



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 5, 2025

From: Joshua Reis
Director, Development

File: DP 23-031345

Re: Application by Jack Peccia for a Development Permit at
12399 Steveston Highway

Staff Recommendation

That a Development Permit be issued which would permit the construction of a two-storey commercial building at 12399 Steveston Highway on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)".

Joshua Reis
Director, Development

JR:ak
Att. 3

Staff Report

Origin

Jack Peccia, on behalf of 0864227 BC Ltd (Director: Rick Ilich), has applied to the City of Richmond for permission to develop a two-storey commercial building at 12399 Steveston Highway on Air Space Parcel 3, zoned “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)”. Air Space Parcel 3 (ASP3) is situated on top of an existing parkade and concrete pad that was constructed as part of the overall development known as “The Gardens”, which was approved by a separate Rezoning and Development Permit (RZ 08-450659 and DP 10-544504). A location map of the site is provided in Attachment 1.

There is no new servicing agreement associated with this Development Permit (DP) application, given the limited scope of the proposed development. The new building will be serviced by the existing privately owned and maintained on-site systems, which also service the adjacent properties forming part of “The Gardens” development. The applicant understands that the City will not grant utility connections such as storm sewer, sanitary sewer, watermain and streetlight to the new development.

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

Development surrounding the subject site is as follows:

- To the north: Across the internal roadway is a three-storey townhouse development and an eight-storey apartment building.
- To the east: The southbound Highway 99 off-ramp. Beyond that Highway 99 running north-south.
- To the south: Across Steveston Highway are industrial and auto-oriented commercial buildings with access from No. 5 Road.
- To the west: Across the internal driveway are two, four-storey mixed-use buildings with commercial at grade, and three-storeys of apartment residential above. Both buildings are part of “The Gardens” development.

Staff Comments

The proposed development 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, the proposed development complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the “Commercial Mixed Use (ZMU18) – The Gardens” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposed development on February 20, 2025, and supported the project, subject to the applicant giving consideration to the comments identified by the Panel. A copy of the relevant excerpt from the ADP meeting 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

Existing Encumbrances

There are a number of legal agreements and covenants registered on Title, including but not limited to:

- CA2088667, City flood covenant.
- CA2088672, City noise attenuation covenant to ensure that buildings are constructed with traffic noise mitigation measures, in accordance with the acoustic report referenced in the legal agreement. This covenant is not applicable to the new commercial development as its intent was to minimize potential traffic noise for residential buildings.
- CA2088628, Statutory Right-of-Way (SRW) to provide for City and public access over the owner constructed and maintained road works.
- CA2088692 and CA2088693, a blanket SRW in favour of the City and all members of the public for access.

The applicant's lawyer has provided a Title summary confirming that the proposed development does not conflict with these existing encumbrances.

Conditions of Adjacency

- The subject site is located within "The Gardens" in Air Space Parcel 3 (ASP3). This is situated at the southeast corner of "The Gardens" development site, above the existing shared underground parking structure. The stairs and elevator space from the parkade to the ground level has already been constructed as part of the original development and will be incorporated into the new construction.
- The internal driveway network separates the new development from existing residential buildings to the north and mixed-use buildings to the west. The proposed two-storey building form mitigates any overlook concerns, with perimeter planting providing a natural buffer between the adjacent buildings and the proposed.
- Existing landscaping, along with additional planting, provides a natural buffer between the proposed development and Highway 99 to the east, and Steveston Highway to the south. A new north-south sidewalk connection is proposed, improving pedestrian access from Steveston Highway to "The Gardens" development.
- Landscape improvements, including planters and the proposed pedestrian connection to the sidewalk on Steveston Highway are located outside ASP3 and have been approved by the remainder lot owner, who is also the owner of ASP3. These planters will be maintained by the remainder lot owner.
- To the southeast of ASP3 is a Riparian Management Area (RMA) which the applicant proposes to enhance with native planting, consistent with the Qualified Environmental

Professional's recommendations, and as approved by City Climate and Environment staff. The proposed building complies with RMA setback requirements. No encroachments into the RMA are permitted. Prior to DP issuance, a security of \$44,069.00 and an accompanying legal agreement for the RMA enhancement are required. The RMA is subject to a three-year maintenance and monitoring period to help ensure planting viability.

Urban Design and Site Planning

- Under "The Gardens" concept plan and sub-area plan, the subject parcel is designated for small scale commercial activity with an emphasis on creating a pedestrian-friendly environment. Continuous weather protection, glazing along the building's façade and street furniture all provide for a human-scale development, and anchor the site as a local small-scale commercial space.
- Continuous pedestrian access is provided along the building's north and west frontages through 1.5 m wide accessible sidewalks. Landscape planters along the edge of the sidewalks provide a buffer between pedestrians and vehicles.
- No additional parking spaces are proposed. The existing shared underground parkade will fully accommodate the parking requirements of the proposed development. Vertical circulation from the underground parkade to the ground floor access will be provided via stairs and an elevator from the existing roughed-in shaft and stairwell.
- The existing shared underground parkade contains a Class 1 bicycle storage room and provides for bicycle parking spaces consistent with the Zoning Bylaw (three Class 1 spaces). Four Class 2 bicycle parking spaces are proposed north of the building and are integrated with the landscaping.
- The proposed development will be serviced by a new garbage enclosure located within a designated easement area south of the subject building. A wooden enclosure and pergola style roof will screen the waste and recycling bins from view.
- A loading space for the new commercial development is proposed directly to the south of the building. A portion of the area to the west of the garbage enclosure is required to further facilitate truck turning. Modifications to this area, including signage and painting, will be undertaken to warn pedestrians of possible truck manoeuvring.

Architectural Form and Character

- The proposed development contributes towards a "Pacific Coast" architectural expression, characterized by expansive glazing, stepped massing, wood tones and neutral colours. The materials and colour palette were inspired from the surrounding existing developments to the north and west, this new commercial building to integrate with the area's established character.
- The use of windows and glazing is maximized to provide transparency and activate the pedestrian realm.
- Staff have worked with the applicant to ensure that the mechanical systems on the roof are screened from adjacent uses and located to minimize visual impacts and potential noise by incorporating black aluminum screening and locating the mechanical units east of the elevator overrun.
- Separate site permits are required for any future signage proposed on-site.

Landscape Design and Open Space Design

- Landscaping is proposed on all sides of the new building to support its integration within “The Gardens” and the wider streetscape. This includes planting along the north and west sidewalks, trellises at the rear of the building, and riparian planting in the RMA.
- To further enhance pedestrian connectivity in the surrounding area, the applicant is proposing to provide a new north-south sidewalk connection from “The Gardens” development to Steveston Highway. New planting and additional low-glare lighting will be provided along this new connection.
- There are no trees in ASP3. However, the proposed north-south sidewalk connection will be constructed in close proximity to some existing trees that may require trimming. All on-site trees are proposed to be protected and retained. Prior to DP issuance, the applicant is required to submit an Arborist Report highlighting all adjacent trees that may be impacted, install tree protection fencing consistent with the Tree Protection Bylaw, and provide a tree survival security.
- Drought tolerant and native landscaping are proposed to reduce water consumption and enhance local ecology. All landscaped areas will be irrigated with a high-efficiency irrigation system.
- To ensure the proposed landscaping works are completed, including the planters located outside of ASP3 and along the new north/south sidewalk, the applicant is required to submit a landscape security of \$64,400.82 prior to DP issuance.

Crime Prevention Through Environmental Design

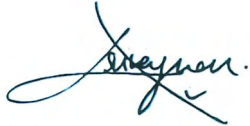
- Low-glare downward-facing lighting is proposed around the perimeter of the building and is incorporated within the landscaping to enhance security and prevent dark corners.
- The site design and use of glazing and low shrub planting provide clear, unobstructed views and enhance natural surveillance.
- The applicant has indicated that security cameras will be installed on site, including at the rear of the building.

Sustainability

- The project will be constructed to Step Code 2 with Low Carbon Energy System (LCES), consistent with City energy requirements.
- The following sustainability related features will be incorporated into the development and will be secured through legal agreements registered on Title prior to DP issuance:
 - Energy-efficient LED lighting with smart controls and daylight sensors to reduce energy consumption;
 - Installation of low-flow and water efficient plumbing fixtures; and
 - Rough-in for future rooftop solar photovoltaic infrastructure as an alternative energy source for future tenants.

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.



Ashley Kwan
Planner 1
(604) 276-4173

AK:js

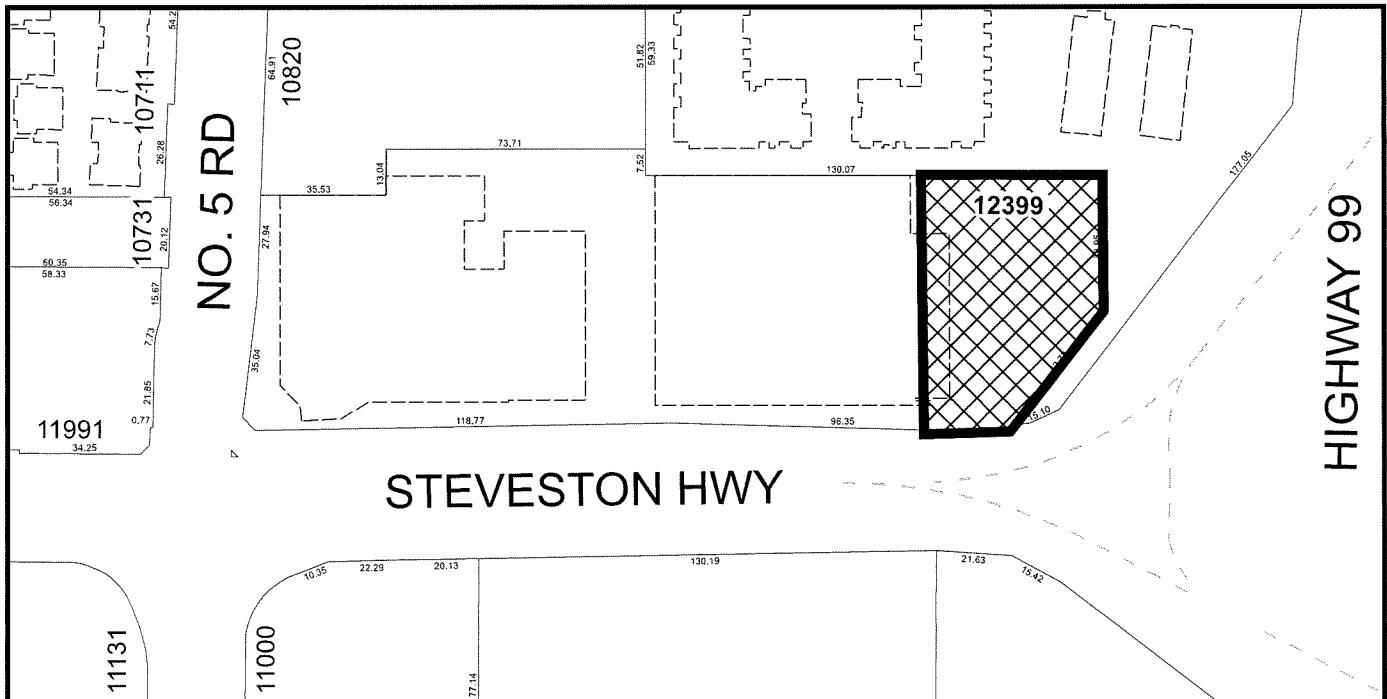
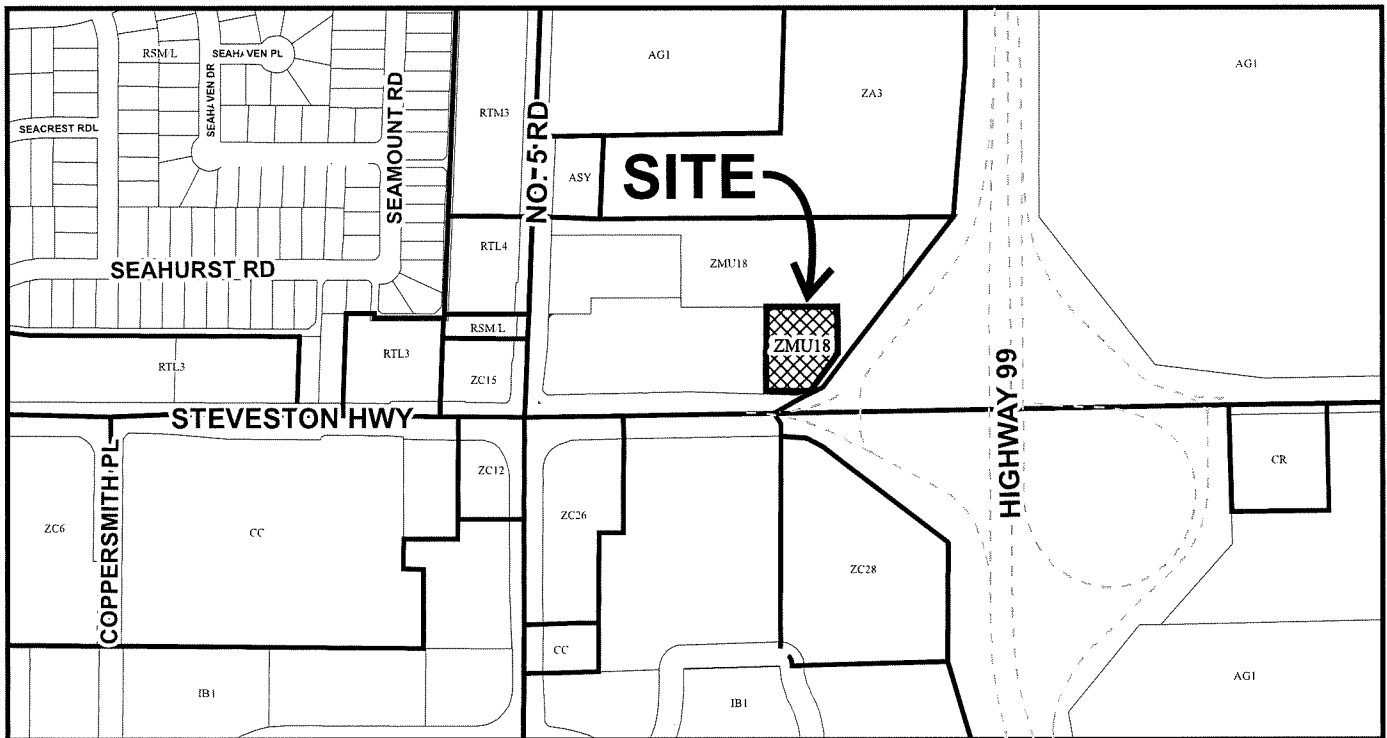
- Att. 1: Location Map
 2: Development Application Data Sheet
 3: Advisory Design Panel Meeting Minutes

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

- Receipt of a landscape security in the amount of \$64,400.82 and a legal agreement outlining the terms of release.
- Submission of an Arborist Report highlighting all adjacent trees that may be impacted due to new sidewalk construction, install tree protection fencing consistent with the Tree Protection Bylaw, and receipt of a tree survival security for the trees to be retained.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Receipt of security in the amount of \$44,069.00 for the RMA planting and registration of a legal agreement on Title securing a 3-year maintenance period as outlined in the Construction Environmental Management Plan (CEMP)
- Registration of a legal agreement on Title ensuring that the constructed building provides low-flow plumbing fixtures, motion sensor energy efficient interior lighting, and rough-ins for future rooftop solar photovoltaic infrastructure opportunities, to the satisfaction of the Director of Building Approvals.
- Payment of all fees in full cost for costs associated with the DP permit and Public Notices.

