Schedule 1 to the Minutes of the Development Permit Panel meeting held on Thursday, October 15, 2026

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



TOWNHOUSE OPPOSITE ALBERTA ROAD





ADJACENT TOWNHOUSE



ADJACENT TOWNHOUSE



AERIAL CONTEXT VIEW



ADJACENT SCHOOL

SITE

ADJACENT TOWNHOUSE

ADJACENT TOWNHOUSE



SITE VIEW ALONG ALBERTA ROAD

DP 25-022217

ERIC LAW ARCHITECT

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

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THESE DRAWINGS IS FOR USE ON THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

	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
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

	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

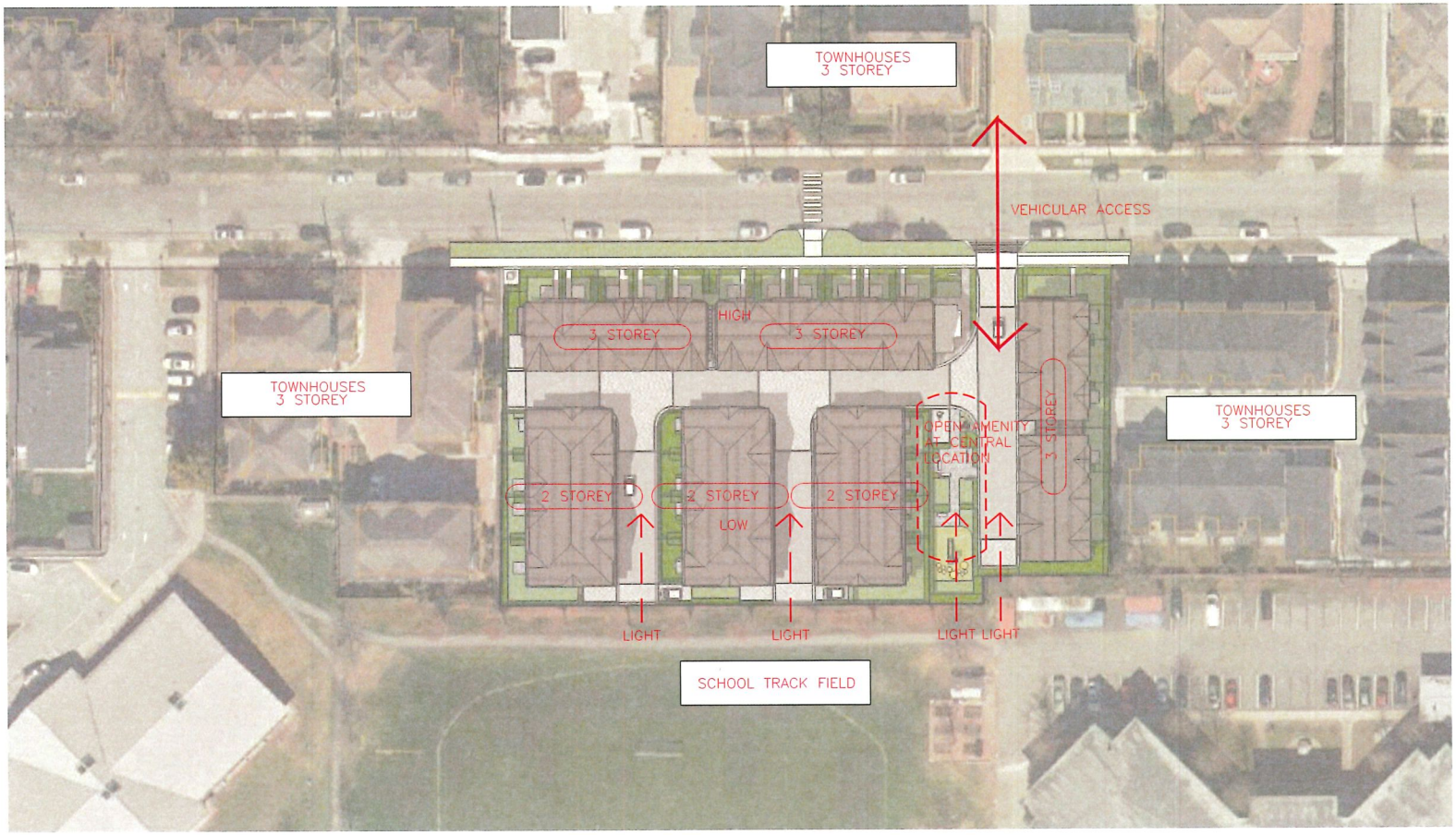
CONTEXT

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

CONTEXT

DEVELOPMENT PERMIT

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



DP 25-022217

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
103 - 4320 NORTH FRASER WAY BURNABY BC V5J 0B3

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE ON THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

	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
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

	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

MASSING

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

MASSING

DEVELOPMENT PERMIT



ILLUSTRATIVE PERSPECTIVE FROM ALBERTA ROAD



ILLUSTRATIVE AERIAL VIEW FROM ALBERTA ROAD



ILLUSTRATIVE AERIAL VIEW FROM SOUTH

DP 25-022217

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
103 4320 NORTH FRASER WAY BURNABY BC V5J 0B3

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

	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
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

