



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 6, 2025

From: Joshua Reis
Director, Development

File: DP 25-009725

Re: Application by Alon Gal for a Development Permit at 100 Douglas Crescent

Staff Recommendations

That a Development Permit be issued at 100 Douglas Crescent, which would:

1. Permit the retention of an existing rear yard infill unit on a site zoned “Small-Scale Multi-Unit Housing (RSM/L)”;
2. Vary the provisions of the Richmond Zoning Bylaw 8500 to:
 - a. Reduce the minimum required side yard setback for the rear yard infill unit from 1.2 m to 1.0 m; and
 - b. Reduce the minimum required building separation between the rear yard infill unit and principal dwelling from 6.0 m to 2.1 m.

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

JR:ac
Att. 3

Staff Report

Origin

Alon Gal has applied to the City of Richmond for permission to retain an approximately 90 m² (972 ft²) two-storey rear yard infill unit at 100 Douglas Crescent (Attachment 1) on a site zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

The proposed Development Permit (DP) does not result in frontage upgrades, and any utility and servicing requirements will be further confirmed at the time of Building Permit (BP) application. The capacity of the onsite sanitary service connection will be reviewed as part of the BP process.

Development Information

A site survey (Attachment 2) is provided. Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site currently contains a single-family dwelling which includes an unauthorized single-storey rear addition and an unpermitted two-storey rear yard infill unit. The applicant is seeking to retain and formalize the two-storey rear yard infill unit through the subject DP and subsequent BP process. The unauthorized single-storey rear addition to the single-family dwelling is not part of this DP application as it complies with the subject site’s “Small-Scale Multi-Unit Housing (RSM/L)” zoning but does require a separate BP application to be made to the City.

Development surrounding the subject site is as follows:

- To the North: Across Douglas Crescent, a single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from Wellington Crescent.
- To the South: A single-family residential development fronting onto Catalina Crescent on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from Catalina Crescent and the rear lane.
- To the East: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from the rear lane.
- To the West: A single-family residential lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”. The lot is currently vacant except for an existing single-storey garage located adjacent to the subject site (100 Douglas Crescent). The previous single-family dwelling was demolished in 2024. There is an active BP application (BP 25-020315) for a new single-family dwelling on the lot, with vehicle access to remain from the rear lane.

Staff Comments

The existing rear yard infill unit demonstrates general alignment with the intent of design guidelines in the City's Official Community Plan (OCP) and complies with the regulations of the "Small-Scale Multi-Unit Housing (RSM/L)" zone, except as noted below.

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

The applicant requests to vary the provisions of the Richmond Zoning Bylaw 8500 to:

- a) Reduce the minimum required side yard setback for the rear yard infill unit from 1.2 m to 1.0 m.

The 1.0 m setback between the existing two-storey rear yard infill unit and the property line with 60 Douglas Crescent (west lot line) is not expected to result in negative impacts on the neighbouring property by way of overlooking or overshadowing. The existing rear yard infill unit has no windows on the west elevation facing 60 Douglas Crescent and is located adjacent to an existing single-storey garage on a lot where the former single-family dwelling was recently demolished. The rear yard infill unit has a 7.2 m setback from 140 Douglas Crescent (east lot line) in compliance with the "Small-Scale Multi-Unit Housing (RSM/L)" zone.

- b) Reduce the minimum required building separation between the rear yard infill unit and principal dwelling from 6.0 m to 2.1 m.

The existing separation of 2.1 m between the rear yard infill unit and the existing single-family dwelling on the subject lot is at the ground floor only, where there are no facing windows. Prior to DP issuance, the applicant is required to submit a BP application to address BCBC compliance relating to fire protection. At the second-floor level, there is a separation of 8.6 m between the rear yard infill unit and the single-family dwelling. The existing separation is not expected to result in a loss of privacy for the rear yard infill unit or adjacent single-family dwelling and does not impact the provision of the required private outdoor space for the site, which is provided in the east side yard.

Analysis***Conditions of Adjacency***

- To the north of the rear yard infill unit is the primary dwelling unit on the subject lot. Separation and design considerations are addressed in the following section of this report.
- Windows are located on the east elevation of the existing rear yard infill unit. The presence of tall cedar hedging helps to limit privacy concerns for the neighbouring property at 140 Douglas Crescent.
- There are no windows on the south elevation overlooking the rear lane. The rear lane provides separation between the two-storey rear yard infill unit and the property at 231 Catalina Crescent.

- There are no windows located on the west elevation of the existing rear yard infill unit, which is located adjacent to an existing single-storey garage at 60 Douglas Crescent. There is currently no residential property at 60 Douglas Crescent, with the former single-family dwelling recently demolished.
- The subject property is located within the “Aircraft Noise Notification Area (Area 2)”. In accordance with the Aircraft Noise Sensitive Development (ANSD) Policy Areas, all aircraft noise-sensitive land uses may be considered. Prior to DP issuance, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into the rear yard infill unit’s design.

Urban Design and Site Planning

- The applicant has submitted a BCBC Compliance Report prepared by a registered professional identifying deficiencies with the rear yard infill unit. Prior to DP issuance, the applicant is required to apply for a BP to address identified BCBC deficiencies. Staff will confirm BCBC compliance through the BP process, including follow-up inspections.
- Existing windows on the second floor of the rear infill unit provide natural light to the interior while setbacks and existing landscaping support the privacy of neighbouring homes.
- The south elevation of the rear yard infill unit fronting the lane incorporates faux carriage-style barn doors to enhance the appearance of the lane.
- A single shared garbage and recycling area is proposed for the subject site for use by the residents of the property. The area, which is adequately sized to contain the required number of containers for the single-detached dwelling and rear yard infill unit, is located between the main house and the infill unit and is easily accessible to both units.
- The subject site provides on-site parking in compliance with the Zoning Bylaw, including two unenclosed gravel parking spaces adjacent to the rear yard infill unit. These spaces are accessed from the lane and are for the shared use of both units.
- Registration of a flood plain indemnity covenant on Title is required prior to DP issuance.

Architectural Form and Character

- The design of the existing two-storey rear yard infill unit broadly reflects the form, character and scale of development on the subject lot, and surrounding low-density neighbourhood. The design, materiality and colour of the rear yard infill unit is consistent with the character of the primary dwelling on the property.
- The exterior materials and colours of the existing rear yard infill building include horizontal blue Hardie-board siding on the upper level, smooth blue stucco cladding on the lower level and white-painted wood trim around the doors, windows and building corners.
- A covered entry with a modest roof overhang is proposed to be added to the existing rear yard infill unit, which will provide weather protection for residents of the property and add architectural interest, helping to enhance the human scale of the overall design.

Landscape Design and Open Space Design

- Two city trees are located in the front yard along the front property line. Both trees will be retained, as no construction activity is permitted in their vicinity. There are no trees located in the rear yard.
- Cedar hedging exists along the entire east property line and partially along the west property line and will be retained to provide privacy to neighbouring lots. More than 20 per cent of the lot is comprised of live plant material in compliance with the Zoning Bylaw.
- The area surrounding the main entrance of the rear yard infill unit, adjacent to the parking pad, is treated with a combination of landscaping elements and downward facing lighting to enhance the appearance of the unit entry and limit spillover to the adjacent lot.
- Outdoor space for the rear yard infill unit is located at grade in the side yard to the east of the unit. The proposed open space is approximately 121.4 m² and includes a 25 m² shared deck connecting the principal dwelling and the infill unit. Since the infill unit is occupied by family members, the outdoor space is intended to be shared and used collectively by both households. The outdoor space complies with the requirements of the 'Small-Scale Multi-Unit Housing (RSM/L)' zone. Prior to DP issuance, a restrictive covenant and/or alternative legal agreement is to be registered on title to prohibit the stratification of the individual rear yard infill unit.

Crime Prevention Through Environmental Design

- Consistent with the design guidelines for rear yard infill development in the OCP, the existing windows on the east elevation provide natural surveillance of the primary parking area fronting the lane.
- The existing rear yard infill unit provides wall-mounted lighting at the main entry as well as adjacent to the shared deck to maintain visibility and safety. The lighting is downward facing and will avoid spillover onto neighbouring lots.

Conclusions

The applicant is seeking permission to retain an unpermitted two-storey rear yard infill unit at 100 Douglas Crescent on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)". As retention of the two-storey rear yard infill unit would meet all applicable policies and guidelines beyond the requested variances, staff recommend that the DP be endorsed and issuance by Council be recommended.



Alex Costin
Planner I
(604-276-4200)