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

- The applicant must provide written acknowledgement accepting that the City will not grant connections to City utility services (eg. water, storm, sanitary, street lighting, electrical, tel/cable) and the new development will be serviced by the existing privately owned and maintained onsite systems, including but not limited to, water, storm, sanitary, street lighting, electrical, tel/cable, and drive isles.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- 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>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



DP 23-031345

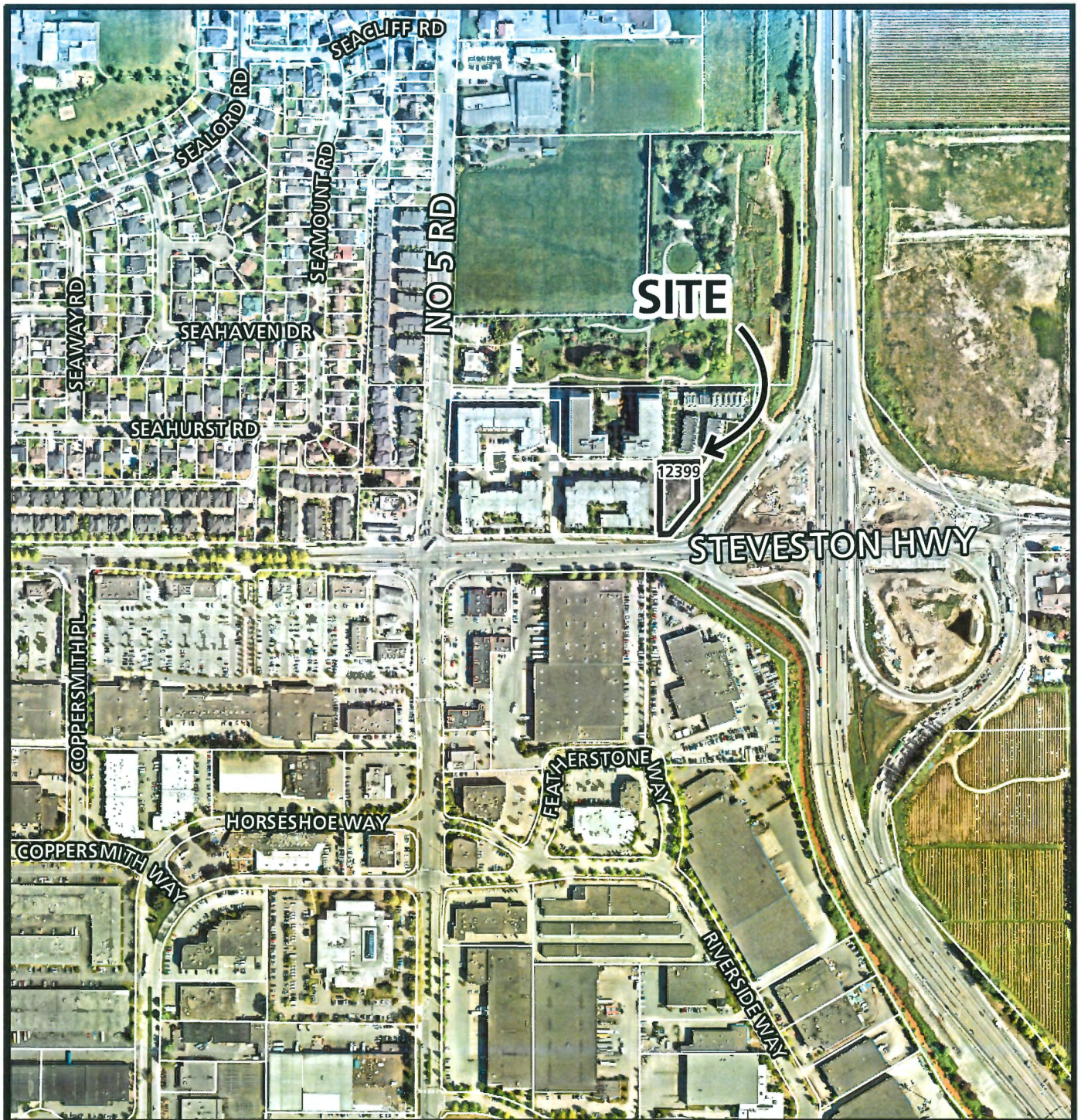
Original Date: 11/01/23

Revision Date: 06/05/25

Note: Dimensions are in METRES



City of
Richmond



DP 23-031345

Original Date: 06/05/25
Revision Date: 06/05/25

Note: Dimensions are in METRES



DP 23-031345

Attachment 2

Address: 12399 Steveston Highway

Applicant: Jack Peccia

Owner: 0864227 BC Ltd.

Planning Area(s): Shellmont Area, Ironwood Sub-Area Plan

Floor Area Gross: 992.85 m² (10,687 ft²) Floor Area Net: 914.82 m² (9,847 ft²)

	Existing	Proposed
Site Area (ASP 3):	985.7 m ² (10,610 ft ²)	No Change
Land Uses:	Vacant Lot	Commercial
OCP Designation:	Limited Mixed Use	No Change
Zoning:	Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)	No Change
Number of Units:	1	7

	Bylaw Requirement	Proposed	Variance
<i>Calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the ALR unless otherwise specified</i>			
Floor Area Ratio:	1.43	1.40	none permitted
Lot Coverage:	Max. 50%	34%	none
Height (m):	Max. 25.0 m	11.0 m	none
Off-street Parking Spaces – Regular/Accessible (ASP 3):	32 (R) and 1 (A)	32 (R) and 1 (A)	none
Total off-street Spaces (ASP 3):	33	33	none
Loading spaces	1 Medium sized	1 Medium sized	none

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, February 20, 2025 – 4:00 p.m.
Remote (Teams) Meeting

**DP 23-031345 - TWO-STOREY COMMERCIAL BUILDING WITHIN AN AIR SPACE
PARCEL**

ARCHITECT: Matthew Cheng Architect Inc.
LANDSCAPE ARCHITECT: PMG Landscape Architects
PROPERTY LOCATION: 12399 Steveston Highway

Applicant's Presentation

Architect Matthew Cheng, of Matthew Cheng Architect Inc., and Landscape Architect Yiwen Ruan, of PMG Landscape Architects, presented the project and together with Reynold Orogo, of Matthew Cheng Architect Inc., Eric Hughes and Jack Peccia of Peterson Group, answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the applicant's presentation; the proposed accessibility plan provides adequate access to and within the proposed two-storey commercial building; *Noted, thank you.*
- understand the concerns of installing a green roof on a wood frame building; consider instead installing solar panels on the roof; *We will provide a rough in for future solar connection, please refer to the Architectural Drawings sheet A101 (Plan #9).*
- the soil volume of planters for the proposed two small trees on the north side of the proposed building will not be adequate and could be better located in the larger planting bed in front of the building, but considering the small size of the planters and their shady location, consider installing only shrubs in the planters; *We have added a small Japanese Maple in the North planting area, please refer to the Landscape Drawings sheet L2 (Plan #14). Moreover, the triangular area has ample soil volume to support the proposed planting at 21.5 cubic meters.*

- understand the limitations of the building on concrete slab; however, there are available solutions to provide more soil depth for planting on concrete slab; *The landscape planter walls have been raised to achieve the required soil depth. In addition, we have added additional planting to tie the North and West side together.*
- the project has the potential to be a gateway to the Ironwood Area Sub-Area which includes “The Gardens”; however, the units are oriented towards the north and west; the east and south façades fronting Steveston Highway and Highway 99 read like the back of the building; consider further development to these façades to provide more visual interest to this prominent corner; *We have added additional planting, windows and increased the existing CRU window sizes by 10” in length to create a more welcoming elevation. Additionally, we have simplified and squared off the second-floor massing. Overall, by having more windows, outdoor patios with planters and additional planting, it creates a more welcoming feel and provides additional interest to the SE corner.*
- consider additional planting along the Riparian Management Area to the east of the proposed development to provide more buffer along Highway 99; *We have planted the maximum allowable area in the RMA, please refer to page L2 (Plan #14) on the Landscape drawings for reference. We have also proactively added bearberry evergreen shrubs, perennial rose shrub and red twig dogwood along the Hwy 99 elevation between the RMA and the building to create a more vibrant and inviting elevation.*
- consider increasing the size of the doors or glazing for the commercial frontages of the building (i.e. west and north) to help provide a more seamless transition in terms of the scale of buildings from west to east in “The Gardens”; *We have increased the storefront windows by 10” in length to create a more welcoming feel and bring in more natural light, please refer to the Architectural Drawings.*
- the CRU at the northeast corner appears orphaned in terms of landscaping; provide more detail regarding its interface with the ramp to the basement parking entry; *The northeast corner functions as a strong end cap to the building, minimizing the sense of it being "orphaned". Architecturally, maintaining the consistent canopy design creates a cohesive frontage alongside enlarged windows to create a welcoming entry. Landscaping elements, including the triangular planting bed, have been incorporated to soften the ramp interface and provide a visual buffer while respecting existing curbing constraints. The corner has been planned to accommodate a future CRU with a prominent entrance and pedestrian-friendly interface. Limited blade signage may be added at the tenant fit-out stage to support visibility.*
- consider further development to the design of the roof, e.g. installing solar panels, as it is visible from adjacent taller buildings; *We have added a rough in for future panel connection, please refer to sheet A101 (Plan #9) of the Architectural Drawings.*

- consider further design development to the back of the building in order for the building to read more like a “gateway” building; *The Southwest and East elevations have been further developed to enhance the building’s role as a gateway. Architectural finishes and built-up wall treatments have been extended around these façades to create a more cohesive and prominent visual presence. Additional glazing has been added to increase transparency, activating the elevations and contributing to a more open, beacon-like character. Simplifying the massing by removing angular corners has not only clarified the building form but also created opportunities for enhanced landscaping, reinforcing the sense of arrival.*
- the relationship between the proposed design of the south and east façades of the proposed building and the design of the adjacent buildings appears weak (e.g. the checkered façade treatment and trellis for climbing vines); the proposed materials and colours (e.g. dark cementitious panels) for the proposed building appear out of context in relationship to adjacent buildings; consider a lighter colour in lieu of the proposed dark colours; *The proposed design and colour schemes are inspired by its neighbouring properties such as the Jasime Townhomes north of the subject site. Our proposed building borrowed some elements from its adjacent buildings in an effort to have this building as a unifying element. But because of its location closer to the highway, we borrowed most of the elements from the nearby townhomes. The elements include the use of grey and white cementitious panels, faux wood, and planting.*
- in terms of building massing, consider a more human scale design with clean and simple base and top; also consider improvements to the design of CRU Unit 3 and CRU Unit 4 to make them more attractive and accessible to potential customers as they are not located in prominent locations; *The second-level massing has been simplified by squaring off the edges along the East (Highway) elevation, creating a more human-scaled and visually coherent base and top. While the internal demising of CRU Units 3 and 4 remains conceptual and tenant-dependent, the design has incorporated key features to ensure these spaces are viable and attractive if developed as individual units. These include generous glazing along the street frontage to enhance visibility and natural light. Additionally, the landscaping creates a welcoming and pedestrian friendly entrance to the end CRU’s.*
- understand the limitations of planting on concrete slab; the applicant will need to be more strategic in terms of the choice of planting; also consider a more cohesive landscape design along the north and west sides of the development; *The landscape planter walls have been raised to achieve the required soil depth. The landscape design has been updated along the north and west sides of the development to create a more connected/cohesive look. A consistent paving design and planter wall material for a cohesive look. The planting has been updated to ensure continuity between the north and west side.*

- the building canopies appear scattered; consider a continuous canopy from the north side to the main building entrance to the second floor units in the west side to create a corner element; *The building canopies have been updated to be continuous wrapping around the North and West elevation overall creating a cohesive look. This was accomplished by pushing the planters on the West elevation out towards the street side and the sidewalk adjacent to the building – this also matches the same design as the North elevation creating a cohesive and consistent look. With doing so the planters do not sit directly under the canopies which allows them to receive adequate sunlight, though it is worth noting that the planting proposed is shade and drought tolerant.*
- the applicant needs to provide more details regarding the project's energy and environmental sustainability features; consider further development to the energy sustainability aspect of the project, e.g. installing a sustainability feature on the roof; the applicant needs to provide more information regarding stormwater management at grade level; consider installing a path along the east side to take advantage of the Riparian Management Area at the back of the building; *We will achieve Step Code 2 of the BC Energy Step Code and Emissions Level 2 of the BC Emissions Level 2, as required by the City of Richmond for Part 3 buildings. Additional sustainable initiatives include LED energy efficient lighting with daylight sensors, low flow plumbing fixtures, drought resistant planting, prioritization of locally sourced materials. The RMA zone provides natural stormwater management with excess water naturally flowing into the creek area. Additionally, please note that public access to the RMA is discouraged in the Sub-Area Plan and is meant to act as a buffer to the development/surrounding area.*
- consider opening up the stairs and make them more attractive and welcoming; consider installing glazing in lieu of the cementitious panel to make them more visible and to encourage their use; *We have added and enlarged window for the stair well. The glazing along the East elevation/staircase has been widened and elongated to create a more transparent look.*
- the success of the proposed development depends on the east-west and north-south connection at the corner to draw and attract people to the proposed development; *We have created a more inviting elevation by adding planting, changing the massing and providing additional windows.*

- the rear of the building (south and east elevations) needs further development as it is fronting a visible corner (at Steveston Highway and Highway 99) and presents an opportunity to become a beacon at this corner; consider incorporating an element taller than the proposed building to address this corner; *We have made enhancements to the southwest and east elevations to better address their visibility from the prominent corner at Steveston Highway and Highway 99. These façades now feature consistent architectural finishing and articulated built-up walls that mirror the detailing found on the more public-facing sides of the building, creating a cohesive and polished appearance from all directions.*

To further activate these elevations, we've increased the number and size of windows, which not only improves the visual openness of the units but also introduces more rhythm and transparency to the façade. The massing has been refined by softening some of the angular geometry at the corners, which has in turn created opportunities for additional landscaping and a more pedestrian-friendly edge.

In response to the request to create a more prominent architectural feature, we've emphasized a vertical expression along this corner to act as a visual marker from the highway. This gesture, paired with enhanced corner detailing and a deliberate use of lighting and materials, helps define the development as a gateway or beacon when approaching from the highway, offering both a visual cue and a sense of arrival.

