



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 6, 2025

From: Joshua Reis
Director, Development

File: DP 19-869484

Re: Application by David J. Ho Architecture Inc. for a Development Permit at
7890 No. 5 Road

Staff Recommendation

That an Environmentally Sensitive Area Development Permit be issued at 7890 No. 5 Road, which would facilitate the construction of an elementary school and associated amenities within the area of the lot which is zoned "Assembly (ASY)".

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

JR:bb

Att. 4

Staff Report

Origin

David J. Ho Architecture Inc. has applied on behalf of Cornerstone Evangelical Baptist Church, to the City of Richmond for an Environmentally Sensitive Area (ESA) Development Permit (DP) to facilitate the construction of an elementary school and associated educational amenities within the portion of the subject site which is zoned “Assembly (ASY)”. An existing church building located on the subject site is proposed to be retained. Location and aerial maps of the subject site are provided in Attachment 1.

A Servicing Agreement (SA) is required prior to Building Permit (BP) issuance and includes, but is not limited to, the design and construction of City utility connections and upgrades, a new bus pad extension and road frontage improvements.

Development Information

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

Background

The subject site is zoned “Assembly (ASY)” in the western portion of the lot, and “Agriculture (AG1)” in the eastern portion, and is designated in the Official Community Plan (OCP) as “Community Institutional (INST)” in the western portion and “Agriculture (AGR)” in the eastern portion. Additionally, the site as a whole is located within the Agricultural Land Reserve (ALR). The subject site includes an existing two-storey church building and a school located across three single-storey portable buildings. The applicant has confirmed that the existing church building provides capacity for 100 people, while the existing school facilities accommodate 311 students and 50 staff members.

The north-western corner and eastern portions of the site are primarily used for farming activities by employees of Garden In Gardens Greenhouse Ltd., which is located on the adjacent site to the north. This is facilitated through a lease agreement that has been in place with the applicant of the subject site since 2013, set to be reviewed for extension on November 10, 2026, and annually thereafter. The applicant has provided a Letter of Confirmation to this effect (Attachment 3).

Development surrounding the subject site is as follows:

- To the North: An agricultural operation (Gardens In Gardens Greenhouse Ltd.) on a site located within the ALR zoned “Agriculture (AG1)” and designated “Agriculture (AGR)” in the OCP.
- To the East: Highway 99 and beyond that are lands located within the ALR and zoned “Agriculture (AG1)” and designated “Agriculture (AGR)” in the OCP.

To the South: Across Blundell Road, there are two religious assembly buildings at 8020 No. 5 Road and 12100 Blundell Road, respectively. Both sites are located within the ALR and are zoned “Assembly (ASY)” and designated as “Community Institutional (INST)” in the OCP.

To the West: Across No. 5 Road, there are two single-family dwellings on properties located within the ALR and zoned “Agriculture (AG1)” and designated “Agriculture (AGR)” in the OCP.

Staff Comments

The proposed development is consistent with the existing Non-Farm Use approval granted by the Agricultural Land Commission (ALC) in 2008. The proposed scheme attached to this report has satisfactorily addressed the environmental concerns and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the “Assembly (ASY)” zone.

Analysis

Conditions of Adjacency

- The proposed three-storey building would be 12.0 m in height, and is similar in height to the existing church building on-site, which measures approximately 10.0 m.
- The proposed building would be screened from the property to the north via proposed landscaping, including a variety of trees and shrubs.
- The proposed buildings are set back 80.0 m from Blundell Road to the south and 75.0 m from No. 5 Road to the west.
- The proposed building would be separated from the eastern portion of the site zoned “Agriculture (AG1)” by a new playground space and a landscaping buffer. This provides a softer and more natural transition from the western portion of the lot which would accommodate the proposed school and existing church, and the eastern portion of the site, which is to remain in use for agricultural purposes. A service road is proposed along the east elevation of the gymnasium and cafeteria component of the proposed development and would be for school use only. The area immediately to the east of the service road would be ecologically restored and landscaped, details of which are provided later in this report.

Site Planning and Design, Parking and Access

- The proposed development includes a new elementary school, gymnasium/cafeteria and auditorium. The existing one-storey portable school buildings would be removed from the site, and all educational operations would be transferred to the new school building. The new school would provide capacity for 475 students (an increase of 164 students from current enrollment).
- The proposed building form would be of a contemporary institutional architectural character that complements the design of the existing church building on-site.
- The proposed building facades include materials such as brick, cedar planks, stucco and stone accenting with glazed windows along the west and east elevations.

- There is an existing septic field located east of the proposed buildings that is to remain and is proposed to be enhanced for use as a Pollinator Meadow.
- The main pedestrian entrance for the proposed school building would be complemented by a built-in canopy along the west elevation to provide enhanced weather protection for students and pedestrians.
- A 2.0 m wide pedestrian pathway is proposed from the main school entrance across the parking area, providing uninterrupted access to and from No. 5 Road. This pathway is complemented by landscaping and curb details to separate the space from parking stalls. It is also texturized by interlocking pavers to differentiate the area from vehicular traffic.
- The subject site is currently accessible via a 12.0 m wide driveway on No. 5 Road. This driveway is proposed to be decommissioned and replaced by a 10.9 m wide driveway immediately south of the existing driveway. Existing vehicular access will be complemented by a second driveway further north of the existing driveway on No. 5 Road that will have a width of 7.5 m.
- In order to accommodate future road frontage improvements prior to development permit issuance, the owner shall provide 3.0 m wide Statutory Right-of-Ways (SRWs) providing Public Rights-of-Passage (PROP) adjacent to No. 5 Road and Blundell Road. A 6.0 m by 6.0 m corner cut SRW PROP is also to be provided at the intersection of No. 5 Road and Blundell Road. The applicant will be responsible for completing the design of the ultimate frontage works to confirm that the works can be provided within the required SRW areas. Details of road frontage improvements are included in Attachment 4 and further described in this report under the Site Servicing and Road Frontage Improvements section.
- A total of 354 parking stalls are proposed to serve both the existing church and the proposed school development in compliance with the Zoning Bylaw, which requires 309 parking stalls.
- The applicant is required to provide the minimum City Electric Vehicle (EV) requirements for a non-residential development, which includes the provision of EV charging capacity to 35 per cent of all proposed parking spaces, as well as an additional 10 per cent of parking spaces featuring opportunity charging with a minimum 40A dedicated circuit per space.
- A total of 22 Class 1 and 126 Class 2 bicycle stalls would be provided in compliance with Zoning Bylaw requirements, with designated bicycle storage areas located between the existing church building and the proposed elementary school building, as well as along the south-east corner of the existing church building. Bicycle amenities would be screened by landscaping and located away from vehicular traffic lanes and parking stalls to provide additional safety for users.
- A garbage and recycling enclosure is to be located behind the proposed school building and would be accessed via a drive aisle along the south of the existing church building. Prior to BP issuance, the applicant is required to provide written confirmation of or produce a copy of a contract with a private waste management company, detailing and confirming waste management operations for the school.

Floodplain Management

- The proposed development must meet the requirements of the Flood Plain Designation and Protection Bylaw 8204. The subject site is located in an area with a designated Flood Construction Level (FCL) of 2.9 m GSC.

- There is an existing Flood Covenant (No. AD275746) registered on title. Prior to DP issuance, the applicant will be required to discharge and replace this agreement with a new flood covenant (2.9 m GSC).

Environmentally Sensitive Area Assessment

- Approximately 3.9 Ha of the subject site is identified as “Freshwater Wetland” ESA. This includes the entire eastern segment of the site zoned “Agriculture (AG1)” and the area to the northwest zoned “Assembly (ASY)” fronting onto No. 5 Road. No buildings or structures are currently located within the ESA area.
- An Environmental Impact Assessment (EIA) prepared by a qualified environmental professional (QEP) was submitted by the applicant, which states that the ESA designated lands do not cover any sensitive or significant aquatic or terrestrial habitat features. The EIA notes that the eastern portion of the subject site contains trees and vegetation, including deciduous and coniferous trees and smaller native and invasive species of shrubs common in Richmond. These trees are proposed to be retained.
- The proposed development would occur within approximately 1.1 Ha of ESA land in the “Assembly (ASY)” zoned portion of the subject site. This area of the ESA has been assessed as having the lowest quality of biodiversity and does not include ecological assets that would be expected to be observed in Freshwater Wetland ESA designated lands.

Tree Inventory

- The applicant has submitted landscape plans prepared by a Registered Landscape Architect, identifying 11 bylaw-sized trees along Blundell Road and No. 5 Road.

Tree Retention

- 10 bylaw-sized Cherry trees, assessed to be healthy, along the No. 5 Road and Blundell Road frontages within the subject site, are proposed to be retained as part of the proposed development, but would conflict with the identified frontage improvements. Further review of these trees will be undertaken in coordination with the design of identified frontage improvements and subsequent future construction of the works.
- Tree protection fencing must be installed to City standards in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.

