City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	September 23, 2026
From:	Joshua Reis Director, Development	**File:**	DP 25-022217
Re:	**Application by Eric Law Architect Inc. for a Development Permit at 9620, 9640, 9660 and 9700 Alberta Road**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of 29 townhouse units at 9620, 9640, 9660 and 9700 Alberta Road on a site zoned "Medium Density Townhouses (RTM3)".

Staff Report

Origin

Eric Law Architect Inc., on behalf of Sian Enterprises Ltd. (Incorporation number: BC0566894; Director: Resham Sian), has applied to the City of Richmond for permission to develop 29 townhouse units at 9620, 9640, 9660 and 9700 Alberta Road (Attachment 1).

The site is being rezoned from the "Small-Scale Multi-Unit Housing (RSM/XL)", "Small-Scale zones to the "Medium Density Townhouses (RTM3)" zone to facilitate the subject development under Bylaw 10671 (RZ 18-829606), which received third reading on June 9, 2025.

A Servicing Agreement (SA) is required as a condition of rezoning bylaw adoption for the design and construction of frontage works and service connections, including but not limited to:

- Frontage works along the site's Alberta Road frontage, including a 2.0 m (6.6 ft.) sidewalk, a 1.5 m (4.9 ft.) wide grass and treed boulevard.
- Install a new pedestrian crosswalk across Alberta Road in front of the development site that is aligned with the existing north-south public pathway located on the north side of Alberta Road.
- Cut and cap the old service connections, install new service connections, and upgrade the sanitary sewer main along the site's Alberta Road frontage.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the North: Multi-family complexes fronting Alberta Road on lots zoned "High-Density Townhouses (RTH1)", "Medium Density Townhouses (RTM2)" and "Low Density Townhouses (RTL4)" and a single-family dwelling fronting Alberta Road on a lot zoned "Small-Scale Multi-Unit Housing (RSM/XL)".

To the South: Existing school playing field and parking area on a site zoned "School & Institutional Use (SI)".

To the East: A multi-family townhouse project on a site zoned "Medium Density Townhouses (RTM3)".

To the West: A multi-family townhouse project on a site zoned "Medium Density Townhouses (RTM3)".

Rezoning and First Reading Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit (DP) stage:

- Review in conjunction with applicable DP guidelines for multi-family projects contained in the Official Community Plan (OCP).
- Finalization of the landscape design to ensure appropriate plantings on-site to complement individual unit open spaces and the outdoor amenity area, increase permeability where possible in the drive aisle areas and ensure a suitable number size and mix of deciduous and conifer replacement trees are provided in the proposal.
- Refine the architectural detailing of the townhouse building clusters to provide suitable differentiation and design articulation amongst all buildings that also provides for a cohesive design through the entire project.
- Additional design detailing of the outdoor amenity area to ensure appropriate programming and supporting installations are provided that are focused on providing an active and vibrant area that will facilitate children's play and interaction.
- Finalization of a site grading plan to account for and address any grade transitions to neighbouring properties, the fronting sidewalk and the grading around any off-site or on-site trees that are being retained.

Staff worked with the applicant to address these issues in the following ways:

- The proposal was reviewed in conjunction with the applicable OCP DP Guidelines for multiple-family development, and refinements were made to the site planning, building design and landscaping to achieve general compliance with the Guidelines.
- The landscape design was further developed to provide planting within private yards, along the internal drive aisles and throughout the outdoor amenity area. The plans include 54 replacement trees, consisting of a mix of deciduous and coniferous species, as well as permeable paving at the driveway entrance.
- The architectural design of the six townhouse buildings was refined through the use of pitched roofs, gables, dormers, projecting bays, covered entrances and balconies. Variations in materials and colours provide differentiation among the buildings while maintaining a cohesive character throughout the development.
- The centrally located outdoor amenity area was further developed to include an accessible play structure with a resilient play surface, hopscotch, an open lawn area, benches and surrounding landscaping. A mailbox structure and visitor bicycle parking are located nearby.
- A detailed grading plan has been provided that generally matches existing grades along the east and west property lines, transitions to the Alberta Road frontage, and uses retaining walls along portions of the south property line to address the grade difference with the school property while protecting retained trees.

The associated rezoning application was granted first, second and third reading by Council at its meeting on June 9, 2025. No concerns regarding the rezoning application were expressed by members of the public during the Council meeting.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and 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 and is in compliance with the RTM3 zone.

Advisory Design Panel Comments

The Advisory Design Panel has reviewed the project and supports the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Legal Encumbrances

- Aircraft noise covenants (BX401991, BX401993 and BX401992) are currently registered on Title for 9620, 9640 and 9660 Alberta Road, respectively. As a rezoning consideration, these existing covenants are required to be discharged and replaced with a new aircraft noise-sensitive use covenant registered over the consolidated development site prior to final adoption of the rezoning bylaw.
- An acoustic report prepared by a qualified registered professional is required as a condition of DP issuance confirming that the proposed development achieves the applicable interior noise and noise mitigation standards.

Conditions of Adjacency

- The proposed form, massing and orientation are generally compatible with the existing townhouse developments immediately east and west of the subject site. Together, these developments establish a consistent townhouse character along this portion of Alberta Road.
- The six three-storey units along the east side of the site are designed to limit overlook onto the neighbouring development. No balconies are proposed on the east elevation, with balconies instead oriented toward the internal drive aisle.
- The proposed three-storey units along Alberta Road are comparable in height and scale to the neighbouring townhouse developments and continue the established pattern of street-facing units with individual entrances, landscaped front yards and pitched roof forms.
- The buildings are set back from the east and west property lines and separated from the neighbouring developments by private yards, landscaping and fencing. These features provide an appropriate interface while maintaining continuity between the developments.
- The 12 two-storey units are located within the southern portion of the site adjacent to the school property and sports field. Their lower building form reduces the apparent scale of the development along the south property line.

- Existing off-site trees along the south property line are proposed to be retained and protected, with additional landscaping provided to buffer the interface with the school property.
- Finished site grades along the east and west property lines are generally proposed to match the existing grades of the neighbouring townhouse developments, with low retaining walls provided along portions of the west property line to accommodate localized grade differences.
- Concrete retaining walls are proposed along portions of the south property line and near the southeast corner to accommodate the grade difference with the lower school property, with a maximum exposed height of approximately 1.1 m (3.6 ft.).
- A 1.2 m (3.9 ft.) tall wood fence is proposed along the south property line and on top of the proposed retaining wall, with 1.8 m (5.9 ft.) tall wood privacy fencing along the east and west property lines, supplemented by trees, shrubs and groundcover planting.

Urban Design and Site Planning

- The proposed development consists of 29 townhouse units arranged in six buildings. Eleven three-storey units are located along Alberta Road, six three-storey units are located along the east side of the site, and 12 two-storey units are located in three buildings within the southern portion of the site.
- The site layout is organized around a shared internal drive aisle accessed from Alberta Road near the northeast portion of the site. The drive aisle extends into the site and provides access to the individual unit garages, visitor parking spaces, the garbage and recycling enclosure and the outdoor amenity area.
- A centralized garbage and recycling enclosure is located adjacent to the internal drive aisle near the site entrance. The plans demonstrate that the internal drive aisle can accommodate garbage and emergency vehicle movements.
- Three of the 29 townhouse units (Units 12, 19 and 20) are designed as convertible units. These units incorporate adaptable design features, including enhanced doorway and circulation clearances, adaptable kitchens and bathrooms, reinforced washroom walls and provisions for the future installation of a stair lift.
- The Alberta Road frontage is defined by townhouse units with individual street-facing entrances and private front yards. Resident parking for these units is accessed from the internal drive aisle.
- Each unit is provided with two resident parking spaces in a side-by-side arrangement within its private garage. A total of 58 resident parking spaces are proposed, consisting of 29 regular spaces and 29 small-car spaces.
- Six visitor parking spaces are distributed throughout the site, including one accessible visitor parking space, in compliance with the Zoning Bylaw requirement.
- A total of 49 Class 1 resident bicycle parking spaces are proposed within the private garages, exceeding the minimum requirement of 37 spaces. Six Class 2 visitor bicycle parking spaces are provided adjacent to the outdoor amenity area.

- All units are provided with ground-level private outdoor space in the form of front, side or rear yards. Buildings A and B also incorporate upper-floor balconies facing Alberta Road, which add articulation and opportunities for overlooking along the street.
- Smaller second-floor balconies facing the internal drive aisle provide additional private outdoor space and accommodate the proposed heat-pump equipment. Building F also incorporates upper-floor balconies facing the internal drive aisle.
- A 207.8 m^2 (2,237 ft^2) outdoor amenity area is located near the centre-east portion of the site, exceeding the minimum required area of 174 m^2 (1,873 ft^2). Its location is accessible to the units and is overlooked by surrounding homes, providing opportunities for passive surveillance.
- The outdoor amenity area includes an accessible play area, play equipment, hopscotch markings, lawn, seating and landscaped gathering areas. The mail kiosk and visitor bicycle parking are also located nearby.

Architectural Form and Character

- The proposed building form and architectural treatments are generally consistent with the OCP's DP Guidelines and reflect the character of the townhouse developments immediately east and west of the site.
- The buildings incorporate pitched roofs, gables, dormers, projecting bays, covered entrances and balconies. Variations in roof form and building projections help break up the massing and distinguish individual units.
- The Alberta Road frontage is designed with individual unit entrances, front yards, balconies and windows facing the street. These features provide a strong street presence and contribute to a pedestrian-oriented frontage.
- Proposed materials include asphalt shingle roofing, Hardie siding and panels, vinyl windows, wood trim and aluminum picket railings. The colour palette consists primarily of white, grey and dark blue, with contrasting entrance doors.
- Garage doors are oriented toward the internal drive aisles, maintaining a pedestrian-oriented frontage along Alberta Road. Unit entrances, upper-storey windows, varied materials and landscaping provide visual interest within the internal streetscape.

Tree Retention and Replacement

- Tree preservation was reviewed at the rezoning stage, where a total of 30 on-site bylaw-sized trees, 13 trees on neighbouring property and eight street trees were assessed:
  - One on-site tree, a 57 cm cal. Grand fir (Tag #559) located at the southeast corner of the site, was identified in good condition and is to be retained and protected.
  - A total of 29 on-site trees were identified for removal. Of these, 27 were in poor condition due to declining health or structural defects, while two trees (Tag #579 and #830) were in fair condition but conflicted with the proposed development.
  - Based on the OCP replacement ratio of 2:1, 58 replacement trees are required. At the rezoning stage, the applicant proposed 53 replacement trees and a cash contribution to the City's Tree Compensation Fund in lieu of the remaining five trees.

- The applicant proposes to plant 54 replacement trees on-site, consisting of 46 deciduous trees and eight coniferous trees. The proposed replacement trees meet the minimum required sizes of 8 cm caliper for deciduous trees and 4 m in height for coniferous trees. As one additional replacement tree is now proposed, the required contribution to the City's Tree Compensation Fund is $3,000.00, representing cash-in-lieu for the remaining four replacement trees.
- All 13 trees on the neighbouring property to the south (Tag #NO2–NO9 and #NV10–NV14) are to be retained and protected. Requirements for tree protection fencing and supervision by a Certified Arborist were secured at the rezoning stage.
- Parks Department staff authorized the removal of three street trees along Alberta Road that were dead or in poor condition. A contribution of $2,304.00 was secured for replacement planting on City property.
- The remaining five street trees along Alberta Road are to be retained and protected. A Tree Survival Security of $20,304.00 was secured at the rezoning stage.

Landscape Design and Open Space Design

- The street edge along Alberta Road is defined by landscaped front yards with patios, trees, lawn, shrubs and groundcover planting. A low aluminum fence with individual gates provides separation between the private yards and the public sidewalk while maintaining a visual connection between the units and the street.
- All units are provided with private at-grade outdoor space. Hedges, fencing and planting are used to define the individual yards and provide privacy between neighbouring units.
- Landscaping is provided along the internal drive aisles, beside visitor parking spaces and around the building edges to add visual interest and soften the paved areas within the development.
- Landscaping is provided along the internal drive aisles, beside visitor parking spaces and around the buildings. These landscaped areas help soften the paved portions of the site and provide separation between private yards, pedestrian routes and vehicle areas.
- The outdoor amenity area is located near the centre of the site and is readily accessible to all residents. Its location, adjacent to the main internal drive aisle, makes it visible from the site entrance and allows it to be overlooked by surrounding units.
- The amenity area includes an accessible play structure on a poured-in-place rubber surface, hopscotch markings, an open lawn area, seating and surrounding landscaping. These features provide opportunities for children's play, informal gathering and resident supervision.
- The shared mail kiosk and six Class 2 bicycle parking spaces are located adjacent to the amenity area, where they are visible and conveniently accessible from the internal pedestrian network.
- A combination of standard and permeable pavers is proposed throughout the site, including at the driveway entrance, visitor parking spaces, pedestrian walkways, private patios and within the outdoor amenity area. The different paving treatments help define the various vehicular, pedestrian and outdoor-use areas, provide visual interest and support water infiltration where permeable pavers are used.

- The planting plan incorporates a variety of climate-resilient deciduous and coniferous trees, shrubs, ornamental grasses and groundcover. A high-efficiency automatic irrigation system is proposed for all soft-landscaped areas to support the long-term maintenance of the landscaping.
- To ensure that the landscaping works are completed, the applicant is required to provide a landscape security of $254,075.36 prior to DP issuance.

Crime Prevention Through Environmental Design

- The site design provides a clearly defined vehicle access and formal pedestrian connection from Alberta Road. Landscaping, fencing and changes in paving help identify the site entrance and distinguish vehicle, pedestrian, common and private areas.
- The arrangement and orientation of the units provide opportunities for passive surveillance. Windows and entrances overlook Alberta Road, the public sidewalk, internal drive aisles and the outdoor amenity area, while the pedestrian routes maintain clear sightlines through the site.
- The outdoor amenity area is located along the central drive aisle and is visible from the site entrance and surrounding units. Its open layout and relationship to nearby windows and entrances support passive resident surveillance of activity within the space.
- Private yards are defined by fencing, hedges and shrubs. The low aluminum fence along Alberta Road provides a clear separation between public and private areas while maintaining visibility between the street and the street-facing units.
- Exterior lighting is provided at unit entrances, within private yards, along the internal drive aisles and within the outdoor amenity area. Wall-mounted fixtures and bollard lighting support nighttime visibility and surveillance, with lighting to be directed to limit glare onto neighbouring properties.

Sustainability

- The development will be designed to meet BC Energy Step Code 3 and EL+4 requirements. Confirmation of compliance by a qualified professional will be required at the Building Permit stage.
- High-efficiency heat pumps are proposed to provide heating and cooling for all units. Additional energy-efficiency measures include ENERGY STAR vinyl windows and appliances and LED lighting for interior and exterior areas.
- All resident parking spaces will be provided with Level 2 electric-vehicle charging outlets.
- Durable, low-maintenance exterior materials are proposed, including Hardie cement-board siding installed over a rain-screen system. Air-tight construction will be verified through blower-door testing by a Certified Energy Advisor.
- Water-conservation measures include low-flow toilets, low-maintenance and climate-resilient planting and a high-efficiency automatic irrigation system. Permeable pavers in selected hardscape areas will also support on-site water infiltration.

Accessible Housing

- The proposed development includes three convertible units (Units 12, 19 and 20) designed in accordance with the City's Convertible Unit Checklist. These units include enhanced doorway and circulation clearances, wheelchair turning clearances, adaptable kitchen and bathroom layouts, widened stairways and landings, a low-threshold shower, reinforced washroom walls and provisions to facilitate future accessibility between levels.
- All proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
  - stairway handrails;
  - lever-type handles for plumbing fixtures and doors; and
  - solid blocking in washroom walls to facilitate the future installation of grab bars beside toilets, bathtubs and showers.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

Respectfully submitted,

Chris Bishop, Manager, Development- East

Report Contributors

This report was prepared by Alex Costin, Planner 1.

Att. 1: Location Map
2: Development Application Data Sheet
3: Advisory Design Panel Minutes – July 23, 2026

The following are to be met prior to forwarding this application to Council for approval:

- **(Zoning Bylaw)** Final adoption of the Zoning Amendment Bylaw 10671.
- **(Landscaping Security)** Receipt of a Letter-of-Credit for landscaping in the amount of $ $254,075.36 (based on the cost estimate provided by a CSLA-registered landscape architect, including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.
- **(Tree Compensation Fund)** City acceptance of the applicant's voluntary contribution in the revised amount of $3000 to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of replacement trees on-site.

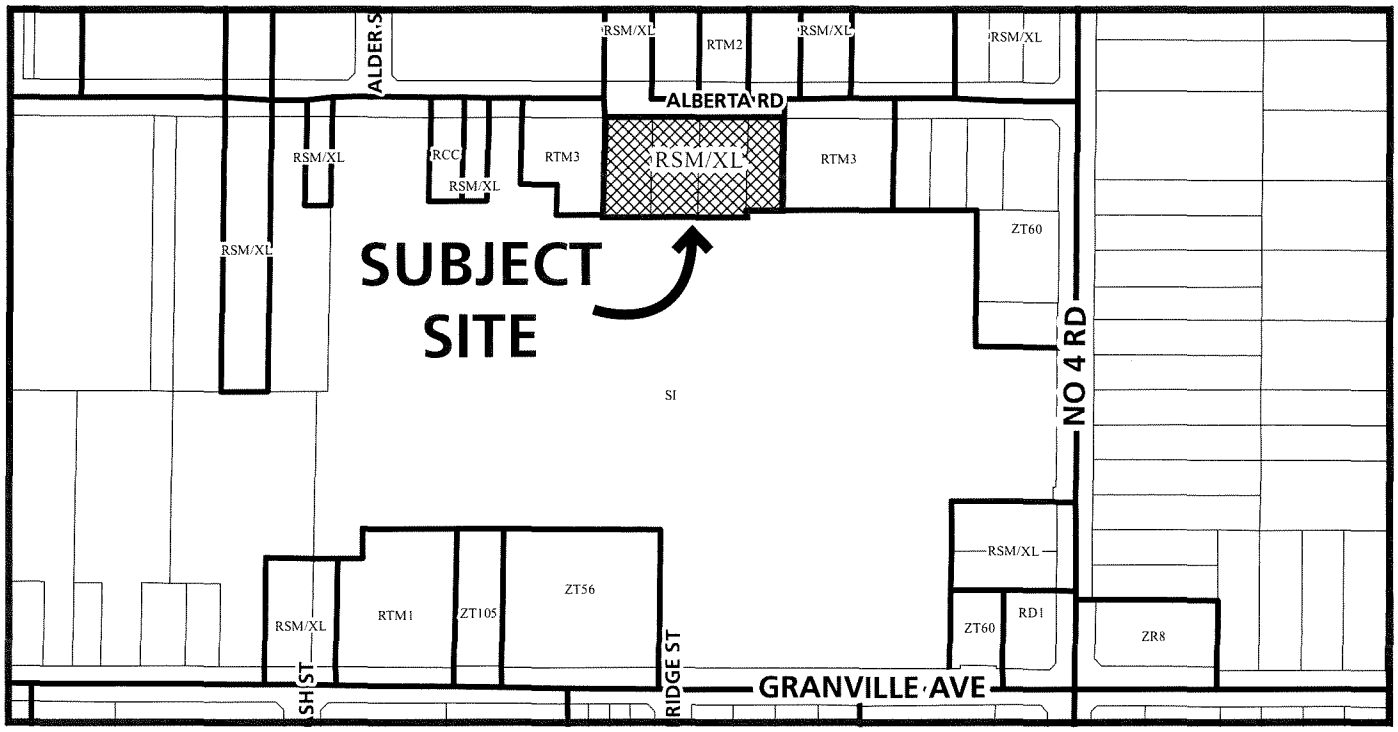
- **(Noise Mitigation and Thermal Comfort)** Prior to issuance of the Development Permit, submission of acoustic and thermal comfort assessments prepared by qualified registered professionals, confirming that the proposed development will comply with the City's Noise Regulation Bylaw No. 8856 and achieve the applicable thermal comfort standards. The assessments must identify any required noise-mitigation and thermal-comfort measures, including appropriate air-conditioning systems or alternatives, to the satisfaction of the Director of Development.
- **(Fees – Notices)** 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.

