Minutes



Development Permit Panel Wednesday, June 11, 2025

Time:

3:30 p.m.

Place:

Remote (Zoom) Meeting

Present:

Wayne Craig, General Manager, Planning and Development, Chair

Milton Chan, Director, Engineering Lloyd Bie, Director, Transportation

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 May 28, 2025 be adopted.

CARRIED

DEVELOPMENT PERMIT 23-028741

(REDMS No. 7781399)

APPLICANT:

Matthew Cheng Architect Inc.

PROPERTY LOCATION:

7511 St. Albans Road

INTENT OF PERMIT:

Permit the construction of five townhouse units at 7511 St. Albans Road on a site zoned "High Density Townhouse (RTH1)".

Applicant's Comments

Matthew Cheng, of Matthew Cheng Architect Inc., with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 1</u>), provided background information on the proposed development, highlighting the following:

- the proposed development consists of five three-storey units in two building clusters separated by a north-south internal drive aisle;
- the proposed form and character of the townhouse buildings are compatible with adjacent developments;
- there is no direct vehicular access permitted from the subject site to St. Alban's Road;
- the proposed vehicle access to the site is through an existing access easement over the drive aisle of the neighbouring townhouse development to the north at 7433 St. Albans Road;
- a Statutory Right-of-Way (SRW) over the internal drive aisle and hammerhead turnaround area on the subject site has been secured at Rezoning to enable residents and visitors of 7433 St. Albans Road to use the turnaround area;
- seven residential parking stalls and one visitor parking stall are provided for the development;
- internal and external bicycle parking stalls are provided for the development;
- a pedestrian walkway is proposed along the south property line to connect the internal drive aisle and St. Alban's Road and a mailbox kiosk, garbage, recycling and organic waste storage rooms are located along this walkway;
- the proposed outdoor private space exceeds the minimum requirement;
- one convertible unit is proposed and designed with potential to be renovated to accommodate a future resident in a wheelchair;
- a rooftop patio is proposed for each of the two rear units;
- all units are provided with aging-in-place features; and
- the project is expected to achieve BC Energy Step Code Level 3 with Emission Level 4.

Donald Duncan, of Donald V.S. Duncan Development Consultant Landscape Architect, briefed the Panel on the proposed landscaping for the project, noting that (i) a number of trees on the property adjacent to the south property line of the subject site will be retained and protected, (ii) there is no opportunity to plant trees on the private back yards of rear units as they are located over a service right-of-way, (iii) the proposed common outdoor amenity area includes, among others, a climbing web, chalkboard, and bench for caregivers, (iv) lighting is proposed for the mailbox, garbage, recycling and organic waste storage rooms, and playground, (v) hedge planting is proposed along the front and rear units to provide privacy for the front and rear yards, and (vi) a significant number of hedging trees are proposed along the north property line.

Staff Comments

Joshua Reis, Director, Development noted that (i) there is a Servicing Agreement associated with the proposed development which includes frontage works along St. Alban's Road, relocation of an existing fire hydrant out of the proposed sidewalk, and new service connections which were secured as part of the Rezoning application and are required prior to Rezoning Bylaw adoption, (ii) driveway access for the proposed development is proposed through an existing easement registered over the drive aisle of the neighbouring townhouse development to the north at 7433 St. Alban's Road, (iii) staff have received a legal opinion from the applicant's lawyer that confirms the City can rely on this access easement and this legal opinion has also been reviewed by the City's Law Department, (iv) the applicant is working with the strata of 7433 St. Alban's Road on cost-sharing arrangement and shared use of the drive aisle, (v) staff continue to encourage the applicant to continue to work with the strata of 7433 St. Alban's Road towards an agreement, (vi) there are five trees on the adjacent property to the south that are proposed to be retained and protected, and (vii) an on-site irrigation system is proposed for the maintenance of planted areas on the site.

Panel Discussion

In reply to queries from the Panel, staff noted that the Servicing Agreement associated with the project for frontage improvements includes beautification works along the property frontage and planting of street trees along the boulevard which will be determined through the Servicing Agreement process,

In reply to queries from the Panel, the applicant noted that (i) proposed on-site lighting includes installation of lighting on the perimeter of the buildings adjacent to strategic locations in the site and are shielded to avoid light spillover onto neighbouring properties, (ii) there are no potential overlook concerns from the rooftop patios of the two rear units in the subject site to the neighbouring four-storey apartment building to the west, (iii) the proposed heat pump units are small and could be installed on the rooftops or balconies of buildings without screening, (iv) the proposed walkway along the south property line would be able maintain its accessibility for pedestrians when the garbage and recycling storage room is in use, and (v) there is proposed lighting in the mailbox area and security cameras could be installed in this area should they be required by the future strata.

Correspondence

Eddie Li, 6 - 7433 St. Albans Road (Schedule 2)

Staff have responded to Mr. Li's concerns regarding traffic that will be generated from the proposed development and the shared use of the drive aisle of the neighbouring townhouse development to the north. Staff have responded directly to the inquirer.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting the applicant's comprehensive presentation of the project and the applicant's efforts to address landscaping constraints. Also, the Panel encouraged the applicant to continue to work with the strata of the neighbouring development to the north towards an agreement on cost-sharing for the maintenance of the shared drive aisle.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of five townhouse units at 7511 St. Albans Road on a site zoned "High Density Townhouse (RTH1)".

CARRIED

2. DEVELOPMENT PERMIT 23-035352

(REDMS No. 7946078)

APPLICANT:

Public Services and Procurement Canada

PROPERTY LOCATION:

3540 and 3800 Bayview Street

INTENT OF PERMIT:

Permit an adjustment of the lot lines of the two lots located at 3540 and 3800 Bayview Street, zoned "Light Industrial (IL)" and "Steveston Commercial and Pub (ZMU10)" respectively and designated as an Environmentally Sensitive Area (ESA).

Applicant's Comments

Mark Burger, Public Services and Procurement Canada, Katie Rattan, Fisheries and Oceans Canada (DFO) - Small Craft Harbours (SCH), and John Clark, Department of Justice, with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 3</u>), provided background information on the subject Environmentally Sensitive Area (ESA) Development Permit (DP) application, highlighting the following:

the subject ESA DP application includes the proposed subdivision of the existing property at 3800 Bayview Street into two parcels and consolidate the subdivided "L"-shaped portion to the adjacent existing property at 3540 Bayview Street;

- out of the Crown-owned properties at 3800 Bayview Street and 3540 Bayview Street and would property at 3800 Bayview Street after
- Street and would prepare Lot A (the property at 3800 Bayview Street after subdivision which would include the existing buildings and parking stalls) for potential sale in the future due to the DFO-SCH program's strategic direction to focus on its core mandate;
- the proposed subdivision would secure public access from Bayview Street to the boardwalk and the harbour, secure riparian rights for continued harbour operations, and align with existing leases to Steveston Waterfront Properties and Steveston Harbour Authority;
- no new construction or planned development is proposed as part of the subject application; and
- new landscaping is proposed on the north side of proposed Lot B which includes installation of new landscaping planters.

