Development Services May 31, 2002", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.*

### **GENERAL MANAGER'S COMMENTS**

*The General Manager of Community Services RECOMMENDS approval of the foregoing.*

### **COUNCIL POLICY**

*There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.*

### **PURPOSE**

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site.

## BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on June 8, 1964, City Council approved a rezoning of this site from RS-1 (One-Family Dwelling District) and C-1 (Commercial District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law No. 4123 was enacted on August 25, 1964.

At a subsequent Public Hearing on November 8, 2001, Council approved an amendment to permit the re-development of the existing gas station and car wash including the addition of a retail store as a principal use. This amendment (CD-1 By-law No. 8465) was enacted on April 23, 2002.

The site is located at the southeast corner of West 41st Avenue and Granville Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE406362. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior-to permit issuance.

## DISCUSSION

The proposal involves the replacement of a 369 square metres (3,972 square feet) building that currently serves the service station and includes a car wash and a small retail area. A 82.34 square metres (886.3 square feet) automated car wash facility will be located towards the northeast part of the site. The efficiency of the new car wash and its improved location on the site is expected to significantly improve traffic flow in and around this busy intersection. A second building of 139.9 square metres (1,500 square feet) would include a convenience style retail store, associated services (i.e., a bank machine and coffee bar) and support services for the gasoline service station.

The existing eight full-serve fuel pumps are to be replaced with five fuel pumps (four self-serve and one full-serve). The fuel pumps are all to be re-located towards the centre of the site and will include a kiosk for the full-serve attendant at the south end of the pump island.

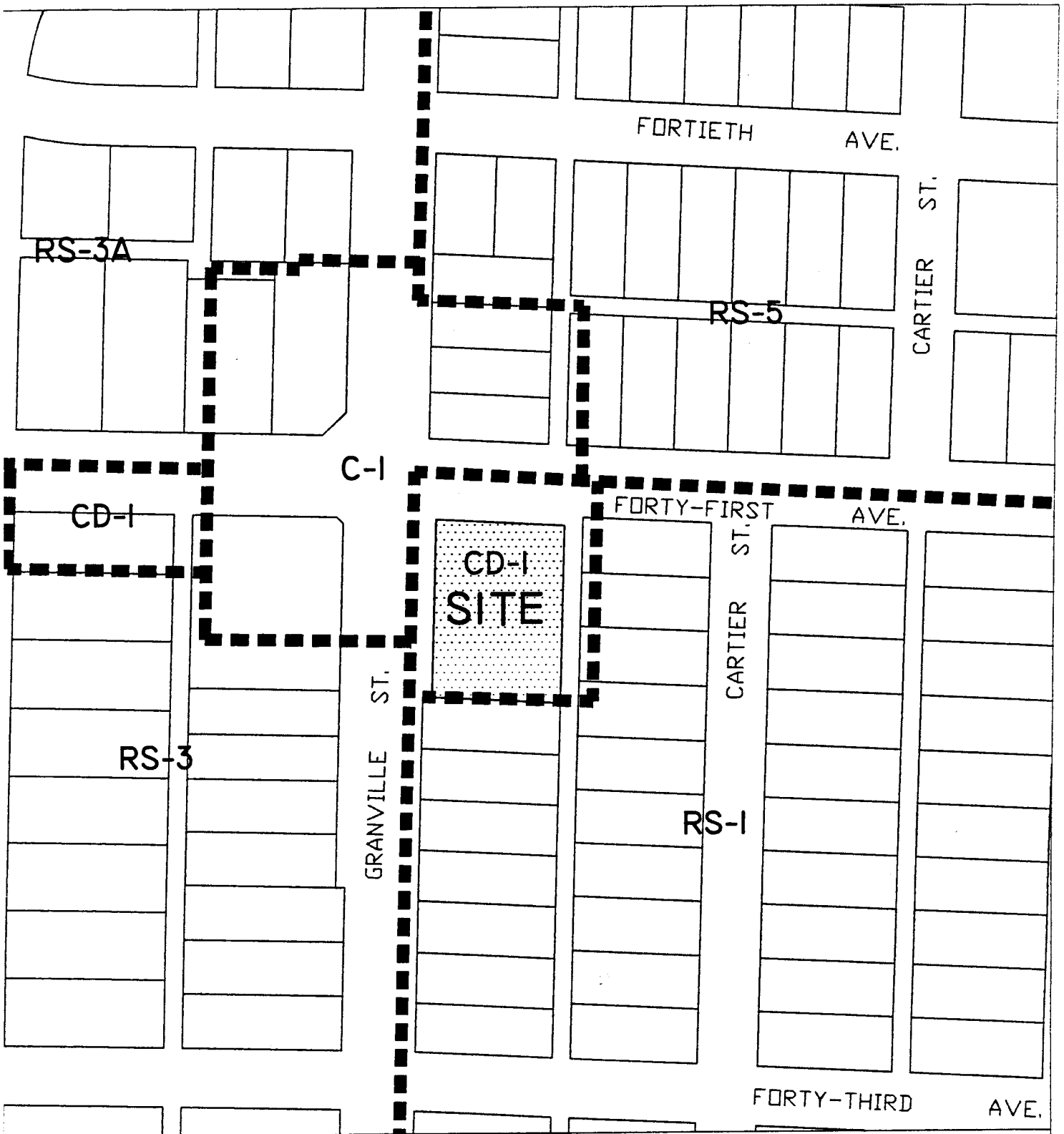
Ten off-street parking spaces and one loading spaces are proposed to serve the uses on the site. The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