	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 AID LIGHTING PER CITY REQUEST
3.	2026.08.31 REVISE PER ADP COMMENTS
2.	2026.07.03 REVISE FOR ADP PRESENTATION
1.	2025.05.25 REVISE PER CITY STAFF COMMENT LETTER

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

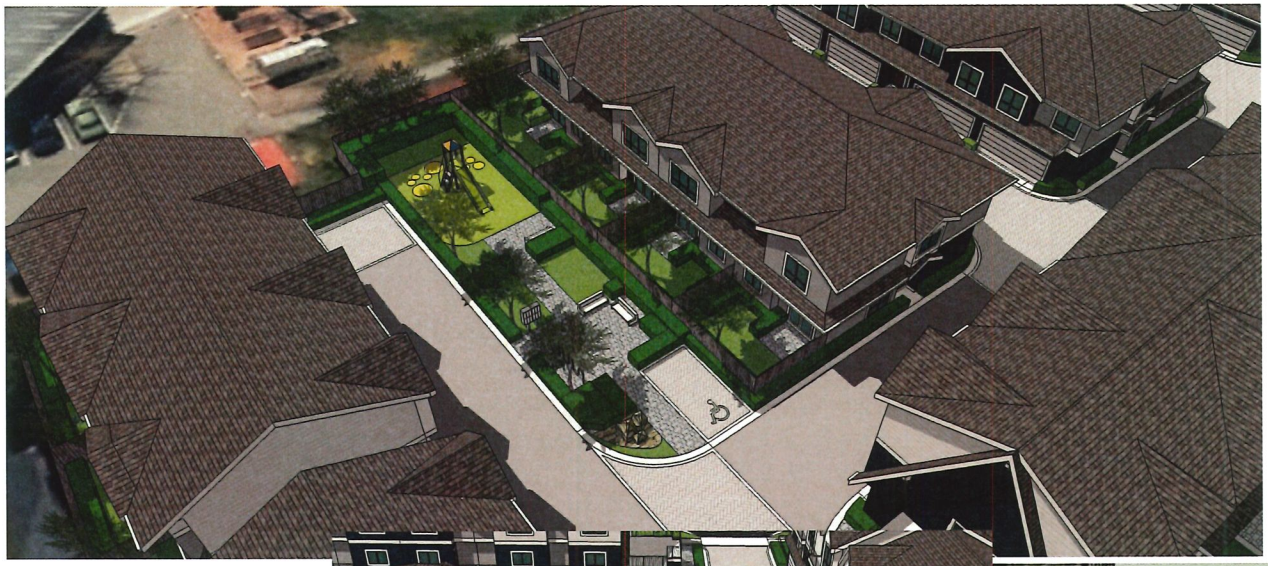
IMAGES

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

IMAGE1

DEVELOPMENT PERMIT

IMAGE OF AMENITY SPACE



ILLUSTRATIVE IMAGE OF AMENITY SPACE



ILLUSTRATIVE IMAGE OF AMENITY SPACE



ILLUSTRATIVE ENTRANCE PERSPECTIVE IMAGE

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
103 4320 NORTH FRASER WAY BURNABY BC V5J 0B3

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE ON THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

	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
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

	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 AED 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:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

IMAGE2

DEVELOPMENT PERMIT

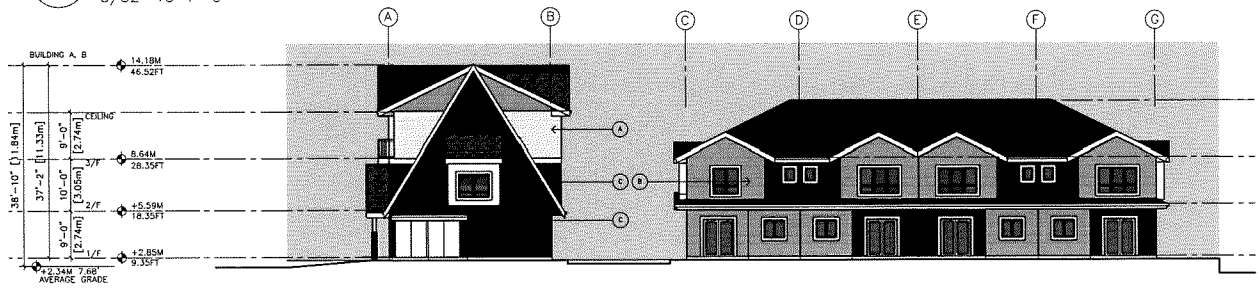
DP 25-022217



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"

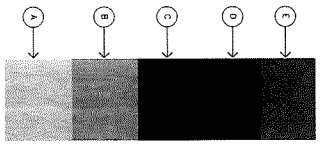


ALSO REFER TO 3/A8 SITE WEST ELEVATION
3/32" TO 1'-0"

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

HARDI SIDING COLOUR LEGEND

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



DP 25-022217

ERIC LAW ARCHITECT

eric.law.architect@gmail.com
113 4300 NORTH FRASER WAY BURNABY BC V5J 0B3

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT PERMISSION. CONSIDER ALL INFORMATION SHOWN ON THIS DRAWING AS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

ISSUED
1. 2025.08.05 FOR DEVELOPMENT PERMIT APPLICATION
2. 2025.05.25 FOR CITY DP REVIEW
2. 2026.07.07 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
8. 2026.10.15 FOR CITY DP PANEL PRESENTATION

