



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** October 23, 2025

**From:** Joshua Reis  
Director, Development

**File:** DP 24-036536

**Re:** Application by Anokh Lally for a Development Permit at 2300 McLeod Avenue

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### Staff Recommendation

That a Development Permit be issued at 2300 McLeod Avenue, which would facilitate the construction of a single detached dwelling on a lot which is zoned Small-Scale Multi-Unit Housing “(RSM/L)” and designated as an Environmentally Sensitive Area.

Joshua Reis, MCIP, RPP, AICP  
Director, Development  
(604-247-4625)

JR:bb

Att. 3

## **Staff Report**

### **Origin**

Anokh Lally, the owner of the subject site, has applied to the City of Richmond for a Development Permit (DP) to facilitate the construction of a detached dwelling with a secondary suite on a lot which is zoned “Small-Scale Multi-Unit Housing (RSM/L)” and partially designated as Environmentally Sensitive Area (ESA). Location and aerial maps of the subject site are provided in Attachment 1.

The following servicing and utility connections will be addressed at the Building Permit (BP) stage via Work Order:

- Water, sanitary, and storm system connections; and
- Street lighting review and installation of lighting, if required.

### **Development Information**

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

### **Background**

The subject property is currently vacant. Development surrounding the subject site is as follows:

To the North: Property owned by the City of Richmond and used for parks-related purposes (Bridgeport Trail).

To the East: A residential property zoned “Small-Scale Multi-Unit Housing (RSM/L)” fronting McLeod Court and containing a detached dwelling.

To the South: A residential property zoned “Small-Scale Multi-Unit Housing (RSM/L)” and containing a detached dwelling.

To the West: Across McLeod Avenue, a residential property zoned “Small-Scale Multi-Unit Housing (RSM/L)” and containing a detached dwelling.

### **Staff Comments**

The proposed development scheme attached to this report has addressed environmental concerns and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP as well as the City of Richmond Bridgeport Area Plan and is generally in compliance with the “Small-Scale Multi-Unit Housing (RSM/L)” zone.

## **Analysis**

### ***Conditions of Adjacency***

- The proposed two-and-a-half-storey detached dwelling would be a maximum 9.0 m in height. The proposal is generally compatible with the heights of nearby dwellings in the immediate neighbourhood.
- The proposed house and driveway area in front of the house would be screened from the property to south by a private fence and landscaping.
- The proposed house is set back 12.0 m from the front property line and is buffered from the street due to the presence of trees and vegetation along the street frontage which is proposed to be retained.
- The property is to be screened from users of the Bridgeport Trail by trees located on the Bridgeport Trail property and a private fence along the entire length of the north property line.
- The residential lot to the east of the subject site would be approximately 30.0 m away from the rear of the proposed dwelling. Furthermore, the rear of the subject site is proposed to be landscaped with a mixture of 21 deciduous and coniferous trees (Douglas fir, Dogwood) as well as native plants and shrubs in this section of the site.

### **Site Planning and Design, Parking and Access**

- The proposed development includes a new single-detached dwelling with a secondary suite with a floor area of 41.3 m<sup>2</sup>, which would be located within an area partially designated as ESA.
- Prior to issuance of the DP, the owner must register a legal agreement on Title to ensure that no final BP inspection is granted until a secondary suite being a minimum of 41.3 m<sup>2</sup> in size is constructed in accordance with the BC Building Code and the City's Zoning Bylaw.
- The property is currently connected to McLeod Avenue by an existing 6.0 m wide driveway which the owner proposes to retain.
- The required on-site parking is provided in a proposed attached two-car garage. The parking space required for the proposed secondary suite is provided within the driveway. The proposed building would be of a contemporary form and character.
- The building's front façade would be composed of a mix of stucco and stone accenting material, complemented by glazed windows on both the main and second floors.
- Garbage and recycling bins for both the main dwelling and the proposed secondary suite are located adjacent to the driveway area in close proximity to the south property line. This area is to be screened from view by a fence.

### ***Floodplain Management***

- The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

***Environmentally Sensitive Area Assessment***

- The subject site contains two areas designated as “Upland Forest” ESA, which make up approximately 310.0 m<sup>2</sup> of the lot. The two areas of ESA cover the frontage of the lot along McLeod Avenue and a central portion of the lot adjacent to the neighbouring property to the south.
- An Environmental Impact Assessment (EIA) prepared by a Qualified Environmental Professional (QEP) was submitted by the applicant in order to provide updated insight into the state of the ESA on the lot in terms of existing disturbance, vegetation cover and potential presence of any federally and/or provincially protected species. The EIA notes that the majority of the site, including the ESA designated lands, is currently comprised of invasive species, namely Himalayan blackberry and Japanese knotweed overgrowth. The report confirms that the primary ecologically valuable asset on or near the subject site are a number of mature coniferous and deciduous trees, which will be discussed in detail further in this report.
- The EIA also confirms the existence of a ditch located at the front of the subject site along McLeod Avenue. Like portions of the site, this area is similarly overgrown with invasive species and would require clearing and active management of invasive species.

***Tree Inventory***

- The applicant has submitted a Certified Arborist’s Report, which identifies on-site, off-site and City tree species, assesses tree structure and condition and provides recommendations on tree retention or removal relative to the proposed development. The report assesses a total of 11 bylaw-sized trees including two bylaw-sized trees on-site (tagged as #T1 and T2), two bylaw-sized trees off-site (located on the neighbouring residential property to the south, tagged #OS2 and OS3) and seven bylaw-sized trees located on City-owned lands (including four trees in front of the subject site along McLeod Avenue, tagged #C1-C4, and three trees located north of the site (adjacent the Bridgeport Trail), tagged #C5, and C7-C8. The trees have been assessed as having Fair to Good health rating by the project arborist.

**Tree Retention**

- All 11 bylaw-sized trees identified by the Arborist to be located on or adjacent to the subject site are proposed to be retained and protected.
- Tree protection fencing must be installed to City standards in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.
- Prior to the issuance of the DP, the owner would be required to submit a contract with a Certified Arborist for the supervision of all works conducted within or near tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- The owner would be required to provide a tree retention security in the amount of \$100,000 for the retention and protection of the trees prior to the issuance of the DP.

### ***Proposed ESA Compensation and Landscape Improvements***

- To offset the impact of the proposed development on ESA designated lands on-site (ESA Compensation), the owner has submitted an Ecological Restoration Plan (ERP), prepared by a QEP. The ERP is focused on mitigation measures aimed at improving the ecological quality of the area of the subject site impacted by the proposed development. The ERP recommends a planting scheme which includes the installation of a range of native tree and plant species. The restoration area would be focused within a 310.0 m<sup>2</sup> area along the rear (east) of the property, an area which formerly contained a detached building, demolished in 2020 and is at this time overgrown with low-lying invasive vegetation. This area is not currently designated as ESA, but through planting with native plants and trees, as well as through active invasive species management, would become a naturalized space with a higher ecological quality than it has at this time.
- The list of recommended species and their respective quantities are included in the table below:

Species	Quantity (no.)
Douglas Fir (tree)	10
Pacific Dogwood (tree)	11
Nootka Rose	25
Thimbleberry	25
Red Elderberry	25
Common Snowberry	25
Sword Fern	50

- The proposed plants and trees would be planted with 1.0 m spacing between each tree and smaller plants, and the proposed trees would be planted with a minimum spacing of 3.0 m from one another within the proposed planting area.
- In addition to the ERP area at the rear of the property, the owner proposes to provide on-site landscaping along the southern edge of the driveway (along the south property line) as well as around the perimeter of the on-site tree in the front yard (Tree #T1).
- As noted earlier, the subject site is mostly covered by invasive species overgrowth, such as Himalayan blackberry and Japanese knotweed, the QEP proposes an active invasive species management strategy for a period of three years post-construction in addition to landscaping in the rear to compensate for development in the ESA.
- The proposed development would provide for higher ecological value on-site on a better than 1:1 compensation ratio as the proposed planting area of 310.0 m<sup>2</sup> would compensate for development within the on-site ESA at 310.0 m<sup>2</sup> and would also take into account active invasive species removal and management from the entire site. This approach satisfies the intent of the ESA DP Guidelines and OCP objectives relating to environmental enhancement.
- The applicant has agreed to enter into a Landscaping Agreement with the City to implement the required on-site landscaping and ecological restoration and to provide a security of \$26,269.56 for ecological restoration/enhancement and landscape planting (based on the cost

estimate provided by the QEP). ESA compensation in the 310.0 m<sup>2</sup> planting area in the rear of the site would be secured via the registration of an ESA Statutory Right-of-Way (ESA SRW). The Landscaping Agreement would stipulate that the owner is required to provide annual monitoring and reporting, for a period of three years, on the status of the landscaping and ecological enhancement, which would have to be prepared by the owner's QEP.