Staff Comments

Mr. Reis noted that (i) no new buildings or new construction will take place as part of the subject ESA DP application, (ii) the proposed subdivision requires an ESA Development Permit because the subject properties are located within both the "Intertidal" and "Shoreline" ESA areas, (iii) the Qualified Environmental Professional (QEP) retained by the applicant has confirmed that no disturbance to any ecologically active or high functioning areas on-site are impacted as a result of the proposed lot line adjustment, and (iv) staff appreciate the efforts undertaken by the applicant to secure the public rights of passage for the boardwalk and the harbour in favour of the City which is consistent with the objectives of the Steveston Area Plan.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the proposed adjustment of lot lines and potential future disposition of 3800 Bayview Street (Lot A after subdivision) is in line with the strategic direction that the Small Craft Harbours (SCH) program's is taking to prioritize its core activities, and (ii) the applicant would register a legal agreement or covenant against Title in favour of proposed Lot B to address encroachments of eaves and patios of existing restaurants on proposed Lot A onto proposed Lot B.

Discussion ensued regarding other potential mechanisms in lieu of a legal agreement to address encroachments of eaves of buildings on proposed Lot A onto proposed Lot B which include adjusting the proposed lot lines.

With regard to potential future disposition of the proposed Lot A, the Panel requested the applicant to advise the City prior to the disposition of the said property given its high-profile nature and prominent location within Steveston Village.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application, noting the applicant's efforts to ensure legally secured public access to the boardwalk and harbour.

Panel Decision

It was moved and seconded

That a Development Permit be issued to permit an adjustment of the lot lines of the two lots located at 3540 and 3800 Bayview Street, zoned "Light Industrial (IL)" and "Steveston Commercial and Pub (ZMU10)" respectively and designated as an Environmentally Sensitive Area (ESA).

CARRIED

3. DEVELOPMENT VARIANCE PERMIT 24-012933

(REDMS No. 8042115)

APPLICANT: Dagneault Planning Consultants Ltd.

PROPERTY LOCATION: 12791 and 12951 Blundell Road

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1. increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface floor sunk into, at or below the natural grade of the site from 750 m² to 2,108.3 m²;
- 2. reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 0.1 m; and
- 3. reduce the minimum lot area from 2.0 ha to 1.609 ha for Proposed Lot B.

Applicant's Comments

Bruce McTavish, of McTavish Resource and Management Consultants Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 4</u>), provided background information on the subject development variance permit application, highlighting the following:

- the subject properties are currently used for farming operations, storage and winery and processing facilities;
- the existing lot lines of the western property at 12791 Blundell Road and eastern property at 12951 Blundell Road are proposed to be reconfigured to create two proposed lots, i.e., Lot A on the north and Lot B on the south;
- the proposed subdivision/lot line adjustment would ensure permanent access to the existing winery and processing facility at 12791 Blundell Road from Sidaway Road should the property at 12951 Blundell Road be sold in the future;
- there is no net loss to agriculture and agricultural productive capability as a result of the proposed subdivision; and
- the proposed variances would retain existing agricultural buildings on the subject properties, allow their continued use, and formalize non-conforming structures that are essential to the agricultural operations.

Panel Discussion

In reply to queries from the Panel, Brian Dagneault, of Dagneault Planning Consultants Ltd., noted that (i) the building on the south adjacent to Blundell Road is the owner's residence and access to this residence is not suitable for agricultural use, and (ii) the proposed subdivision will ensure the long-term viability of the farm and manufacturing operations on the subject site.

In reply to queries from the Panel, staff confirmed that (i) no net new lots that are created as a result of the proposed subdivision/lot line adjustment and there would be no net increase in development potential, (ii) there is opportunity for the proposed Lot B on the north to be developed in the future consistent with the Zoning Bylaw for "Agriculture (AG1)" zoned properties, (iii) the variances only apply to existing buildings and structures on the subject site, and (iv) the applicant is required to submit Building Permit applications for existing non-permitted buildings as one of the conditions for approval of the Development Variance Permit.

With regard to the proposed variance to increase the maximum cumulative lot area for impervious surfaces for agricultural buildings on the subject site, staff noted that (i) the agricultural buildings on the subject site were constructed several years prior to the introduction of the bylaw requirement on limits to the use of concrete for agricultural buildings, (ii) the proposed variance would legitimize these structures, and (iii) the applicant will register a covenant on Title prohibiting the use of the buildings on-site for medical or non-medical cannabis production prior to the issuance of the Development Variance Permit.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application, noting (i) the applicant's long-term planning for the subject site, (ii) the applicant's intention to ensure the long-term viability of the farm and manufacturing operations on the site, and (iii) there would be no net increase in the development potential of the site as a result of the subject application.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1. increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface floor sunk into, at or below the natural grade of the site from 750 m² to 2,108.3 m²;
- 2. reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 0.1 m; and
- 3. reduce the minimum lot area from 2.0 ha to 1.609 ha for Proposed Lot B.

CARRIED

4. New Business

None.

Date of Next Meeting: June 25, 2	2025	25.	June	Meeting:	Next	of	Date	5.
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ADJOURNMENT

It was moved and seconded That the meeting adjourn (4:40 p.m.).

CARRIED

Certified a true and correct copy of the the meeting of Minutes of Development Permit Panel of the Council of the City of Richmond held on Wednesday, June 11, 2025.

Wayne Craig

Rustico Agawin Committee Clerk

Chair

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 11, 2025

5-UNIT TOWNHOUSES

7511 ST. ALBANS RD.

Owner

1118992 BC Ltd.

Architect

Matthew Cheng Architect Inc

Landscape Architect

Donald V S Duncan Landscape Architect



5 Unit Townhouse Development 7511 St. Albans Rd.

Context

• On St Albans Rd. Between General Currie Rd & Jones

• To north 3 & 2 storey Townhouse complexes

To south
 3 storey Townhouse complexes

To west 4 storey buildings

(w/ 1 level parking structure)



Context West side of St. Albans



3 storey Townhouses – north of block



3 storey Townhouses – south of site



2 storey Townhouse – north of site

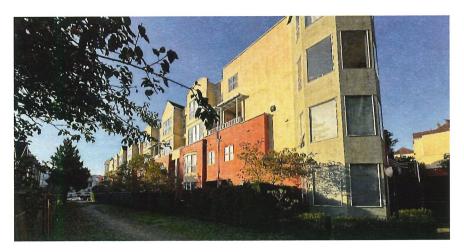


3 storey Townhouses – south of block

Context At rear of site







4 story apartment – Across pedestrian walkway

Site Plan

N T

OCP City Centre Area Plan

St Albans Sub Area

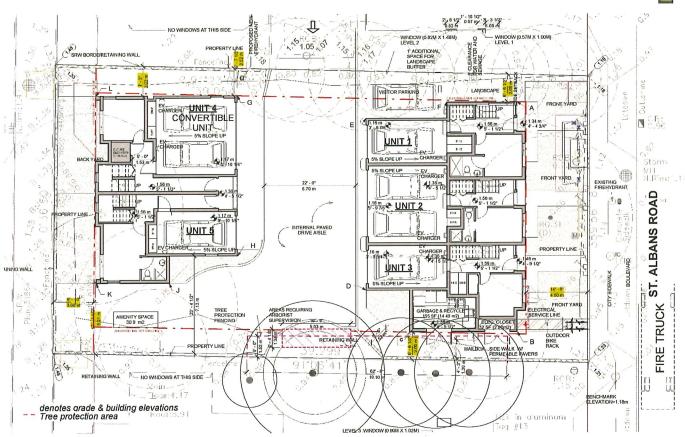
Zoning RSM/L to RTH 1

Site Area 825 sm.

