City of Richmond

Minutes

Development Permit Panel
Thursday, October 15, 2026

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Wayne Craig, General Manager, Planning and Development, Chair James Cooper, Director, Building Approvals Peter Russell, Director, Housing

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on October 1, 2026, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 25-022217
(REDMS No. 8526991)

APPLICANT: Eric Law Architect Inc.

PROPERTY LOCATION: 9620, 9640, 9660 and 9700 Alberta Road

INTENT OF PERMIT:

That a Development Permit be issued which would permit the construction of 29 townhouse units at 9620, 9640, 9660 and 9700 Alberta Road on a site zoned "Medium Density Townhouses (RTM3)".

Applicant's Comments

Eric Law, Eric Lam Architect Inc, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the application highlighting the following:

- The subject site is currently comprised of four lots, surrounding the subject site are multi-family three-storey townhouses to the north, east and west and an existing school playing field and parking area to the south;
- The site layout is organized around a shared internal drive aisle accessed from Alberta Road near the northeast portion of the site;
- The proposed townhouse development continues the established pattern of street-facing units with individual entrances, and pitched roof forms;
- The proposed building form and architectural treatments reflect the character of the townhouse developments immediately east and west of the site;
- The outdoor amenity area includes an accessible play area, play equipment, seating and landscaped gathering areas;
- Three-storey units are proposed along Alberta Road, and two-storey units are located within the southern portion of the site adjacent to the school property and sports field;
- A centralized garbage and recycling enclosure is located adjacent to the internal drive aisle near the site entrance; and
- Three townhouse units are designed as convertible units with adaptable design features.

Denitsa Dimitrova, PMG Landscape Architects, with the aid of the same visual presentation, spoke to the landscape architecture component of the proposal noting that (i) the landscape plan retains existing trees at the southeast corner, with existing grades within the tree protection area maintained, (ii) private outdoor yards are provided for each unit, including lawn areas, landscape screening, and shade trees, (iii) streetscape improvements include low transparent aluminum fencing set back about two feet from the property line, creating a landscaped buffer, (iii) privacy is provided through six foot wood fencing along the east and west property lines. Along the south property line adjacent to the school, a low retaining wall, four foot wood fencing, and columnar trees provide screening, (iv) three amenity areas are proposed consisting of a children's play area at the south end of the site with equipment for various age groups, an open lawn area, and a seating area located near the mailboxes, with two benches and seven bicycle racks, (v) permeable pavers are proposed for driveways and visitor parking spaces, and (vi) all Advisory Design Panel (ADP) comments have been addressed, including provision of 10 cubic metres of soil volume per tree and climate resilient tree species.

Staff Comments

Joshua Reis, Director, Development, noted that (i) three convertible units are proposed, with the ability for future installation of stair lifts. (ii) all units include private at grade outdoor space, and the common outdoor amenity area exceeds City Development Permit guidelines, (iii) existing off-site trees along the south property line will provide additional screening from the adjacent school, (iv) all planting areas will be irrigated by a high efficiency irrigation system, (v) all units incorporate aging-in-place features, including handrails, solid wall backing, and washroom facilities with grab bars, and (vi) prior to rezoning bylaw adoption, the applicant must enter into a Servicing Agreement (SA) for frontage improvements, a new pedestrian crosswalk across Alberta Road, and required utility works, including cutting and capping existing services and installing new connections.

Panel Discussion

In response to queries from the Panel, the applicant advised that (i) all townhouse buildings are proposed under Part 9 of the BC Building Code, as each has a building area of less than 600 m^2, the eastern building contains six units and remains eligible for Part 9 construction, (ii) a fire access plan identifies existing and proposed fire hydrants and demonstrates that required distances to each unit are met. Fire truck access requires reversing within the site; the reversing distance is expected to be less than 90 m. The Panel advised that these comments should be noted by the applicant for confirmation at the Building Permit stage, including verification of fire access and hydrant distances, (iii) for the convertible units, the upper landings provide a 1.5 m turning circle and corridors with a minimum width of 900 mm, allowing for future installation of a chair lift, and (iv) pedestrian scale bollard lighting is proposed throughout the site, including along pedestrian routes from the main entry, driveways, the seating and bicycle parking area, play area access, and the garbage and recycling area.

In response to a query from the Panel with respect to on-site measures to deter vehicles from traveling at higher speeds within the development, staff advised that the proposed on-site driveway treatments include different materials at key points within the internal driveway network.

Correspondence

Bryan, Richmond resident (Schedule 2). Staff noted that (i) staff have responded to the correspondents concerns about traffic congestion near the schools, pedestrian safety, and on-street parking noting that the SA will include sidewalk and frontage improvements, including a new pedestrian crosswalk on Alberta Road, (ii) before Building Permit issuance, the applicant must submit a Construction Traffic and Parking Management plan for review and which will include consultation with the Principals of the adjacent schools, (iii) removal of at least three existing driveways will create additional on-street parking opportunities. In addition, the development provides six visitor parking spaces on-site, and each unit includes two side-by-side parking stalls, exceeding City parking requirements.

Gallery Comments

None

Panel Discussion

The Panel expressed support for the application, noting that the proposed development fits well with the neighbourhood and completes most of the block.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the construction of 29 townhouse units at 9620, 9640, 9660 and 9700 Alberta Road on a site zoned "Medium Density Townhouses (RTM3)".

CARRIED

2. New Business

It was moved and seconded
That the Development Permit Panel meeting tentatively scheduled on Wednesday, October 28, 2026 be cancelled.

CARRIED

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:00 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on October 15, 2026.

Wayne Craig
Chair

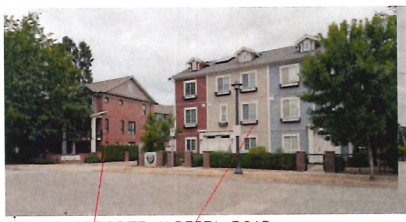
Raman Grewal
Legislative Services Coordinator

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

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



TOWNHOUSE OPPOSITE ALBERTA ROAD





ADJACENT TOWNHOUSE



ADJACENT TOWNHOUSE



ADJACENT SCHOOL



AERIAL CONTEXT VIEW

NORTH

SITE

ADJACENT TOWNHOUSE

ADJACENT TOWNHOUSE



SITE VIEW ALONG ALBERTA ROAD

DP 25-022217

ERIC LAW ARCHITECT

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TEL: (604) 505-2099

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	ISSUED
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2.	2026.05.25 FOR CITY DP REVIEW
3.	2026.07.03 ADP PRESENTATION FOR CITY REVIEW
4.	2026.08.31 FOR CITY DP REVIEW
5.	2026.09.01 FOR CITY DP REVIEW
6.	2026.09.21 FOR CITY DP REVIEW
7.	2026.09.23 FOR CITY DP PANEL REVIEW
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