### ***Sustainability***

- The proposed building would be required to be constructed in compliance with Part 9 of the BC Energy Step Code for single family dwellings at Step 5 with Emission Level (EL).2, or with Step 4 with EL.3, or with Step 3 with EL.4. Confirmation of compliance is required prior to BP issuance via the submission of a statement provided to the City as prepared by a coordinating registered professional.

### ***Site Servicing and Road Frontage Improvements***

Utility connections and any frontage improvements will be addressed at the BP stage via Work Order. These improvements are detailed in the DP Considerations and include but are not limited to the submission of a Fire Underwriter Survey (FUS), review of hydrant spacing on road frontage, provide connection to City's storm sewer system, confirm condition of the exiting sanitary sewer system and provide a new sanitary service connection if required at the BP review stage (Attachment 3).

### **Conclusion**

As the proposed development would meet applicable policies and guidelines, staff recommend that the ESA DP be endorsed, and issuance by Council be recommended. A full list of the conditions and considerations which must be completed prior to council issuance are attached (Attachment 3).



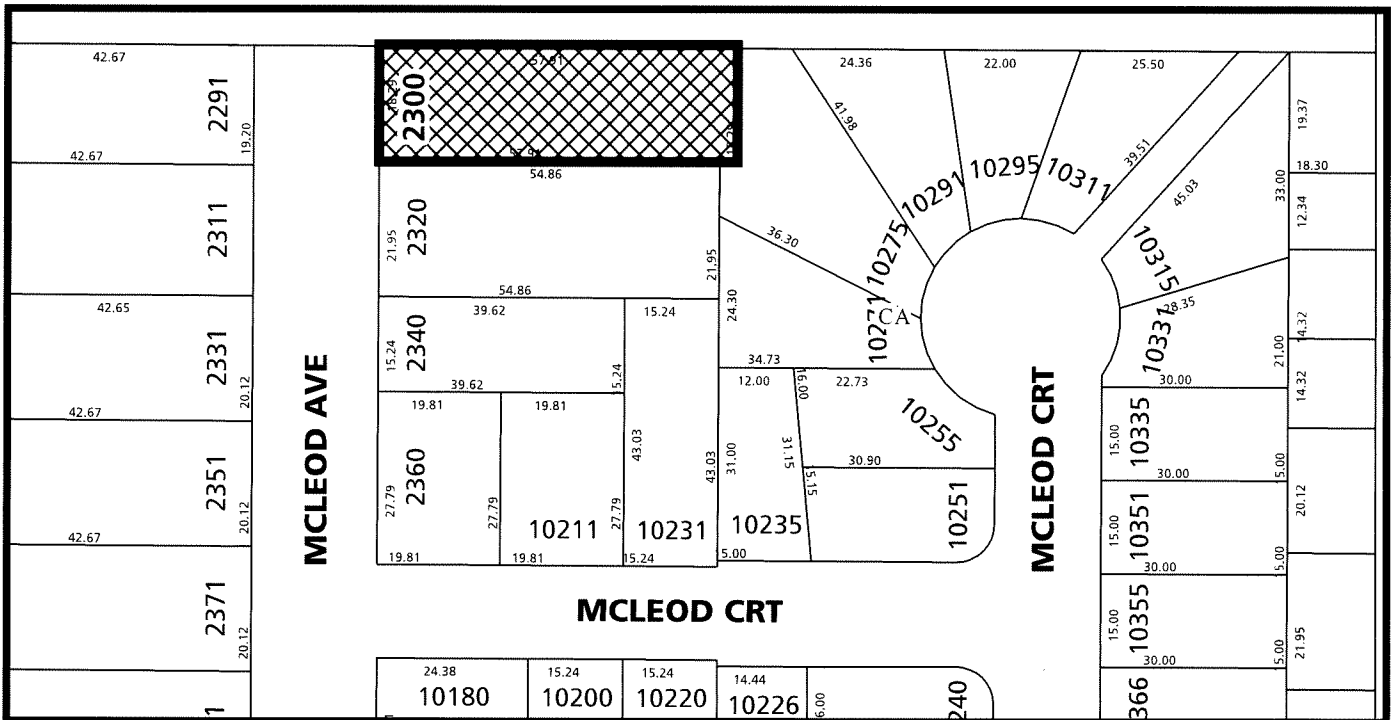
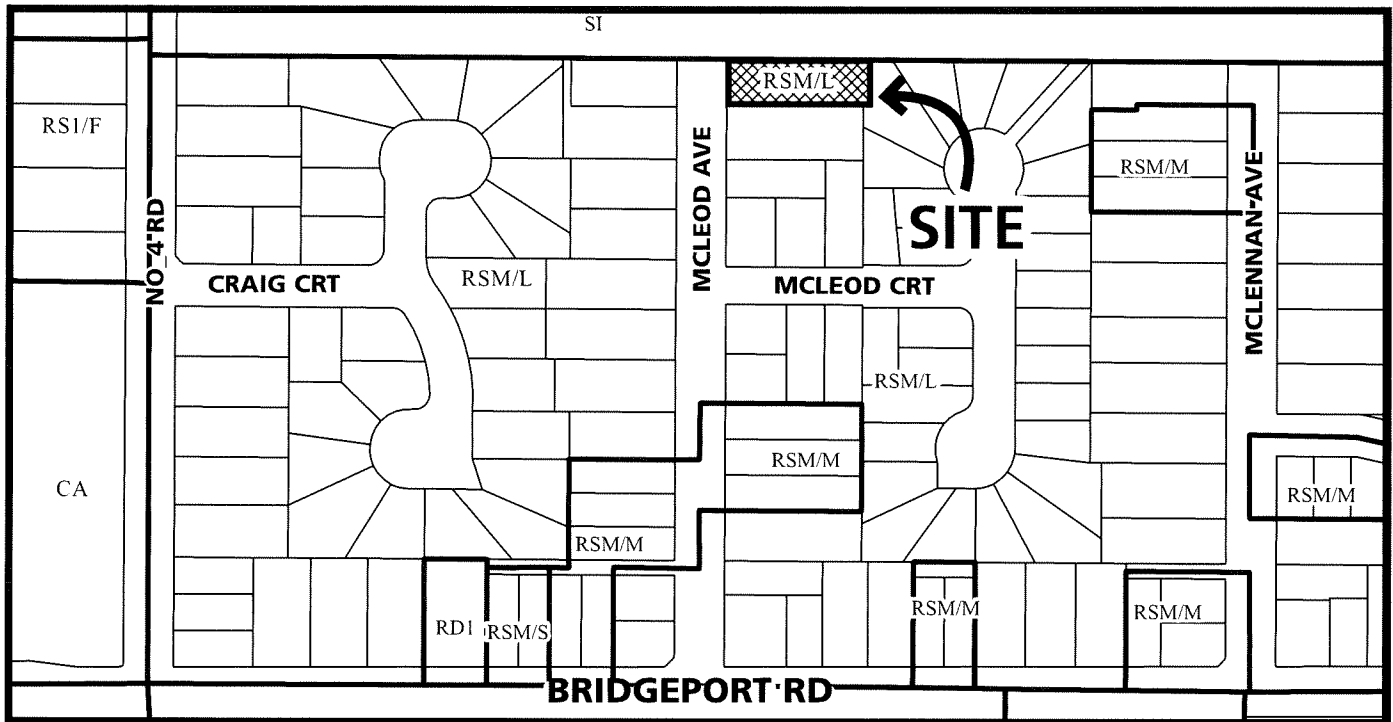
Babak Behnia  
Planner 2  
(604-204-8639)