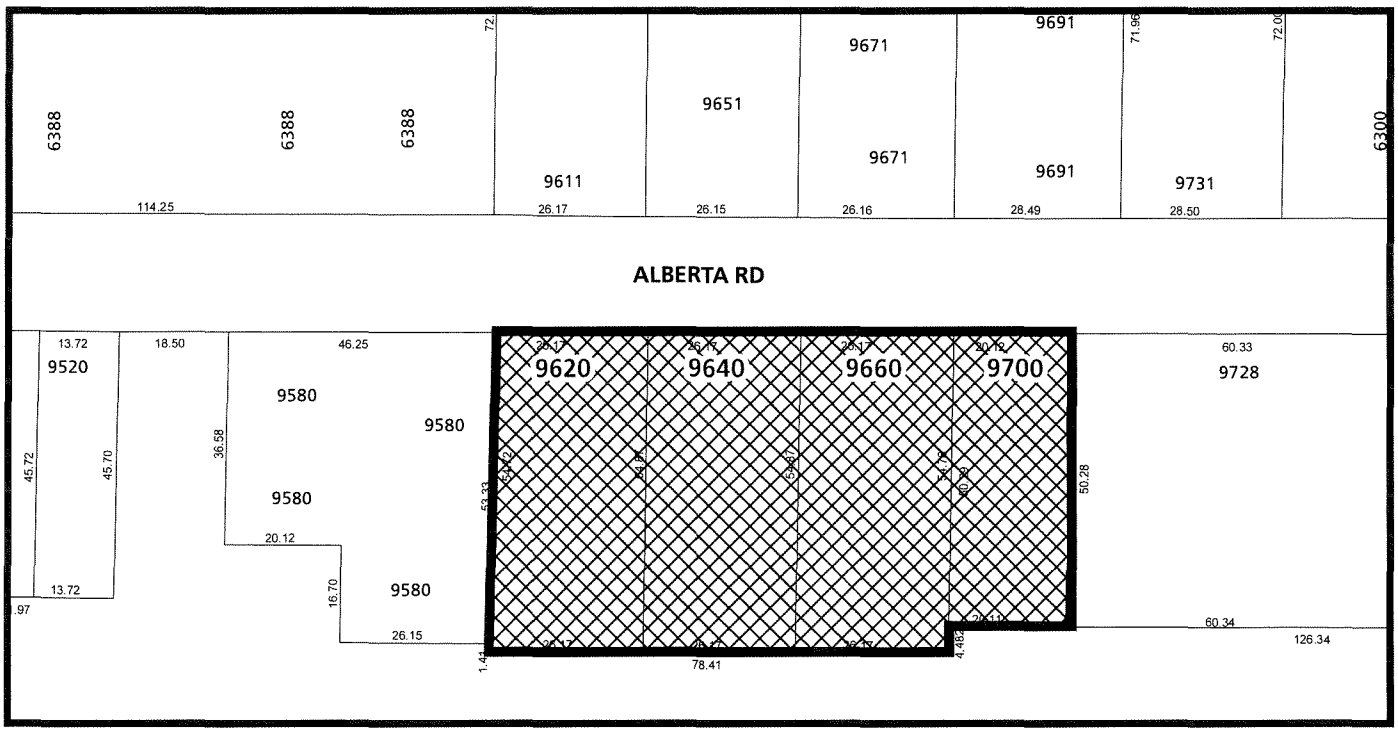
Prior to future Building Permit issuance, the developer is required to complete the following:

- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (https://www.richmond.ca/services/transportation/special.htm#TrafficPlan).
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Provide confirmation from a qualified professional of compliance with applicable Energy Step Code requirements as determined via the Rezoning and/or Development Permit processes.
- Incorporation of the recommendations and noise mitigation measures identified in the acoustic and thermal report into the Building Permit plans, to the satisfaction of the City.
- .If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 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.

Attachment 1

City of Richmond



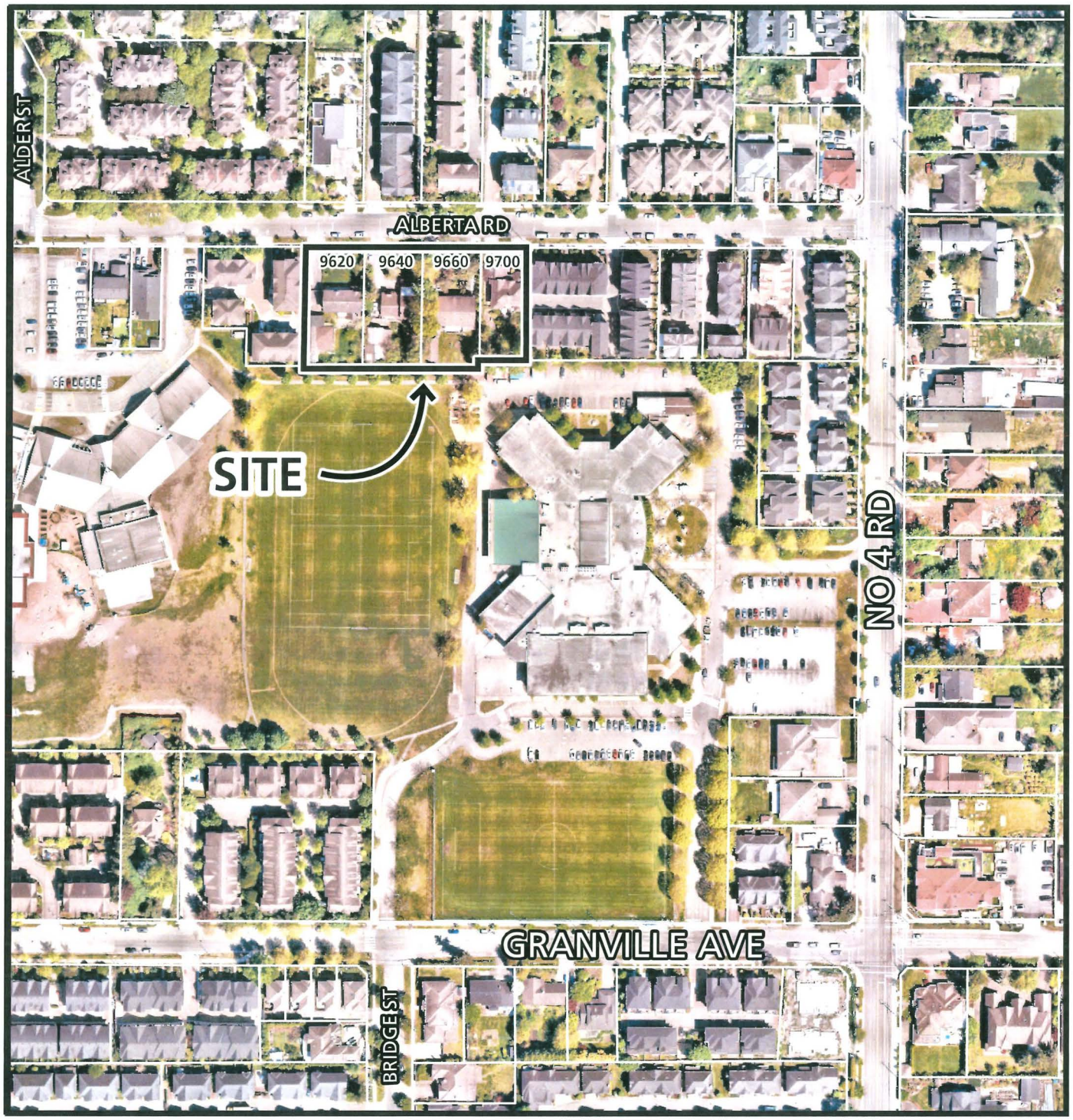


DP 25-022217

Original Date: 09/10/25
Revision Date:

Note: Dimensions are in METRES

City of
Richmond



DP 25-022217

Original Date: 09/16/26
Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 25-022217 **Attachment 2**

Address: 9620, 9640, 9660 and 9700 Alberta Road

Applicant: Eric Law Architect Inc. Owner: Sian Enterprises Ltd.

Planning Area(s): City Centre Area Plan – McLennan North Sub Area

Floor Area Gross: 4,928 m^2 (53,047 ft^2) Floor Area Net: 3,712 m^2(39,965 ft^2)

	Existing	Proposed
Site Area:	5304 m^2 (57,092 ft^2) (4 lots proposed to be consolidated)	5304 m^2 (57,092 ft^2) m^2
Land Uses:	Single Family	Multiple-Family Residential
OCP Designation:	City Centre Perimeter - Tier 3	No Change
Area Plan Designation:	Residential Area 3 (0.65 FAR base density; Two-Family Dwelling/2 & 3 storey Townhouses	No Change
Zoning:	Small Scale Multi-Unit Housing (RSM/XL)	Medium Density Townhouses (RTM3)
Number of Units:	4 units	29 units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.7 FAR	0.7 FAR	none permitted
Buildable Floor Area (m^2):	3,712 m^2 (39,965 ft^2)	3,712 m^2 (39,965 ft^2)	
Lot Coverage - Building:	Max. 40%	39.9%	none
Lot Coverage – Non-porus Surfaces:	Max. 65%	65 %	none
Lot Coverage – Live-Landscaping:	Min. 25%	25%	none
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – West Side Yard:	Min. 3.0 m	3.8 m	none
Setback – East Side Yard:	Min. 3.0 m	3.6 m	none
Setback – Rear Yard:	Min. 3.0 m	3.1 m	none
Height (m):	Max. 12.0 m	11.87 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 per unit = 41 (R) and 0.2 per unit = 6 (V)	48 (R) and 6 (V)	none
Small Car Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages	29 (R)	none

Bicycle Parking Spaces – Class 1	1.25 per unit = 37	49	none
Bicycle Parking Spaces – Class 2	0.2 per unit = 6 per unit	6	none
Electric Vehicle Charing	• 100% Level 2	• 100% Level 2	none
Amenity Space – Outdoor:	Min. 6 m^2 x 29 units = 174 m^2 (1,872 ft^2)	208.0 m^2 (2,238 ft^2)	none

Attachment 3

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, July 23, 2026 – 4:00 p.m.
Virtual, Microsoft Teams

1. DP 25-022217 – 29 TOWNHOUSE UNITS

ARCHITECT: Eric Law Architect Inc.

LANDSCAPE ARCHITECT: PMG Landscape Architects

PROPERTY LOCATION: 9620, 9640, 9660 and 9700 Alberta Road

Applicant's Presentation

Architect Eric Law, Eric Law Architect Inc., and Landscape Architect Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel Members were as follows:

- ensure that the window trim is done with Hardie as opposed to vinyl, as the vinyl window trim material can read as "cheap"; ***Hardi trim is noted on elevation legend on A8 to A10***
- consider adding bollards for the electrical closet; ***the electrical closet is relocated to building A as shown on site plan A2***
- consider a gravel path or another alternative landscape form for the narrow (8 ft.) green space between Building A and Building B; pavers that are currently included in the landscape plans are not practical for lawnmowers and other equipment; consider something simple that might serve the function better; ***gravel path with paver are provided in the narrow space between building A and B in the landscape drawings***
- consider the privacy for the units adjacent to the 8 ft. wide green space as it is quite narrow and their dining room windows are facing each other; ***the 2/F windows are now offset as shown on A3 and elevations***
- consider ways to make the outdoor amenity area, a safe and appropriate focal point for the development; the play area is small and there isn't one special thing about the outdoor amenity space; ***The amenity space is moved away from the drive aisle intersection. Basalt boulders are provided as an entry focal point. The outdoor play area is enlarged to include hop scotch.***

- reconsider how the current amenity area is organized and the electrical room being located next to the public space; the electrical room being next to the outdoor public space dilutes the quality of the space; ***the electrical room is relocated and it is separated from the outdoor amenity space.***
- the current location of the bike racks doesn't feel safe or comfortable for visitors; consider moving the bike racks closer to where the outdoor amenity space is; ***bike racks and mailbox relocated inside the outdoor amenity space on site plan and landscape plan***
- consider stronger repetition for the roof pitch sequence as the current pitch sequence feels "out of place" as it lacks rhythm; ***The roof pitch is adjusted and now consistent as shown on A9***
- consider a low light or bollards for the 8 ft. wide gap between Building A and Building B as pedestrians may use that area to walk through even if that is not the intended purpose; ***landscape bollard lights are shown on the landscape drawing L1***
- appreciate the presentation; ***noted***
- consider ten cubic metres of soil volume per tree; the current landscape plans provided two or three cubic metres which is "woefully inadequate"; ***The soil volume are adjusted as shown on L0***
- consider tree planting opportunities between Building C and Building D where the yard of Building D overlooks the drive aisle; ***Trees are proposed in the Building D yard spaces.***
- consider referring to the urban tree list for Metro Vancouver for climate-suitable tree options; ***Tree species have been adjusted as shown on L1***
- consider making the playground universally accessible; the current use of Fibar is not universally accessible; consider a poured in place for the outdoor play space; ***Play area is changed to rubber safety surface as shown on L1***
- agree with the Panel regarding the 8 ft. gap between Building A and B; very little can survive in that narrow space between the two buildings; consider a straight paving material or rock for the space; ***paver provided in the narrow space.***
- consider including a lighting plan for the development; ***wall mounted lightings provided on building façade, and outdoor landscape lighting are added inside the open amenity space***
- consider adding a bollard in the northeast corner of the outdoor amenity space as the garbage truck would come through that area and use that drive aisle to turn around; ***the disabled parking is moved to the drive aisle intersection and the open amenity space is moved away from the drive aisle intersection. Bollard are provided behind the disabled parking as shown on site plan A2***
- consider including an arborist report; ***arborist report provided to the city***
- appreciate the provision of solid blocking in the washroom walls for all units, not only the convertible units; ***noted***

- consider having the main washroom be the accessible washroom in the unit rather than the primary bedroom ensuite; ***prefer keeping current arrangement because the master bedroom will be accessible within the self contained room***
- consider having the washroom door swing into the bedroom rather than the accessible washroom to provide additional manoeuvring space; ***door swing adjusted as shown on A7***
- consider installing speed bumps in the drive aisles for safety; ***a speed bump is added and indicated on architectural site plan A2***
- concerns about the hedges on either side of the northeast opening into the mailbox and play area; this can pose a risk as children may run out from behind these hedges and in front of a vehicle; ***The open amenity space is moved back away from the drive aisle intersection.***
- agrees with other Panelists with regards to including bollards in the northeast corner; drivers may pull into the development quickly and make a right turn to access the units to the west; this would also help manage the garbage/recycling vehicles in that space; ***amenity space are moved back away from the drive aisle intersection, and therefore no conflict with the vehicle turning.***
- consider reorganizing the outdoor amenity area benches to be right angle to one another or directly across from each other to encourage small group interactions; ***The seating arrangement has been revised to position benches at right angles within the outdoor amenity area, encouraging small-group interaction.***
- agree that the proposed soil volume is insufficient; deeper soil volumes are needed wherever trees are planted; ***The soil volume is adjusted as shown on L0***
- agrees that the tree species selected should be revised based on the urban tree list for Metro Vancouver; consider selecting more suitable trees for the area; ***The tree species are revised as shown on L1***
- reconsider the landscape treatment between Building A and Building B; consider other alternatives like putting crushed stone or river stone; ***Pavers are proposed in the narrow space between Building A and B***
- consider a large deciduous tree for the south edge of the property; the current planting plan includes big conifers that may block southern sunlight for adjacent yards; ***The tree species are adjusted as shown on L1***
- appreciate the presentation and acknowledge that the proposed planning concept works well within the site's constraints; ***noted***
- agrees that the proposed building typology is appropriate and fits well within the surrounding neighbourhood; ***noted***
- agrees with comments and recommendations made by previous Panel members; ***noted***
- review the heat pump locations on Building A and Building B; consider replacing the balcony railings with cladding or an architectural screen to better integrate the equipment and hide it from the drive aisle; ***prefer not to change. This provides easy***

maintenance access to the heat pump. As direct access is provided, building code will require railing to be provided

- examine opportunities to maintain consistency in the gable design; if windows are not feasible, consider using covered or solid treatments to reinforce the gable articulation; ***A bay window is added on building B end elevations as shown on A8***
- agree with the recommendation to improve consistency and repetition of architectural elements, specifically the gable forms; and ***roof pitch adjusted as shown on elevations A9***
- consider incorporating strategic bollard lighting or similar pedestrian-scale lighting that can improve safety within the development; ***Bollard lighting is indicated as shown on L1***

Panel Decision

It was moved and seconded

That DP 25-022217 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

City of Richmond

Development Permit

No. DP 25-022217

To the Holder:	Sian Enterprises Ltd.
Property Address:	9620, 9640, 9660 and 9700 Alberta Road
Address:	2420 Scarboro Avenue Vancouver, British Columbia, V5P 2L4

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 #19 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of $254,075.36 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. 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.
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.