No of units 5

Required **Provided**

FAR 0.75 **0.75**



Site Plan

	Required	Provided
Coverage	45%	36.51%
Driveway & Playground		27.4 <u>5%</u>
Non-porous area	70%	63.96%
Live Plant	20%	20.34%
Permeable Pavers		15.70%
Porous Area		36.04%



NON-POROUS AREA 5,680 SF (527.70 m2) 63.96%

POROUS AREA 3,200 SF (297.30 m2) 36.04%

DRIVEWAY AND PLAYGROUND 2,437 SF (226.40 m2) 27.45%

BUILDING COVERAGE 3,243 SF (301.28 m2) 36.51%

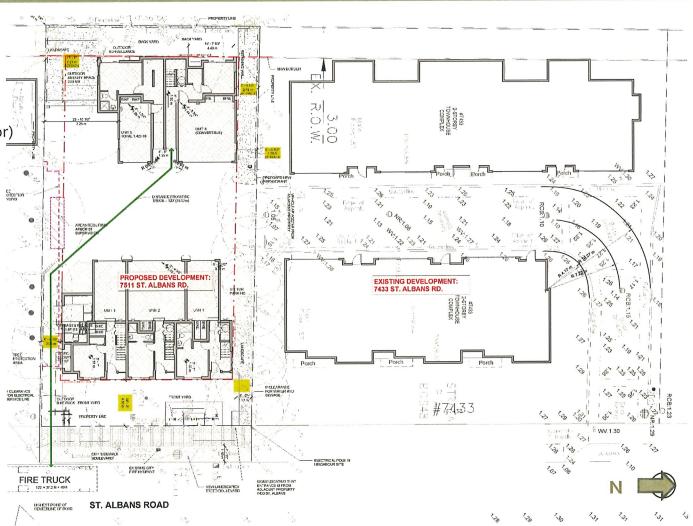
LIVING PLANTS AREA 1,806 SF (167.78 m2) 20.34%

PERMABLE PAVING 1,394 SF (129.51 m2) 15.70%

Context Plan

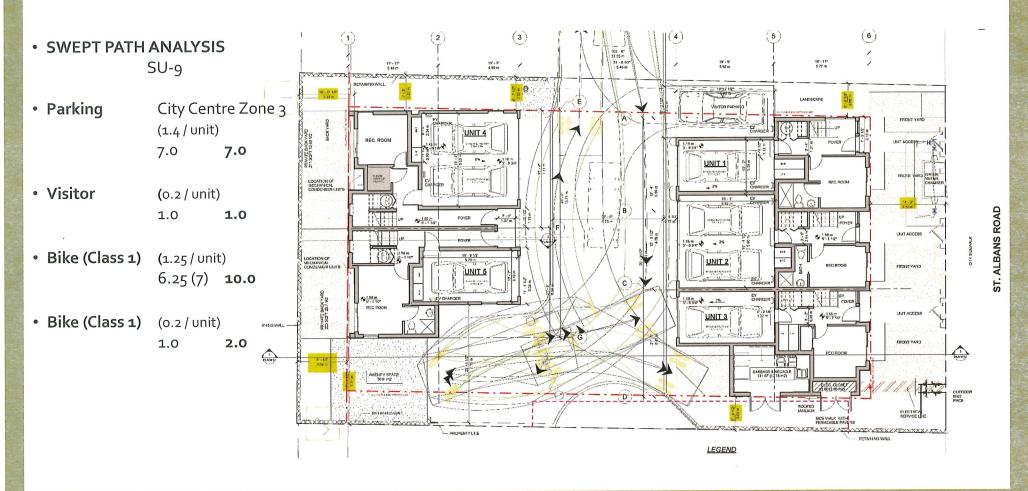
• Vehicular Access
From 7433 St Albans (north neighbor)

Fireman Access
 36.57 m from curb to last door



Swept Path Analysis / Parking





Outdoor spaces

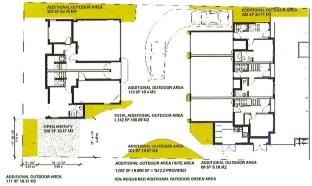
Outdoor private space

Unit 1	Front yard <u>Patio</u>	28 sm. 9 sm. 37 sm.
Unit 2	Front yard <u>Patio</u>	24 sm. 13 sm. 37 sm.
Unit 3	Back yard Patio	30 sm. 7 sm. 37 sm.
Unit 4	Back yard Patio <u>Roof top</u>	23 sm. 6 sm. 16 sm. 45 sm.
Unit 5	Back yard Patio Roof top	22 sm. 3 sm. 16 sm. 41 sm.



LEVEL 3 OUTDOOR

ROOF DECK OUTDOOR



Outdoor Amenity 30.47 sm.
Additional 88.63 sm. (10.75%)

Streetscape



STREETSCAPE: ST. ALBANS ROAD

2/F Plan

N

Unit 1 Living area

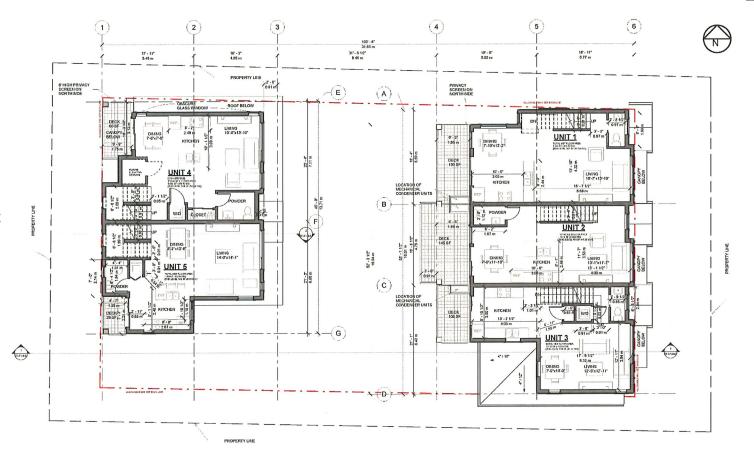
Unit 2 Living area

Unit 3 Living area

Unit 4 Living area

Convertible unit

Unit 5 Living area



3/F Plan

N

Unit 1 3 beds, 2 baths

Unit 2 3 beds, 2 baths

Unit 3 3 beds, 2 baths

Unit 4 3 beds, 2 baths

Convertible unit

Unit 5 3 beds, 2 baths

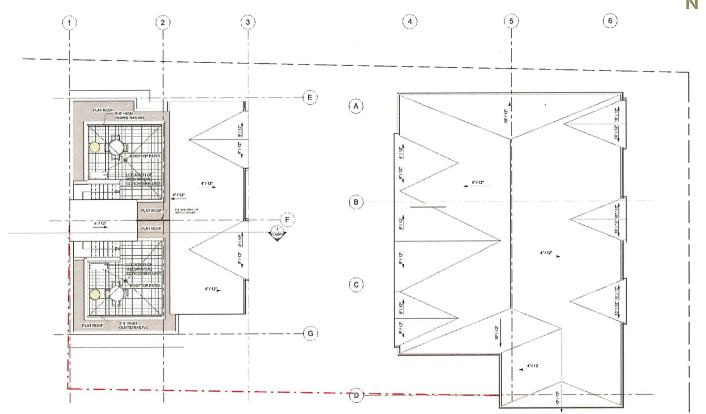




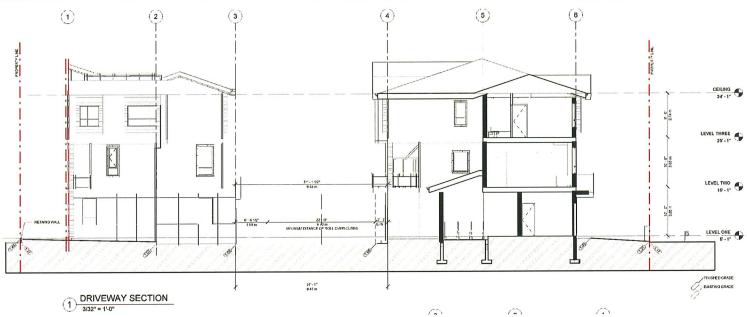
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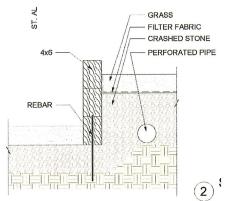
Unit 4 Roof Top Patio

