



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel **Date:** February 22, 2024
From: Wayne Craig **File:** DV 22-011004
Director of Development
Re: **Application by Danny Wong for a Development Variance Permit at
8451 No. 5 Road**

Staff Recommendation

That a Development Variance Permit be issued that would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 1.77 ha, to permit the construction of a roadside stand at 8451 No. 5 Road.

Wayne Craig
Director of Development

WC:ys
Att. 4

Staff Report

Origin

Danny Wong, on behalf of Da Xing Investment Ltd. (Director: Da Xing), has applied to the City of Richmond for permission to reduce the minimum size of a farm operation associated with a roadside stand in the “Roadside Stand (CR)” zone from 8.0 ha to 1.77 ha, to permit the construction of a roadside stand at 8451 No. 5 Road (also known as the Dajue Art Garden Centre).

The subject property is split-zoned “Roadside Stand (CR)” and “Agriculture (AG1)” (Attachment 1). The roadside stand is proposed to be located within the “Roadside Stand (CR)” zoned portion of the subject property, which requires the requested variance. While “roadside stand” is a permitted use in both the “Roadside Stand (CR)” and “Agriculture (AG1)” zones, the roadside stand must be incidental and supported by a farm operation of at least 8.0 ha in size in the “Roadside Stand (CR)” zone and 0.8 ha in the “Agriculture (AG1)” zone. The existing farm operation is approximately 1.77 ha in size and the applicant has requested a variance to allow a roadside stand to be located within the “Roadside Stand (CR)” portion of the lot, in order to locate the building closer to No. 5 Road.

The purpose of the roadside stand building is to store and showcase plant and nursery products from the existing nursery operation located on the property. The proposed roadside stand building includes 189.80 m² (2,043 ft²) of indoor floor area and 110.18 m² (1,186 ft²) of outdoor area – for a total of approximately 300 m² (3,229 ft²). Other than the requested variance, the proposed use and size of the roadside stand is consistent with Zoning Bylaw 8500 and the Agricultural Land Reserve (ALR) Use Regulation.

Background

The subject property previously contained a non-conforming roadside stand building in the “Roadside Stand (CR)” zoned portion of the lot, which was demolished in 2021 in order to construct the proposed new roadside stand building. The subject site currently contains a nursery farm operation, an agricultural building (barn) for storage/ processing farm products, and a single-family dwelling.

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.

Surrounding Development

To the North: Single-family dwelling and farm operation on an approximately 4.62 acres (1.87 hectares) lot zoned “Agriculture (AG1)”.

To the South: Single-family dwelling and farm operation on an approximately 2.17 acres (0.88 hectares) lot zoned “Agriculture (AG1)”.

To the East: Across No. 5 Road, Buddhist temple on an approximately 0.84 acres (0.34 hectares) lot zoned "Assembly (ASY)".

To the West: No access property on an approximately 10.18 acres (4.12 hectares) lot zoned "Agriculture (AG1)".

Consultation

Food Security and Agricultural Advisory Committee (FSAAC)

The Food Security and Agricultural Advisory Committee (FSAAC) reviewed the proposal on September 28, 2023. The Committee unanimously supported the proposal. A copy of the relevant excerpt from the FSAAC meeting minutes is attached for reference (Attachment 3).

Informational signage has been installed on the property and no correspondence has been received regarding the proposal.

Staff Comments

Roadside Stand (CR) Zone

On February 9th, 1987, Council created the Roadside Stand zone as part of a comprehensive rezoning bylaw, which rezoned 21 existing roadside stand businesses to the new Roadside Stand zone, including the subject property. "Roadside stand" was also a permitted use in Agricultural zones, but was limited by the type of roadside stand based on the licensing classes identified in the "Roadside Stand Bylaw" (now located in the Business Regulation Bylaw):

- Class A: be farming a minimum of not less than 0.2 hectares (half-acre) of land and provide a portable building of a maximum 93 m² (1,001 ft²) in floor area;
- Class B: be farming a minimum of not less than 0.8 hectares (2 acres) of land and provide a permanent building of a maximum 93 m² (1,001 ft²) in floor area; and
- Class C: be farming a minimum of not less than 8.0 hectares (20 acres) of land and provide a permanent building of a maximum 190 m² (2,045 ft²) in floor area.

Class A & B were permitted in Agricultural zones and Class C was permitted in the dedicated Roadside Stand zone. The current Zoning Bylaw 8500 allows "roadside stand" in both the "Roadside Stand (CR)" zone and the "Agriculture (AG1)" zone, but contains the following restrictions (based on sizes in the historical "Roadside Stand Bylaw", and now located in the Business License Bylaw):

- Roadside Stand (CR): roadside stand must be incidental to and supported by a farm operation of at least 8.0 ha (20 acres) and a maximum 190 m² (2,045 ft²) in floor area.
- Agriculture (AG1): roadside stand must be incidental to and supported by a farm operation of at least 0.8 ha (2 acres) and a maximum 93 m² (1,001 ft²) in floor area.

Although the proposed roadside stand would be Class B, the "Roadside Stand (CR)" zone only allows for a roadside stand if the farm operation is at least 8.0 ha (20 acres). The existing farm operation is approximately 1.77 ha in size. As such, the applicant has requested a variance to allow the roadside stand to be located within the "Roadside Stand (CR)" portion of the lot, in order to locate the building closer to No. 5 Road, utilize previously disturbed area of the property while not encroaching into the Environmentally Sensitive Area (ESA) located on the west side of the property, and allow more area for the farm operation in the "Agriculture (AG1)" portion of the property.

Environmentally Sensitive Area (ESA)

- The west side of the property is designated Environmentally Sensitive Area (ESA), which is currently actively farmed.
- In accordance with Provincial Legislation and Regulations, farming activities are not subject to the City's ESA Development Permit process or guidelines.
- According to the applicant's agrologist report, there will be no changes/ impacts to the existing farming operation within the ESA designated area as a result of the proposed variance to permit a roadside stand in the "Roadside Stand (CR)" zoned portion of the property.

Previous & Current Farm Business

- The subject property has held a business license for nursery since 1974.
- According to the agrologist report submitted by the applicant, the east side of the property has been used for greenhouse crop for many years and is proposed to continue. There is currently greenhouse crop production on the east side of the property, which facilitates production of potted plants.
- The purpose of the proposed roadside stand building would be to sell the products from the nursery operation.
- Based on the property's farm plan, the Agrologist Report indicates that the applicant is proposing to sell products from the nursery operation in the roadside stand building as per Zoning Bylaw 8500 and the Agricultural Land Reserve (ALR) Use Regulation, which requires at least 50% of the retail sales must be farm products produced on the farm on which the retail sales are taking place.
- The applicant has provided evidence that the land has farm class as per BC Assessment.

Zoning Compliance/ Variances (staff comments in *bold italics*)

The applicant requests to vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 1.77 ha.

Staff supports the proposed variance due to the following:

- ***The proposed variance allows the roadside building to be located in the "Roadside Stand (CR)" zoned portion of the lot along No. 5 Road frontage, reserves more area for***

the farm in the “Agriculture (AG1)” zoned portion of the lot, and utilizes the existing disturbed area of the previous roadside stand.

- *The proposal could proceed in the “Agriculture (AG1)” zoned portion of the lot without a variance, but would impact the existing farm operation and Environmentally Sensitive Area and would need to be reduced in size to not more than 93 m².*
- *There is an existing farm with farm status.*
- *The submitted Agrologist Report has confirmed that the land is suitable for the existing farm operation, and the nursery products produced onsite will support the proposed road side stand.*
- *The proposed size and siting of the roadside stand building are consistent with Zoning Bylaw 8500, other than the requested variance.*

Analysis

Conditions of Adjacency

- The subject site is bordered by agricultural operations to the north and south. The proposed roadside stand would support the existing farm operation on-site and is considered an agricultural use.
- The proposed roadside stand building complies with all setback requirements of the zoning bylaw.