Development Permit
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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.

   This Permit is not a Building Permit.

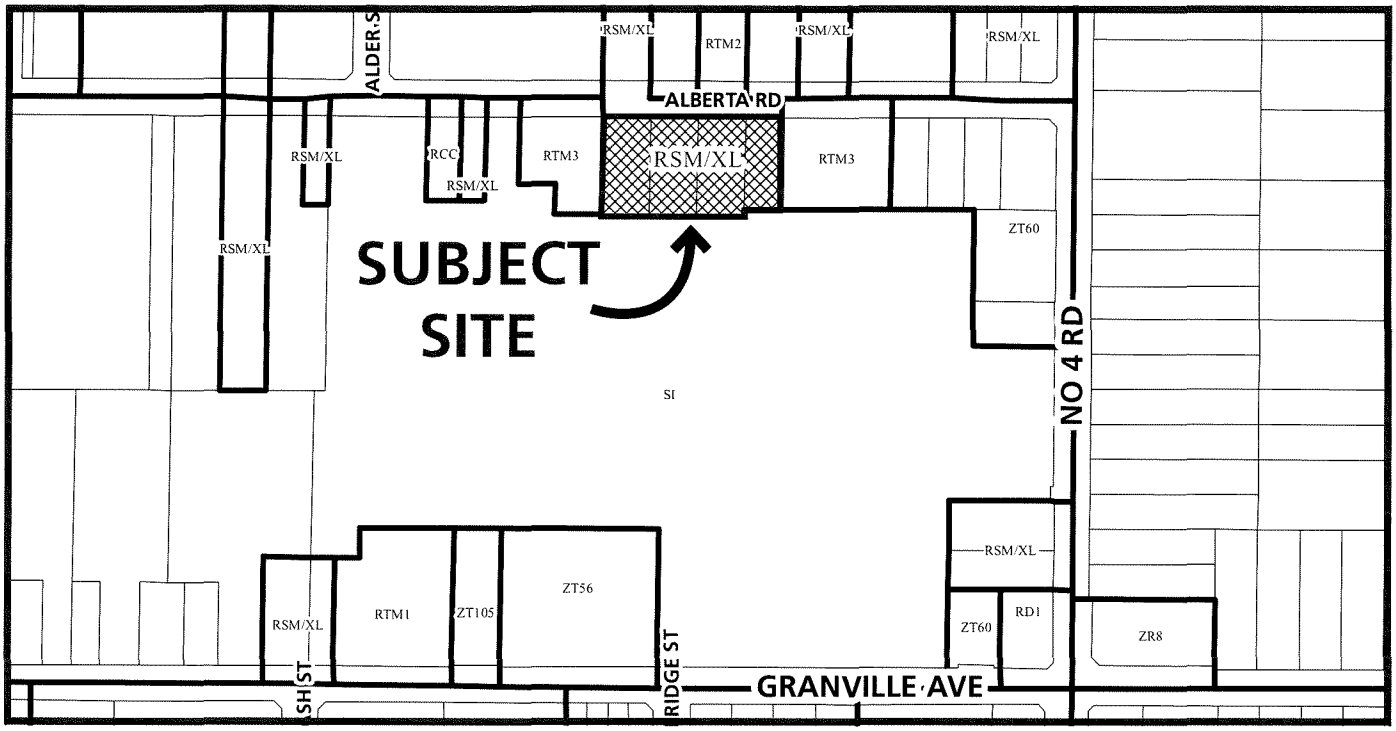
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

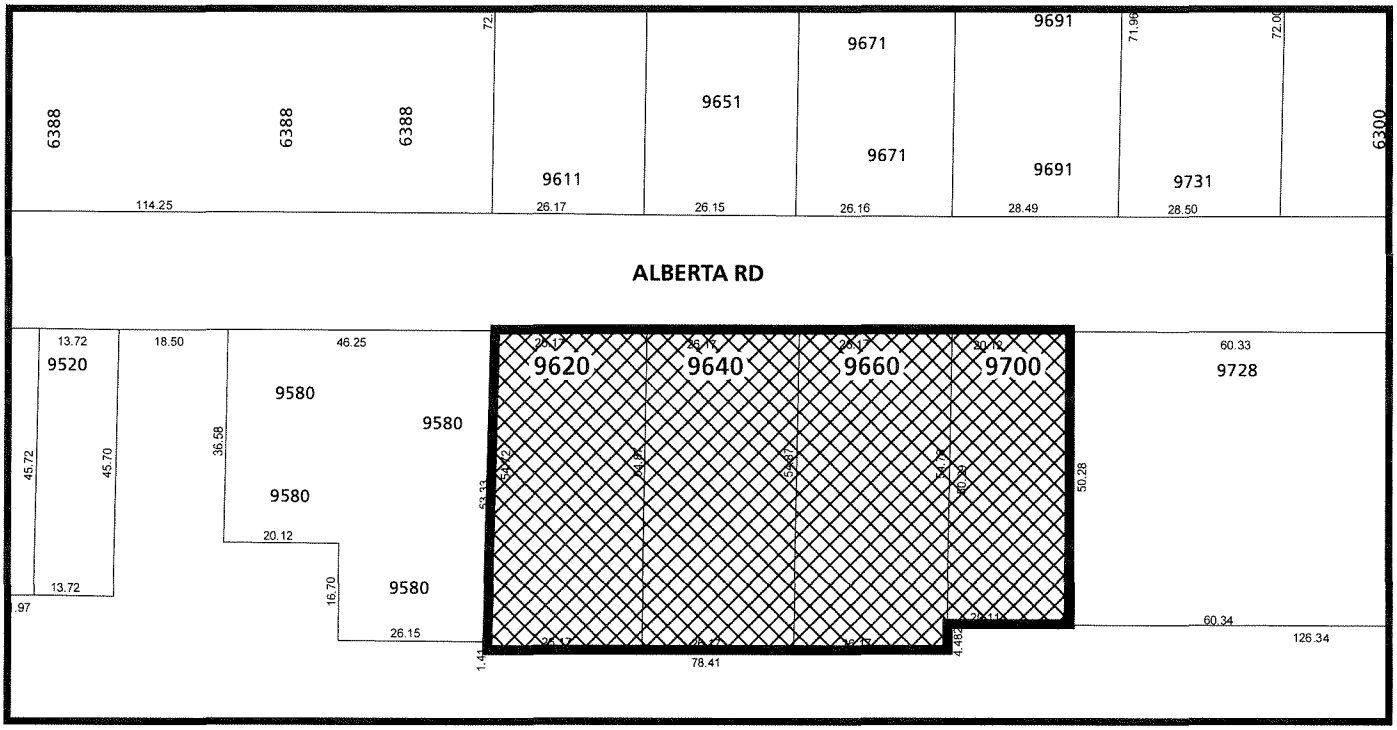
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





DP 25-022217
SCHEDULE "A"

Original Date: 09/10/25
Revision Date:

Note: Dimensions are in METRES

PROPOSED TOWNHOUSE AT
9620, 9640, 9660, 9700 ALBERTA ROAD, RICHMOND, BC

DEVELOPMENT DATA

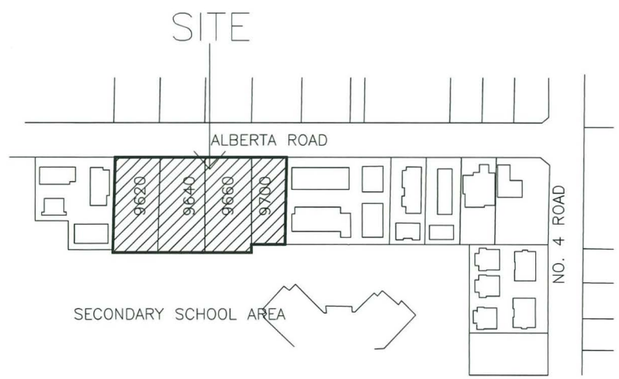
(A) CIVIC ADDRESS:	9620, 9640, 9660, 9700 ALBERTA ROAD, RICHMOND, BC		
(B) LEGAL DESCRIPTION:	EAST HALF OF LOT 10 AND WEST HALF AND EAST HALF OF LOT 11 BLOCK C. PLAN 1305 AND LOT 1, PLAN 1712 ALL SECTION 10, BLOCK 4 NORTH, RANGE 6 WEST NEW WESTMINSTER DISTRICT		
(C) LOT AREA:	5,304.1 SM (57,092 SF)		
(D) ZONING USE	CURRENT: RSM/XL, CURRENT ZONING (UNDER RSM/XL ZONING)	REZONING (RTM3)	PROPOSED
(E) FLOOR AREA RATIO	0.55 TO 464.5 SM 0.3 TO REST OF SITE AREA	0.70 TOTAL FAR FLOOR AREA 0.7 X 5301.1 SM = 3,712.87 SM (39,965 SF)	0.70 39,965 SF FAR FLOOR AREA (3712 SM)
(F) NUMBER OF UNIT:	4 PER LOT	29 UNITS	29 UNITS
(G) BUILDING COVERAGE:	MAX – 45%	MAX – 40% (22,836 SF)	39.8% (22697 SQ. FT.)
(H) BUILDING HEIGHT:	MAX HEIGHT – 9M	MAX MAIN BUILDING HEIGHT – 12M	BUILDING HEIGHT – 11.78M
(I) SETBACK:	FRONT YARD – 6M SIDE YARD – 1.2M REAR YARD – 6M	FRONT YARD FACING ALBERTA RD – 6M EAST AND WEST SIDE YARD – 3M REAR YARD – 3M	FRONT YARD FACING ALBERTA RD – 6.03M (19'9") EAST SIDE YARD – 3.62M (11'10") WEST SIDE YARD –3.84M (12'7") REAR YARD – 3.09M (10'2")
(J) OUTDOOR AMENITY		6.0 SM (64.58 SF) PER UNIT 6SM X29 = 174 SM (1873 SF)	207.8 SM (2238 SQ. FT.)
(K) PARKING:		1.4 PER DWELLING UNITS X 29 = 41 0.2 VISITOR PARKING / UNIT X 29 = 6 TOTAL = 47 REQUIRED SMALL PARKING – MAX 50%	RESIDENTIAL PARKING: 29 REGULAR, 29 SMALL VISITOR PARKING: 1 DISABLED, 5 REGULAR
(L) VISITOR BICYCLE		0.2 PER DWELLING UNIT X 29= 6 RESIDENTIAL BICYCLE STORAGE 1.25 PER DWELLING UNIT X 29=37	BICYCLE VISITOR BIKE RACK 6 RESIDENTIAL 49 (INSIDE GARAGE)











NORTH

1 — LOCATION MAP

NTS

THREE CONVERTIBLE UNITS ARE PROVIDED IN THIS DEVELOPMENT

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

(1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EL-4

(2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
(a) STAIRWELL HANDRAILS
(b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
(c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

DP 25-022217

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
103 4300 NORTH FRASER WAY BURNABY BC V5J 0B3

TEL: (604) 505-2099

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2.	2026.05.25 FOR CITY DP REVIEW
3.	2026.07.03 ADP PRESENTATION FOR CITY REVIEW
4.	2026.08.31 FOR CITY DP REVIEW
5.	2026.09.01 FOR CITY DP REVIEW
6.	2026.09.21 FOR CITY DP REVIEW
7.	2026.09.23 FOR CITY DP PANEL REVIEW

DP 24-022217
September 23, 2026
Plan 1

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

6.	2026.09.23 UPDATE RETAINING WALL LABELS
5.	2026.09.21 RECESS CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4.	2026.09.01 ADD SEPARATE AZD LIGHTING PER CITY REQUEST
3.	2026.08.31 REVISE PER ADP COMMENTS
2.	2026.07.03 REVISE FOR ADP PRESENTATION
1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER
	REVISION

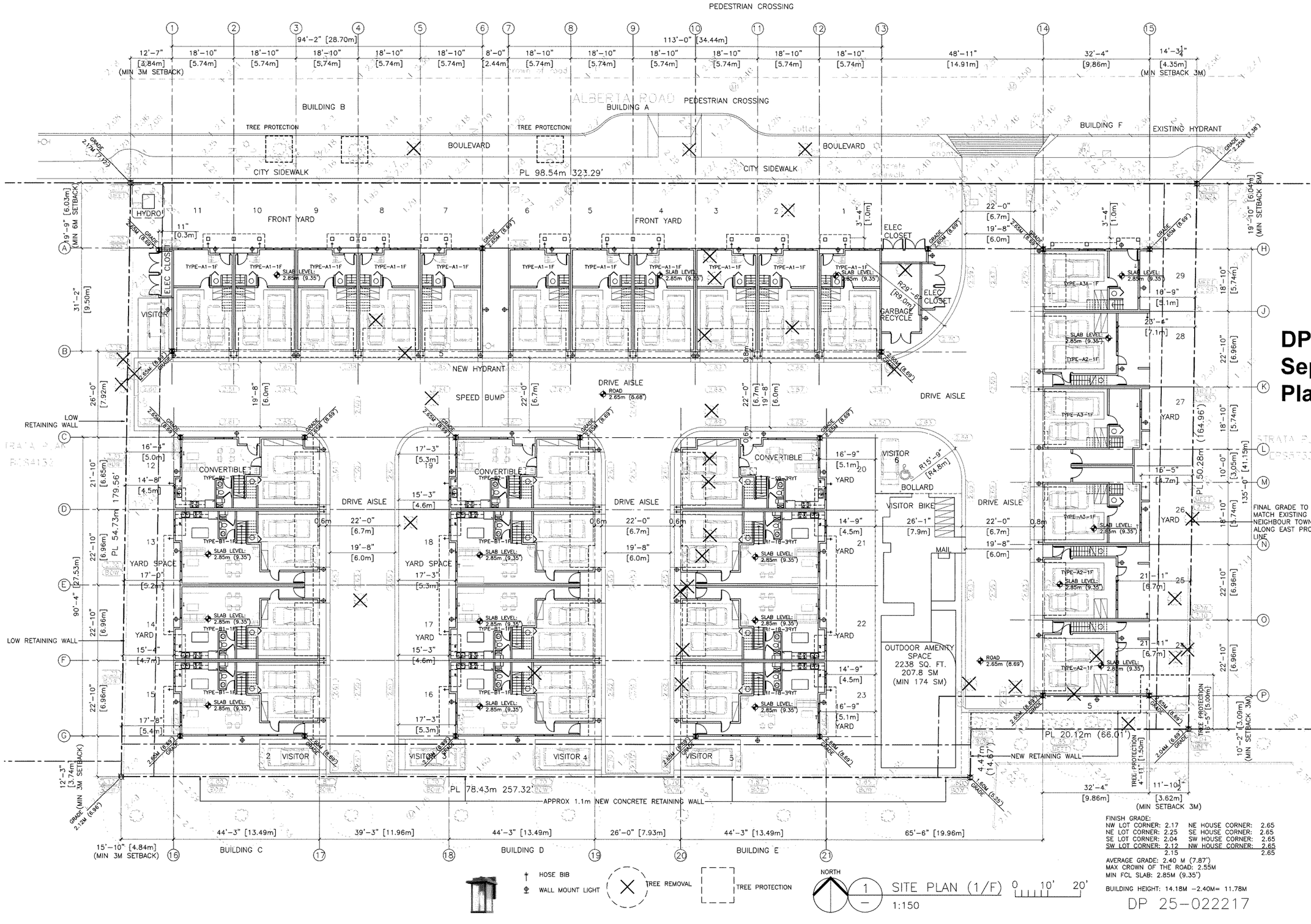
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

DEVELOPMENT SUMMARY

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

A1

DEVELOPMENT PERMIT



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DP 24-022217
September 23, 2026
Plan 2

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PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - 1/F

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

FINISH GRADE:
NW LOT CORNER: 2.17 NE HOUSE CORNER: 2.65
NE LOT CORNER: 2.25 SE HOUSE CORNER: 2.65
SE LOT CORNER: 2.04 SW HOUSE CORNER: 2.65
SW LOT CORNER: 2.12 NW HOUSE CORNER: 2.65
2.15 2.65

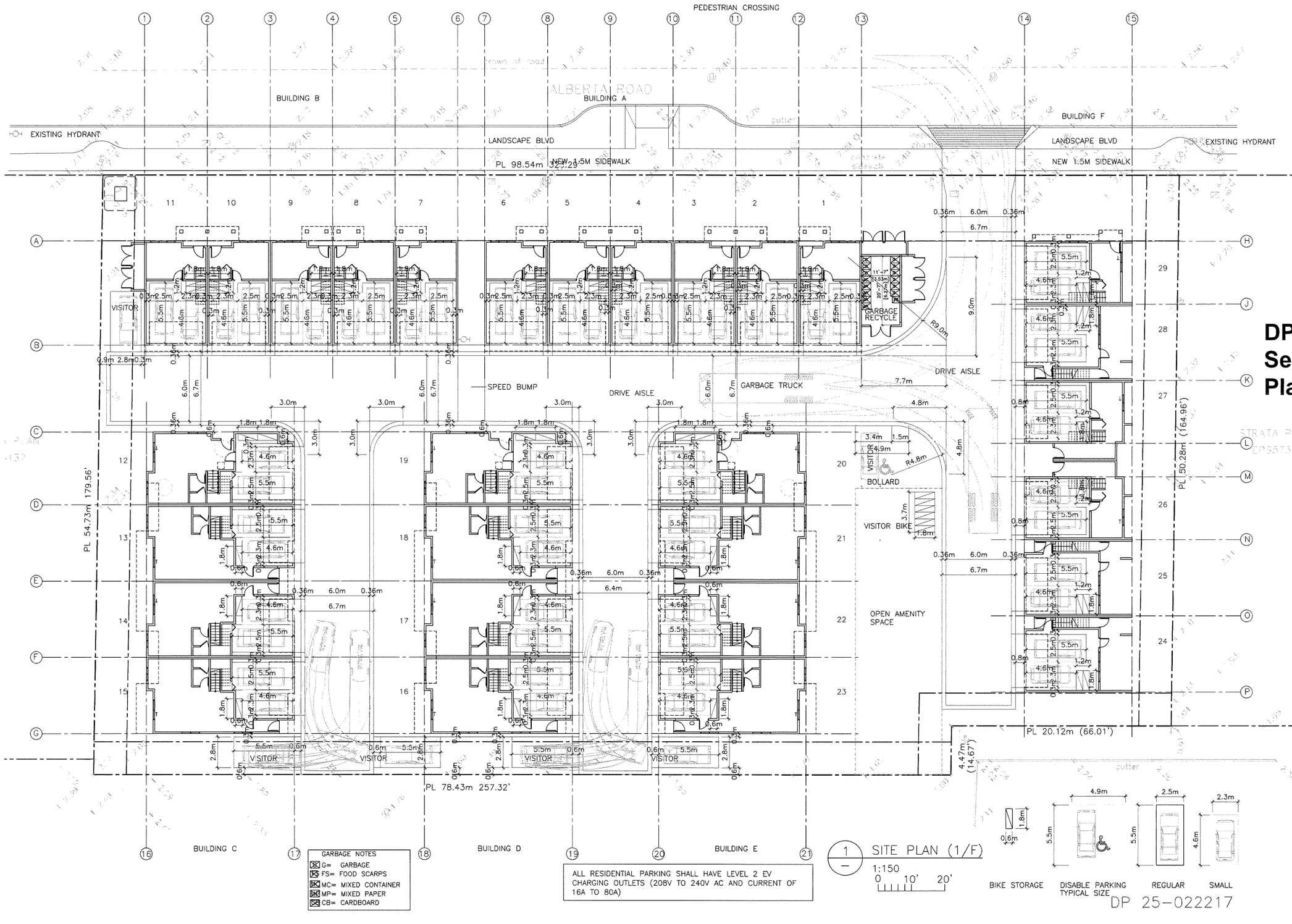
AVERAGE GRADE: 2.40 M (7.87')
MAX CROWN OF THE ROAD: 2.55m
MIN FCL SLAB: 2.85M (9.35')