Unit 5 Roof Top Patio



Section





(3) RETAINING WALL DETAIL
3/4" = 1'-0"

Convertible Units

- Vertical lift to all levels
- 4m (13'-2") wide accessible parking space provided
- Entry door (2'-10" clear) (Rough in for future door opener) (No Step)
- Interior doors (2'-8" clear) (1 bed & 1 bath)
- Hallway (3'-o")

WC

- Toilet at side and in front (3'-4")
- Blocking for future grab bars (Toilet, Tub, Shower)
- Lever style plumbing fixtures
- Cabinets easily removed
- Bath and shower controls accessible

Kitchen

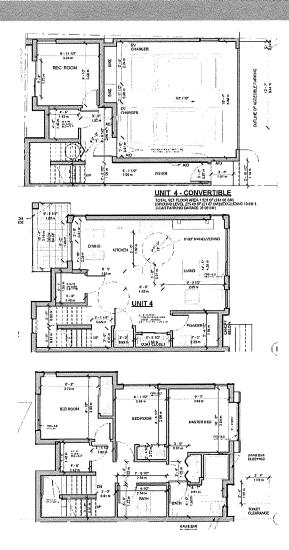
- Plumbing and gas pipes clear of under counter space
- Cabinets easily removed
- 5' turning diameter
- Level-type handles

Windows

• Opened with 1 hand (Min. 1)

Outlets and switches

- Outlets beside window, bottom of stair, beside toilet, above exterior door, in front of kitchen counter
- Within proximity of control center for smart home option
- Upgrades to four-plex outlets in master bed, home office, garage & rec rm



Aging in place

Aging in place in all units

- Stairwell handrails
- Lever-style plumbing faucets & door handles
- Blocking in washroom walls for grab bars

Acoustic

- Interior Noise Criteria (Quiet Zone)
 - 55 dBA during Day time
 - 45 dBA during Night time
- Exterior Walls Construction (No upgrade required)
 - 2X6 construction
 - 5/8" Gypsum Wall Board
- Exterior Windows & Glazed Doors (No upgrade required)
 - All windows

3-13-3 Glazing

- To meet A3 rating for air tightness
- Ventilation
 - Assumed windows closed
 - Fresh air ventilation system
- Heat pump or condenser (No noise control required)
 - Samsung 52 dBA



Figure 2: Aerial photograph showing bylaw PORs and predicted heat pump noise levels.

Sustainability

- Energy Step Code 3 + Zero Carbon EL-4 Level
- Certified Energy Advisor Enersave Solutions Inc.
- Heating & Cooling
 Air source heat pump
- Domestic Hot water
 Electric storage tank
- HRV
- Insulation

Walls (2X8 @ 24")	R-28
Roof	R-50
Flat Roof	R-40
Floor over unheated space	R-28

Windows

U value	1.30 or lower
SHGC	o.38 or higher
(solar heat gain coefficient)	

Airtightness

ACH @ 50 Pa 2.5 or less (Air exchange per hour)

Water Conservation

- Dual flush toilets
- Drought tolerant plants

Energy Conservation

- Energy star appliances
- LED lighting
- Electric car charging
- Programmable thermostats
- Motion sensing light in power rm & master ensuite
- Low E glass windows

Building materials

- Renewable materials wood
- Local building materials
- Durable building materials

Waste Reduction

- 3 stream waste bins for construction
- Compost bins in kitchen
- Garbage and recycle bins in garage

Health and Air quality

- Retain and plant perimeter trees
- LOC paints, adhesives and floorings

Form & Character



Form & Character



Form & Character



Exterior colors and materials - Front buildings





Landscape Plan 1



Kinnikinnick Shade Tolerant filend

BROADLEAF EVERGREEN SHRUBS

CONIFEROUS SHRUBS



TREES







Vo Vaccinium ovatum

I. COMPLIANCE, GOVERNMENT - ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF RICHMOND AND SHALL COMPLY WITH ALL STAMEARDS AND REGULATIONS OF THE SAME. CONTRACTORS SHALL SHOULD SHALL WORK PRIOR TO INSTALLAT

ar 240 Arctostaphylos uva-ursi la Lawn

GENERAL NOTES

2. COMPUIANCE, STANDARDS - ALL MATERIAL, SHIPPING PROCEDURES, AND INSTALLATION OF LANDSCAPE ELEMENTS SHALL CONFORM TO ALTEST EDITION OF CANADIAN LANDSCAPE STANDARD AVAILABLE AT COMMENCEMENT OF WORK.

3. COMPLIANCE, MMCD - ALL WORKS SHALL CONFORM TO THE LATEST MMCD DETAILS AND SPECIFICATIONS AVAILABLE AT COMMENCEMENT OF WORK WHERE NO SPECIFIC DETAIL, NOTE OR SPECIFICATION IS PROVIDED IN THE DRAWING SET OR ATTACHED MATERIALS.

4. EXISTING, STRVICES REFER TO ENCINETRING DRAWNACS FOR LOCATIONS OF ALL BURBLED SERVICES. CONTRACTION IS RESPONSIBLE FOR OBTAINING, AND PAYME, FOR All LITHITIES LOCATIONS AND AND AND AND ALL COSTS WHICH ARISE FROM DAWAGE TO SERVICES CAUSED BY ANY ACT OR FAULIBRE TO ACT OF THE CONTRACT OF

SCOODINATION.—THESE DOWNING SHALL BE TAKEN TO BE INATIO THE NATIO THE NATION THE NATIONAL TO DEPOSIT AND STREET THE SHEEL IT A LECKELE TO DE NATIONAL SHEED FOR THE COOKINGTION OF THE ASSOCIATED DOUGHANDOWNOSE. THESE COMMINES SHALL BE RADD IN CONCERN WITH SUCH DOCUMENTALIDH AND, WHERE CONTROL TO AN AND LIBERORITHE AND OFFICE AND AND THE STREET OF THE

6 CONCRETE FORMS - THE CONTRACTOR SHALL COMPARE DMENSIONS PROVIDED THIS STEE CONTINUES AND MAREDIATELY REPORT ANY DISCREPANCIES TO THE LUNDISCAPE ARCHITECT AND THE ENGINEER ONCE CONFLICTED THE CONTRACTOR SHALL CALL FOR INSPECTION OF THE FORMS PROTOR OF THE FORMS PROTOR OF TO ACKNOW STEEL REINFORGEMENT CONTACT LANDISCAPE ARCHITECT A INMINIAN OF 44 HOURS PRIOR TO DESIRED MENSION TO BEING DISCREPTION THIE.

7. CONCRETE, REINFORCEMENT - ALL CONGRETE REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE STRUCTURAL FRUNDERS PRIOR TO POURISM OF CONKERTE. CONTACT STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO DEGIRED INSPECTION THEE.