- consider enhancing the planting along the Riparian Management Area and incorporate taller trees around the building to enhance the overall landscape of the proposed development; *The RMA planting has been chosen by Keystone Environmental. Based on their field reviews they have proposed native, safe planting. We have added additional planting along the Hwy 99 elevation a few feet outside of the RMA zone as shown on the Landscape drawings sheet L2 (Plan #14). With regards to the surrounding area of the RMA, to the North is tied to the DP of the Jasmine Townhomes and to the East there is a MOTT ROW which limits the width towards Hwy 99 of our RMA Planting.*
- the building is attempting to do too much; consider removing some of the elements to create a simpler design; *The massing is further simplified by cutting off some of the crooked corners. This allowed some more space for landscaping as well. The function of the building played a large role in determining the massing. For commercial reasons, it is desirable that the level 2 be as rectangular as possible, hence the creation of stepped corners. Moreover, we took elements from the neighbouring "Gardens", specifically the "Jasmine" townhomes. Here we resemble the light and dark cementitious panel look while adding a faux wood which provides west coast accent and speaks to the neighbouring area.*

- the building needs further design development given its site context; *In addition to our response above we appreciate the feedback regarding the need for further design refinement. In response, we've approached the building's massing and articulation with the dual goals of contextual sensitivity and functional efficiency. The design reflects a simplification of form through the removal of non-essential angular elements—particularly at the corners—to enhance clarity in the building's overall geometry. This not only contributes to a cleaner architectural design but also opens opportunities for improved landscaping.*

In terms of contextual design development, we have taken careful cues from the surrounding built environment, particularly the adjacent "Gardens" development and its "Jasmine" townhomes. By integrating light and dark cementitious paneling, our design aims to harmonize with the area's established material palette. The introduction of faux wood accents adds a layer of warmth and reinforces a west coast character, tying the building visually to the local vernacular and creating a more welcoming and place-specific identity.

Ultimately, the building is intended to strike a balance between contemporary expression and contextual compatibility, acting as a thoughtful commercial anchor that responds to both functional demands and the character of its surroundings.

- the building feels bare due to its location on top of a concrete pad; consider increasing the size of the planters to provide more soil volume for more substantial planting; tree planting on the north side of the building near the ramp would provide a good buffer to a future busy area; *We have added a tree in the north planting section, regarding the planter size we have slightly increased to accommodate more soil/planting.*
- consider reorienting the proposed garbage and recycling area to minimize its visibility from the north-south pedestrian pathway along the west side of the proposed building; also consider incorporating a feature tree in this area; *The Garbage enclosure has been oriented for convenient and accessible garbage pickup. The Garbage enclosure is thoroughly designed with nice wooden doors to screen the garbage bins from the north-south pedestrian walkway. A feature tree is not necessary as there is already mature shrubs and trees surrounding the garbage enclosure. The mature trees directly behind the garbage enclosure along Steveston Hwy provide a natural barrier and the tree planter neighbouring "The Magnolia" acts as a feature element.*
- consider enhancing the landscaping along the Riparian Management Area; and *Planting in the RMA area has been maximized. Additional planting along the building's rear has been provided.*
- ensure there is no conflict between the back door in CRU Unit No. 4 and the proposed planter along the east side of the building. *Landscaping has been revised to ensure there is no conflict with doors.*

Panel Decision

It was moved and seconded

That DP 23-031345 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

Opposed: Alan Tse and Winston Chong



City of Richmond

Development Permit

No. DP 23-031345

To the Holder: Jack Peccia, Peterson BC

Property Address: 12399 Steveston Highway

Address: 1701 – 1166 Alberni Street, Vancouver BC, V6E 3Z3

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 #17 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 \$64,400.82. 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

No. DP 23-031345

To the Holder: Jack Peccia, Peterson BC

Property Address: 12399 Steveston Highway

Address: 1701 – 1166 Alberni Street, Vancouver BC, V6E 3Z3

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.
DAY OF , .

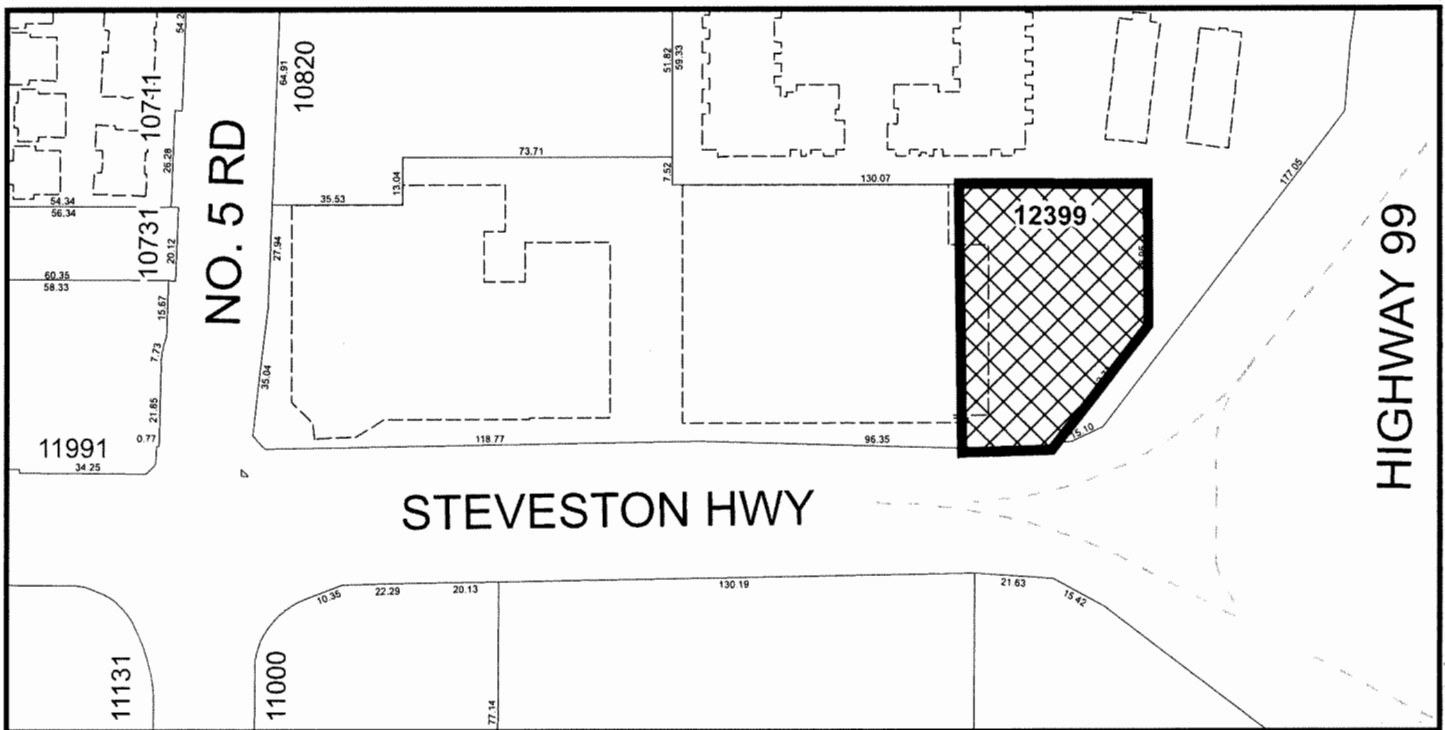
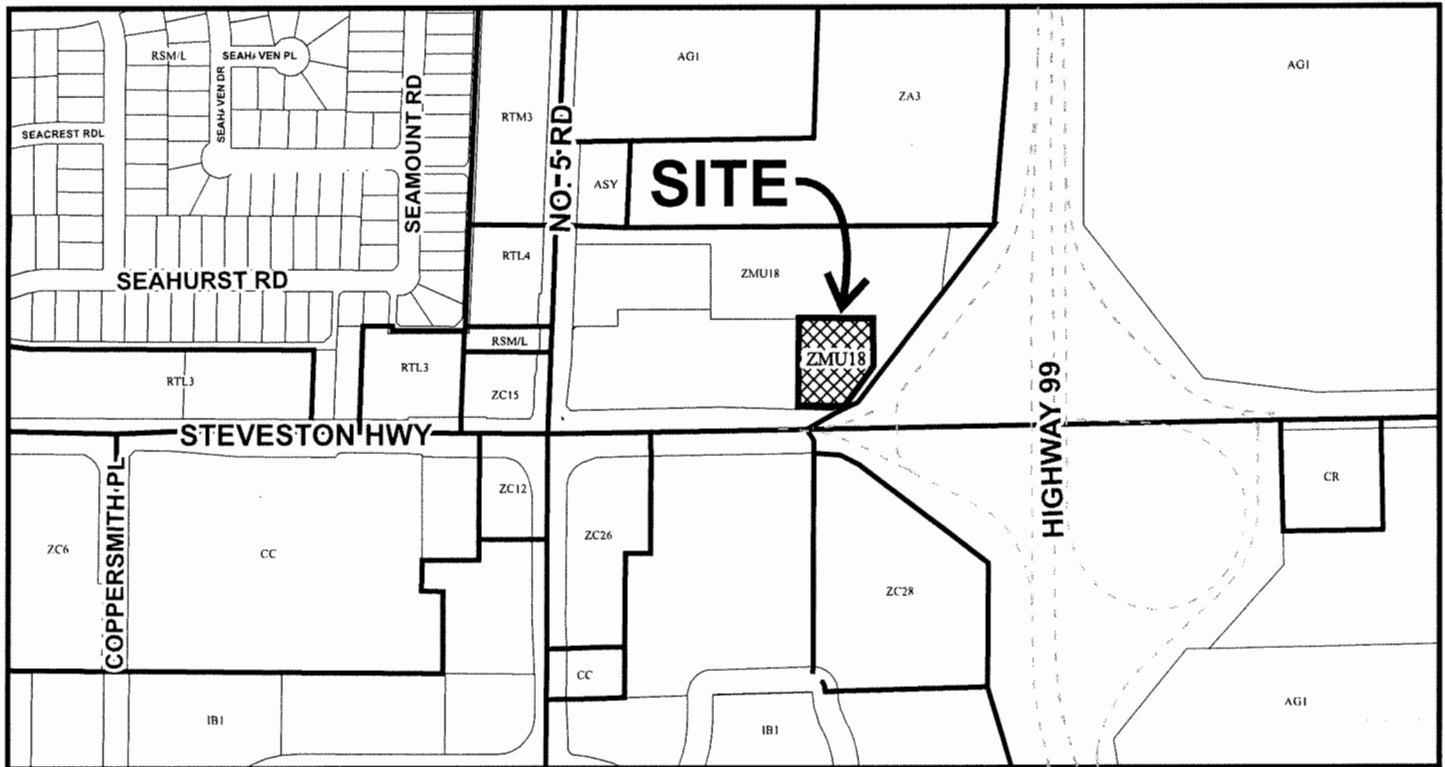
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

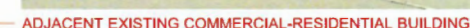
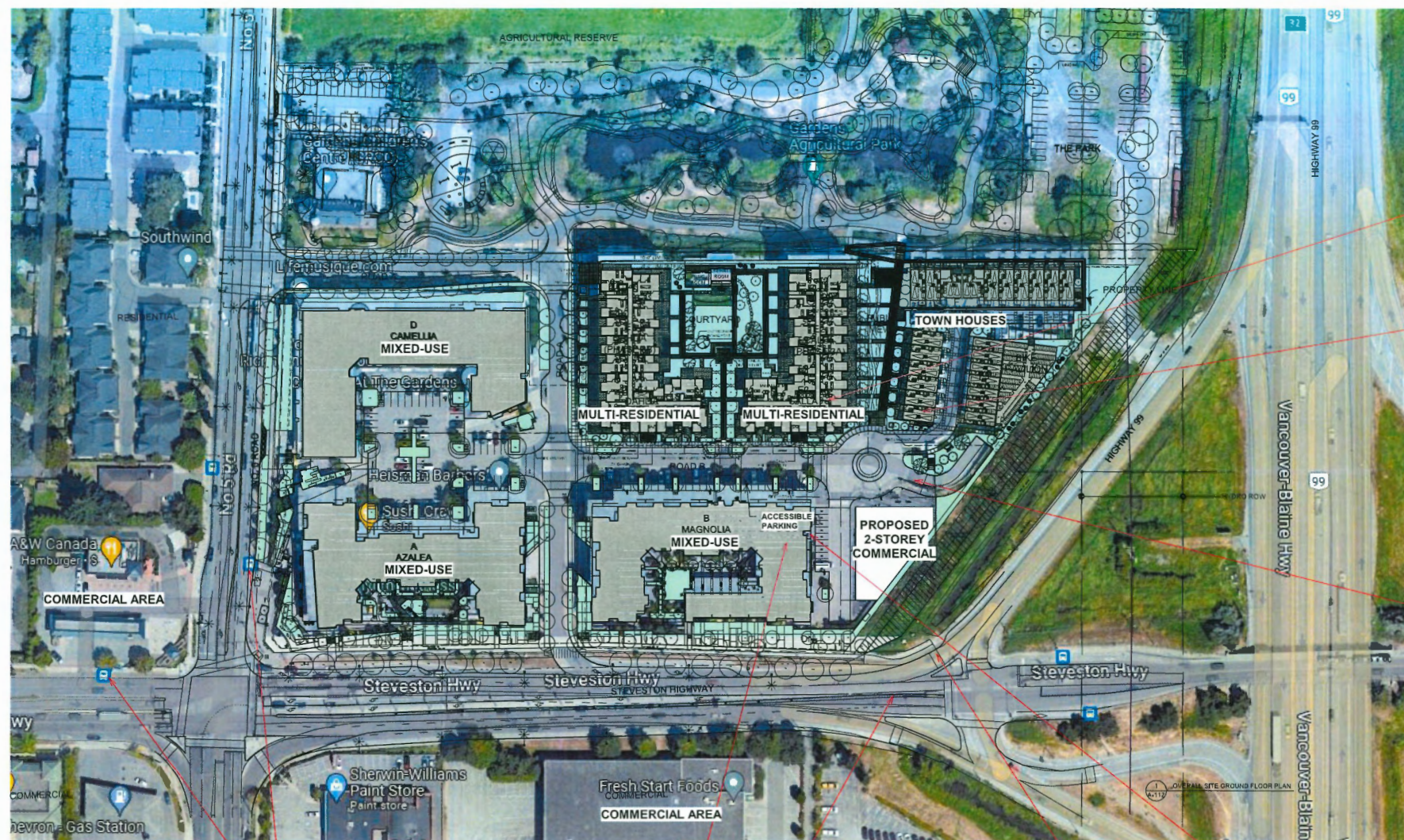


DP 23-031345
SCHEDULE "A"