BB:cas

- Att.    1: Location Map  
         2: Development Application Data Sheet  
         3: Development Permit Considerations



City of  
Richmond



DP 24-036536

Original date: 08/22/24

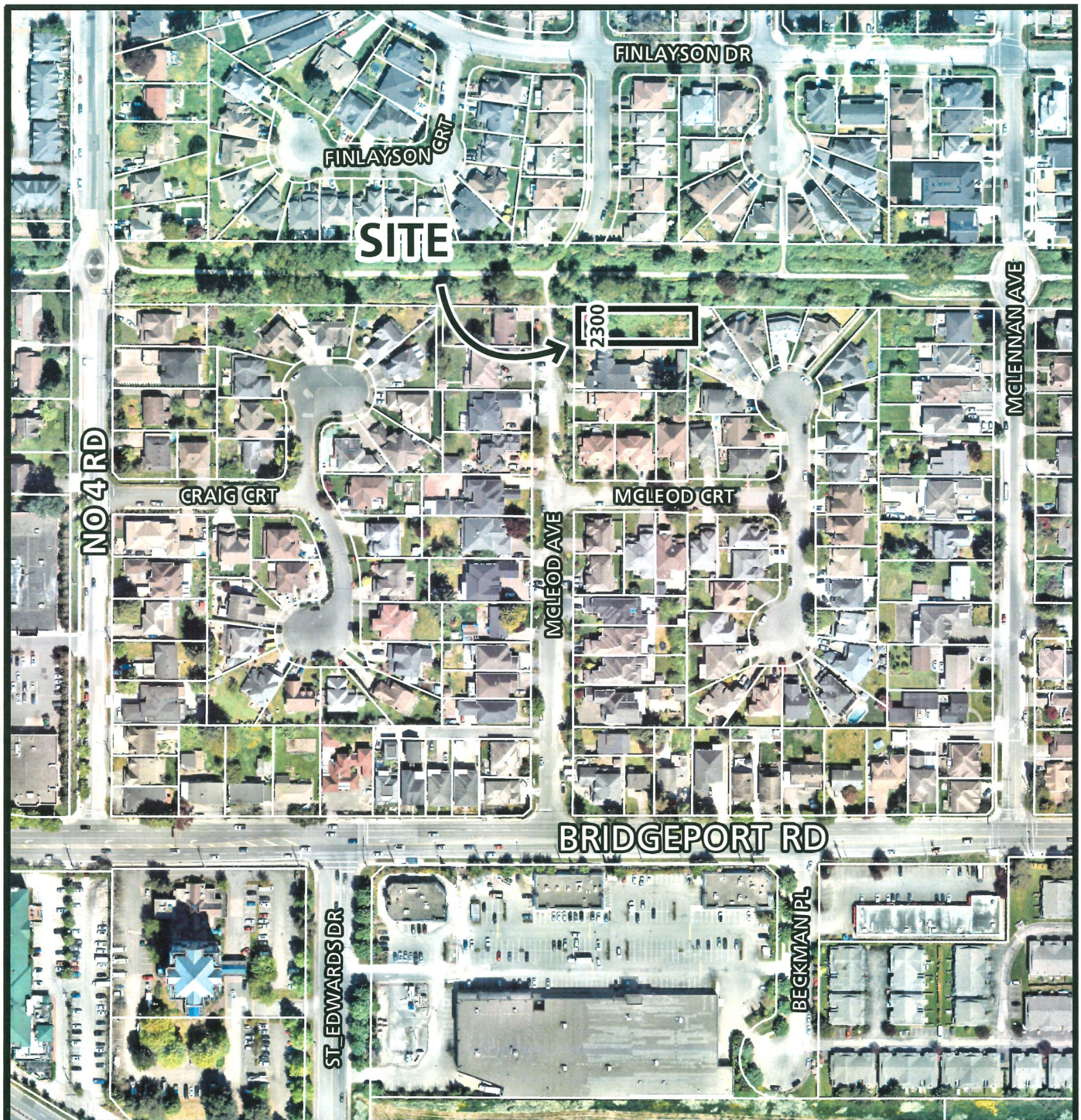
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



DP 24-036536

Original Date: 10/15/25  
Revision Date:

Note: Dimensions are in METRES





# City of Richmond

## Development Application Data Sheet

Development Applications Department

**DP 24-036536**

**Attachment 2**

Address: 2300 McLeod Avenue

Applicant: Anokh S. Lally Owner: Anokh S. Lally

Planning Area(s): Bridgeport

	Existing	Proposed
<b>Owner:</b>	Anokh S. Lally	No Change
<b>Site area (m<sup>2</sup>):</b>	1,060 m <sup>2</sup>	No Change
<b>OCP Designation:</b>	Neighbourhood Residential (NRES)	No Change
<b>Zoning:</b>	Small-Scale Multi-Unit Housing (RSM/L)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max: 0.55	0.52	none permitted
Lot Coverage (% of lot area):	Building: Max. 45%	29%	none
Live landscaping	20%	30%	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 10.7 m Side: Min. 1.2 m	Front: 12.0 m Rear: 23.0 m Side: 1.2 m	none
Height	Max: 10.0 m	9.0 m	none
Off-Street Parking Total	Single detached dwelling : 2 Spaces Secondary Suite: 1 Space	3	none



# City of Richmond

## Development Permit

**No. DP 24-036536**

To the Holder: Anokh S. Lally

Property Address: 2300 McLeod Avenue  
Richmond, BC V6X 2N1

Address: 2300 McLeod Avenue  
Richmond, BC V6X 2N1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 and Reference Plans, attached hereto.
4. As a condition of the issuance of the Permit, the City is holding a security in the amount of \$26,269.56 to ensure the ecological restoration/enhancement and landscaping on the site in accordance with the terms and conditions of this Permit. the condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

**No. DP 24-036536**

To the Holder: Anokh S. Lally

Property Address: 2300 McLeod Avenue  
Richmond, BC V6X 2N1

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Address: 2300 McLeod Avenue  
Richmond, BC V6X 2N1

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

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MAYOR



## Development Permit Considerations

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 2300 McLeod Avenue

**File No.:** DP 24-036536

### **Prior to approval of the Development Permit, the developer is required to complete the following:**

1. **(Arborist Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near or within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$100,000 for the 11 trees to be retained, as identified in the Arborist report prepared by Sequia Consulting Group, dated March 25, 2025.
3. **(Tree Protection)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. **(Ecological Compensation, Landscape Agreement, Maintenance and Monitoring)** Registration of a legal agreement on title identifying ESA planting and restoration of the site as per the recommendations by the owner's QEP and as noted in the Environmental Impact Assessment Report prepared by Mangat Environmental Solutions Inc., dated April 25, 2025. The Agreement would note that landscaping would be occurring within the 310.0 m<sup>2</sup> portion of the site to the rear of the proposed house as shown in the Planting Plan prepared by Redcedar Environmental Consulting Inc., dated September 16, 2025, which would be secured for ecological restoration via the registration of an ESA Statutory Right-of-Way (ESA SRW). The Agreement would further stipulate that landscaping and overall site management in terms of invasive species removal and remediation would be reviewed for a period of 3 years (monitoring and maintenance period) as recommended by the same QEP in the EIA quoted above.
5. **(Landscaping Security)** Receipt of a Letter of Credit for landscaping and ESA planting and restoration of the site in the amount of \$26,269.56 plus taxes, inclusive of a 10% contingency cost (as per the landscape cost estimate provided by Mangat Environmental Solutions Inc., on April 25, 2025).
6. **(Flood Covenant Registration)** Registration of a Flood Covenant on title (2.9 m GSC).
7. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite, with an area of 41.3 m<sup>2</sup> (444 ft<sup>2</sup>) or larger, is constructed in the detached dwelling to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. **(Notice Fees)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