8. GRADING, GENERAL-THE CONTRACTOR SHALL ESTABLISH GRADES SUCH THAT THERE IS, IN ALL AREAS, POSITIVE DRAINAGE TO AN ADJACENT DRAIN, MINIMUM SLOPES SHALL BE AS FOLLOWS

> AN PAVED AREAS R PAVED AREAS AS BEDS

9, GRADING, ALLOWANCES AND TOPSOIL PLACEMENT - OVERALL
DEPTH OF PLANTING MEDIUM AFTER SETTLEMENT SHALL BE:

Non widh

TRASS AREAS	150 MM
HRUB BEDS	450 MM
ROUND COVER AREAS	300 MM
REES	DOD MM
	TREE MIN. 3 m3 / CONIFEROUS TREE

10cm pat

N.B. ALL SOIL SHALL BE TESTED NOT MORE THAN 14 DAYS PRIDR TO INSTALLATION ON SITE. TESTING SHALL BE SPECIFIC TO THIS WORK. CONTRACTOR SHALL ALIEND THE SOIL ACCORDING TO THE RECOMMENDATIONS OF THE SOILS TESTING LAB.

10, GRADING, BUILDING FINISHED FLOOR & CORNER ELEVATIONS -SEE ARCHITECTURAL DRAWINGS.

IL ORADING, GENERAL RETENTION WORKS - ALL RETENTION WORKS, EMER SHOWN HERE OR REQUIRED DUE TO THOM WORKS, EMER SHOWN HERE OR REQUIRED DUE TO THE WORKS, THE WORK OF THE OF CONSTRUCTION OF SHALL BE SPUT PACED ALLAN BLOCK. WITH THE EXCEPTION OF SHALL BE SPUT PACED ALLAN BLOCK. WITH THE EXCEPTION OF SHALL PROPERTY FOR A PRESENTED TREATED WOOD, SHOULD UNANTIONATED RETAINED WALLS BE REQUIRED, THE CONTRACTOR SHALL PROPERTY FOUNDAMIP OF LANGUAGE ORDER HER PARTITUCTURE SERVICES DEPARTMENT IN WITHING OF THE LOCATION, HERIOT AND EXTENTION FOR CONTINUE.

12. PLANT MATERIAL, QUANTITIES - CONTRACTOR SHALL CONFIRM ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWING SHALL BE REPORTED TO THE CONSULTANT, BI CASE OF DISCREPANCY CONTRACTOR BHALL INSTALL PLANT MATERIAL, AS PER ORWINNO. IN CRICKLISTIANCES WHERE THERE IS A DISCREPANCY BETWEEN OROUND COVER QUANTITY AND SPACING THE GREGORING REQUIREMENT WILL PREVAIL.

13. PLANT MATERIAL, SUBSTITUTIONS - NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT,

14. PLANT MATERIAL, HEALTH ALL PLANT MATERIALS MUST BE DISEASE FREE FROM CERTIFIED NURSERIES.

15. MULCH – PLANTING AREAS SHALL BE MULCHED WITH 50 MM OF HEM/FIR BARK MULCIL THE USE OF CEDAR MULCH OR ANY MIX CONTAINING CEDAR IS NOT PERMITTED.

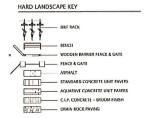
CONTAINING CEDAR IS NOT FEMINITID.

I.G. RECACTION.—AN RERICATION SYSTEM SHALL RE INSTALLED AS A
DESIGN/BUILD BY AN ACCRIDITED BRIGGA HON CONTRACTOR. THE
SYSTEM SHALL PROVIDE PHILL COMPARED, THE CHIMRAL CONTRACTOR
SHALL ROVIDE SEEVES AND CORING AS INCLESSAN'S A FLAN OF THE
PROPOSED SYSTEM SHALL BE PROVIDED TO THE UNDSCAPE
ACKITICT FOR APPROVAL PRIOR TO INSTALLATION.

PROPOSED TOWNHOUSES 7511 ST. ALBANS ROAD RICHMOND BC

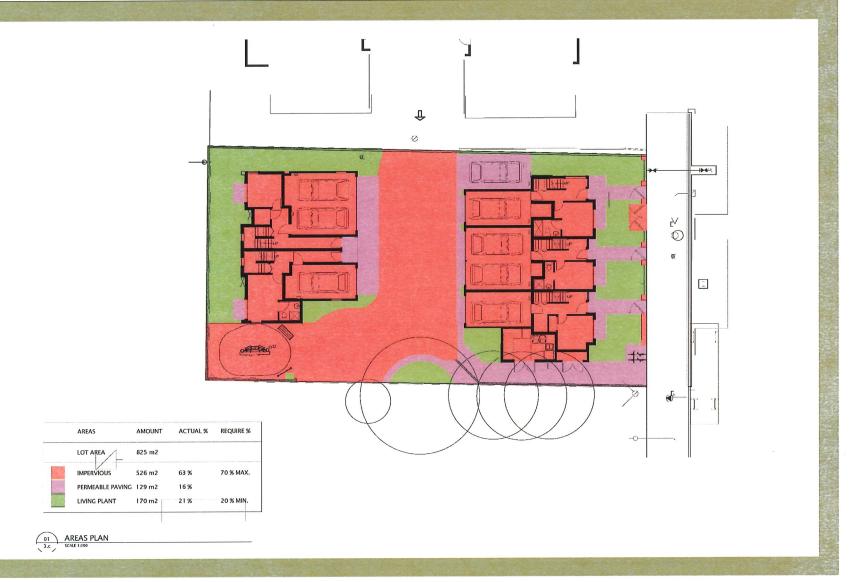
DRAWING INDEX

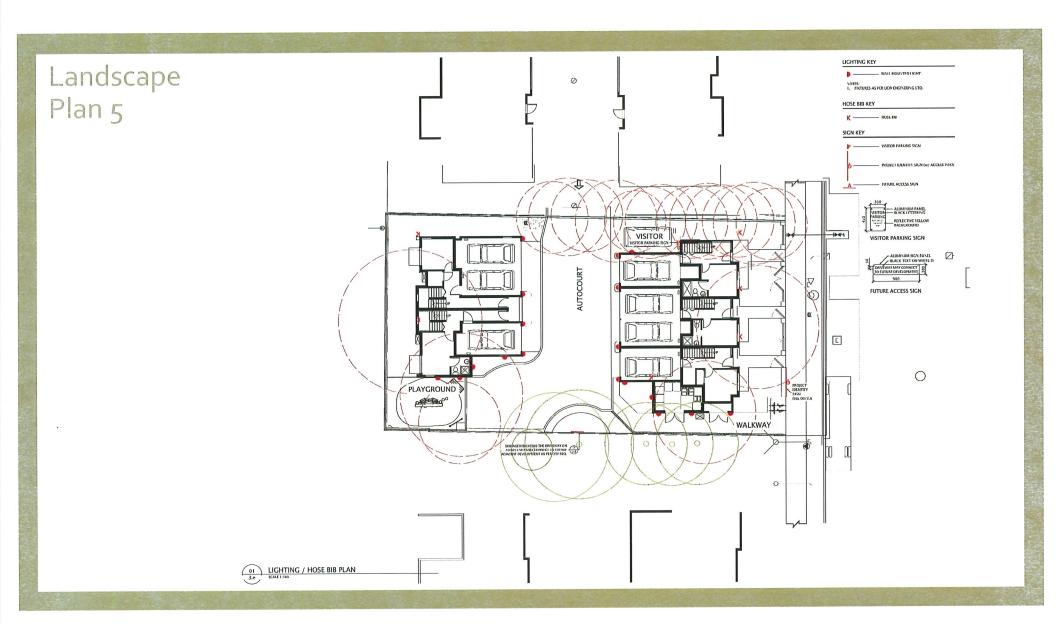
3.n	NOTES & SYMBOLS
3.0	KEY PLAN
3.c	PERVIOUS / IMPERVIOUS AREA PLAN
3 d	HARD LANDSCAPE FLAN
3.e	LIGHTING / HOSE BIBS
3.6	PLANTING PLAN
3.0	TREE MANAGEMENT PLAN
3.h	DETAILS
3.1	DETAILS
3.1	DETAILS
	3.b 3.c 3.d 3.e 3.f 3.g 3.h 3.h