Original Date: 11/01/23

Revision Date: 06/05/25

Note: Dimensions are in METRES



MATTHEW CHENG
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May. 30 2025

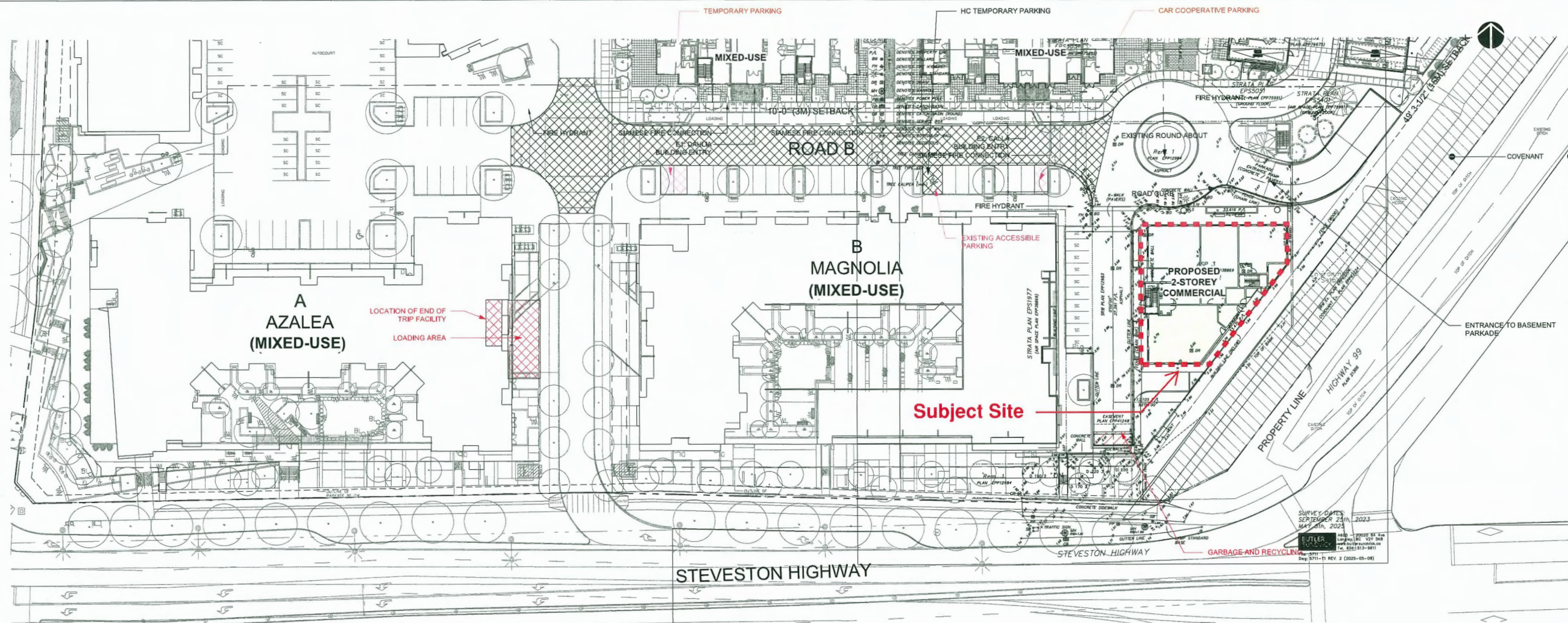
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DP 23-031345
June 5, 2025
Plan #2

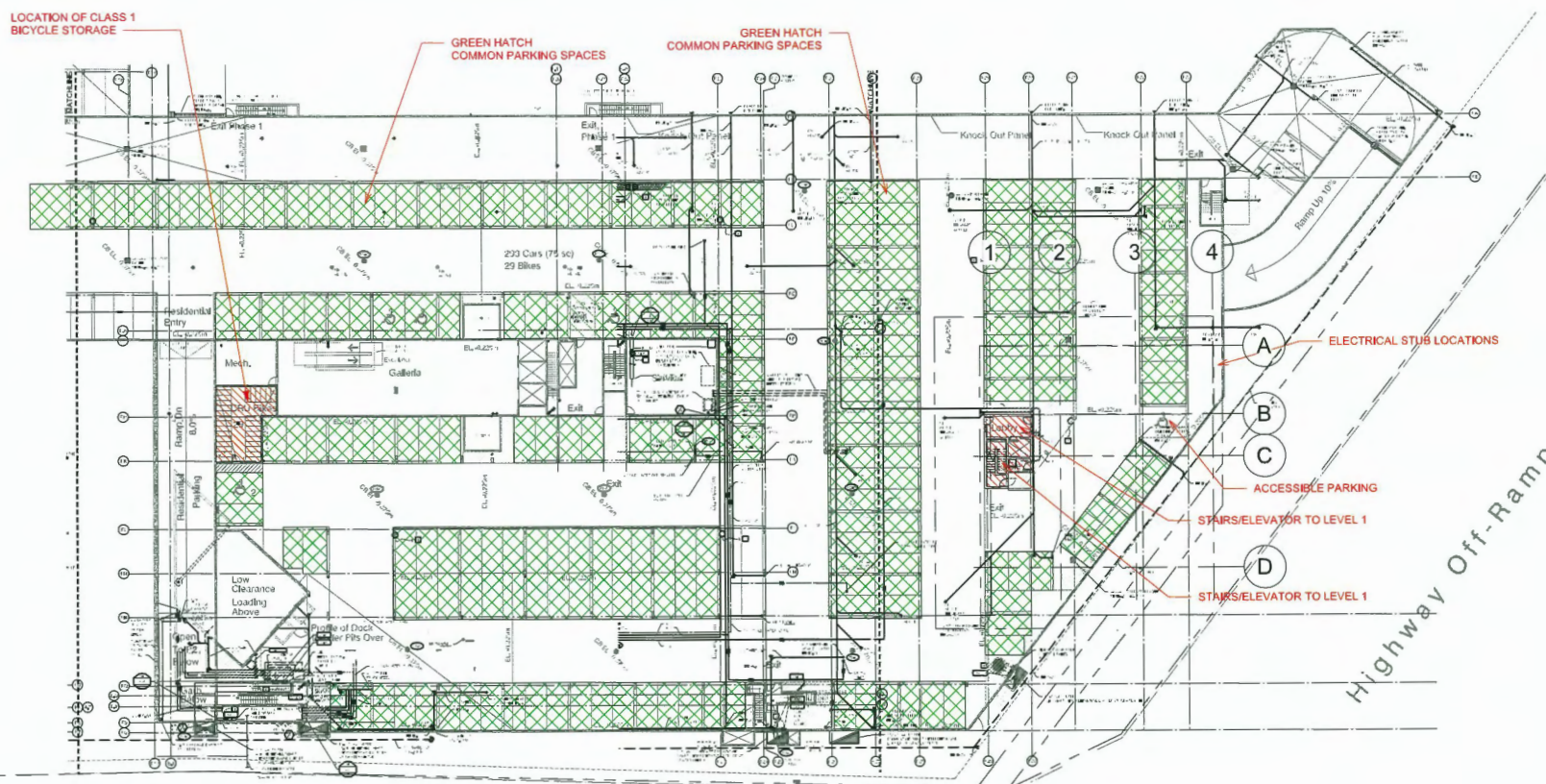
2-STOREY COMMERCIAL BUILDING
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY. RICHMOND

CONTEXT SITE PLAN

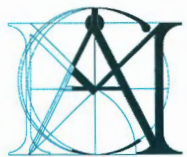
Project number	Project Number
Date	Issue Date
Drawn by	RNC
Checked by	MC
A002	
Scale	1 : 1000



② GROUND LEVEL CONTEXT PLAN
1:400



EXISTING UG BASEMENT - UTILITIES
AND PARKING
① 1:400



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May. 30 2025

No.	Date	Revision
1	20230905	DP APPLICATION
2	20240705	DP RESUBMISSION
3	20241205	DP RESUBMISSION
4	20250207	ADP
5	20250424	DPP
6	20250522	DPP RESUBMISSION
7	20250529	DPP RESUBMISSION

DP 23-031345
June 5, 2025
Plan #3

2-STOREY COMMERCIAL BUILDING
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

**AMENITIES,
SERVICES, UTILITIES
LOCATIONS**

Project number Project Number
Date Issue Date
Drawn by RNO
Checked by MC

A003

Scale 1:400



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May. 30 2025

[illegible]

DP 23-031345
June 5, 2025
Plan #4

2-STOREY COMMERCIAL BUILDING

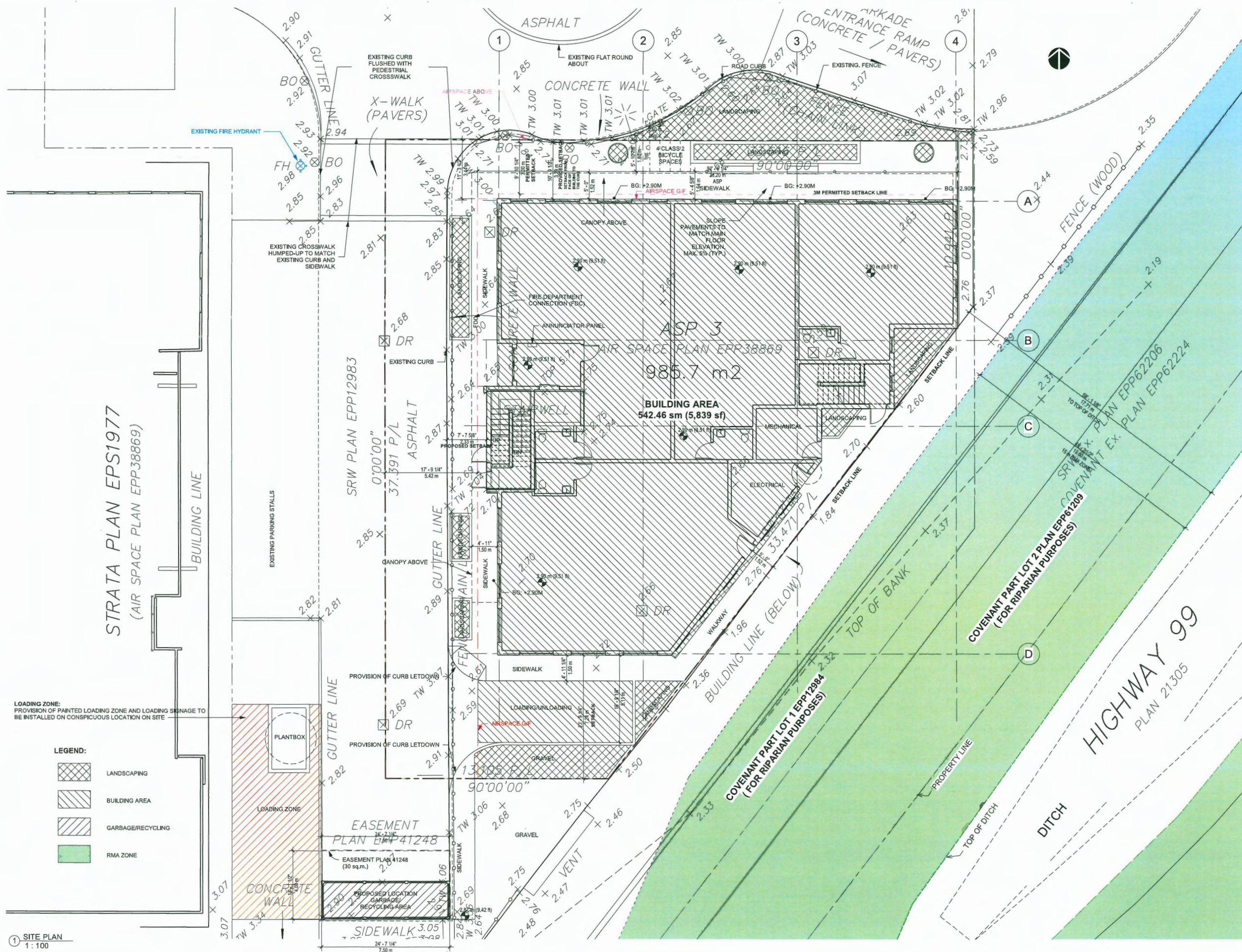
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

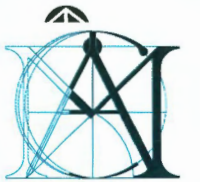
SITE PLAN

Project number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC

A004

Scale 1 : 100





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May. 30 2025

No.	Date	Revision
2	20240705	DP RESUBMISSION
3	20241205	DP RESUBMISSION
4	20250207	ADP
5	20250424	DPP
6	20250522	DPP RESUBMISSION
7	20250529	DPP RESUBMISSION

**DP 23-031345
June 5, 2025
Plan #5**

2-STORY COMMERCIAL BUILDING
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

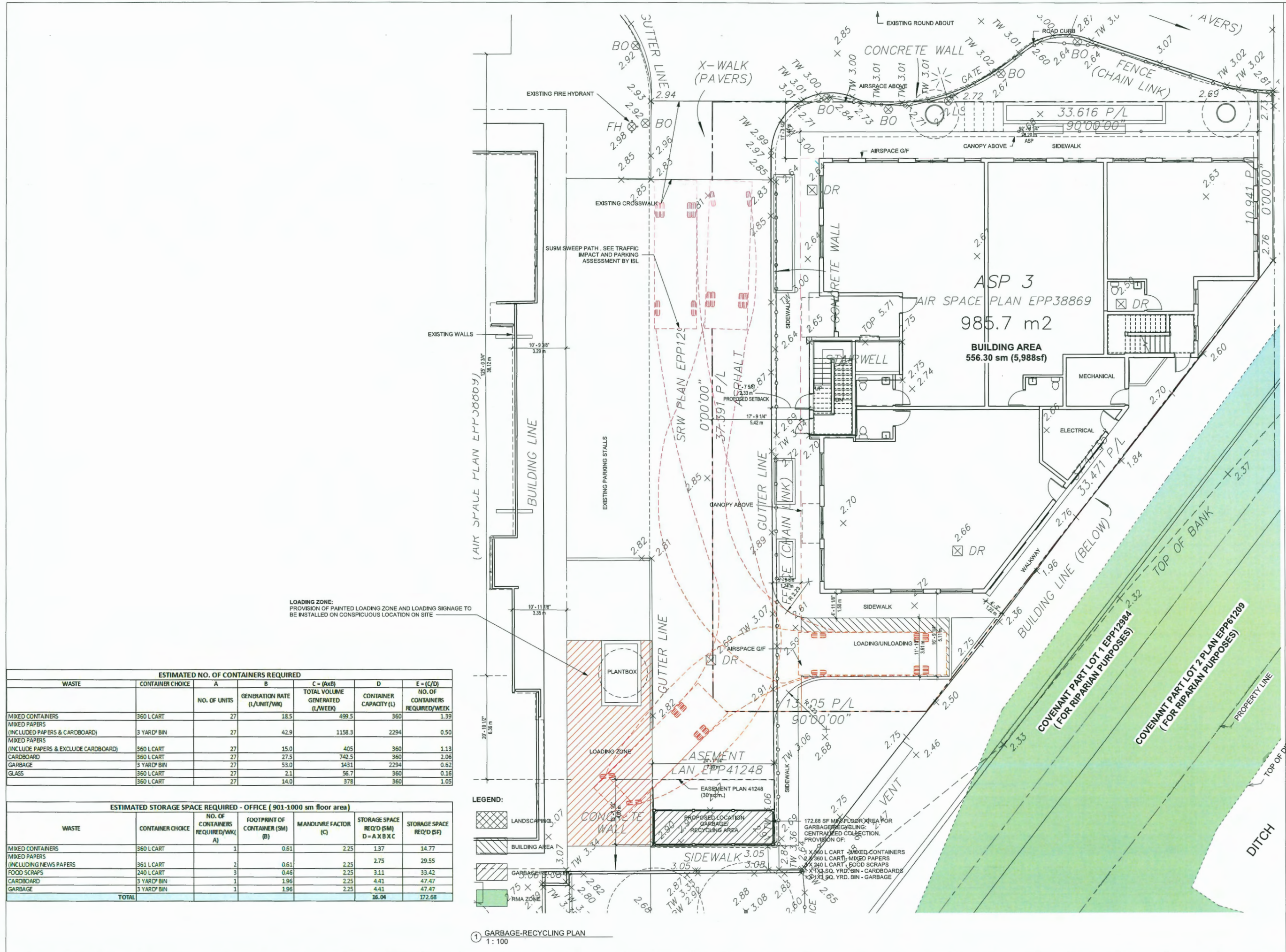
**GARBAGE AND
RECYCLING PLAN**

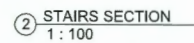
Project number
Date
Drawn by
Checked by

Project Number
Issue Date
Author
Checker

A008

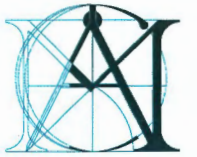
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[illegible]