AC:aa

Att. 1: Location Map
2: Survey Plan
3: Development Application Data Sheet

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

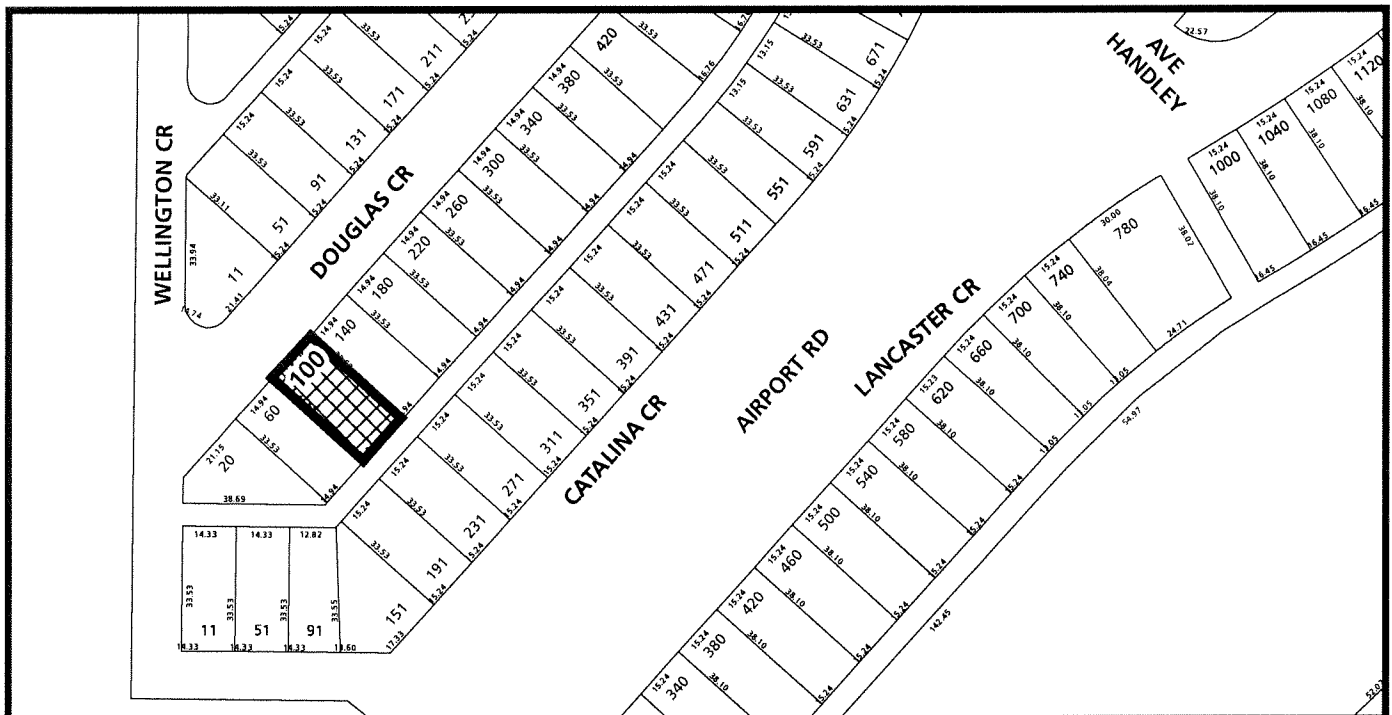
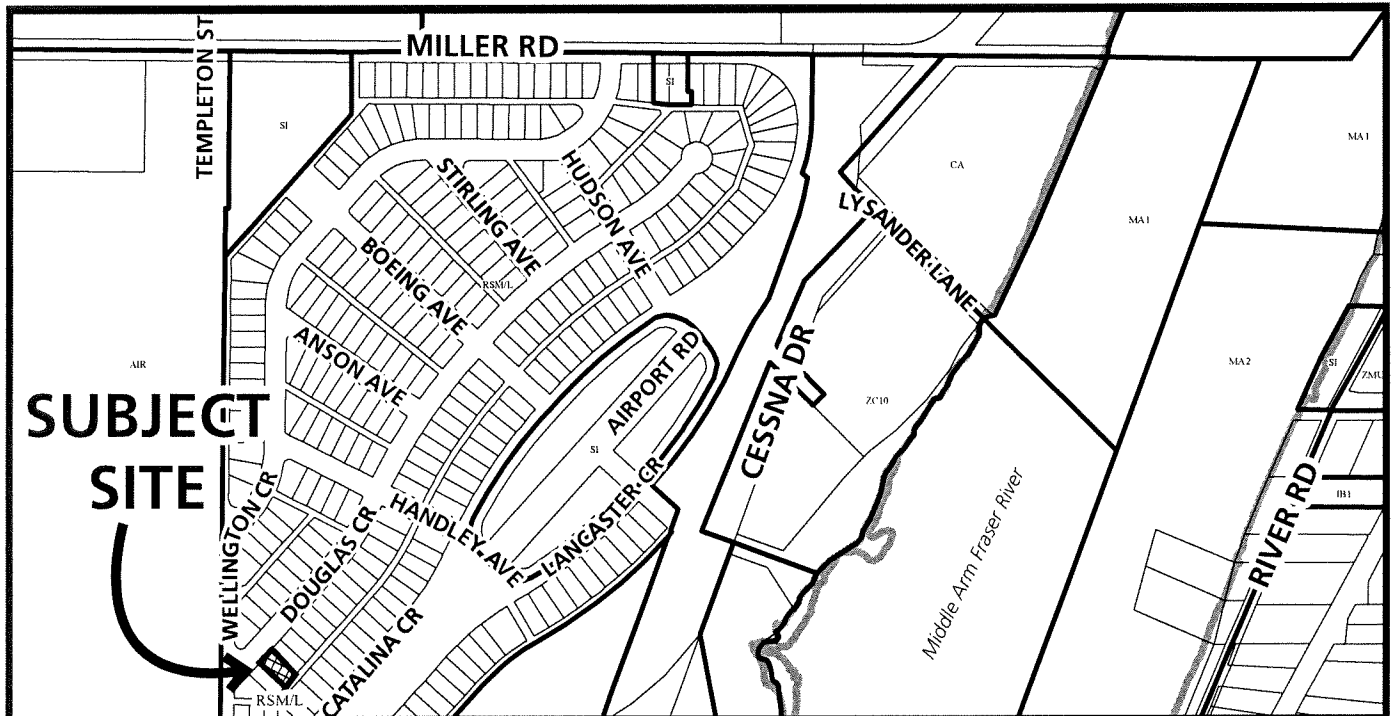
1. Apply for a Building Permit to address the unpermitted construction of the rear yard infill unit and requirements outlined as part of the Building Code compliance report and pay all associated application fees.
2. Registration of a flood indemnity covenant on title (Burkeville – 4.35 GSC).
3. Registration of an aircraft noise sensitive covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into the building design.
4. Registration of a restrictive covenant and/or alternative legal agreement, to the satisfaction of the City, to require that stratification of individual rear yard infill unit shall be prohibited.
5. Payment of all fees in full for costs associated with Public Notices.

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

6. Demonstrate compliance with the Development Permit plans.
7. Demonstrate that the onsite sanitary service connection has sufficient capacity to service the proposed development.
8. Demonstrate compliance with the applicable level of the BC Energy Step Code.
9. 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.*
10. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of
Richmond



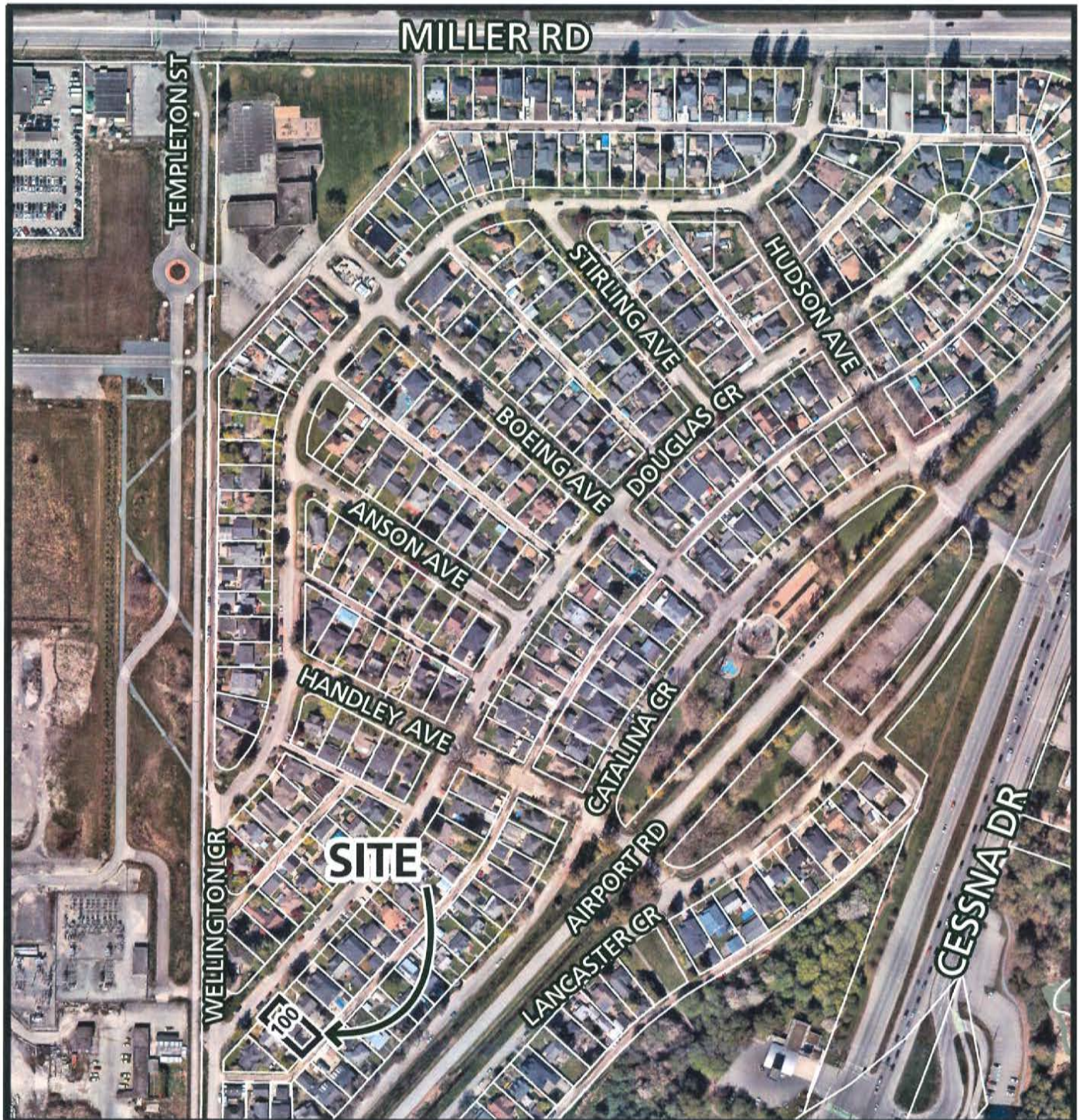
DP 25-009725

Original Date: 03/13/25
Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 25-009725

Original Date: 03/12/25
Revision Date:

Note: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION SHOWING BUILDINGS ON LOT 3 BLOCK "J" SECTION 30 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN 9740

PARCEL IDENTIFIER (PID): 003-523-241

CIVIC ADDRESS

#100 DOUGLAS CRESCENT
RICHMOND, B.C.

SCALE 1:150

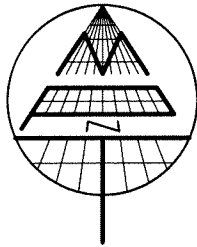
ALL DISTANCES ARE IN METRES
UNLESS INDICATED OTHERWISE.

DIMENSIONS ARE MEASURED
AT GRADE, TO VERTICAL FACE
OF EXTERIOR BUILDING WALLS
UNLESS INDICATED OTHERWISE.

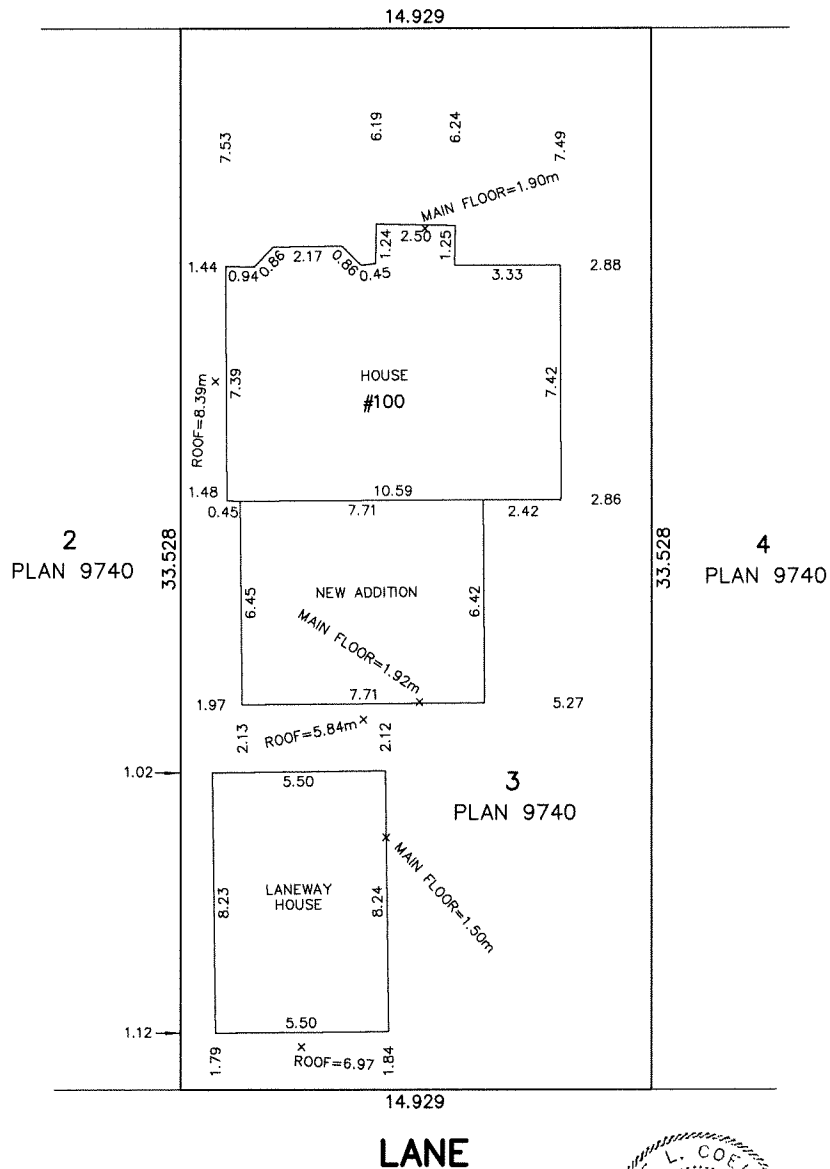
ELEVATIONS:

℄ ROAD (HIGHEST) = 1.29 METRES

ELEVATIONS ARE REFERENCED TO
RICHMOND GEODETIC DATUM (HPN).