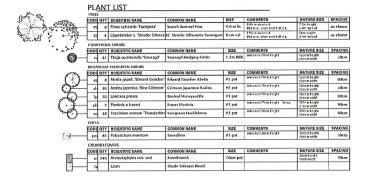


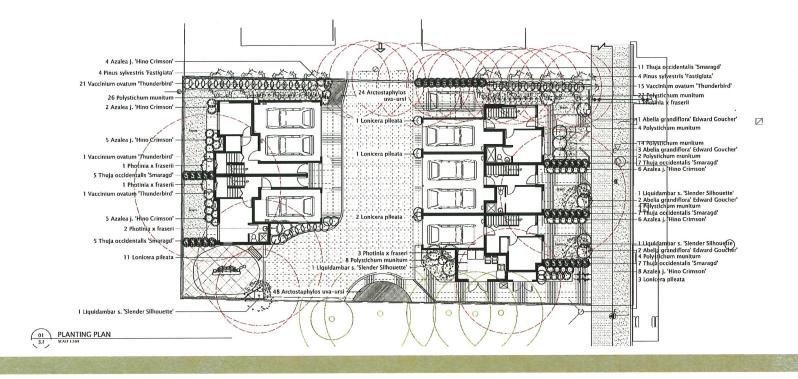
Landscape Plan 2 ADJACENT MULTI-FAMILY BUILDING ADJACENT MULTI-FAMILY BUILDING TREES TO BE REMOVED SHOWN IN RED ST. ALBANS ROAD VISITOR REAR PRIVATE YARDS ADJACENT MULTI-FAMILY SITE 01 KEY PLAN 3.b SCALE 1:100

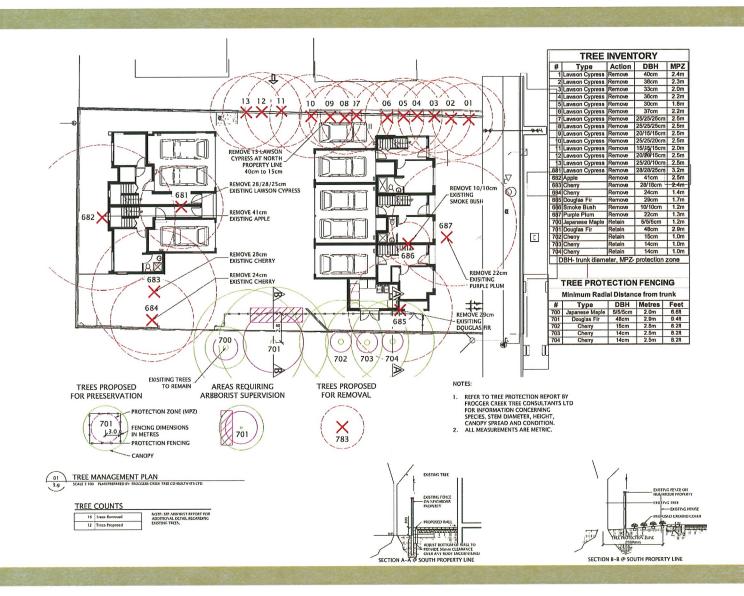
Landscape Plan 3

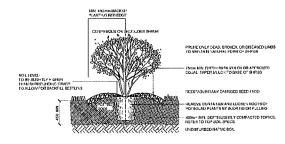




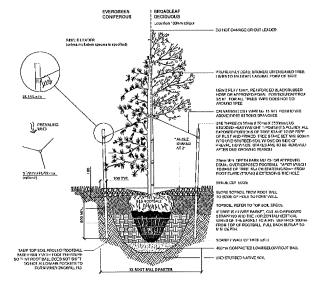


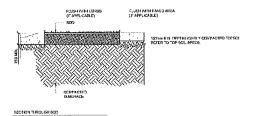








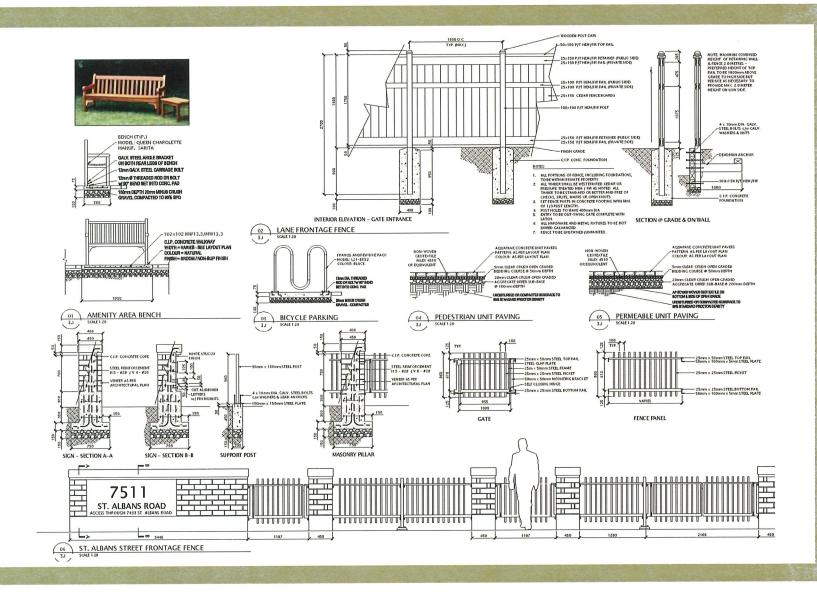


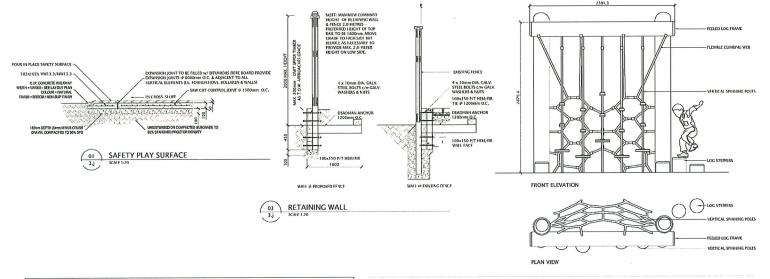


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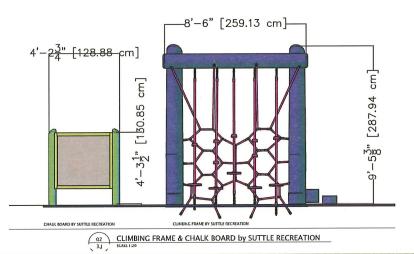
TYPICAL LAWN INSTALLATION
3.h SCALL 120

02 3.h TYPICAL TREE INSTALLATION











THANKYOU

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 11, 2025

To Development Permit Pane Date: JUNE DP Re: 23-02874

OF RICHMOND

JUN 0 2 2025

From:

Adeea Li <adeea@hotmail.com>

Sent:

May 30, 2025 9:38 AM

To:

CityClerk

Cc:

Christopher Sisson; Grace Chen

Subject:

Opposition to Development Permit Application(for meeting on June 11, 15:30) - 7511

St Albans Road

You don't often get email from adeea@hotmail.com. Learn why this is important

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..