DP 23-031345
June 5, 2025
Plan #6

Scale 1 : 100



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May, 30 2025

No.	Date	Revision
1	20230905	OP APPLICATION
2	20240705	OP RESUBMISSION
3	20241205	OP RESUBMISSION
4	20250207	ADP
5	20250424	OPP
6	20250522	OPP RESUBMISSION
7	20250529	OPP RESUBMISSION

DP 23-031345
June 5, 2025
Plan #7

2-STORY COMMERCIAL BUILDING

THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

**BASEMENT LEVEL 1
PARKING**

Project number
Date
Drawn by
Checked by

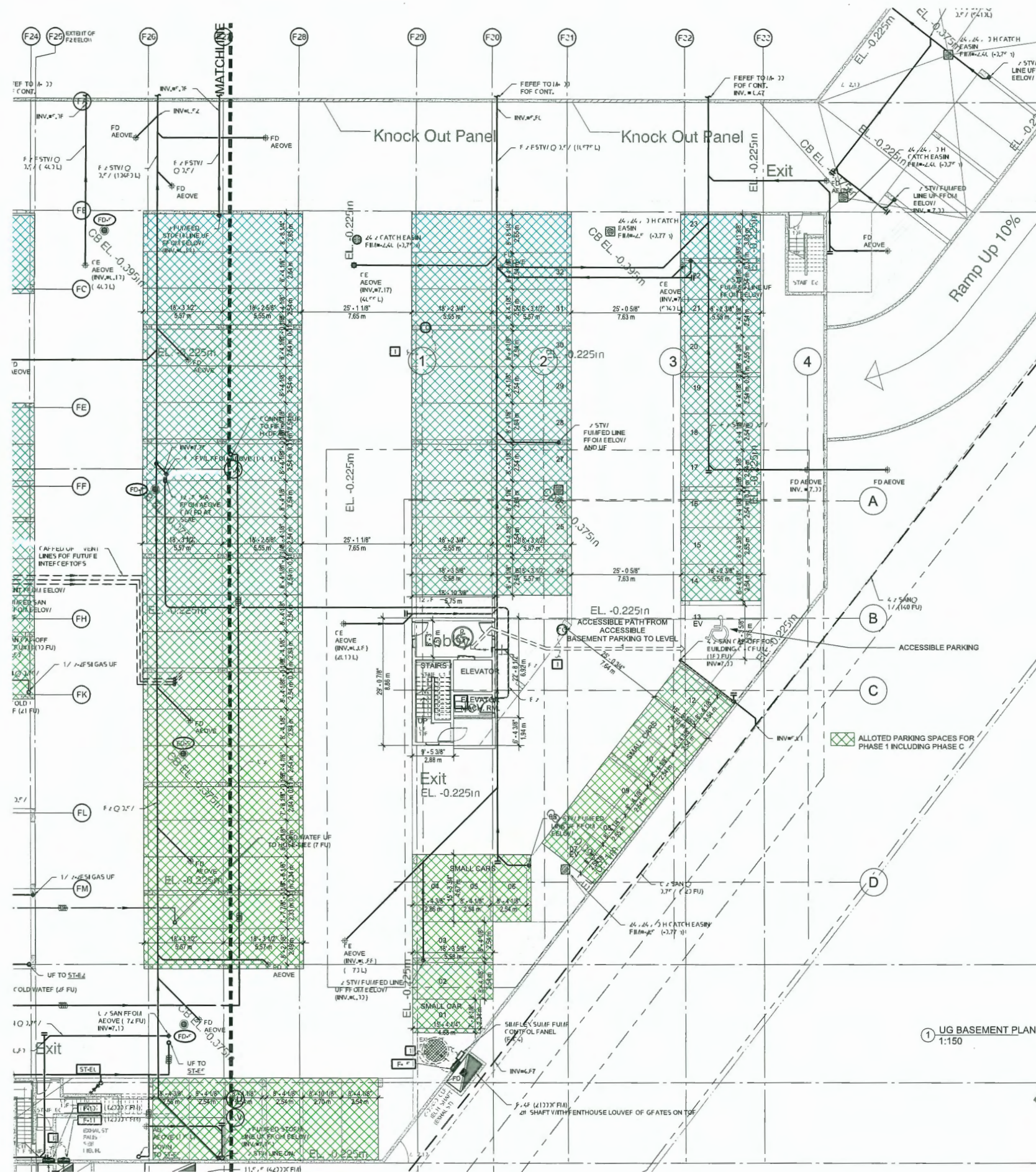
Project Number
Issue Date
RNO
MC

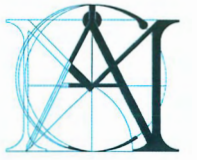
A009

Scale 1:150

NOTE:

EXISTING PARKADE





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VANCOUVER, BC V6A 2K9
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7	20250529	DPP RESUBMISSION

DP 23-031345
June 5, 2025
Plan #8

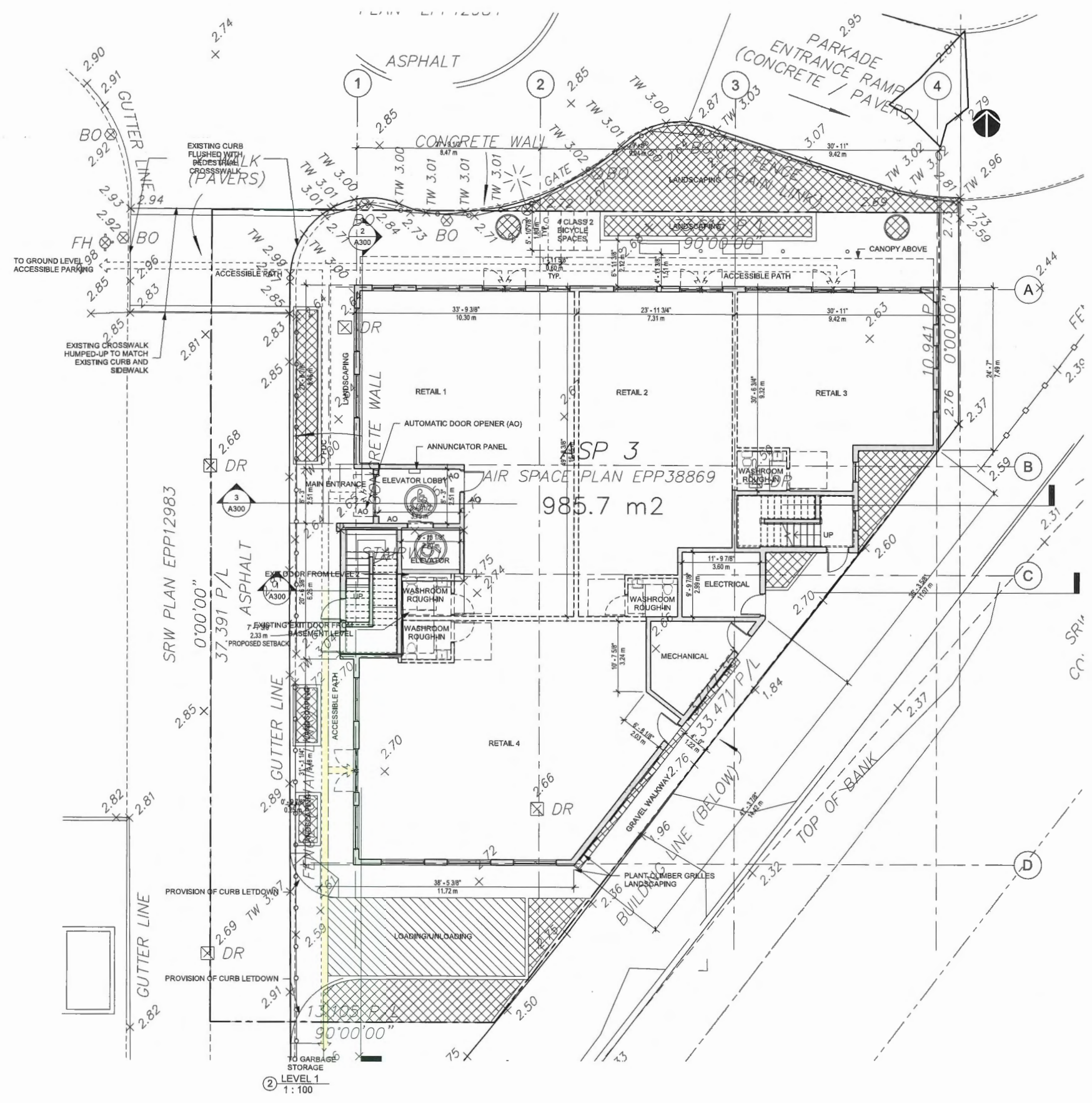
2-STORY COMMERCIAL BUILDING
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

**LEVEL 1 FLOOR
PLAN**

Project number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC

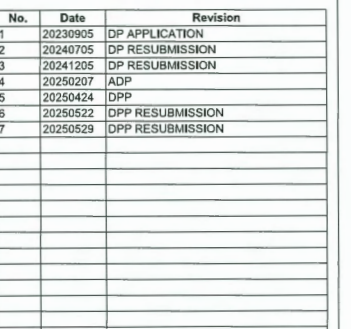
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Scale 1 : 100





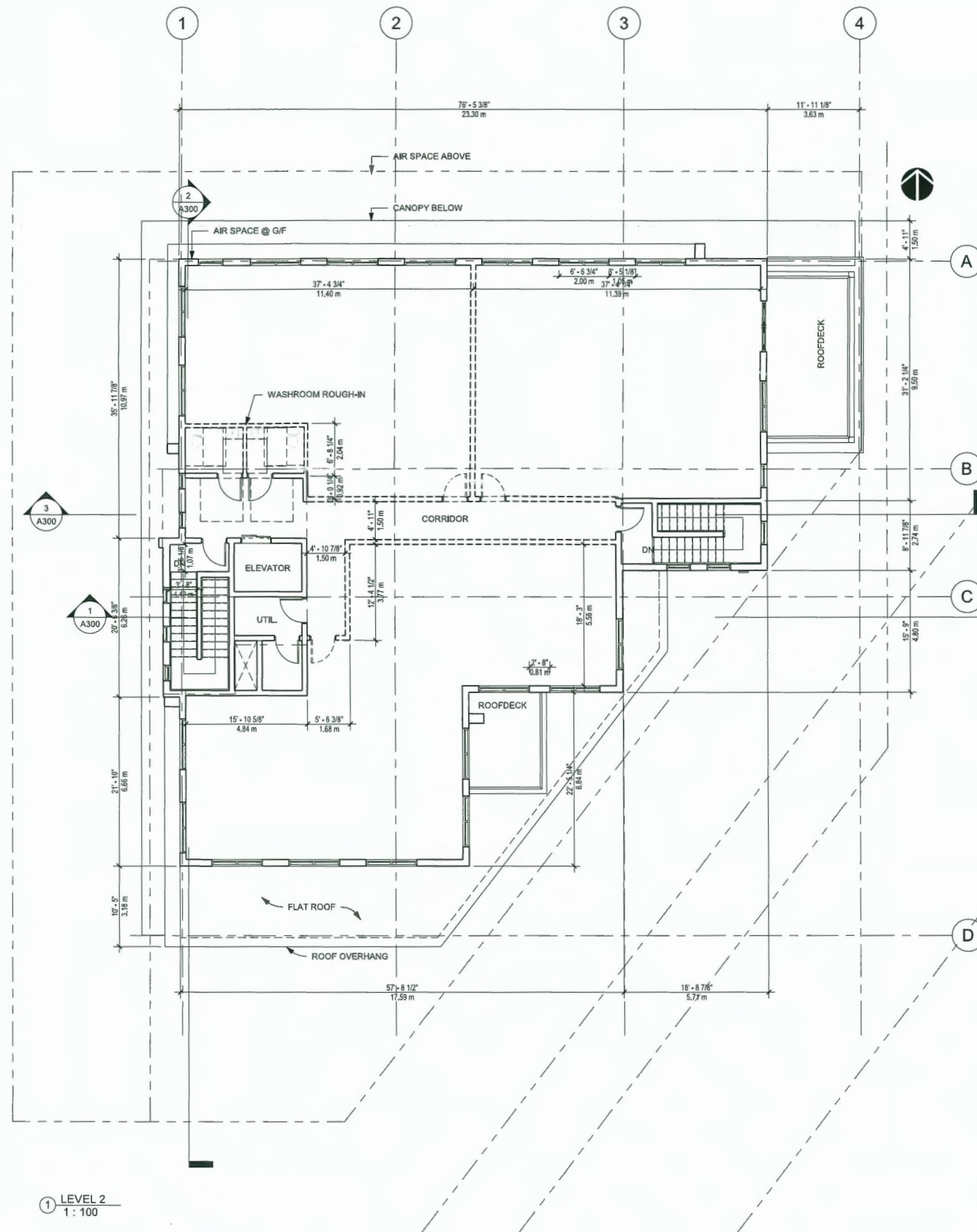
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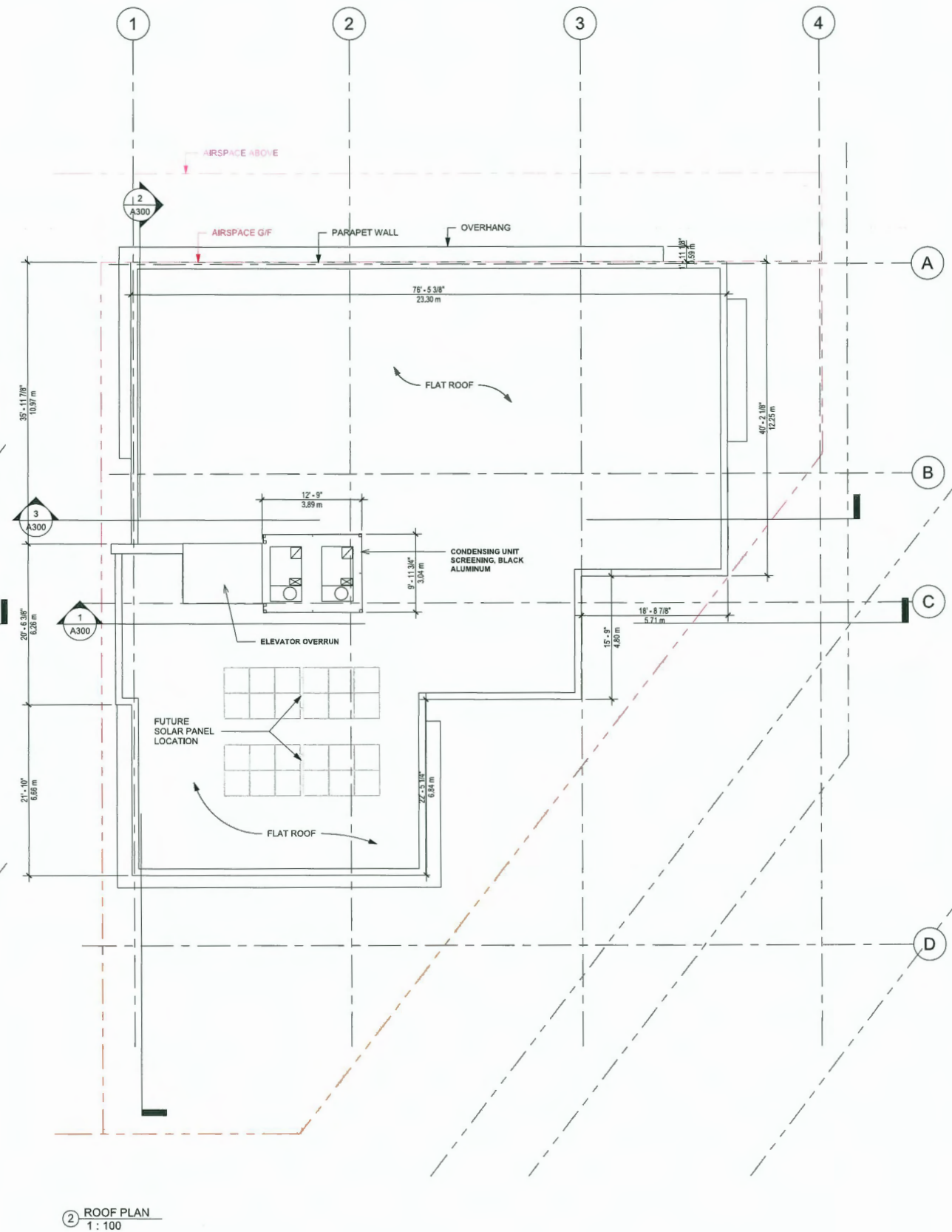
DP 23-031345
June 5, 2025
Plan #9

