



**Development Permit Panel  
Wednesday, July 16, 2025**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair  
Roeland Zwaag, General Manager, Engineering and Public Works  
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 25, 2025 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 23-023854 (CANCELLATION REQUEST)**  
(REDMS No. 8096363)

APPLICANT: HNPA Architecture and Planning Inc.

PROPERTY LOCATION: 6071 Azure Road

INTENT OF APPLICATION:

To cancel Development Permit DP 23-023854 and release the notice of the Development Permit DP 23-023854 from Title of the subject property.

## **Development Permit Panel**

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

Jun Nan, HNP Planning and Design Inc., provided background information on the applicant's request to cancel Development Permit DP 23-023854 issued by Council, noting that (i) the owner no longer wishes to proceed with the approved development at this time due to concerns regarding the project's financing, phasing and potential revenues given the current economic and rental market conditions, (ii) the owner intends to submit a new DP application this year and is currently making changes to the project design including increasing the number of proposed rental units to increase revenues and splitting the project into two phases to meet project financing conditions, and (iii) the owner is also requesting that the landscape security currently being held by the city associated with the approved DP be released should the DP be cancelled in order to cover the cost of redesigning the project and maintain the needed cash flow.

#### **Staff Comments**

Joshua Reis, Director, Development noted that (i) the cancellation of the approved Development Permit would enable the applicant to make changes to the project design and permit the release of approximately \$1.3 million in landscape security being held by the City, (ii) the existing zoning of the subject site would not be impacted by the proposed cancellation of the approved Development Permit, and (iii) all legal agreements secured through the rezoning would remain in effect and would not be affected should the approved Development Permit be cancelled.

#### **Panel Discussion**

In reply to a query from the Panel, the applicant clarified that they are requesting only the return of approximately \$1.3 million in landscape security and does not include the securities secured through the rezoning of the subject site should the subject Development Permit be cancelled.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

The Panel expressed support for the applicant's request to cancel the approved Development Permit, noting the applicant's commitment to pursue the project subject to the ongoing redesign of the original project. In addition, the Panel encouraged the applicant to submit their new Development Permit application as soon as possible.

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#### Panel Decision

It was moved and seconded

*That the request to cancel Development Permit DP 23-023854 be granted and notice of the Development Permit DP 23-023854 be released from Title of the subject property.*

**CARRIED**

#### 2. DEVELOPMENT PERMIT 24-049965

(REDMS No. 8034338)

APPLICANT: Ponda Development Ltd.

PROPERTY LOCATION: 5120 and 5140 Williams Road

#### INTENT OF PERMIT:

Permit the construction of four front-to-back duplexes at 5120 and 5140 Williams Road (one on each new lot after subdivision), on lots zoned “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)”.

#### Applicant's Comments

Mathew Cheng, Matthew Cheng 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 proposed development, highlighting the following:

- the subject site consists of two lots which are proposed to be subdivided into four new lots, with each new lot after subdivision containing a two-storey duplex with one unit at the front and one unit at the back for a total of eight units;
- each unit will be provided with a garage with two resident parking spaces (one regular and one small-sized) in a side-by-side configuration;
- each pair of duplexes is accessed by a shared drive aisle in the middle and one visitor parking space is to be shared between the two duplexes;
- the development includes two convertible units with potential to be renovated for future installation of a stair lift;
- all units will incorporate aging-in-place features;
- air source heat pumps are proposed for heating and cooling of units and acoustic fencing or noise barriers will be installed to mitigate noise impacts;
- the project has been designed to achieve BC Energy Step Code Level 3 with Zero Carbon Emission Level 4;
- the architectural form and character of the proposed development is compatible with the surrounding residential neighbourhood; and

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- window openings of duplex buildings are minimized along the side yard elevations to avoid potential overlook into adjacent single-family homes.

Yiwen Ruan, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) 18 replacement trees are proposed to be planted on-site which are in excess of the required number of replacement trees for the on-site trees identified for removal, (ii) each unit will be planted with two to three trees and provided with a large open lawn area, (iii) canopy trees and low hedging and fencing are proposed along the Williams Road frontage, (iv) appropriate landscaping along the south property line is proposed in order to minimize the impact to existing trees, (v) permeable paving treatment is proposed for the visitor parking stalls, (vi) native, drought-tolerant and low-maintenance species are proposed to be planted on the subject site, (vii) irrigation will be provided for the maintenance of landscaped areas, (viii) bollard lighting is proposed along the key pedestrian pathways and at the entrance, and (ix) minimal grading is proposed for all outdoor areas on the site to enhance their usability.

#### **Staff Comments**

Mr. Reis noted that (i) a Servicing Agreement for frontage improvements and utility servicing connections is required as a condition of subdivision for the proposed development, (ii) there are 18 new trees consisting of a mix of deciduous and coniferous trees proposed to be planted on the site, (iii) all landscaped areas of the site are proposed to be irrigated through the use of an automatic irrigation system, and (iv) the convertible units have the potential to be renovated for future installation of a stair lift.

#### **Panel Discussion**

In reply to queries from the Panel, the applicant noted that (i) the proposed lighting for the site includes building mounted downward-focused lighting including along the west side of Building A and east side of Building D to avoid light spillover onto adjacent units and existing neighbouring properties, (ii) the project civil engineer will design the on-site drainage system and the interface between the permeable and non-permeable areas on the shared drive aisle at the Building Permit stage to ensure pedestrian safety and avoid flooding in the site, (iii) adequate manoeuvring space is provided for the shared visitor parking space, (iv) the project will retain an acoustic consultant to determine noise mitigation measures for the heat pumps if deemed necessary to comply with the City's Noise Regulation Bylaw, and (v) there is sufficient space available for the potential installation of additional noise mitigation measures for the heat pumps in addition to fencing.

