



**Development Permit Panel  
Wednesday, July 15, 2026**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Roeland Zwaag, General Manager, Engineering and Public Works, Chair  
Milton Chan, Director, Engineering  
Marie Fenwick, Director, Arts, Culture and Heritage

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 June 24, 2026, be adopted.*

**CARRIED**

**1. GENERAL COMPLIANCE – REQUEST BY CHRISTOS PLATIS (ONNI 7811 ALDERBRIDGE HOLDING CORP.) FOR A GENERAL COMPLIANCE RULING AT 7811 ALDERBRIDGE WAY**

(File Ref. No.: DP 18-841057) (REDMS No. 8420202)

APPLICANT: Christos Platis (Onni 7811 Alderbridge Holding Corp.)

PROPERTY LOCATION: 7811 Alderbridge Way

**DIRECTOR'S RECOMMENDATIONS:**

1. That the attached plans involving changes to the approved development, including generally to the building facade, amenity areas, on-site landscaping and parking areas, be considered to be in General Compliance with the approved Development Permit (DP 18-841057).

## **Development Permit Panel**

### **Wednesday, July 15, 2026**

---

#### **Applicant's Comments**

Christos Platis, Development Manager, Onni Group, with the aid of the visual presentation (attached to and forming part of these minutes as Schedule 1), provided a brief introduction to the general compliance application to the Riva 5 and 6 development.

Taizo Yamamoto, Architect, with the aid of the same visual presentation, provided the formal presentation of the development, highlighting the minor changes from the original Development Permit application in 2020 for the Riva 5 and 6 development, to reflect the extent of interior and exterior changes supported by lessons learned from the construction of the Riva 1-4 buildings, and considering all 6 Rivas as a precinct unified with a common language and consistency by (i) maintaining previously approved massing and elevation composition and (ii) maximizing light into units by removing fin-walls and parapets.

Mr. Platis spoke to the revisions that resulted from conversations with commercial tenants, including:

- the introduction of double doors for the ground CRU;
- a change from the original red panelling to gray to match the surrounding building at Riva 5; and
- the slight movement of two trees that were fronting the CRU signage area, providing tenants the opportunity to utilize/program that space.

Mr. Yamamoto provided an overview of further revisions to (i) provide greater structural efficiency, (ii) indoor amenity improvements, (iii) alterations in the program of the outdoor space, and (iv) amending three separate stacks of two two-bedroom units across all six floors, resulting in an increase of 18 units at Riva 6, from 206 originally to 224 units.

#### **Panel Discussion**

None.

#### **Staff Comments**

Josh Reis, Director, Development, noted that (i) the proposed changes are generally the result of some lessons learned from previous phases of the development, together with building efficiencies and some changes to the overall unit mix, (ii) the proposed Riva 6 unit changes will continue to maintain 60% of the units as being 2 bedrooms or larger in the project overall, and continues to exceed the city's target of 40% family-friendly units, and there is no change to the number of low-end market rental units as a result of those changes, (iii) the addition of a micro-mobility hub is being proposed as designated spaces to accommodate e-scooters on site, (iv) no variances are proposed as part of the development project maintaining the general building massing form and character, and (v) no change to the site servicing requirements are needed, these were all secured as part of the previous rezoning and development permits.

## Development Permit Panel

### Wednesday, July 15, 2026

---

#### Panel Discussion

In reply to a query from Panel regarding bike parking or car parking, Mr. Yamamoto confirmed there will not be a reduction in the bike or car parking resulting from the proposed changes.

In reply to a further query from Panel regarding the wing walls and potential impact on privacy between units, Mr. Yamamoto clarified there were a few different conditions that were only creating form, and in some cases to help create more presence of the street wall, which wasn't necessary and blocked light, therefore those would be replaced with aluminum privacy screens with frosted glass as opposed to a framed wall that needs to be clad on both sides.

In reply to the further query from Panel regarding the removal of the red colour on Riva 6, Mr. Platis noted the original intent of the red colour related to the requirements of the intended tenant at the time, however the space is no longer going to be occupied by that tenant, therefore the red paneling has been replaced to match the existing façade at Riva 5.

In reply to a final query from Panel regarding the replacement of aluminum windows to vinyl in certain key areas, Mr. Yamamoto confirmed the entire building will have the same vinyl specs, which will also streamline associated suppliers and warranties.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Panel expressed support for the comprehensive presentation and noted appreciation for the thoughtful changes.

#### Panel Decision

It was moved and seconded

*That the attached plans involving changes to the approved development, including generally to the building facade, amenity areas, on-site landscaping and parking areas, be considered to be in General Compliance with the approved Development Permit (DP 18-841057).*

**CARRIED**

## Development Permit Panel

### Wednesday, July 15, 2026

---

#### 2. **DEVELOPMENT PERMIT 23-018630**

(REDMS No. 8307970))

APPLICANT: Nirmal Sandhu

PROPERTY LOCATION: 6360 No. 6 Road

INTENT OF PERMIT:

Vary the provisions of the Richmond Zoning Bylaw 8500 to:

1. Reduce the minimum interior side yard setback for an agricultural building from 4.5 m to 3.3 m; and
2. Reduce the minimum front yard setback for a roadside stand from 7.5 m to 0.0 m.

#### **Applicant's Comments**

Nirmal Sandhu, Applicant, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2) provided background information on the proposed variance, highlighting the following:

- The family purchased the 4.25 acre blueberry farm in 1991, which was replanted in 2005/2006 to replace old bushes for fresh farm blueberries for sales;
- Efforts were made to construct all three sheds to the west to retain as much land for farming as possible;
- The variance requested is to bring the existing storage/farming operation structures, necessary to efficiently operate as a farm, into compliance;
- The first structure is approximately 33.7 m<sup>2</sup> and requires a 7.5 m. to 0 m. setback, located at the front of the property, is the farm stand to sell blueberries and produce grown on the property, and there will be parking on site;
- The second structure is approximately 71 m<sup>2</sup> and requires a side yard setback from 4.5 m. to 3.3 m., located on the side, is an agricultural building used for storage of agricultural equipment; and
- The third structure is approximately 18.7 m<sup>2</sup>, located right next to the house, is used to store fertilizers and other agricultural products to keep separate from food production equipment, and does not require any variances.

#### **Panel Discussion**

None.

## Development Permit Panel

### Wednesday, July 15, 2026

---

#### Staff Comments

Josh Reis, Director, Development, noted that (i) the proposed Development Variance Permit will facilitate the issuance of Building Permits for unauthorized construction of a roadside stand and two agricultural buildings used for agricultural storage on the property, (ii) as part of the Building Permit review, the applicant will be required to demonstrate compliance with applicable codes and address any issues of noncompliance within the structures themselves, (iii) the variances indicated through this application pertain only to the existing structures, and do not facilitate the construction of new structures on the property, and (iv) the application was reviewed and considered by the City's Food Security and Agricultural Advisory Committee and was supported.

#### Panel Discussion

None.

#### Correspondence

None.

#### Gallery Comments

None.

#### 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. *Reduce the minimum interior side yard setback for an agricultural building from 4.5 m to 3.3 m; and*
2. *Reduce the minimum front yard setback for a roadside stand from 7.5 m to 0.0 m.*

**CARRIED**

3. **New Business – None.**

4. **Date of Next Meeting: July 29, 2026**

5.

**Development Permit Panel**  
**Wednesday, July 15, 2026**

---

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:03 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  
Wednesday, July 15, 2026.