Site Planning

- The subject property is approximately 5 acres (2.02 hectares) and is split-zoned “Roadside Stand (CR)” (0.62 acres/ 0.25 hectares) and “Agriculture (AG1)” (4.37 acres/ 1.77 hectares).
- The property currently contains an existing plant nursery farm operation, an agricultural building (barn) for storage/ processing farm products, and a single-family dwelling.
- The proposed floor area of the roadside stand building includes 189.80 m² (2,043 ft²) of indoor floor area and 110.18 m² (1,186 ft²) of outdoor area.
- The proposed roadside stand will be situated in generally the same location of the previous non-conforming building that was demolished in 2021, utilizing the existing paved area adjacent to the parking lot.
- The size and siting of the building is consistent with Zoning Bylaw 8500, other than the requested variance.
- Proposed parking is consistent with the minimum required number of vehicle parking spaces as per Zoning Bylaw 8500.
- The existing parking area and driveway surface will remain as asphalt.
- Vehicle access to the roadside stand building, as well as farm access to the existing farming operation, will be provided via an existing driveway off of No. 5 Road. Transportation staff have reviewed the proposed access and have no concerns.

Architectural Form and Character

- The proposed design of the roadside stand building is compatible with the general farm building design, and features low pitched metal roof and siding, stone footing, and glazing on the front façade.

Landscape Design and Open Space Design

- The proposed landscape plan includes a 3 m wide planting strip along No. 5 Road frontage. This landscaped planting area includes a variety of shrubs as well as five vine maple trees. At maturity the shrubs and trees in the landscape strip would provide screening of the parking area and blend in with the existing chain link fence, which is to remain in place for security reasons.
- No existing trees are proposed to be removed.
- Pedestrian access is being provided via a 1.5 m asphalt pathway and clearly marked connecting the City sidewalk to the entrance of the roadside stand building.
- In order to ensure the proposed landscaping works will be completed, the applicant is required to provide a landscape security of \$10,389 in association with the Development Variance Permit.

Conclusion

The proposed plans attached to this report have satisfactorily addressed staff comments identified as part of the review of the subject Development Variance Permit application. In addition, the development is consistent with the intent of the applicable sections of the Official Community Plan and is in compliance with the “Roadside Stand (CR)” zone except for the variance being sought.

Staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.

The list of Development Permit Considerations is included in Attachment 4, which has been agreed to by the applicant.



Yuli Siao
Planner 2

YS:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt from minutes of FSAAC meeting (September 28, 2023)

Attachment 4: Development Permit Considerations



DV 22-011004

Attachment 2

Address: 8451 No. 5 Road

Applicant: Danny Wong

Owner: Da Xing Investment Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	Total: 20,223 m ² (5 ac / 2.02 ha)	No change
Land Uses:	Single-family residential, agriculture and roadside stand	No change
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Roadside Stand (CR) and Agriculture (AG1)	No change

	Bylaw Requirement (CR)	Proposed	Variance
Floor Area Ratio:	Max. 0.50	0.075	None
Density:	Max. 1 roadside stand per lot	1 roadside stand	None
Floor Area:	Max. 190.0 m ² (2,045 ft ²)	189.80 m ² (2,043 ft ²)	None
Retail Sales Area	Max. indoor and outdoor area: 300 m ² (3,229 ft ²)	300 m ² (3,229 ft ²)	None
Lot Coverage:	Max. 35%	7.41%	None
Setback – Front Yard:	Min. 3.0 m	23.5 m	None
Setback – Side Yard north:	N/A	26 m	None
Setback – Side Yard south:	NA	3.38 m	None
Setback – Rear Yard:	N/A	33.5 m	None
Height (m):	Max. 10.5 m	5.5 m	None
Lot Size:	Roadside stand must be incidental and supported by a farm operation of at least 8.0 ha	1.77 ha	Variance required
Off-street Parking Spaces:	1 space per 20.0 m ² = 15	15	None
Off-street Parking Spaces – Accessible:	Min. 2% = 1	2	None

**Excerpt from Minutes of
Food Security and Agricultural Advisory Committee (FSAAC)
September 28, 2023**

Development Variance Permit Application at 8451 No. 5 Road

Liyang Wan, Planner 1, Policy Planning, introduced the Development Variance Permit application at 8451 No. 5 Road and provided the following comments:

- The subject property is split-zoned “Roadside Stand (CR)” and “Agriculture (AG1)”;
- The purpose of the application is to request a variance to the “Roadside Stand (CR)” zone to allow a roadside stand incidental to a farm operation of 1.77 ha in size;
- There was a previous roadside stand building on the property which was demolished in 2021 in order to construct the new proposed roadside stand building;
- The west side of the property is designated Environmentally Sensitive Area (ESA), which is actively farmed and there is no changes to the farm operation within this area as a result of the proposed variance; and
- Other than the requested variance, the proposed use, size and siting of the roadside stand are consistent with the City’s Zoning Bylaw.

The applicant provided the following additional comments:

- In addition to the proposed new roadside stand building, a number of improvements have been made to the farm including a new farm road, drainage system and greenhouses;
- The nursery operation consists primarily of trees and shrubs, roses, annual plants, and hanging baskets;
- Over 50% of the product sold through the nursery operation is grown on the farm, with plans to expand on-site production;
- The proposed new roadside stand building will provide interior space to showcase and sell nursery products; and
- The nursery operation is a family-owned farm business with experience in growing nursery stock.

In response to questions from the Committee, the applicant provided the following additional comments:

- Since the previous roadside stand building was demolished, the nursery operation has been selling products outside, which presents challenges related to storage and showcasing of nursery product;

- The total size of the proposed roadside stand building is approximately 190 m² of indoor area and 110 m² of outdoor area, for a total of 300 m²; and
- Improvements to the farm also include a rainwater storage system to utilize rainwater for irrigation purposes.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee support the Development Variance Permit at 8451 No. 5 Road (DV 22-011004).

Carried Unanimously



Development Variance Permit Considerations

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

Address: 8451 No. 5 Road

File No.: DV 22-011004

Prior to forwarding the application to Council for approval, the developer is required to complete the following:

1. Submission of a landscaping security in the amount of \$10,389. The Applicant must also enter into a legal agreement to accompany the landscaping security, which sets the terms for use and release of the security.
2. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.

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

1. 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.

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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed Date



No. DV 22-011004

To the Holder: Da Xing Investment Ltd.
Property Address: 8451 No. 5 Road
Address: 120 – 2899 No. 3 Road
Richmond, BC V6X 2B2

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 1.77 ha.
4. The land described herein, and any buildings, structures, off-street parking facilities, landscaping and screening 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 (Plan #1-4).
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$10,389 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.

This Permit is not a Building Permit.

To the Holder: Da Xing Investment Ltd.