	REVISION
6.	2026.09.23 UPDATE RETAINING WALL LABELS
5.	2026.09.21 RECESS CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4.	2026.09.01 ADD SEPARATE A2D LIGHTING PER CITY REQUEST
3.	2026.08.31 REVISE PER ADP COMMENTS
2.	2026.07.03 REVISE FOR ADP PRESENTATION
1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

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

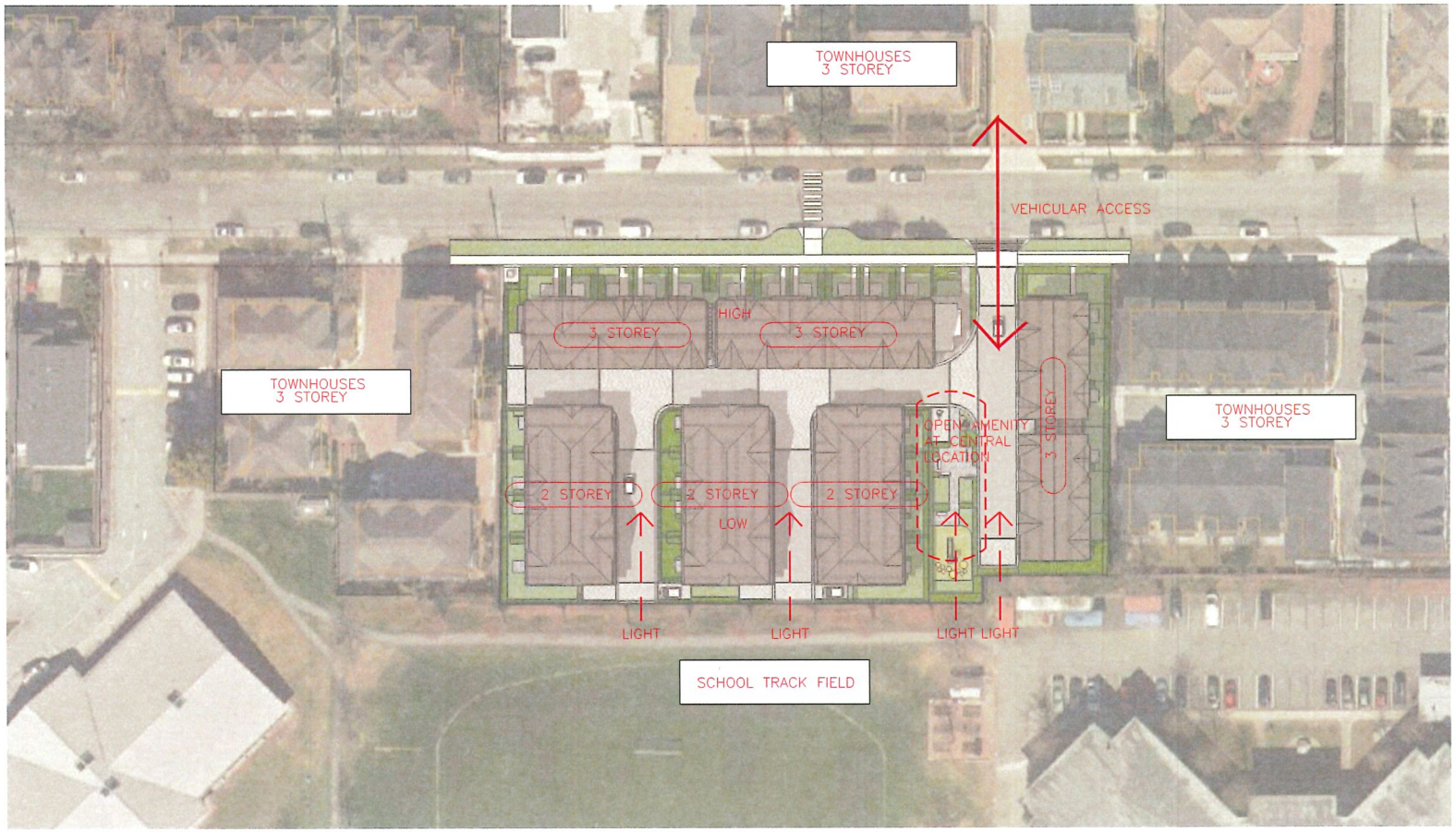
CONTEXT

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

CONTEXT

DEVELOPMENT PERMIT

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



DP 25-022217

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MASSING

DEVELOPMENT PERMIT



ILLUSTRATIVE PERSPECTIVE FROM ALBERTA ROAD



ILLUSTRATIVE AERIAL VIEW FROM ALBERTA ROAD



ILLUSTRATIVE AERIAL VIEW FROM SOUTH

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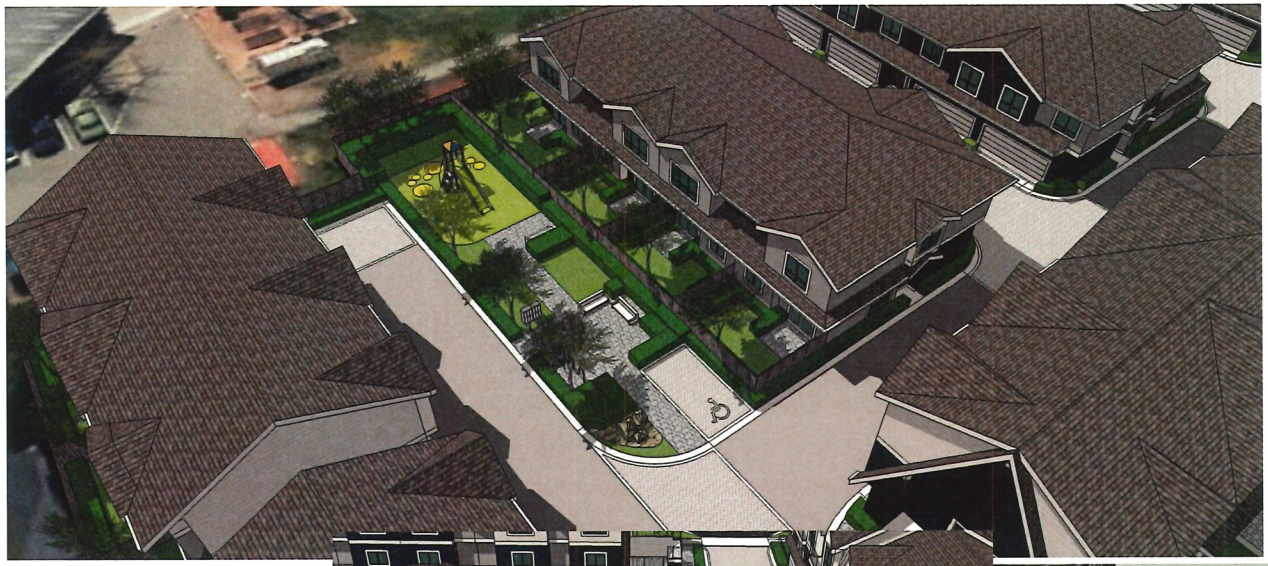
IMAGES