---

Roeland Zwaag  
Chair

---

Lorraine Anderson  
Legislative Services Coordinator

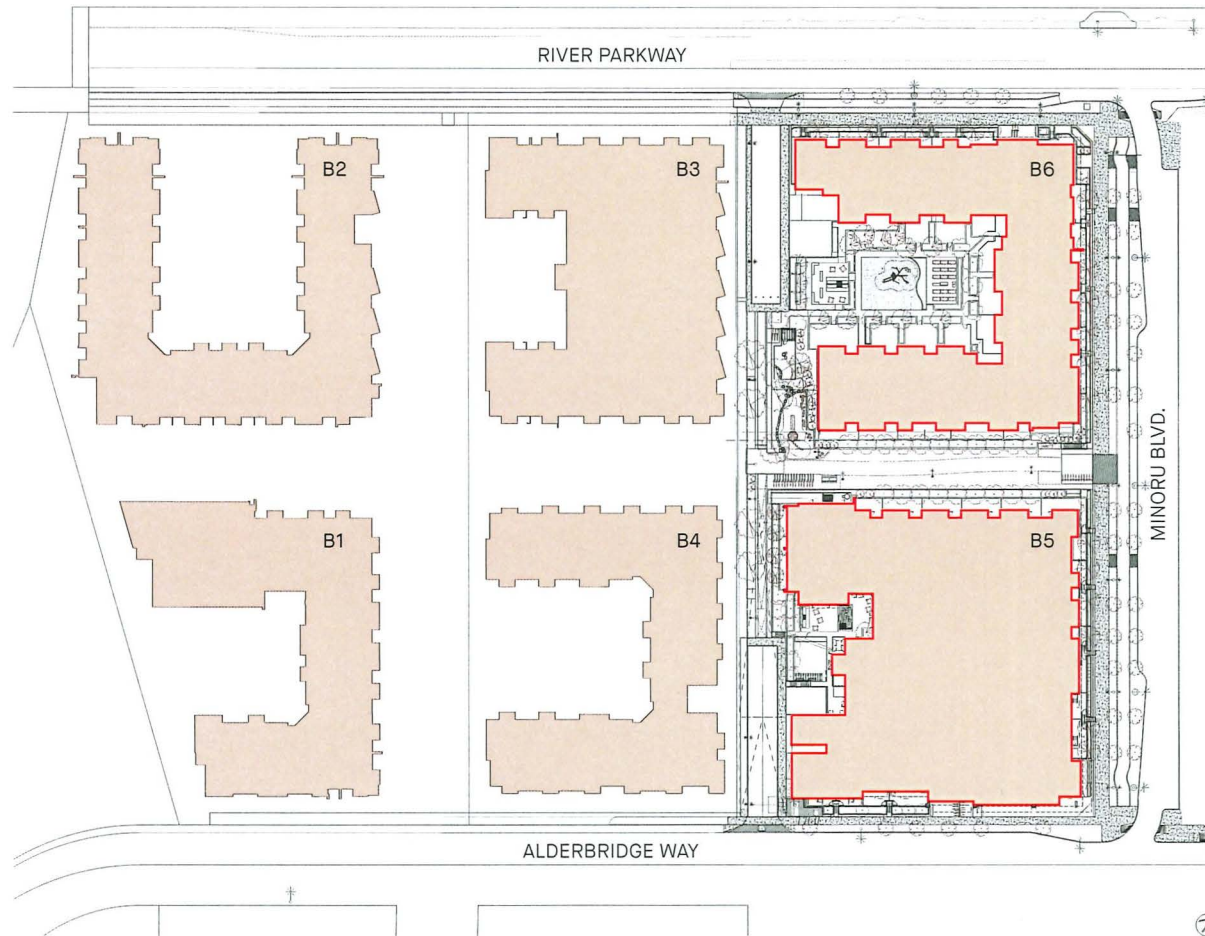
**DEVELOPMENT PERMIT PANEL:**  
**RIVA 5 & 6**

JULY 15, 2026

YAMAMOTO ARCHITECTURE

INTRODUCTION

CONTEXT



INTRODUCTION

RIVA 1-4



RIVA 1



RIVA 2



RIVA 3



RIVA 4

## LESSONS LEARNED



- Simple roof lines are effective
- A simpler base helps emphasize different volumes
- Light coloured cladding does not weather well
- Parapets in front of balconies complicate waterproofing and reduce light for units

## OVERARCHING PRINCIPLES

- Consider all 6 Rivas as precinct unified by ordered lower-level massing
- Maintain previously approved massing and elevation composition
- Maximize light into units by removing fin-walls and parapets
- Apply lessons learned with respect to constructibility