**CONCLUSION**

The Director of Planning has approved Development Application Number DE406362, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

\* \* \* \* \*



■■■■ ZONING BOUNDARY

5702 GRANVILLE ST. DE 406362

DATE 2002 06 13

DRAWN WGS



CITY OF VANCOUVER PLANNING DEPARTMENT

FILENAME :F:\FRM\OFDEV\2001 FRM\OFDEV.5702 GRANVILLE.DWG

**IMPERIAL OIL LIMITED**

Architectural/Engineering Services 90 Wynford Drive,  
TEL (416) 441-7840/7845 Don Mills, Ontario  
FAX (416) 441-7850 M3C 1K5

**PRODUCTS DIVISION / MARKETING SERVICES**

**BEEBLEY ENGINEERING LTD.** UNIT 8-1200 Steeles Street  
1000A, THORN HILL, A STRUCTURAL ENGINEERING CONSULTANT, 22 BAYVIEW AVE., SCARBOROUGH, ONT. M1S 5R7  
Ph: (416) 497-1248 BEEBLEY FILE NO. 98-4-23  
Fax: (416) 497-1262 ESSO STANDARD DNG.  
E-mail: beeb@beeb.com

| Date     | Revision  | By  |
|----------|---|-----|
| 02 13 20 | 1 DEVELOPMENT PERMIT APPLICATION                                      | REL |
| 01 11 20 | 2 SITE NOTES REVISED  | REL |
| 02 05 16 | 3 GARAGE ENCLOSURE AND PARKING SPACES RELOCATED, NOTES ADJUSTED       | REL |
|          | 4 TRENCH DRAIN AND BICYCLE STORAGE NOTE ADDED, LANDSCAPE AREA REVISED | REL |

Project 41ST AVENUE & GRANVILLE STREET  
VANCOUVER, BRITISH COLUMBIA

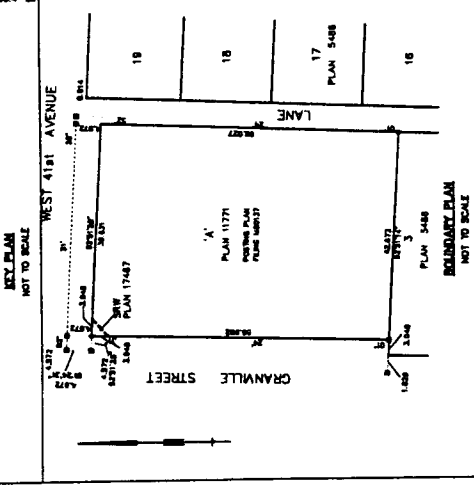
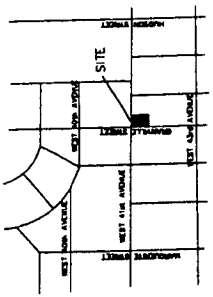
Drawing Title **SITE PLAN**

Scale (plan) 1:200 Scale (elev) 1:400 Date 09 05 13 Drawn By WLM Proj. Manager J. J. 2

Sheet 000

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- SETBACKS:**
- C-STORE
    - WEST FRONT YARD - 28.144m
    - EAST FRONT YARD - 7.327m
    - EAST REAR YARD - 18.880m
    - SOUTH SIDE YARD - 10.701m
  - CARWASH
    - NORTH FRONT YARD - 25.372m
    - NORTH SIDE YARD - 8.811m
    - EAST REAR YARD - 10.300m
    - EAST SIDE YARD - 10.300m
    - SOUTH REAR YARD - 10.701m
    - SOUTH SIDE YARD - 8.327m
- PARKING:**
- REQUIRED - 8
  - PROVIDED - 8
- LOADING:**
- REQUIRED - 1
  - PROVIDED - 1
- LANDSCAPING:**
- SITE AREA - 2537.0 sq.m. (6.89)
  - PROVIDED - 248.8 sq.m. (6.89)