Tree Replacement

- One bylaw-sized cherry tree situated immediately south of the existing driveway along No. 5 Road is in fair condition but in conflict with the 10.9 m wide driveway proposed to replace the existing 12.0 m wide driveway.
- To account for the future removal of the 10 bylaw-sized trees for frontage improvements, and the removal of the one bylaw-sized cherry Tree due to driveway realignment along No. 5 Road, the applicant has agreed to provide replacement trees along the No. 5 Road frontage and within the “Assembly (ASY)” zoned portion of the subject site.

- A total of 26 replacement trees are proposed, which is more than the 2:1 replacement ratio required under Richmond's Tree Protection Bylaw No. 8057. Replacement trees will be a mix of deciduous species well-suited to the area and prescribed by the applicant's Landscape Architect. These trees will meet the minimum size and height requirements prescribed in Richmond's Tree Protection Bylaw No. 8057. Commitment for the planting of the replacement trees would be secured via a Landscaping Agreement, to be discussed in more detail below.

Proposed ESA Compensation and Landscape Improvements

- To offset the impact of the proposed development on ESA designated lands on-site (ESA Compensation), the applicant has submitted an Ecological Restoration Plan (ERP), prepared by a QEP. The ERP is focused on mitigation measures aimed at improving the ecological quality of the area of the subject site impacted by the proposed development. The ERP recommends a planting scheme which includes the installation of a range of native tree and plant species. The restoration area would be broken down into the following sub-categories of ecological planting types:
 - Shrubland Bog Forest area (3,061 m²);
 - Shrubland Old Field area (4,644 m²); and
 - Pollinator Meadow area (3,060 m²).
- The list of recommended species and their respective quantities are included in the table below:

Species	Quantity (no.)
Red-osier dogwood	200
Red elderberry	200
Hardhack	200
Salal	550
Indian Plum	300
Salmonberry	700
Nootka Rose	250
Black Cottonwood	100
Western Redcedar	50
White Birch	50
Shore Pine	50
Red Alder	100

- In addition to the ERP, the applicant proposes to provide on-site landscaping along the perimeter of the proposed building and within the parking area. This provides a screening buffer from No. 5 Road and improved site beautification. A diversity of trees and shrubs are proposed, including a variety of native species.

- The proposed development would provide for higher ecological value on-site on a more than 1:1 compensation ratio. A total of 10,764 m² of planting area is proposed to offset the 10,749 m² of ESA designated lands into which the proposed development would encroach. This approach satisfies the intent of the ESA DP Guidelines and OCP objectives relating to environmental enhancement.
- The applicant has agreed to enter into a Landscaping Agreement with the City to implement the required on-site landscaping and ecological restoration and to provide a security of \$132,466.80 for ecological restoration and enhancement and a security of \$45,000.00 for landscape planting (based on the cost estimate provided by the QEP). The applicant is required to enter into the Landscape Agreement, stipulating a monitoring and annual reporting period of five years on the status of the landscaping and ecological enhancement by a QEP, and make payment of the identified securities prior to DP issuance.
- The ALC has reviewed the proposed development, including general landscaping and ecological restoration plans for the site as a whole and is supportive of the proposal as it is consistent with previous plans reviewed by the ALC. Should the owners decide in the future to farm within the “Agriculture (AG1)” zoned portion of the site, they would be required to obtain approval from the ALC given it would be inconsistent with plans approved under the Non-Farm Use application in 2008, and farming of the agricultural lands would require provincial permitting for soil import or other land modifications.

Sustainability

- The proposed building would be required to be constructed in compliance with Part 8 of the NECB 2020 energy performance standards, as required under the BC Building Code 2024. Confirmation of compliance is required prior to BP issuance via the submission of a statement provided to the City prepared by the coordinating registered professional.

Site Servicing and Road Frontage Improvements

- The applicant is required to enter into a SA prior to the issuance of the BP for the design and construction of the identified frontage improvements and servicing connections and upgrades, which would include, but are not limited to, the following:
 - Water systems upgrades, including the installation of new fire hydrants to meet the City’s requirements;
 - Storm sewer upgrades along No. 5 Road frontage and capping and removing all existing storm connections to the development site and replacing them with one new storm connection;
 - A review of the existing on-site sanitary system and a strategy for sanitary services;
 - Decommissioning of the existing driveway along No. 5 Road and replacing the driveway with two new driveways, with one centrally placed in close proximity to the decommissioned driveway (with a width of 10.9 m) and another driveway placed further north along No. 5 Road (with a width of 7.5 m);
 - Permanent physical access control infrastructure to be built to enforce Right Out Only, either as a driveway channelized island or a raised centre median;

- A new bus pad, including electric connection, on No. 5 Road adjacent to the existing bus stop in front of the subject site; and
- Construct frontage improvements along No. 5 Road and Blundell Road to include an interim 1.5 m boulevard and 2.0 m sidewalk, accessible curb ramps and other improvements. Where possible, frontage works will seek to minimize tree impacts to the satisfaction of the Director of Transportation. The applicant is required to design and submit the drawings for the ultimate frontage works for No. 5 Road and Blundell Road to construct a 1.5 m wide boulevard buffer, 4.0 m wide multi-use pathway, 0.3 m wide landscaping buffer, and any retaining wall required to confirm that PROP SRWs on both streets are sufficient to be secured, prior to the issuance of the BP. The Ultimate frontage improvements along No. 5 Road and the Blundell Road frontage, would be constructed by the City at a later date, and when long-term cycling network improvements are undertaken on Blundell Road.

Financial Impact

This development application results in an insignificant Operational Budget Impact (OBI) for the off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, streetlights, and traffic lights).

Conclusion

As the proposed development would meet applicable policies and guidelines, staff recommend that the ESA DP be endorsed, and issuance by Council be recommended. A full list of the conditions and considerations which must be completed prior to council issuance are attached (Attachment 4).