### **Prior to Building Permit Issuance the developer must complete the following requirements:**

*(note – the following is a preliminary list and subject to change/modification through the review and processing of the building permit application):*

1. **(Site Servicing)** the owner to provide the following via Work Order:
  - 1a) Water Works:
    - a. Using the OCP Model, there is 93.0 L/s of water available at a 20 psi residual at the McLeod Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
    - b. At Developer's cost, the Developer is required to:

Initial: \_\_\_\_\_



- i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - iii) Provide a right-of-way for the water meter, if required. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- c. At Developer's cost, the City will:
- i) Cut and cap the existing 20mm diameter water service connection at main and remove the existing water meter servicing the development site.
  - ii) Install a new water service connection complete with a water meter and water meter box as per City's specifications. The water meter and water meter box shall be installed within the boulevard. If space does not permit it, the water meter and meter box shall be installed in a right-of-way, which will be provided by the developer according to City's specifications.
  - iii) Complete all tie-ins for the proposed works to existing City infrastructure.

#### 1b) Storm Sewer Works:

- d. At Developer's cost, the City will:
- i) Install one new storm service connection, complete with inspection chamber, as per City specifications to service the development site.
  - ii) Complete all tie-ins for the proposed works to existing City infrastructure.

#### 1c) Sanitary Sewer Works:

- e. At Developer's cost, the Developer is required to:
- i. Confirm the condition and capacity of the existing sanitary service connection located at the northwest corner of the development site through a video inspection. If the existing sanitary service connection are adequate to be re-used, it may be retained.
- f. At Developer's cost, the City will:
- i. Subject to the results of the video inspection, if the existing sanitary service connection cannot be re-used:
    - Cut and cap, at manhole, the existing sanitary service connection and remove associated inspection chamber.
    - Install one new sanitary service connection, complete with inspection chamber, off of the existing manhole SMH6077.
  - ii. Complete all tie-ins for the proposed works to existing City infrastructure.

#### 1d) Street Lighting:

- g. At Developer's cost, the Developer is required to:
- i. Review street lighting levels along McLeod Avenue frontage, and upgrade as required.

#### 1e) General Items:

- h. At Developer's cost, the Developer is required to:
- i) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
  - ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
  - iii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1<sup>st</sup> submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

Initial: \_\_\_\_\_

- (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
    - (b) Pipe sizes, material and slopes.
    - (c) Location of manholes and fire hydrants.
    - (d) Road grades, high points and low points.
    - (e) Alignment of ultimate and interim curbs.
    - (f) Proposed street lights design.
  - iv) Enter into, if required, additional legal agreements, as determined through the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
  3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit processes.
  4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

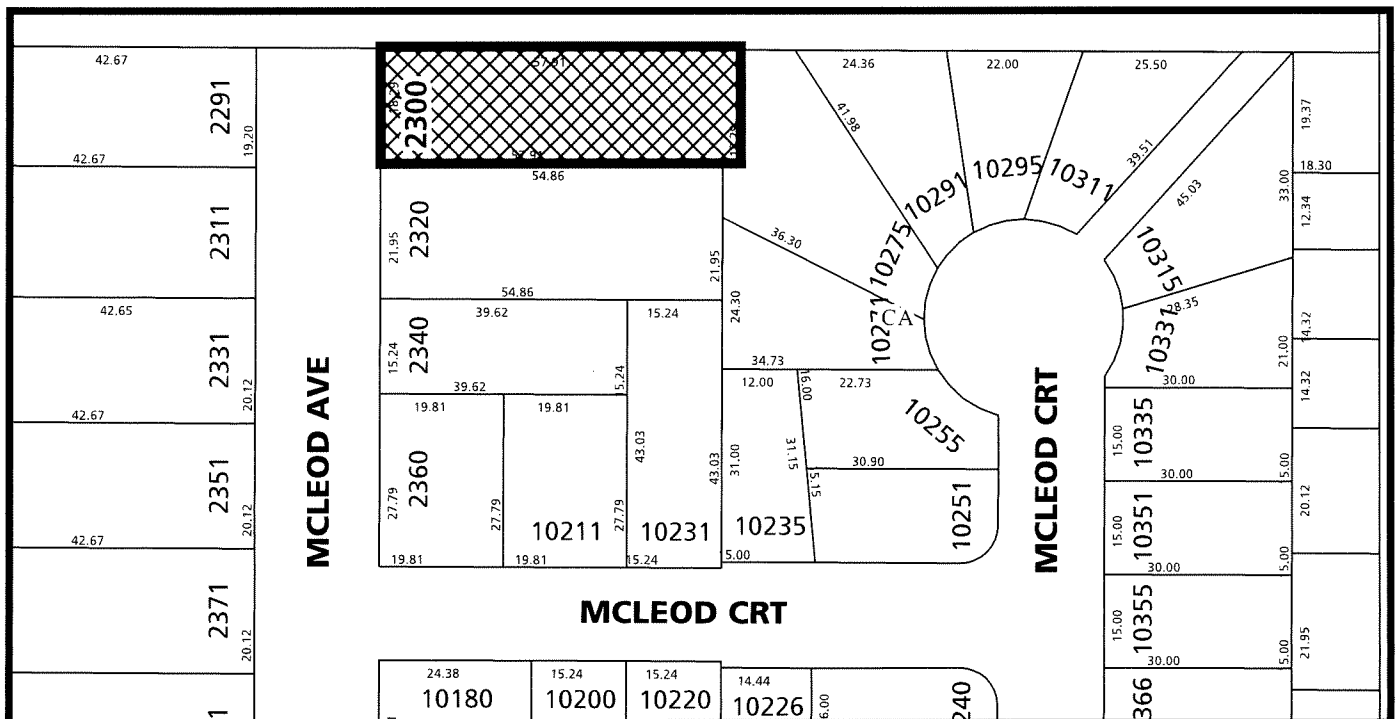
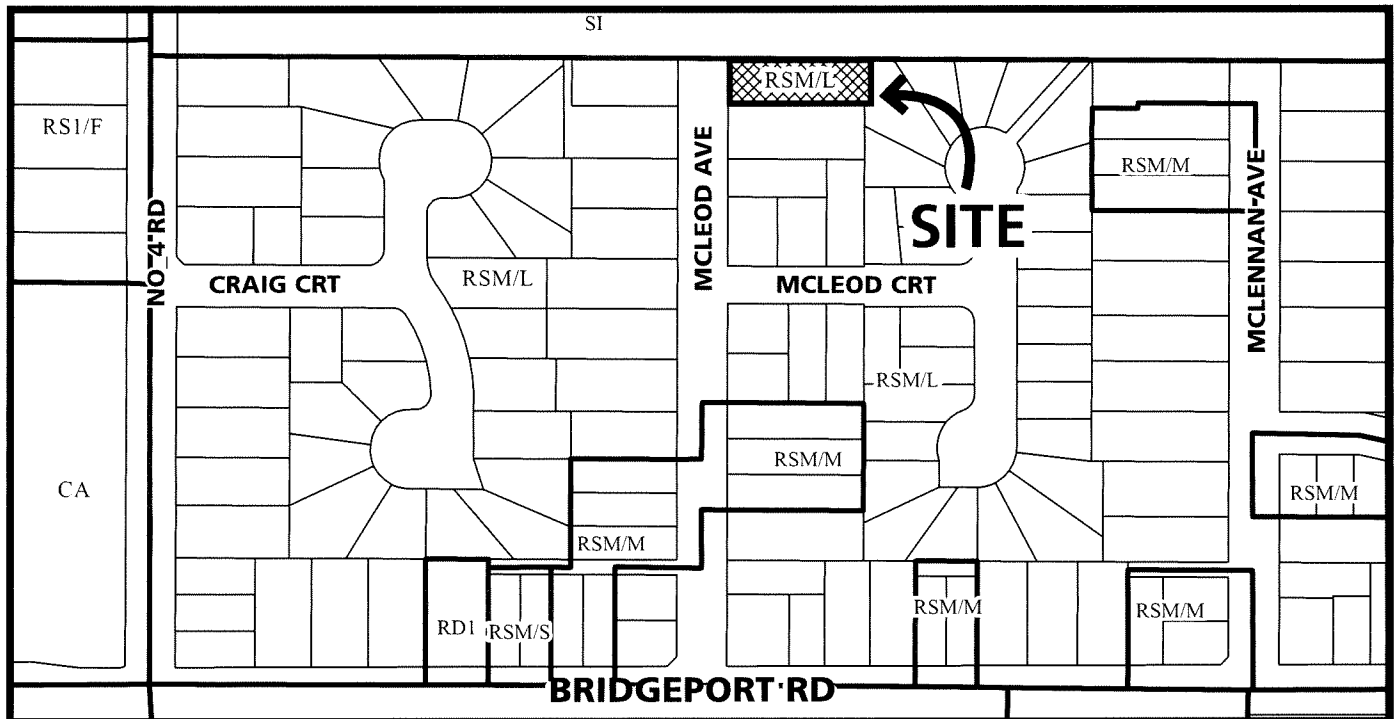
- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.  
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.  
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed \_\_\_\_\_