#### **Correspondence**

None.



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#### Gallery Comments

None.

#### Panel Discussion

A comment was made regarding the potential to introduce more colours to the duplex buildings and in response, the applicant noted that the proposed colour palette is consistent with the proposed modern style of the duplex buildings and reflects the current market demand.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of four front-to-back duplexes at 5120 and 5140 Williams Road (one on each new lot after subdivision), on lots zoned “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)”.*

**CARRIED**

### 3. **DEVELOPMENT VARIANCE PERMIT 25-015419** (REDMS No. 8096439)

APPLICANT: Stephen Easterbrook

PROPERTY LOCATION: 17720 River Road

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to 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 m<sup>2</sup> to 3,875 m<sup>2</sup> to permit the construction of a poultry barn on a site zoned “Agriculture (AG1)”.

#### Applicant's Comments

Stephen Easterbrook, of Easterbrook Farms Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the subject development variance permit application, highlighting the following:

- the subject Development Variance Permit application will allow a larger area of concrete construction for agricultural buildings on the subject property and permit the construction of a new organic egg layer barn that would accommodate more organic layer hens and meet current and future demand for the owner's organic egg brand;

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- the owner's existing poultry barn is located on land leased from Port Metro Vancouver (on the adjacent property to east of the subject site) with the lease expiring in September 2027 and no certainty of lease extension;
- the existing poultry barn is not able to accommodate the required number of layer hens to meet the owner's current quota for production of and market demand for organic eggs, has aging structure and equipment reaching end of useful life, is not energy efficient and environment friendly, and is not able to provide a conducive environment for the layer hens during summer and winter; and
- the proposed new barn is energy efficient and environment-friendly, enhances food safety and security and local food availability in the community, provides supply of organic fertilizer, provides education support to students, and creates employment opportunities.

#### **Staff Comments**

Mr. Reis noted that (i) the applicant has agreed to register a legal agreement on Title to prohibit the use of the building for medical or non-medical cannabis production, (ii) the application has been reviewed and was supported by the City's Food Security and Agricultural Advisory Committee (FSAAC), (iii) the proposed farm building does not interfere with or prohibit any of the commitments that have been made by the applicant in relation to other applications applicable to the subject property, and (iv) the location of the road providing access to the rear of the building is subject to a Notice of Intent with the Agricultural Land Commission (ALC) and subject to their approval and is outside of the scope of the proposed variance being requested.

#### **Panel Discussion**

In reply to queries from the Panel, the applicant noted that (i) the new ventilation system that will be installed for the proposed farm building will improve the building's air quality, (ii) a generator will be installed in the proposed farm building to provide an alternate power source in the event of BC Hydro power outages, and (iii) prior to undertaking the Environmentally Sensitive Area (ESA) compensation planting associated with the applicant's prior application for the single-family building on the subject site, the applicant will need to address the potential encroachment of invasive species into the ESA compensation planting area.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

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#### Panel Discussion

The Panel expressed support for the application, noting the applicant's informative presentation and commitment to enrich agriculture in the City.

#### 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 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 m<sup>2</sup> to 3,875 m<sup>2</sup> to permit the construction of a poultry barn on a site zoned "Agriculture (AG1)".*

**CARRIED**

#### 4. New Business

None.

#### 5. Date of Next Meeting: July 30, 2025

#### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:27 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 16, 2025.

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Wayne Craig  
Chair

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Rustico Agawin  
Committee Clerk

# 4 - ARTERIAL RD. DUPLEXES

5120, 5140 WILLIAMS RD.

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Owner	Alta West Development Group Ltd. (Patrick Zheng)
Architect	Matthew Cheng Architect Inc. (Matthew Cheng)
Landscape Architect	PMG Landscape Architects Ltd. (Yiwen Ruan )





Subdivide & Rezone 2 lots into 4 duplex lots

5120, 5140 Williams Rd.

## Context

- Site On Williams Rd.  
East of Railway Ave.
- North of Williams Single-family dwellings  
A couple old duplexes
- South of Williams Single-family dwellings
- Rear of properties Single-family dwellings