**CIVIC ADDRESS:**  
532 GRANVILLE STREET  
VANCOUVER, B.C.

**ZONING:**  
CD-1

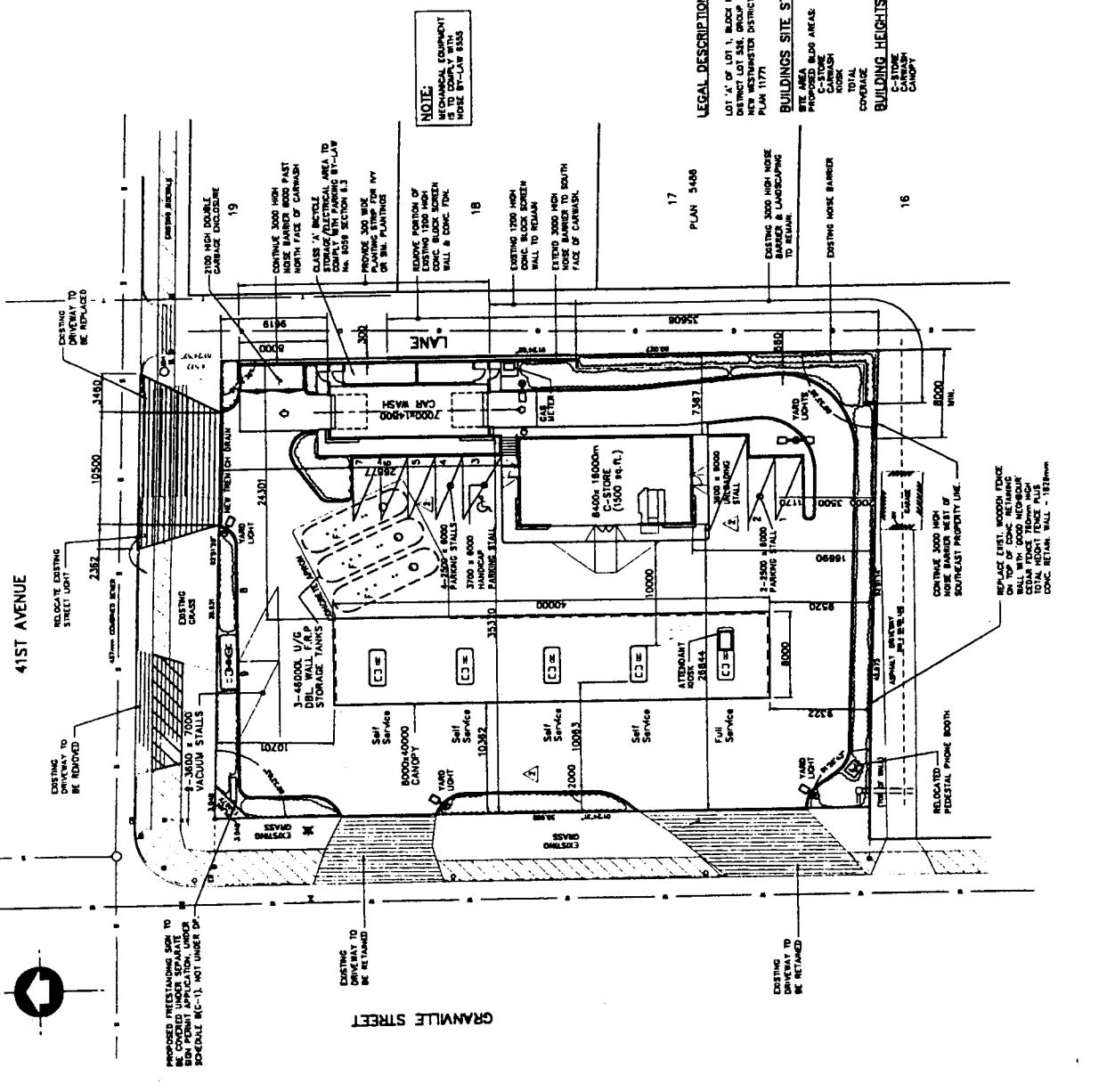
**LEGAL DESCRIPTION:**  
LOT 'A' OF LOT 1, BLOCK 8,  
DISTRICT LOT 538, GROUP 1,  
NEW WESTMINSTER DISTRICT,  
PLAN 1171

**BUILDINGS SITE STATISTICS:**

- SITE AREA - 2537.0 sq.m.
- C-STORE - 131.8 sq.m.
- CARWASH - 21.2 sq.m.
- TOTAL - 210.2 sq.m.
- COVERAGE - 8.33%