Date \_\_\_\_\_



# City of Richmond

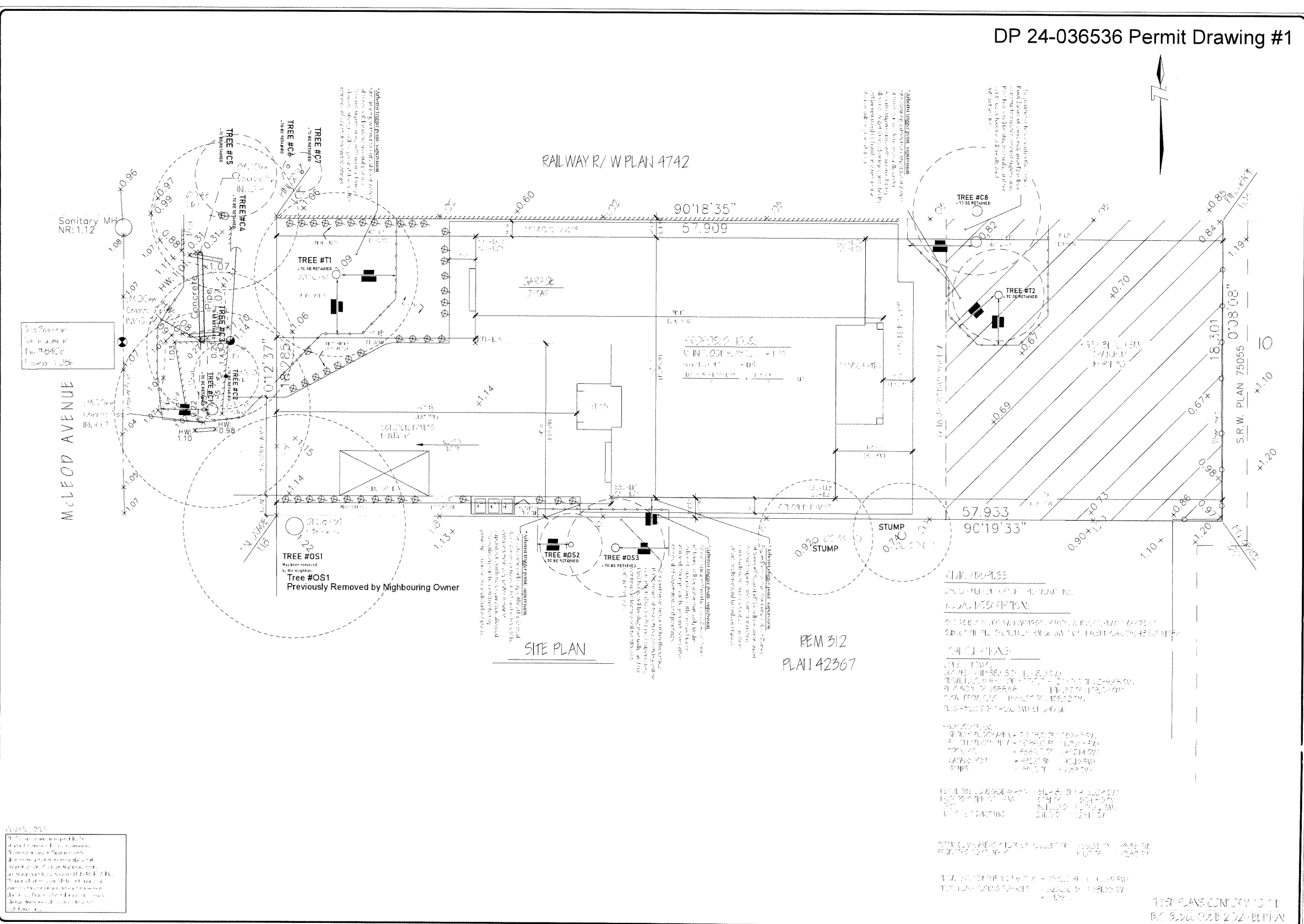


## DP 24-036536 SCHEDULE "A"

Original date: 08/22/24

Revision Date:

Note: Dimensions are in METRES



PRINCE GEORGE  
PEXIDA CONSULTING  
CLARKSON, BC

**LINEX DESIGNS INC.**  
#201.12677 • 80 AVENUE, SURREY, BC V3W 3A6  
PHONE: 604-614-8990, E-MAIL: design.linex@gmail.com

SITE PLAN

DATE: 10/10/2024	TITLE:
DRAWN: [Signature]	PROJECT: [Signature]
SCALE: 1" = 10'	
DRAWING NO. AI	

1998 PLANS CONFORM TO THE  
B.C. BUILDING CODE 2024 EDITION





**GENERAL NOTES**

1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).