BUILDING HEIGHT: 14.18M -2.40M= 11.78M

DP 25-022217

A2

DEVELOPMENT PERMIT



GARBAGE NOTES
- G= GARBAGE
- FS= FOOD SCARPS
- MC= MIXED CONTAINER
- MP= MIXED PAPER
- CB= CARDBOARD

ALL RESIDENTIAL PARKING SHALL HAVE LEVEL 2 EV CHARGING OUTLETS (208V TO 240V AC AND CURRENT OF 16A TO 80A)

1 SITE PLAN (1/F)
1:150

BIKE STORAGE | DISABLE PARKING TYPICAL SIZE | REGULAR | SMALL

DP 25-022217

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DP 24-022217
September 23, 2026
Plan 3

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

	REVISION
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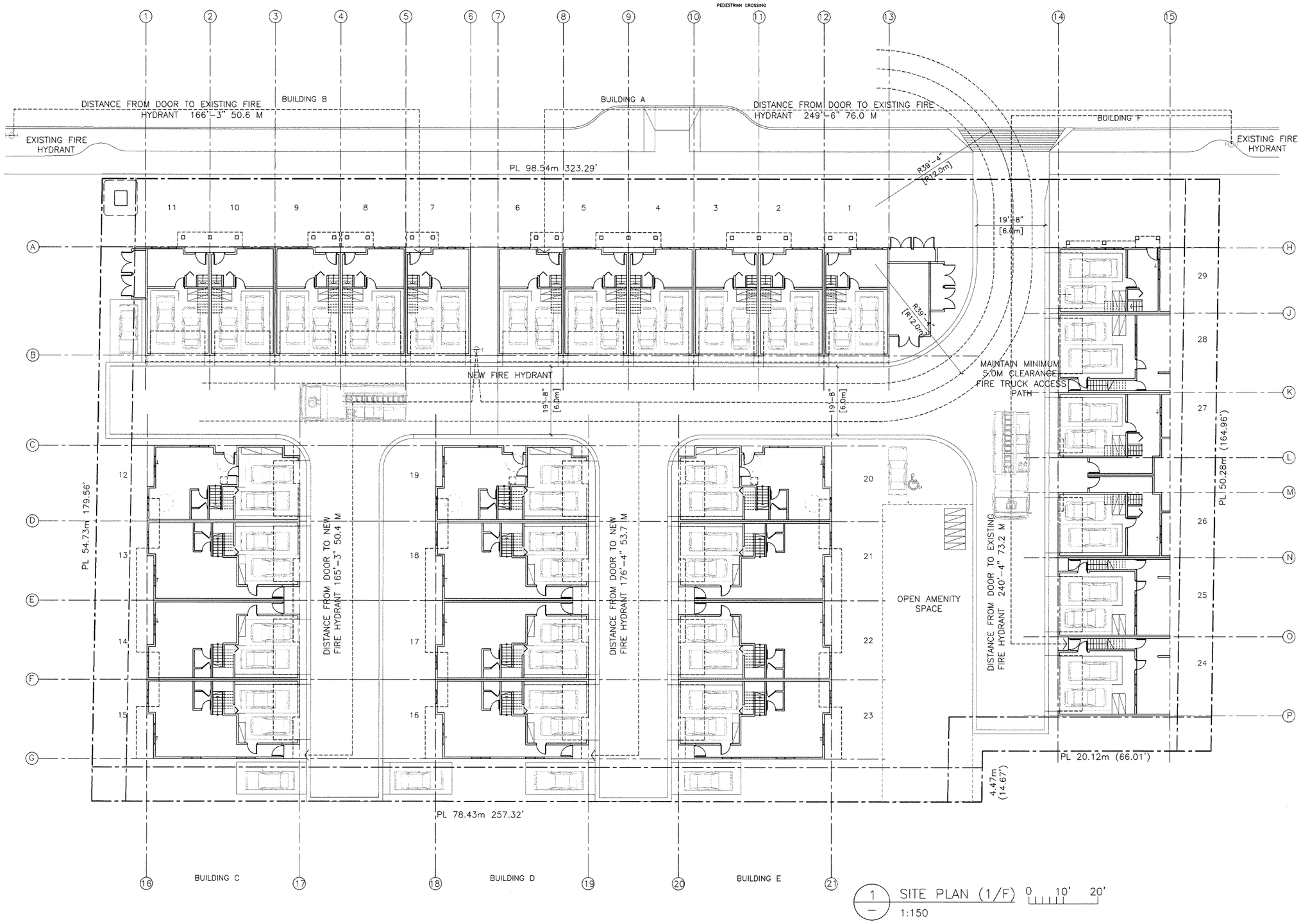
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

PARKING PLAN

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

A2A

DEVELOPMENT PERMIT



1 SITE PLAN (1/F) 0 10' 20'
1:150

DP 25-022217

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DP 24-022217
September 23, 2026
Plan 4

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

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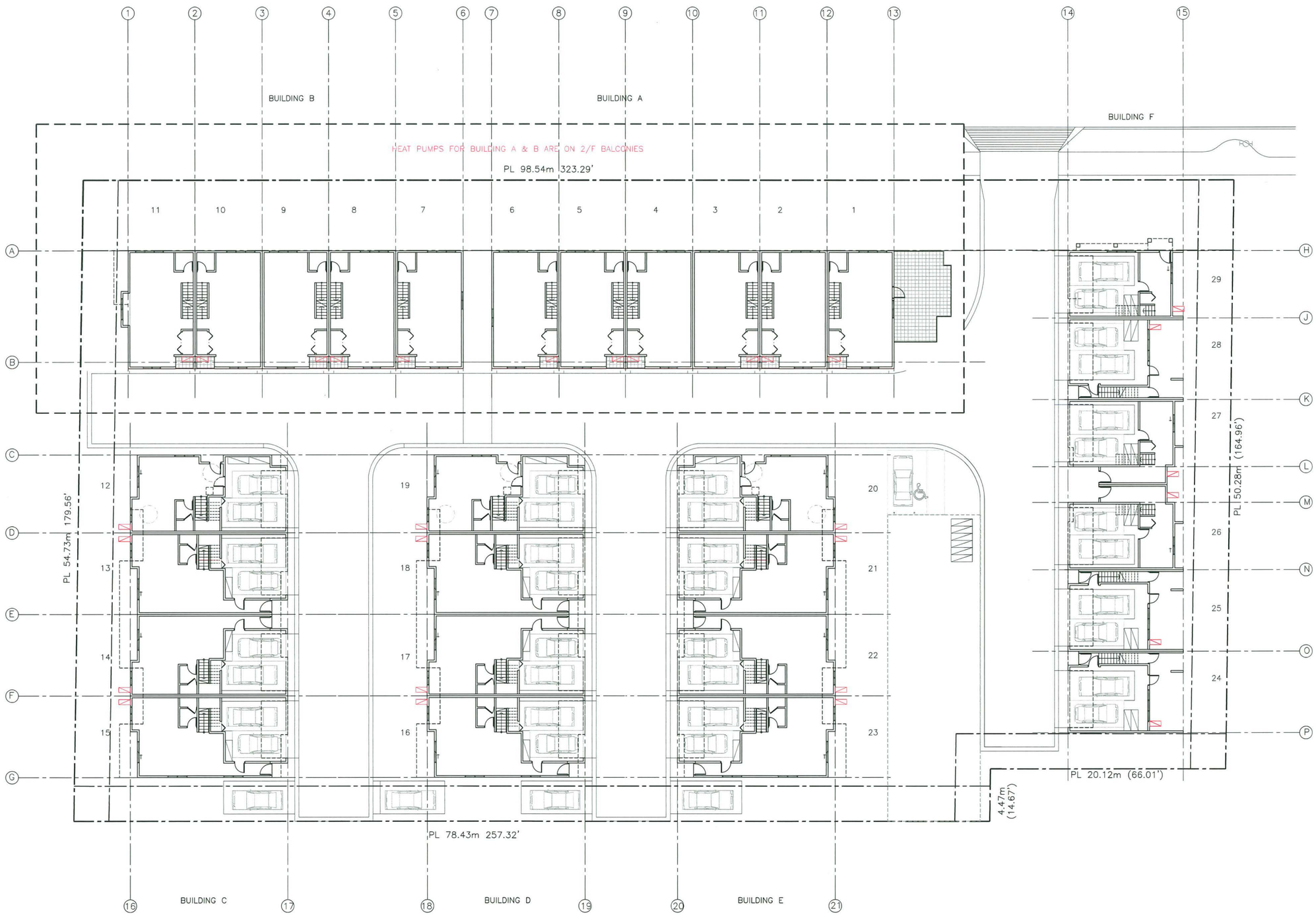
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

FIRE ACCESS

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

A2B

DEVELOPMENT PERMIT



DP 25-022217

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DP 24-022217
September 23, 2026
Plan 5

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

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	REVISION

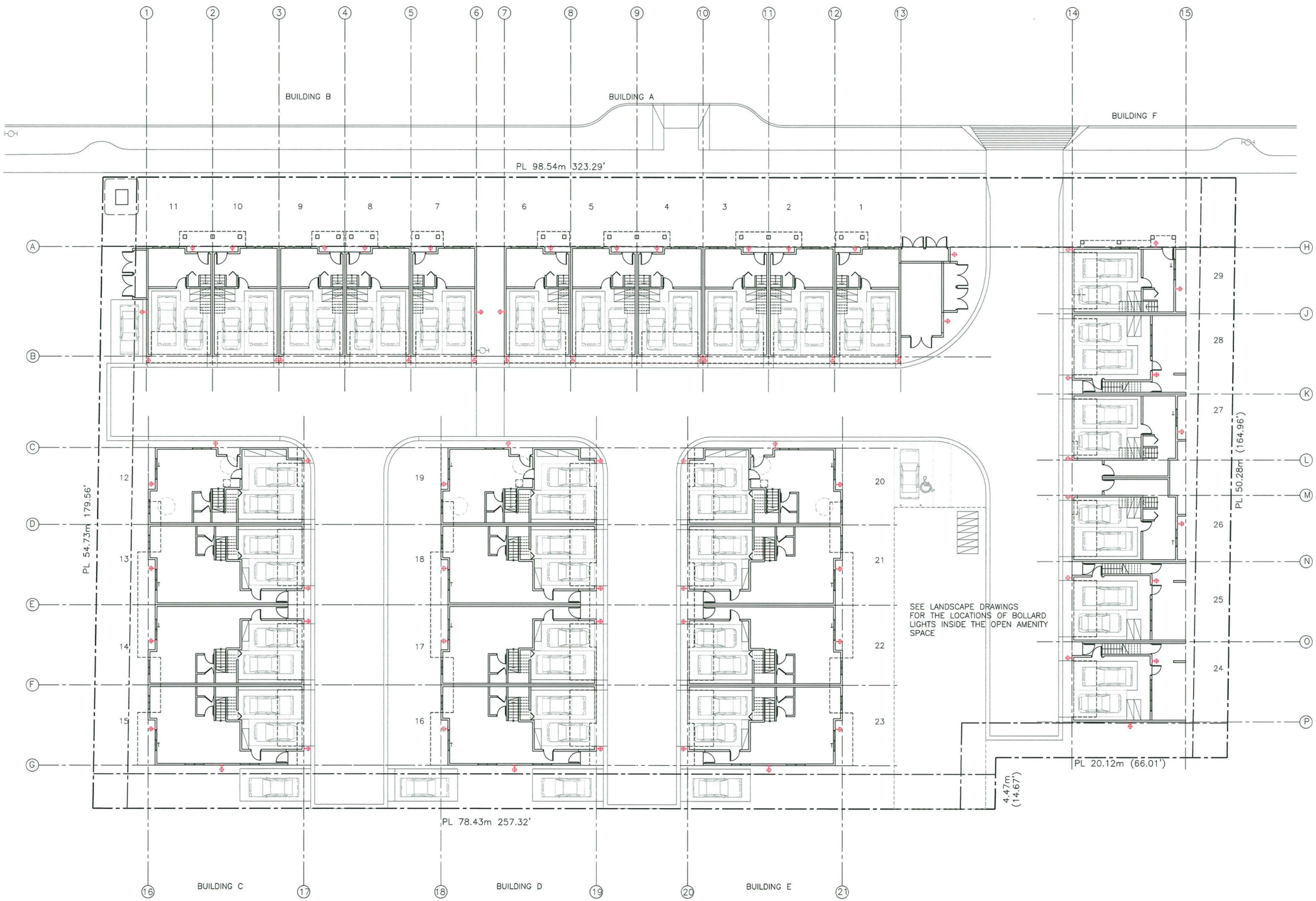
PROPOSED TOWNHOUSE
AT
9620, 9640, 9660 & 9700
ALBERTA RD RICHMOND

HEAT PUMP

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

A2C

DEVELOPMENT PERMIT



WALL MOUNT LIGHT

DP 25-022217

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DP 24-022217
September 23, 2026
Plan 6

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

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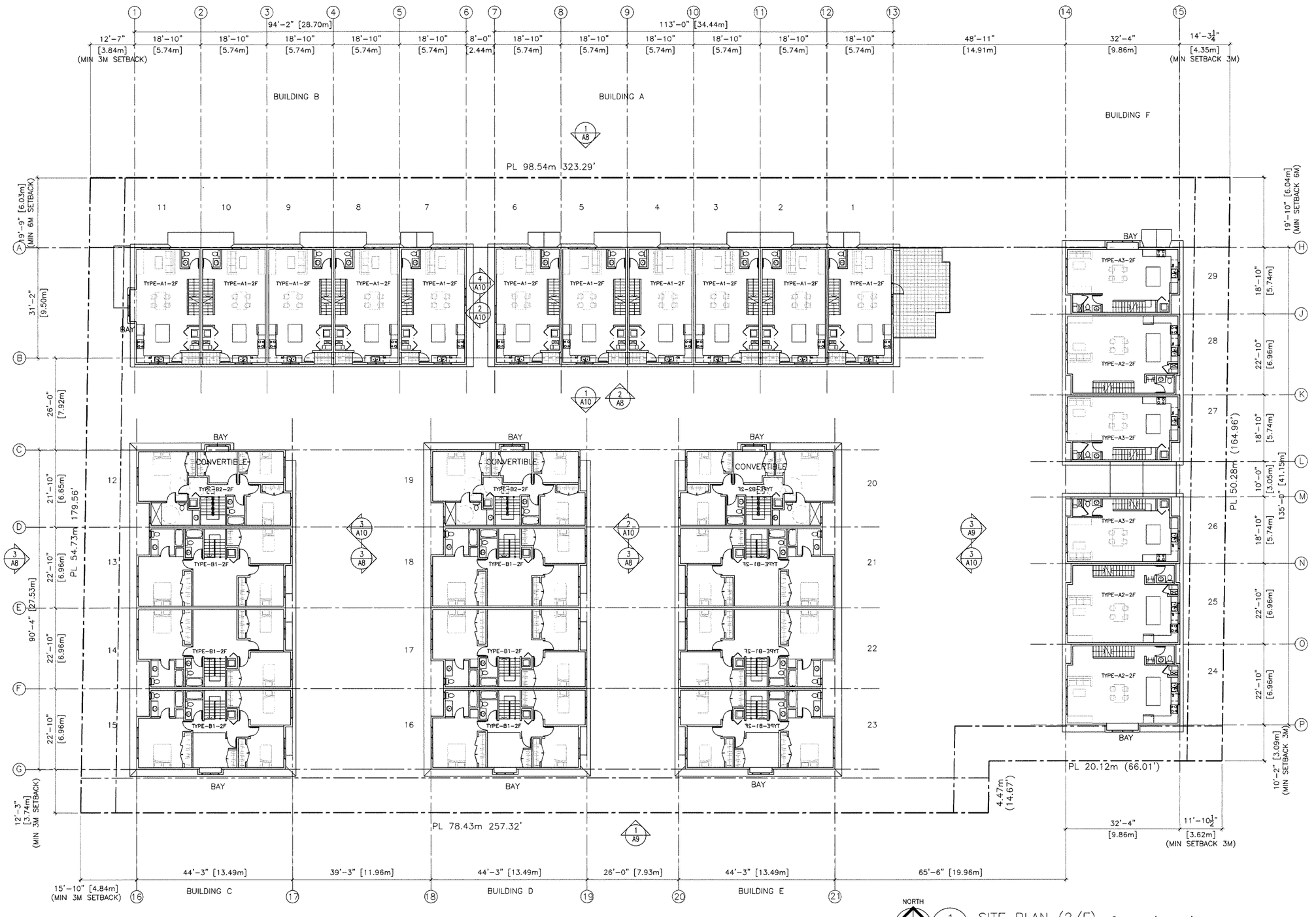
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