DOUGLAS CRESCENT



LANE

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 19645-001-CERT-000.DWG

R-22-19645-CERT

THIS CERTIFICATE IS VALID ONLY UNDER THE
ORIGINAL TERMS AND CONDITIONS OF OUR
CONTRACT WITH THE PARTY FOR WHICH IT WAS
PREPARED, AND AS SUCH ONLY ON THE DATE
CERTIFIED HEREON. SUBSEQUENT ADDITIONS AND
MODIFICATIONS TO TITLE, PROPERTY LINES,
OR IMPROVEMENTS AND THE PASSAGE OF TIME
WILL CAUSE IT TO BE INVALID AND OUT OF DATE.

THIS PLAN IS INTENDED ONLY TO SHOW THE POSITION OF
CERTAIN IMPROVEMENTS WITHIN THE SUBJECT PARCEL.
NO OTHER INFORMATION IS IMPLIED.
IN PARTICULAR THIS IS NOT TO BE USED FOR THE LOCATION
OF PROPERTY LINES OR FOR BUILDING MODIFICATIONS.
WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

DATE OF SURVEY: MAY 24, 2022

Jose Coelho
Digitally signed by
JOSE COELHO H78565
Date: 2022.05.26
07:57:43 -07'00'

JOSE L. COELHO
B.C. LAND SURVEYOR (#750)

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.





DP 25-009725

Attachment 3

Address: 100 Douglas Crescent

Applicant: Alon Gal

Owners: Alon & Orly Gal

Planning Area(s): Sea Island (Burkeville)

	Existing	Proposed
Site Area:	501 m ²	501 m ²
Land Uses:	Single detached residential & rear yard infill unit	Single detached residential & rear yard infill unit
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	No Change
Number of Units:	2	2

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	none permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	none
Front Yard Setback (Front Principal building)	Min. 6.0 m	> 6.0 m	none
Side Yard Setback (Front Principal Building)	Min. 1.2 m	> 1.2 m	none
Side Yard Setback (Rear Yard Infill Unit)	Min. 1.2 m	1.0 m	Yes
Rear Yard Setback (Rear Yard Infill Unit)	Min. 0.9 m	> 0.9 m	none
Separation between single detached house and infill unit:	Min. 6.0 m	2.12 m	Yes
Rear Yard Infill Unit Height (m):	Max. 10.0 m	6.39 m	none
Off-street Parking Spaces	Min. 0.5 Per Unit	2	none
Private Outdoor Space	Min. 6.0 m ² Per Unit	Min. 6.0 m ² Per Unit	none



City of Richmond

Development Permit

No. DP 25-009725

To the Holder: Alon & Orly Gal
Property Address: 100 Douglas Crescent
Address: 100 Douglas Crescent

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. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
 - a) Reduce the minimum required side yard setback for the rear yard infill unit from 1.2 m to 1.0 m.
 - b) The Reduce the minimum required building separation between the rear yard infill unit and principal dwelling from 6.0 m to 2.1 m.
4. 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 #8 attached hereto.
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 development 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 25-009725

To the Holder: Alon & Orly Gal
Property Address: 100 Douglas Crescent
Address: 100 Douglas Crescent

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 , .

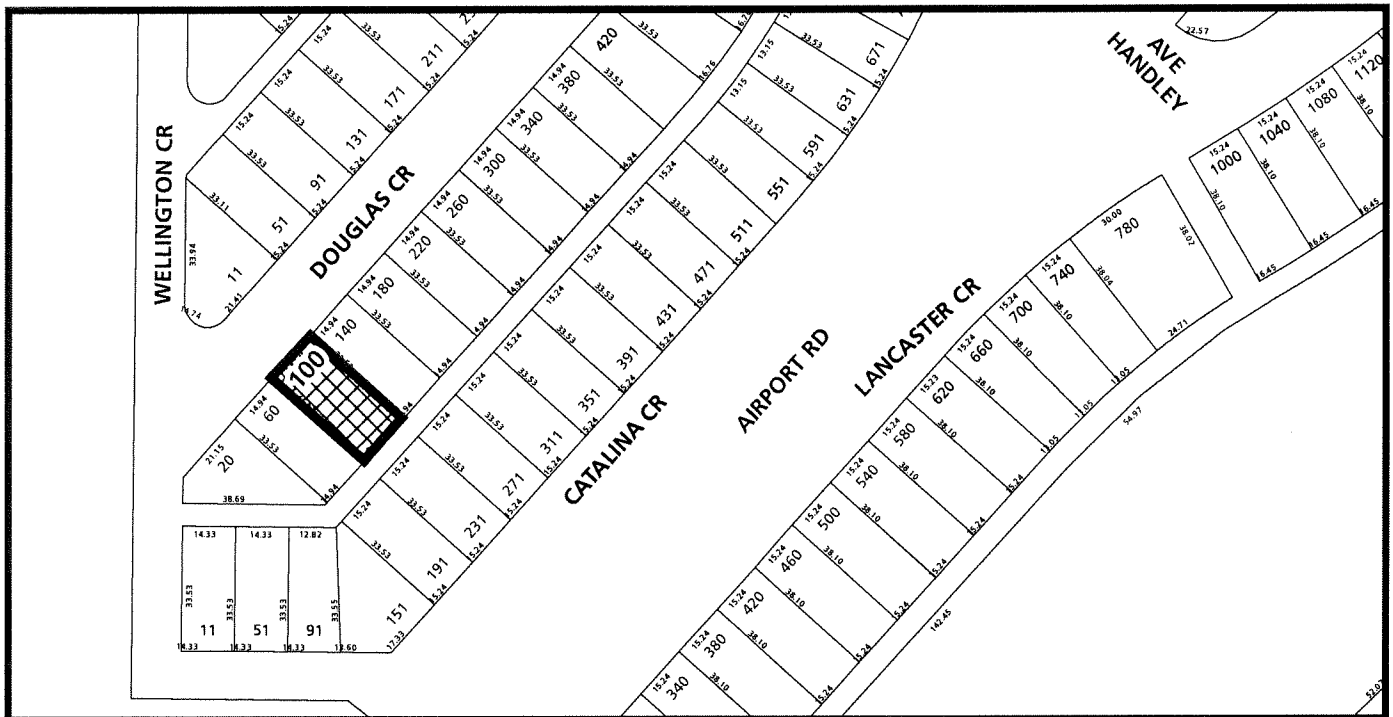
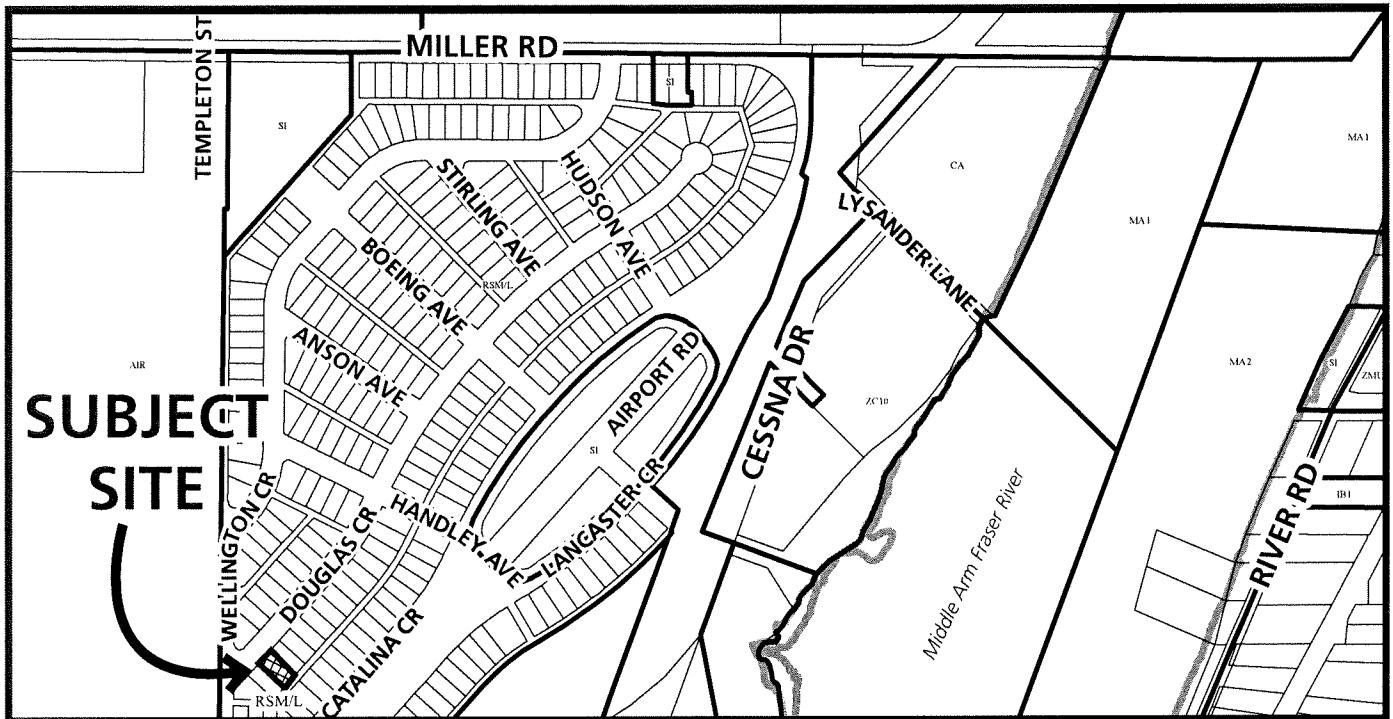
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond




DP 25-009725
SCHEDULE "A"

Original Date: 03/13/25
Revision Date:

Note: Dimensions are in METRES

FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDICTION | RICHMOND, BC
MAY 9, 2025 -ISSUED FOR RE DEVELOPMENT PERMIT

PRESENT:



espacios LTD.

Drafting + design

EDMONTON

778.899.3544

the.yanes.company@gmail.com

8774-74 Avenue

Edmonton AB T6C 2B2 Canada

VANCOUVER

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the.yanes.company@gmail.com

15573 Frisby CTR

White Rock B.C. V4B 5H3 Canada

Notes:

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CONTRACTOR TO CONFIRM AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE AND IMMEDIATELY REPORT ANY DISCREPANCIES TO DESIGN TEAM PRIOR TO PROCEEDING. ALL NEW AND EXISTING DIMENSIONS TO BE VERIFIED.
ALL DIMENSIONS OF EXISTING FOUNDATIONS ARE BASED ON AVAILABLE ORIGINAL DRAWINGS. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HERE IN WITH THE CONDITIONS ON SITE AND IS HELD RESPONSIBLE AND LIABLE FOR REPORTING ANY DISCREPANCY TO ESPACIOS FOR ADJUSTMENT.
THIS DRAWING MUST NOT BE SCALED

LAYOUT AND DIMENSIONS

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING LAYOUT OF THE WORK. CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION OF ANY STAGE OF THE WORK. OBTAIN CLARIFICATION FROM THE DESIGNER WHERE CONFLICTS ARISE
2. DRAWINGS ARE NOT TO BE SCALED. REFER TO DIMENSIONS ONLY OR OBTAIN CLARIFICATION FROM THE DESIGNER
3. INTERIOR WALL DIMENSIONS ARE TO FACE OF OR CENTER LINE OF STUDS.
4. DOOR AND WINDOW DIMENSIONS ARE TO ROUGH OPENINGS.