**BUILDING HEIGHTS:**

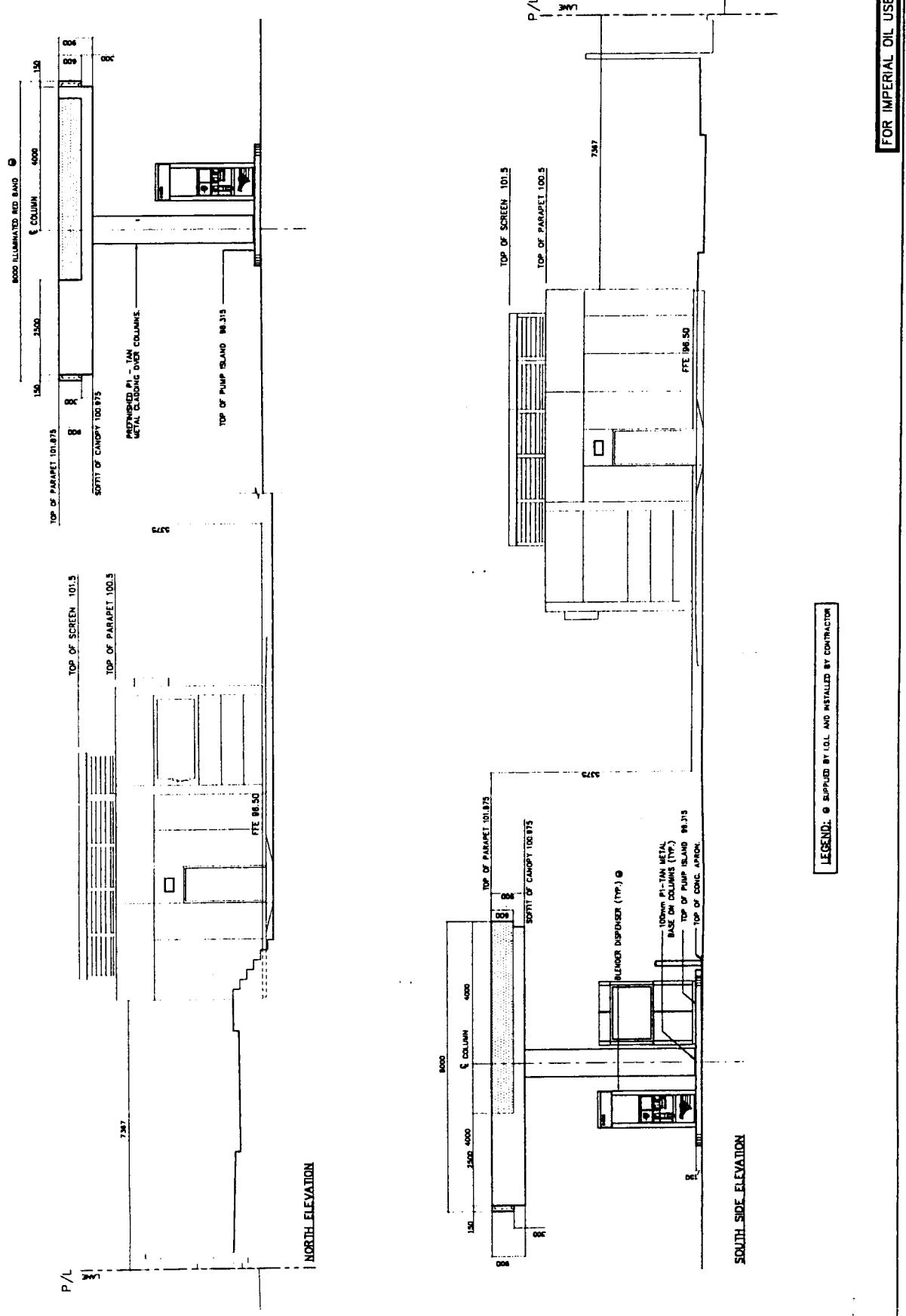
- C-STORE - 4.6 m.
- CARWASH - 5.50 m.



FOR IMPERIAL OIL USE ONLY

|   |  |          |                                  |     |  |            |
|---|--|----------|----------------------------------|-----|--|------------|
| <b>IMPERIAL OIL LIMITED</b>   |  | Date     | Revision                         | By  | Project  | Drawn      |
| Architectural/Engineering Services 80 Wynford Drive,<br>Tel: (416) 441-7840/7845 Don Mills, Ontario<br>Fax: (416) 441-7850 N.C. 1K5 |  | 00/12/00 | 0 DEVELOPMENT PERMIT ISSUE       | WLM | 41ST AVENUE & GRANVILLE STREET,<br>VANCOUVER, B.C. | 99/        |
| PRODUCTS DIVISION / MARKETING SERVICES  |  | 01/05/01 | 1 GENERAL REVISIONS              | WLM | Drawing Title                                      | Schema 00  |
| BEESELY ENGINEERING LTD. UNIT 8-1280 Keele St. Unit 8-1280 Keele St.<br>CONVERTING CIVIL & STRUCTURAL ENGINEERS                     |  | 02/05/01 | 2 ROOF SCREEN & ELEVATIONS ADDED | WLM | CANOPY - ELEVATIONS (SHT. 1 OF 2)                  | SNL ADD    |
| Ph: (416) 497-1368 BEESELY FILE NO. 00-6-22<br>Fax: (416) 497-1362 1330 ST. DAVE. 8834N-ADA-2<br>E-mail: bseesly@bseesly.com        |  | 02/11/20 |                                  | WLM | Scale (Arch): 1:50                                 | Rev. No. 2 |
|   |  | 02/11/20 |                                  | WLM | Scale (Struct): 1:100                              |            |
|   |  |          |                                  | WLM | Date   |            |
|   |  |          |                                  | WLM | Drawn By   |            |
|   |  |          |                                  | WLM | Proj. Manager                                      |            |
|   |  |          |                                  | WLM | Rev. No.   |            |