## Context North of Williams Rd. (opposite site)



## Context South of Williams Rd.



East of site - Single Family



East of site - Single Family



West of site – Single Family

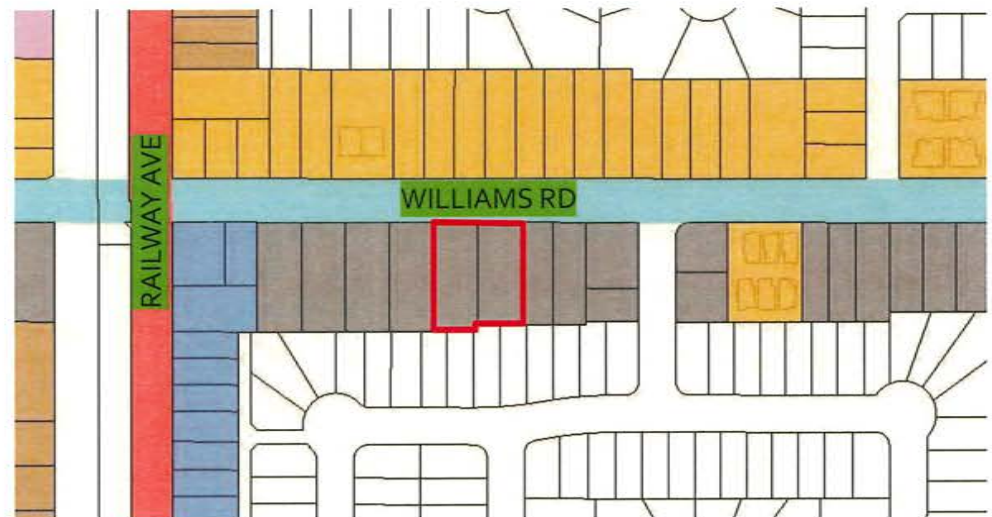


West of site – Single family



# Rezoning

OCP	Arterial Road Duplex / Triplex
Rezoning	RSM/L to RDA (Arterial Road Two-Unit Dwellings)
Subdivision	2 lots into 4 lots



# Site Plan

## Original Site Area

1012 + 993 = 2005 sm.

## Subdivided lot area (Min. 464.5 sm.)

Lot A 517.87 sm.  
Lot B 516.47 sm.  
Lot C 486.46 sm.  
Lot D 486.44 sm.

## Subdivided lot width (Min. 10.29 sm.)

Lot A 10.30 sm.  
Lot B 10.30 sm.  
Lot C 10.30 sm.  
Lot D 10.30 sm.

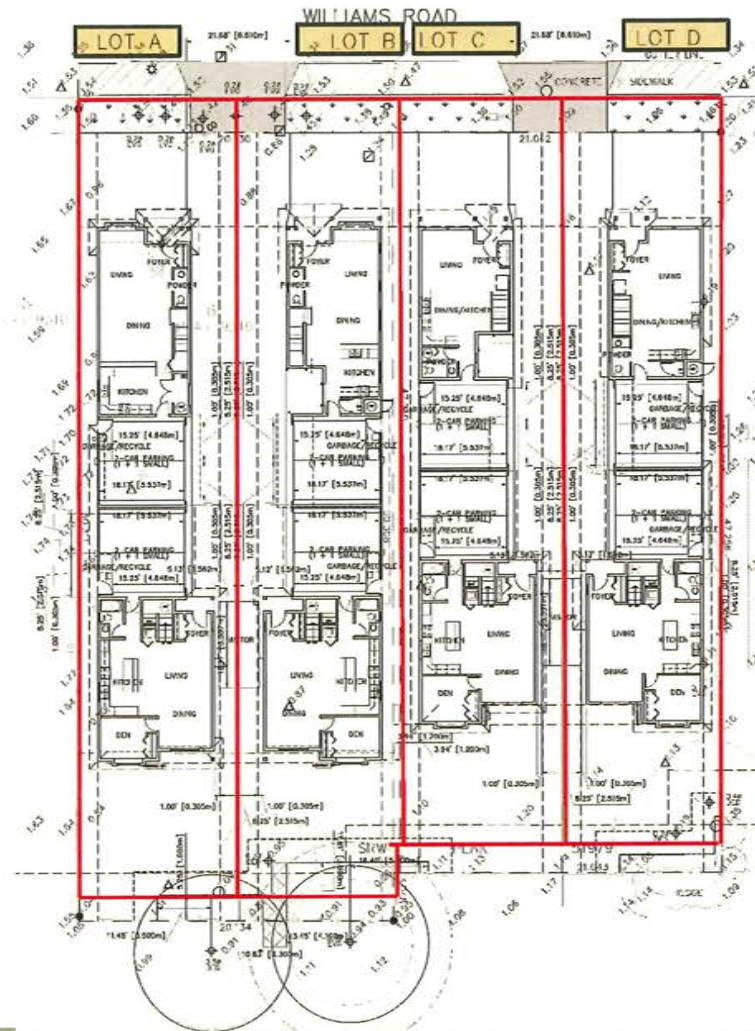
## No of units

8 units

## FAR

(lesser of 0.6 or 334.5 sm.)  
(Each unit min. 125.4 sm.  
& max. 183.9 sm.)

Lot A 0.6 (310.72 sm.)  
Lot B 0.6 (310.22 sm.)  
Lot C 0.6 (291.74 sm.)  
Lot D 0.6 (291.74 sm.)



# Parking

## Lot A + Lot B

Access Easement

Lot A

2 regular + 2 small

Lot B

2 regular + 2 small

Visitor

1 (Shared between Lot A & B)

## Lot C + Lot D

Access Easement

Lot C

2 regular + 2 small

Lot D

2 regular + 2 small

Visitor

1 (Shared between Lot C & D)