Property Address: 8451 No. 5 Road

Address: 120 – 2899 No. 3 Road
Richmond, BC V6X 2B2

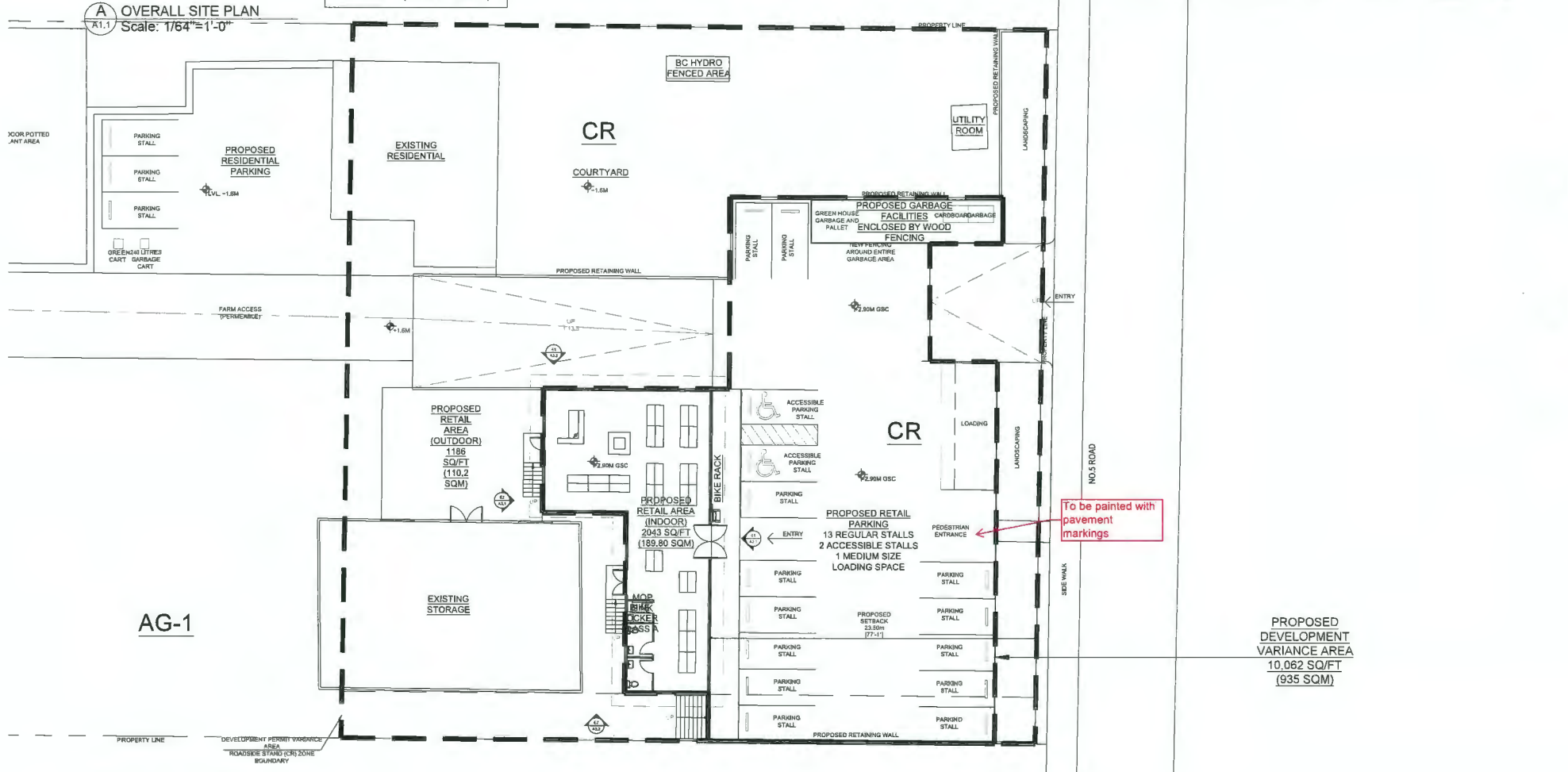
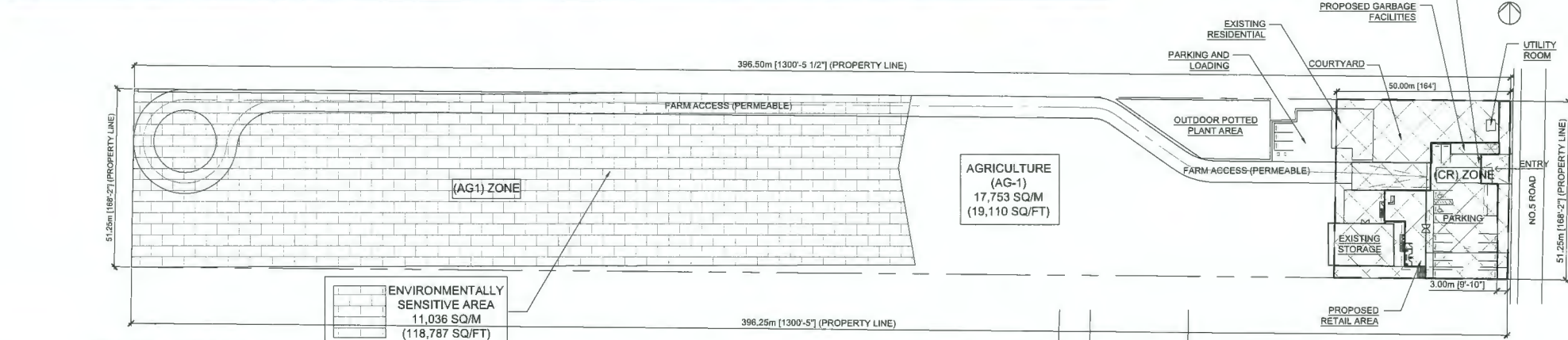
AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

8451 No 5 Road, Richmond	Area		Concrete		Covered		Parking Requirement					Bicycle		Roadside Stand Zoning Information		sf	m2
	sf	m2	sf	m2	sf	m2	Parking	/m2	Parking Required	Accessible Stall (2%)	EV (Level 2)	Class 1	Class 2	Building GFA - Roadside Stand (Exclude Outdoor)	Site Area - Roadside Stand CR Zone		
Zone: AG1/CR														2,043	2,043	189.80	189.80
Site Area	218,690	20,316.92												27,589	27,589	2,563.10	2,563.10
Proposed Retail Area (Indoor)	2,043	189.80	2,043	189.80			1	20	9.49	0.19	REQUIRED	0.24	0.36			0.07	0.07
Proposed Retail Area (Outdoor)	1,186	110.18	1,186	110.18	1,186.00	110.18	1	20	5.51	0.11	REQUIRED	0.03	0.04			7.41%	7.41%
Existing Storage	2,514	233.56	2,514	233.56													
Utility Room	96	8.92	96	8.92													
Existing Residential	1,681	156.17	1,681	156.17			2		2.00	0.04							
Septic Field	2,907	270.07															
Storm Water Storage Tank	655	60.85	655	60.85													
Pump Station	256	23.78	256	23.78													
Septic Tank	367	34.10	367	34.10													
Circulation	58,023	5,390.51															
Soil or Undisturbed Area	148,962	13,838.98															
Total	218,690	20,316.92	8,798	817.36	1,186	110.18			17.00	0.34	REQUIRED	0.27	0.40				



DRAWING LIST

- A1.1 TITLE PAGE / SITE PLAN / AREA AND PARKING CALCULATION
- A1.2 SITE PLAN
- A1.3 SITE PLAN
- A3.1 PROPOSED ELEVATION
- A3.2 PROPOSED ELEVATION / SECTION

SCOPE OF WORK

- BUILD 1 ROADSIDE COVERED RETAIL STAND
- BUILD 4 GREENHOUSES
- BUILD 2 STORAGE BUILDINGS
- BUILD 1 UTILITY ROOM
- UPGRADE SEPTIC FIELD, STORMWATER STORAGE TANK, PUMP STATION & SEPTIC TANK
- MAINTAIN EXISTING RESIDENTIAL