ARCHITECTURAL

espacios

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778.899.3544

the.yanes.company@gmail.com

8774-74 Avenue

Edmonton AB T6C 2B2 Canada

VANCOUVER

778.899.3544

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15573 Frisby CTR

White Rock B.C. V4B 5H3 Canada

- A000

A001

A002

A100

A101

A110

A111

A200

A201

A300

L001

Cover Sheet / Drawing Index

General Notes

Content plan & photos

Lot/ Floor Areas Overlays

Key Plan & Existing Site Plan

Propose - Main Floor Plan

Propose - Second Floor Plan

Exterior Elevations - House

Exterior Elevations - Secondary Suite

Sections - House & Secondary Suite


LANDSCAPE SITE PLAN



CITY OF RICHMOND:

CITY OF RICHMOND

British Columbia,
Canada.



CLIENT:

Alan & Orli Gal.

100 Douglas Crescent
Richmond, BC V7B 1E5
Phone 778.865.1465 - 778.788.8005
Email: alanmgal@gmail.com

LIST OF DRAWINGS

ELECTRICAL

E-1 -

MECHANICAL

M-1 -

STRUCTURAL

S1- -

LANDSCAPE

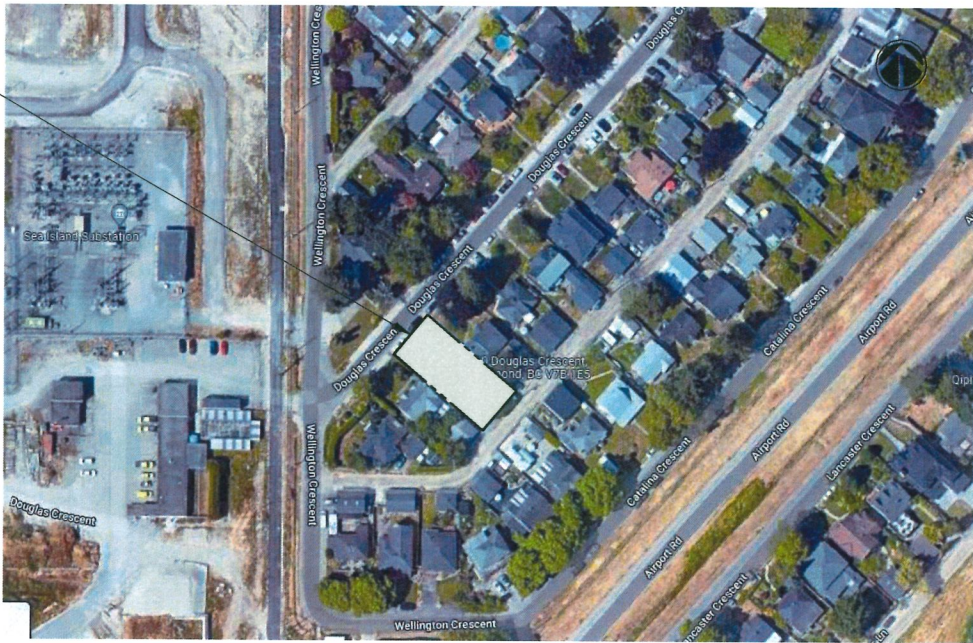
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August 11, 2025
DP 25-009725
Plan # 1

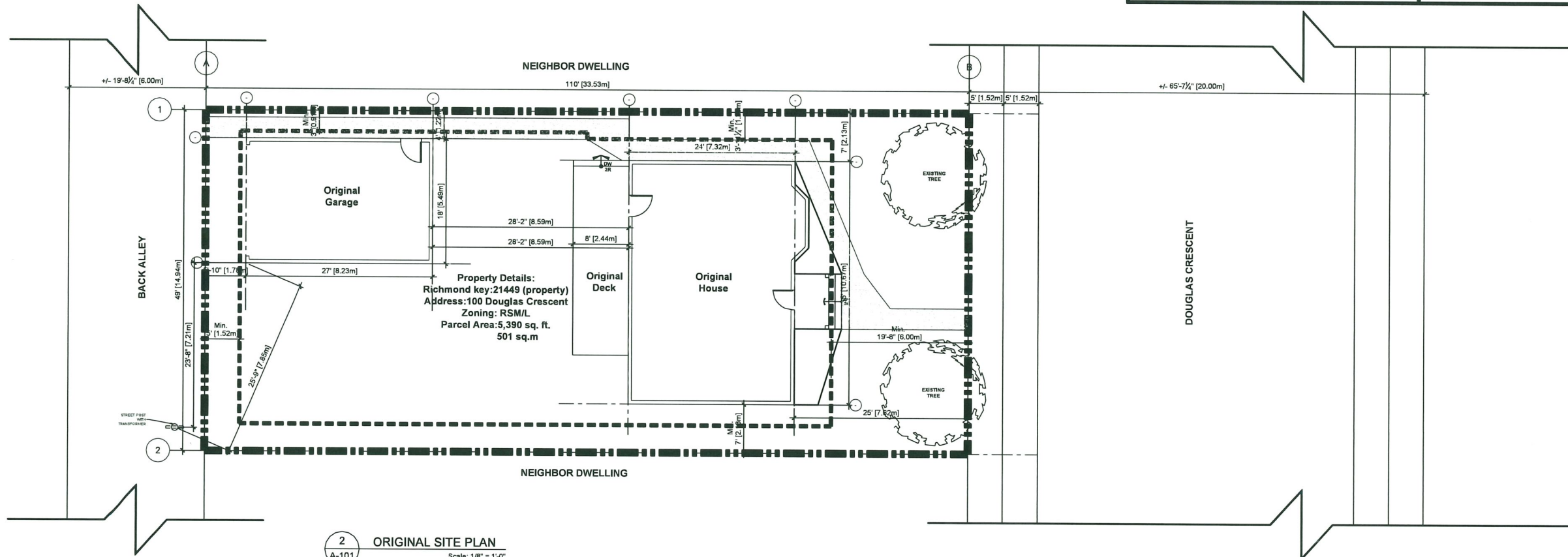
SHADE AREAS INDICATE AREA OF WORK
Family Gal | 100 Douglas Crescent, Richmond, BC.

Info:
Richmond Zoning Bylaw 8500
Zoning: RSM/L
Parcel Area: 501 sq.m

Building Size:
Front 49' X Depth 110'
TOTAL = 5,390 SQFT
501 s.m.



1 KEY PLAN
A-101 Scale: NIS



2 ORIGINAL SITE PLAN
A-101 Scale: 1/8" = 1'-0"

100 Douglas Crescent House.

Address:
100 Douglas Crescent
Zoning:
RSM/L

Richmond key:
21449 (property)

-Legal Description:
Lot 3: Section: 30-5-6 Plan: 9740

Reference Documents:
British Columbia Building Code
Richmond Zoning Bylaw 8500
PART B -STANDARDS ZONES
8.19 RSM/L

Lot Area: 501 sq.m.
5,392.72 sq.ft.
0.12 acres
0.05 hectares

General Statistics and zoning compliance.

-FLOOR AREA RATIO (F.A.R.):

for RSM/L Small Scale Multi-Unit Housing MAX. F.S.R:
(Clause 8.19.5.3.(b))
MAX. FAR = 0.6 apply to 465.5M sqm of the lot area
+0.3 apply to the balance
+50 sqm for Flex space)

F.A.R. Permitted Calculation:

1) Lot Coverage 49'X110' 5,390 sq.ft.
(14.93m X 33.55m) (500.90sq.m.)

2) Max. Lot Area 4,999.84 sq.ft. (464.5 s.m.) Applied 0.6 Floor Area Ratio
4,999.84 sq.ft. X 0.6 = 2,999.90 sq.ft. (278.70 s.m.)

3) Balance of the Lot Area 391.80 sq.ft. (36.4s.m.)
5389.902sq.ft. (500.74) - 4,999.84 sq.ft. (464.5 s.m.) = 391.80 sq.ft. (36.40 s.m.)

4) Balance of the Lot Area 391.80 sq.ft. (36.40s.m.) Applied 0.30 Floor Area Ratio
391.80 sq.ft. (36.40 s.m.) x 0.30 = 117.54 sq.ft. (10.92 s.m.)

5) Plus Flex Area 538.19 sq. ft. (50 s.m.)

6) Final allowed 2)+4)+5)=
2,999.90 sq.ft. (278.70 s.m.) + 117.54 sq.ft. (10.92 s.m.) + 538.19 sq. ft. (50 s.m.)
= 3,655.63 sq.ft. (339.62 s.m.)

F.A.R. Propose Calculation:

Lower Floor House 1416.75 sq.ft. (131.62 s.m.) +
Upper Floor House 882.20 sq.ft. (81.96 s.m.) +
Secondary Suite lower floor 486.00 sq.ft. (45.15 s.m.) +
Secondary Suite upper floor 486.00 sq.ft. (45.15 s.m.)
= 3,270.95 sq.ft. (303.88 s.m.)

Permitted: 3,655.63 sq.ft. (339.62 s.m.)

Proposed: 3,270.95 sq.ft. (303.88 s.m.)

-Lot Coverage:

Permitted: 45% Max. for building
Proposed: 35%

Lot Area Calculation:
49'X110' 5,390 sq.ft.
(14.93 s.m. X 33.55 s.m.) (500.90 s.m.)

Horizontal Building Coverage Area:

(Excluding Deck)
1,416.75 sq.ft. + 486 sq.ft. = 1902.75sq.ft.
(131.62s.m.) (45.15s.m.) (176.77s.m.)

Propose Total: 1,902.75 sq. ft. / 5,390 sq.ft. = 0.35%
(176.77s.m.) / (500.90 s.m.)

PRESENT:



Drilling + Design
www.espacios.ca
EDMONTON 780.899.3544
8714-94 Avenue
Edmonton AB T6C 2B2 Canada
VANCOUVER 780.899.3544
155/315 Hwy C1E
White Rock B.C. V4B 3H3 Canada

CITY OF RICHMOND
British Columbia,
Canada.



CLIENT:

Alan & Orli Gal.
100 Douglas Crescent
Richmond, BC V7B 1E5
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Email alomgal@gmail.com

Notes:

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THIS DRAWING MUST NOT BE SCALED

No.	Description	Date
1	ISSUED FOR REVIEW	30/AUG/2024
2	ISSUED FOR D.P.	07/MAR/2025
3	ISSUED FOR REDP	09/MAY/2025

August 11, 2025
DP 25-009725
Plan # 2

PROJECT:
FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

SHEET TITLE
Key Plan & Existing Site Plan

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MMM-YYYY) 15.APR.2022	Sheet No. A-101	
Project No. 2022_01		

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
SHOWING BUILDINGS ON LOT 3 BLOCK "J" SECTION 30
BLOCK 5 NORTH RANGE 6 WEST NWD PLAN 9740

PARCEL IDENTIFIER (PID): 003-523-241

CIVIC ADDRESS
#100 DOUGLAS CRESCENT
RICHMOND, B.C.

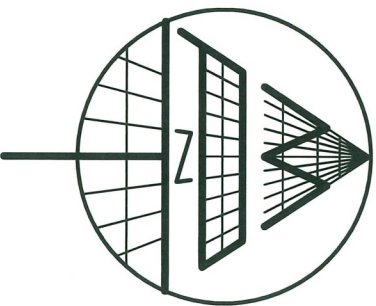
SCALE 1:150
ALL DISTANCES ARE IN METRES
UNLESS INDICATED OTHERWISE.

DIMENSIONS ARE MEASURED
AT GRADE, TO VERTICAL FACE
OF EXTERIOR BUILDING WALLS
UNLESS INDICATED OTHERWISE.