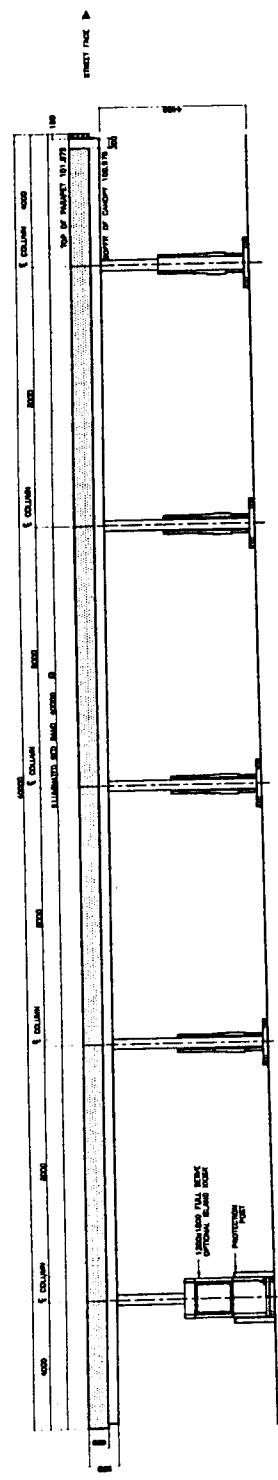
**BEESELY ENGINEERING LTD.** UNIT 8-1280 Keele St.  
CONVERTING CIVIL & STRUCTURAL ENGINEERS  
Ph: (416) 497-1368 BEESELY FILE NO. 00-6-22  
Fax: (416) 497-1362 1330 ST. DAVE. 8834N-ADA-2  
E-mail: bseesly@bseesly.com



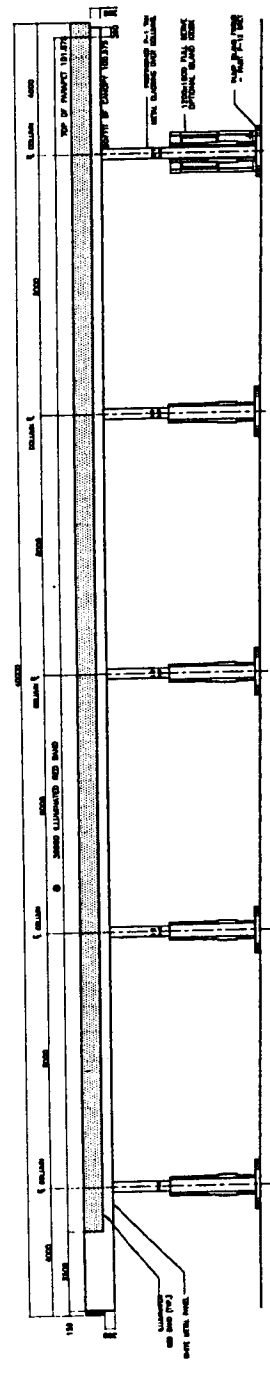
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|--|--|----------|----------|---------------|---|-----------|
| <b>IMPERIAL OIL LIMITED</b>  |  | Date     | Revision | By            | Project   | Drawn     |
| Architectural/Engineering Services<br>TEL: (416) 441-7840/7845<br>FAX: (416) 441-7850  |  | 05 12 20 | 01 05 21 | WLM           | 41ST AVENUE & GRANVILLE STREET<br>VANCOUVER, B.C. | 99AC      |
| 90 Wynford Drive,<br>Don Mills, Ontario<br>M3C 1K5   |  |          |          |               | Drawing Title                                     | Schema    |
| PRODUCTS DIVISION / MARKETING SERVICES   |  |          |          |               | CANOPY - ELEVATIONS (2 OF 2)                      | 08<br>A01 |
| BEESELY ENGINEERING LTD. UNIT 8-1300 South Court,<br>CONRAD, 1600 Drive, & STRUCTURAL ENGINEERS<br>P.O. Box 12345, Mississauga, Ont. L4W 1A1<br>Tel: (905) 277-1234 Fax: (905) 277-1233<br>E-mail: beesley@beesley.com |  |          |          |               | Scale (overall)                                   | Rev. No.  |
| BEESELY FILE NO. 00 4-22<br>ESSD STD. DWG. 06341H-A00A-2   |  |          |          |               | 1:75  | 1         |
|  |  | Date     | Drawn By | Proj. Manager |   |           |
|  |  | 00 11 20 | WLM      | RON BEESLEY   |   |           |

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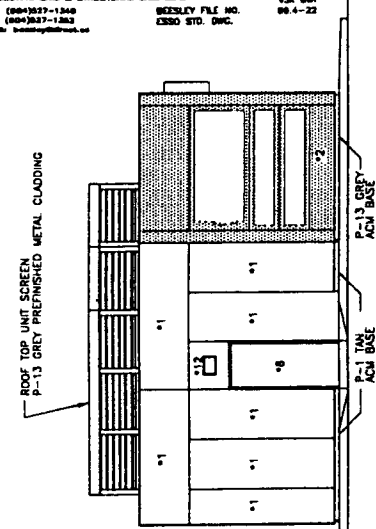
EAST ELEVATION