Dear Edwin Lee and Panel Members,

My name is Eddie Li, and I am the homeowner of Unit 6 – 7433 St Albans Road, which is located directly adjacent to the proposed development at 7511 St Albans Road. I am writing to express my opposition to the current development permit application and to request the Panel's careful consideration of the following concerns:

First, the intersection of St Albans Road and General Currie Road has become increasingly congested over the past 20 years, and traffic accidents occur there almost every week, based on my personal observation. During rush hours, the danger is particularly evident. The intersection is also next to a local elementary school, which means many children walk through this area daily. The increased traffic caused by this development would directly impact the safety of children, which is deeply concerning.

Second, the proposed development would share a driveway with our current residential complex. At this time, there is no mutual agreement or arrangement in place regarding shared access and maintenance. I strongly urge that no construction or approval should proceed unless and until a clear, written agreement is reached between our strata/residents and the developer regarding driveway usage and upkeep responsibilities.

While I understand the importance of urban development, public safety and the rights of existing residents must remain a top priority. I respectfully request that the Panel thoroughly review this application and ensure that these issues are fully addressed before any further action is taken.

Thank you for your attention to the concerns of local residents. I am available to provide further information or to participate in future discussions if needed.

Sincerely,

Eddie Li

Unit 6 - 7433 St Albans Road, Richmond

adeea@hotmail.com

May 30, 2025



in collaboration with

FISHERIES and OCEANS CANADA Small Craft Harbours

Development Permit Panel Meeting – June 11, 2025 DP Permit # 035352

Presentation by:

Mark Berger, Public Services and Procurement Canada Katie Rattan, Fisheries and Oceans Canada John Clark, Department of Justice





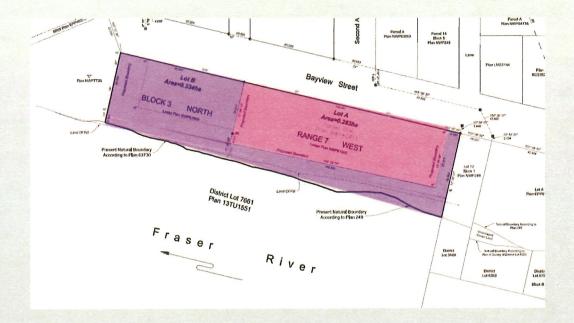
Subdivide 3800 Bayview Street into two parcels and consolidate the subdivided "L" shape portion to the neighboring property, 3540 Bayview Street

Note: There is no construction or planned development as part of this project.

Why?:

To prepare property at 3800 Bayview Street for potential future divestiture or transfer. Subdivision will ensure:

- Public access to Steveston harbour from Bayview Street
- DFO's retention of riparian rights of adjacent waterlot
- Pedestrian Right of Passage on the boardwalk with access to Bayview Street

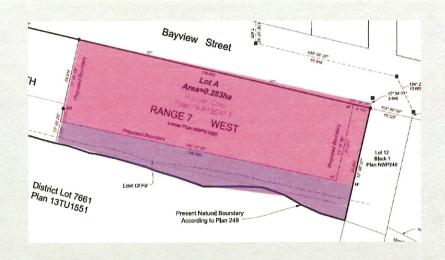




Small Craft Harbours (SCH)

Context:

- Who are we?
- Steveston SCH Facility
- Program's Strategic Direction
- Subdivision
- Alignment with Existing Leases



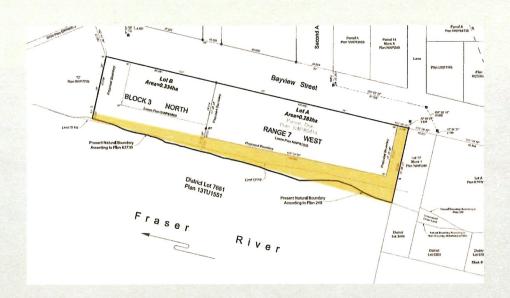


Statutory Right of Way Agreement in Favour of City of Richmond

Pedestrian Right of Passage

 security of public access from road to boardwalk and the harbour

Economic Relevance of the Harbour to the City of Richmond





Riparian Rights

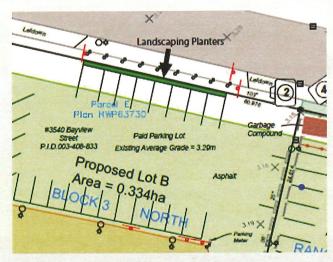
Subdividing and retaining the Boardwalk will allow SCH to retain Riparian Rights to adjacent waterlot containing major harbour infrastructure





Landscaping

- Enhance and beautify the area by placing 10 planters at 3540 Bayview Street.
- Collaboration with Steveston Harbour Authority and Richmond Garden Club.
- Intent is to have a similar look to the planters that are already maintained on the Boardwalk.
- Native and seasonal plants
- Steveston Harbour Authority undertaking for 5 years

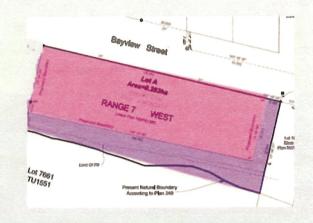


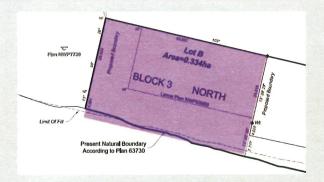




Alignment of Existing Leases

- The property at 3800 Bayview Street is leased to two entities
 - Steveston Waterfront Properties (pink)
 - Steveston Harbour Authority (purple)





 The property at 3540 Bayview Street is leased to Steveston Harbour Authority



Summary

- Subdivide 3800 Bayview Street and attach the subdivided "L" portion to the neighboring property of 3540 Bayview Street. To secure public access from Bayview Street to the boardwalk and harbour to prepare 3800 Bayview for any future potential transfer/divestiture
- Secure riparian rights for continued harbour operations
- Secure Pedestrian Right of Passage (PROP) with a Statutory Right of Way Agreement in favour of City of Richmond
- Better align with existing leases on properties
- Enhance Landscape





Katie Rattan, Senior Manager of Client and Indigenous Relations, DFO Katie.rattan@dfo-mpo.gc.ca or 604-838-6971

Mark Burger, Regional Manager, Architecture and Engineering Services, Professional and Technical Services, PSPC mark.burger@tpsgc-pwgsc.gc.ca / Tel: 604-376-0596

John Clark, Counsel, Department of Justice John.clark@justice.gc.ca or 604-364-7399