OVERALL CONTEXT

## STREETSCAPE ALONG MINORU ROAD



ORIGINAL DP SUBMISSION



PROPOSED

YAMAMOTO ARCHITECTURE

OVERALL CONTEXT

STREETSCAPE ALONG NORTH TO SOUTH LANE



ORIGINAL DP SUBMISSION



PROPOSED

# RIVA 5

## CHANGES & REVISIONS

# OVERALL COMPARISON SOUTH ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

## EAST ELEVATION



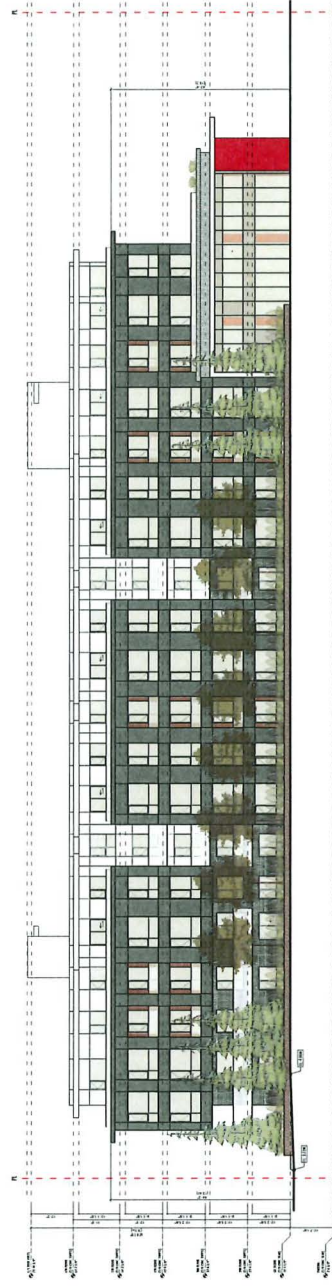
ORIGINAL DP SUBMISSION



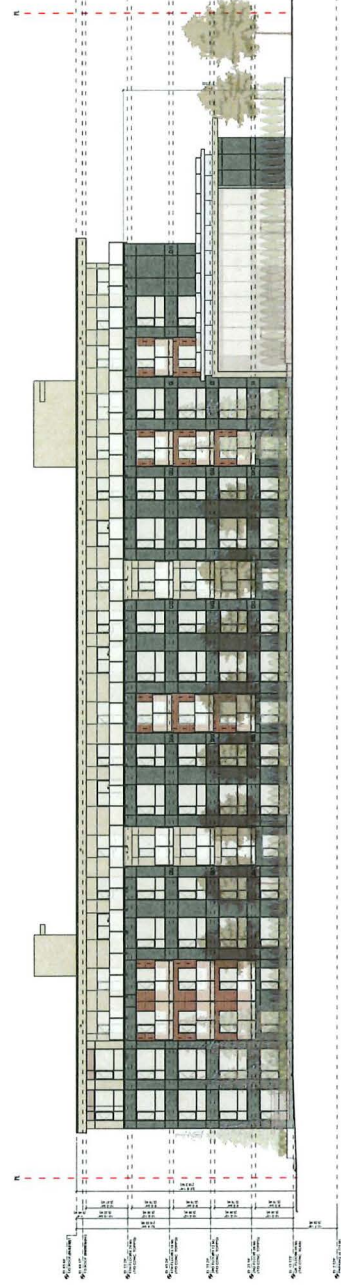
PROPOSED

OVERALL COMPARISON

# NORTH ELEVATION

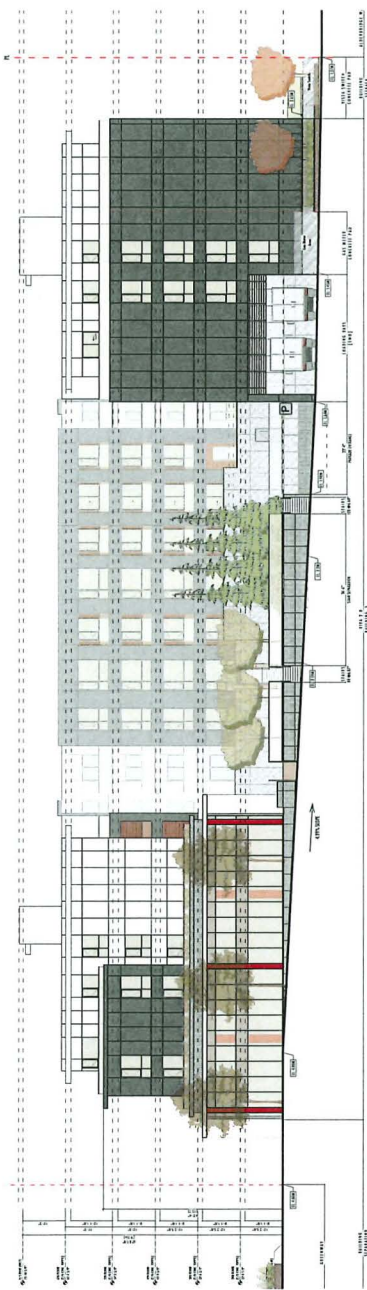


ORIGINAL DP SUBMISSION

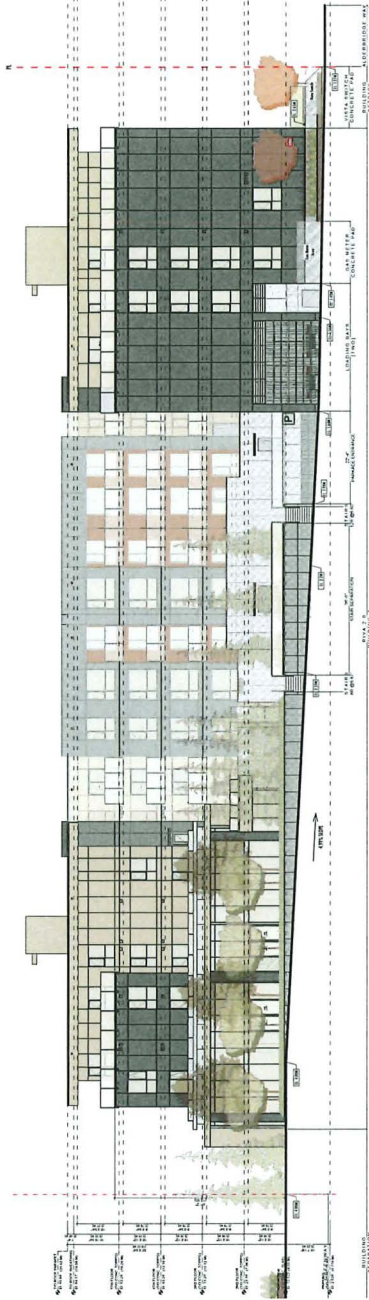


PROPOSED

OVERALL COMPARISON  
**WEST ELEVATION**

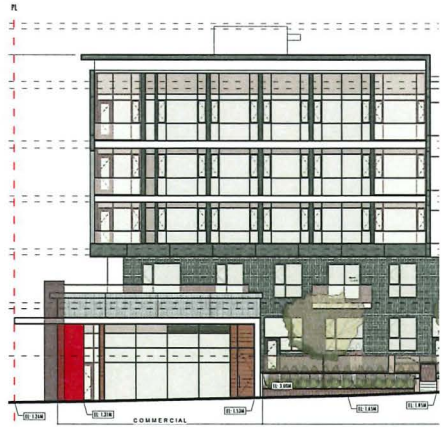


ORIGINAL DP SUBMISSION



PROPOSED

## REVISED CORNER TREATMENT



ORIGINAL DP SUBMISSION



PROPOSED

## WINDOW SYSTEM CHANGES

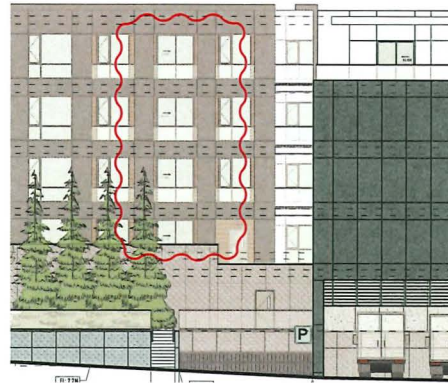
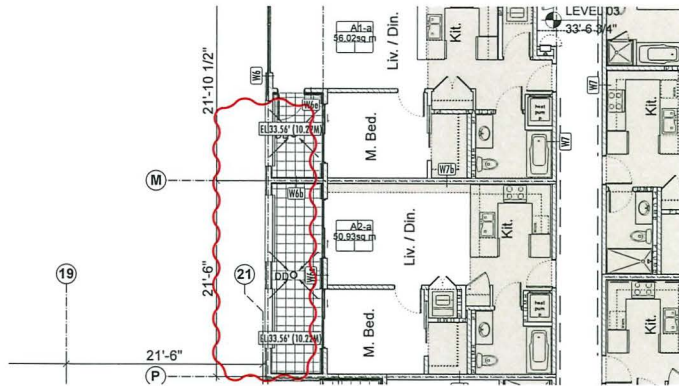


ORIGINAL DP SUBMISSION

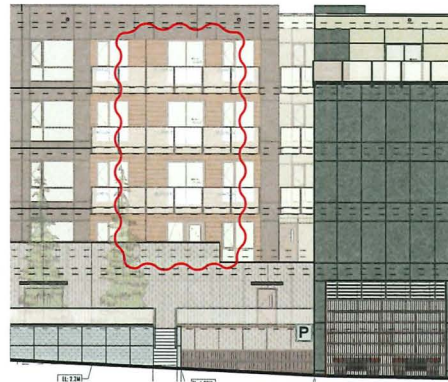
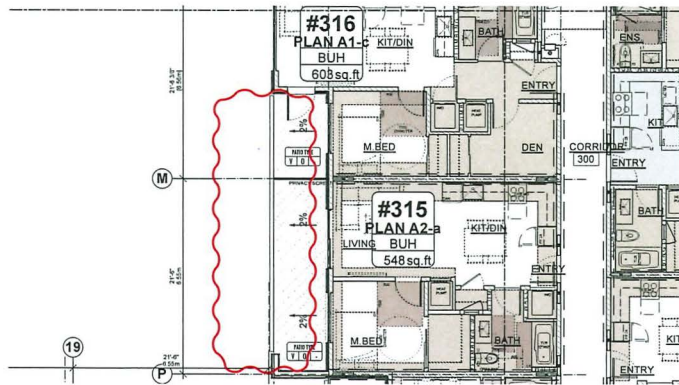


PROPOSED

## WING WALLS HAVE BEEN REDUCED

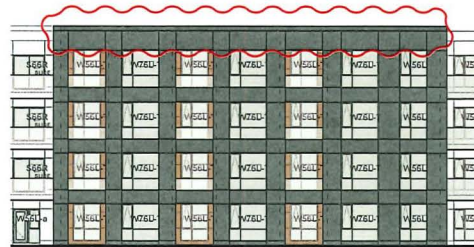
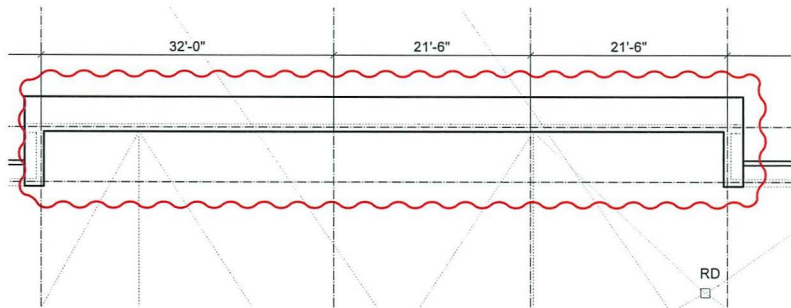