LEVEL 2 & ROOF
PLAN

Project number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC
A101	
Scale	1 : 100



① LEVEL 2
1 : 100



② ROOF PLAN
1 : 100



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[illegible]

DP 23-031345
June 5, 2025
Plan #10

STREETSCAPE

A002.1

Scale	1 : 150
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May. 30 2025

[illegible]

DP 23-031345
June 5, 2025
Plan #11

2-STOREY COMMERCIAL BUILDING

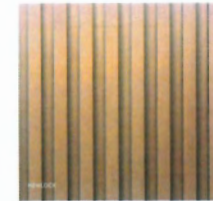
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC
A200	
Scale	1 : 100



M01
DARK GRAY FIBRE-CEMENT BOARD PANEL



M02
FLUTED METAL FAUX WOOD VERTICAL
SIDING



M03
WHITE FIBRE-CEMENT BOARD PANEL



M04
BLACK COLORS FOR STOREFRONT
AND WINDOW FRAMES



M05
LIGHT GRAY FIBRE CEMENT BOARD
SIDING

NOTE:
BUILDING SIGNAGE TO DEAL WITH VIA A SEPARATE
SIGN PERMIT



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[illegible]

DP 23-031345
June 5, 2025
Plan #12

ELEVATIONS

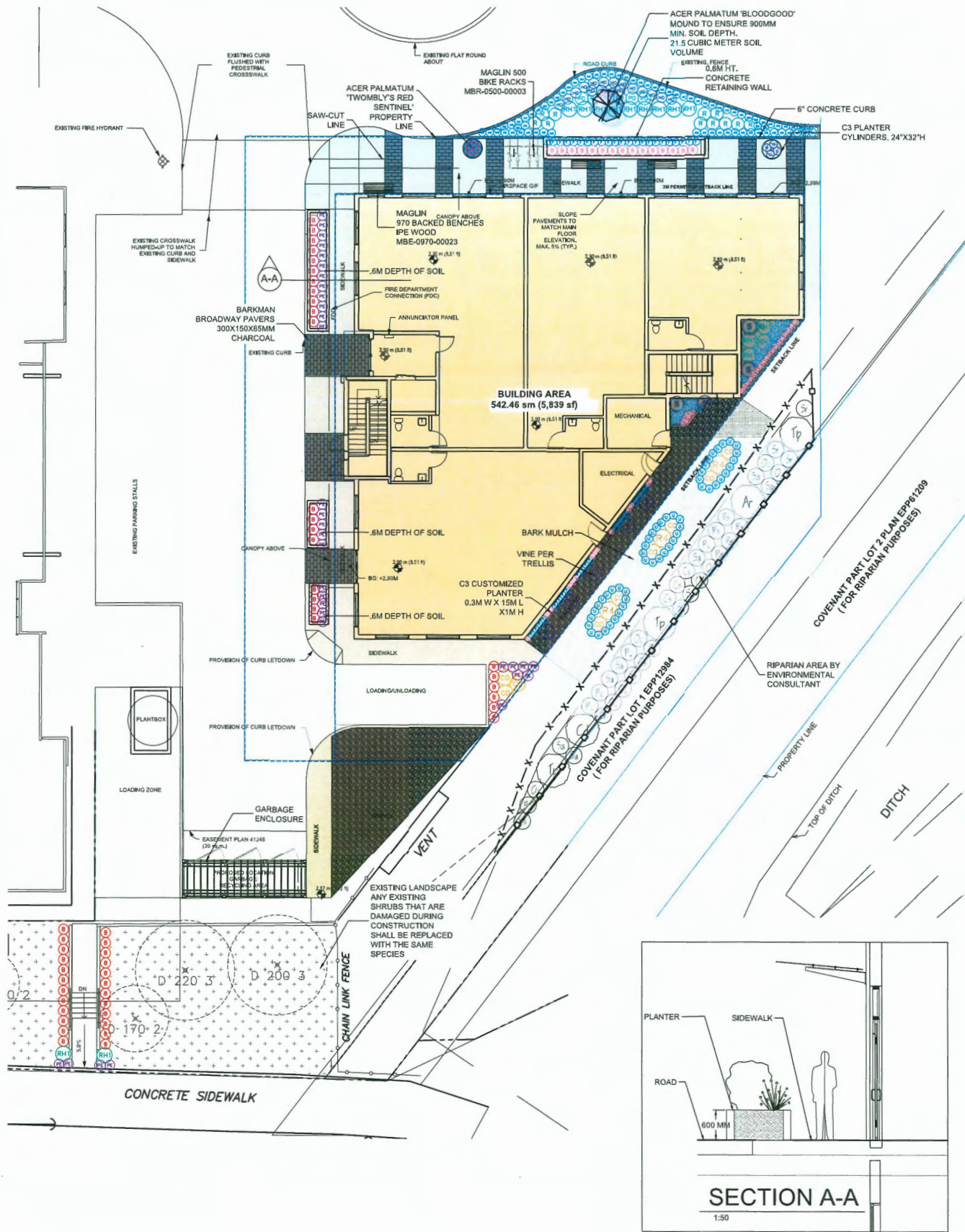
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



Scale	1 : 100
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NOTE:
BUILDING SIGNAGE TO DEAL WITH VIA A SEPARATE
SIGN PERMIT

SEAL:



PLANT SCHEDULE					PMG PROJECT NUMBER: 23-106	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	NOTES	
TREE						
	1	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT; B&B; UPRIGHT FORM		
SHRUB						
	2	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	1.5M HT; B&B	DROUGHT TOLERANT	
	84	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM		
	9	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM	DROUGHT TOLERANT & NATIVE	
	7	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM	DROUGHT TOLERANT	
	11	RHOODENDRON 'BOW BELLS'	RHOODENDRON	#3 POT; 50CM	DROUGHT TOLERANT	
	15	RHOODENDRON 'P.J.M.'	RHOODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM	DROUGHT TOLERANT	
	3	ROSA NUTKAN	NOOTKA ROSE	#3 POT; 60CM	DROUGHT TOLERANT & NATIVE	
GRASS						
	75	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	DROUGHT TOLERANT	
	66	FESTUCA IDAHOENSIS	IDAHO FESCUE	#1 POT	DROUGHT TOLERANT & NATIVE	
	33	PENNISETUM ALOPECUROIDES 'HAEMUL'	DWARF FOUNTAIN GRASS	#1 POT	DROUGHT TOLERANT	
VINE						
	9	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	#2 POT; 75CM; STAKED	DROUGHT TOLERANT	
PERENNIAL						
	17	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE	DROUGHT TOLERANT	
	39	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFF	9CM POT	DROUGHT TOLERANT	
	8	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT	DROUGHT TOLERANT	
GC						
	6	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	DROUGHT TOLERANT & NATIVE	
	51	ARCTOSTAPHYLOS UVA-URSI	KINKINICK	#1 POT; 20CM		
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: HIGH EFFICIENCY IRRIGATION (INCLUDE RAIN SENSOR) TO IABC STANDARDS TO BE PROVIDED BY IRRIGATION CONTRACTOR THROUGH DESIGN-BUILD SYSTEM. PROVIDE SHOP DRAWINGS TO PMG FOR REVIEW PRIOR TO INSTALLATION.						

RMA PLANTING SCHEDULE - BY ENVIRONMENTAL CONSULTANT

SPECIES					
SYMBOL	COMMON NAME	LATIN NAME	COUNT	SPECIFICATIONS	ECOLOGICAL VALUE
	Indian Plum	<i>Oemleria cerasiformis</i>	8	no. 2 pot, multi-stemmed; densley branched; well established	Fruit bearing, shade value
	Pacific Ninebark	<i>Physocarpus capitatus</i>	5	no. 2 pot; densley branched, well established	Litter inputs, shade value
	Red-Osier Dogwood	<i>Cornus sericea</i>	5	no. 2 pot; densley branched, well established	Fruit bearing, slope stability, shade value
	red elderberry	<i>Sambucus racemosa</i>	4	no. 2 pot; densley branched, well established	Fruit bearing, shade value
	Salmonberry	<i>Rubus spectabilis</i>	5	no. 2 pot, multi-stemmed; densley branched; well established	Fruit bearing, slope stability, shade value
	Snowberry	<i>Symphoricarpos albus</i>	11	no. 2 pot; densley branched; well established	Fruit bearing
TREES					
	Red Alder	<i>Alnus rubra</i>	1	no. 5 pot; densley branched; well established	Litter inputs, shade value, slope stability
	Pacific Willow	<i>Salix lucida ssp. lasiandra</i>	0	no. 5 pot; densley branched; well established	Litter inputs, shade value, slope stability
	Black Hawthorn	<i>Crataegus douglasii</i>	1	no. 5 pot; densley branched; well established	Litter inputs, fruit bearing
	Western Red Cedar	<i>Thuja plicata</i>	3	no. 5 pot; densley branched; well established	Shade value, nesting habitat
TOTAL			43		

NO.	DATE	REVISION DESCRIPTION	DR.
16	25 JUN 04	ADD RMA PLANTING SCHEDULE	RJ
15	25 MAY 30	25% BP	RJ
14	25 MAY 30	NEW SITE PLAN	RJ
13	25 MAY 28	CITY COMMENTS	RJ
12	25 MAY 22	NEW SITE PLAN	RJ
11	25 APR 22	CITY COMMENTS	RJ
10	25 MAR 13	NEW SITE PLAN/CITY COMMENTS	RJ/YR
9	25 FEB 05	CITY COMMENTS	RJ/YR
8	24 DEC 02	NEW SITE PLAN	RJ
7	24 NOV 20	LOT COVERAGE CALCULATION	RJ
6	24 JUN 25	NEW SITE PLAN	RJ
5	24 JUN 20	NEW SITE PLAN	RJ/YR
4	24 JUN 06	NEW SITEPLAN	WZ
3	24 MAY 03	PLANTER UPDATE	RJ
2	24 MAR 20	NEW SITE PLAN/COMMENTS	MM
1	23 JUL 28	DP APPLICATION	RJ

DP 23-031345
June 5, 2025
Plan #14

2-STOREY COMMERCIAL BUILDING

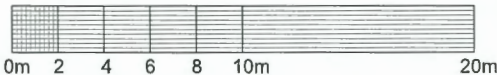
NO. 5 ROAD AND STEVESTON HWY
RICHMOND, BC

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 23 JUL 10
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHKD: YR

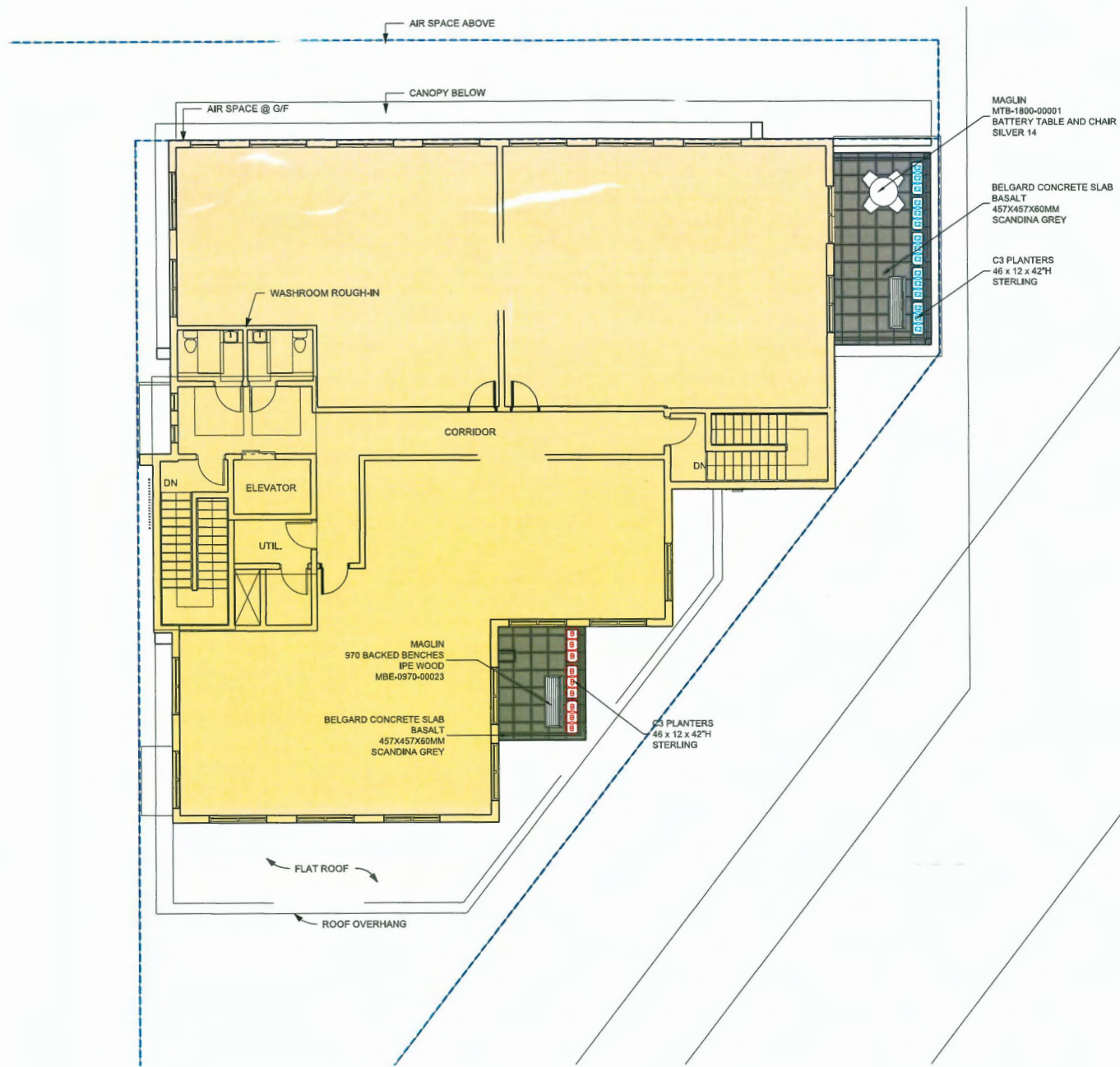
DRAWING NUMBER:
L2
OF 5



SEAL:

PLANT SCHEDULE				PMG PROJECT NUMBER: 23-106
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
9	0	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
GC				
15	15	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	#1 POT

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.