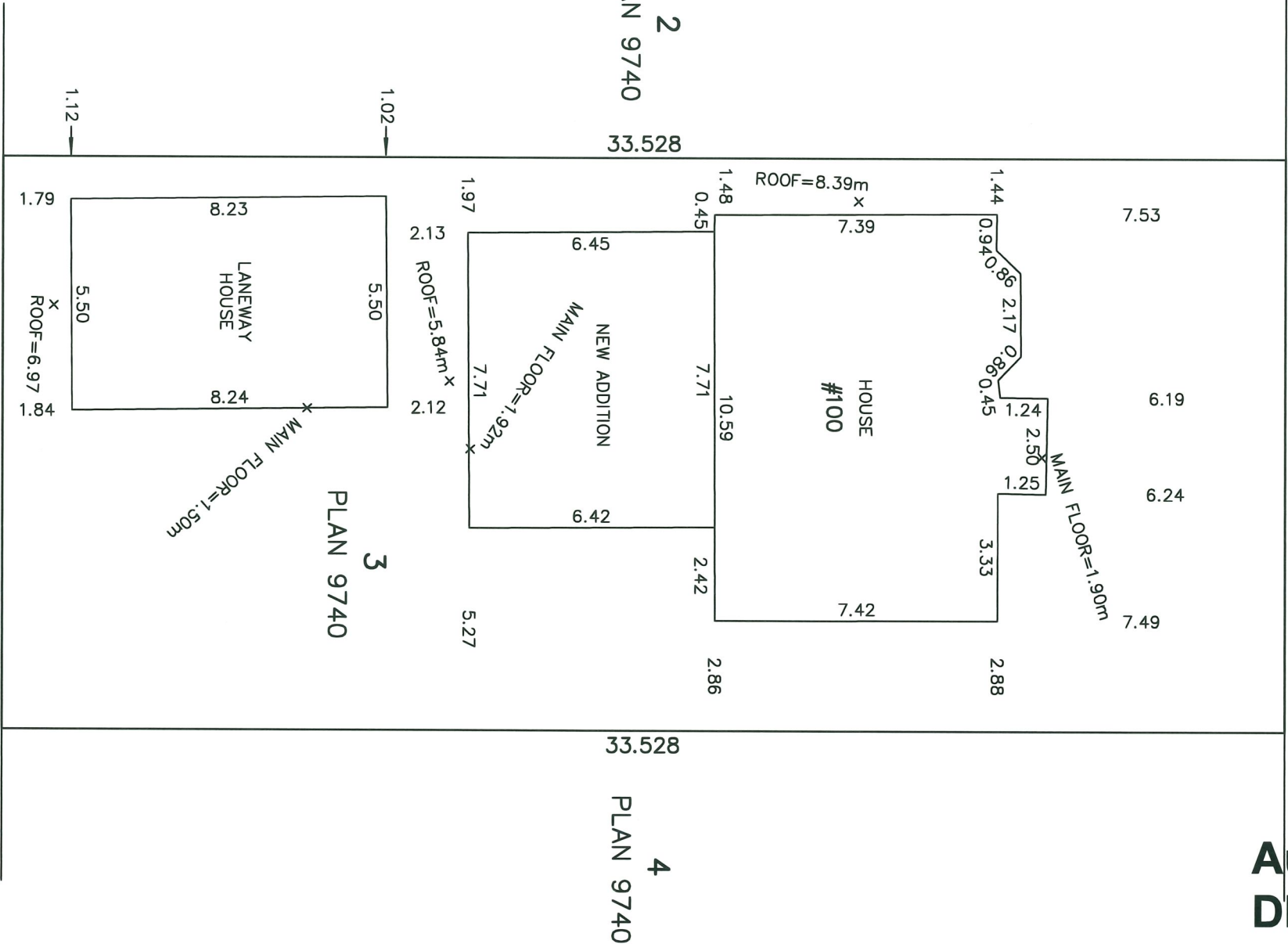
ELEVATIONS:

℄ ROAD (HIGHEST) = 1.29 METRES

ELEVATIONS ARE REFERENCED TO
RICHMOND GEODETIC DATUM (HPN).



2
PLAN 9740
33.528



August 11, 2025
DP 25-009725
Plan # 3

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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7

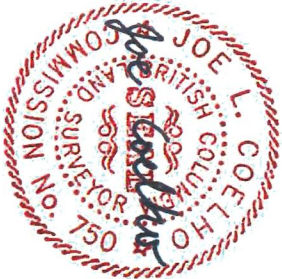
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 19645-001-CERT-000.DWG

R-22-19645-CERT

THIS CERTIFICATE IS VALID ONLY UNDER THE
ORIGINAL TERMS AND CONDITIONS OF OUR
CONTRACT WITH THE PARTY FOR WHICH IT WAS
PREPARED, AND AS SUCH ONLY ON THE DATE
CERTIFIED HEREON. SUBSEQUENT ADDITIONS AND
MODIFICATIONS TO TITLE, PROPERTY LINES,
OR IMPROVEMENTS AND THE PASSAGE OF TIME
WILL CAUSE IT TO BE INVALID AND OUT OF DATE.

THIS PLAN IS INTENDED ONLY TO SHOW THE POSITION OF
CERTAIN IMPROVEMENTS WITHIN THE SUBJECT PARCEL.
NO OTHER INFORMATION IS IMPLIED.
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WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

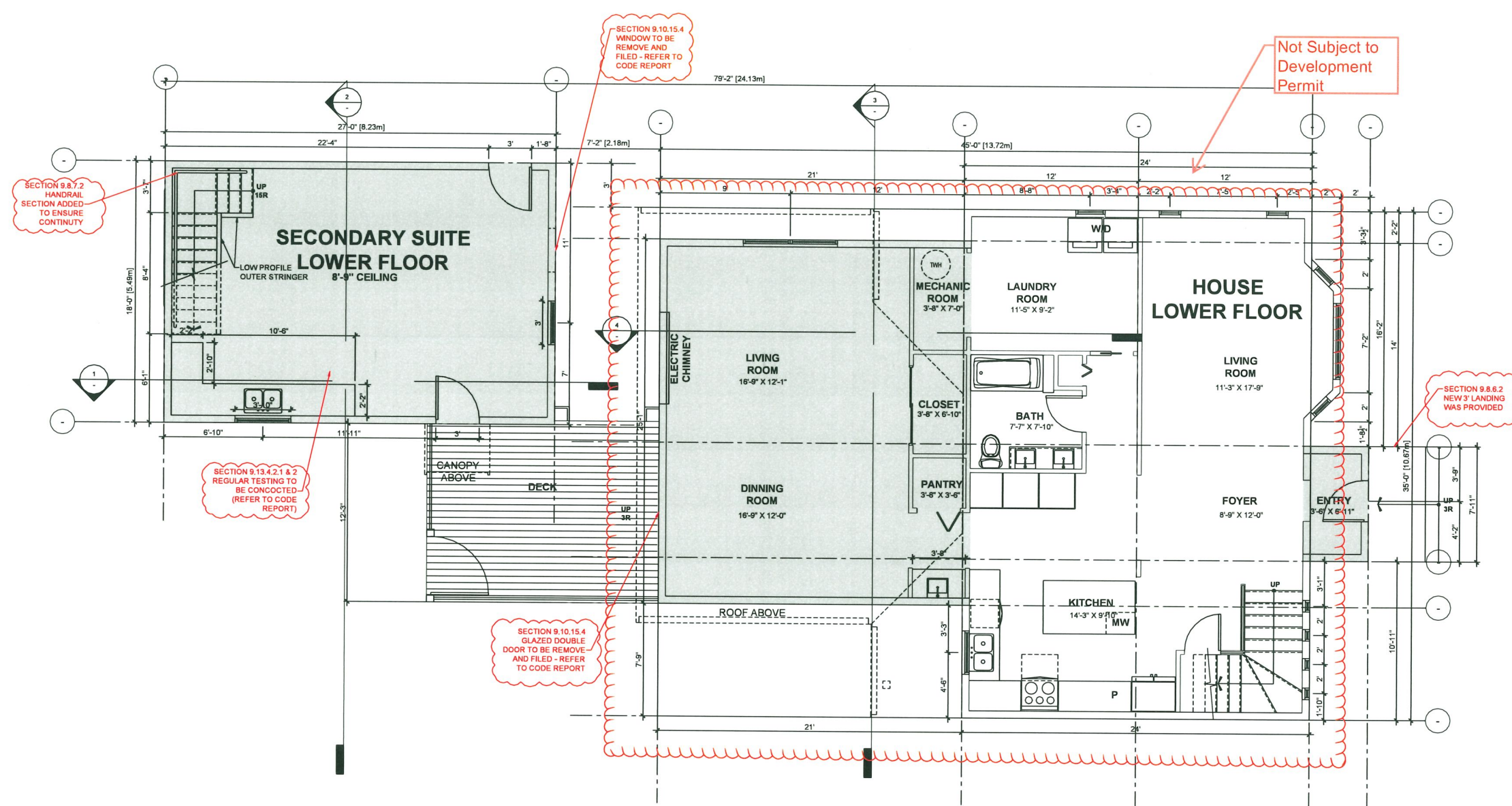


DATE OF SURVEY: MAY 24, 2022

Digitally signed by
Joe Coelho JOSE COELHO H78565
Date: 2022.05.26
07:57:43 -07'00'

JOSE L. COELHO
B.C. LAND SURVEYOR (#750)

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.



1
A-110 GROUND FLOOR PLAN
Scale: 1/4" = 1'-0"

SHADE AREAS INDICATE,
PROPOSE ADDITIONS AREAS

PRESENT:

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Drafting + Design
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White Rock B.C. V4B 3D3 Canada

CITY OF RICHMOND
British Columbia,
Canada.

CITY OF RICHMOND
British Columbia,
Canada.

Richmond
canada

CLIENT:

Alan & Orli Gal.
100 Douglas Crescent
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3	ISSUED FOR REDP	09/MAY/2025

August 11, 2025
DP 25-009725
Plan # 4

PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

SHEET TITLE

Propose - Main floor Plan

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MMM-YYYY) 15.APR.2022	Sheet No. A-110	Project No. 2022_01



CLIENT:

Alan & Orli Gal.
100 Douglas Crescent
Richmond, B.C. V7B 1E5
Phone 778.865.1465 - 778.788.8005
Email: alonnag@l@gmail.com

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3	ISSUED FOR REDP	09/MAY/2021