EXTERIOR LIGHTS

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

A2D

DEVELOPMENT PERMIT



NORTH

1 — SITE PLAN (2/F)
1:150

0 10' 20'

DP 25-022217

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DP 24-022217
September 23, 2026
Plan 7

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

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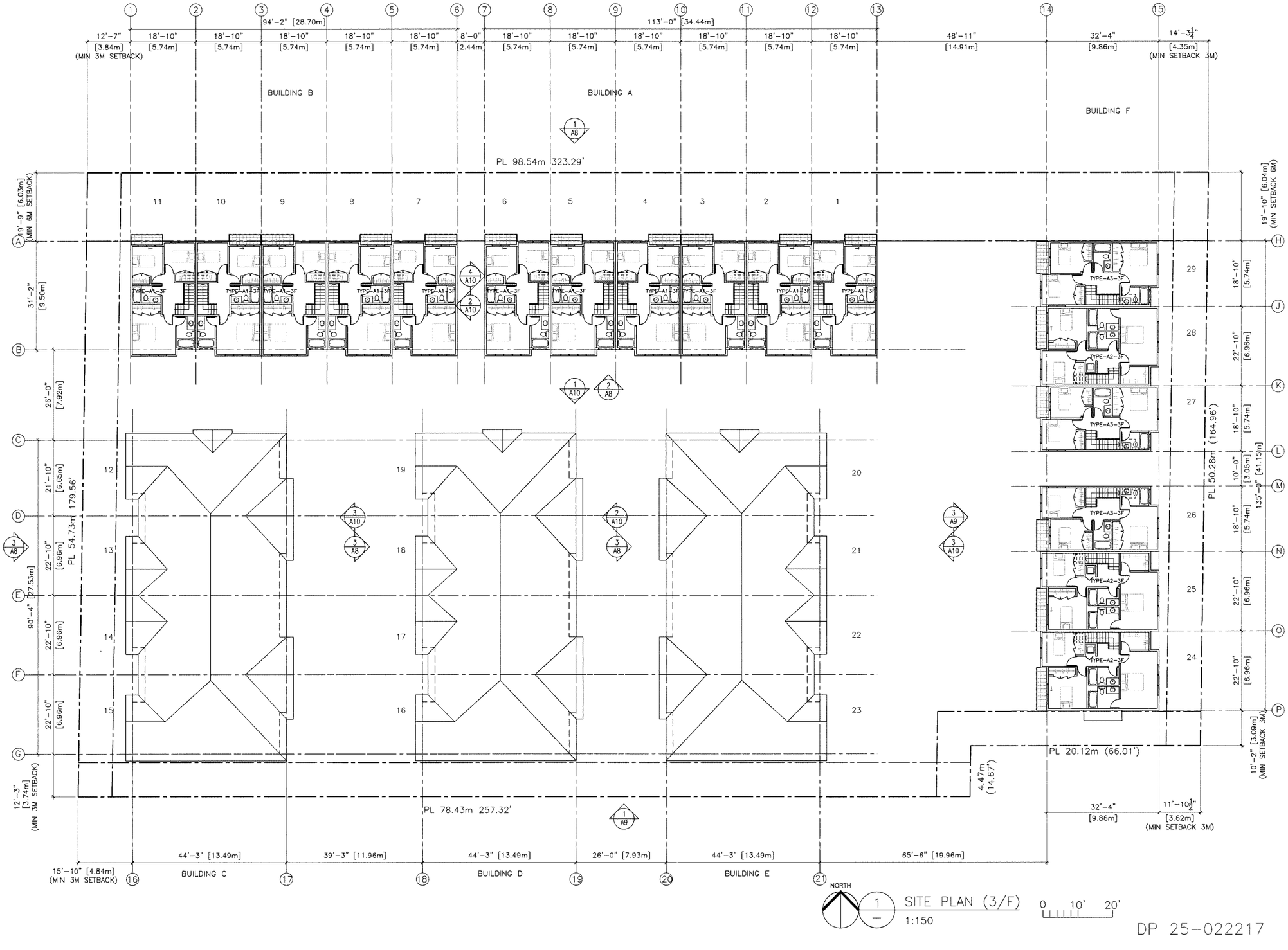
PROPOSED TOWNHOUSE
AT
9620, 9640, 9660 & 9700
ALBERTA RD RICHMOND

SITE PLAN - 2/F

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
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CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

A3

DEVELOPMENT PERMIT



DP 25-022217

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DP 24-022217
September 23, 2026
Plan 8

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

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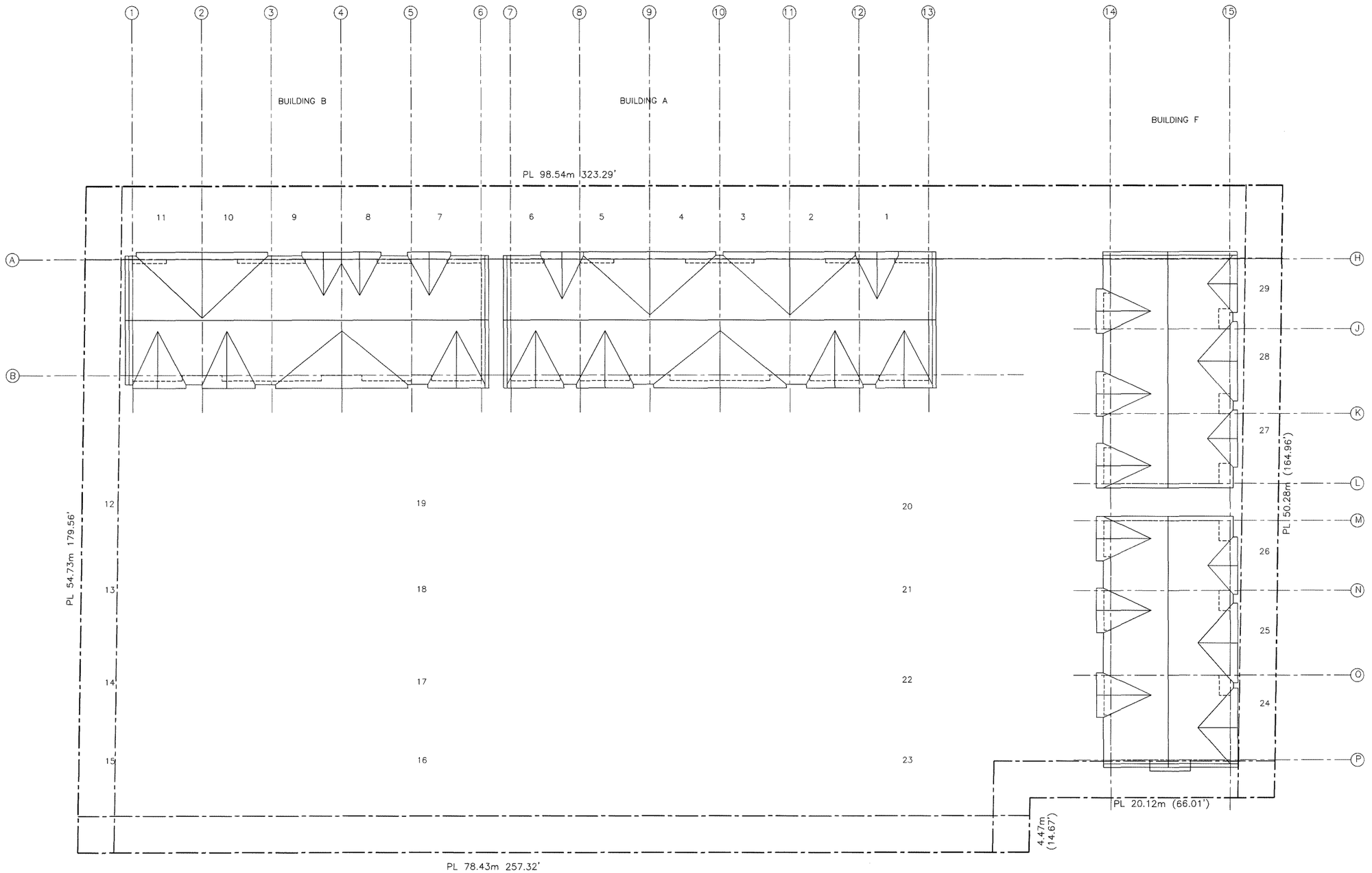
PROPOSED TOWNHOUSE
AT
9620, 9640, 9660 & 9700
ALBERTA RD RICHMOND

SITE PLAN - 3/F

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

A4

DEVELOPMENT PERMIT



1 / — SITE PLAN ROOF
1:150

0 10' 20'

DP 25-022217

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7.	2026.09.23 FOR CITY DP PANEL REVIEW

DP 24-022217
September 23, 2026
Plan 9

	REVISION
6.	2026.09.23 UPDATE RETAINING WALL LABELS
5.	2026.09.21 RECESS CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
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2.	2026.07.03 REVISE FOR ADP PRESENTATION
1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - ROOF

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

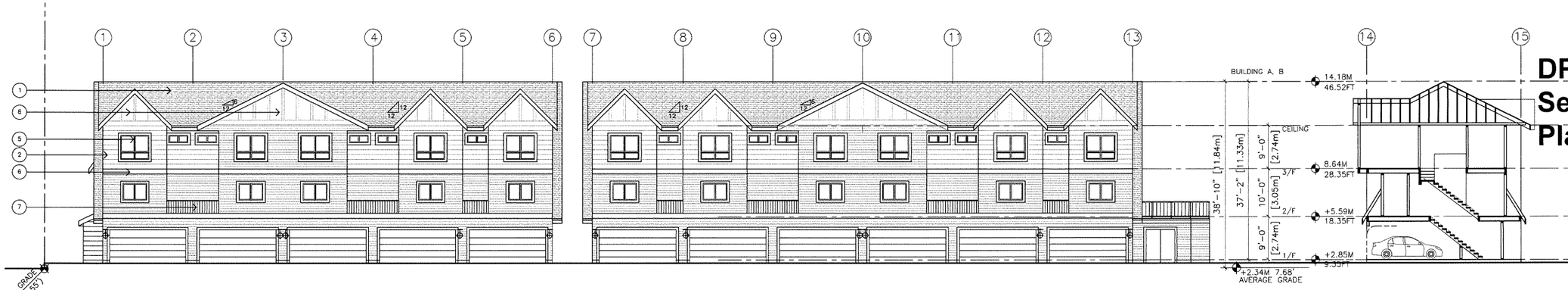
A5

DEVELOPMENT PERMIT



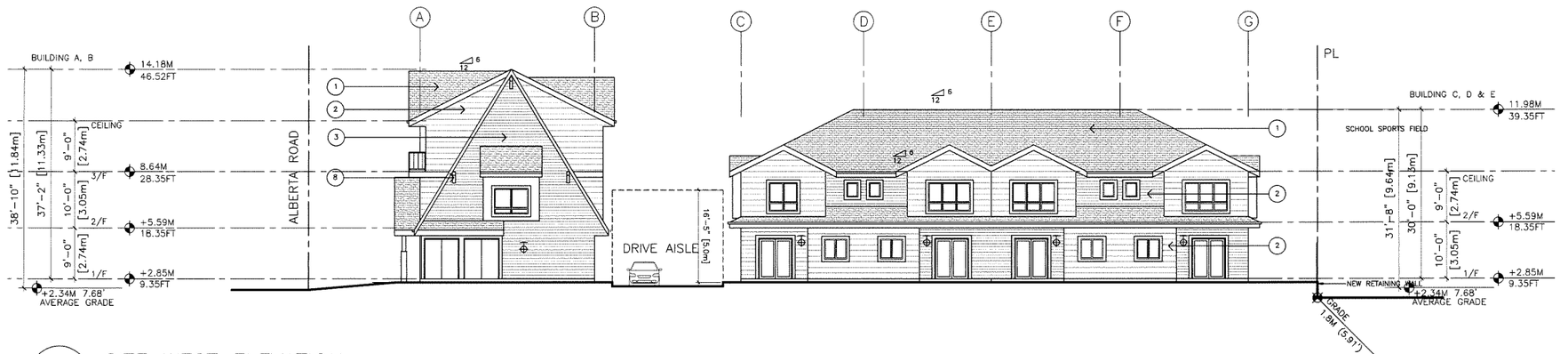
1/A8 SITE NORTH ELEVATION (ALBERTA ROAD)

3/32" TO 1'-0"



2/A8 SITE INTERNAL SOUTH ELEVATION (DRIVE AISLE)

3/32" TO 1'-0"



3/A8 SITE WEST ELEVATION

3/32" TO 1'-0"

EXTERIOR FINISH LEGEND

1. ASPHALT SHINGLE ROOFING
2. HARDI SIDING (8") WITH TRIMS
3. HARDI SIDING (6") WITH TRIM
4. HARDI PANEL WITH TRIM
5. VINYL WINDOW WITH 6" HARDI TRIM
6. WOOD TRIM
7. ALUMINUM PICKET HANDRAIL
8. KNEE BRACKET
9. OVERHEAD GARAGE DOOR

EXTERIOR LIGHT

DP 25-022217

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
103 4300 NORTH FRASER WAY BURNABY BC V5J 0B3

TEL (604) 505-2099

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7.	2026.09.23 FOR CITY DP PANEL REVIEW

DP 24-022217
September 23, 2026
Plan 10

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

	REVISION
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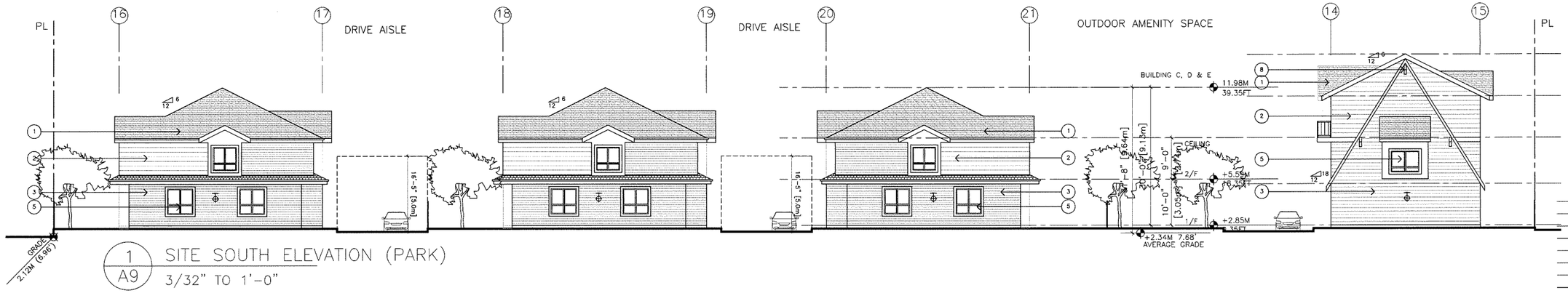
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

ELEVATIONS

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

A8

DEVELOPMENT PERMIT



1 / A9 SITE SOUTH ELEVATION (PARK)

3/32" TO 1'-0"



2 / A9 SITE EAST ELEVATION

3/32" TO 1'-0"



3 / A9 SITE INTERNAL WEST ELEVATION (DRIVE AISLE)

3/32" TO 1'-0"

EXTERIOR FINISH LEGEND

1. ASPHALT SHINGLE ROOFING
2. HARDI SIDING (8") WITH TRIMS
3. HARDI SIDING (6") WITH TRIM
4. HARDI PANEL WITH TRIM
5. VINYL WINDOW WITH 6" HARDI TRIM
6. WOOD TRIM
7. ALUMINUM PICKET HANDRAIL
8. KNEE BRACKET
9. OVERHEAD GARAGE DOOR

EXTERIOR LIGHT

DP 25-022217

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DP 24-022217
September 23, 2026
Plan 11

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

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	REVISION

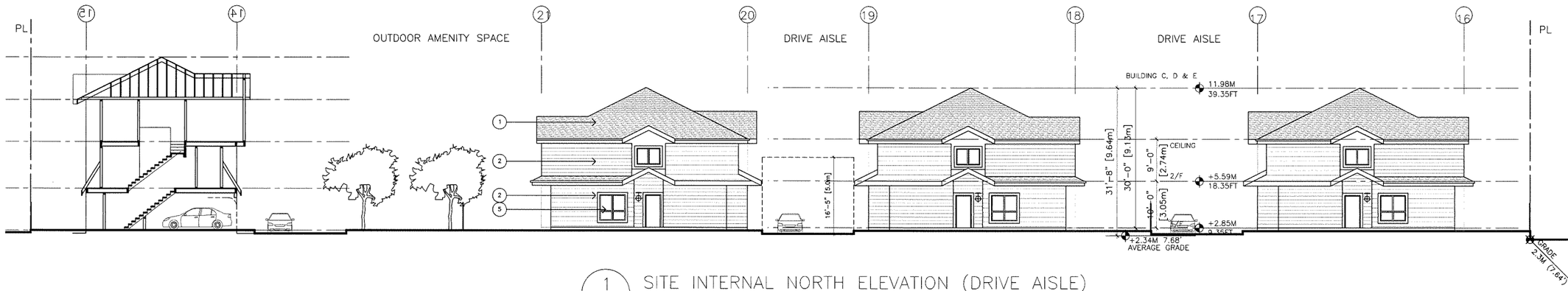
PROPOSED TOWNHOUSE
AT
9620, 9640, 9660 & 9700
ALBERTA RD RICHMOND

ELEVATIONS

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

A9

DEVELOPMENT PERMIT

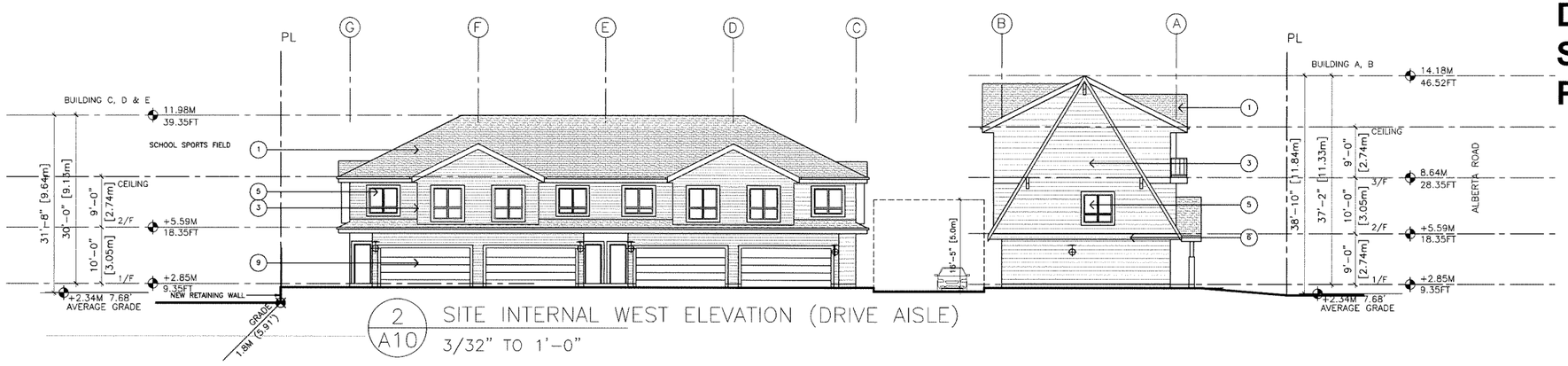


1 / A10 SITE INTERNAL NORTH ELEVATION (DRIVE AISLE)
3/32" TO 1'-0"