ORIGINAL DP SUBMISSION

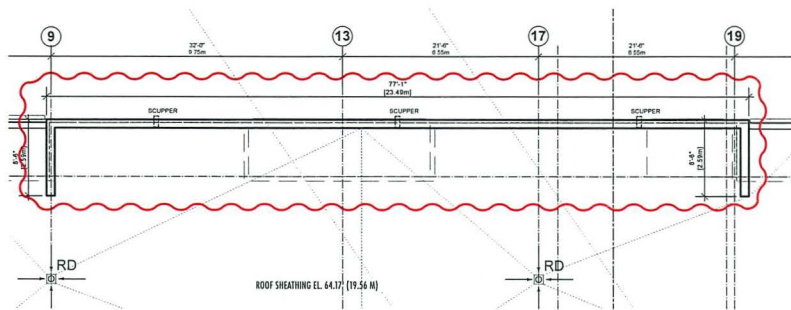


PROPOSED

## ROOFLINE PARAPET REVISIONS

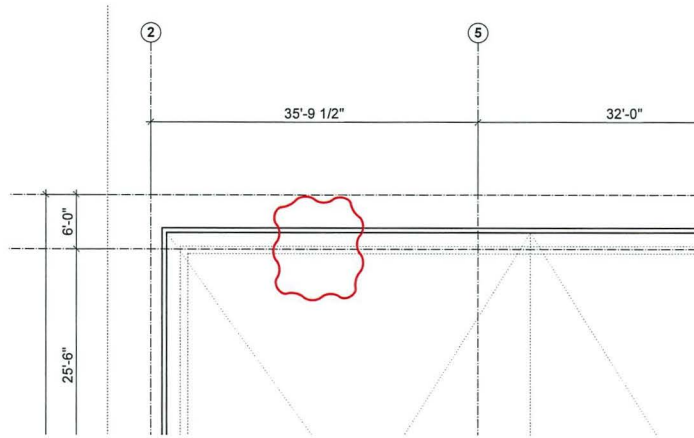


ORIGINAL DP SUBMISSION

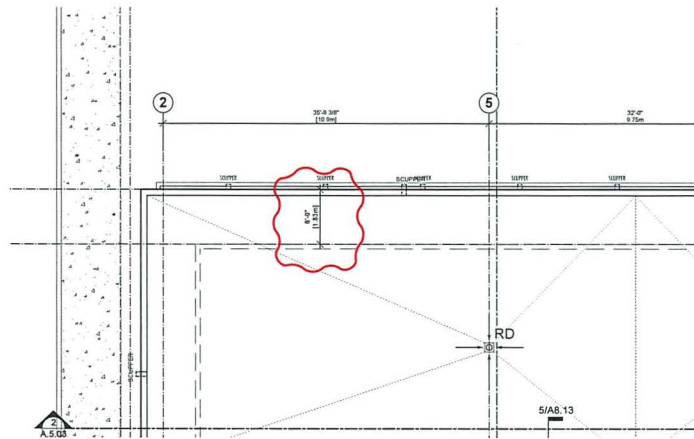


PROPOSED

## MAIN ROOF OVERHANG REVISION FROM 4'0" TO 6'0"



ORIGINAL DP SUBMISSION



PROPOSED

COMMERCIAL STOREFRONT & PODIUM MATERIAL REVISION

## CRU & STOREFRONT REVISION



ORIGINAL DP SUBMISSION



PROPOSED

COMMERCIAL STOREFRONT & PODIUM MATERIAL REVISION

## BRICK/HARDIE MATERIAL ADJUSTMENTS



ORIGINAL DP SUBMISSION



PROPOSED

REVISED UNIT STACKING

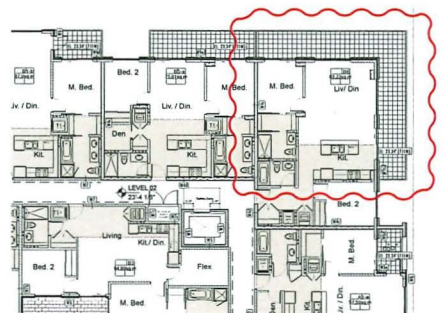
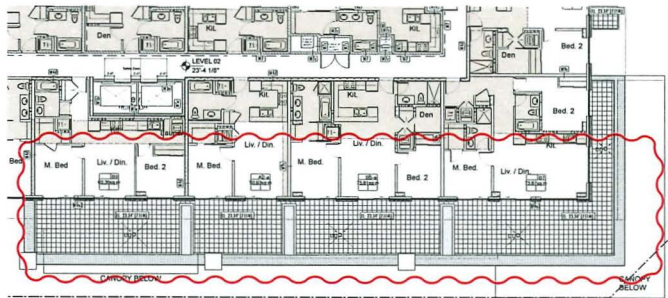


ORIGINAL DP SUBMISSION

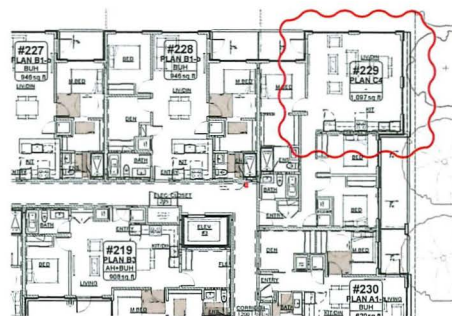
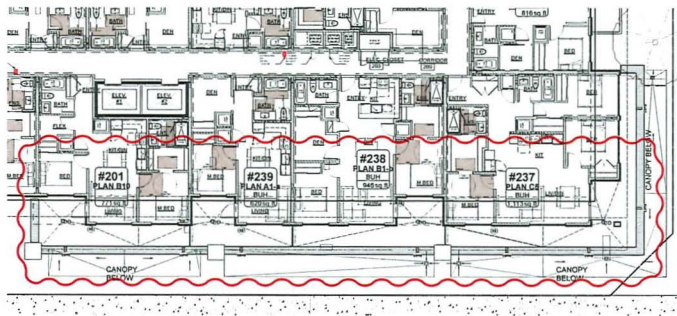