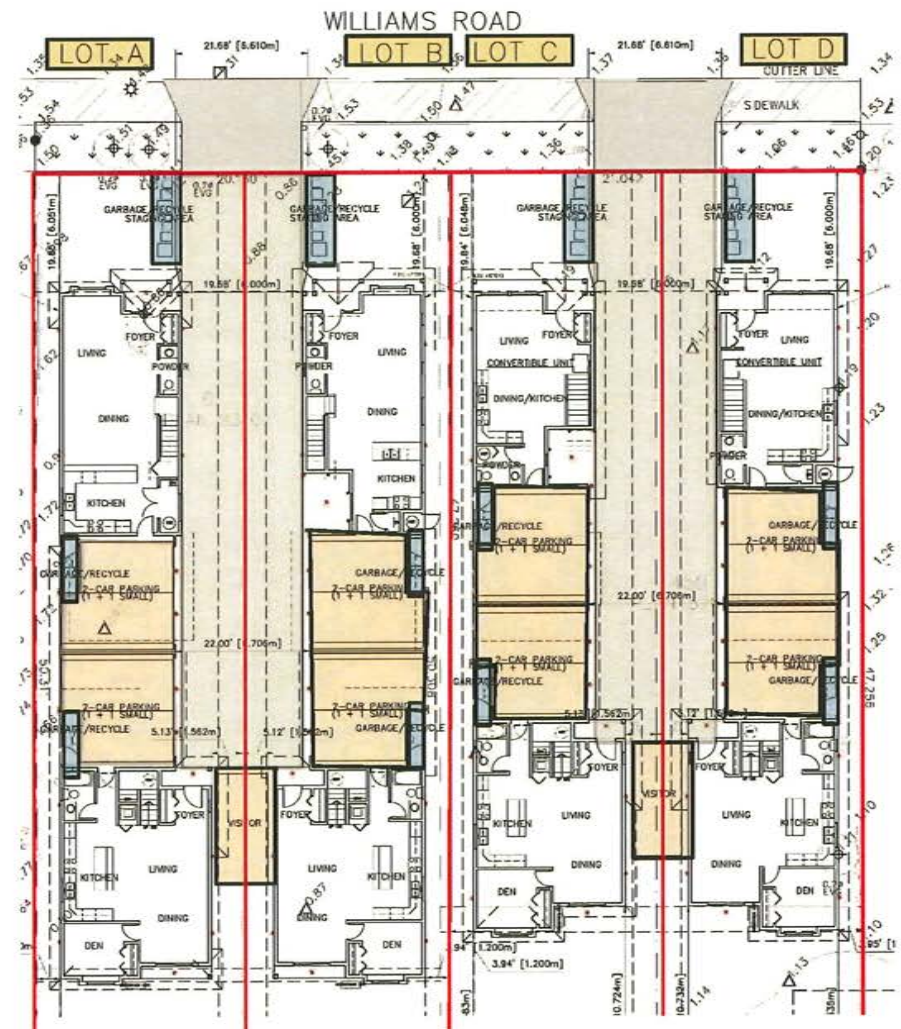
## Garbage & Recycle

Storage

Inside garage

Staging area

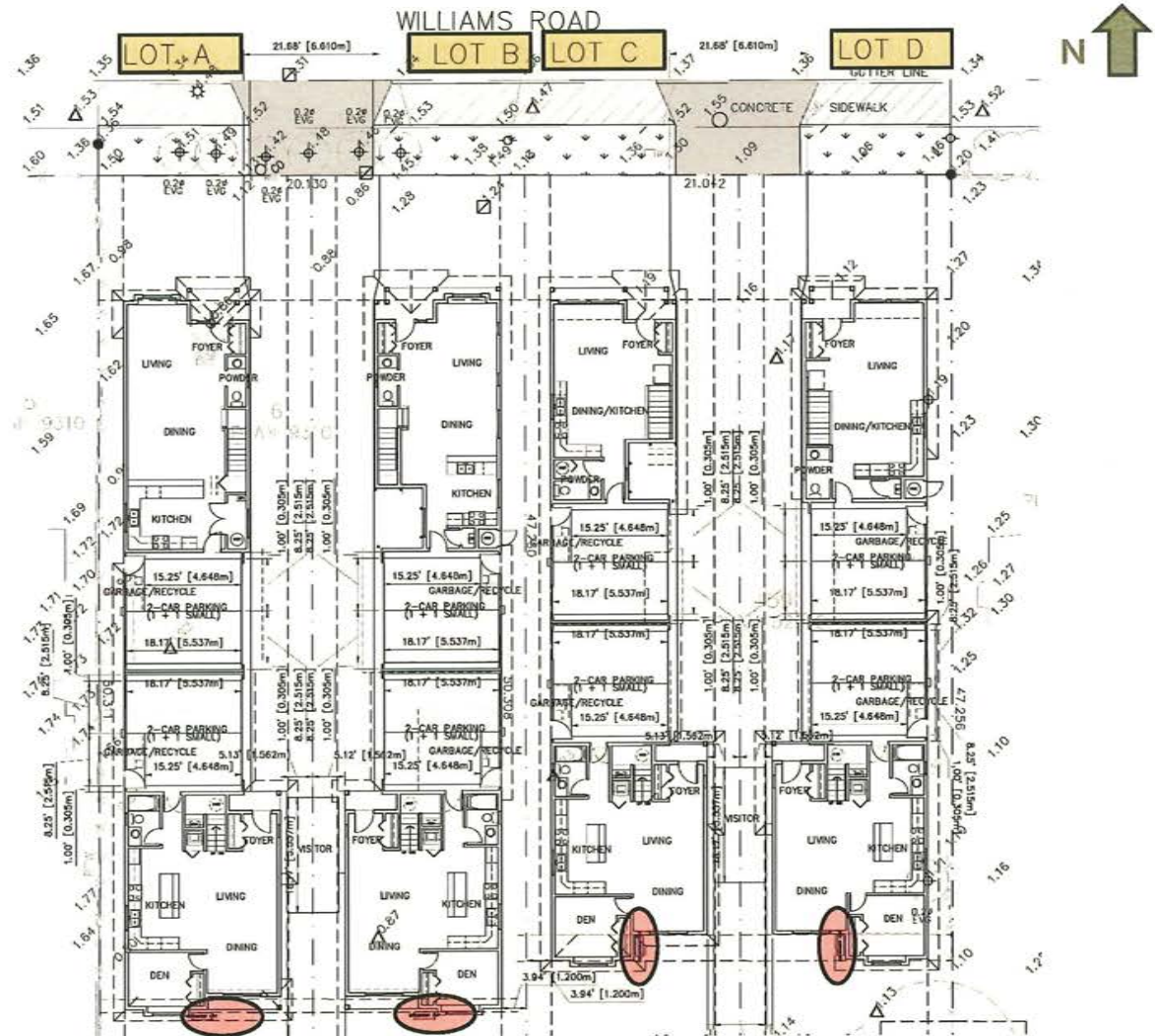
At driveway entrance





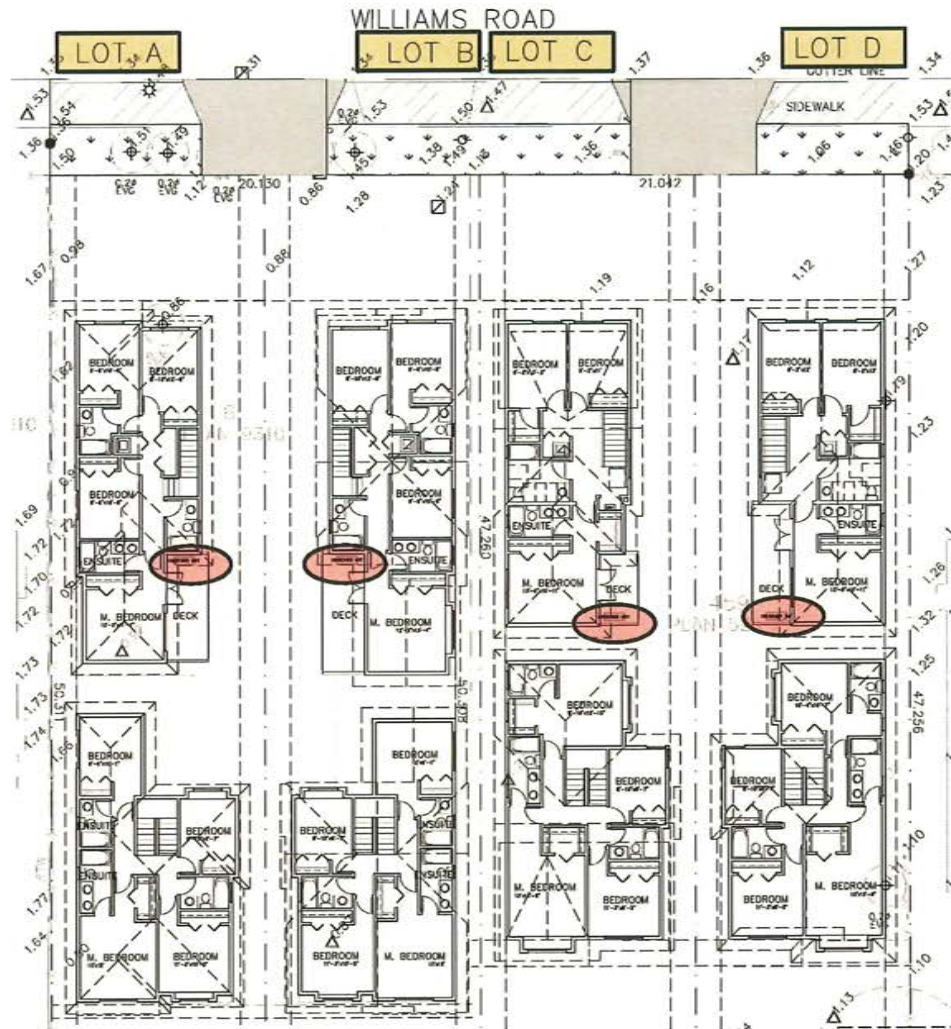
# G/F Plan

Lot A	Front unit	L + D + Kit
	Rear unit	L + D + Kit + Den Condenser
Lot B	Front unit	L + D + Kit
	Rear unit	L + D + Kit + Den Condenser
Lot C	Front unit	L + D + Kit
	Rear unit	L + D + Kit + Den Condenser
Lot D	Front unit	L + D + Kit
	Rear unit	L + D + Kit + Den Condenser



## 2/F Plan

Lot A	Front unit	4 bed + 3 bath Condenser
	Rear unit	4 bed + 3 bath
Lot B	Front unit	4 bed + 3 bath Condenser
	Rear unit	4 bed + 3 bath
Lot C	Front unit	3 bed + 2 bath Condenser
	Rear unit	4 bed + 3 bath
Lot D	Front unit	3 bed + 2 bath Condenser
	Rear unit	4 bed + 3 bath



# Convertible Units

- Chairlift to second floor
- 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'-0")