2. All materials shall be of good quality and shall be installed in accordance with the manufacturer's instructions.

3. All work shall be completed within the specified time frame.

4. The contractor shall be responsible for obtaining all necessary permits.

5. The contractor shall be responsible for maintaining the site in a safe and clean condition at all times.

6. The contractor shall be responsible for protecting all existing structures and utilities.

7. The contractor shall be responsible for obtaining all necessary insurance.

8. The contractor shall be responsible for obtaining all necessary bonding.

9. The contractor shall be responsible for obtaining all necessary approvals.

10. The contractor shall be responsible for obtaining all necessary clearances.

PLEASE CONFORM TO THE  
LOCAL CODES AND ORDINANCES

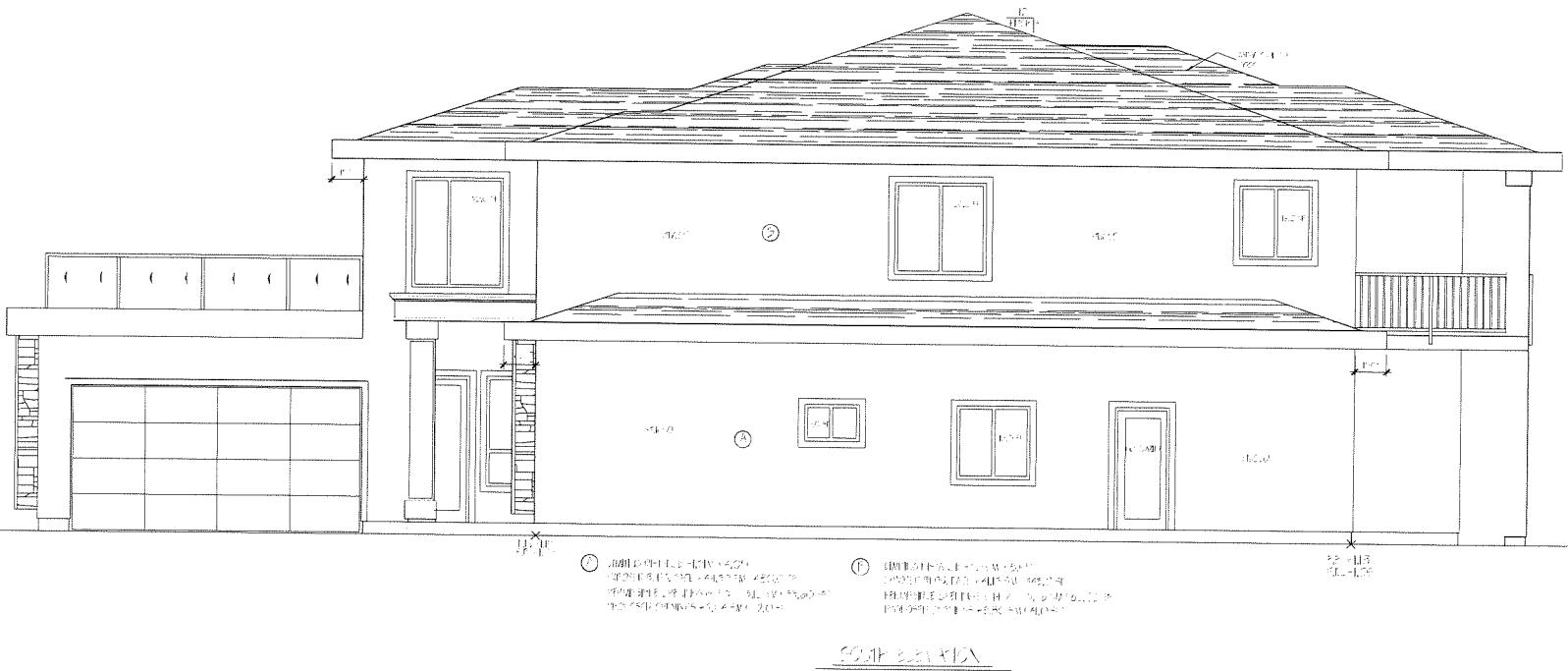
24-036536-01  
2500 WILLOW AVE  
ST. LOUIS, MO 63103

**LIN'EX DE SIGNS INC.**

#201.73577-8041  
#201.73577-8041  
PHONE 604-514-5590  
E-MAIL design@linex.com

**EAST WEST ELEVATIONS**

DATE: 10/10/2024  
DRAWN: [Signature]  
SCALE: 1/4" = 1'-0"  
DRAWING NO. A4



GENERAL NOTES:  
1. All work to be done in accordance with the latest edition of the British Columbia Building Code (BCBC) and the latest edition of the National Building Code of Canada (NBCC).  
2. All work to be done in accordance with the latest edition of the International Residential Code (IRC).  
3. All work to be done in accordance with the latest edition of the International Energy Conservation Code (IECC).  
4. All work to be done in accordance with the latest edition of the International Mechanical Code (IMC).  
5. All work to be done in accordance with the latest edition of the International Plumbing Code (IPC).  
6. All work to be done in accordance with the latest edition of the International Fire Code (IFC).  
7. All work to be done in accordance with the latest edition of the International Electrical Code (IEC).  
8. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).  
9. All work to be done in accordance with the latest edition of the International Fire and Life Safety Code (IFLSC).  
10. All work to be done in accordance with the latest edition of the International Fire and Life Safety Code (IFLSC).

PROPOSED RESIDENTIAL  
2401 12677 - 40 AVENUE, SURREY, BC V3W 3A6  
LINEX DESIGN INC.

LINEX DESIGNS INC.

#201.12677 - 40 AVENUE, SURREY, BC V3W 3A6  
PHONE: 604-514-4590 E-MAIL: design@linex.com

TITLE: NORTH SOUTH ELEVATION

DATE: 10/10/2024  
DRAWN: [Signature]  
SCALE: 1/8" = 1'-0"  
DRAWING NO. A5

THIS PLAN SET RELATES TO  
2401 12677 - 40 AVENUE, SURREY, BC V3W 3A6

NOTE: PLANTING IS TO BE FIELD FIT –  
SHRUBS AR TO BE PLANTED A MAXIMUM OF  
1m FROM TREES/SHRUBS AND TREES ARE  
TO BE PLANTED A MINIMUM OF 3m FROM  
OTHER TREES. SHRUBS SHOULD BE PLANTED  
IN CLUSTERS OF SAME SPECIES TO MIMIC  
NATURAL AREAS.

LEGEND:

PLANTING AREA (272m<sup>2</sup>)

ESA FENCING  
TREE PROTECTION FENCING

TREES:

EXISTING TREES TO BE RETAINED  
DOUGLAS FIR (10)  
PACIFIC DOGWOOD (11)

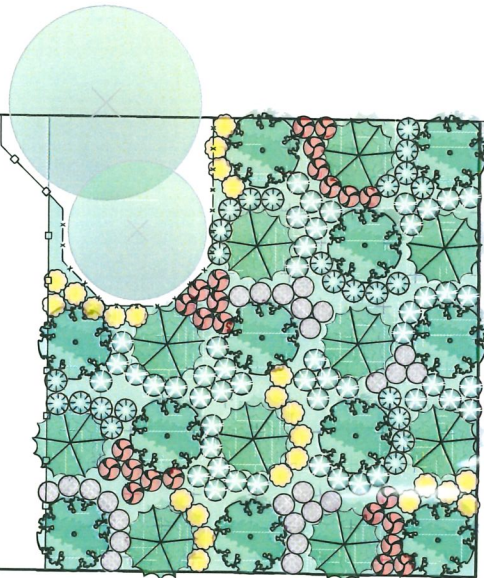
SHRUBS:

NOOTKA ROSE (25)  
THIMBLEBERRY (25)  
RED ELDERBERRY (25)  
COMMON SNOWBERRY (25)

HERBS:

SWORD FERN (50)