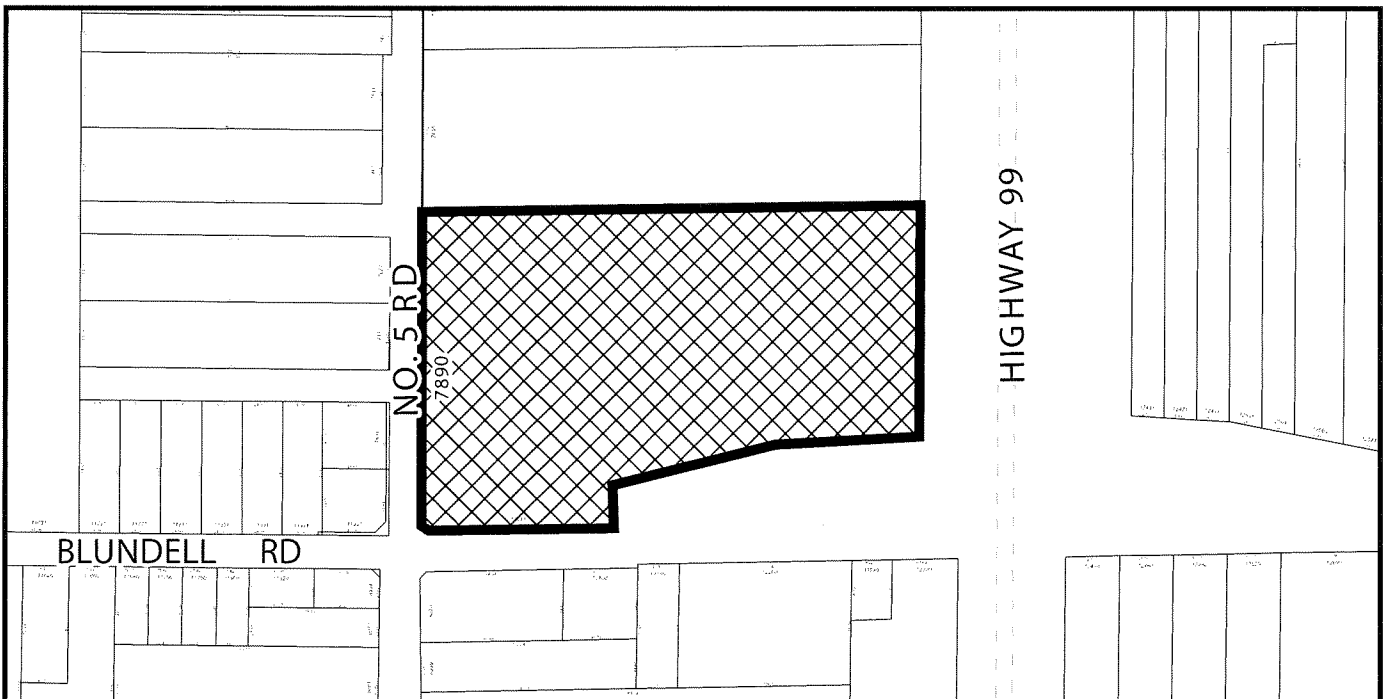
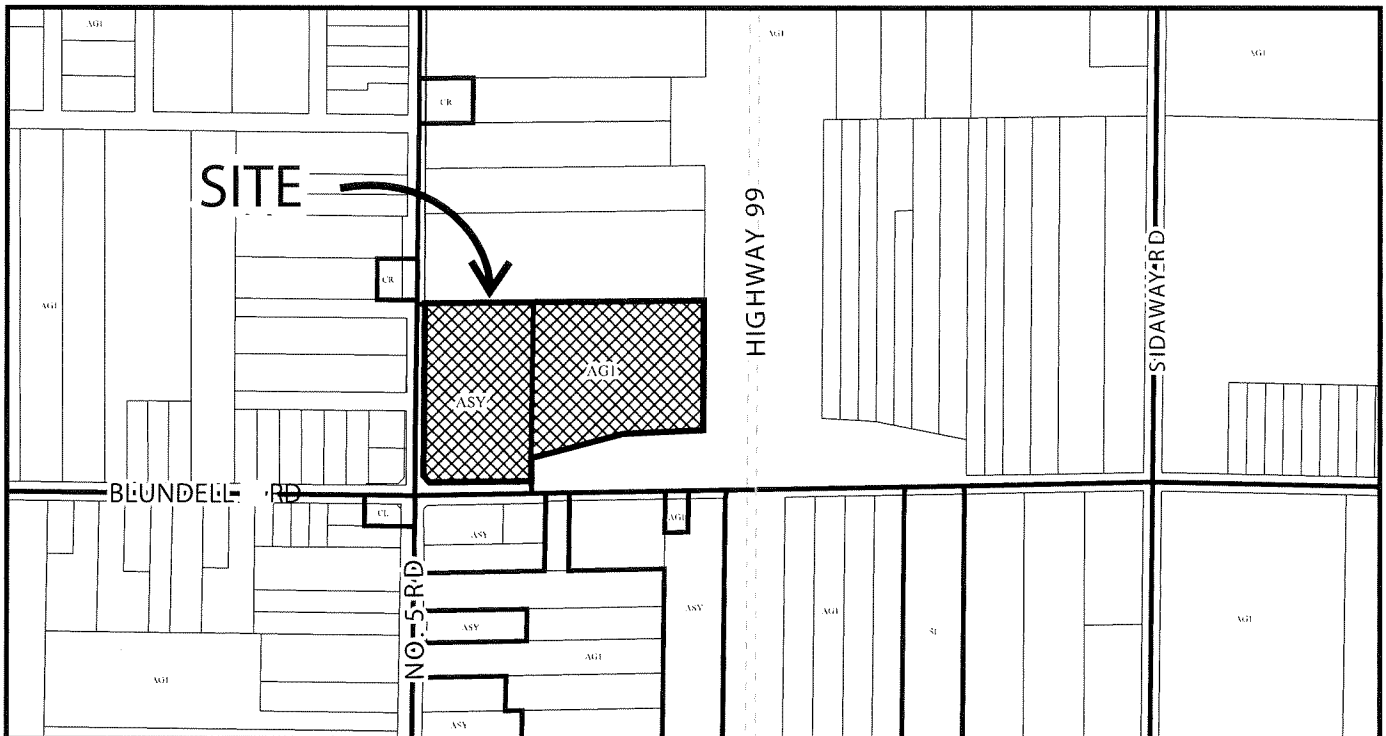
Babak Behnia
Planner 2
(604-204-8639)

BB:cas

- Att.
- 1: Location Map
 - 2: Development Application Data Sheet
 - 3: Letter of Confirmation of Lease Agreement for Farming Activities
 - 4: Development Permit Considerations



City of Richmond



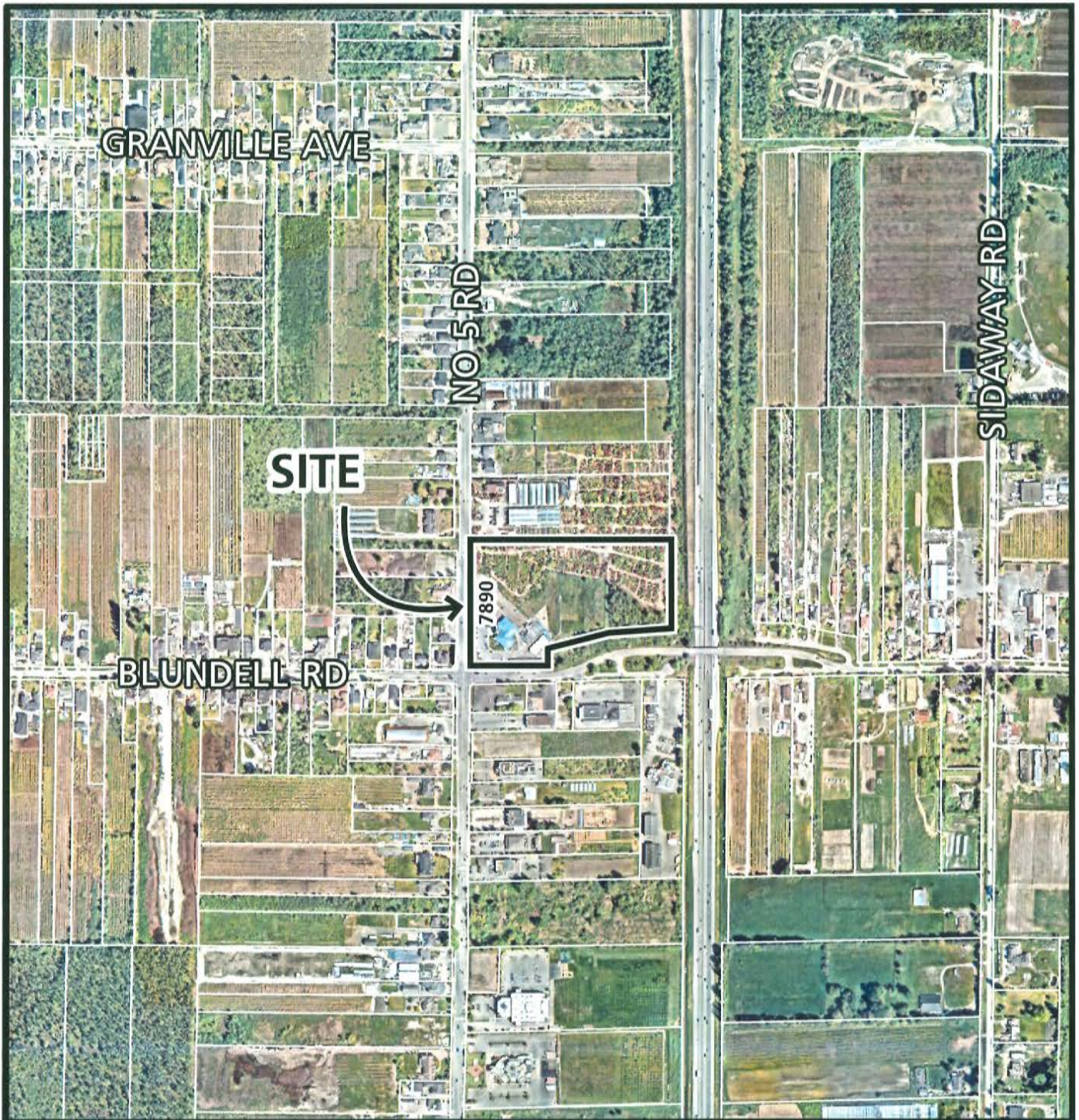
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Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 19-869484

Original Date: 06/23/25
Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet

Development Applications Department

DP19-869484

Attachment 2

Address: 7890 No. 5 Road

Applicant: David J. Ho. Architecture Inc. Owner: Cornerstone Baptist Church of Vancouver

Planning Area(s): East Richmond (Subject to No. 5 Road Backlands Policy)

	Existing	Proposed
Owner:	Cornerstone Evangelical Baptist Church of Vancouver	No Change
Site area (m²):	22,867.6 m ²	No Change
OCP Designation:	Agriculture (AGR) (partial) Community Institutional (INST) (partial)	No Change
Zoning:	Assembly (ASY) (partial) Agriculture (AG1) (partial)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max: 0.5	0.39	none permitted
Lot Coverage (% of lot area):	Building: Max. 35%	26.3%	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 7.5 m Side: Min. 7.5 m	Complies	none
Height	Max: 12.0 m	12.0 m	none
Off-street Parking Spaces – Total:	309 spaces required	354	none
Bicycle Parking Spaces	Class 1: 22 Class 2: 126	Class 1: 22 Class 2: 126	none



Garden In Gardens Greenhouse Ltd.