REVISION
6. 2026.09.23 UPDATE RETAINING WALL LABELS
5. 2026.09.21 REDESIGN CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4. 2026.09.01 ADD SEPARATE ADD LIGHTING PER CITY REMARKS
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

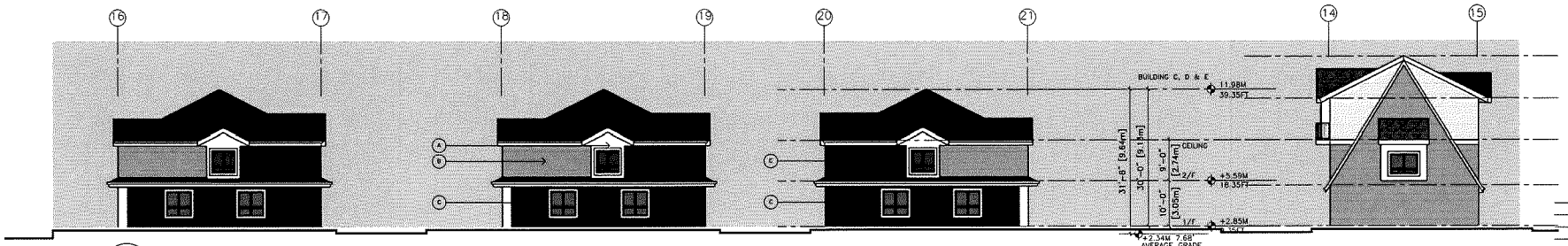
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

COLOUR ELEVATIONS

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

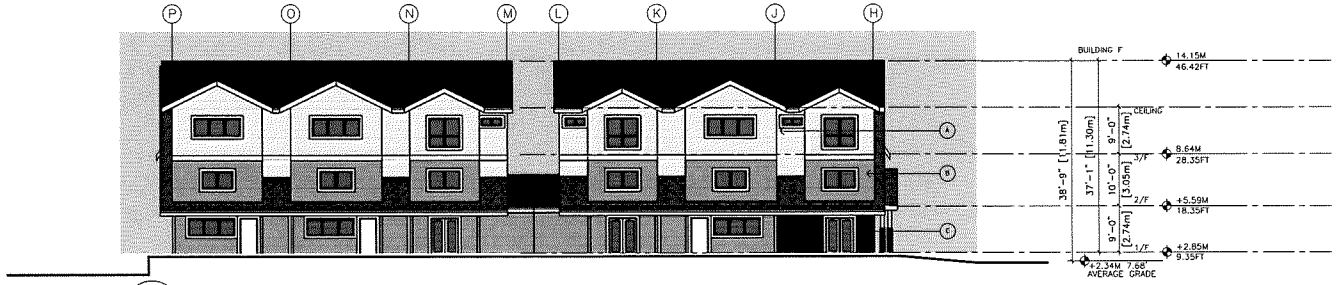
COLOUR1

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)

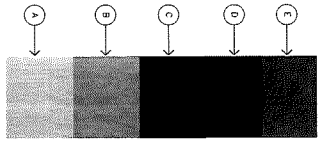
3/32" TO 1'-0"

EXTERIOR COLOUR

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

HARDI SIDING COLOUR LEGEND

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



DP 25-022217

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
103 4300 NORTH FRASER WAY BURNABY BC V5J 0B3
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS PLAN AND DESIGN IS FOR USE ON THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

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.	2025.08.31 FOR CITY DP REVIEW
5.	2025.08.01 FOR CITY DP REVIEW
6.	2026.09.21 FOR CITY DP REVIEW
7.	2026.09.23 FOR CITY DP PANEL REVIEW
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

6.	2026.09.23 UPDATE RETAINING WALL LABELS
5.	2026.09.21 REDESIGN CONVERTIBLE UNIT ENTRY PER DPP COMMENTS
4.	2026.09.01 ADD SEPARATE ADD 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

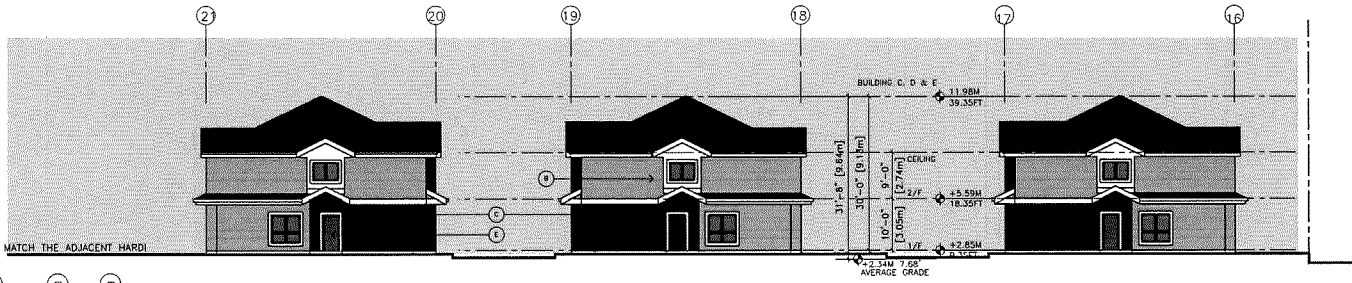
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