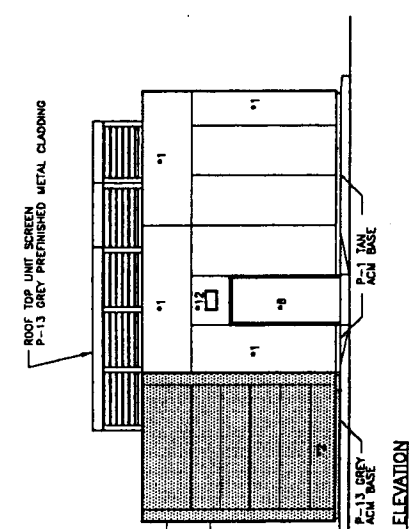
WEST ELEVATION

LEGEND: ● SUPPLIED BY I.O.I. AND INSTALLED BY CONTRACTOR

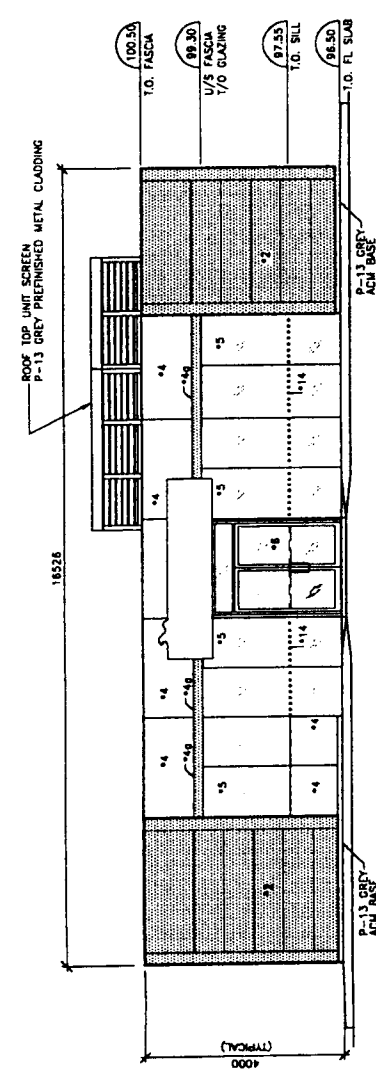
|   |  |          |                                |                      |   |
|---|--|----------|--------------------------------|----------------------|---|
| <b>IMPERIAL OIL LIMITED</b>   |  | Date     | Revision                       | Drawn By             | Project   |
| Architectural/Engineering Services<br>TEL (416) 441-7840/7845<br>FAX (416) 441-7850 |  | 00 07 06 | DEVELOPMENT PERMIT APPLICATION | RH                   | 41ST AVENUE AND GRAYVILLE STREET<br>VANCOUVER, B.C. |
| 90 Wynford Drive,<br>Dan Mills, Ontario<br>M3C 1K3                                  |  | 01 09 07 | REVISION: REVISION             |                      |   |
| <b>PRODUCTS DIVISION / MARKETING SERVICES</b>                                       |  | 01 12 08 | ROOF SCREENS ADDED             |                      |   |
| <b>BEEBLEY ENGINEERING LTD.</b>   |  |          |                                | Scale (plan)         | Scale (1:1/4")                                      |
| CONSTRUCTION & STRUCTURAL ENGINEERS   |  |          |                                | 1:50                 | 1:100   |
| P.O. Box 12345, 12345 Ave., Toronto, Ont. M5C 1K3                                   |  |          |                                | Date                 | 00 07 06  |
| TEL: (416) 291-1346 FAX: (416) 291-1343   |  |          |                                | Drawn By             | RH  |
| BEEBLEY FILE NO. C330 STD. DWG. 98.4-22   |  |          |                                | Proj. Manager        | RON BEESLEY   |
|   |  |          |                                | Rev. No.             | 2   |
|   |  |          |                                | Sheet                | AD1   |
|   |  |          |                                | Subarea              | 01  |
|   |  |          |                                | C-STORE - ELEVATIONS |   |



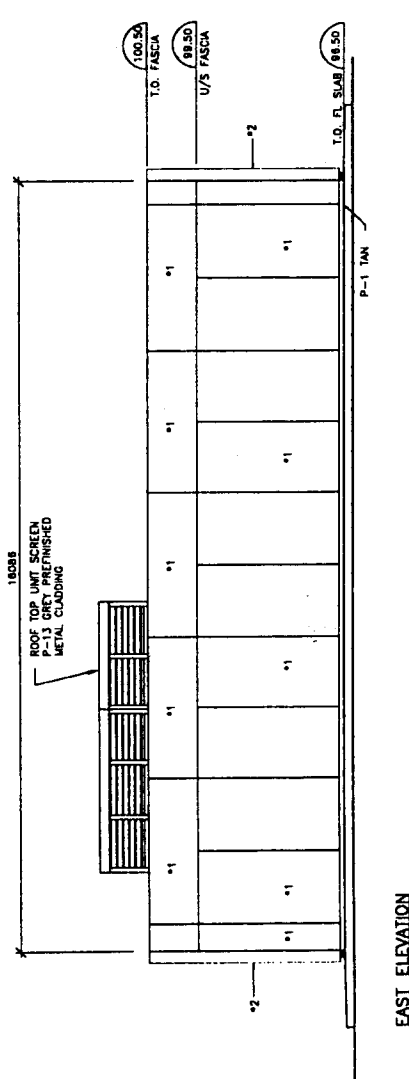
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

|                               |                              |
|-------------------------------|------------------------------|
| <b>AREAS</b>                  |                              |
| BUILDING AREA (SITE COVERAGE) | 134.4 sqm. (1448.717 sq.ft.) |
| SALES AREA                    | 81.02 sqm. (878 sq.ft.)      |
| BENIGAL TRIDDERS              | 4.48 sqm. (48 sq.ft.)        |