Schedule 4 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 11, 2025

Value-added services of Sanduz Farms

Sanduz Estate Wines & Cal-San



City of Richmond Presentation



Cal-San

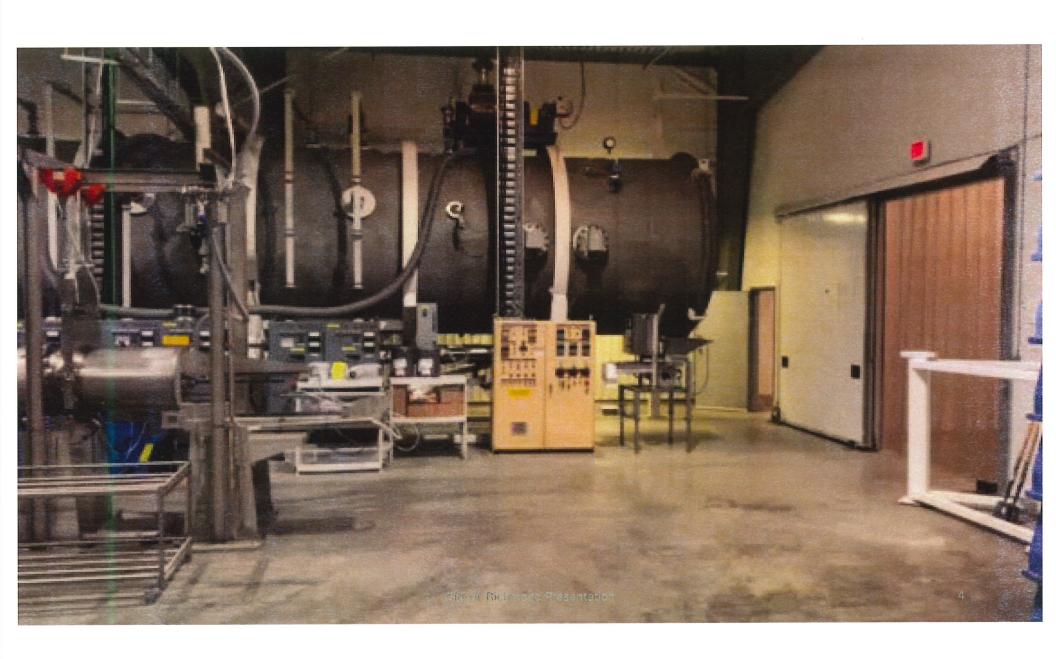
- Only independent processor in Richmond.
- International wholesale distributor of British Columbia grown blueberry and cranberry products
- Make shelf stable food products using BC grade fruit



City of Richmond Presentation







Sanduz Wines

 Sources grapes and berries from a number of local growers to make wines

 Uses retail space to bring local farm products to market.







Subdivision Request & Rational

- The current layout of the Site limits the access to the processing facility and winery on Parcel 2 via Blundell Rd, which is a narrow and tortuous path not suitable for delivery trucks
- The ideal access to the processing and winery facility is from Sidaway Road (as currently exists)
- The owners of Cal-San have concerns about the impact of not having a secure long-term access to their facilities as long-term access is not guaranteed under the current parcel division.
- The proposed subdivision will maintain agricultural land on both properties and secure long term access to the processing and winery facility





LEGEND

Parcel boundaries

5m RAR Buffer

Proposed subdivision

LOT A

I LOT B

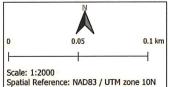
Proposed access

Gravel

Paved

LOCATION OVERVIEW





Project ID: BD-07 Project Description: Sandhu Created By: F.L. Date: 2025-05-26

PROPOSED PARCEL SUBDIVISION LAYOUT

Subdivision Summary

Parcel	Proposed Layout	Ownership
Proposed Lot A	 Main access/egress point: Sidaway Rd. Wide access with shortest and most direct path to processing facility and loading bay. Other access/egress points: Blundell Rd paved access (small vehicle access) Contains: Residential dwelling, vineyard, processing facility, winery, and small field production area at the north end of the property. 	Sukhdev Singh Sandhu and Navjit Kaur Sandhu
Proposed Lot B	 Main access/egress point: Sidaway Rd northern gravel access. This access was approved to use by the City of Richmond. Contains: Northern agricultural fields. 	Canada Berries Winery Ltd.

Subdivision Request & Rational

- There is no net loss to agriculture from subdividing east to west as compared to the current north south lot lines. Both lots still have agricultural productive capability.
- Under the current situation, the sale of 12951 Blundell Road (Parcel 1) would eliminate the access to the processing and winey facility. There is a small driveway off Blundell that provides access to the house but is not large enough to accommodate large trucks or farm vehicles. The proposed subdivision will secure long term access to the processing and winery facility.
- The winery and agritourism activities taking place on 12791 Blundell Road (Parcel 2) will have their access and parking protected by the proposed subdivision.

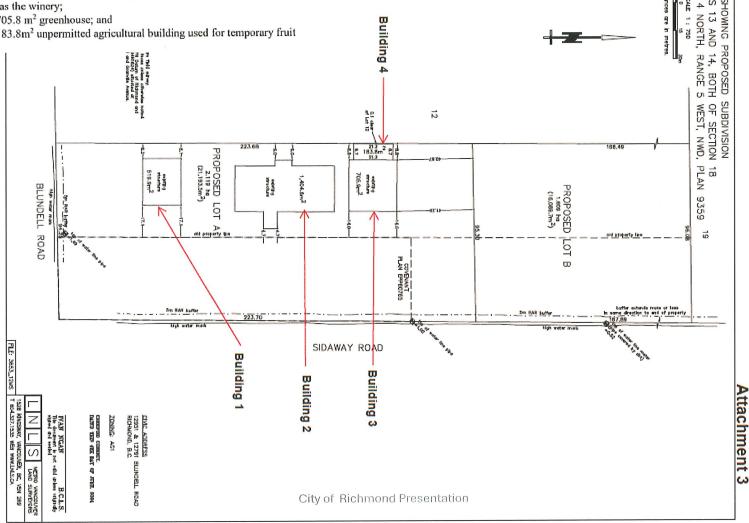
Variance Request

- 1. Subdivision of a lot below the minimum permitted size
- 2. Side yard setback variance for an existing structure
- 3. Variance to allow additional concrete flooring in agricultural buildings

There are three existing agricultural buildings and a greenhouse on site (Attachment 3): Building 1 - a 519.9 m² agricultural building used for farm equipment storage; Building 2 - a 1,404.6 m² agricultural building containing the processing and dehydration facility, as well as the winery; Building 3 - a 705.8 m² greenhouse; and

Building 4 - a 183.8m² unpermitted agricultural building used for temporary fruit

storage.



Agrologist Variance Summary

- The additional non-permitted building is used seasonally for temporary fruit storage and does not include services.
 - the continued use of the agricultural buildings are essential to the farm operation.
- The side yard setback variance for this structure will not hinder agricultural operations and is supported by the adjacent landowner Habib Khan
- Overall, the proposed variances align with the scale and operational needs of this established farm business and support continued agricultural viability on both parcels.
- The request for additional concrete flooring is primarily retroactive, formalizing non-conforming structures that support year-round processing storage, and wine production. In addition, this will permit a non-permitted building important to the success of the farm operation

Agrologist Summary

- The proposed subdivision and associated variances are not expected to negatively impact the
 agricultural use or productivity of the subject properties. In fact, they are necessary for the
 ongoing success of the winery and berry processing facilities.
- Both proposed lots will retain agricultural capability, and the realignment will ensure long-term access to the winery and federally-inspected processing facility, which is essential for local blueberry and grape production
- The request for additional concrete flooring is primarily retroactive, formalizing nonconforming structures that support year-round processing, storage, and wine production.



LEGEND

Parcel boundaries

- 5m RAR Buffer

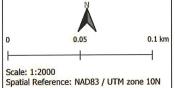
Current access

✓ Gravel

Paved

LOCATION OVERVIEW





Project ID: BD-07 Project Description: Sandhu Created By: F.L. Date: 2025-05-26

CURRENT SITE LAYOUT WITH ACCESS POINTS