August 11, 2025
DP 25-009725
Plan # 5

PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT

SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

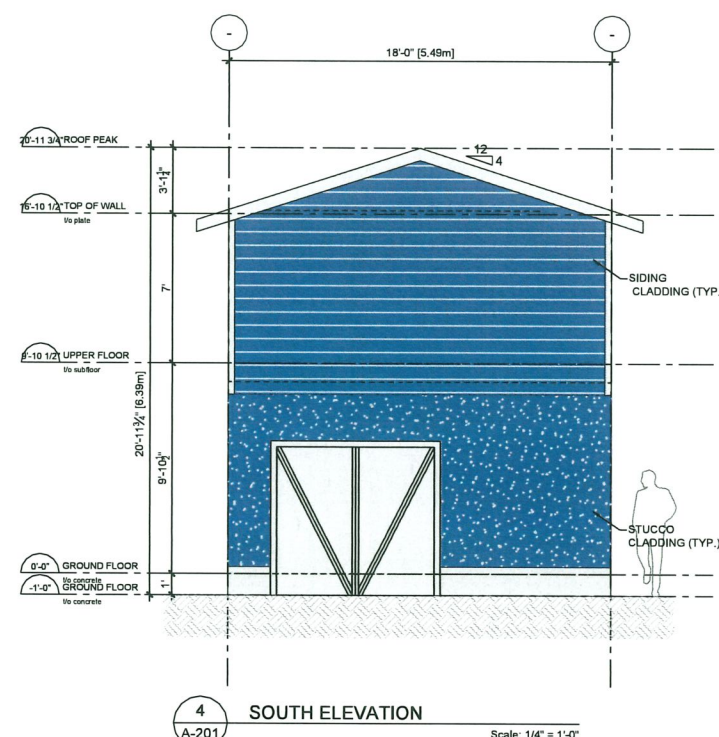
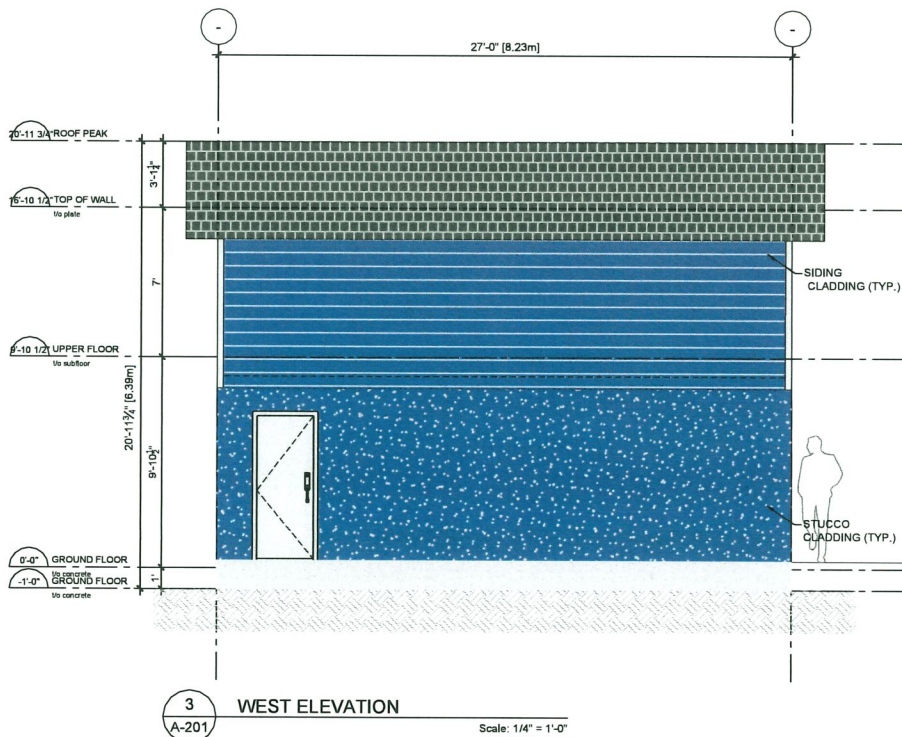
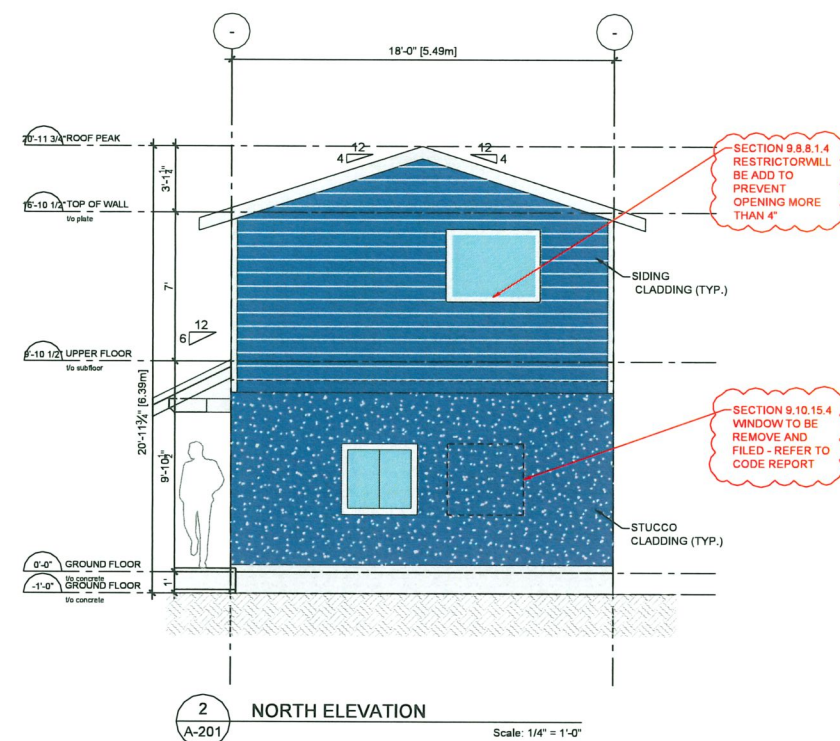
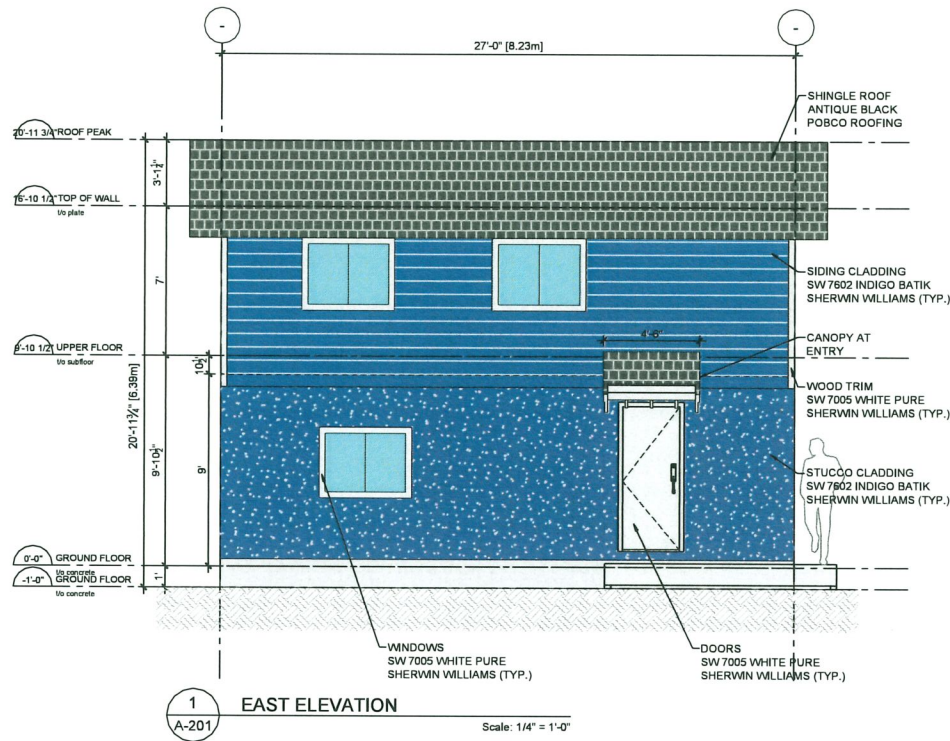
SHEET TITLE

Propose - Second Floor Plan

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MM-YYYY) 15.APR.2022	Sheet No. A-110	
Project No. 2022 01		



SHADE AREAS INDICATE,
PROPOSE ADDITIONS AREAS



No.	Description	Date
1	ISSUED FOR REVIEW	30/AUG/2024
2	ISSUED FOR D.P.	07/MAR/2025
3	ISSUED FOR REDP	09/MAY/2025

August 11, 2025
DP 25-009725
Plan # 6

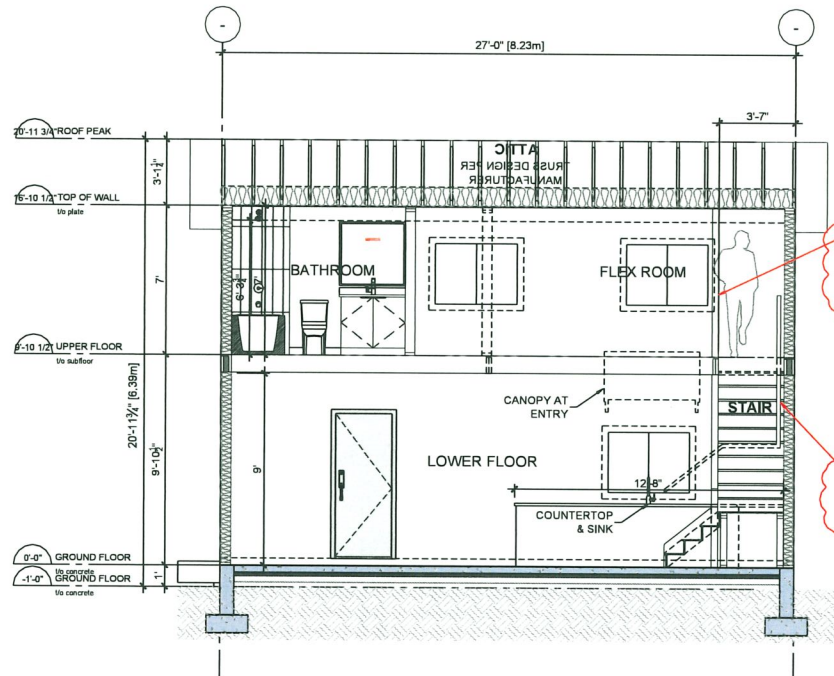
PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

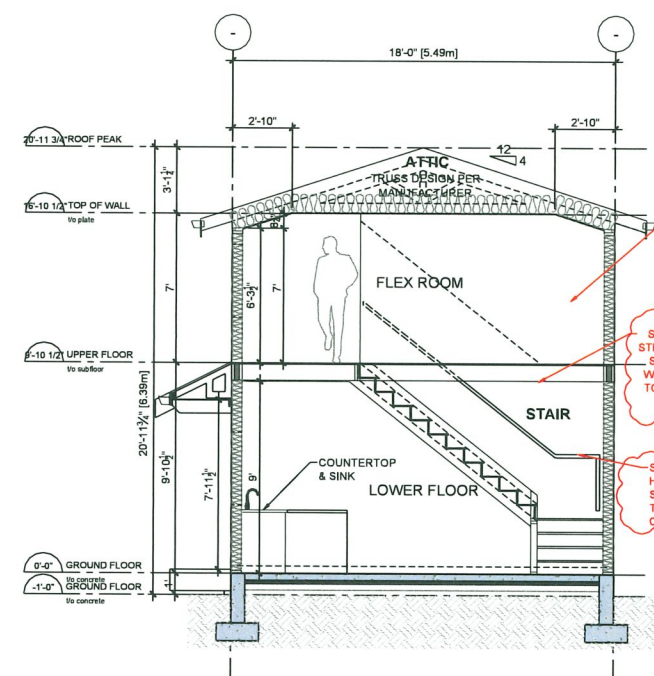
SHEET TITLE

Exterior Elevations
Secondary Suite

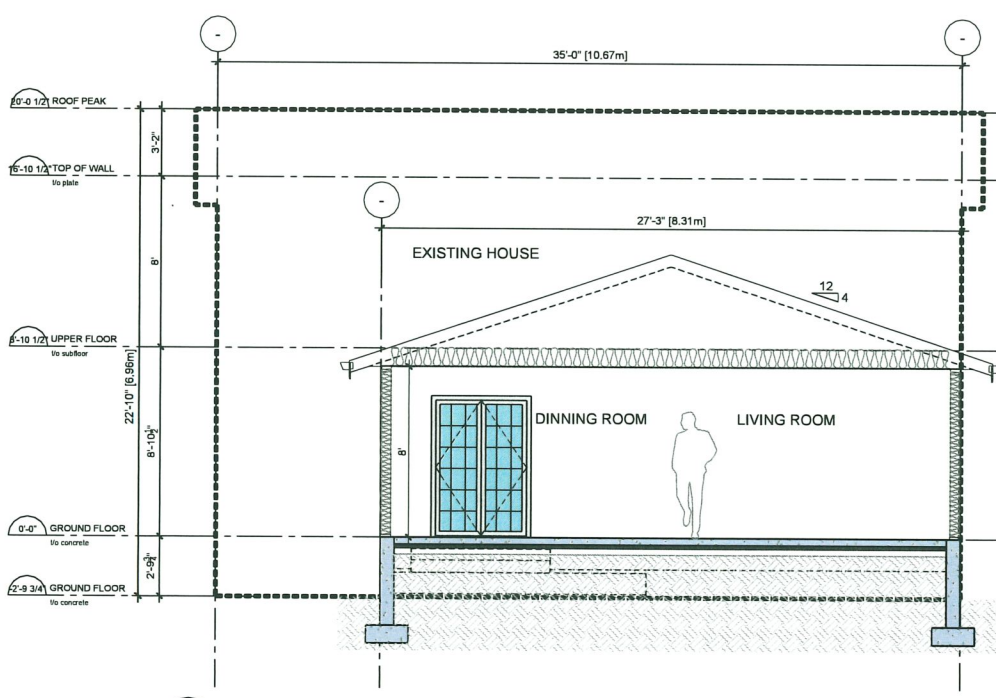
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Date (DD-MMM-YYYY) 15.APR.2022	Sheet No.	A-201
Project No. 2022_01		