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8	24 DEC 02	NEW SITE PLAN	RJ
7	24 NOV 20	LOT COVERAGE CALCULATION	RJ
6	24 JUN 25	NEW SITE PLAN	RJ
5	24 JUN 20	NEW SITE PLAN	RJ/YR
4	24 JUN 06	NEW SITE PLAN	WZ
3	24 MAY 03	PLANTER UPDATE	RJ
2	24 MAR 20	NEW SITE PLAN/COMMENTS	MM
1	23 JUL 18	DP APPLICATION	RJ

DP 23-031345

June 5, 2025

Plan #15

2-STOREY COMMERCIAL BUILDING

NO. 5 ROAD AND STEVESTON HWY
RICHMOND, BC

DRAWING TITLE:

ROOFTOP
LANDSCAPE PLAN

DATE: 23 JUL 10 DRAWING NUMBER:
SCALE: 1:100
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

L3

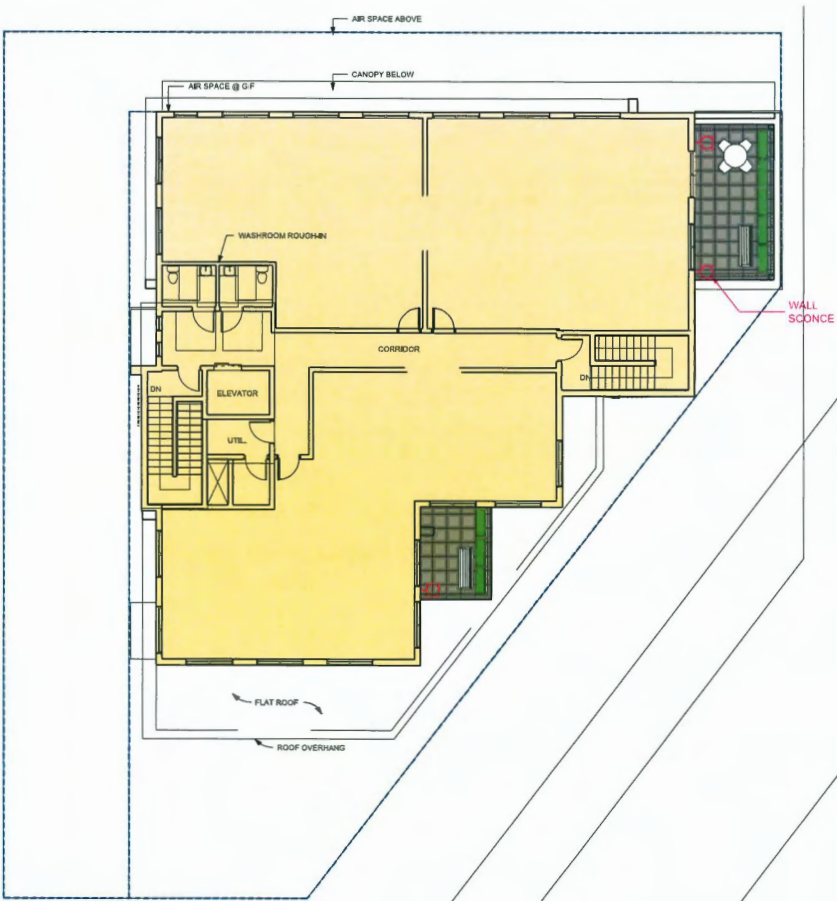
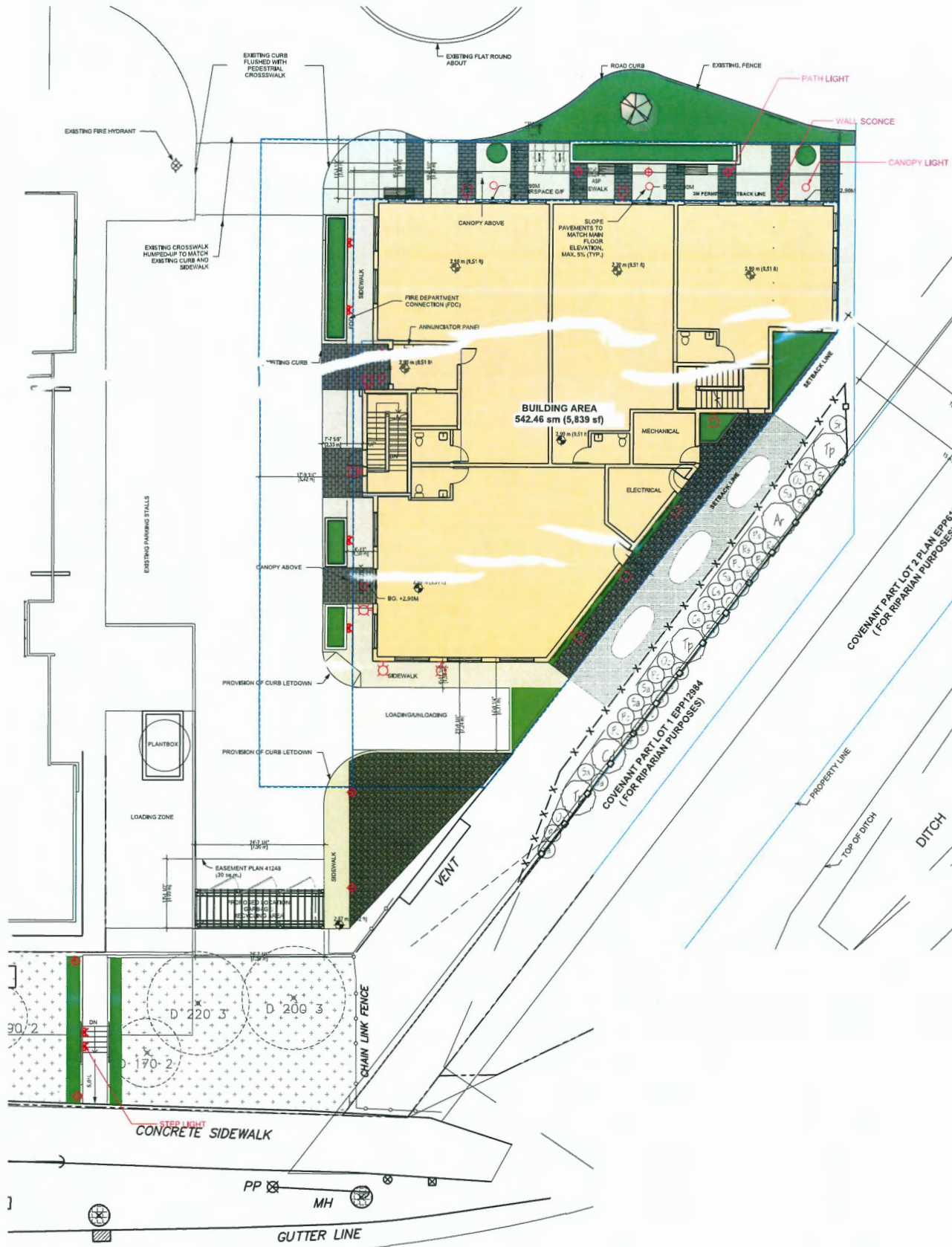
OF 5

SEAL:

STEP LIGHT	WAC LED200 STEP LIGHT
PATH LIGHT	WAC 6021-27BK SLOPED PATH LIGHT
CANOPY LIGHT	DELTA LED #CFLEDR COLOUR: BLACK DOWNWARD FACING
WALL SCONCE	BEGA LED UP/DOWN WALL CYLINDER SCONCE #66519-K3-BLK/19537 COLOUR: BLACK DOWNWARD FACING



NOTE:
ELECTRICAL DRAWING TO BE COORDINATED WITH LANDSCAPE PLANS.
PLEASE REFER TO ELECTRICAL DRAWING FOR FINAL LIGHTING DESIGN.



NO.	DATE	REVISION DESCRIPTION	DR.
13	25 MAY 28	CITY COMMENTS	RJ
12	25 MAY 22	NEW SITE PLAN	RJ
11	25 APR 22	CITY COMMENTS	RJ
10	25 MAR 13	NEW SITE PLAN/CITY COMMENTS	RJ/YR
9	25 FEB 05	CITY COMMENTS	RJ/YR
8	24 DEC 02	NEW SITE PLAN	RJ
7	24 NOV 20	LOT COVERAGE CALCULATION	RJ
6	24 JUN 25	NEW SITE PLAN	RJ
5	24 JUN 20	NEW SITE PLAN	RJ/YR
4	24 JUN 06	NEW SITEPLAN	WZ
3	24 MAY 03	PLANTER UPDATE	RJ
2	24 MAR 20	NEW SITE PLAN/COMMENTS	MM
1	23 JUL 28	DP APPLICATION	RJ

DP 23-031345

June 5, 2025

Plan #16

2-STOREY COMMERCIAL BUILDING

NO. 5 ROAD AND STEVESTON HWY
RICHMOND, BC

DRAWING TITLE:
**LIGHTING
PLAN**

DATE: 23 JUL 10
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

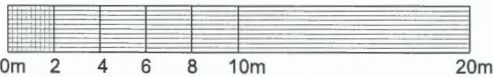
DRAWING NUMBER:
L4
OF 5

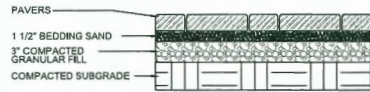


23106-8C.ZIP

PMG PROJECT NUMBER:

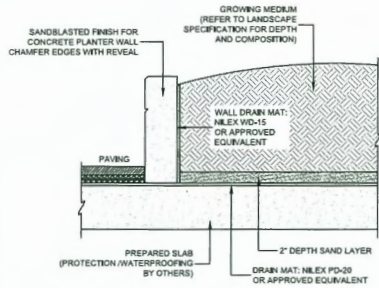
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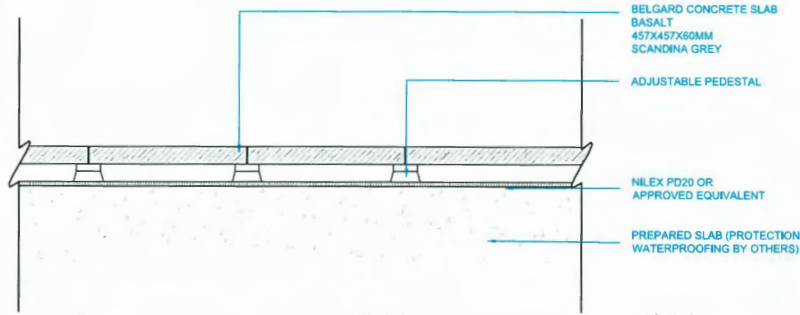


NOTE: PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

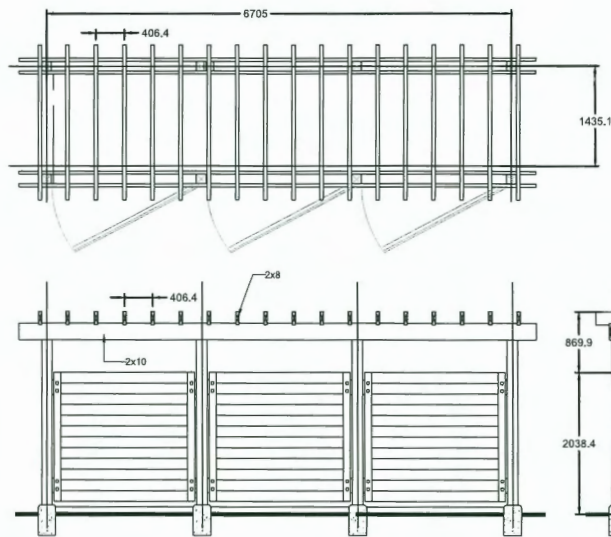
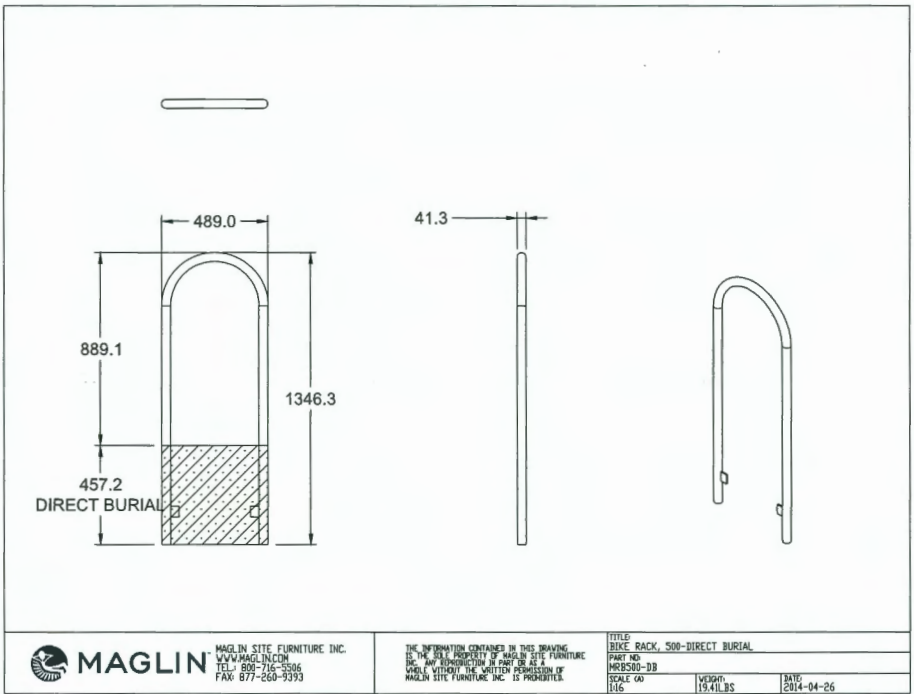
1
L5
TYPICAL PAVERS ON GRADE DETAIL
1:50



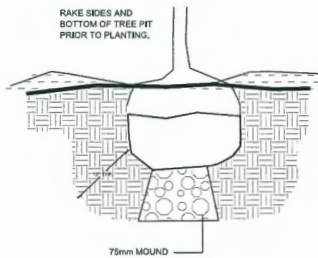
2
L5
PLANTER WALL ON SLAB
1:50



3
L5
HYDRAPRESSED SLABS ON PEDESTALS
1:10

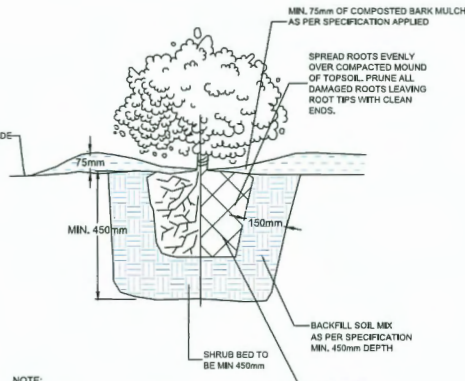


4
L5
GARBAGE ENCLOSURE
1:50



NOTE:
SET TREE PLUMS, STAKE TREE AS SPECIFIED.
POSITIONING STAKE WITHOUT DAMAGE TO ROOT BALL.
TOPSOIL DEPTH AS PER SPEC. ON RAKED SUBGRADE. FILL WITH TOPSOIL 200GDS FULL AND REMOVE STRAPPING AND 1/3 TOP OF BURLAP.
50mm BARK MULCH IN ALL PLANTING AREAS GRADE TO TOPS OF CURBS, WALKS, AND DRIVEWAYS ETC.
ENSURE THE ROOT FLARE IS SET AT GRADE. PULL BARK MULCH AWAY FROM ROOT FLARE.