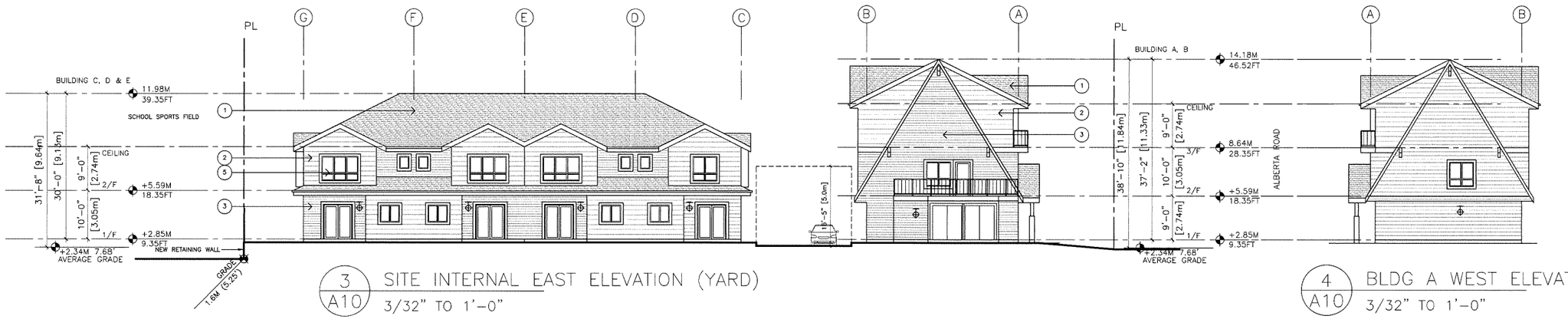
EXTERIOR FINISH LEGEND

1. ASPHALT SHINGLE ROOFING
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6. WOOD TRIM
7. ALUMINUM PICKET HANDRAIL
8. KNEE BRACKET
9. OVERHEAD GARAGE DOOR

EXTERIOR LIGHT



2 / A10 SITE INTERNAL WEST ELEVATION (DRIVE AISLE)
3/32" TO 1'-0"



3 / A10 SITE INTERNAL EAST ELEVATION (YARD)
3/32" TO 1'-0"

4 / A10 BLDG A WEST ELEVATION
3/32" TO 1'-0"

DP 25-022217

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DP 24-022217
September 23, 2026
Plan 12

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

REVISION	
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PROPOSED TOWNHOUSE
AT
9620, 9640, 9660 & 9700
ALBERTA RD RICHMOND

ELEVATIONS

PROJECT NUMBER:	18-05
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CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

A10

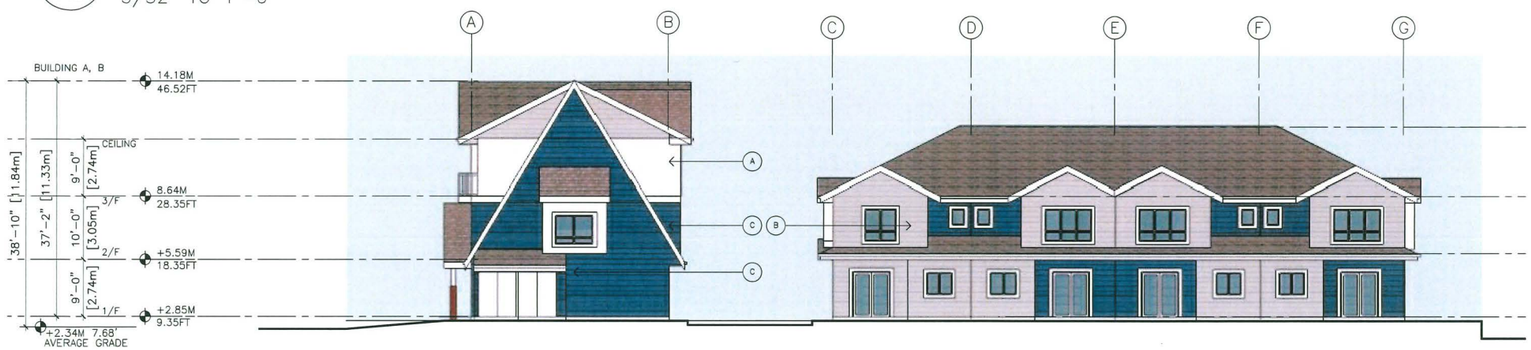
DEVELOPMENT PERMIT



ALSO REFER TO 1/A8 SITE NORTH ELEVATION (ALBERTA ROAD)
3/32" TO 1'-0"



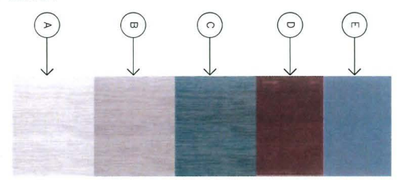
ALSO REFER TO 2/A8 SITE INTERNAL SOUTH ELEVATION (DRIVE AISLE)
3/32" TO 1'-0"



ALSO REFER TO 3/A8 SITE WEST ELEVATION
3/32" TO 1'-0"

HARDI SIDING COLOUR LEGEND

ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR



EXTERIOR COLOUR

- (A) → HARDI PLUS ARCTIC WHITE
- (B) → HARDI PLUS PEARL GREY
- (C) → HARDI PLUS EVENING BLUE
- (D) → DOOR COLOUR SW6055
- (C) → DOOR COLOUR SW7624

DP 25-022217

ERIC LAW ARCHITECT

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DP 24-022217
September 23, 2026
Plan 13

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

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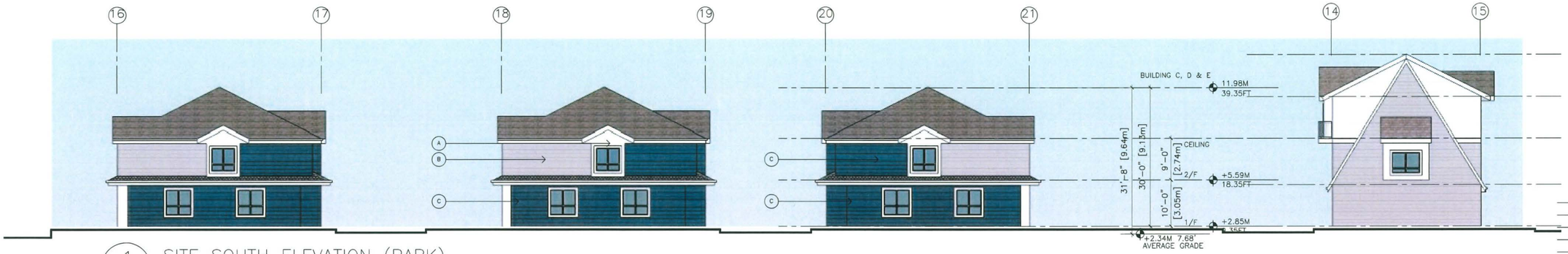
PROPOSED TOWNHOUSE
AT
9620, 9640, 9660 & 9700
ALBERTA RD RICHMOND

COLOUR ELEVATIONS

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

COLOUR1

DEVELOPMENT PERMIT



ALSO REFER TO 1/A9 SITE SOUTH ELEVATION (PARK)

3/32" TO 1'-0"



ALSO REFER TO 2/A9 SITE EAST ELEVATION

3/32" TO 1'-0"



ALSO REFER TO 3/A9 SITE INTERNAL WEST ELEVATION (DRIVE AISLE)

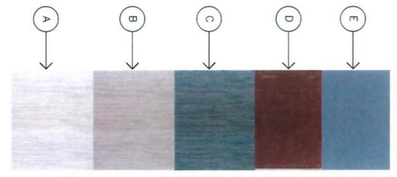
3/32" TO 1'-0"

EXTERIOR COLOUR

- (A) → HARDI PLUS ARCTIC WHITE
- (B) → HARDI PLUS PEARL GREY
- (C) → HARDI PLUS EVENING BLUE
- (D) → DOOR COLOUR SW6055
- (C) → DOOR COLOUR SW7624

HARDI SIDING COLOUR LEGEND

ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR



DP 25-022217

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DP 24-022217
September 23, 2026
Plan 14

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

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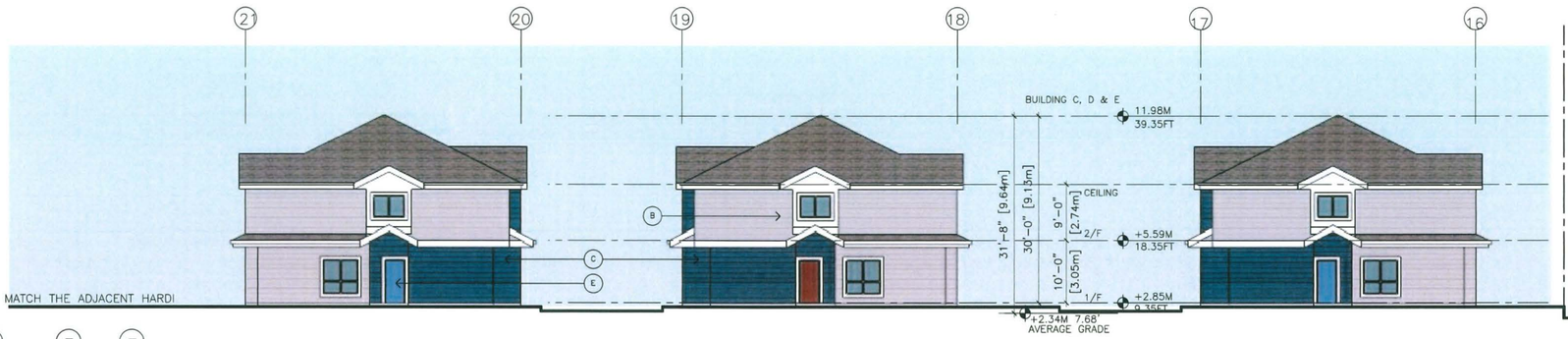
PROPOSED TOWNHOUSE
AT
9620, 9640, 9660 & 9700
ALBERTA RD RICHMOND

COLOUR ELEVATIONS

PROJECT NUMBER:	18-05
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CHECKED BY:	EL
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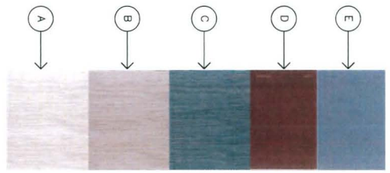
COLOUR2

DEVELOPMENT PERMIT



HARDI SIDING COLOUR LEGEND

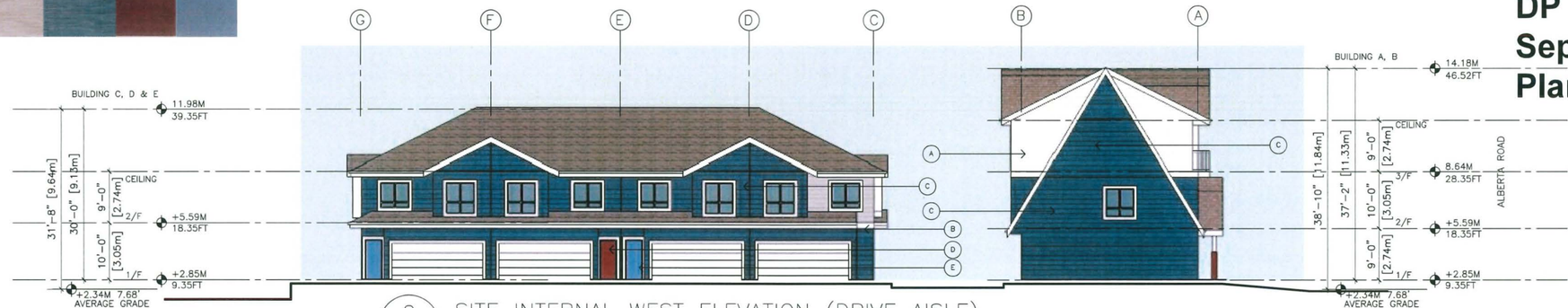
ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR



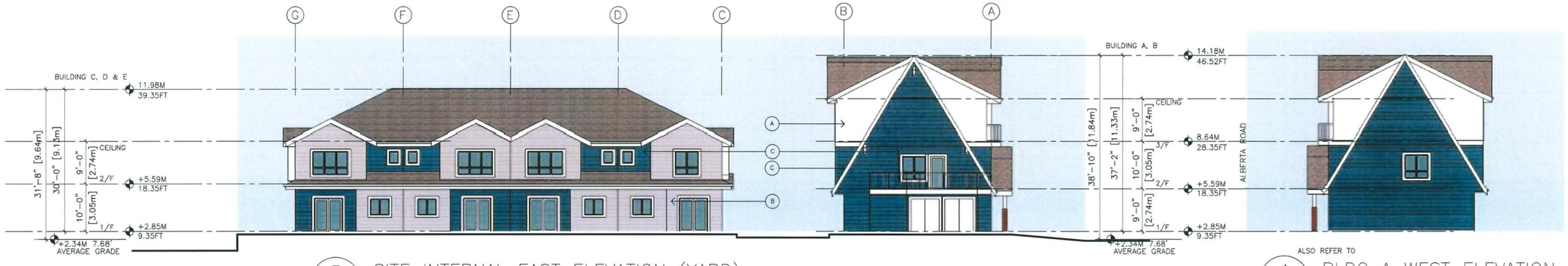
EXTERIOR COLOUR

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- (D) → DOOR COLOUR SW6055
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ALSO REFER TO 1/A10 SITE INTERNAL NORTH ELEVATION (DRIVE AISLE)
3/32" TO 1'-0"



ALSO REFER TO 2/A10 SITE INTERNAL WEST ELEVATION (DRIVE AISLE)
3/32" TO 1'-0"



ALSO REFER TO 3/A10 SITE INTERNAL EAST ELEVATION (YARD)
3/32" TO 1'-0"

ALSO REFER TO 4/A10 BLDG A WEST ELEVATION
3/32" TO 1'-0"

DP 25-022217

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DP 24-022217
September 23, 2026
Plan 15

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

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PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

COLOUR ELEVATIONS

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

COLOUR3

DEVELOPMENT PERMIT



HARDSCAPE LEGEND

- STANDARD PAVERS BY NEWSTONE GROUP NORTHERN SHADOW COLOR.
- AQUALINE SERIES PERMEABLE PAVERS BY BELGARD FOUNDRY COLOR.
- SOD LAWN
- POURED IN PLACE RUBBER SAFETY SURFACE
- RIVER ROCK OVER WEED MAT

FENCE LEGEND

SYMBOL	STYLE
	42" HT FENCING
	4' HT. FENCING
	6' HT. FENCING

LIGHTING LEGEND

SYMBOL	STYLE
	BOLLARD 36" HT. LITHONIA RADEAN LED BOLLARD

FURNITURE LEGEND



WISHBONE MODENA WIDE BODY BENCH

100% RECYCLED PLASTIC LUMBER

POWDERCOATED - TEXTURED SILVER



WISHBONE BIKE RACK -SFBRP-7 POWDERCOATED - TEXTURED SILVER

POWDERCOATED - TEXTURED SILVER



JAMBETT J3-22457

ALL PAVERS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

ALL FURNITURE TO BE SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS.