COLOUR ELEVATIONS

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

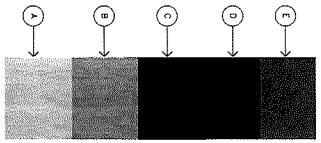
COLOUR2

DEVELOPMENT PERMIT



HARDI SIDING COLOUR LEGEND

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

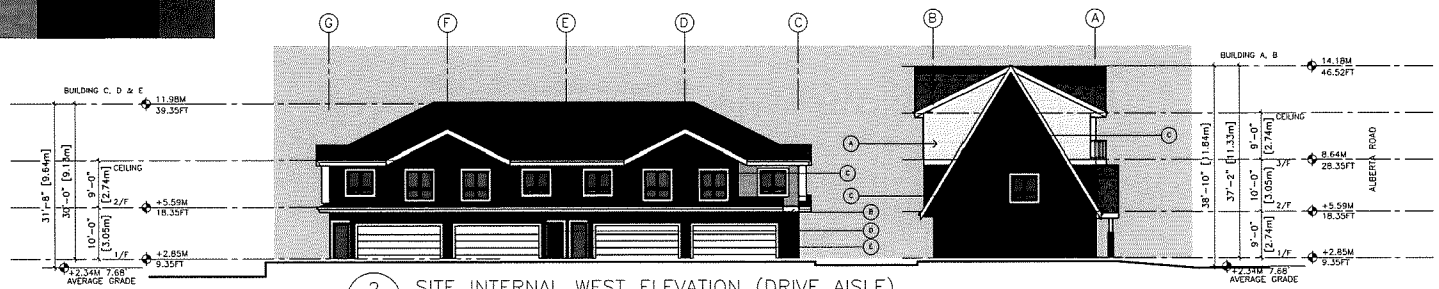


EXTERIOR COLOUR

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

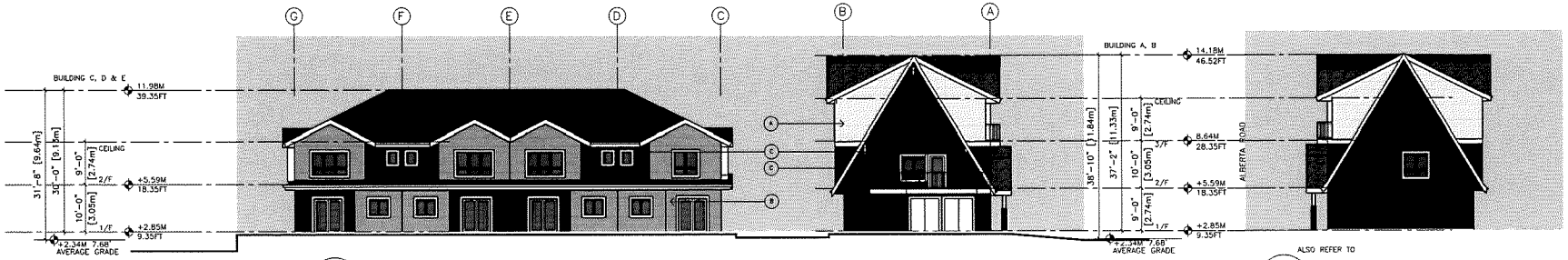
ALSO REFER TO 1/A10 — SITE INTERNAL NORTH ELEVATION (DRIVE AISLE)

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

ERIC LAW ARCHITECT

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

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR THE USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

	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
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

	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 PDP 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

COLOUR ELEVATIONS

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

COLOUR3

DEVELOPMENT PERMIT

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

DEVELOPMENT DATA

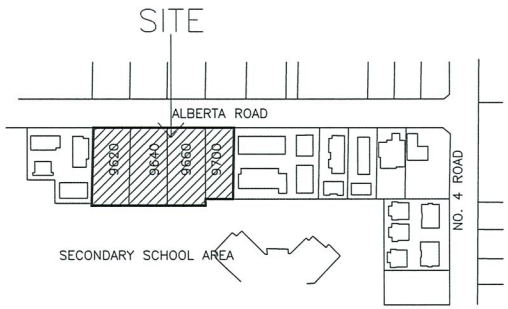
(A) CIVIC ADDRESS:	9620, 9640, 9660, 9700 ALBERTA ROAD, RICHMOND, BC		
(B) LEGAL DESCRIPTION:	EAST HALF OF LOT 10 AND WEST HALF AND EAST HALF OF LOT 11 BLOCK C. PLAN 1305 AND LOT 1, PLAN 1712 ALL SECTION 10, BLOCK 4 NORTH, RANGE 6 WEST NEW WESTMINSTER DISTRICT		
(C) LOT AREA:	5,304.1 SM (57,092 SF)		
(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

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

	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
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