7600 No.5 Road Richmond, BC, V6Y 2V2

Phone: 604-233-2323

Fax: 604-233-0903

May 22, 2025

This Letter is to confirm Garden In Gardens have been actively farming 4+ acres of land leased from Cornerstone Evangelical Baptist Church (CEBC) of 7890 No 5 Rd, Richmond, BC since 2013. There is an ongoing agreement with CEBC, with the first contract review scheduled for November 10, 2026, and annually thereafter.

Trees and shrubs are currently being grown on the property leased. Our current B.C Assessment indicating farm status and/or our B.C Farmer ID card can be provided upon request from the City.

A handwritten signature in black ink, appearing to read 'Kevin Wu', with a stylized, cursive script.

Kevin Wu

General Manager



City of
Richmond

Development Permit Considerations

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

Address: 7890 No. 5 Road

File No.: DP 19-869484

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

1. **(Ecological Restoration Security)** Receipt of a Letter of Credit for Ecological Restoration of the ESA in the AG-1 Zone portion of the site in the amount of \$132,466.80 plus taxes, inclusive of a 10% contingency cost (as per the estimate provided by Garden In Gardens Greenhouse Ltd. on August 12, 2024).
2. **(Landscaping Security)** Receipt of a Letter of Credit for landscaping \$45,000 plus taxes, inclusive of a 10% contingency cost (as per the landscape cost estimate provided by Garden In Gardens Greenhouse Ltd., on August 12, 2024).
3. **(Landscaping Agreement)** Registration of a legal agreement on Title to identify ESA enhancement in lieu of the proposed development in the ESA and to ensure that landscaping is planted and retained as identified in the submitted Environmental Impact Assessment (EIA) Report prepared by AquaTerra Environmental Limited, dated March 2022 as well as per the Habitat Restoration Plan prepared by AquaTerra Limited, dated December 2023. The Agreement would also require a monitoring and annual reporting period of 5 years on the status of the landscaping and ecological enhancement by a QEP to be submitted to the City.
4. **(ESA Protection)** Installation of appropriate tree protection fencing around all vegetated areas and general ESA designated lands that are to be ecologically restored and remediated as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. **(ESA Monitoring)** Submission of a contract between the owner and a Qualified Environmental Professional (QEP) confirming monitoring and supervising of any works occurring in close proximity to the ESA during development of the site.
6. **(Flood Covenant Discharge and Registration of New Flood Covenant)** Discharge Flood Covenant AD275746 from title and registration of a new Flood Indemnity Covenant on Title (2.9 GSC).
7. **(Statutory Right of Way No. 5 Road)** Granting a Public Right of Passage (PROP) Statutory Right-of-Way (SRW) of 3.0 m width along the No. 5 Road portion of the site to accommodate future road improvements which would include a 1.5 m wide boulevard, a 4.0 m wide multi-use pathway (MUP) and an additional 0.3 m wide boulevard.
8. **(Statutory Right of Way Blundell Road)** Granting a PROP SRW of 3.0 m width along the Blundell Road portion of the site to accommodate future road improvements which would include a 1.5 m wide boulevard, a 4.0 m wide multi-use pathway (MUP) and an additional 0.3 m wide boulevard. The SRW would include all frontage areas corresponding to the portion of the site that is zoned "Assembly (ASY)".
9. **(Corner SRW)** Granting a SRW with a corner cut of 6.0 m by 6.0 m at the intersection of No. 5 Road and Blundell Road.
10. **(Notice Fees)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.

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

1. **[Servicing Agreement]** The owner would be required to enter into a Servicing Agreement with the City for the design and construction of site servicing and off-site works and frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Initial: _____

1.1 Water Works:

- a) Using the OCP Model, there is 737 L/s of water available at a 20 psi residual at the No 5 Road frontage, and 851 L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. Based on preliminary review, an additional three hydrants will be required; two on No 5 Road and one on Blundell Road, to meet the 75 m spacing requirements.
 - iii) Confirm that the existing water service connection is adequate for the proposed development. If not, the City shall upsize the water connection at the developer's cost.
 - iv) Install a meter on the existing water service connection (or new water connection, if upsizing is required). Meter to be located onsite in a right-of-way, as described below.
 - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

1.2 Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Upgrade approximately 200 m of storm sewer along the development's No 5 Road frontage to OCP size. The new storm sewer shall be located within the driving portion of the roadway (i.e. not behind the curb).
 - iii) Perform a capacity analysis of the proposed storm sewer to determine the required size to suit OCP conditions.
 - iv) Cap and remove all existing storm connections to the development site. Provide one new storm connection, complete with inspection chamber, off the proposed storm sewer.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

1.3 Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide a strategy for sanitary servicing onsite. The developer may opt to connect to an onsite sanitary disposal system (such as the existing septic field), or propose a connection to the City's sanitary system for review and approval by the City. A strategy for sanitary servicing must be approved by the City prior to the development permit proceeding to development permit panel.

Initial: _____

1.4 Frontage Improvements:

- a) At Developer's cost, the Developer is required to:
- i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - ii) To underground overhead service lines.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - iv) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - v) Complete other frontage improvements accounting for the following:
 - Existing driveway along No. 5 Road to be decommissioned and replaced with two new driveways with one centrally located driveway with a width of 10.9 m and a northern driveway with a width of 7.5 m.
 - Permanent physical access control infrastructure to be built to enforce Right Out Only, either as driveway channelized island or raised centre median; and
 - Driveway widths to conform to engineering design specifications.
 - Design and construct a new bus pad (3 m x 9 m) along No. 5 Road adjacent to the existing bus stop fronting the subject property. The bus pad is to be complemented with electric connection to the satisfaction of the Director of Transportation.
 - Construct frontage improvements along No.5 Road and Blundell Road to include an interim 1.5 m boulevard and 2.0 m sidewalk, accessible curb ramps and other improvements to the satisfaction of the Director of Transportation in the City. Where possible, frontage improvements works will seek to minimize impact to existing trees. The applicant is required to design and submit the drawings for ultimate frontage works for No. 5 Road and Blundell Road to construct a 1.5 m wide boulevard buffer, 4.0 m wide multi-use pathway (MUP), 0.3 m wide landscaping buffer, and any retaining wall required to confirm that PROP SRWs on both streets are sufficient to be secured prior to the issuance of the building permit. The Ultimate frontage improvements, including the areas south of the new centrally located driveway along No. 5 Road and the Blundell Road frontage, will be constructed by the City at a later date, and when long term cycling network improvements are undertaken on Blundell Road.

Initial: _____

General Items:

1. At Developer's cost, the Developer is required to:
 - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - ii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
 - iii) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
2. The owner is required to provide written confirmation of or produce a copy of a contract entered into between the property owner of 7890 No. 5 Road and a private Waste Management company detailing and confirming waste management operations for the proposed school, gymnasium/cafeteria and auditorium.
3. The owner is required to provide plans confirming on-site parking area standards as it relates to primary school pathway for pedestrian access to the building being constructed to a minimum of 1.8 m width and being buffered on both sides by boulevards and wheel stops for additional protection from vehicular traffic, ensuring that all parking stalls fronting pedestrian areas would be complemented by wheel stops, and confirming that physical driveway infrastructure would be built to enforce Right Out Only, all driveways to line up with drive aisles on-site, and no delineators would be included on public right of way.
4. Submission of a statement of Energy Compliance with the BCBC 2024 (Part 8 of NECB 2020) must be provided by a Coordinating Registered Professional, confirming that the applicable Energy performance targets have been considered in the proposed design.
5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
6. 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.