PROPOSED

## STACKING OF UNITS



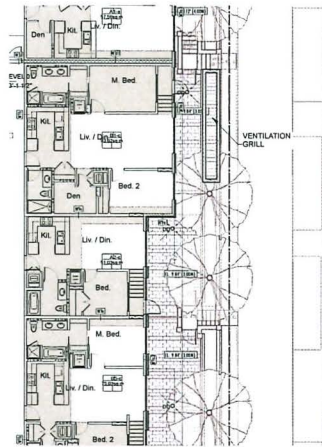
ORIGINAL DP SUBMISSION



PROPOSED

# UNIT LAYOUT & RESIDENTIAL LIVABILITY REVISIONS

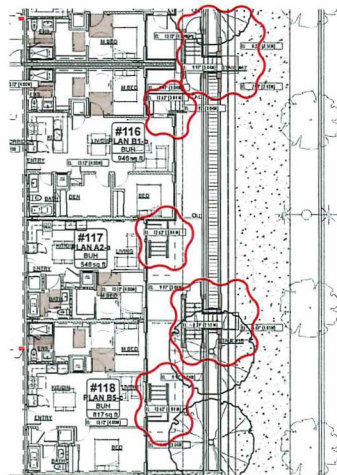
## STAIR/PATIO REFINEMENTS



LEVEL 5 PLAN



ORIGINAL DP SUBMISSION



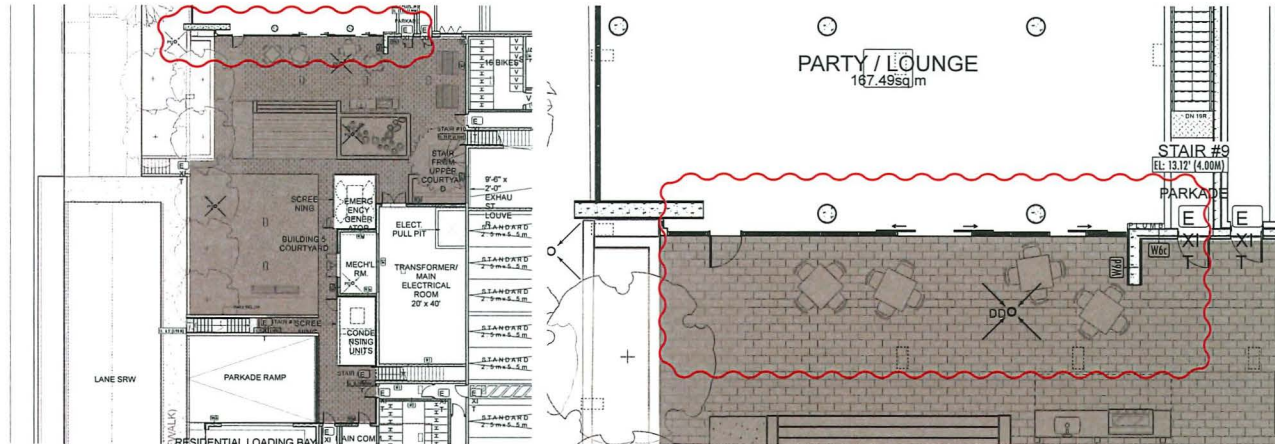
LEVEL 5 PLAN



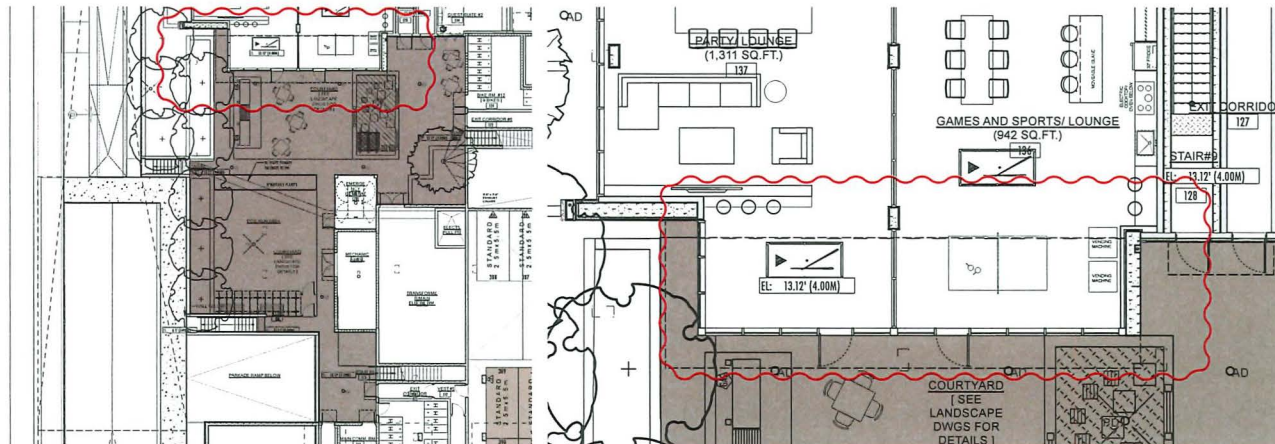
PROPOSED

## AMENITY AREA REVISIONS

# INDOOR AMENITY EXPANSION



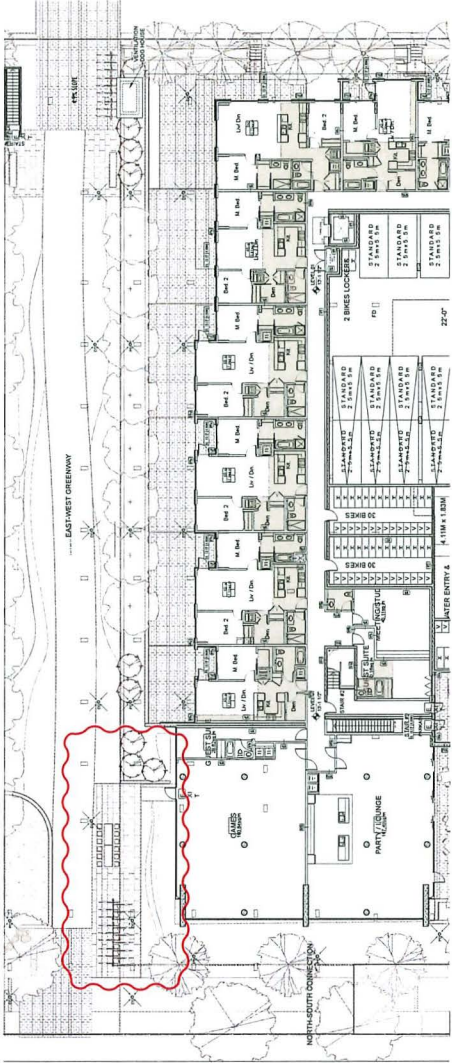
ORIGINAL DP SUBMISSION



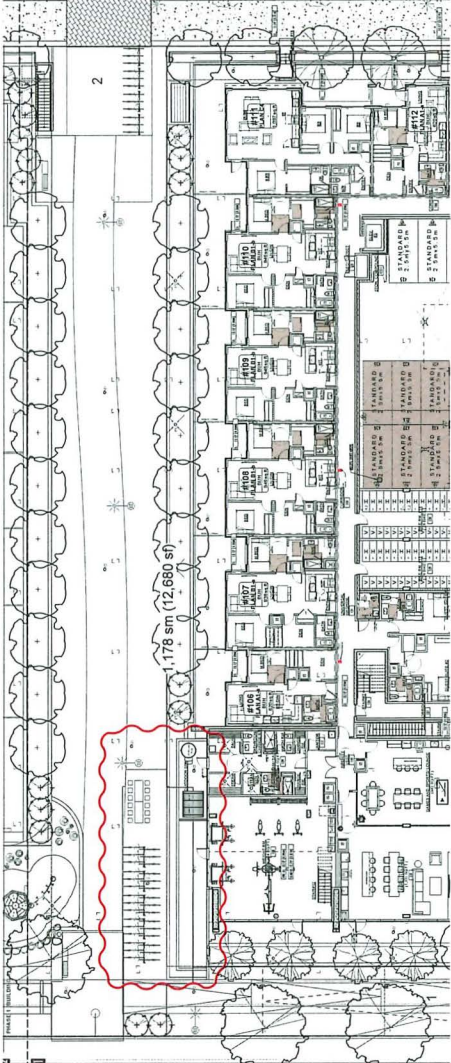
PROPOSED

AMENITY AREA REVISIONS