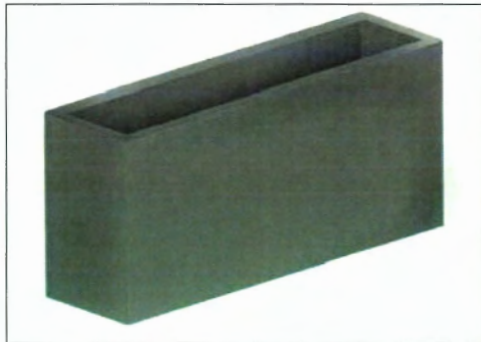
5
L5
TREE/SHRUB PLANTING DETAIL
1:50



NOTE:
MULCH TO BE 75mm DEEP AT DRIP LINE, TAPERING TO 0mm AT TRUNK FLARE.
LOOSEN ROOT MASS PRIOR TO PLANTING.



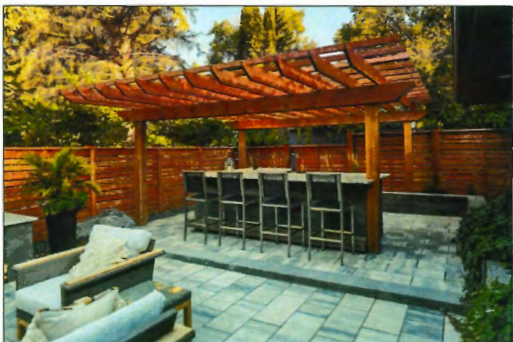
MAGLIN BENCH



C3 PLANTER



BELGARD CONCRETE SLAB



BARKMAN BROADWAY PAVER



MAGLIN BATTERY TABLE AND CHAIR

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pmg
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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
13	25.MAY.28	CITY COMMENTS	RJ
12	25.MAY.22	NEW SITE PLAN	RJ
11	25.APR.22	CITY COMMENTS	RJ
10	25.MAR.13	NEW SITE PLAN/CITY COMMENTS	RJ/YR
9	25.FEB.05	CITY COMMENTS	RJ/YR
8	24.DEC.02	NEW SITE PLAN	RJ
7	24.NOV.20	LOT COVERAGE CALCULATION	RJ
6	24.JUN.25	NEW SITE PLAN	RJ
5	24.JUN.20	NEW SITE PLAN	RJ/YR
4	24.JUN.06	NEW SITEPLAN	WZ
3	24.MAY.03	PLANTER UPDATE	RJ
2	24.MAR.20	NEW SITE PLAN/COMMENTS	MM
1	23.JUL.28	DP APPLICATION	RJ

DP 23-031345
June 5, 2025
Plan #17

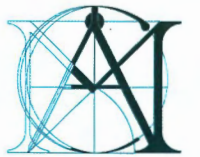
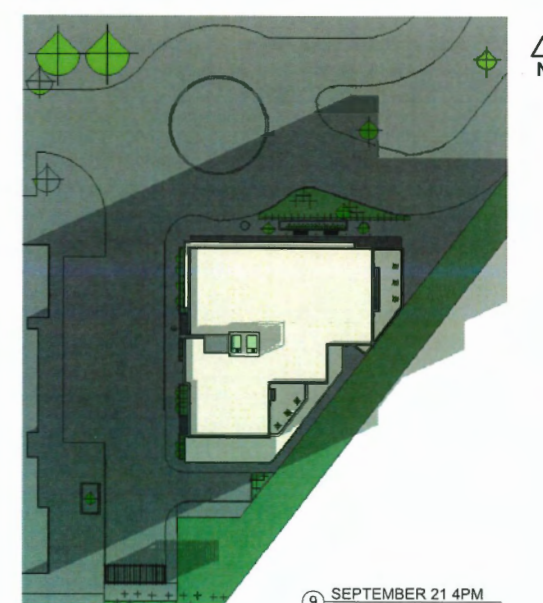
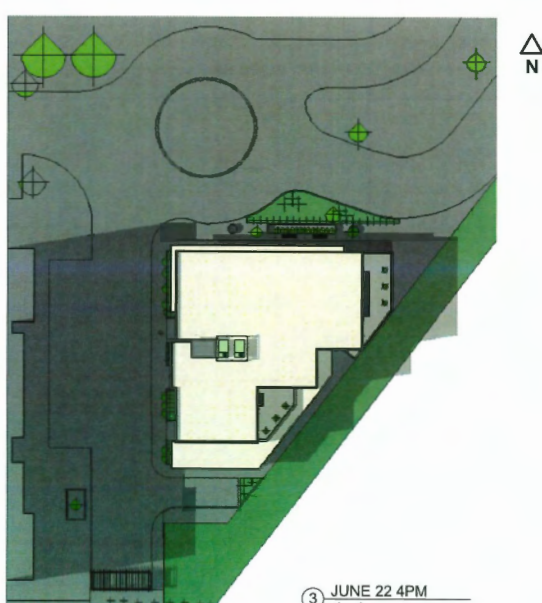
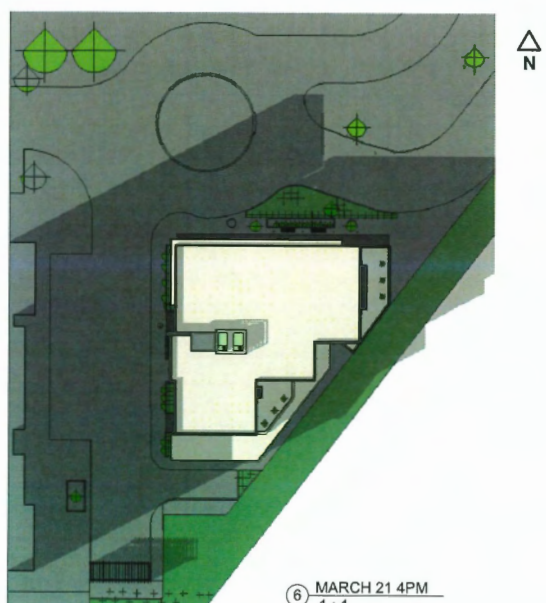
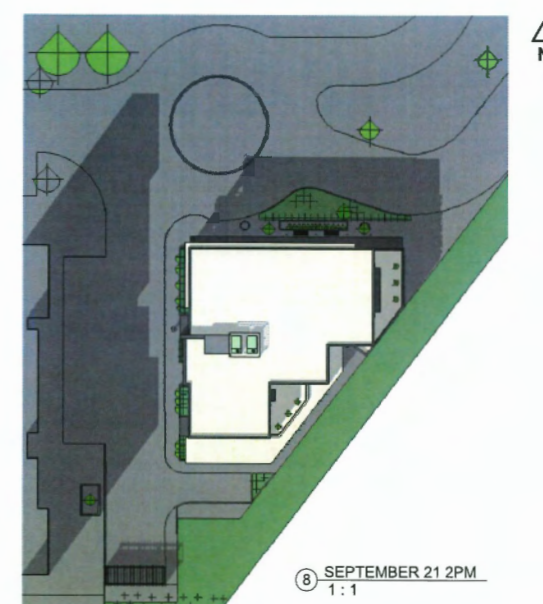
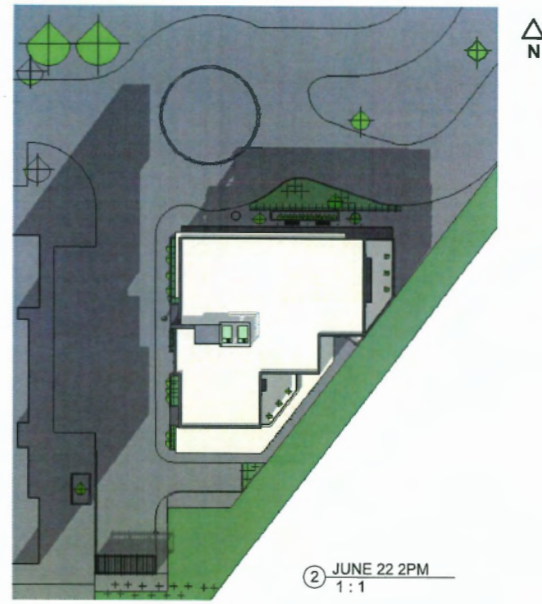
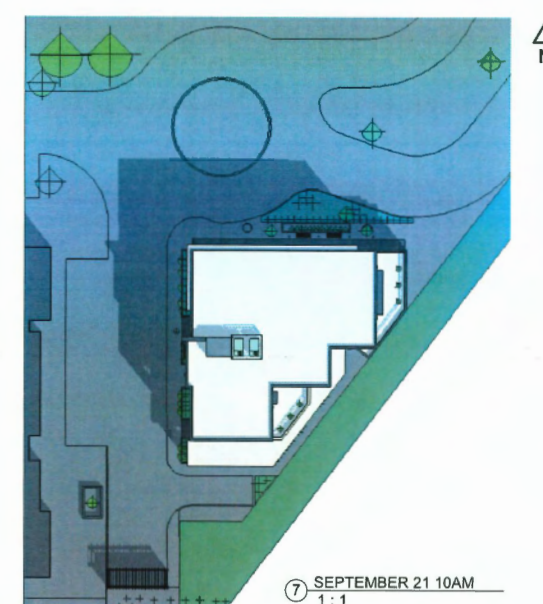
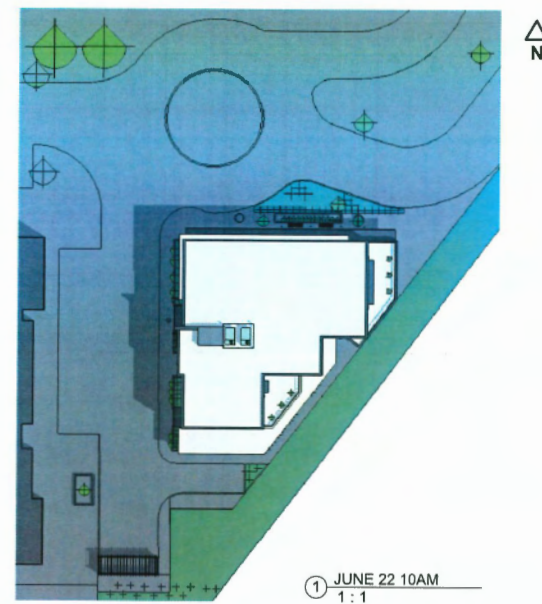
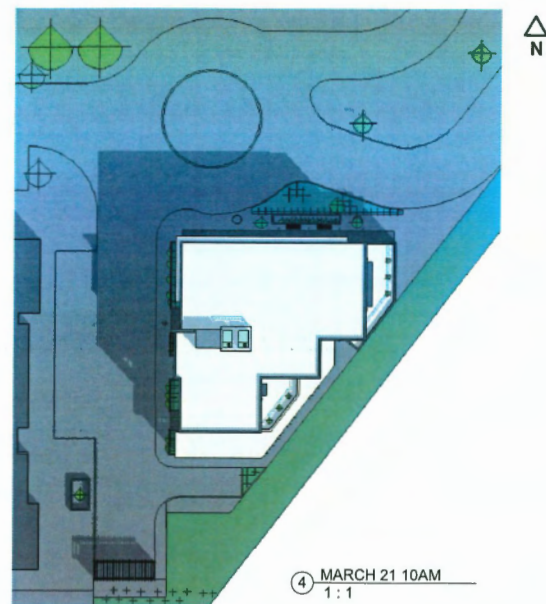
2-STOREY COMMERCIAL BUILDING

NO. 5 ROAD AND STEVESTON HWY
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE: 23.JUL.10
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHKD: YR
DRAWING NUMBER:
L5
OF 5



MATTHEW CHENG
ARCHITECT INC

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[illegible]

DP 23-031345
June 5, 2025
Reference Plan

2-STOREY COMMERCIAL BUILDING

THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

SHADOW STUDY

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A006	
Scale	1 : 1



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May. 30 2025

[illegible]

DP 23-031345
June 5, 2025
Reference Plan

2-STOREY COMMERCIAL BUILDING

THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

3D VIEWS

Project number	Project Number
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Date	Issue Date
------	------------

Drawn by	Author
----------	--------

Checked by	Checker
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A500

Scale

5/29/2025 5:37:12 PM



① 3D VIEW 1



② 3D VIEW 2



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May. 30 2025

[illegible]

DP 23-031345
June 5, 2025
Reference Plan

2-STOREY COMMERCIAL BUILDING

THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

PERSPECTIVES

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A400

Scale



NOTE:
BUILDING SIGNAGE TO DEAL WITH VIA A SEPARATE
SIGN PERMIT



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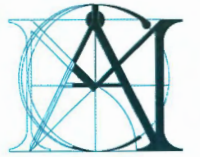
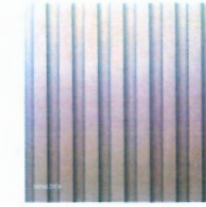
DP 23-031345
June 5, 2025
Reference Plan



THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

PERSPECTIVES

Project number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC
A401	
Scale	



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No.	Date	Revision
4	20250207	ADP
5	20250424	DPP
6	20250522	DPP RESUBMISSION
7	20250529	DPP RESUBMISSION

DP 23-031345
June 5, 2025
Reference Plan

[illegible]

2-STOREY COMMERCIAL BUILDING

THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

PERSPECTIVES

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A401.1

Scale

1/29/2025 5:35:10 PM