	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

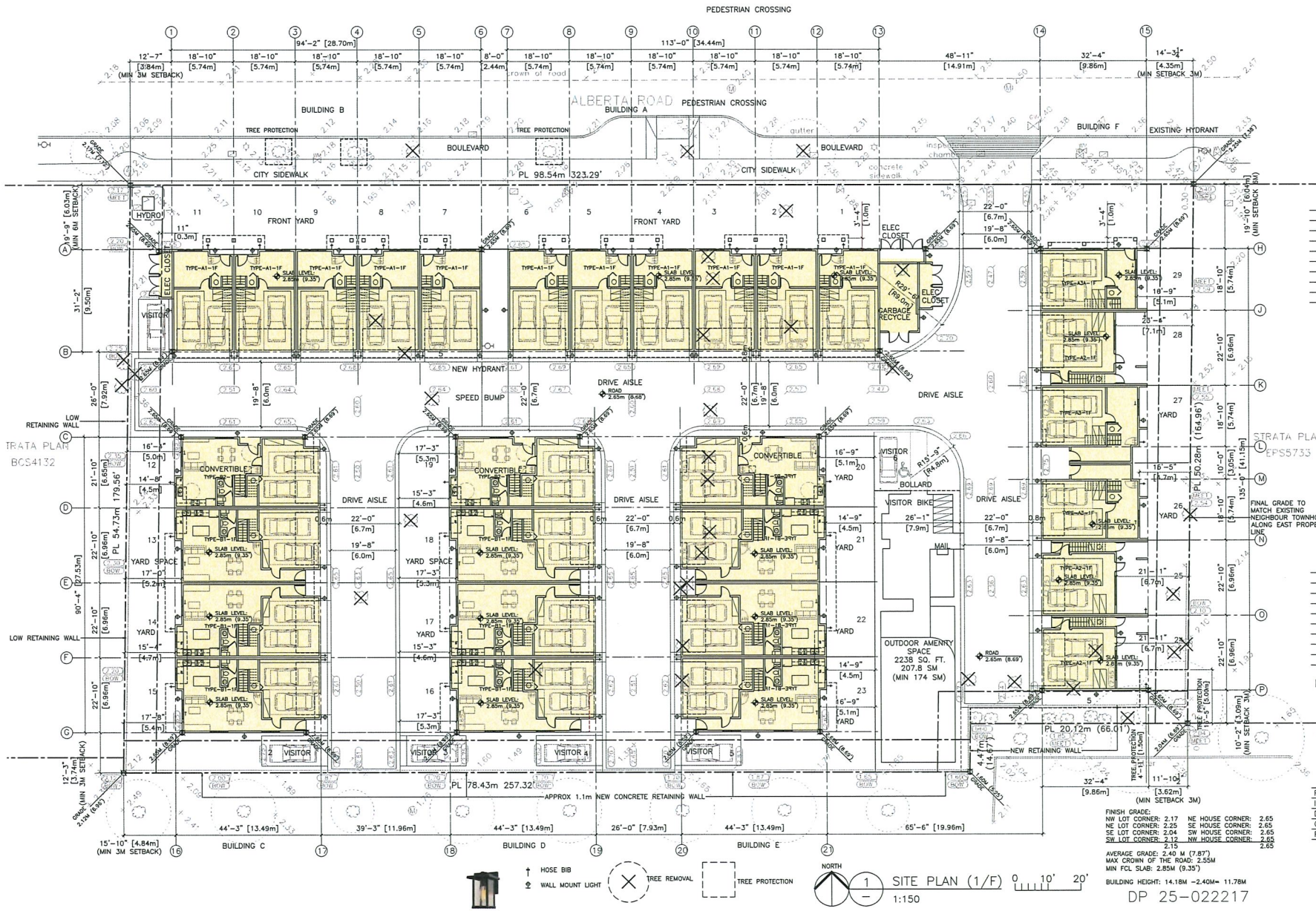
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

DEVELOPMENT SUMMARY

PROJECT NUMBER:	18–05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18–05_NAB_261007–DPP.DWG

A1

DEVELOPMENT PERMIT



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

ERIC LAW ARCHITECT

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

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

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
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

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 PLAN 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