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IMAGE1

DEVELOPMENT PERMIT

IMAGE OF AMENITY SPACE



ILLUSTRATIVE IMAGE OF AMENITY SPACE



ILLUSTRATIVE IMAGE OF AMENITY SPACE



ILLUSTRATIVE ENTRANCE PERSPECTIVE IMAGE

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IMAGE2

DEVELOPMENT PERMIT

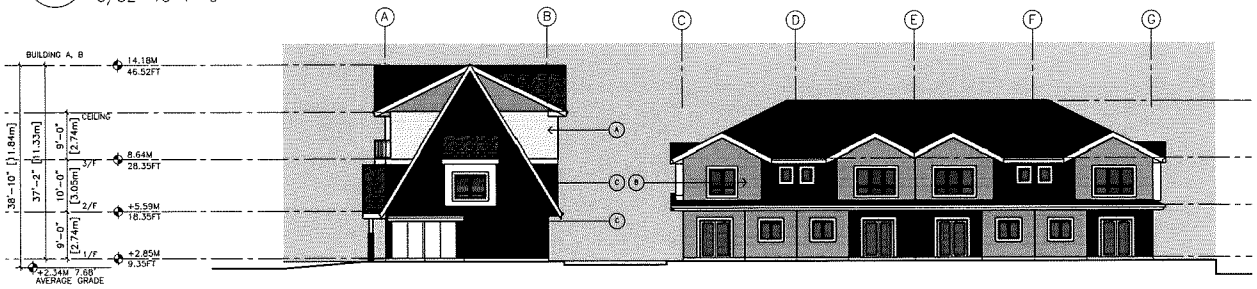
DP 25-022217



ALSO REFER TO 1/A8 SITE NORTH ELEVATION (ALBERTA ROAD)
3/32" TO 1'-0"



ALSO REFER TO 2/A8 SITE INTERNAL SOUTH ELEVATION (DRIVE AISLE)
3/32" TO 1'-0"

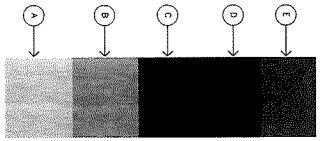


ALSO REFER TO 3/A8 SITE WEST ELEVATION
3/32" TO 1'-0"

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

HARDI SIDING COLOUR LEGEND

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



DP 25-022217

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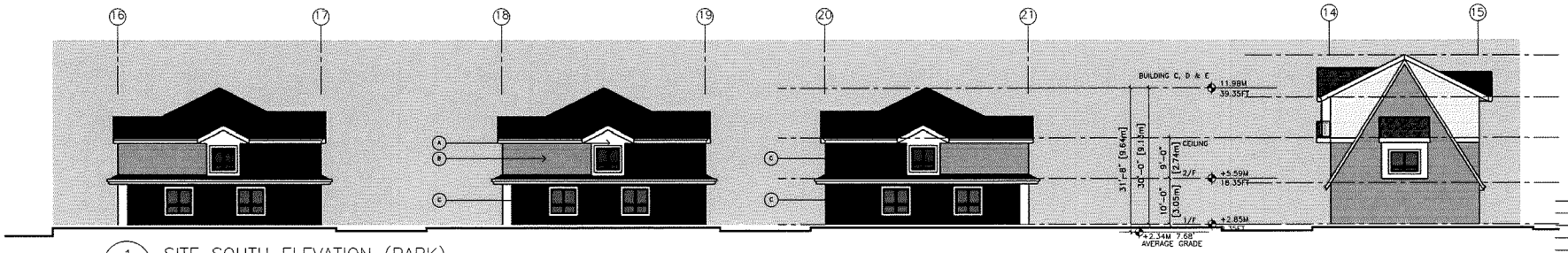
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

COLOUR ELEVATIONS

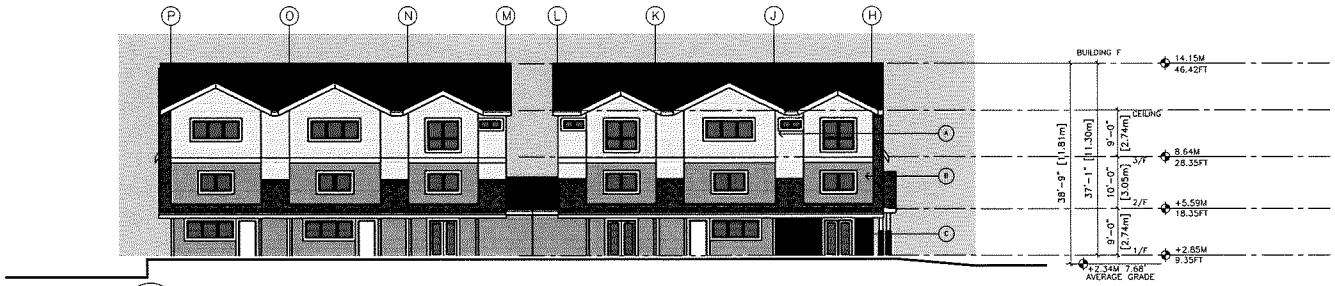
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COLOUR1

DEVELOPMENT PERMIT



ALSO REFER TO 1/A9 SITE SOUTH ELEVATION (PARK)
3/32" TO 1'-0"



ALSO REFER TO 2/A9 SITE EAST ELEVATION
3/32" TO 1'-0"

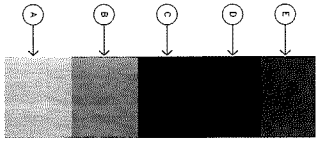


ALSO REFER TO 3/A9 SITE INTERNAL WEST ELEVATION (DRIVE AISLE)
3/32" TO 1'-0"