# OUTDOOR WELLNESS PROGRAMMING



ORIGINAL DP SUBMISSION

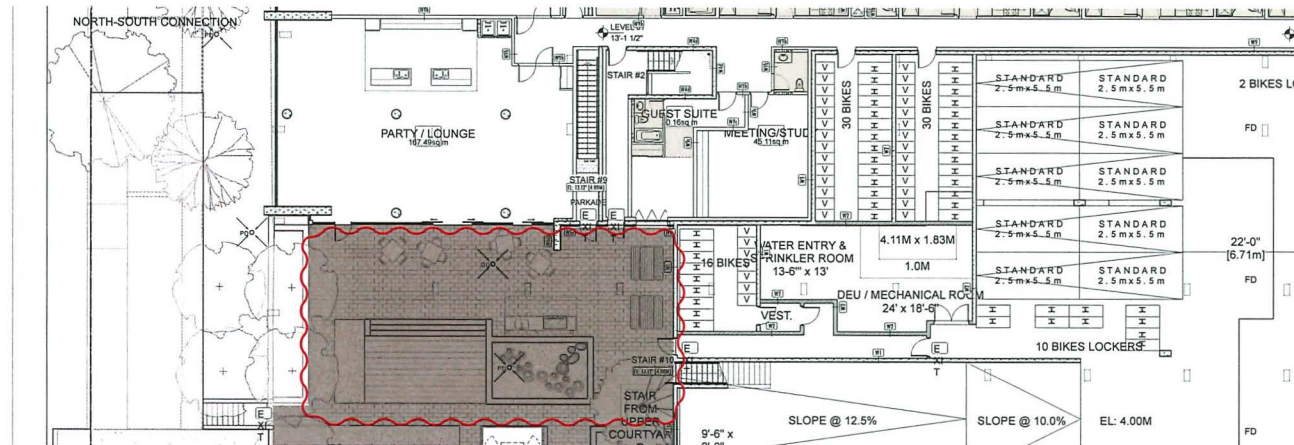


PROPOSED

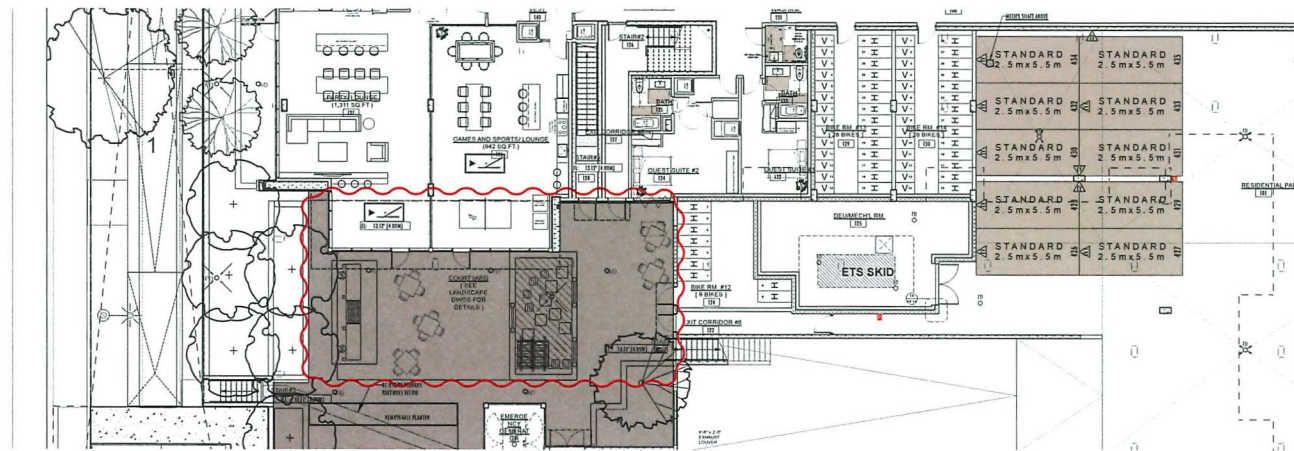
YAMAMOTO ARCHITECTURE

## AMENITY AREA REVISIONS

# PLAY AREA REFINEMENT

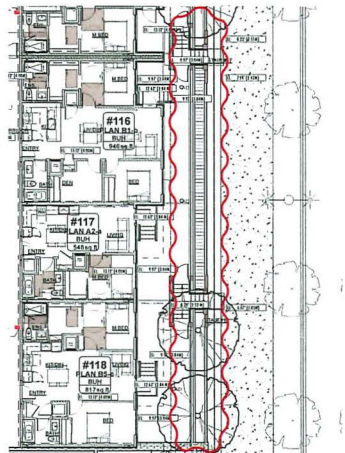
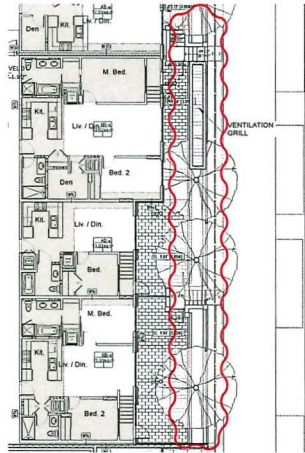


ORIGINAL DP SUBMISSION



PROPOSED

## PLANTER WALL HEIGHT ADJUSTMENT



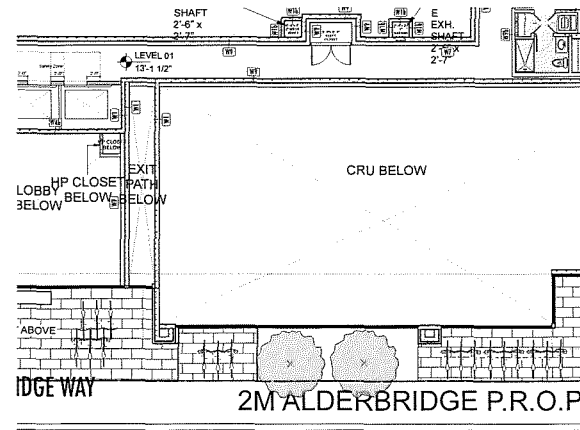
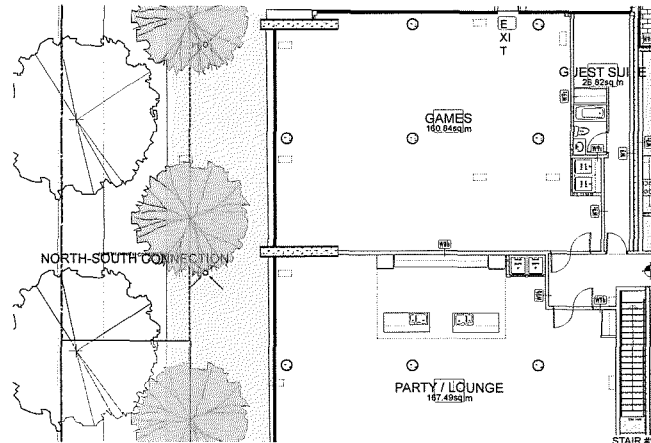
ORIGINAL DP SUBMISSION



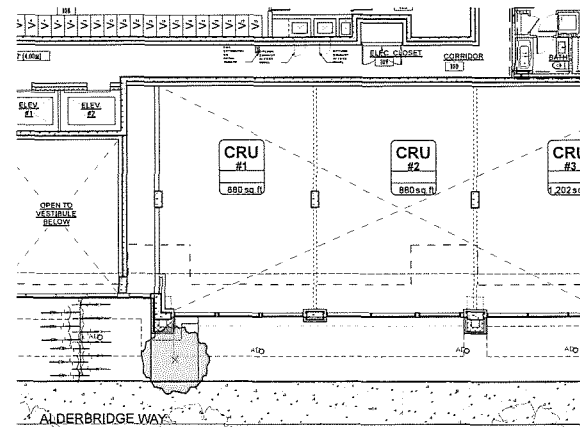
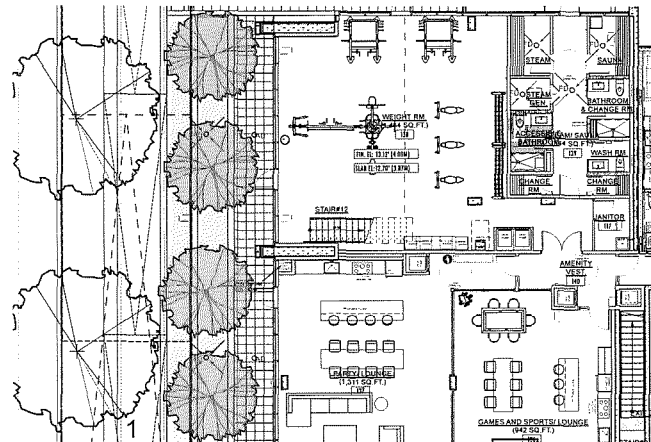
PLANTER HEIGHT RAISED BY  
PROPOSED