## WC

- Toilet at side & 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

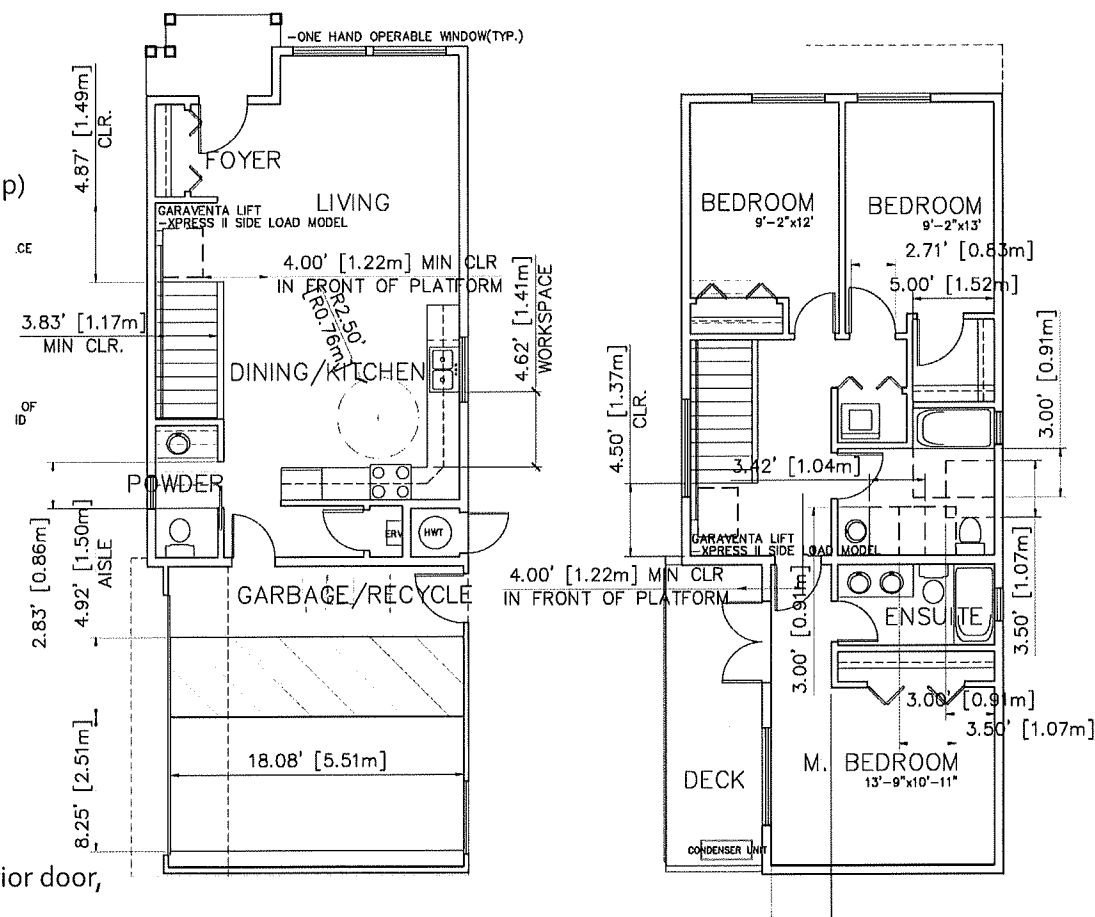
- Plumbing & gas pipes clear of under counter space
- Cabinets easily removed
- 5' turning diameter
- Level-type handles

## 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

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

## Wayfinding

- All units to be visible and in contrasting colors.
- Site address visible from street & in contrasting colors.



# CPTED

(Crime Prevention Through Environmental Design)

## Visual surveillance

- Windows adjacent to front and rear yard, shared driveway / courtyard

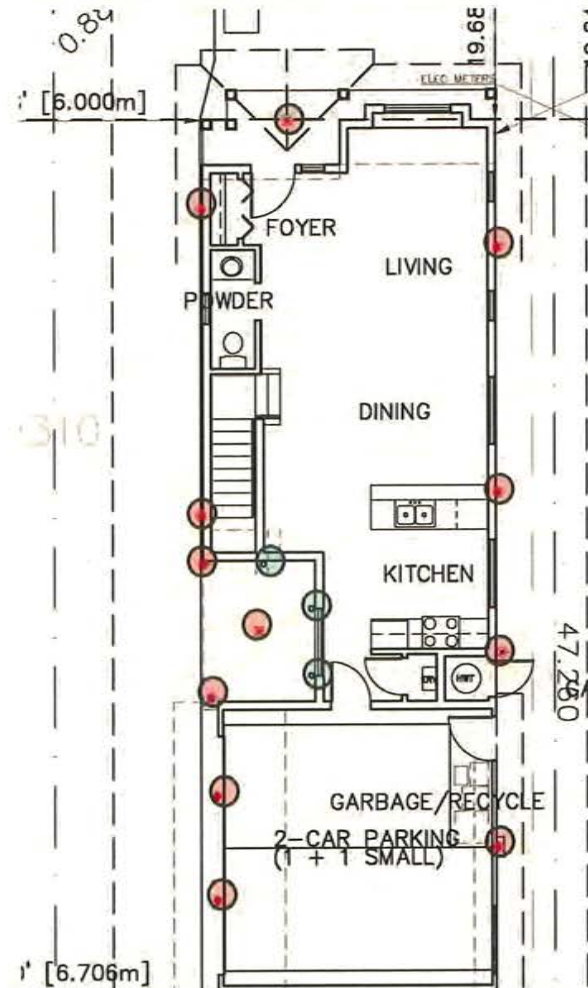
## Exterior lights

- Ceiling lights in entry porches / turning niches
- Wall lights along shared driveway / courtyard & exterior walls
- Bollard lights at turning niches