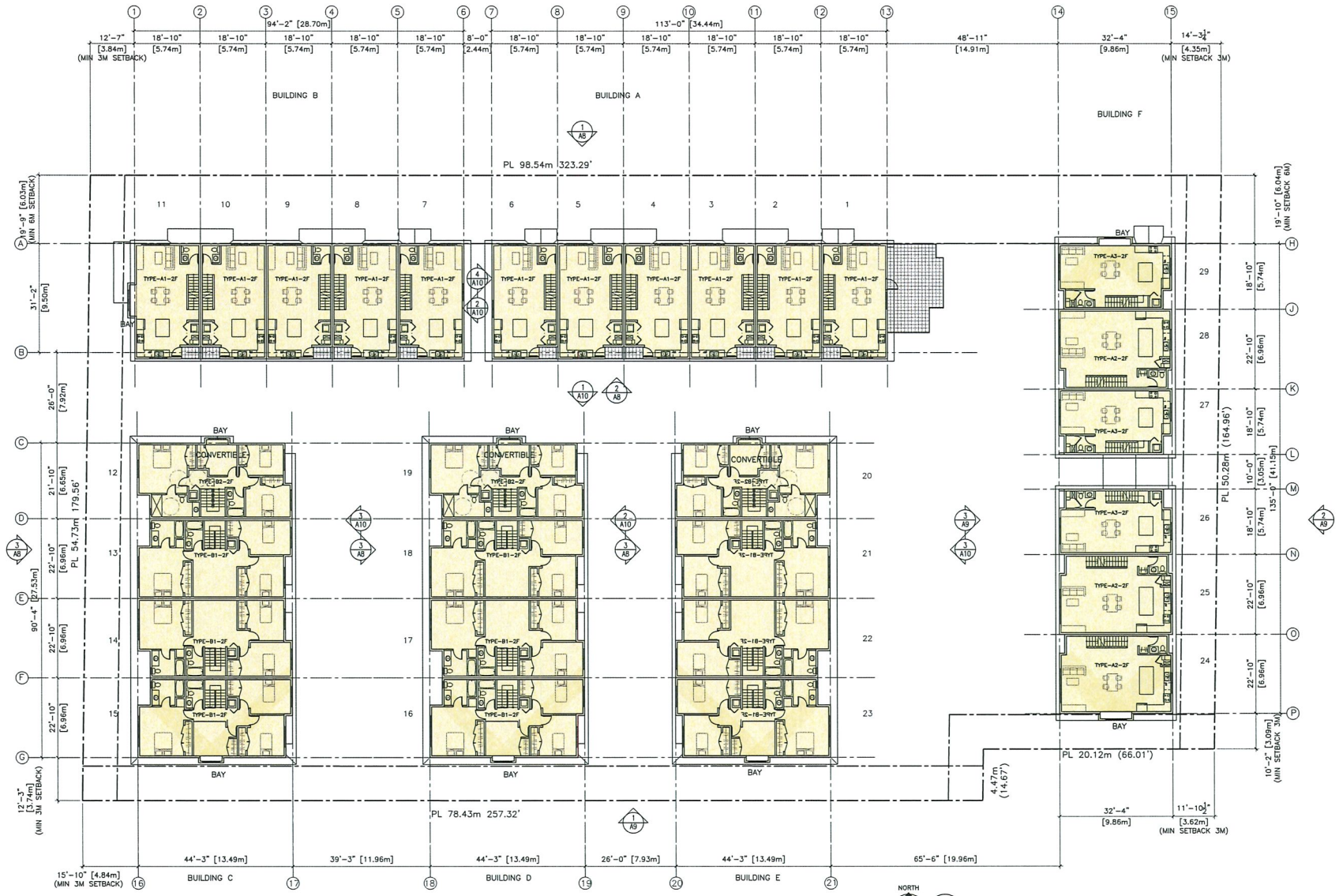
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - 1/F

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

A2

DEVELOPMENT PERMIT



ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
103 4300 NORTH FRASER WAY BURNABY BC V5J 0B3
TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

	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
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

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 PLN 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

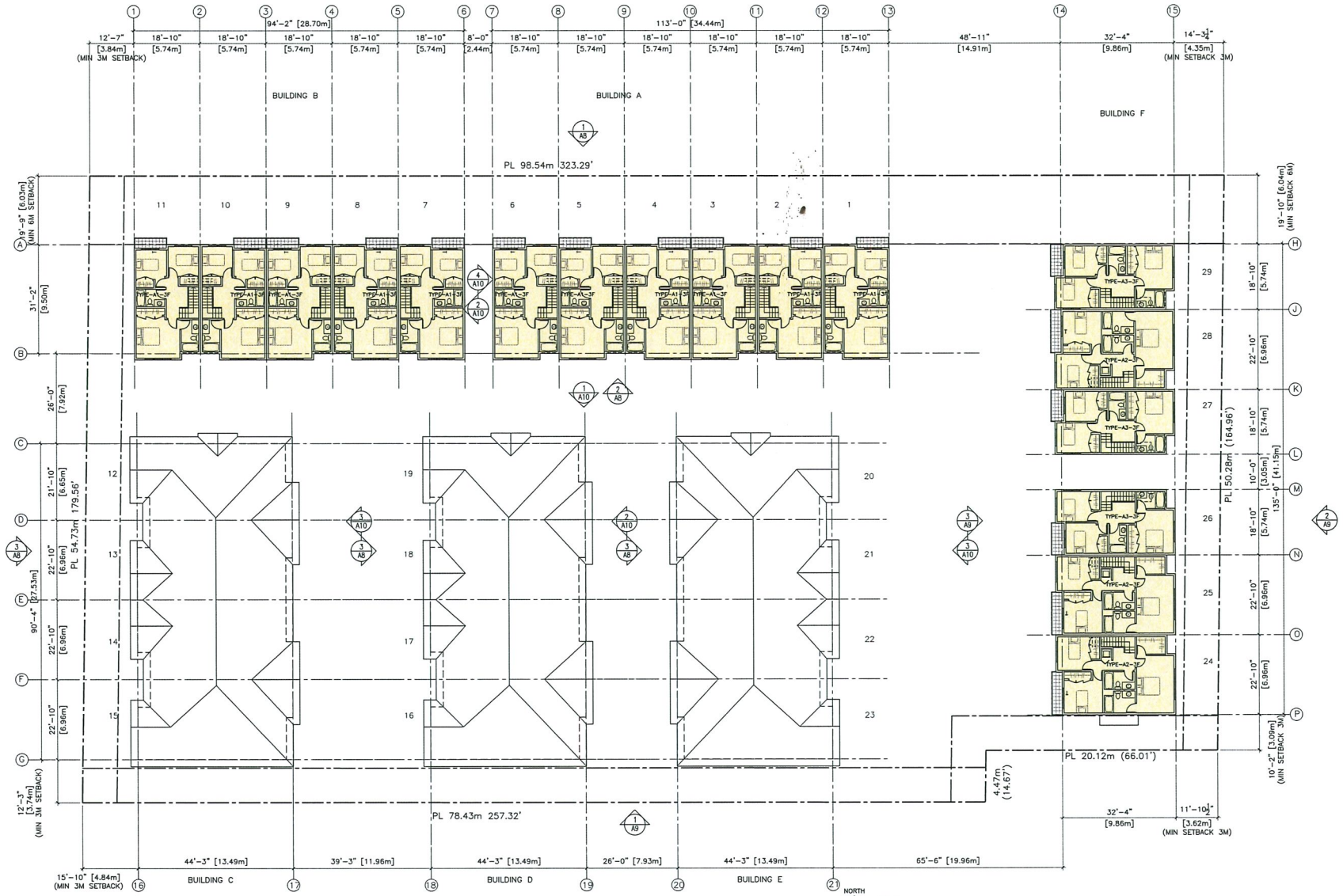
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - 2/F