Initial: _____

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Signed copy on file]

Signed

Date



No. DP 19-869484

To the Holder: Cornerstone Evangelical Baptist Church of
Vancouver B.C Inc. No. 13833S

Property Address: 7890 No. 5 Road
Richmond, BC V6Y 2V2

Address: 7890 No. 5 Road
Richmond, BC V6Y 2V2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4, attached hereto.
4. As a condition of the issuance of the Permit, the City is holding a security in the amount of \$132,466.80, to ensure the ecological restoration and enhancement on the site as well as security in the amount of \$45,000 to ensure landscaping planting on the site is in accordance with the terms and conditions of this Permit. the condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

No. DP 19-869484

To the Holder: Cornerstone Evangelical Baptist Church of
Vancouver B.C Inc. No. 13833S

Property Address: 7890 No. 5 Road
Richmond, BC V6Y 2V2

Address: 7890 No. 5 Road
Richmond, BC V6Y 2V2

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

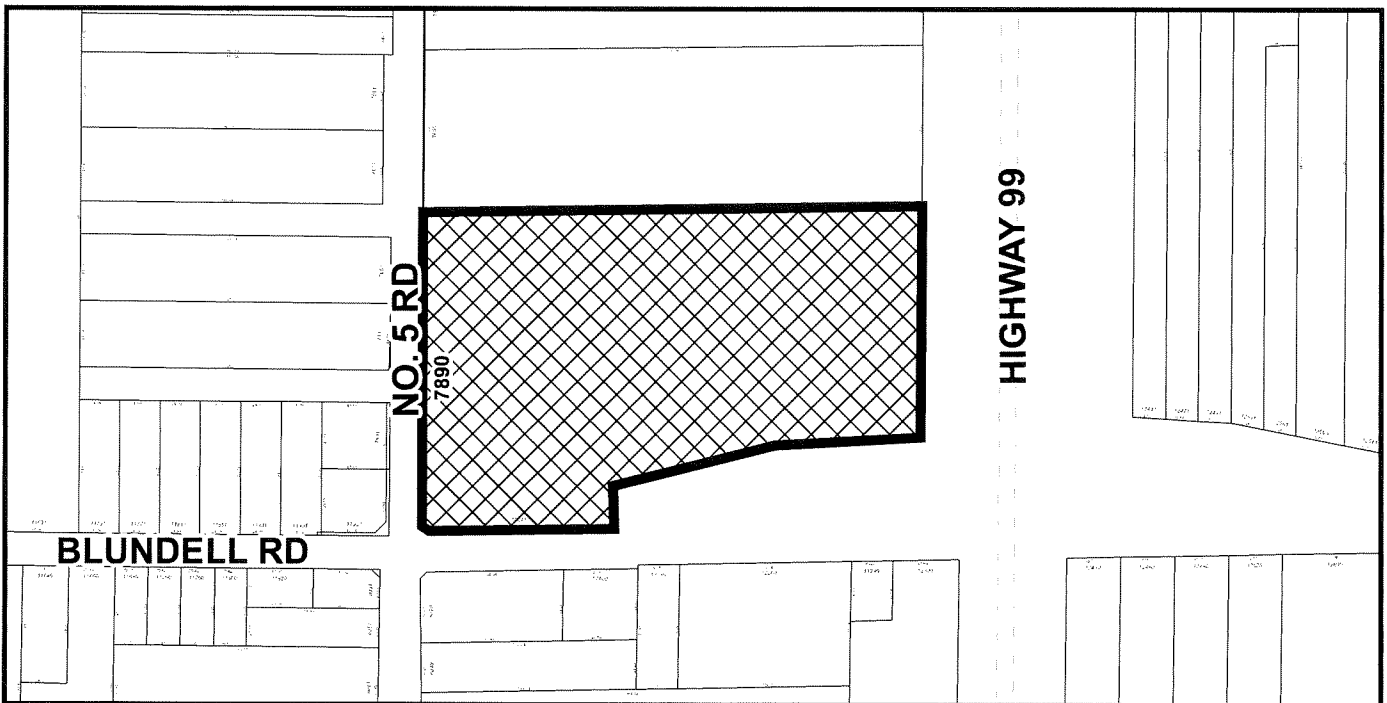
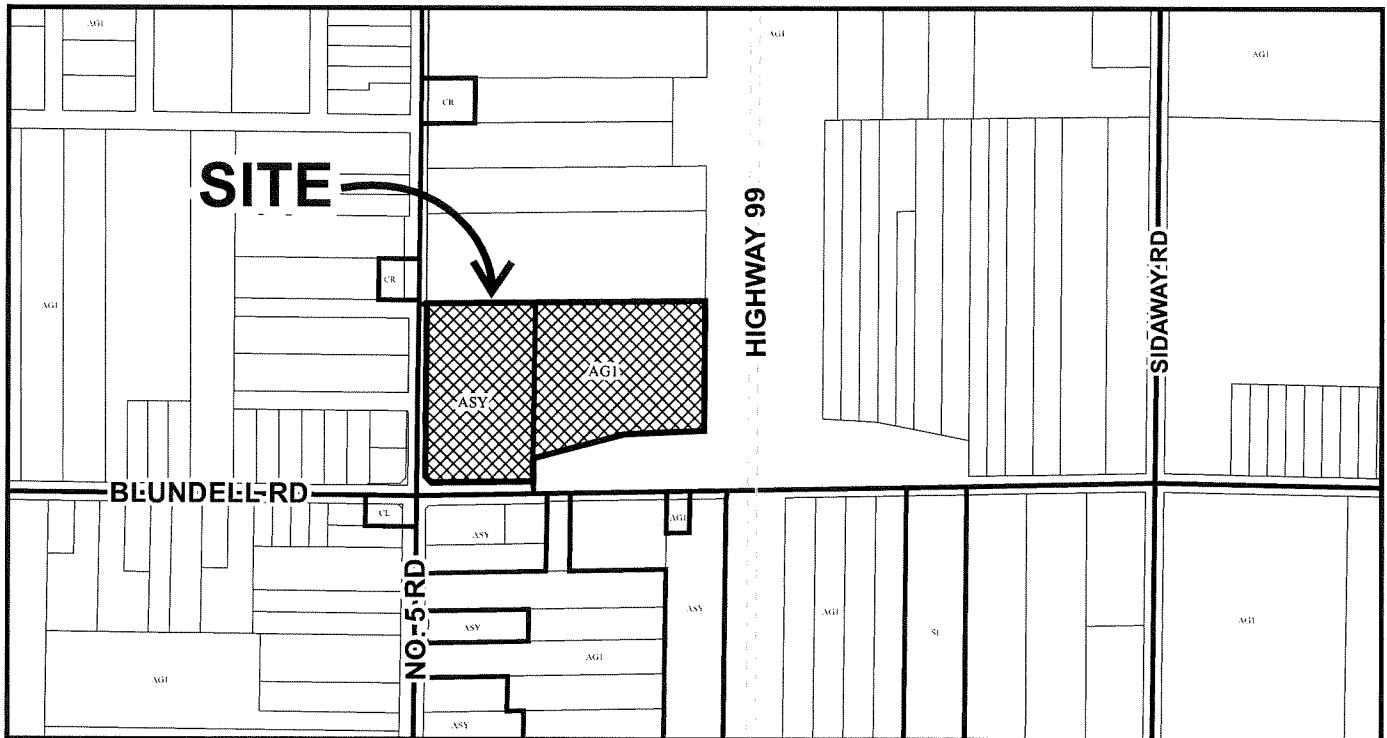
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