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

HARDI SIDING COLOUR LEGEND

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



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

COLOUR ELEVATIONS

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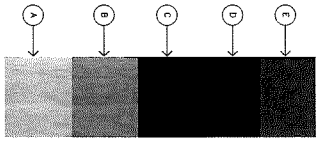
COLOUR2

DEVELOPMENT PERMIT



HARDI SIDING COLOUR LEGEND

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



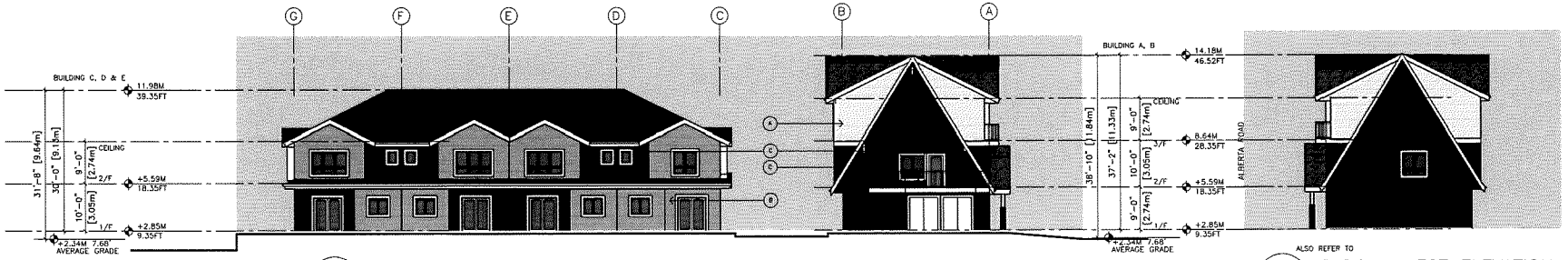
EXTERIOR COLOUR

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

ALSO REFER TO 1/A10 SITE INTERNAL NORTH ELEVATION (DRIVE AISLE)
3/32" TO 1'-0"



ALSO REFER TO 2/A10 SITE INTERNAL WEST ELEVATION (DRIVE AISLE)
3/32" TO 1'-0"



ALSO REFER TO 3/A10 SITE INTERNAL EAST ELEVATION (YARD)
3/32" TO 1'-0"

ALSO REFER TO 4/A10 BLDG A WEST ELEVATION
3/32" TO 1'-0"

DP 25-022217

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

COLOUR ELEVATIONS

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COLOUR3

DEVELOPMENT PERMIT

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

DEVELOPMENT DATA

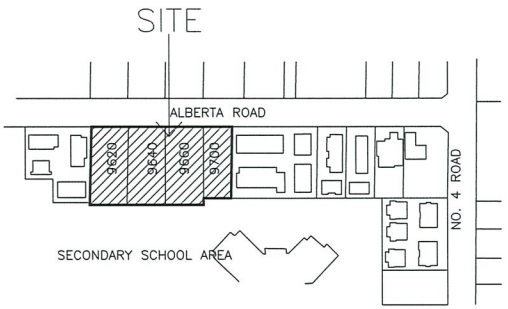
(A) CIVIC ADDRESS:	9620, 9640, 9660, 9700 ALBERTA ROAD, RICHMOND, BC		
(B) LEGAL DESCRIPTION:	EAST HALF OF LOT 10 AND WEST HALF AND EAST HALF OF LOT 11 BLOCK C. PLAN 1305 AND LOT 1, PLAN 1712 ALL SECTION 10, BLOCK 4 NORTH, RANGE 6 WEST NEW WESTMINSTER DISTRICT		
(C) LOT AREA:	5,304.1 SM (57,092 SF)		
(D) ZONING USE	CURRENT: RSM/XL, CURRENT ZONING (UNDER RSM/XL ZONING)	REZONING (RTM3)	PROPOSED
(E) FLOOR AREA RATIO	0.55 TO 464.5 SM 0.3 TO REST OF SITE AREA	0.70 TOTAL FAR FLOOR AREA 0.7 X 5301.1 SM = 3,712.87 SM (39,965 SF)	0.70 39,965 SF FAR FLOOR AREA (3712 SM)
(F) NUMBER OF UNIT:	4 PER LOT	29 UNITS	29 UNITS
(G) BUILDING COVERAGE:	MAX – 45%	MAX – 40% (22,836 SF)	39.8% (22697 SQ. FT.)
(H) BUILDING HEIGHT:	MAX HEIGHT – 9M	MAX MAIN BUILDING HEIGHT – 12M	BUILDING HEIGHT – 11.78M
(I) SETBACK:	FRONT YARD – 6M SIDE YARD – 1.2M REAR YARD – 6M	FRONT YARD FACING ALBERTA RD – 6M EAST AND WEST SIDE YARD – 3M REAR YARD – 3M	FRONT YARD FACING ALBERTA RD – 6.03M (19'9") EAST SIDE YARD – 3.62M (11'10") WEST SIDE YARD –3.84M (12'7") REAR YARD – 3.09M (10'2")
(J) OUTDOOR AMENITY		6.0 SM (64.58 SF) PER UNIT 6SM X29 = 174 SM (1873 SF)	207.8 SM (2238 SQ. FT.)
(K) PARKING:		1.4 PER DWELLING UNITS X 29 = 41 0.2 VISITOR PARKING / UNIT X 29 = 6 TOTAL = 47 REQUIRED SMALL PARKING – MAX 50%	RESIDENTIAL PARKING: 29 REGULAR, 29 SMALL VISITOR PARKING: 1 DISABLED, 5 REGULAR
(L) VISITOR BICYCLE		0.2 PER DWELLING UNIT X 29= 6 RESIDENTIAL BICYCLE STORAGE 1.25 PER DWELLING UNIT X 29=37	BICYCLE VISITOR BIKE RACK 6 RESIDENTIAL 49 (INSIDE GARAGE)











NORTH

1 — LOCATION MAP

NTS

THREE CONVERTIBLE UNITS ARE PROVIDED IN THIS DEVELOPMENT

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

(1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EL–4

(2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
(a) STAIRWELL HANDRAILS
(b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
(c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

DP 25–022217

ERIC LAW ARCHITECT

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

TEL: (604) 505–2099

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	ISSUED
1.	2025.08.05 FOR DEVELOPMENT PERMIT APPLICATION
2.	2026.05.25 FOR CITY DP REVIEW
3.	2026.07.03 ADP PRESENTATION FOR CITY REVIEW
4.	2026.08.31 FOR CITY DP REVIEW
5.	2026.09.01 FOR CITY DP REVIEW
6.	2026.09.21 FOR CITY DP REVIEW
7.	2026.09.23 FOR CITY DP PANEL REVIEW
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