LEGAL DESCRIPTION

LOT 1 SEC 24 BLK 4N RG 6W PL NWP4105 LOT 1, BLOCK 4N, PLAN NWP4105, SECTION 24, RANGE 6W, NEW WESTMINSTER LAND DISTRICT

PROJECT DIRECTORY

DANNY WONG
 ARCHITECT AIBC, MRAIC, RI, B.Arch., LEED AP
 ARCHITELIER ARCHITECTURE, INTERIOR DESIGN & REAL ESTATE CONSULTING
 680-838 WEST HASTINGS STREET, VANCOUVER, BC V6C 0A6 / #3-11240 BRIDGEPORT ROAD - RICHMOND - BC - CANADA - V6X 1T2 (604) 773-2068 WWW.ARCHITELIER.COM

GENERAL NOTES

1. TOTAL AREA OF FARM RETAIL SHALL NOT EXCEED 300 M2. AT LEAST 50% OF THAT AREA IS LIMITED TO THE SALE OF FARM PRODUCTS PRODUCED EITHER ON THAT AGRICULTURAL AND OR BY AN ASSOCIATION TO WHICH THE OWNER OF THE AGRICULTURAL LAND BELONGS.
2. FLOOD CONSTRUCTION LEVEL (FCL) FOR ALL NEW CONSTRUCTIONS ON THIS SITE SHALL BE MINIMUM 2.9 M GSC.
3. CONNECT PROPOSED ALL BUILDINGS TO EXISTING SEPTIC SYSTEM.

	Existing	Proposed
Site Area	AG1 - 20,316.92 m ²	CR - 2,563.10 m ² AG1 - 17,753.82 m ²
Land Uses	AGR	AGR & CR
OCF Designation	2.13A - AGR	2.13A - AGR
Zoning	AG1	AG1 & CR

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	300 m2	0.074	None permitted
Buildable Floor Area	300 m2	189.80 m2	None permitted
Lot Coverage - Buildings:	Max. 50 %	7.41 %	
Setback - Front Yard	Min. 3 m	23.5 m	
Setback - Side Yard	Min. 0 m	26 m	
Setback - Side Yard	Min. 0 m	3.38 m	
Setback - Rear Yard	Min. 0 m	14.19 m	
Height:	Max. 10.5 m	5.50 m	
Off-street Parking Spaces - Total	15	15	

NO VARIANCE IS PROPOSED.



DISCLAIMER
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DRAWING ISSUES
 2022-02-22 ISSUED FOR DVP
 2022-10-02 ISSUED FOR DVP R1

PROJECT
 8451 NO. 5 ROAD, RICHMOND
 DV 22-011004

PROPERTY INFORMATION
 SHEET TITLE
 SITE PLAN - PROPOSED

Job No. A012123
 Scale AS NOTED
 Drawn By SA
 Checked By DKW
 Date December 3, 2023

8451 NO. 5 ROAD, RICHMOND DV 22-011004

PLAN #1A



680-838 WEST HASTINGS STREET
VANCOUVER, BC V6C 0A6
WWW.ARCHITELIER.COM 604.773.2065

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DRAWING ISSUES
2022-02-22 ISSUED FOR DVP
2022-10-02 ISSUED FOR DVP R1