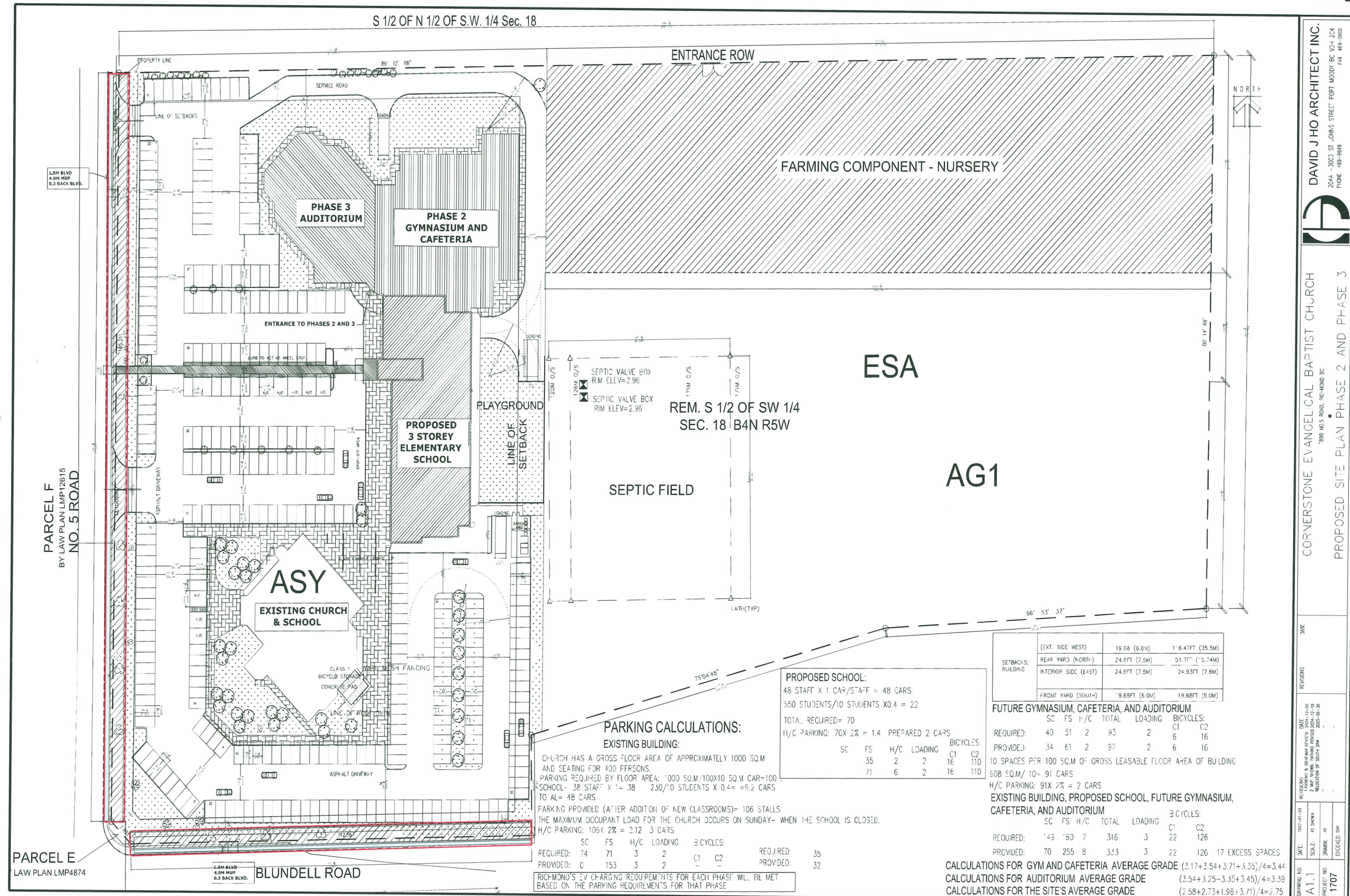


DP 19-869484
SCHEDULE "A"

Original Date: 08/13/19

Revision Date:

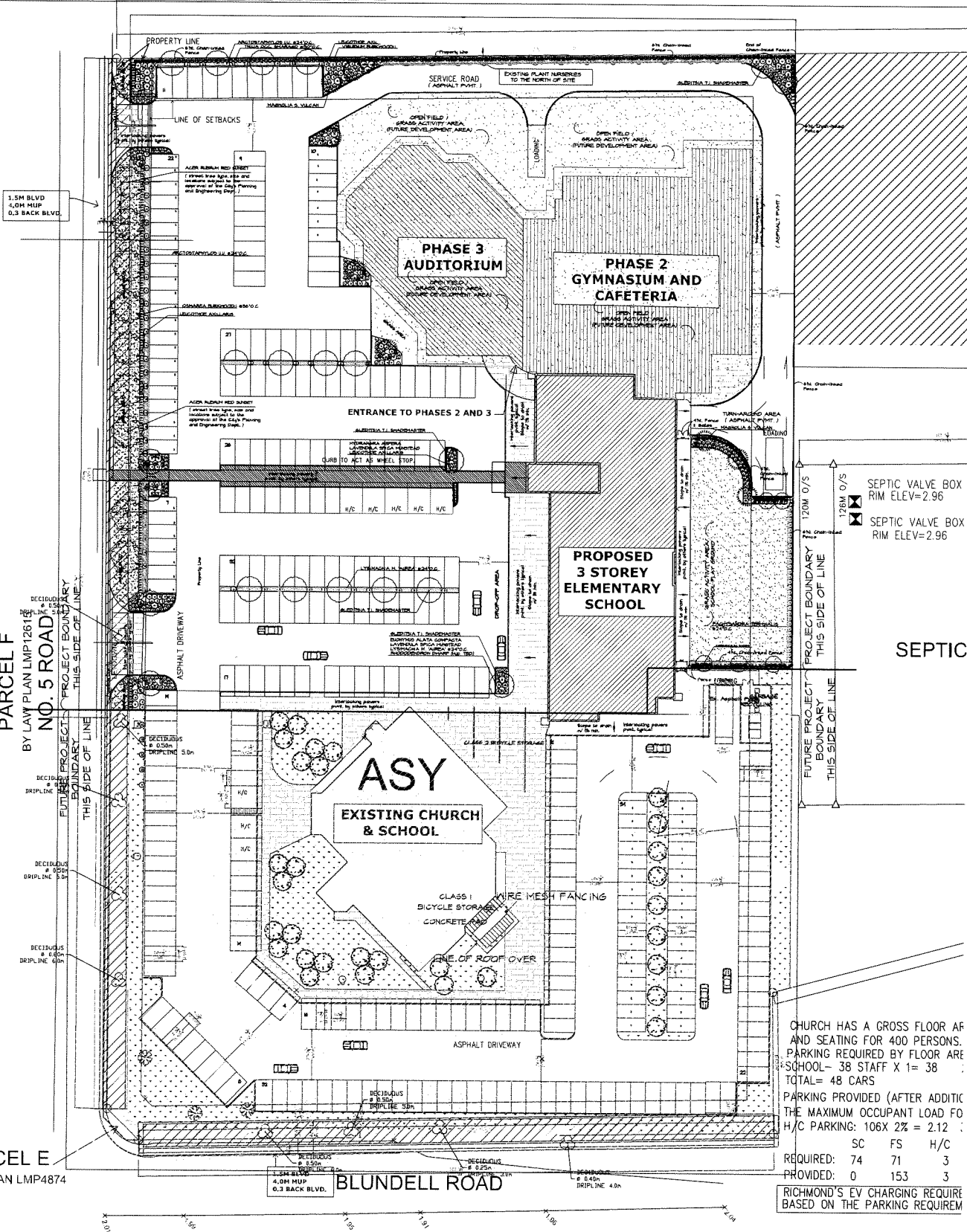
Note: Dimensions are in METRES



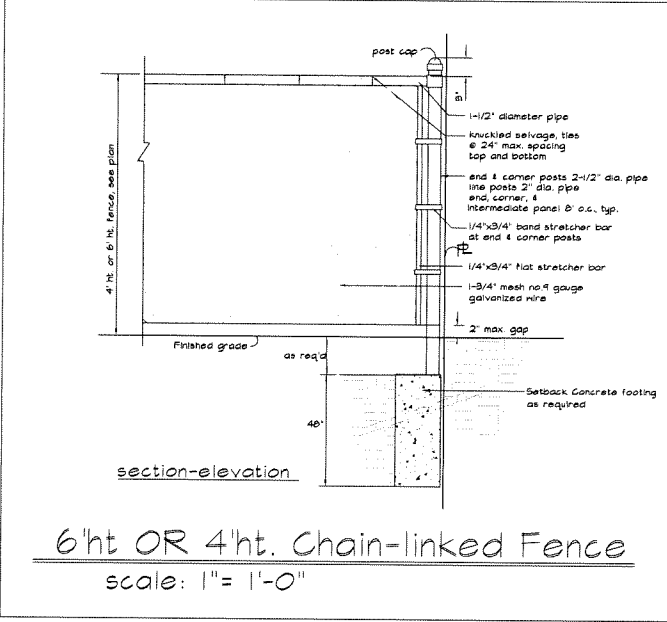
NOTE: Existing landscaping to remain unchanged.

PARCEL E
BY LAW PLAN LMP4874

PARCEL F
BY LAW PLAN LMP126115
NO. 5 ROAD



CHURCH HAS A GROSS FLOOR AREA OF 10,000 SQ. FT. AND SEATING FOR 400 PERSONS. PARKING REQUIRED BY FLOOR AREA: SCHOOL - 38 STAFF X 1 = 38 TOTAL = 48 CARS. PARKING PROVIDED (AFTER ADDITION OF MAXIMUM OCCUPANT LOAD FOR H/C PARKING: 106X 2% = 2.12 SC FS H/C REQUIRED: 74 71 3 PROVIDED: 0 153 3 RICHMOND'S EV CHARGING REQUIREMENT BASED ON THE PARKING REQUIREMENT