	REVISION
6.	2026.09.23 UPDATE RETAINING WALL LABELS
5.	2026.09.21 RECESS CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4.	2026.09.01 ADD SEPARATE AID LIGHTING PER CITY REQUEST
3.	2026.08.31 REVISE PER ADP COMMENTS
2.	2026.07.03 REVISE FOR ADP PRESENTATION
1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

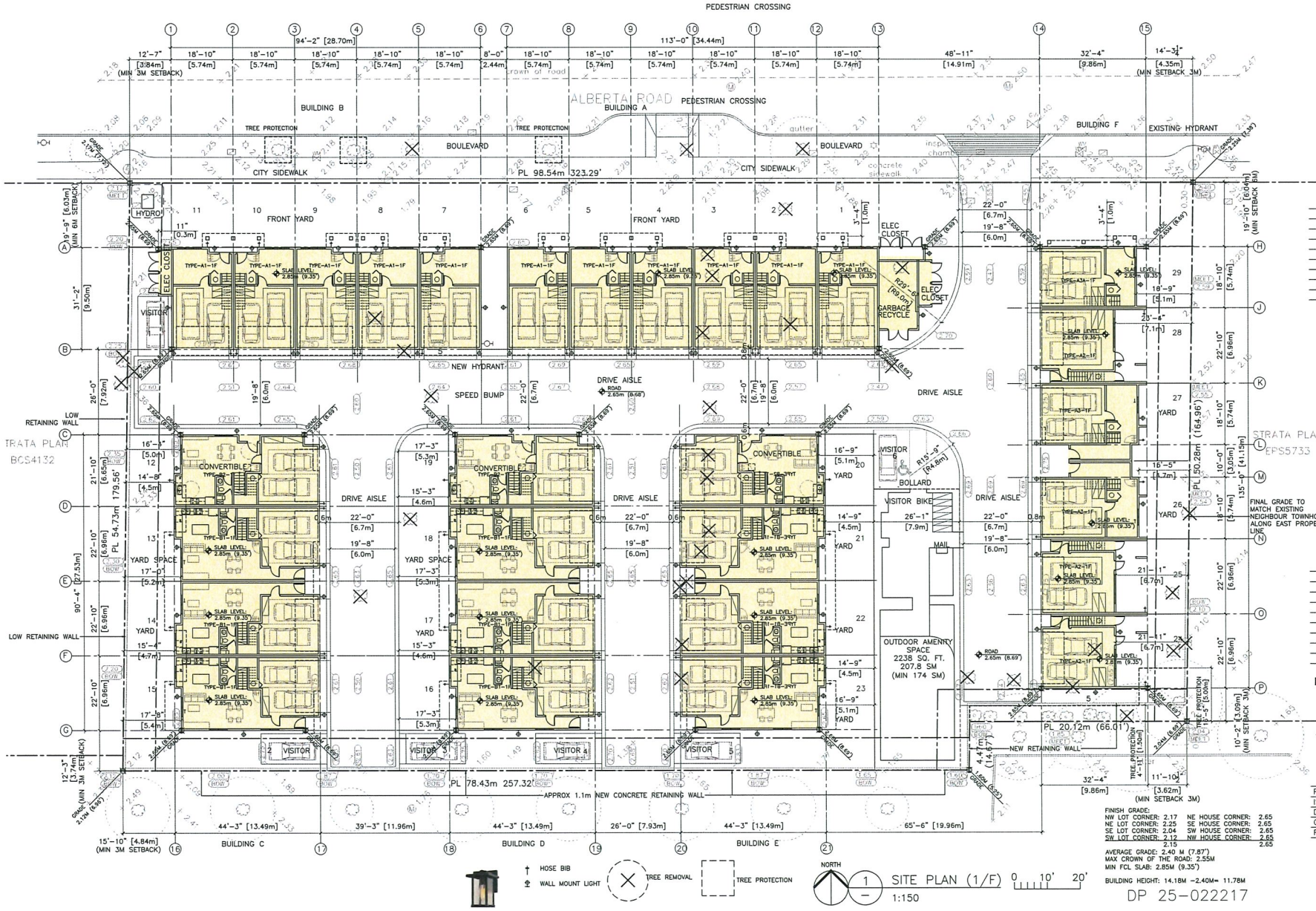
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

DEVELOPMENT SUMMARY

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

A1

DEVELOPMENT PERMIT



FINISH GRADE:
NW LOT CORNER: 2.17 NE HOUSE CORNER: 2.65
NE LOT CORNER: 2.25 SE HOUSE CORNER: 2.65
SE LOT CORNER: 2.04 SW HOUSE CORNER: 2.65
SW LOT CORNER: 2.12 NW HOUSE CORNER: 2.65
2.15 2.65

AVERAGE GRADE: 2.40 M (7.87')
MAX CROWN OF THE ROAD: 2.55M
MIN FCL SLAB: 2.85M (9.35')

BUILDING HEIGHT: 14.18M -2.40M= 11.78M

DP 25-022217

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6 2026.09.23 UPDATE RETAINING WALL LABELS
5 2026.09.21 RECESS CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4 2026.09.01 ADD SEPARATE A2U LIGHTING PER CITY REQUEST
3 2026.08.31 REVISE PER ADP COMMENTS
2 2026.07.03 REVISE FOR ADP PRESENTATION
1 2026.05.25 REVISE PER CITY STAFF COMMENT LETTER
- REVISION