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

A3

DEVELOPMENT PERMIT



ERIC LAW ARCHITECT

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

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT OUR CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

	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
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

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 PLAN 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

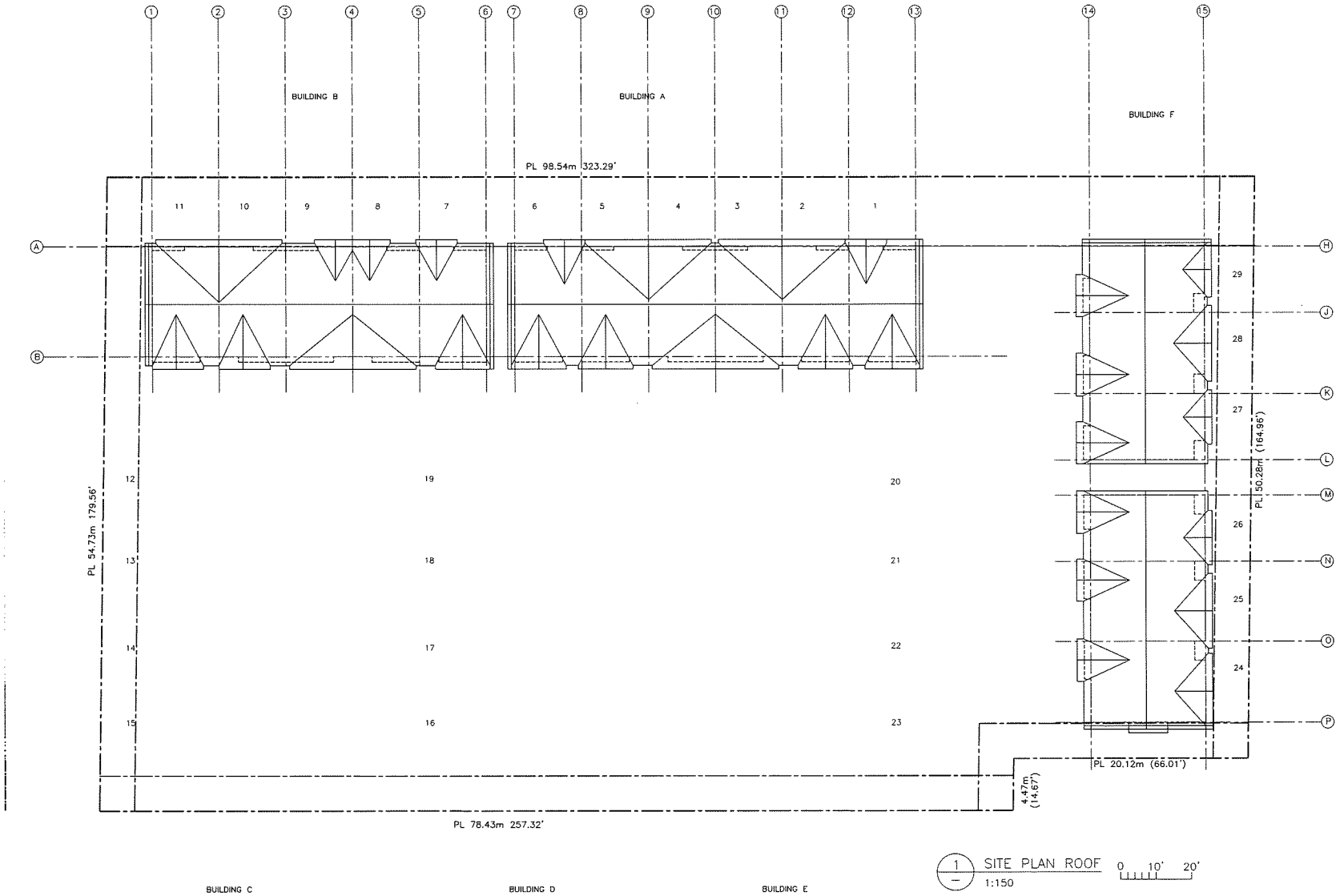
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - 3/F

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

A4

DEVELOPMENT PERMIT



1 SITE PLAN ROOF
1:150

0 10' 20'

DP 25-022217

ERIC LAW ARCHITECT

eric.law.architect@gmail.com
103 - 4300 NORTH FRASER WAY BURNABY BC V5J 0B3

TEL: (604) 505-2099

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF ERIC LAW ARCHITECT INC AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE IN THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

	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
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

	REVISION
6.	2026.09.23 UPDATE RETAINING WALL LABELS
5.	2026.09.21 REVISE CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4.	2026.09.01 ADD SEPARATE ADD 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

SITE PLAN - ROOF

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

A5

DEVELOPMENT PERMIT





HARDSCAPE LEGEND

STANDARD PAVERS, BY KEYSTONE 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 -3TBRP-7 POWDERCOATED - TEXTURED SILVER — POWDERCOATED - TEXTURED SILVER



JAMBETT J3-Z2457

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

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

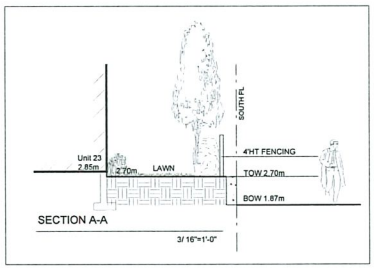
PLANT SCHEDULE - MAIN FLOOR

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.