### LEGEND:

- WALL MOUNTED LIGHTING
- IN SOFFIT LIGHTING
- ON BOLLARD LIGHTING
- ELECTRICAL PANEL
- CONCRETE BOLLARD

Sample Unit  
Lot B front unit





# Sustainability

- **Energy Step Code 3 + Zero Carbon EL (Emission Level) 4**
- **Certified Energy Advisor**  
Step 5 Solutions
- **Primary Heating**  
Air source heat pump for heating and cooling
- **Secondary Heating**  
In floor radiant heating with electric boiler
- **Cooling**  
Air source heat pump for heating and cooling
- **Ventilation**  
HRV 45 CFM (cubic feet / minutes)
- **Domestic Hot water**  
Electric storage tank
- **Airtightness**  
ACH @50 Pa 2.5 or less  
(Air exchange per hour)
- **Windows**  
Double glazed  
Low-E Argon  
U value 1.40 or lower  
SHGC 0.40 or higher  
(solar heat gain coefficient)
- **Doors**  
Fiberglass polystyrene core doors
- **Insulation**  
Walls (2X6 @ 16") R-24  
Roof (Truss @ 24") R-50  
Rim Joists 5" medium density spray foam  
Floor over unheated space R-31  
Slab R-12 (3" EPS)

# Sustainability

## **Water Conservation**

- Dual flush toilets
- Drought tolerant plants

## **Energy Conservation**

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

## **All Residential parking space**

- 240 – 280V Outlets
- Support Level 2 charging (Min. 12 KWH within 8 hour)