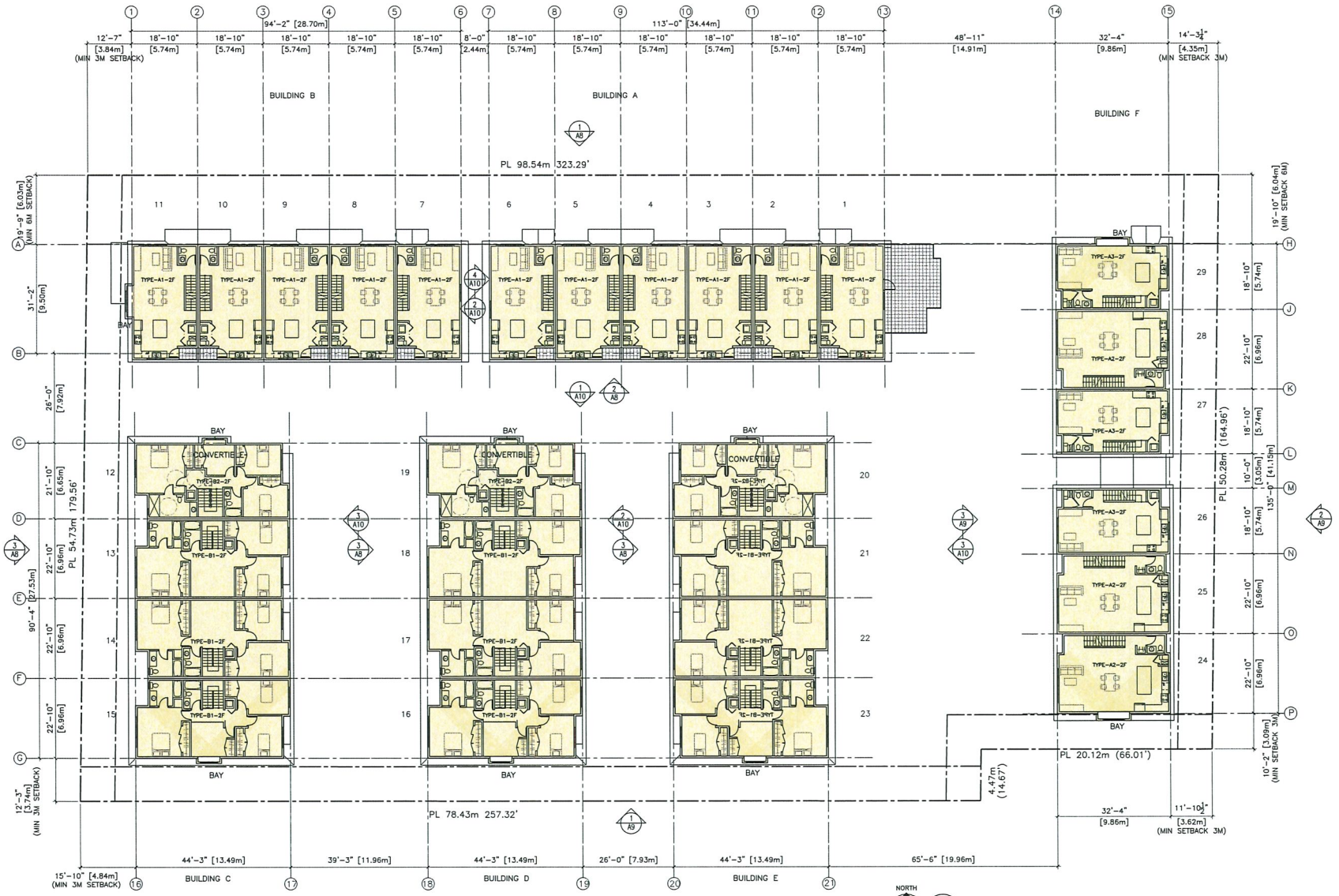
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - 1/F

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

A2

DEVELOPMENT PERMIT



DP 25-022217

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	REVISION
6	2026.09.23 UPDATE RETAINING WALL LABELS
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1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

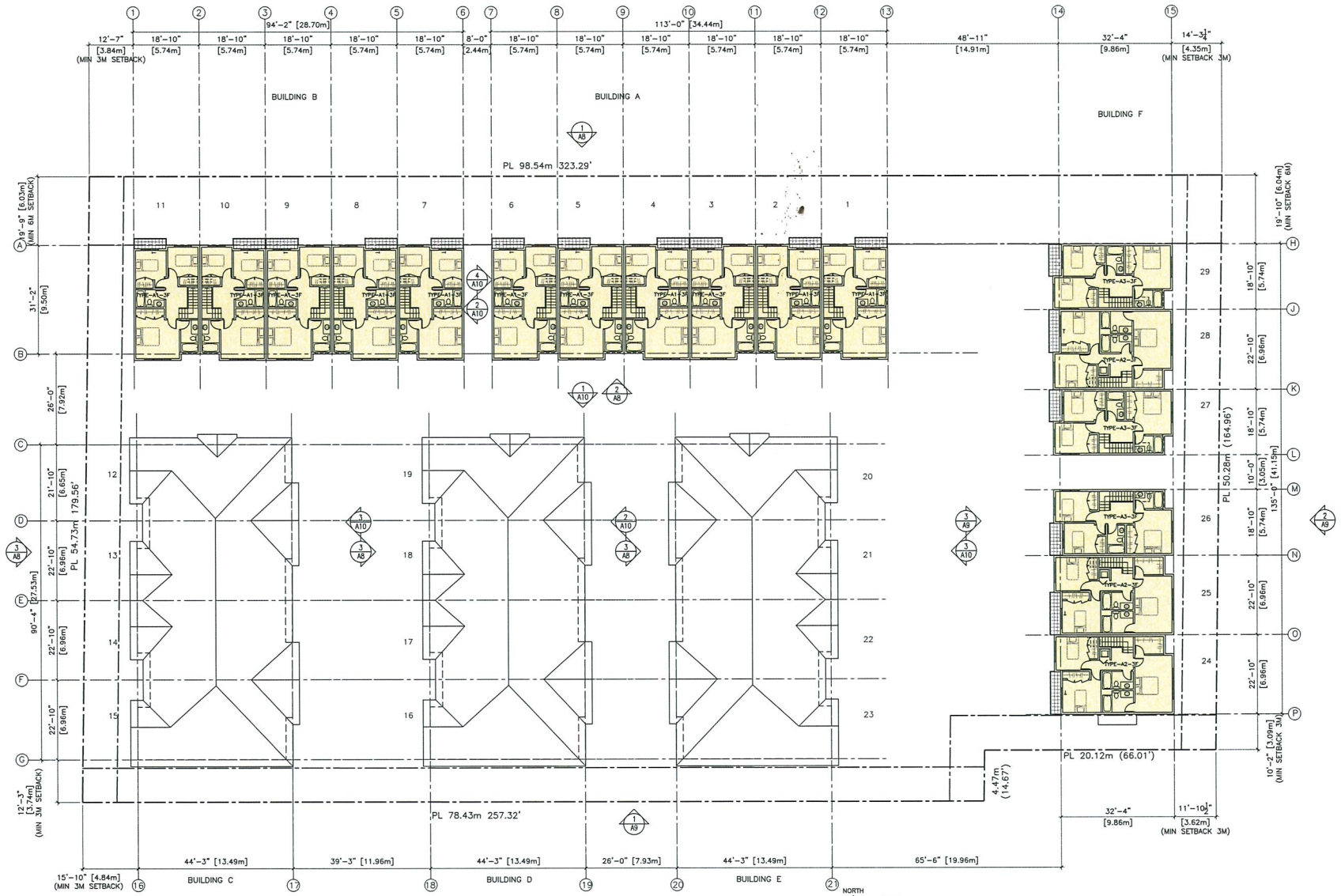
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - 2/F