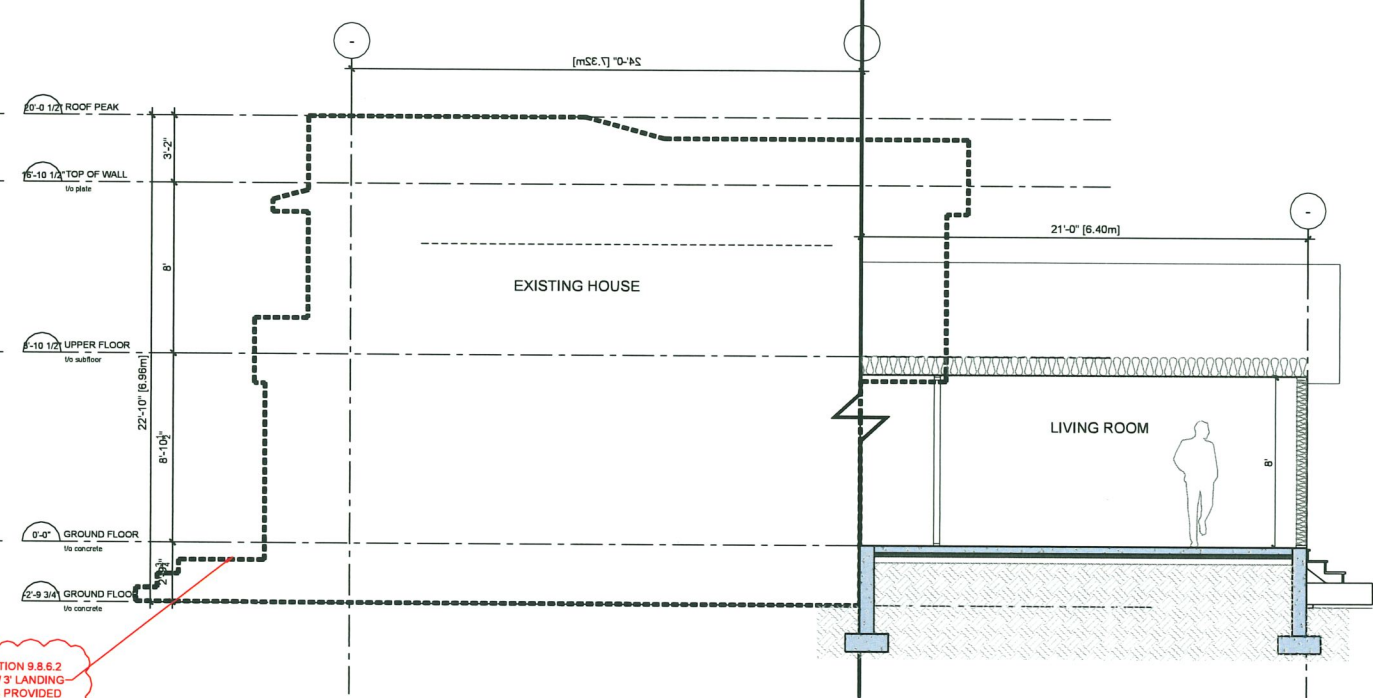
1 SECONDARY SUITE SECTION 1
A-300 Scale: 1/4" = 1'-0"



2 SECONDARY SUITE SECTION 2
A-300 Scale: 1/4" = 1'-0"



3 HOUSE SECTION 3
A-300 Scale: 1/4" = 1'-0"



4 HOUSE SECTION 4
A-300 Scale: 1/4" = 1'-0"

No.	Description	Date
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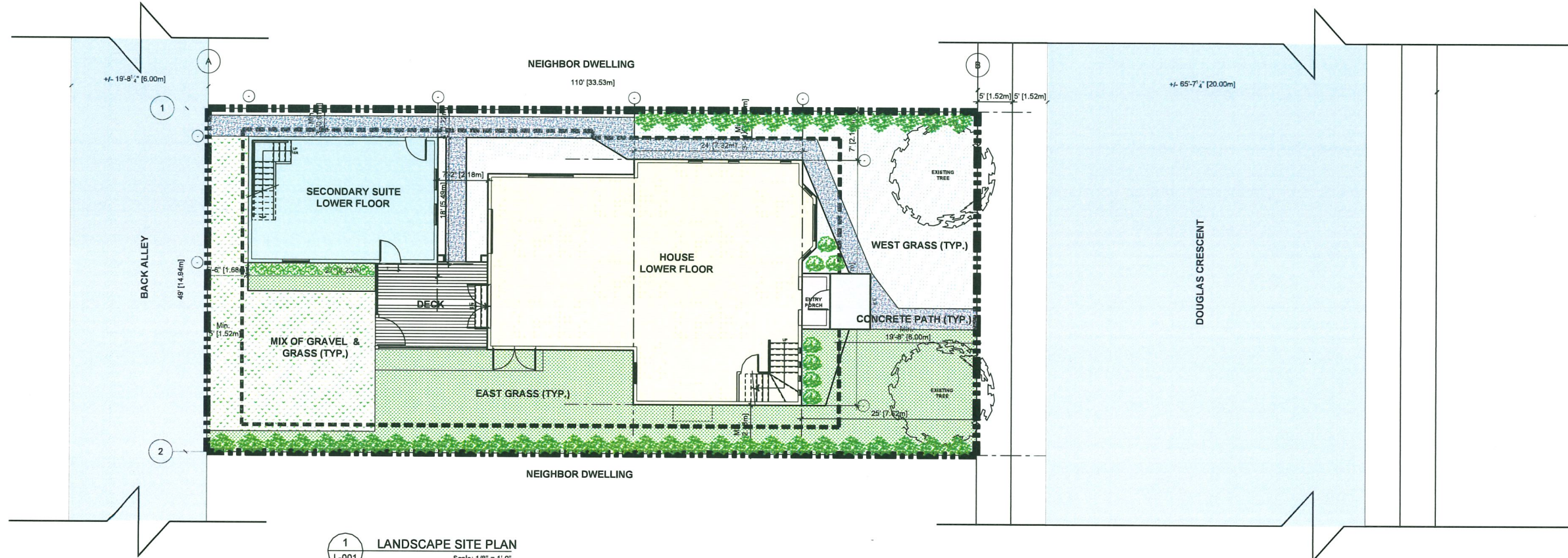
August 11, 2025
DP 25-009725
Plan # 7

PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

SHEET TITLE

Sections - House & Secondary Suite



1 LANDSCAPE SITE PLAN
L-001
Scale: 1/8" = 1'-0"

PERMEABLE SURFACE	S.F.	S.M.
- HOUSE LOWER FLOOR	1385.08	128.68
- HOUSE FRONT PORCH	31.87	2.94
- SECONDARY SUITE	438.40	40.15
- STAIRS	45.52	4.23
- DECK	268.78	25.06
- CONCRETE PATHWAY	433.90	40.31
- SITE COVERAGE PROPOSED = 30%	1,893.25	175.77
- SITE COVERAGE ALLOWED = 45%	2,425.5	225.28
- ALLOWED-PROPOSED = BUFFER	522.25	48.51

LIVE LANDSCAPE COVERAGE	S.F.	S.M.
- WEST GRASS	895.37	83.18
- EAST GRASS	1,308.33	121.36
- MIX GRAVEL & GRASS	806.33	75.62
- COVERAGE PROPOSED = 45.8%	2,391.71	224.58
- COVERAGE ALLOWED = 20% min.	1,078	100.15
- PROPOSED-ALLOWED = EXTRA	3168.29	296.20
Minimum landscaping with live plant material: 20% of the lot area (5350 sq. ft.)		

PRESENT:

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August 11, 2025
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Plan # 8

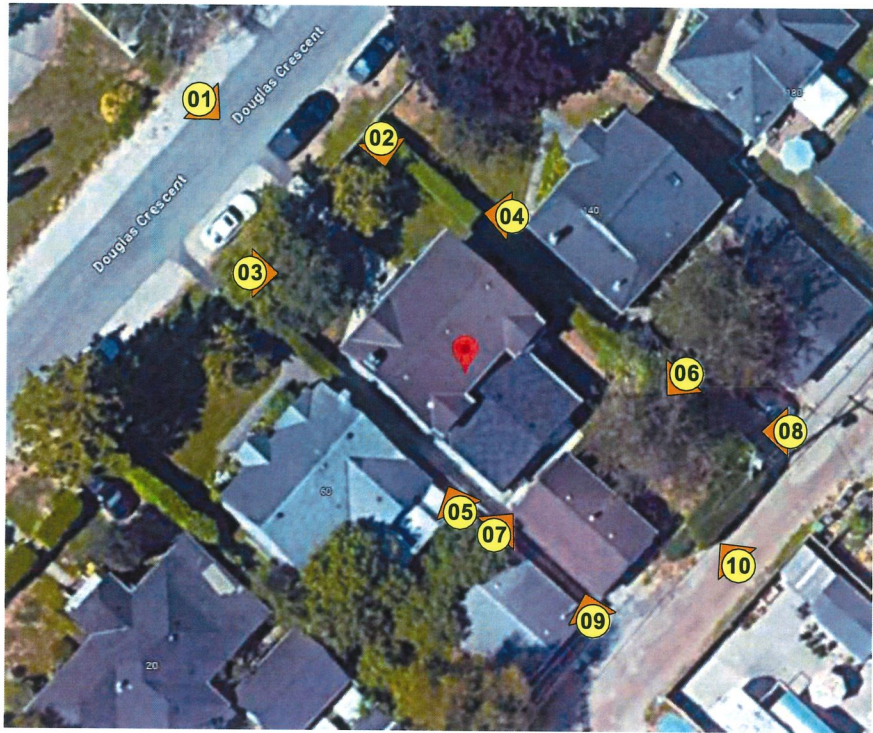
PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

SHEET TITLE

LANDSCAPE SITE PLAN

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MMM-YYYY) 15.APR.2022	A-300	
Project No. 2022_01		