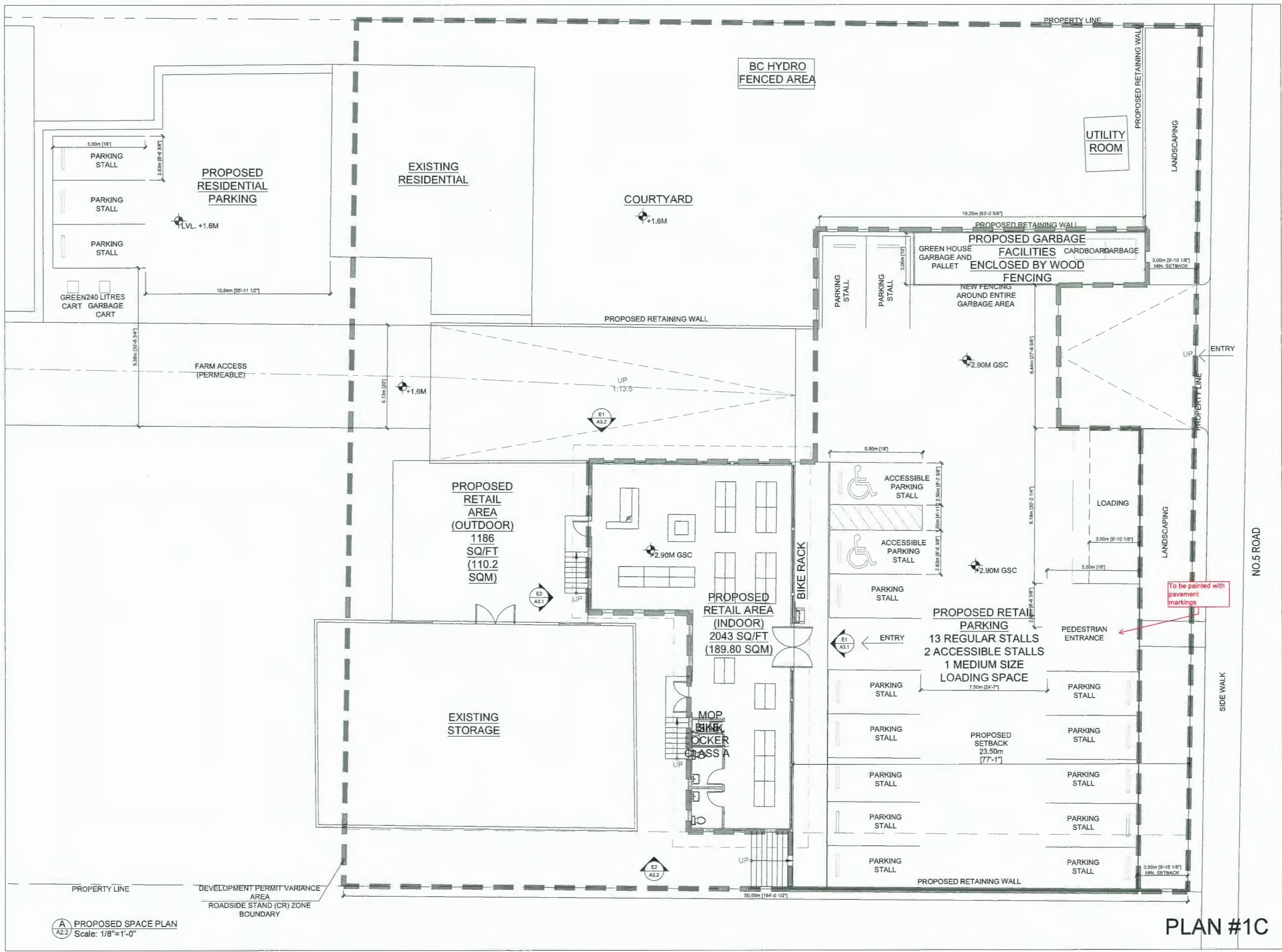
PROJECT

ADDRESS
8451 NO. 5 ROAD, RICHMOND
DV 22-011004

PROPERTY INFORMATION

SHEET TITLE
PROPOSED SPACE
PLAN

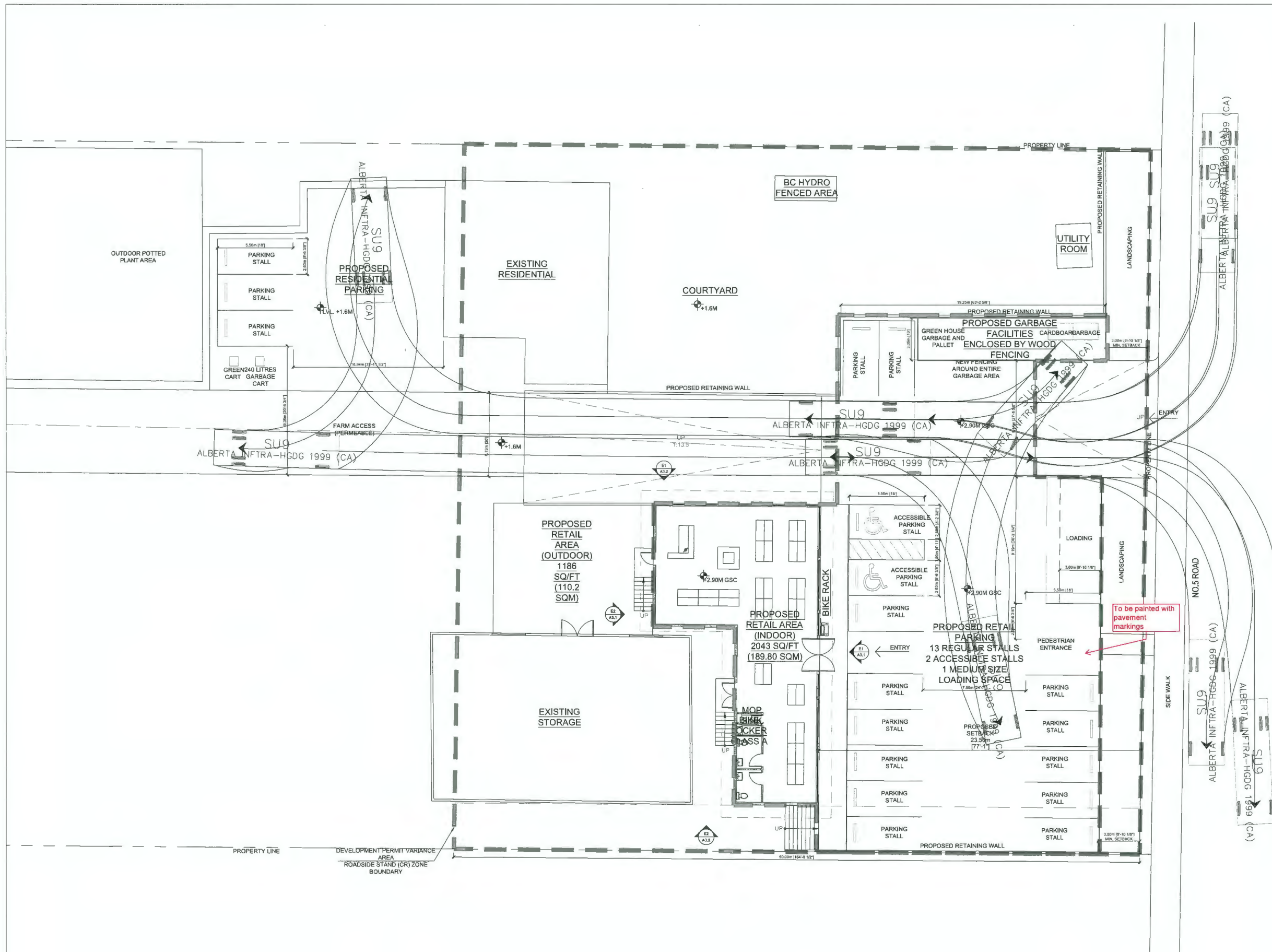
Job No.	A012123
Scale	AS NOTED
Drawn By	SA
Checked By	DKW
Date	December 3, 2023



A PROPOSED SPACE PLAN
A2.2 Scale: 1/8"=1'-0"