# LANDSCAPE & PUBLIC REALM REVISIONS

## RELOCATION OF TREES

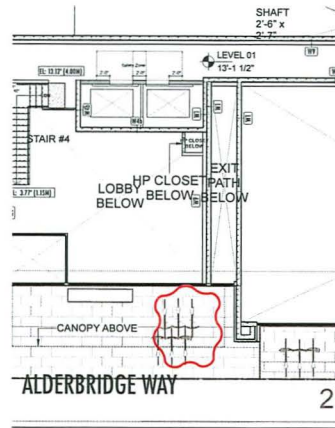
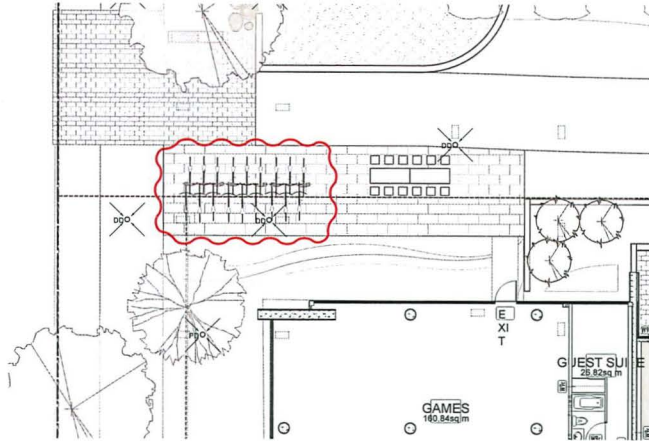


ORIGINAL DP SUBMISSION

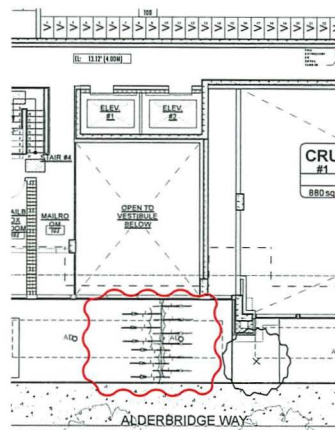
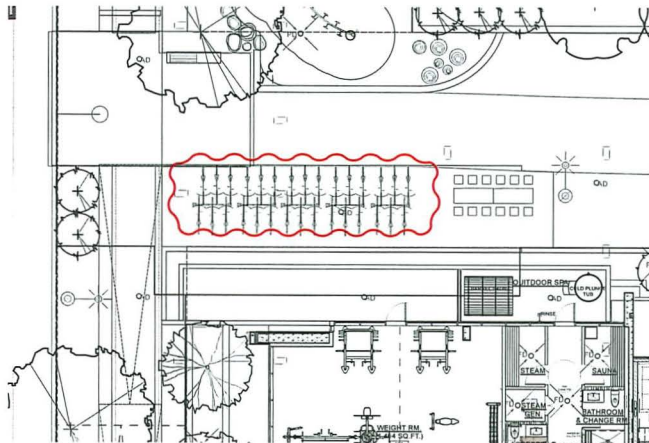


PROPOSED

## RELOCATION OF BIKE RACKS

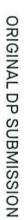


ORIGINAL DP SUBMISSION



PROPOSED

REVISED PARKING GRID/LAYOUT - FROM 2 BAY TO 3 BAY STRUCTURAL GRID





## **RIVA 6**

### **CHANGES & REVISIONS**

OVERALL COMPARISON

SOUTH ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON  
**EAST ELEVATION**



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

# NORTH ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

# WEST ELEVATION



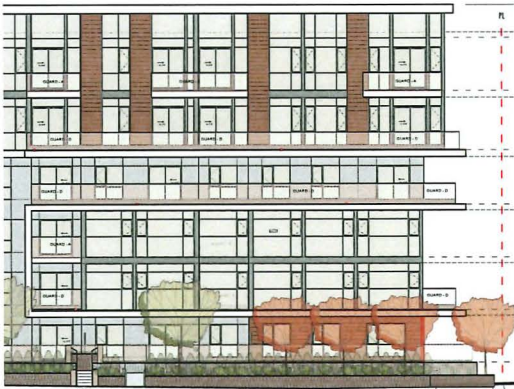
ORIGINAL DP SUBMISSION



PROPOSED

YAMAMOTO ARCHITECTURE

WINDOW SYSTEM CHANGES



ORIGINAL DP SUBMISSION



PROPOSED

BUILDING ENVELOPE & MATERIAL REVISIONS

## BALCONY/FRAME REFINEMENTS



ORIGINAL DP SUBMISSION



PROPOSED

BUILDING ENVELOPE & MATERIAL REVISIONS

## CLADDING AND MATERIAL REVISIONS



ORIGINAL DP SUBMISSION



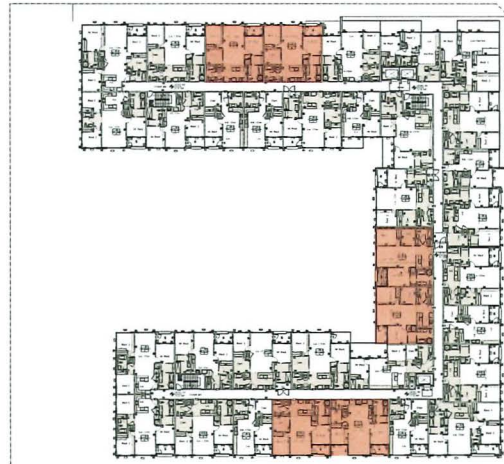
PROPOSED

# UNIT MIX & RESIDENTIAL LIVABILITY REVISIONS

## REVISED UNIT MIX

| FLOOR    | 1 BED |       | 2 BED |       | 3 BED |       | TOTAL UNITS |       |
|----------|-------|-------|-------|-------|-------|-------|-------------|-------|
|          | TOTAL | [BUH] | TOTAL | [BUH] | TOTAL | [BUH] | TOTAL       | [BUH] |
| 06       | 7     | [7]   | 26    | [23]  | 2     | [2]   | 35          | [32]  |
| 05       | 7     | [7]   | 26    | [23]  | 2     | [2]   | 35          | [32]  |
| 04       | 8     | [7]   | 21    | [21]  | 6     | [6]   | 35          | [34]  |
| 03       | 8     | [7]   | 21    | [21]  | 6     | [6]   | 35          | [34]  |
| 02       | 8     | [7]   | 21    | [21]  | 6     | [6]   | 35          | [34]  |
| 01       | 7     | [6]   | 19    | [19]  | 5     | [5]   | 31          | [30]  |
| Unit mix | 45    | [41]  | 134   | [128] | 27    | [27]  | 206         | [196] |
|          | 22%   |       | 65%   |       | 13%   |       | 100%        | 95%   |

| FLOOR    | 1 BED |       | 2 BED |       | 3 BED |       | TOTAL UNITS |       |
|----------|-------|-------|-------|-------|-------|-------|-------------|-------|
|          | TOTAL | [BUH] | TOTAL | [BUH] | TOTAL | [BUH] | TOTAL       | [BUH] |
| 06       | 16    | [16]  | 20    | [20]  | 2     | [2]   | 38          | [38]  |
| 05       | 16    | [16]  | 20    | [20]  | 2     | [2]   | 38          | [38]  |
| 04       | 16    | [16]  | 16    | [15]  | 6     | [6]   | 38          | [37]  |
| 03       | 16    | [16]  | 16    | [15]  | 6     | [5]   | 38          | [36]  |
| 02       | 16    | [16]  | 16    | [15]  | 6     | [5]   | 38          | [36]  |
| 01       | 16    | [16]  | 13    | [12]  | 5     | [5]   | 34          | [33]  |
| Unit mix | 96    | [96]  | 101   | [97]  | 27    | [25]  | 224         | [218] |
|          | 43%   |       | 45%   |       | 12%   |       | 100%        | 97%   |