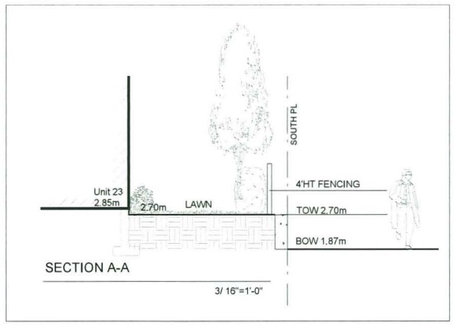
PLANT SCHEDULE - MAIN FLOOR

PMG PROJECT NUMBER: 24-197

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	8CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	8	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	8CM CAL; B&B; CLIMATE RESILIENT
	8	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	4.0M HT; B&B; CLIMATE CHANGE RESILIENT
	12	PRUNUS SERRULATA 'PINK PERFECTION'	PINK PERFECTION FLOWERING CHERRY	8CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
	13	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	8CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	8	STYRAX JAPONICUS	JAPANESE SNOWBELL	8CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS. SHOP DRAWINGS O BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



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SEAL:

DP 24-022217
September 23, 2026
Plan 16

NO.	DATE	REVISION DESCRIPTION	DR.
6	26.SEP.21	NEW SITE&CIVIL PLANS, CITY COMMENTS	DD
5	26.AUG.21	NEW SITE PLAN&ADP COMMENTS	DD
4	26.JUL.07	CITY COMMENT	DD
3	26.JAN.27	NEW SITE PLAN @ CITY COMMENTS	DD
2	25.AUG.01	REVISION AS PER CLIENT REQUEST	DD
1	25.JUL.24	NEW SITE PLAN	DD

CLIENT: SIAN GROUP
WITH: ERIC LAW ARCHITECT

PROJECT:
29 UNITS TOWNHOUSE DEVELOPMENT

9620 - 9700 Alberta Road
RICHMOND

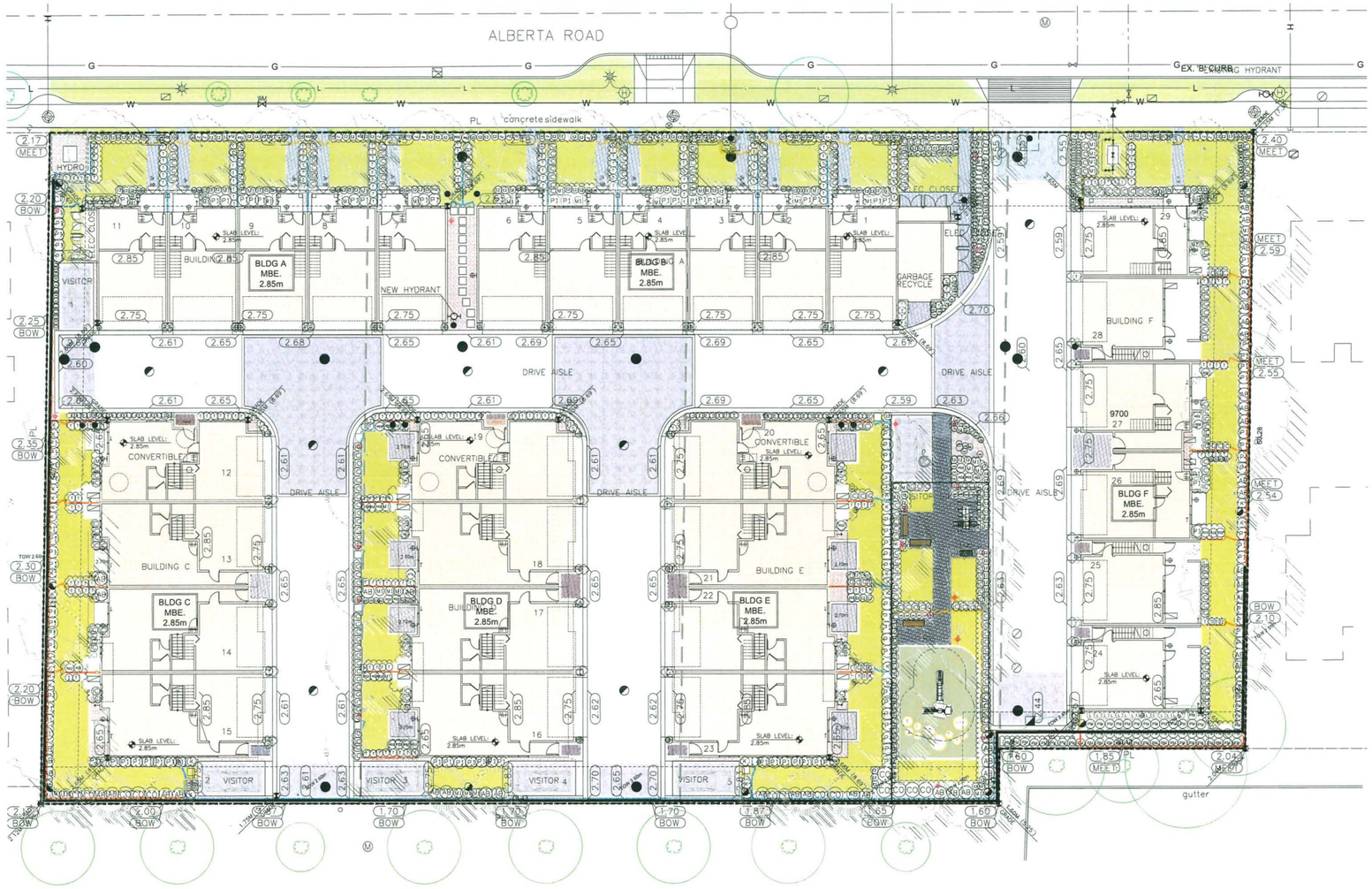
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LANDSCAPE PLAN

DATE: November 20, 2024
SCALE: 1/ 16"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: YR

DRAWING NUMBER: **L1**
OF 5

PMG PROJECT NUMBER: **24-197**

24197-6.ZIP



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-197

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AB	45	ABELIA 'EDWARD GOUCHER'	PINK ABELIA	#2 POT; 30CM
CO	16	CORNUS ALBA 'KELSEYII'	KELSEY DWARF DOGWOOD	#2 POT
IC	313	ILEX CRENATA 'SKY PENCIL'	JAPANESE HOLLY;	#3 POT; 60CM
KX	32	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
PJ	115	PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	#3 POT; 50CM
RA	51	ROSA MEIDELAND 'ROYAL BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
TX	320	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M B&B
GRASS				
EX	109	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
MS	57	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
PA	106	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
RF	55	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDILOCKS'	RUDBECKIA; YELLOW-ORANGE	15CM POT
GC				
EJ	134	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
LP	14	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
PM	63	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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SEAL:

DP 24-022217
September 23, 2026
Plan 17

NO.	DATE	REVISION DESCRIPTION	DR.
6	26.SEP.21	NEW SITE&CIVL PLANS, CITY COMMENTS	DD
5	26.AUG.21	NEW SITE PLAN&ADP COMMENTS	DD
4	26.JUL.07	CITY COMMENT	DD
3	26.JAN.27	NEW SITE PLAN @ CITY COMMENTS	DD
2	25.AUG.01	REVISION AS PER CLIENT REQUEST	DD
1	25.JUL.24	NEW SITE PLAN	DD

CLIENT: SIAN GROUP
WITH: ERIC LAW ARCHITECT

PROJECT:

29 UNITS TOWNHOUSE DEVELOPMENT

9620 - 9700 Alberta Road
RICHMOND

DRAWING TITLE:

SHRUB PLAN

DATE: November 20, 2024
SCALE: 1/ 16"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: YR

DRAWING NUMBER: **L2**

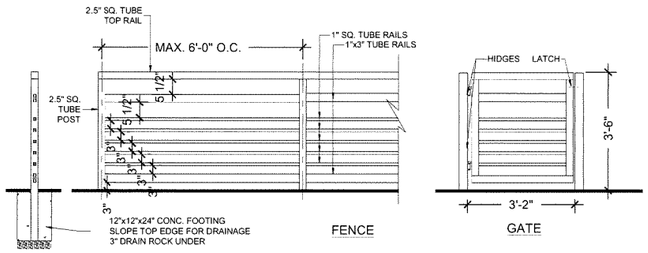
OF 5

24197-6.ZIP

PMG PROJECT NUMBER: **24-197**

NOTES:

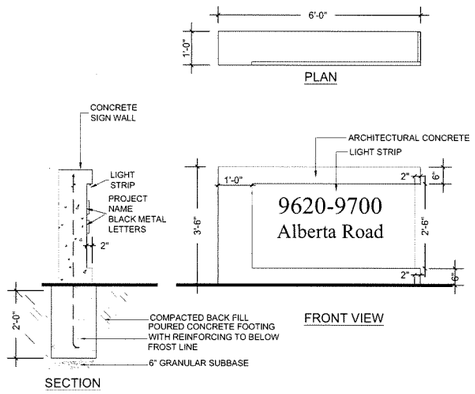
1. METAL: GALVANIZED ALUMINUM PICKETS
2. SMOOTH WELD ALL JOINTS
3. GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.
4. ALL HARDWARE HOT DIPPED GALVANIZED



1 42"HT ALUMINUM FENCE AND GATE
1/2"= 1'-0"
Street frontage

NOTES:

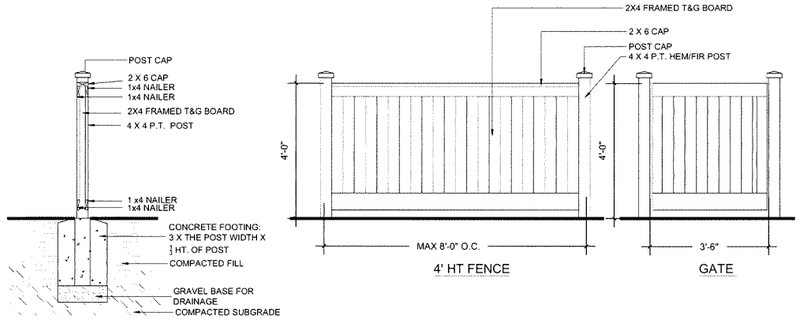
1. LETTERS TO BE GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.



2 42"HT SIGN WALL
1/2"= 1'-0"

NOTES:

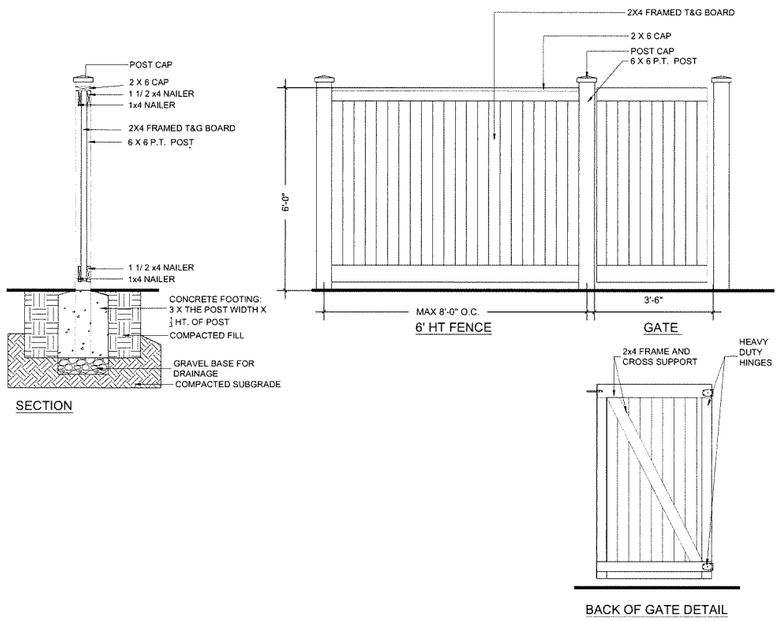
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".



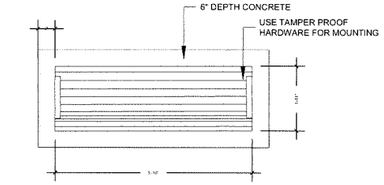
3 4'-0" HEIGHT WOOD FENCE
1/2" = 1'-0"

NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

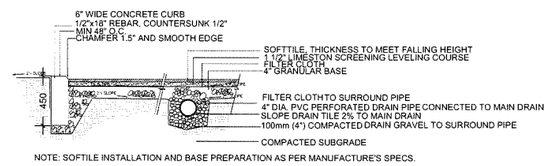


4 6'-0" HEIGHT WOOD FENCE AND GATE
1/2" = 1'-0"



NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

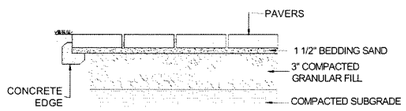
5 SITE FURNITURE MOUNTING
1/2"= 1'-0"



NOTE: SOFTILE INSTALLATION AND BASE PREPARATION AS PER MANUFACTURE'S SPECS.

6 PLAYGROUND SAFETY SURFACE
1/2"= 1'-0"

NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS



7 PAVERS ON GRADE
1"=1'-0"

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SEAL:

DP 24-022217
September 23, 2026
Plan 18

NO.	DATE	REVISION DESCRIPTION	DR.
6	26.SEP.21	NEW SITE&CIVIL PLANS, CITY COMMENTS	DD
5	26.AUG.23	NEW SITE PLANS&ADP COMMENTS	DD
4	26.JUL.07	CITY COMMENT	DD
3	26.JAN.27	NEW SITE PLAN @ CITY COMMENTS	DD
2	25.AUG.01	REVISION AS PER CLIENT REQUEST	DD
1	25.JUL.24	NEW SITE PLAN	DD

CLIENT: SIAN GROUP
WITH: ERIC LAW ARCHITECT

PROJECT:

29 UNITS TOWNHOUSE DEVELOPMENT

9620 - 9700 Alberta Road
RICHMOND

DRAWING TITLE:

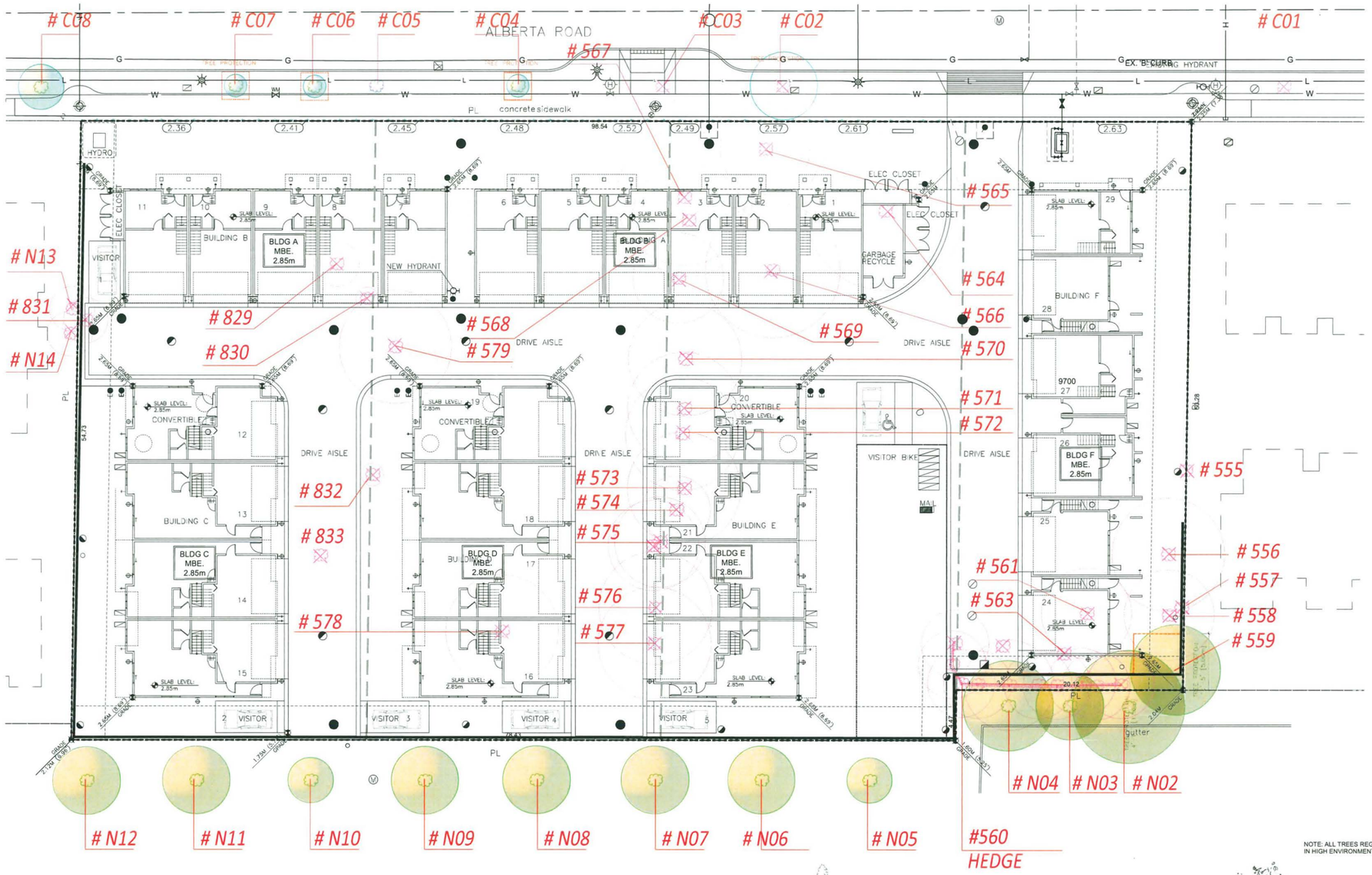
LANDSCAPE DETAILS

DATE: November 20, 2024
SCALE:
DRAWN: DD
DESIGN: DD
CHK'D: YR

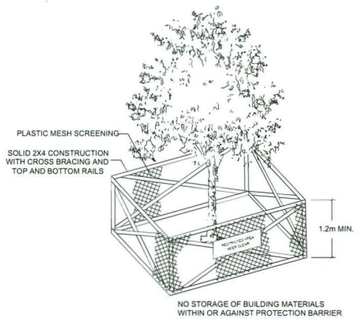
DRAWING NUMBER:
L3
OF 5

24197-6.ZIP

PMG PROJECT NUMBER: **24-197**



NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSATIVE AREAS



TREE PROTECTION BARRIER

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETRE in cm. @ dbh.*	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM dbh.
*(DIAMETRE AT BREAST HEIGHT OR 1.4M FROM GRADE).