PLAN #1C

A2.2



DISCLAIMER

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DRAWING ISSUES

2023-02-22 ISSUED FOR DVP
2023-10-02 ISSUED FOR DVP R1

PROJECT

ADDRESS

8451 NO. 5 ROAD, RICHMOND
DV 22-011004

PROPERTY INFORMATION

SHEET TITLE

PROPOSED SPACE
PLAN

Job No.	A012123
Scale	AS NOTED
Drawn By	SA
Checked By	DKW
Date	December 3, 2023



Architelier

690-838 WEST HASTINGS STREET
VANCOUVER, BC V6C 0A6
WWW.ARCHITELIER.COM 604.773.2098

DISCLAIMER

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DRAWING ISSUES

2022-02-22 ISSUED FOR DWP
2022-10-02 ISSUED FOR DWP R1

PROJECT

ADDRESS

8451 NO. 5 ROAD, RICHMOND
DV 22-011004

PROPERTY INFORMATION

SHEET TITLE

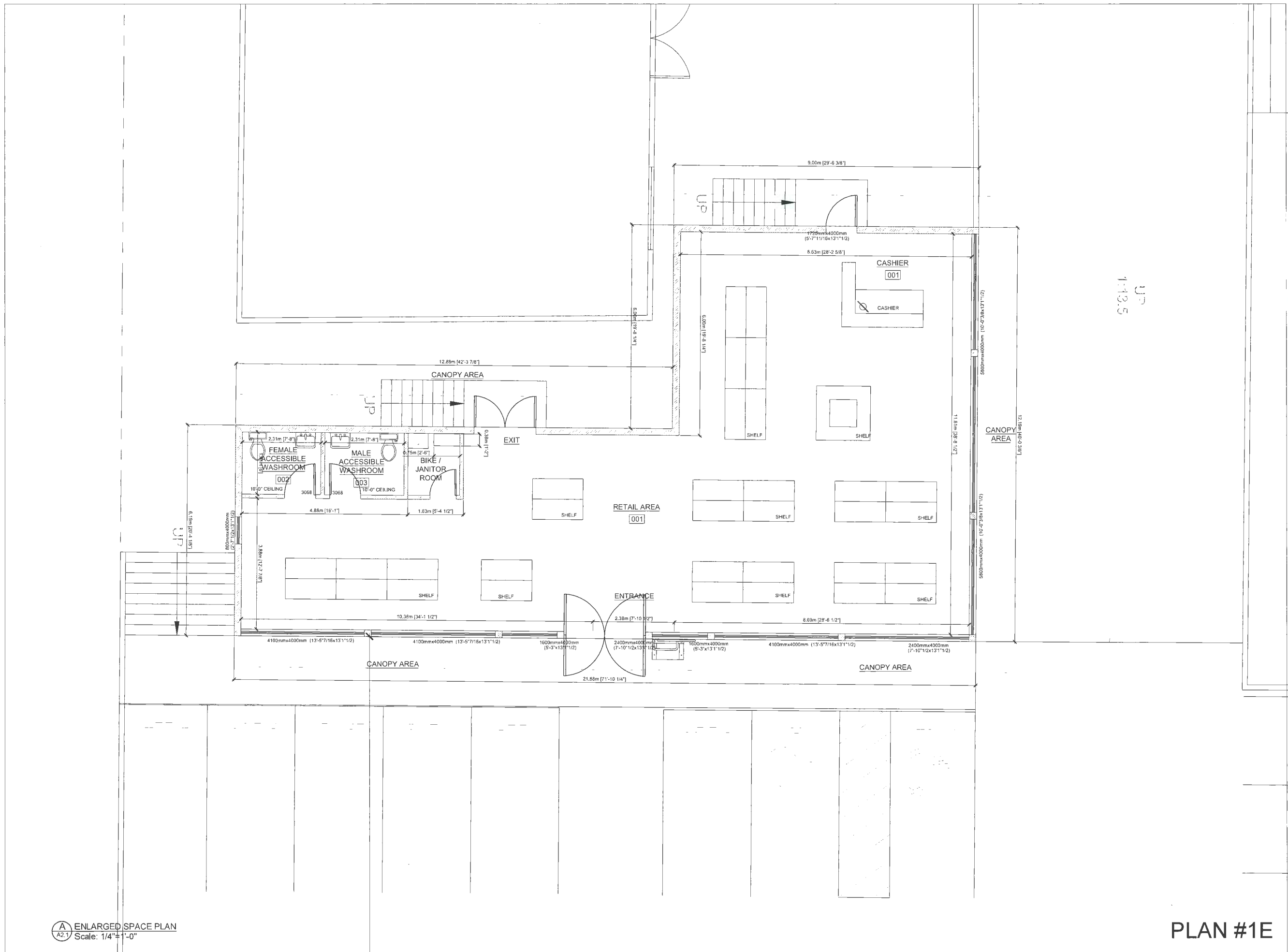
PROPOSED SPACE
PLAN

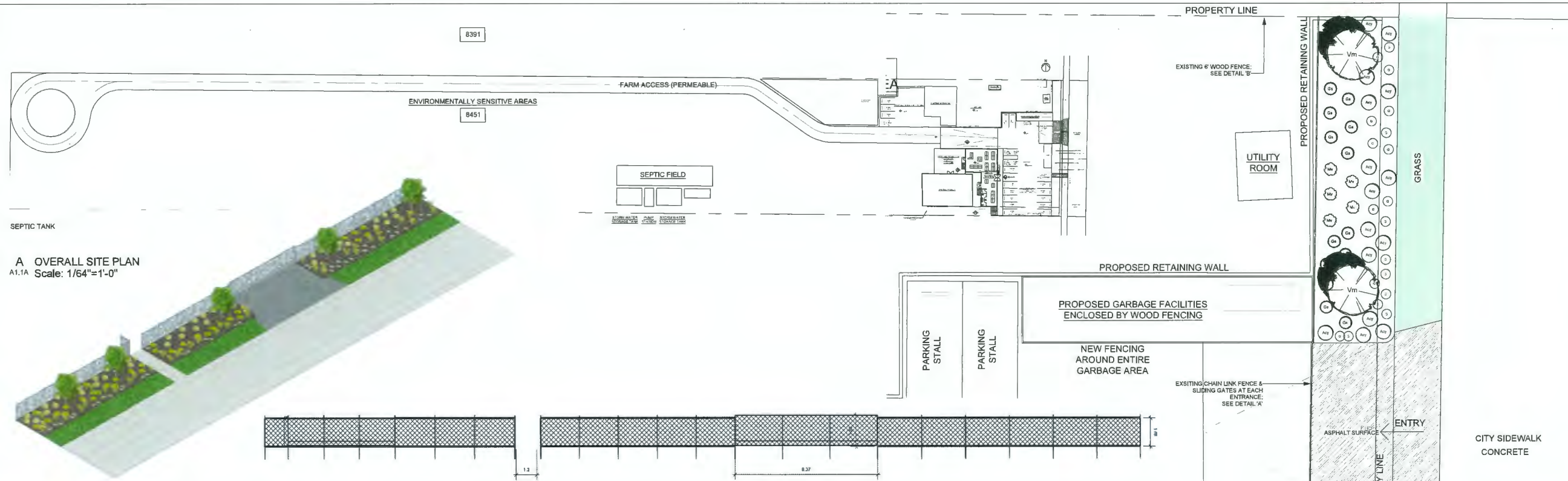
Job No.	A012123
Scale	AS NOTED
Drawn By	SA
Checked By	DKW
Date	December 3, 2023

A2.1 ENLARGED SPACE PLAN
Scale: 1/4" = 1'-0"

PLAN #1E

A2.3





A OVERALL SITE PLAN
A1.1A Scale: 1/64"=1'-0"

B NW PERSPECTIVE VIEW
A1.1A Scale: N.T.S.

B EXISTING CHAINLINK FENCE & GATES
A1.1A Scale: N.T.S.

COST ESTIMATE 23-Oct-23

Polo Landscaping
Larry Fiddler, Certified Landscape Designer
591-8288 207A St.
Langley, B.C. V2Y 0L2
(604) 816-7712. larryfiddler@telus.net

LANDSCAPE COST ESTIMATE - 8451 NO.5 ROAD

PLANT KEY	QTY.	PLANT NAME	SIZE	UNIT COST	EXTENDED COST
Perennials					
Acy	42	Achillea millefolium Common Yarrow	Native species	#1 \$6.45	\$270.90
Groundcovers					
G	39	Gaultheria procumbens Creeping Wintergreen	Native Species; Provides fruits for foraging birds	#1 \$6.45	\$251.55
Shrubs					
Gs	40	Gaultheria shallon Salal	Native Species; Minimum Planting Height 0.45m; Provides cover & fruits for birds	#2 \$12.95	\$518.00
Mv	33	Mahonia nervosa Longleaf Mahonia	Native Species; Minimum Planting Height 0.45m; Provides cover & berries for birds	#2 \$12.95	\$427.35
Trees					
Vm	5	Acer circinatum Vine Maple	Native Species; Part 2 of Schedule D Replacement Tree	6cm. B&B \$750.00	\$3,750.00
SUB TOTAL PLANTS					\$5,217.80
GARDEN BED TOPSOIL, CU.YDS.					10 \$35.00 \$350.00
LAWN TOPSOIL, CU.YDS.					5 \$25.00 \$125.00
LAWN TURF SQ.YDS. ROLLS					88 \$3.00 \$264.95
COMPOSTED MULCH, CU. YDS.					3 \$35.00 \$105.00
TRUCKING, GRADING, PLANTING LABOUR					\$3,000.00
SUB TOTAL					\$9,062.75
TAXES 12%					\$1,087.53
CONTINGENCY					\$10,150.28
10%					\$1,015.03
TOTAL					\$11,165.31