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

A3

DEVELOPMENT PERMIT



DP 25-022217

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
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1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

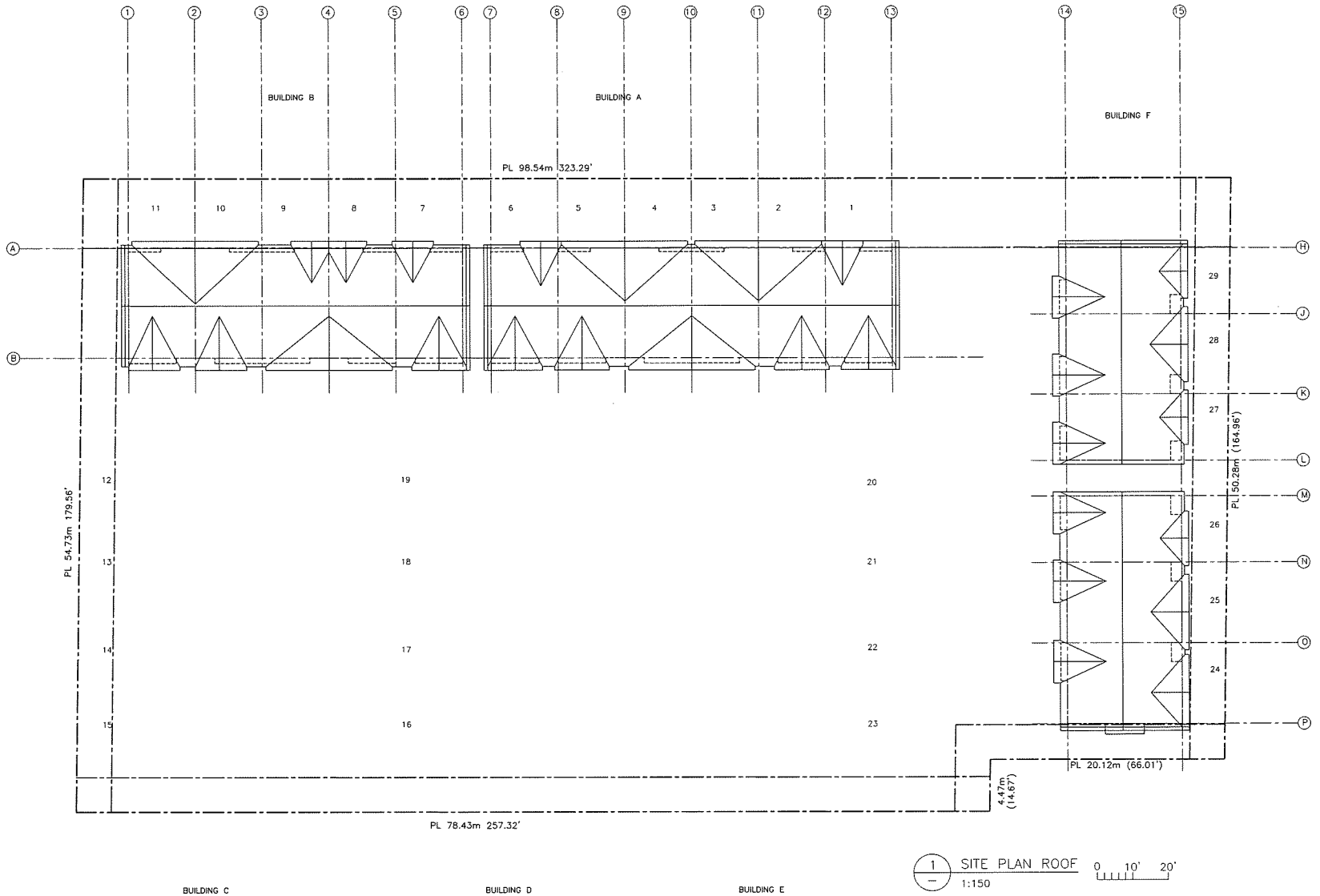
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - 3/F

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

A4

DEVELOPMENT PERMIT



1 SITE PLAN ROOF
1:150

0 10' 20'

DP 25-022217

ERIC LAW ARCHITECT

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

TEL: (604) 565-2099

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

SITE PLAN - ROOF

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

A5

DEVELOPMENT PERMIT



HARDSCAPE LEGEND

STANDARD PAVERS, BY NEWSTONE GROUP NORTHERN SHADOW COLOR	
AQUALINE SERIES PERMEABLE PAVERS BY BELGARD FOUNDRY COLOR	
SOD LAWN	
POURED IN PLACE RUBBER SAFETY SURFACE	
RIVER ROCK OVER WEED MAT	

FENCE LEGEND

SYMBOL	STYLE
	42" HT FENCING
	4' HT. FENCING
	6' HT. FENCING

LIGHTING LEGEND

SYMBOL	STYLE
	BOLLARD 36" HT

LITHONIA RADEAN LED BOLLARD

FURNITURE LEGEND



WISHBONE MODENA WIDE BODY BENCH

100% RECYCLED PLASTIC LUMBER

POWDERCOATED - TEXTURED SILVER



WISHBONE BIKE RACK-ISFBRP-7 POWDERCOATED - TEXTURED SILVER

POWDERCOATED - TEXTURED SILVER



JAMDETT J3-22457

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

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

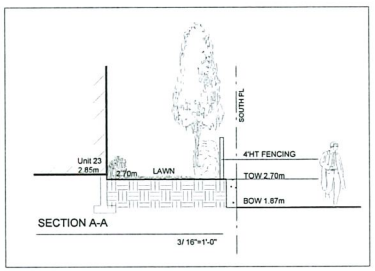
PLANT SCHEDULE - MAIN FLOOR

PMG PROJECT NUMBER: 24-197

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	8CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	8	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	8CM CAL; B&B; CLIMATE RESILIENT
	8	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	4.0M HT; B&B; CLIMATE CHANGE RESILIENT
	12	PRUNUS SERRULATA 'PINK PERFECTION'	PINK PERFECTION FLOWERING CHERRY	8CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
	13	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	8CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	8	STYRAX JAPONICUS	JAPANESE SNOWBELL	8CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.
- SHOP DRAWINGS O BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	26.SEP.25	NEW SITE&CIVIL PLANS, CITY COMMENTS	DD
5	26.AUG.25	NEW SITE PLAN&ADP COMMENTS	DD
4	26.JUL.07	CITY COMMENT	DD
3	26.JAN.27	NEW SITE PLAN @ CITY COMMENTS	DD
2	25.AUG.01	REVISION AS PER CLIENT REQUEST	DD
1	25.JUL.24	NEW SITE PLAN	DD