MCLEOD AVE



**REDCEDAR**  
Environmental Consulting

PROJECT LOCATION  
2300 MCLEOD AVE, RICHMOND  
PLANTING PLAN

PROJECT NUMBER  
23-466R

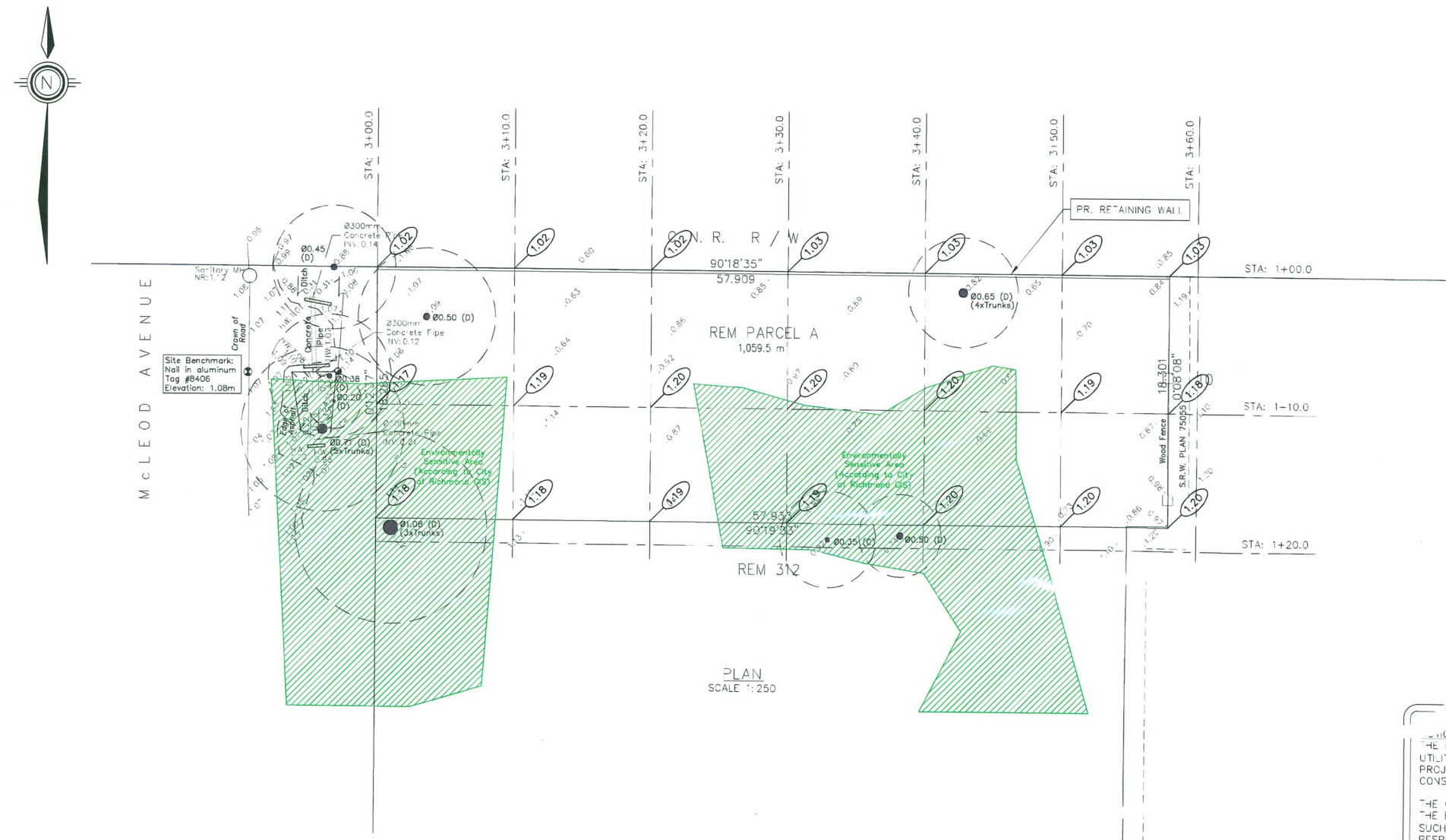
DRAWN BY:  
BRITTANY FEAVER

DATE:  
SEPTEMBER 16, 2025

SCALE:  
1: 250

SHEET:

1



NOTICE:  
THE EXISTENCE, LOCATION AND DEPTH OF  
UTILITIES AND/OR CONCEALED STRUCTURES AT THE  
PROJECT SITE ARE NOT GUARANTEED BY EFINITY  
CONSULTING.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND ELEVATION OF ALL SUCH UTILITIES AND/OR STRUCTURES AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

NOTE: DESIGN IS BASED ON  
G/S/AS-BUILT INFORMATION  
AND FIELD INSPECTION.

City of Richmond

6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE: LOT GRADING PLAN  
2300 McLEOD AVENUE

CITY FILE:

DESIGN:	JTY	DWG. N°:	Wb-XXXX		
DRAWN:	JTY				
CHECKED:	JTY			SCALE: 1 : 250	DATE: 2021/05/19
ENGINEER:	JTY			SEC. N°: 21-4-5	S-IT. N°: 1 OF 1



▲ 

▲ 

[illegible]

<u>REFERENCE DRAWINGS</u>	
PROPERTY ACQUISITION	Ac _____
SURVEY PLAN & PROFILE	FP _____
ROAD CONSTRUCTION	Oc _____
STORM SEWER INSTALLATION	Lc _____
WATERMAIN INSTALLATION	Wc _____
<del>XXXXXXXXXX</del> ORNAMENTAL STREET LIGHTING	Tc _____
TRAFFIC SIGNALS	Ec _____
<del>XXXX</del> SANITARY SEWER INSTALLATION	_____
OTHER _____	
NOTE - PROVE LOCATION OF ALL UTILITIES / SERVICES BEFORE STARTING CONSTRUCTION.	

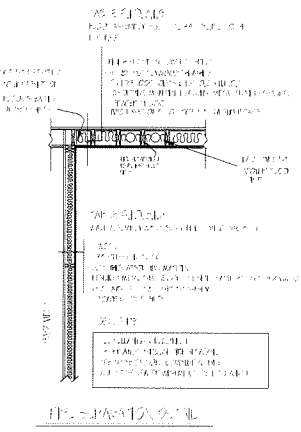
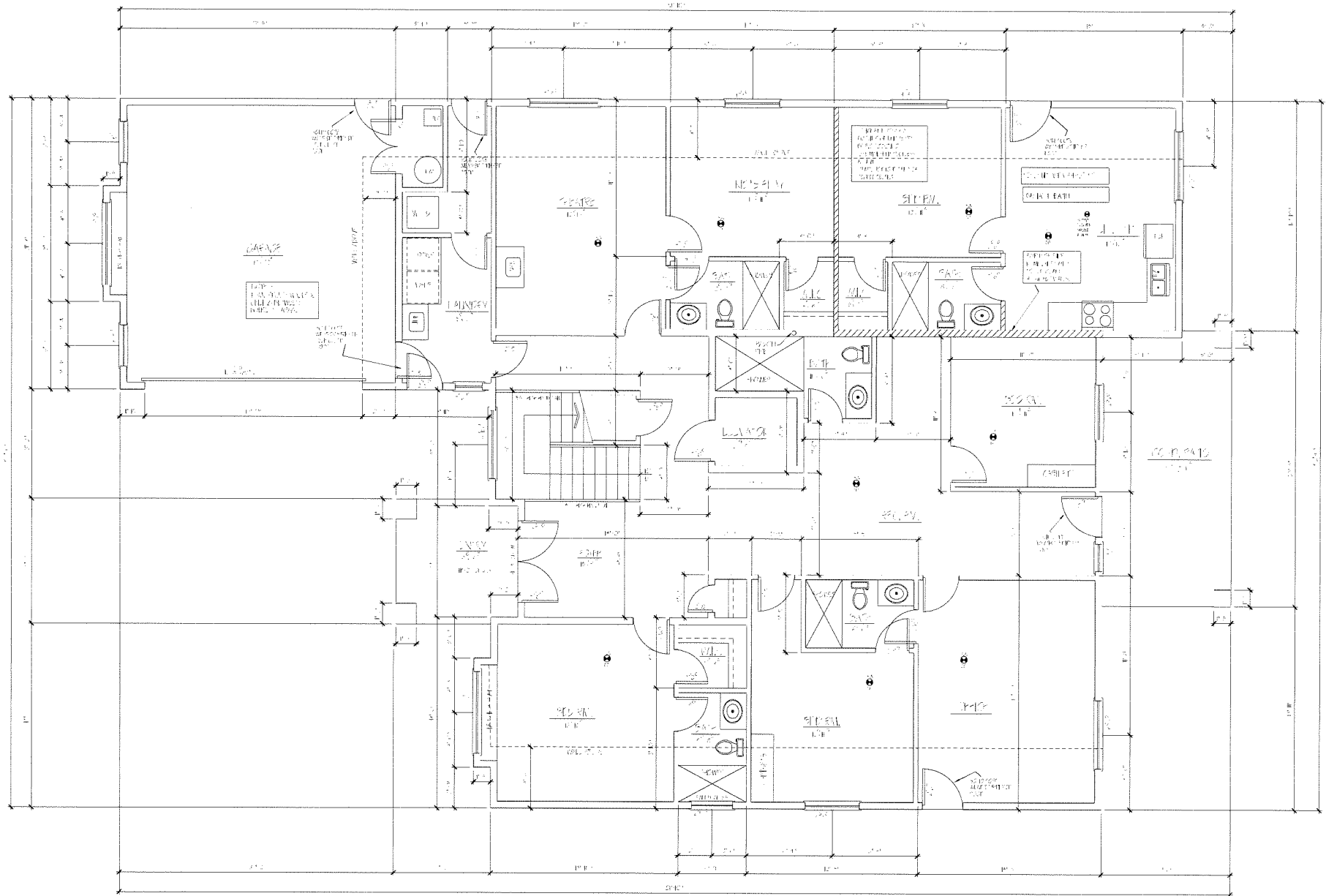
H				
G				
F				
E				
D				
C				
B				
A	2024/05/21	JTY		FIRST SUBMISSION
Nº	DATE	BY	CH.	DESCRIPTION