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
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.25	NEW SITE&CIVIL PLANS, CITY COMMENTS	DD
5	26.AUG.25	NEW SITE PLANS&DP 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

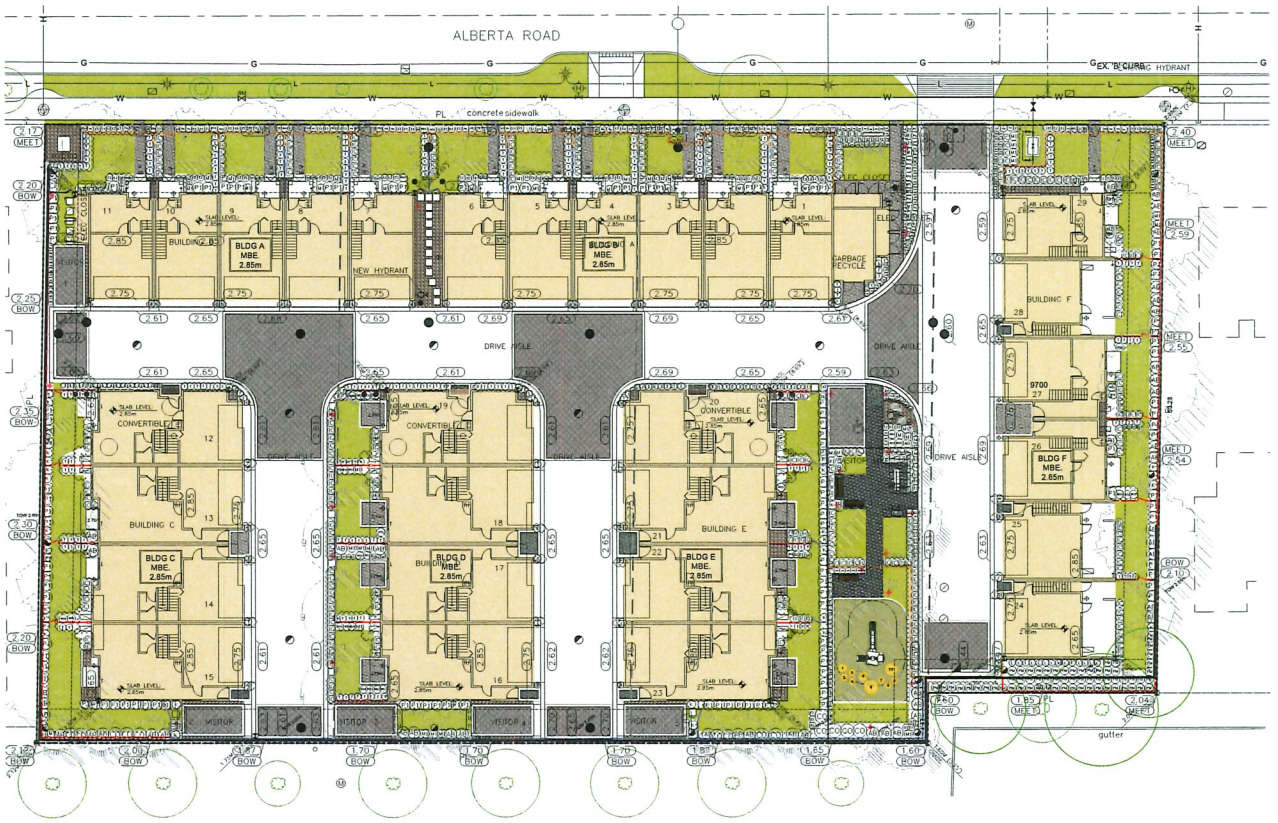
PROJECT:
29 UNITS TOWNHOUSE DEVELOPMENT
9620 - 9700 Alberta Road
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

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

DRAWING NUMBER: **L1**
OF 5

24197-6.ZIP
PMG PROJECT NUMBER: **24-197**



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
CA	16	CORNUS ALBA 'KELSEYII'	KELSEY DWARF DOGWOOD	#2 POT
IC	313	ILEX CRENATA 'SKY PENCIL'	JAPANESE HOLLY;	#3 POT; 60CM
KL	32	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
PJ	115	PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	#3 POT; 50CM
RM	51	ROSA MEIDELAND 'ROYAL BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
TM	320	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M B&B
GRASS				
CO	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

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.

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
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.25	NEW SITE&CIVIL PLANS, CITY COMMENTS	DD
5	26.AUG.25	NEW SITE PLANS&DP COMMENTS	DD
4	26.JUL.07	CITY COMMENT	DD
3	25.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**