CLIENT: SIAN GROUP
WITH: ERIC LAW ARCHITECT

PROJECT:
29 UNITS TOWNHOUSE DEVELOPMENT

9620 - 9700 Alberta Road
RICHMOND

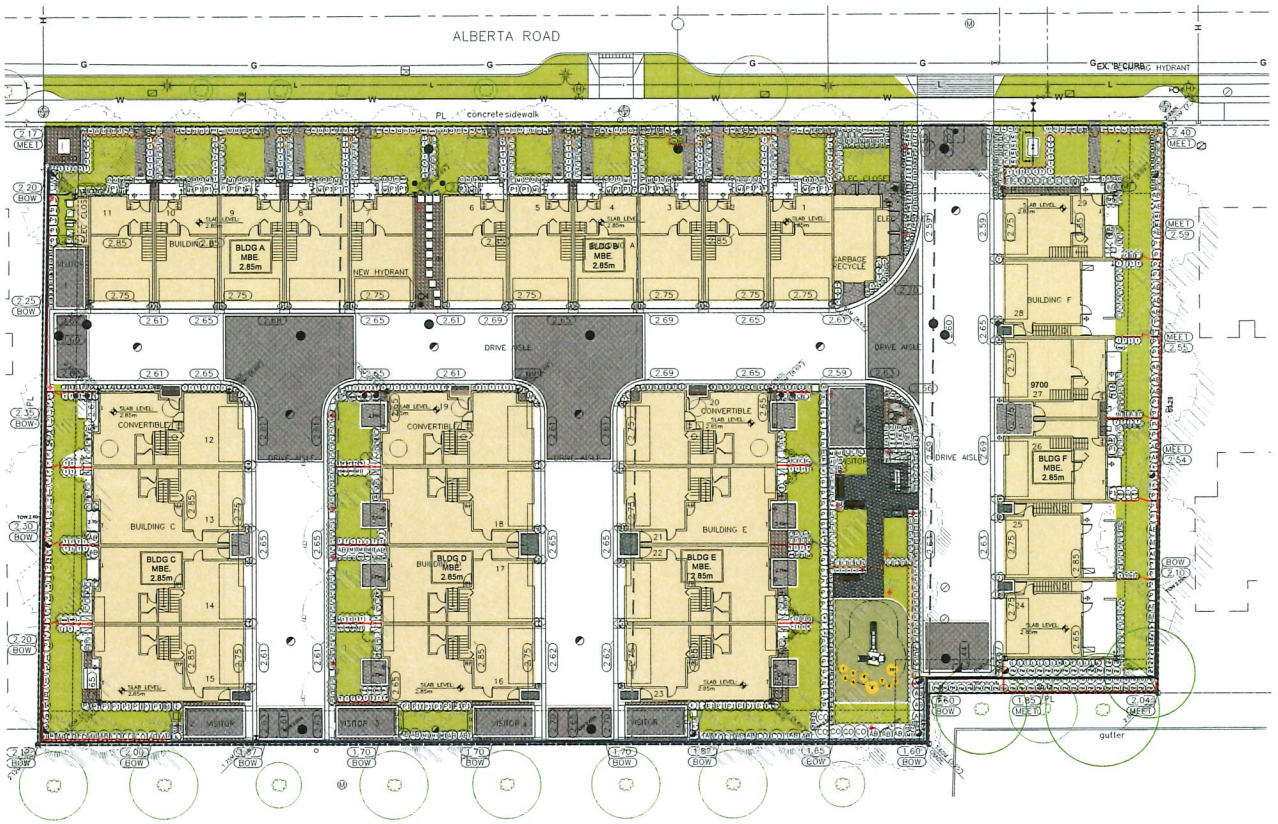
DRAWING TITLE:
LANDSCAPE PLAN

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

DRAWING NUMBER: **L1**
OF 5

24197-6.ZIP

PMG PROJECT NUMBER: **24-197**



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-197

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(AB)	45	ABELIA 'EDWARD GOUCHER'	PINK ABELIA	#2 POT; 30CM
(CA)	16	CORNUS ALBA 'KELSEYII'	KELSEY DWARF DOGWOOD	#2 POT
(IC)	313	ILEX CRENATA 'SKY PENCIL'	JAPANESE HOLLY;	#3 POT; 60CM
(KL)	32	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
(PJ)	115	PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	#3 POT; 50CM
(RM)	51	ROSA MEIDELAND 'ROYAL BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
(TX)	320	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M B&B
GRASS				
(CO)	109	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(MS)	57	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
(PA)	106	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
(RF)	55	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDILOCKS'	RUDBECKIA; YELLOW-ORANGE	15CM POT
GC				
(EJ)	134	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
(LP)	14	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
(PM)	63	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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1	25.JUL.24	NEW SITE PLAN	DD

CLIENT: SIAN GROUP
WITH: ERIC LAW ARCHITECT

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

DRAWING TITLE:
SHRUB PLAN

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

DRAWING NUMBER: **L2** OF 5

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

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Thursday, October 15, 2026

From: bingo r1r
To: CityClerk
Subject: Opposition to Development Permit DP 25-022217 (9620, 9640, 9660 & 9700 Alberta Road)
Date: Saturday, October 3, 2026 1:34:02 PM

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City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

To the City Clerk and Development Permit Panel,

I am writing as a local resident to express my strong opposition to the proposed 29-unit townhouse development at 9620, 9640, 9660, and 9700 Alberta Road (File: DP 25-022217).

Our neighborhood is already struggling with severe traffic congestion, particularly during school drop-off and pick-up hours due to the nearby schools. Alberta Road and the surrounding side streets simply do not have the capacity to handle additional traffic. Adding 29 new multi-vehicle households will only exacerbate the bottleneck and make daily commuting much worse for current residents.

More importantly, this issue poses a significant safety risk to children. With young students walking to and from school, the substantial increase in daily vehicular traffic—along with construction heavy machinery during the build phase—creates a dangerous environment for pedestrians.

Furthermore, on-street parking along Alberta Road is already at full capacity. Visitors and multi-car families from this new development will inevitably spill over into street parking, reducing visibility at intersections and making navigation even more hazardous for drivers and pedestrians alike.

I strongly urge the Panel to reject or significantly reconsider this application until proper infrastructure, traffic management, and pedestrian safety solutions are put in place.

Thank you for considering my concerns.

Sincerely,

Brian