1
A-002

CONTEXT PLAN

Scale: NOT SCALE



1
A-002

CONTEXT PHOTO #1

Scale: Not Scale



2
A-002

CONTEXT PHOTO #2

Scale: Not Scale



3
A-002

CONTEXT PHOTO #3

Scale: Not Scale



4
A-002

CONTEXT PHOTO #4

Scale: Not Scale



5
A-002

CONTEXT PHOTO #5

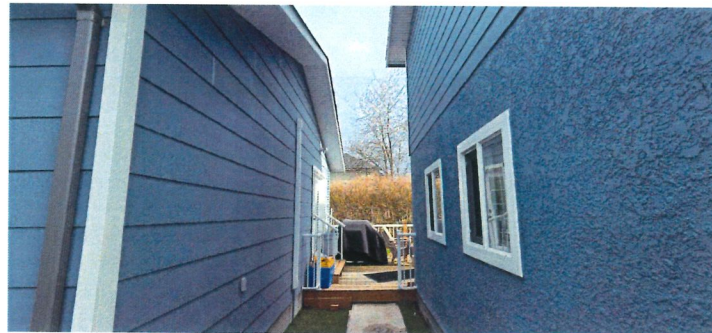
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A-002

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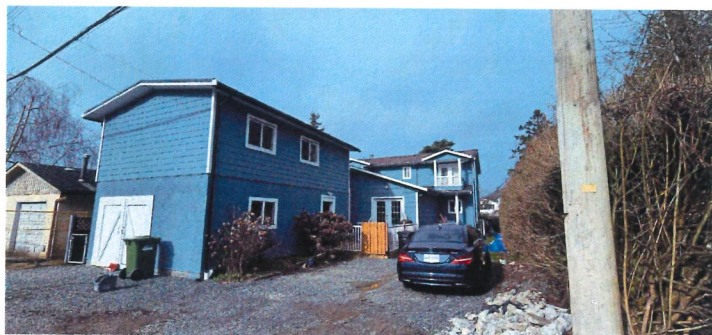
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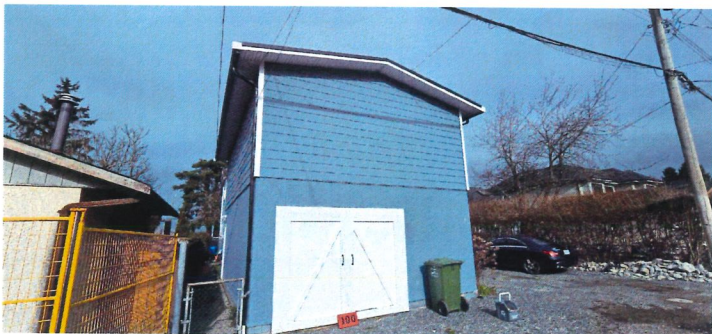
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A-002

CONTEXT PHOTO #8

Scale: Not Scale



9
A-002

CONTEXT PHOTO #9

Scale: Not Scale



10
A-002

CONTEXT PHOTO #10

Scale: Not Scale

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CLIENT:

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August 11, 2025
DP 25-009725
Reference Plan

PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

SHEET TITLE

CONTENT PLAN & PHOTOS

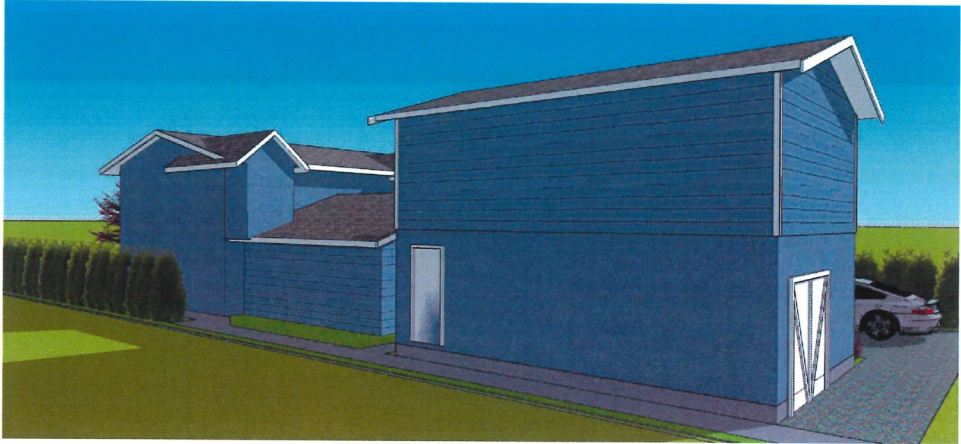
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Project No. 2022_01		



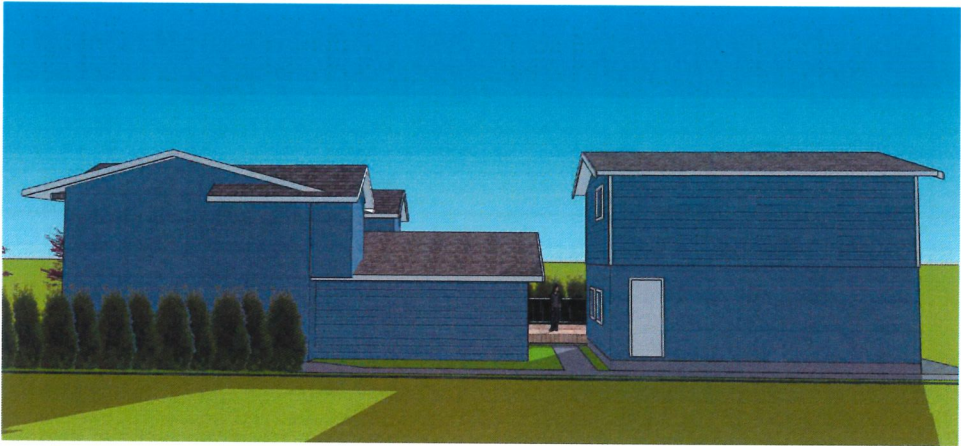
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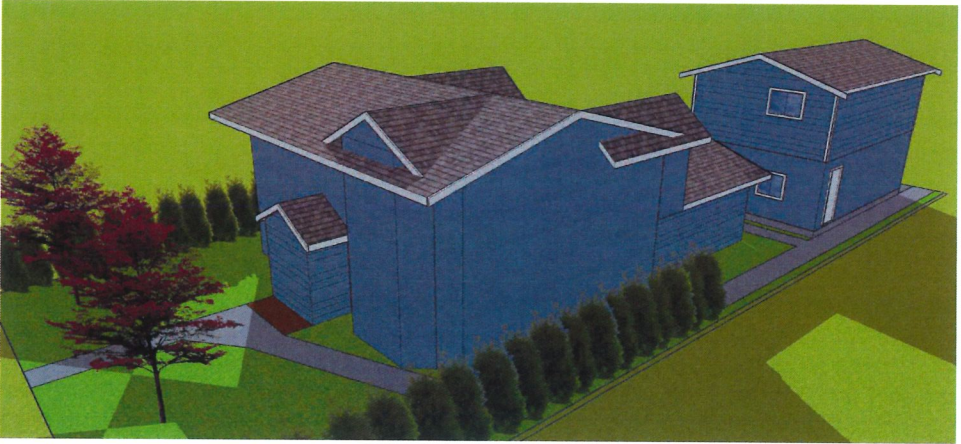
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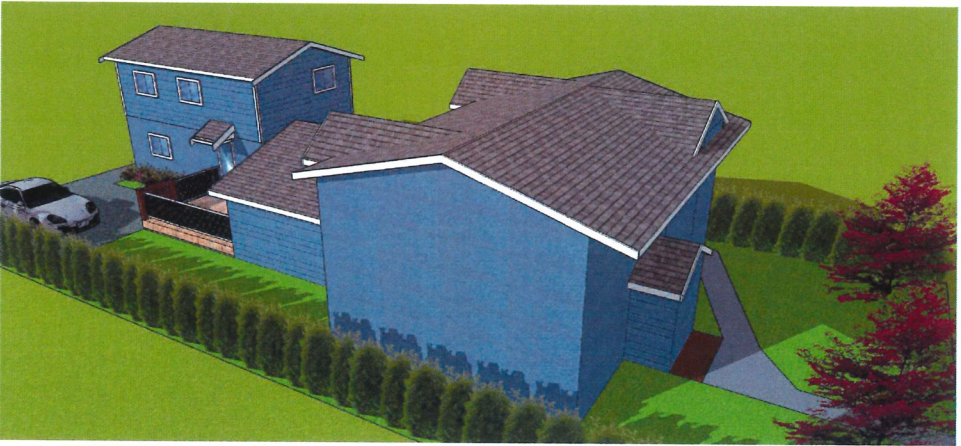
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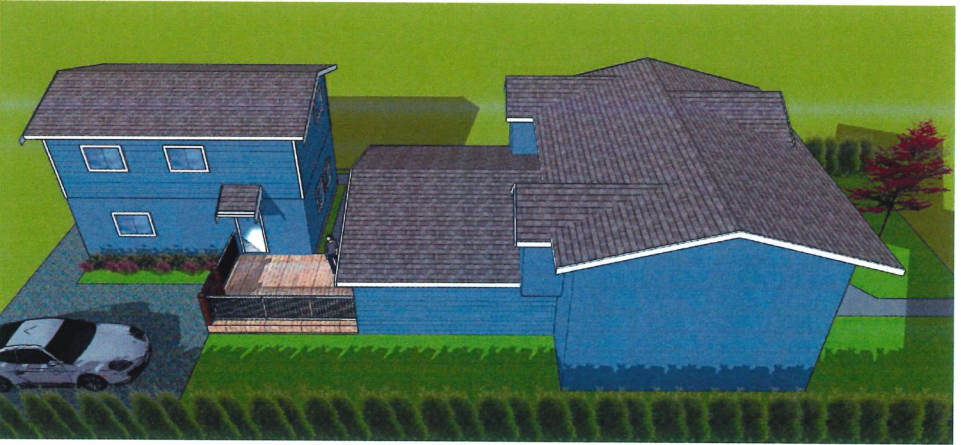
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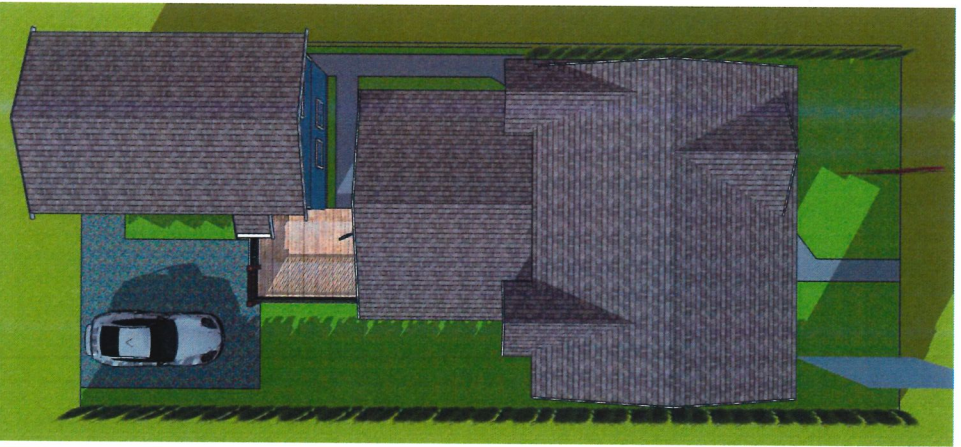
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A-400 NOT SCALE



6 3D RENDER 6
A-400 NOT SCALE



7 3D RENDER 7
A-400 NOT SCALE



8 3D RENDER 8
A-400 NOT SCALE

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August 11, 2025
DP 25-009725
Reference Plan

PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

SHEET TITLE

3D Renders
House & Secondary Suite

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MMM-YYYY) 15.APR.2022	Sheet No. A-300	Project No. 2022_01