TREES PROTECTED BY SPECIES

ARBUTUS
GARRY OAK
PACIFIC DOGWOOD
PACIFIC YEW
WESTERN WHITE PINE
GRAND FIR
COAST REDWOOD
DAWN REDWOOD
GIANT SEQUOIA
GINKGO
MONKEY PUZZLE TREE

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SEAL:

DP 24-022217
September 23, 2026
Plan 19

NO.	DATE	REVISION DESCRIPTION	DR.
6	26.SEP.21	NEW SITE&CIVL PLANS, CITY COMMENTS	DD
5	26.AUG.21	NEW SITE PLAN&ADP COMMENTS	DD
4	26.JUL.07	CITY COMMENT	DD
3	26.JAN.27	NEW SITE PLAN @ CITY COMMENTS	DD
2	25.AUG.01	REVISION AS PER CLIENT REQUEST	DD
1	25.JUL.24	NEW SITE PLAN	DD

CLIENT: SIAN GROUP
WITH: ERIC LAW ARCHITECT

PROJECT:

29 UNITS TOWNHOUSE DEVELOPMENT

9620 - 9700 Alberta Road
RICHMOND

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: November 20, 2024
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: YR

DRAWING NUMBER: **L4** OF 5

24197-6.ZIP

PMG PROJECT NUMBER: **24-197**



ILLUSTRATIVE PERSPECTIVE FROM ALBERTA ROAD



ILLUSTRATIVE AERIAL VIEW FROM ALBERTA ROAD



ILLUSTRATIVE AERIAL VIEW FROM SOUTH

DP 25-022217

ERIC LAW ARCHITECT

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103 4300 NORTH FRASER WAY BURNABY BC V5J 0B3

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	ISSUED
1.	2025.08.05 FOR DEVELOPMENT PERMIT APPLICATION
2.	2026.05.25 FOR CITY DP REVIEW
3.	2026.07.03 ADP PRESENTATION FOR CITY REVIEW
4.	2026.08.31 FOR CITY DP REVIEW
5.	2026.09.01 FOR CITY DP REVIEW
6.	2026.09.21 FOR CITY DP REVIEW
7.	2026.09.23 FOR CITY DP PANEL REVIEW

DP 24-022217
September 23, 2026
Reference Plan

	REVISION
6.	2026.09.23 UPDATE RETAINING WALL LABELS
5.	2026.09.21 RECESS CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4.	2026.09.01 ADD SEPARATE A2D LIGHTING PER CITY REQUEST
3.	2026.08.31 REVISE PER ADP COMMENTS
2.	2026.07.03 REVISE FOR ADP PRESENTATION
1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

PROPOSED TOWNHOUSE
AT
9620, 9640, 9660 & 9700
ALBERTA RD RICHMOND

IMAGES

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

IMAGE1

DEVELOPMENT PERMIT

IMAGE OF AMENITY SPACE



ILLUSTRATIVE IMAGE OF AMENITY SPACE



ILLUSTRATIVE IMAGE OF AMENITY SPACE



ILLUSTRATIVE ENTRANCE PERSPECTIVE IMAGE

DP 25-022217

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6.	2026.09.21 FOR CITY DP REVIEW
7.	2026.09.23 FOR CITY DP PANEL REVIEW

DP 24-022217
September 23, 2026
Reference Plan

	REVISION
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1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

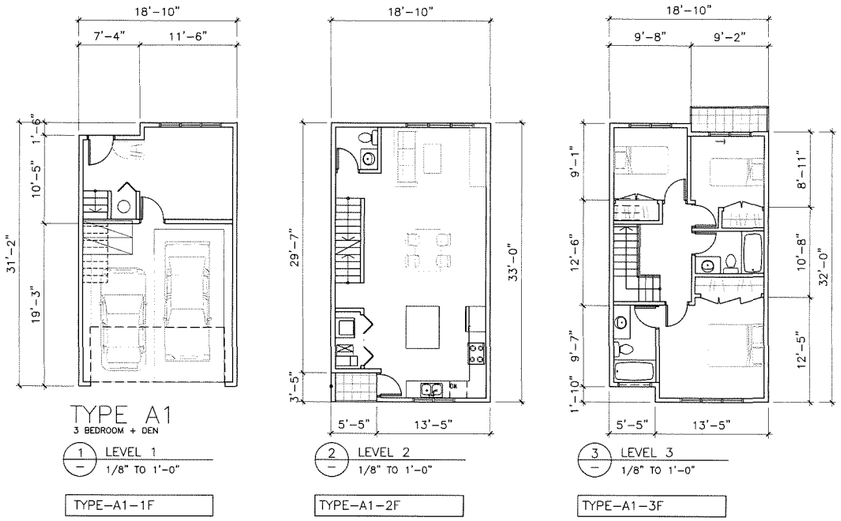
PROPOSED TOWNHOUSE
AT
9620, 9640, 9660 & 9700
ALBERTA RD RICHMOND

IMAGES

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

IMAGE2

DEVELOPMENT PERMIT



TYPE A1
3 BEDROOM + DEN

1 — LEVEL 1 — 1/8" TO 1'-0"

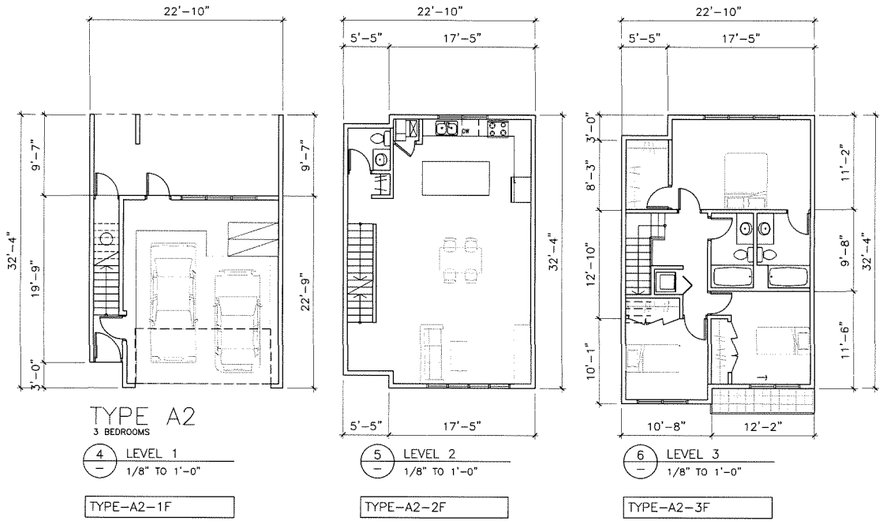
TYPE-A1-1F

2 — LEVEL 2 — 1/8" TO 1'-0"

TYPE-A1-2F

3 — LEVEL 3 — 1/8" TO 1'-0"

TYPE-A1-3F



TYPE A2
3 BEDROOMS

4 — LEVEL 1 — 1/8" TO 1'-0"

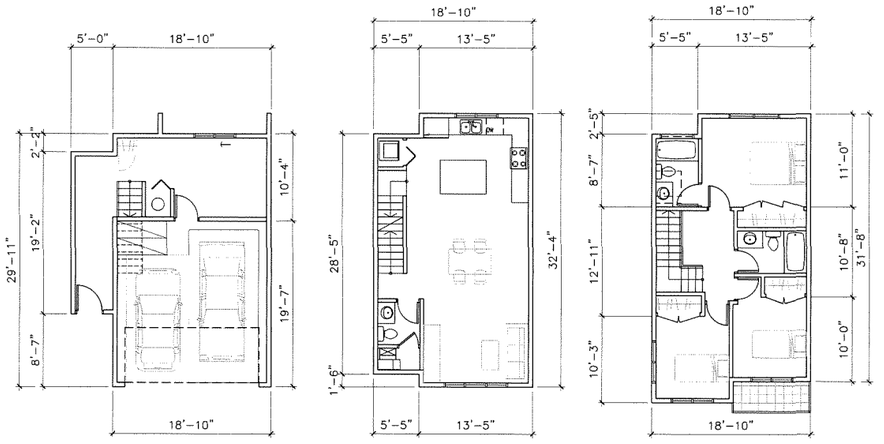
TYPE-A2-1F

5 — LEVEL 2 — 1/8" TO 1'-0"

TYPE-A2-2F

6 — LEVEL 3 — 1/8" TO 1'-0"

TYPE-A2-3F



TYPE A3
3 BEDROOM + DEN

7 — LEVEL 1 — 1/8" TO 1'-0"

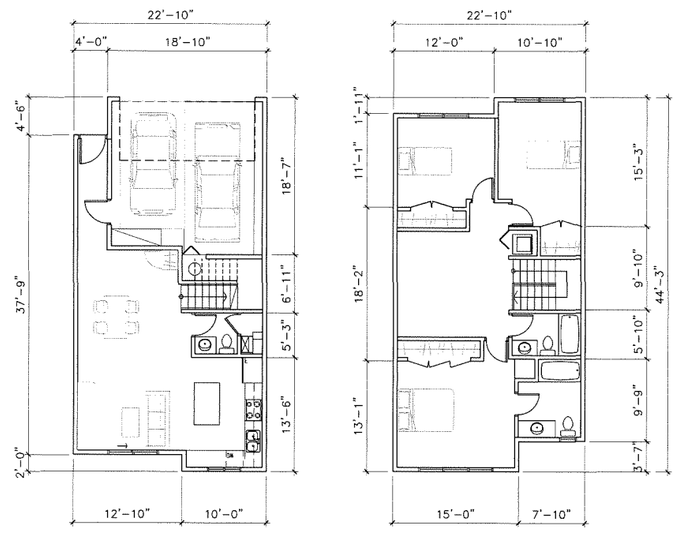
TYPE-A3-1F

8 — LEVEL 2 — 1/8" TO 1'-0"

TYPE-A3-2F

9 — LEVEL 3 — 1/8" TO 1'-0"

TYPE-A3-3F



TYPE B1
3 BEDROOM + DEN

10 — LEVEL 1 — 1/8 " TO 1'-0"

TYPE-B1-1F

11 — LEVEL 2 — 1/8" TO 1'-0"

TYPE-B1-2F

DP 25-022217

ERIC LAW ARCHITECT

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6. 2026.09.21 FOR CITY DP REVIEW
7. 2026.09.23 FOR CITY DP PANEL REVIEW

DP 24-022217
September 23, 2026
Reference Plan

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

REVISION
8. 2026.09.23 UPDATE RETAINING WALL LABELS
5. 2026.09.21 RECESS CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4. 2026.09.01 ADD SEPARATE AZD LIGHTING PER CITY REQUEST
3. 2026.08.31 REVISE PER ADP COMMENTS
2. 2026.07.03 REVISE FOR ADP PRESENTATION
1. 2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

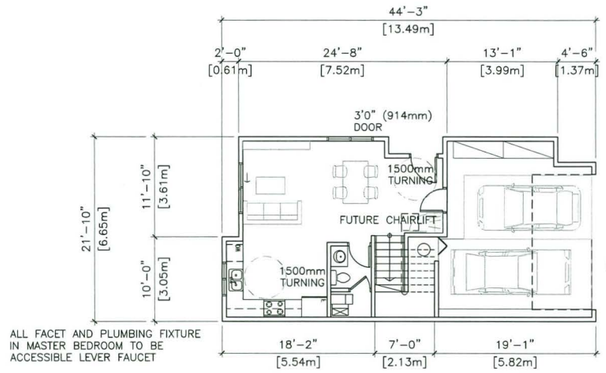
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

UNIT PLANS

PROJECT NUMBER:	18-05
ISSUED:	9/23/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_260923-DP.DWG

A6

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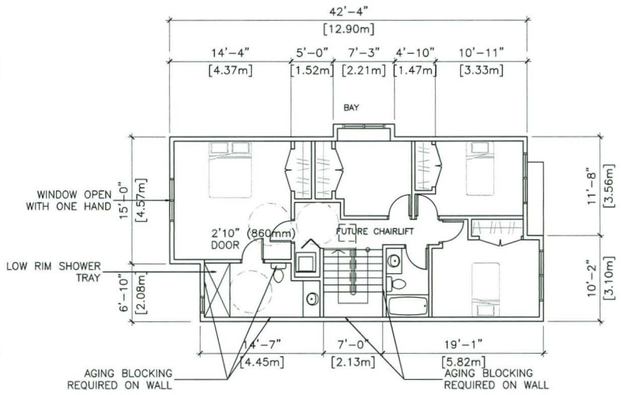


TYPE B2

3 BEDROOM + DEN

1 — LEVEL 1
1/8" TO 1'-0"

TYPE-B2-1F

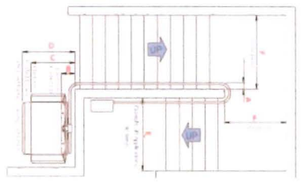


2 — LEVEL 2
3/16" TO 1'-0"

TYPE-B2-2F

Dimensions

Turning Clearances



Platform Sizes

Dim	Attachment Method	700 x 750 mm (27 1/2" x 29 1/2")	
		mm	in
A	Direct Mount	125	4 15/16
	Tower Mount	150	5
B	Direct Mount	330	13
	Tower Mount	355	14
C	Direct Mount	900	35 7/16
	Tower Mount	925	36 7/16
D	Direct Mount	1115	44
	Tower Mount	1140	45
E	Direct Mount	920	36 1/4
	Tower Mount	945	37 1/4
F	Direct Mount	1025	40 3/8
	Tower Mount	1050	41 3/8

FUTURE CHAIRLIFT

	CONVERTIBLE UNIT GUIDELINES
DOORS & DOORWAYS	– ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS. – ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER). – INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 863 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS. – PATIO/BALCONY MIN. 860 MM CLEAR OPENING. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE. – LEVER–TYPE HANDLES FOR ALL DOORS.
VERTICAL CIRCULATION	– STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. – AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
HALLWAYS	– MIN. 900 MM WIDTH.
BATHROOM (MIN. 1)	– TOILET CLEAR FLOOR SPACE MIN. 1020 MM IN FRONT. – WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS. – LEVER–TYPE HANDLES FOR PLUMBING FIXTURES. – PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS. – CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
KITCHEN	– CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. – PLUMBING AND GAS PIPES (IN–WALL AND IN–FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL. – – CABINETS UNDERNEATH SINK ARE EASILY REMOVED. – 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM. – LEVER–TYPE HANDLES FOR PLUMBING FIXTURES.
WINDOWS	– MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLETS & SWITCHES	– PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. – UPGRADE TO FOUR–PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

(1) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
(a) STAIRWELL HANDRAILS
(b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
(c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

THIS PROJECT SHALL MEET CITY'S STEP CODE 3 REQUIREMENTS

DP 25–022217

ERIC LAW ARCHITECT

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	ISSUED
1.	2025.08.05 FOR DEVELOPMENT PERMIT APPLICATION
2.	2026.05.25 FOR CITY DP REVIEW
3.	2026.07.03 ADP PRESENTATION FOR CITY REVIEW
4.	2026.08.31 FOR CITY DP REVIEW
5.	2026.09.01 FOR CITY DP REVIEW
6.	2026.09.21 FOR CITY DP REVIEW
7.	2026.09.23 FOR CITY DP PANEL REVIEW

DP 24-022217
September 23, 2026
Reference Plan

ARCHITECTURAL SEAL IS PROVIDED FOR THE PURPOSE OF ARCHITECTS' ACT

	REVISION
6.	2026.09.23 UPDATE RETAINING WALL LABELS
5.	2026.09.21 RECESS CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4.	2026.09.01 ADD SEPARATE A2D LIGHTING PER CITY REQUEST
3.	2026.08.31 REVISE PER ADP COMMENTS
2.	2026.07.03 REVISE FOR ADP PRESENTATION
1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

PROPOSED TOWNHOUSE
AT
9620, 9640, 9660 & 9700
ALBERTA RD RICHMOND

UNIT PLANS

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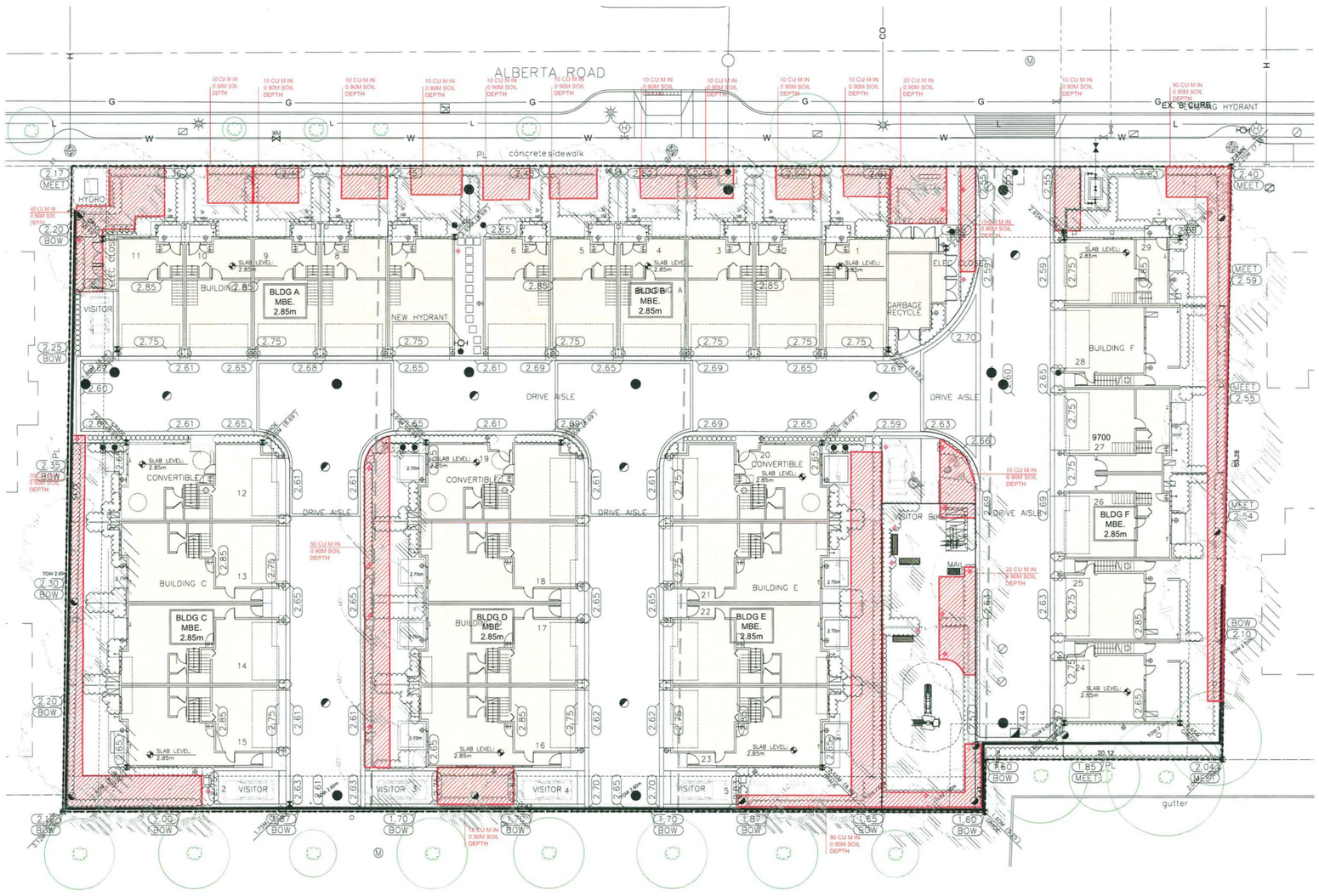
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DEVELOPMENT PERMIT

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
6	26.SEP.21	NEW SITE&CIVL PLANS, CITY COMMENTS	DD
5	26.AUG.21	NEW SITE PLAN&ADP COMMENTS	DD
4	26.JUL.07	CITY COMMENT	DD
3	26.JAN.27	NEW SITE PLAN @ CITY COMMENTS	DD
2	25.AUG.01	REVISION AS PER CLIENT REQUEST	DD
1	25.JUL.24	NEW SITE PLAN	DD

CLIENT: SIAN GROUP
WITH: ERIC LAW ARCHITECT

DP 24-022217
September 23, 2026
Reference Plan

PROJECT:

29 UNITS TOWNHOUSE DEVELOPMENT

9620 - 9700 Alberta Road
RICHMOND

DRAWING TITLE:

SOIL VOLUME PLAN- TREES

DATE: November 20, 2024
SCALE: 1/ 16"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: YR

DRAWING NUMBER:

L0

OF 5

24197-6.ZIP

PMG PROJECT NUMBER: **24-197**