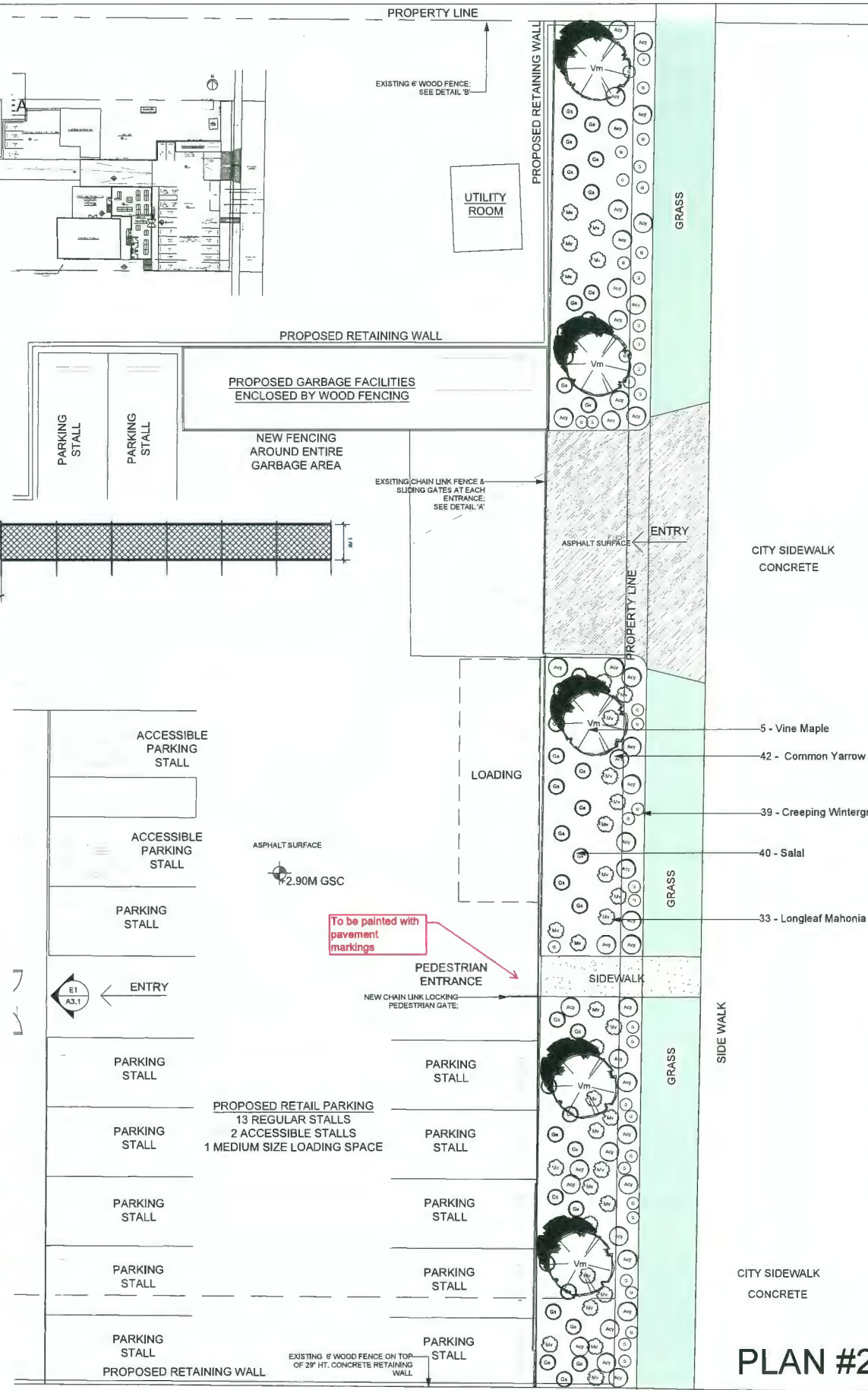
C 6" WOOD FENCE TYP.
A1.1A Scale: N.T.S.

D COST ESTIMATE
A1.1A Scale: N.T.S.



E PLANTS
A1.1A Scale: N.T.S.

F SITE PLAN
A1.1A Scale: 1/8"=1'-0"



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PROJECT

ADDRESS

8451 NO. 5 ROAD, RICHMOND
DV 22-011004

PROPERTY INFORMATION

SHEET TITLE

LANDSCAPE PLAN

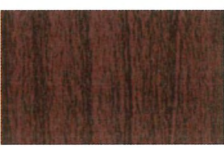
Job No.	A012123
Scale	AS NOTED
Drawn By	SA
Checked By	DKW
Date	December 1, 2023

8451 NO. 5 ROAD, RICHMOND DV 22-011004



CASCADIA PREFINISHED METAL ROOFING - DARK BRONZE

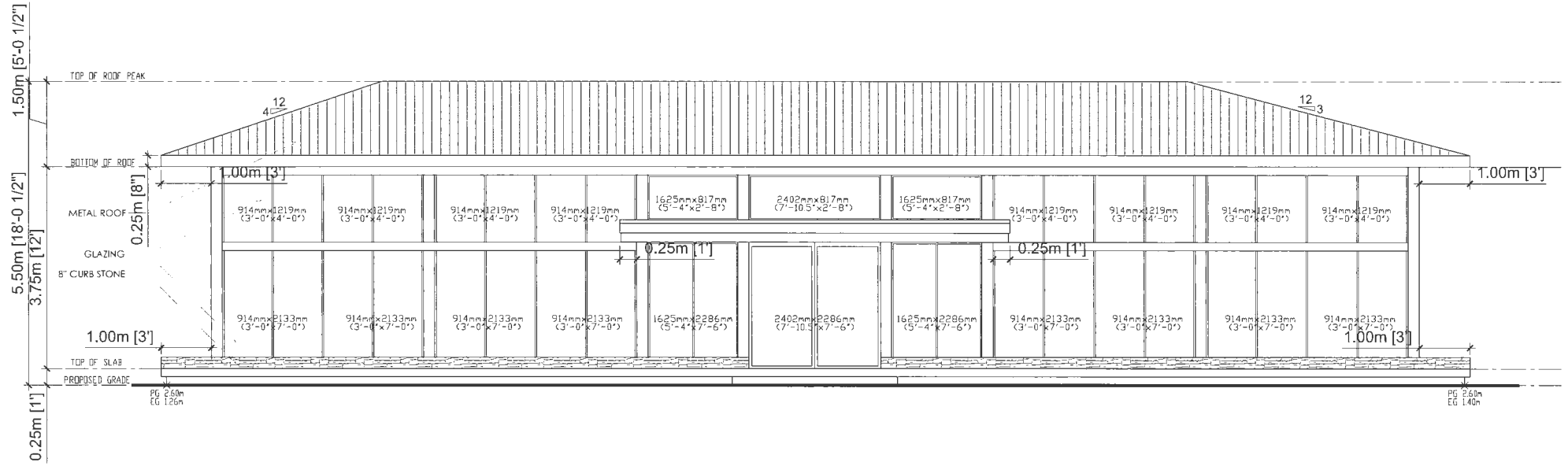
MATERIAL SAMPLE: METAL ROOF
Scale: NTS



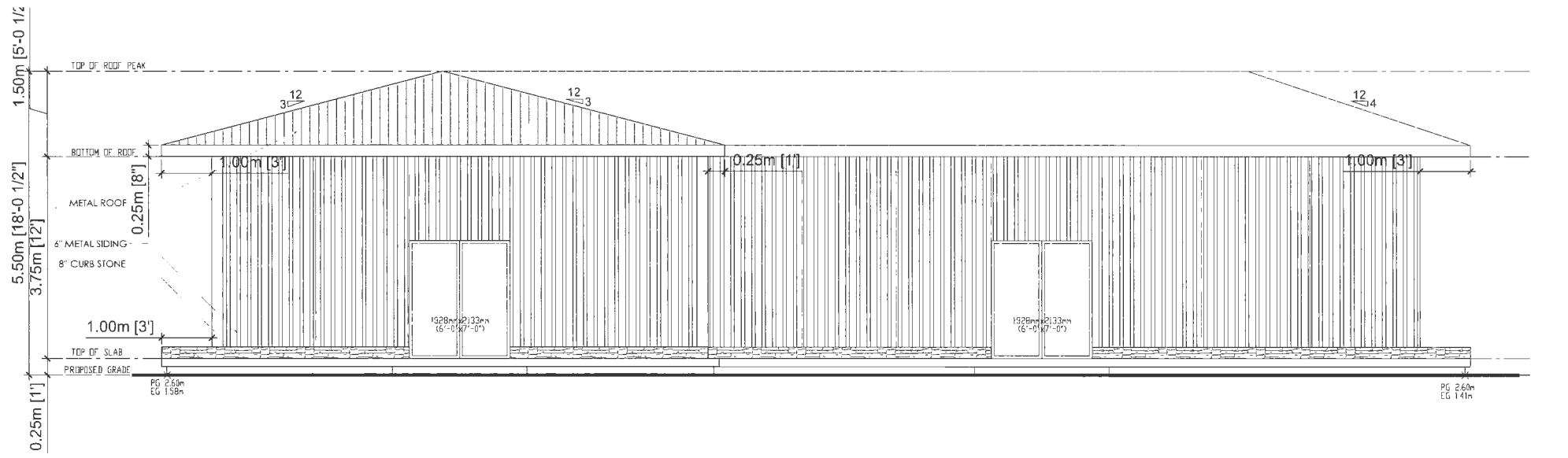
CASCADIA PREFINISHED METAL SIDING - POLAR WHITE
ACCENT COLOUR - ESPRESSO

MATERIAL SAMPLE: METAL CLADDING
Scale: NTS

E4



E1 PROPOSED FRONT ELEVATION - EAST
Scale: 1/4"=1'-0"