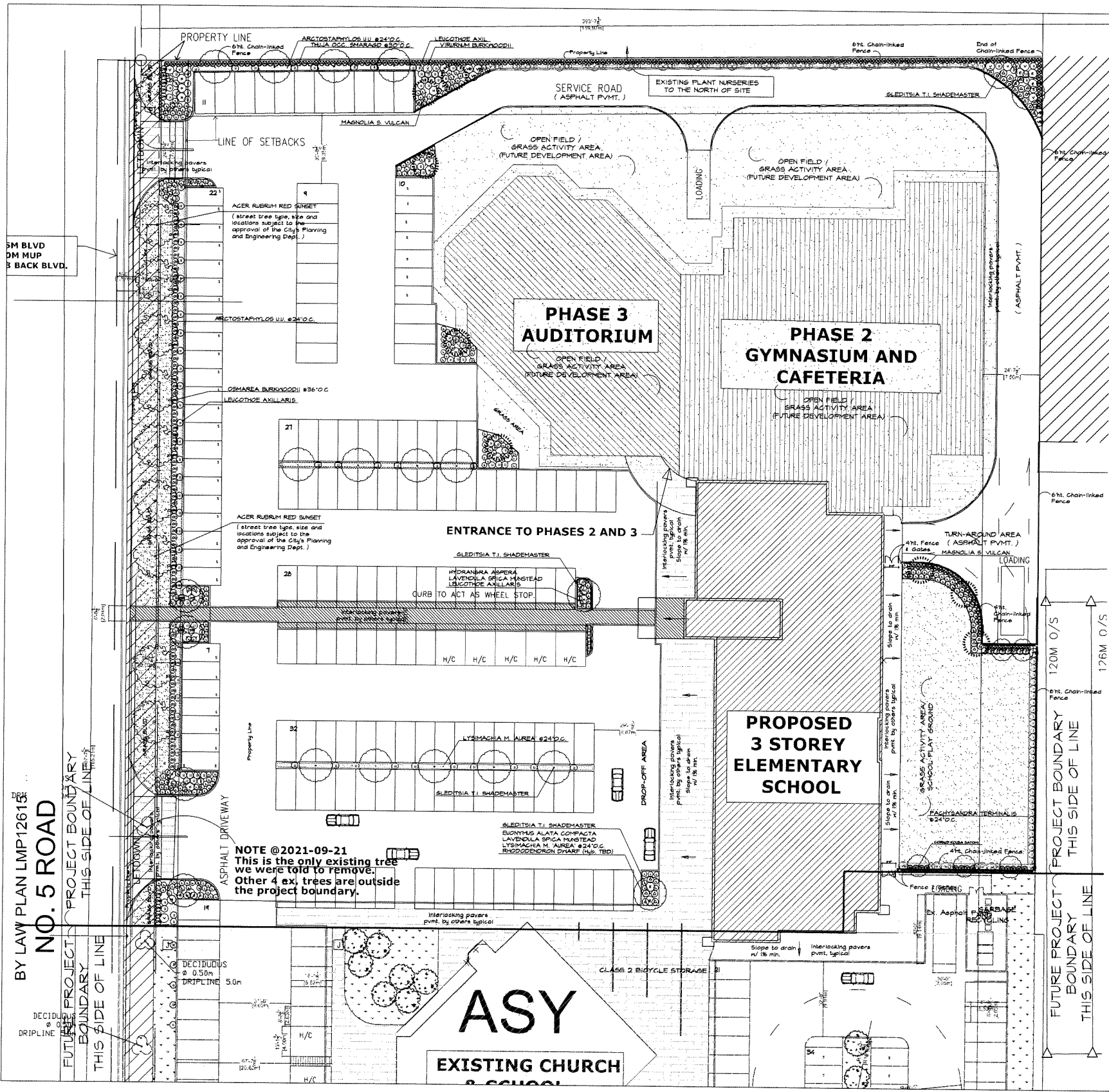
NO.	DATE	REVISIONS
#6	July 1, 2025	Replacement of arch site plan dated 2025-07-02, overall adjustment to planting and added beds, revised plant list.
#5	June 30, 2025	Major overall revision as per arch dng. to entire parking lot and boulevard planting and plant list.
#4	Feb 3, 2025	Upgraded to full planting plan and plant list.
#3	Jan 26, 2025	Perimeter fences along North and East boundary changed to 6'ht chain-linked fence, details added; planting and P. List adjusted. Fonts size increased for printing.
#2	Oct 19, 2020	Major overall revision as per Arch's NEW site plan dated 2021-04-19. ALL parking area planting beds and islands; addition of entry walkway, relocation of access driveway and turn-around area in the back. Adjustment of grass area, other area of planting beds and Plant List.
#1	Jul 6, 2020	Major overall revision as per Arch's NEW site plan dated June 10. ALL parking area planting beds and islands; addition of planting beds at North P.L. and on 3 sides of the Play Ground; notes and Plant List; added fence details.

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FRED LIU & ASSOCIATES, INC.
Landscape Consultant
Vancouver BC V5P 2L3
Email: landarch3000@gmail.com TEL: (604) 327-7541

CORNERSTONE EVANGELICAL BAPTIST CHURCH
7890 W.S. ROAD, RICHMOND BC
LANDSCAPE KEY PLAN.
DAVID J HO ARCHITECT INC.
2044 - 3003 ST JOHNS STREET PORT MOODY BC V3H 2C4
PHONE 468-8868 FAX 468-8860

DRAWING NO.	DATE	SCALE	PROJECT NO.	CHECKED BY
L2 of 2	APRIL 2019	1/8" = 1'-0"	19-869484	DLH



PLANT LIST					Project No. 190404.DHO	
					Updated @2025-07-04	
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE		
10	10	ACER RUBRUM RED SUNSET	Red Sunset Maple	B4B 8cm cal, 1.8m Std.		
5	5	CORNUS KOUSA SATOMI	Sakami Dogwood	B4B 6cm cal, 2.5m ht.		
21	21	SLEDITSIA T.J. SHADEMASTER	Shademaster Honeylocust	B4B 7cm cal, 1.8m Std.		
8	8	MAGNOLIA SOULANGIANA VULCAN	Vulcan Magnolia	B4B 7cm cal, 1.8m Std.		
375	375	ARCTOSTAPHYLOS ULL. VANG. JADE	Vancouver Jade Kinnikinnick	#1 pot Heavy		
15	15	BUONTHUS ALATA COMPACTA	Dwarf Burning Bush	#5 pot 50cm ht. Bushy		
25	25	HYDRANGEA ASPERA	Aspera Hydrangea	#5 pot 60cm ht. Bushy		
248	248	LAVENDULA SPICA MISTEAD	English Lavender	#2 pot 35cm ht.		
204	204	LEUCOTHOE AXILLARIS	Leucothoe	#3 pot 40cm ht./epd.		
100	100	LYSMACHIA HUMILIARIA 'AUREA'	Moneywort	#1 pot Heavy		
45	45	OSMAREA BURKWOODII	Burkwood Osmarea	#3 pot 40cm ht./epd.		
150	150	PACHYSANDRA TERMINALIS	Japanese Spurge	#1 pot Heavy		
21	21	RHOODENDRON DRAKE (Hyb. TBD)	Dwarf Rhododendron	#2 pot 35cm ht.		
203	203	THUJA OCC. SHARASD	Emerald Hedge Cedar	B4B 1.5m ht.		
9	9	VIBURNUM BODINANTENSE DAWN	Pink Dawn Viburnum	#5 pot 60cm ht. Bushy		
28	28	VIBURNUM BURKWOODII	Burkwood Viburnum	#5 pot 60cm ht. Bushy		

NOTE: 1. All plant materials shall meet or exceed BCSLABCLNA Standard.
2. All grass areas shall be sodded unless otherwise indicated.
3. 'Hyb. TBD' denotes hybrids to be determined at the nursery during plant material inspection.
4. For all other requirements, see Landscape Specifications & Details on 6.5'x11' sheets.
(Spec. is to be included for tendering & construction use)

NO.	DATE	REVISIONS
#6	July 1, 2025	Replacement of arch site plan dated 2025-07-02, overall adjustment to planting and added beds, revised plant list.
#5	June 30, 2025	Major overall revision as per arch dng. to entire parking lot and boulevard, planting and plant list.
#4	Feb. 8, 2025	Upgraded to full planting plan and plant list.
#3	Jan. 26, 2020	Perimeter fences along North and East boundary changed to 6'ht. chain-linked fence, details added; planting and P. List adjusted. Fonts size increased for printing.
#2	Oct. 19, 2020	Major overall revision as per Arch's NEW site plan dated 2021-09-13: ALL parking area planting beds and islands; addition of entry walkway; relocation of access driveway and turn-around area in the back; Adjustment of grass area, other area of planting beds and Plant List.
#1	Jul. 6, 2020	Major overall revision as per Arch's NEW site plan dated June 10: ALL parking area planting beds and islands; addition of planting beds at North P.L., and on S sides of the Play Ground; notes and Plant List; added fence details.