- REFERENCE NOTES**
- \*1 P-1 TAN PREFINISHED ACM WALL PANELS.
  - \*2 P-13 GREY PREFINISHED ACM CORNER PANELS.
  - \*3 P-13 GREY PREFINISHED ACM WALL PANELS.
  - \*4 P-5 WHITE PREFINISHED ACM FASCIA PANELS.
  - \*5 P-87 RED (TO MATCH SCOTCHCAL 3830-33) 200mm PAINTED HORIZONTAL STRIPE ON P-5 WHITE FASCIA PANELS.
  - \*6 MULLIONLESS GLAZING.
  - \*7 STOREFRONT DOORS & FRAME (CLEAR, ANODIZED ALUMINUM).
  - \*8 CONCRETE SIDEWALK - SEE SITE PLAN FOR SIZING & ARRANGEMENT.
  - \*9 NON-PUBLIC DOOR & FRAME. PAINT TO MATCH WALL FINISH \*1.
  - \*10 HANDICAPPED ACCESS.
  - \*12 METAL INLIDE LIGHT FIXTURE.
  - \*14 #3/8"-33 "RED". SCOTCHCAL VINYL DOTS.
  - \*15 50mm INSTALLED @ 125mm o.c. 1050mm (TO CENTRE) A.F.F. ON OUTSIDE OF FULL LENGTH WINDOWS.
  - \*15 THERMOSTAT
  - \*16 2 COMPARTMENT SINK c/w TILE & BACKSPLASH.