E2 PROPOSED REAR ELEVATION - WEST
Scale: 1/4"=1'-0"

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DRAWING ISSUES
2022-02-22 ISSUED FOR DVP
2022-10-02 ISSUED FOR DVP R1

PROJECT

ADDRESS
8451 NO. 5 ROAD, RICHMOND
DV 22-011004

PROPERTY INFORMATION

SHEET TITLE
ELEVATION

Job No.	A012123
Scale	AS NOTED
Drawn By	SA
Checked By	DKW
Date	December 3, 2023

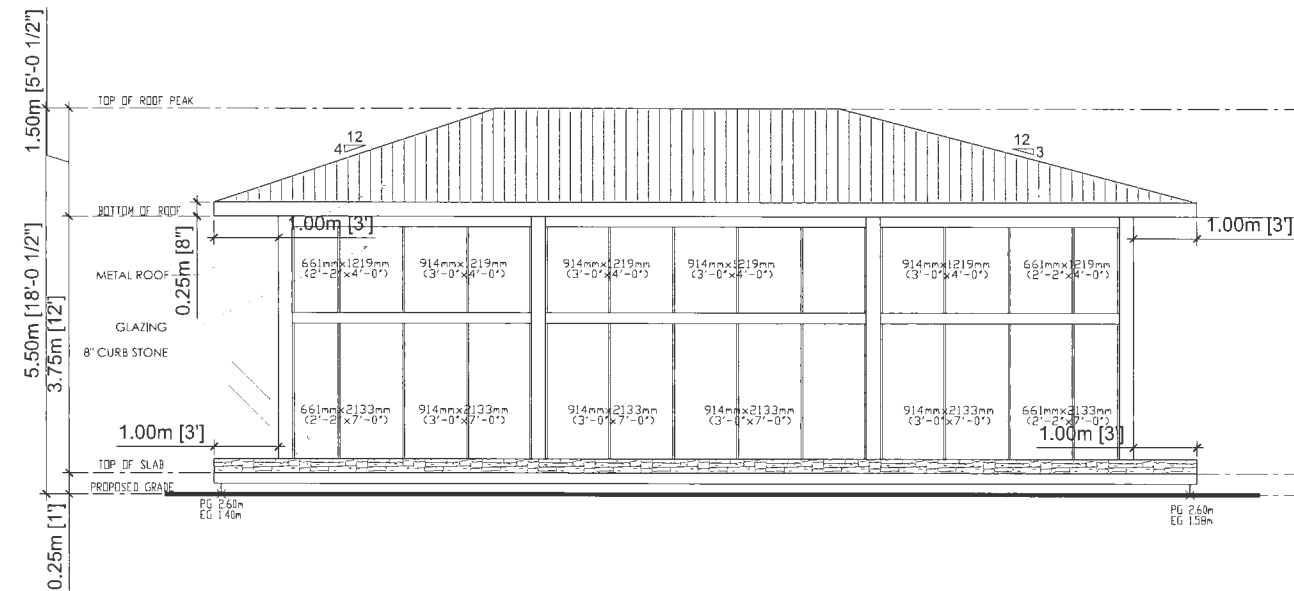
PLAN #3

8451 NO. 5 ROAD, RICHMOND DV 22-011004

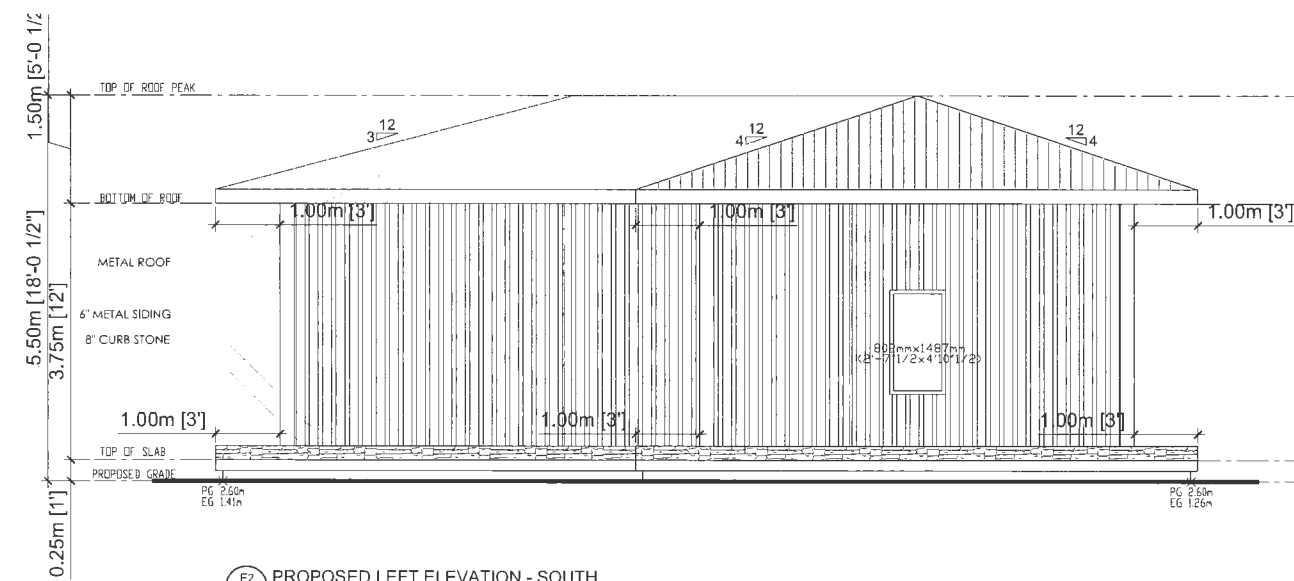
A3.1 



680-838 WEST HASTINGS STREET
VANCOUVER, BC V6C 0A6
WWW.ARCHITELLER.COM 604.773.2068



E1 PROPOSED RIGHT ELEVATION - NORTH
Scale: 1/4"=1'-0"



E2 PROPOSED LEFT ELEVATION - SOUTH
Scale: 1/4"=1'-0"

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DRAWING ISSUES

2022-02-22 ISSUED FOR DVP
2022-10-02 ISSUED FOR DVP R1

PROJECT

ADDRESS

8451 NO. 5 ROAD, RICHMOND
DV 22-011004

PROPERTY INFORMATION

SHEET TITLE

ELEVATION / SECTION

Job No.	A012123
Scale	AS NOTED
Drawn By	SA
Checked By	DKW
Date	December 3, 2023

PLAN #4

8451 NO. 5 ROAD, RICHMOND DV 22-011004

A3.2