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Vancouver BC V5P 2L3
Email: landarch3000@gmail.com TEL: (604) 321-7541

DAVID J HO ARCHITECT INC.
204A - 3003 ST JOHNS STREET PORT MOODY BC V3H 2C4
PHONE 493-9885

CORNERSTONE EVANGELICAL BAPTIST CHURCH
7880 NO.5 ROAD, RICHMOND BC

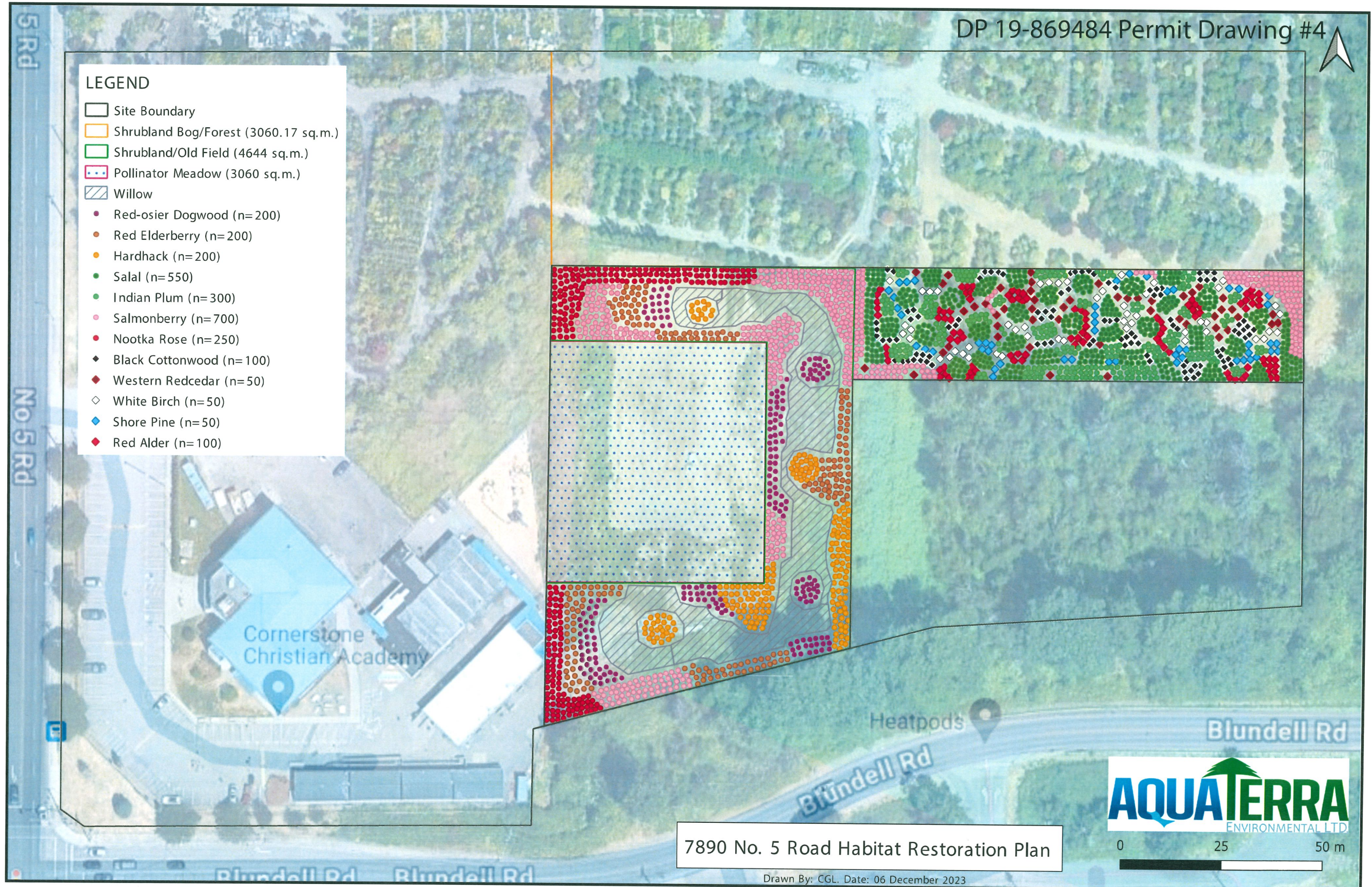
LANDSCAPE PLANTING PLAN

DATE	REVISIONS	DATE	REVISIONS
APRIL 2019	1:1:2:0		
LJ 01-2	SCALE		
PROJECT NO.	DRAWN: MS		
190404.DHO	CHECKED: FL		

Plan 20250701

LEGEND

- Site Boundary
- Shrubland Bog/Forest (3060.17 sq.m.)
- Shrubland/Old Field (4644 sq.m.)
- Pollinator Meadow (3060 sq.m.)
- Willow
- Red-osier Dogwood (n=200)
- Red Elderberry (n=200)
- Hardhack (n=200)
- Salal (n=550)
- Indian Plum (n=300)
- Salmonberry (n=700)
- Nootka Rose (n=250)
- ◆ Black Cottonwood (n=100)
- ◆ Western Redcedar (n=50)
- ◇ White Birch (n=50)
- ◆ Shore Pine (n=50)
- ◆ Red Alder (n=100)

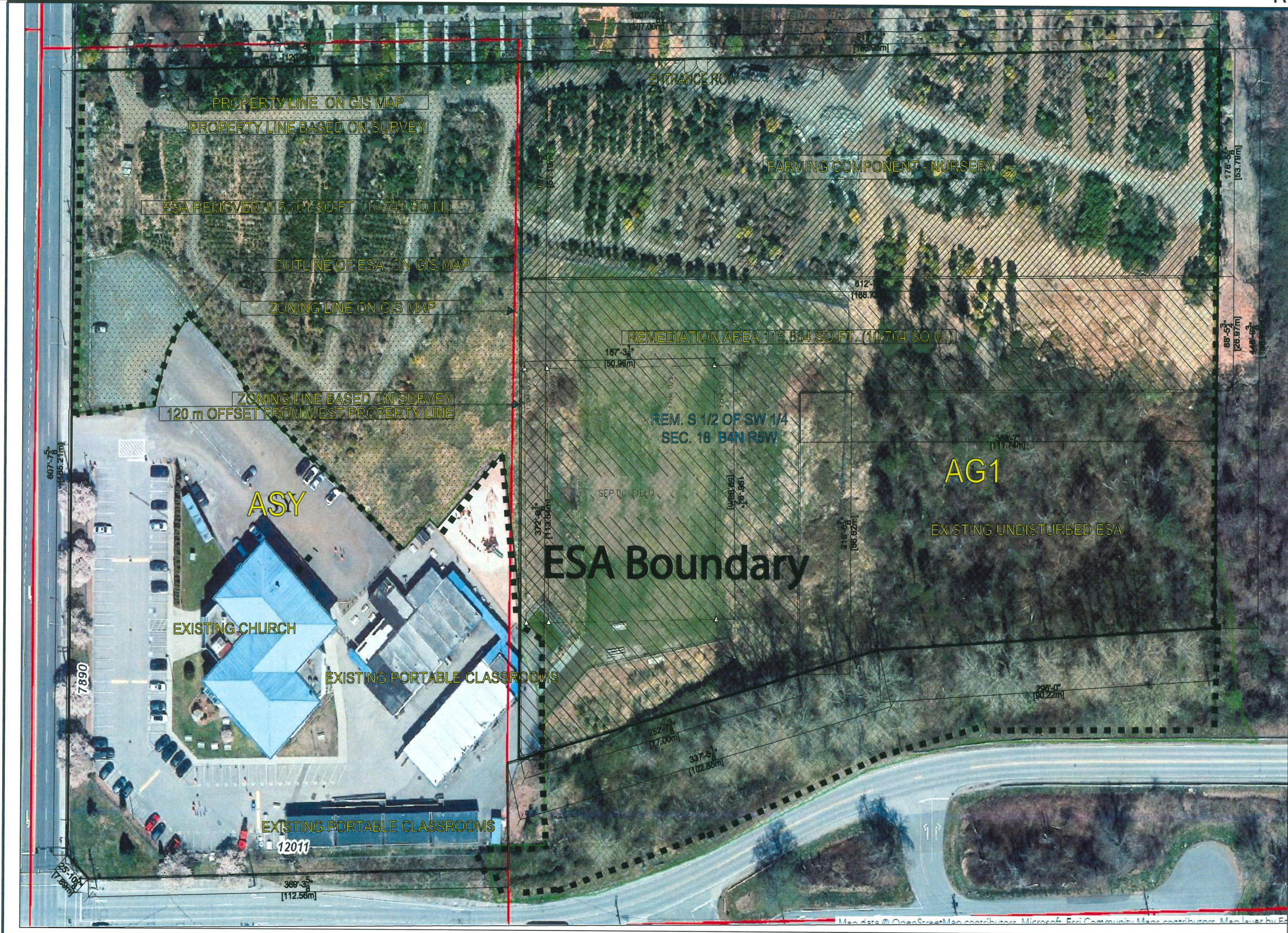


7890 No. 5 Road Habitat Restoration Plan

Drawn By: CGL. Date: 06 December 2023



Reference Plan



DRAWING NO. A1.2	DATE: 2022.01.20	REVISIONS	DATE	<p>CORNERSTONE EVANGELICAL BAPTIST CHURCH</p> <p>7890 NO.5 ROAD RICHMOND B.C.</p> <p>COMPARISON OF GIS MAP AND SURVEY</p>
	SCALE: 1/8"			
	DRAWN: AM			
	CHECKED: BM			
PROJECT NO. 1707				

DAVID J HO ARCHITECT INC.
2044 -3003 ST JOHNS STREET PORT MOODY BC V3H 2C4
PHONE 469-9649 FAX 469-0800

Reference Plan