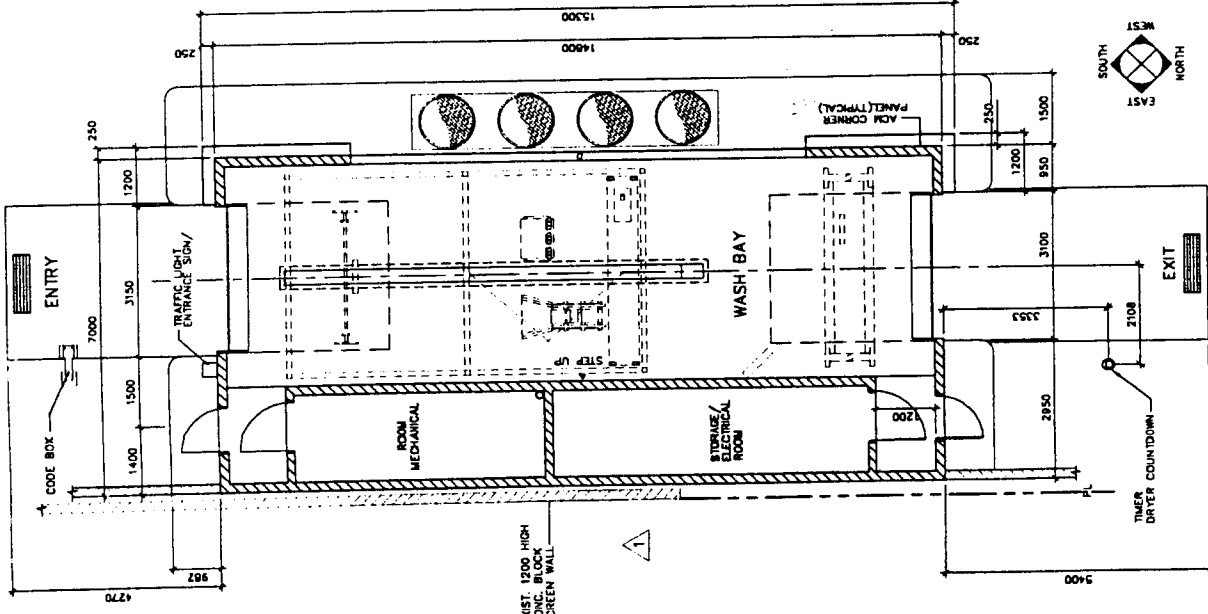
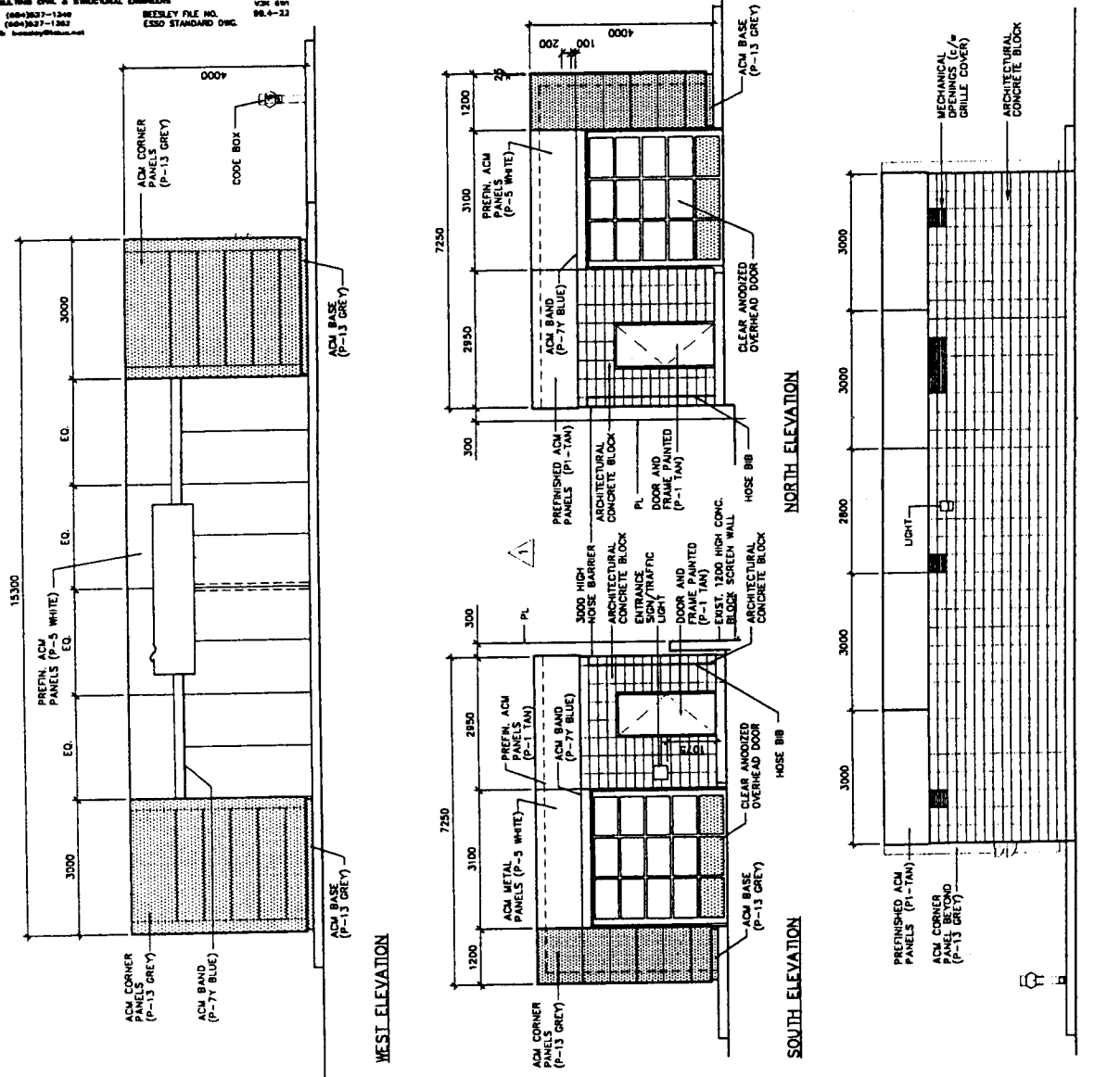
AutoCAD



|   |          |                           |    |  |               |
|---|----------|---------------------------|----|--|---------------|
| <b>IMPERIAL OIL LIMITED</b><br>Architectural/Engineering Services 90 Wynford Drive,<br>TEL. (416) 441-7846/7845 Don Mills, Ontario<br>FAX (416) 441-7830 M.C. 1K5 | Date     | Revision                  | By | Project  | Drawing       |
|   | 05/11/20 | DEVELOPMENT PERMIT SUBMIT | RL | 41ST. AVENUE & GRANVILLE STREET<br>VANCOUVER, B.C. | 99A01         |
| PRODUCTS DIVISION / MARKETING SERVICES  |          |                           |    | Drawing Title                                      | Sheet         |
|   |          |                           |    | CARWASH - FLOOR PLAN AND ELEVATIONS                | 000           |
|   |          |                           |    | Scale (Overall)                                    | Date          |
|   |          |                           |    | 1:50   | 00 07 08      |
|   |          |                           |    | Drawn By   | Proj. Manager |
|   |          |                           |    | RH/MLM   | RON BEESLEY   |
|   |          |                           |    | Rev. No.   | 1             |

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**BEEBLEY FILE NO.** 98.4-23  
**ESD STANDARD DWG.**



FOR IMPERIAL OIL USE ONLY

AutoCAD  
 NOTES: ACM - ALUMINUM COMPOSITE MATERIAL (SEE DWG. A09 FOR PANEL DETAILS)

FLOOR PLAN  
 105.6 sq.m. (1115.2 sq.ft.) FLOOR AREA