ORIGINAL DP SUBMISSION

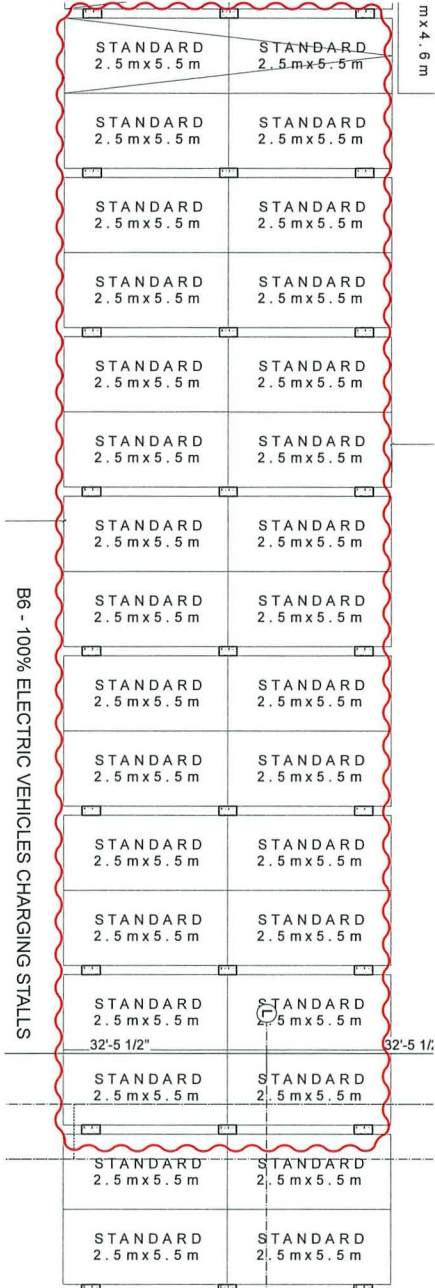


6 2-BED UNITS CONVERTED TO 9 3-BED UNITS ON TYPICAL FLOOR

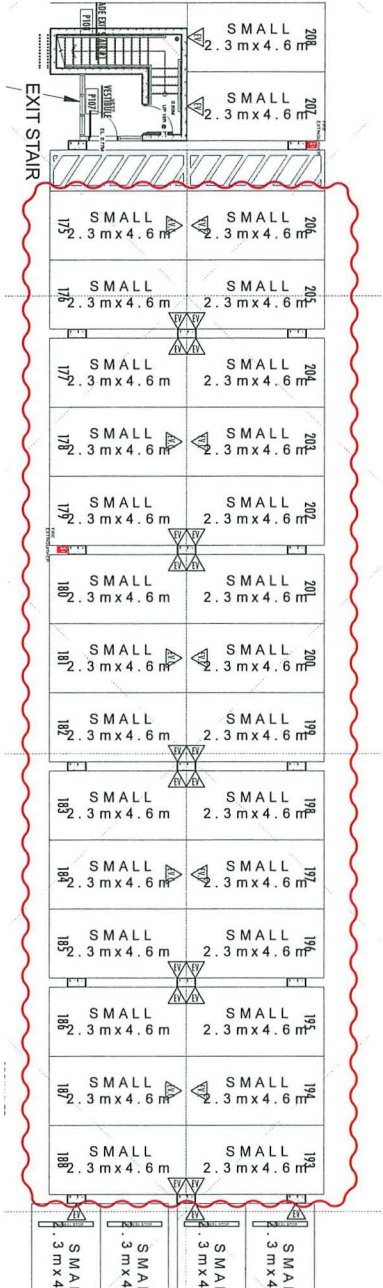
PROPOSED

PARKING & STRUCTURAL REVISIONS

REVISED PARKING GRID LAYOUT



ORIGINAL DP SUBMISSION



PROPOSED

# Development Variance Permit Application

Permit 3 existing structures on my farm operation

# Existing Farm Operation

- Existing Blueberry farming operation with Farm Status.
- Approximately 4.25 acres of the site used exclusively for blueberry farming.
- Tried to construct farm buildings on the west, to retain as much land for farming as possible.



# Request for a Variance

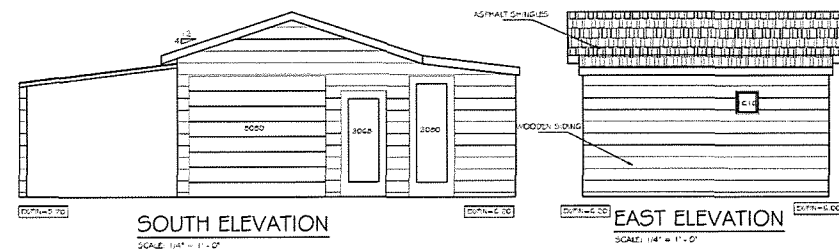
- The purpose of this variance application is to bring my existing structures into compliance.
- The structures are necessary for me to operate as a farm. I need the storage space for my farming operation.

[illegible]

EXISTING AND PROPOSED  
SITE PLAN  
SCALE : 1"=8'

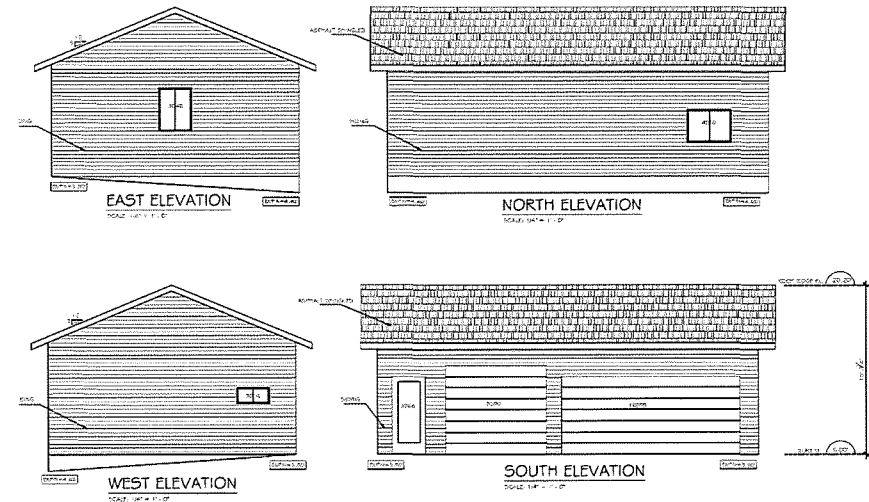
# Shed 1 (Farm Stand)

- This structures requires a front yard setback from 7.5 m to 0m.
- I use this structure to sell produce grown on my property.
- This structure is approximately 33.7 m<sup>2</sup> in area.
- Required Parking will be handled on site.



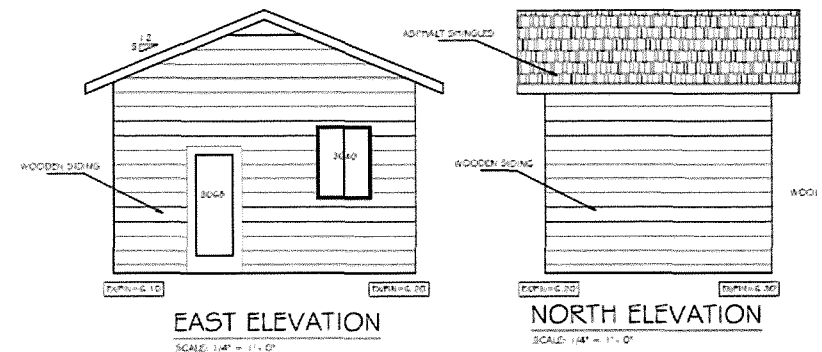
## Shed 2 (Agricultural Building)

- This structure requires a side yard setback from 4.5 m to 3.3 m.
- This is an agricultural building that I use for the storage of agricultural equipment. It is needed to keep equipment out of the elements.
- The structure is approximately 71.0 m<sup>2</sup> in area.



## Shed 3 (Agricultural Building)

- This structure does not require any Variances.
- This is an agricultural building where I store fertilizers and other agricultural products to be kept separate from food production equipment.
- This structure is approximately 18.7 m<sup>2</sup> in area.



# Conclusion

- I am an honest hardworking farmer, and have been farming for over 30 years. I try my best to run a farm, and am proud of the operation I've created.
- The Food Security and Agricultural Advisory Committee reviewed my application, and supported it.
- I need these structures to continue to run my operation. They are essential to my livelihood, and my ability to run the operation.
- I would like to thank the Development Permit Panel.