REVISIONS

## REVISIONS



Reference Plan #1



GENERAL NOTES:  
1. All dimensions are in feet and inches.  
2. All dimensions are to the center of the wall unless otherwise noted.  
3. All dimensions are to the finished surface unless otherwise noted.  
4. All dimensions are to the center of the wall unless otherwise noted.  
5. All dimensions are to the finished surface unless otherwise noted.  
6. All dimensions are to the center of the wall unless otherwise noted.  
7. All dimensions are to the finished surface unless otherwise noted.  
8. All dimensions are to the center of the wall unless otherwise noted.  
9. All dimensions are to the finished surface unless otherwise noted.  
10. All dimensions are to the center of the wall unless otherwise noted.

GROUND FLOOR PLAN 2578.0 SQ. FT. (10' x 10')  
GARAGE: 40' x 20' (800 SQ. FT.)  
ENTR. FLOOR: 10' x 10'  
GARAGE: 40' x 20' (800 SQ. FT.)

1. SEE PLAN AND CONSTRUCTION  
2. SEE PLAN AND CONSTRUCTION  
3. SEE PLAN AND CONSTRUCTION  
4. SEE PLAN AND CONSTRUCTION  
5. SEE PLAN AND CONSTRUCTION  
6. SEE PLAN AND CONSTRUCTION  
7. SEE PLAN AND CONSTRUCTION  
8. SEE PLAN AND CONSTRUCTION  
9. SEE PLAN AND CONSTRUCTION  
10. SEE PLAN AND CONSTRUCTION

PROPOSED DEVELOPMENT  
2578.0 SQ. FT. (10' x 10')  
GARAGE: 40' x 20' (800 SQ. FT.)

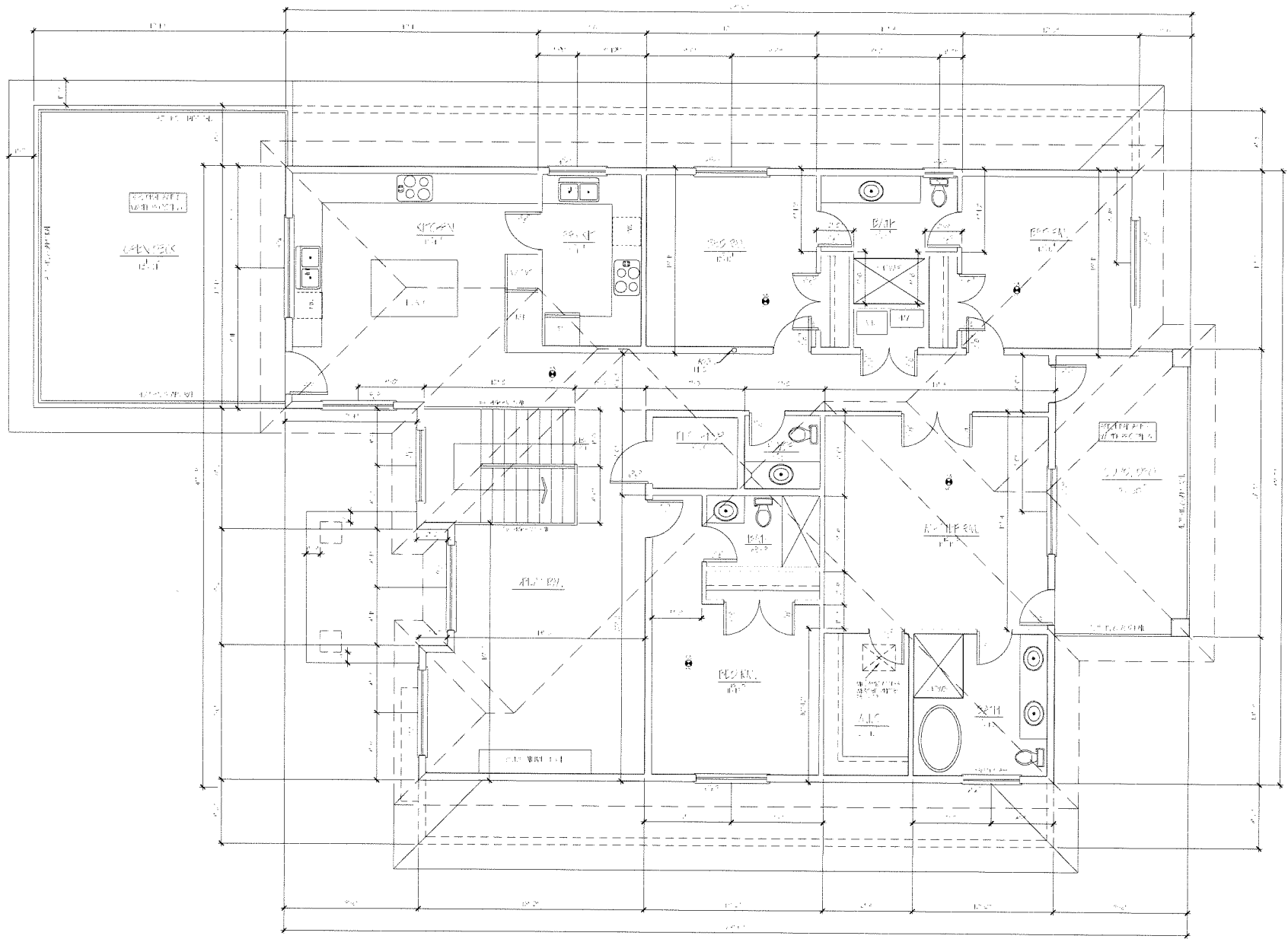
**LINEX DESIGNS INC.**

#201, 12677 - 80 AVENUE, SURREY, BC V4W 3A6  
PHONE: 604-614-8990 E-MAIL: design@linex.com

GROUND FLOOR

DATE: 2023-01-23  
DRAWN: A2  
SCALE: 1/4" = 1'-0"  
DRAWING NO. A2

Reference Plan #2



2ND FLOOR PLAN 2089, 1300 FT. (91' x 11' 6")  
SAPS 88, 130, 1, 1  
130, 130, 12, 0, 52, 1

NOTES:  
1. This plan is a reference plan only.  
2. It is not to be used for construction.  
3. It is not to be used for any other purpose.  
4. It is not to be used for any other purpose.  
5. It is not to be used for any other purpose.  
6. It is not to be used for any other purpose.  
7. It is not to be used for any other purpose.  
8. It is not to be used for any other purpose.  
9. It is not to be used for any other purpose.  
10. It is not to be used for any other purpose.

2089, 1300 FT. (91' x 11' 6")  
SAPS 88, 130, 1, 1  
130, 130, 12, 0, 52, 1

LINEX DESIGNS INC.

#201 12877 - 80 AVENUE, SURREY, BC V3W 3A6  
PHONE: 604-414-8990 E-MAIL: design@linex.com

2ND FLOOR

DATE: 10/10/01	TITLE: 2ND FLOOR
DRAWN: 10/10/01	SCALE: 1/4" = 1'-0"
DRAWING NO. A3	

2ND FLOOR PLAN 2089, 1300 FT. (91' x 11' 6")  
SAPS 88, 130, 1, 1  
130, 130, 12, 0, 52, 1