## **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

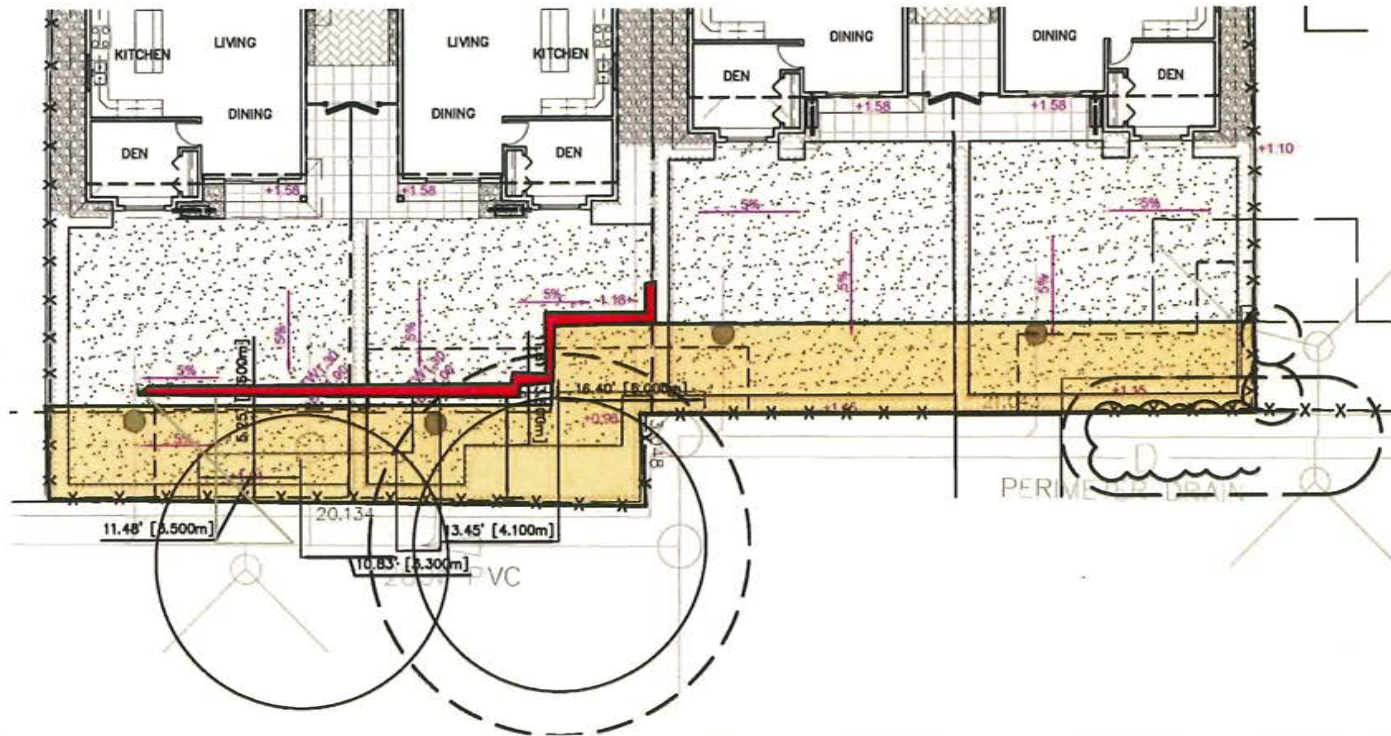
## **Health and Air quality**

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

# Grading

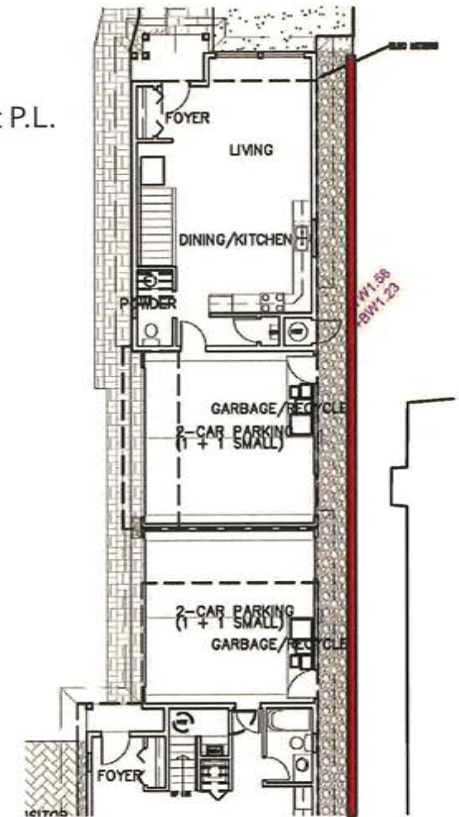
## South P.L.

- No change of grade at ROW
- Rear yard slope down 5%
- 0.3 m retaining wall at ROW

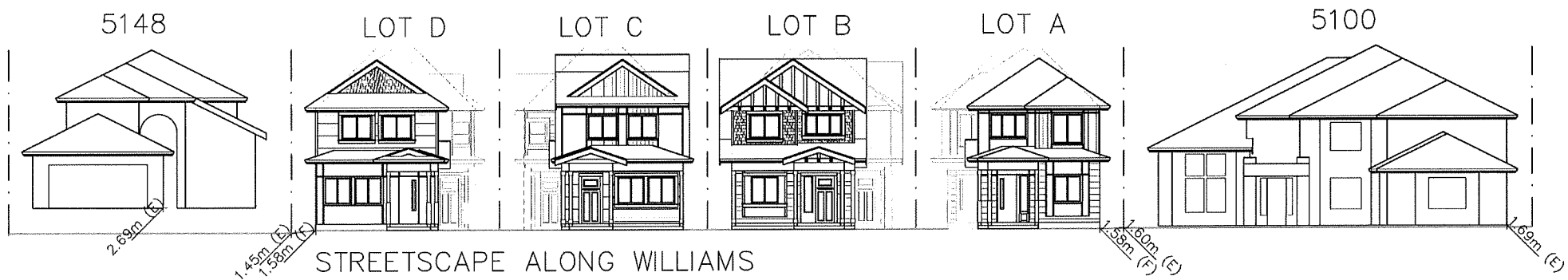


## East P.L.

- 0.35m retaining wall at P.L.



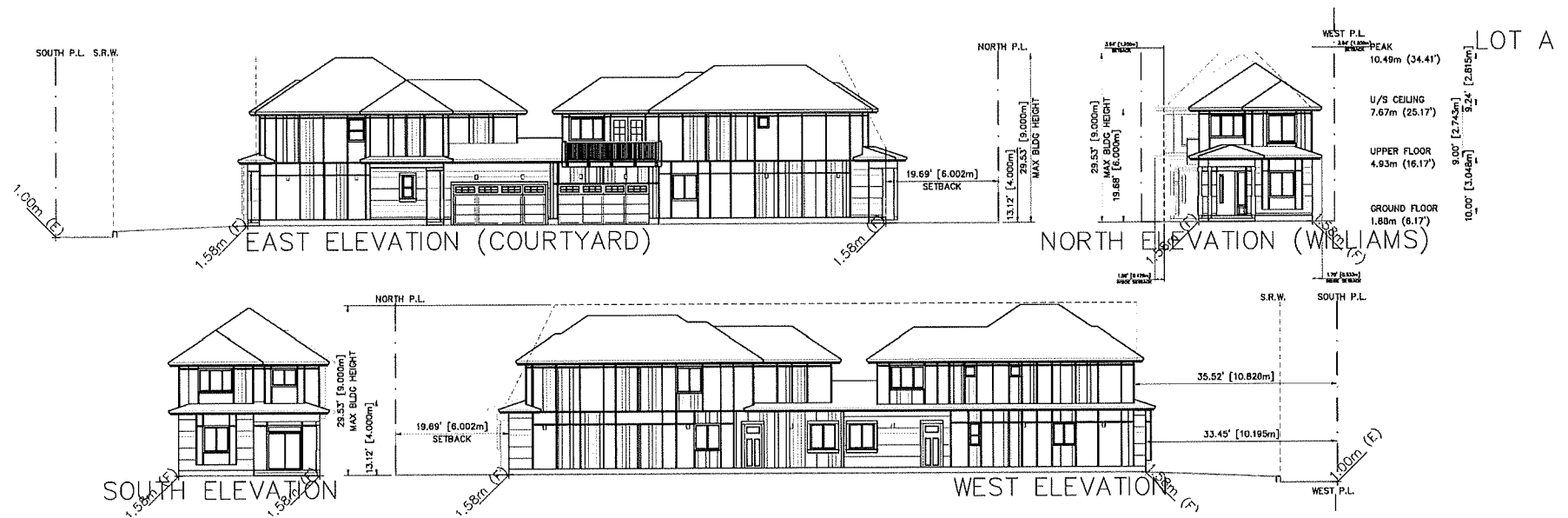
# Streetscape along Williams Rd.



## Rear Yard Elevations

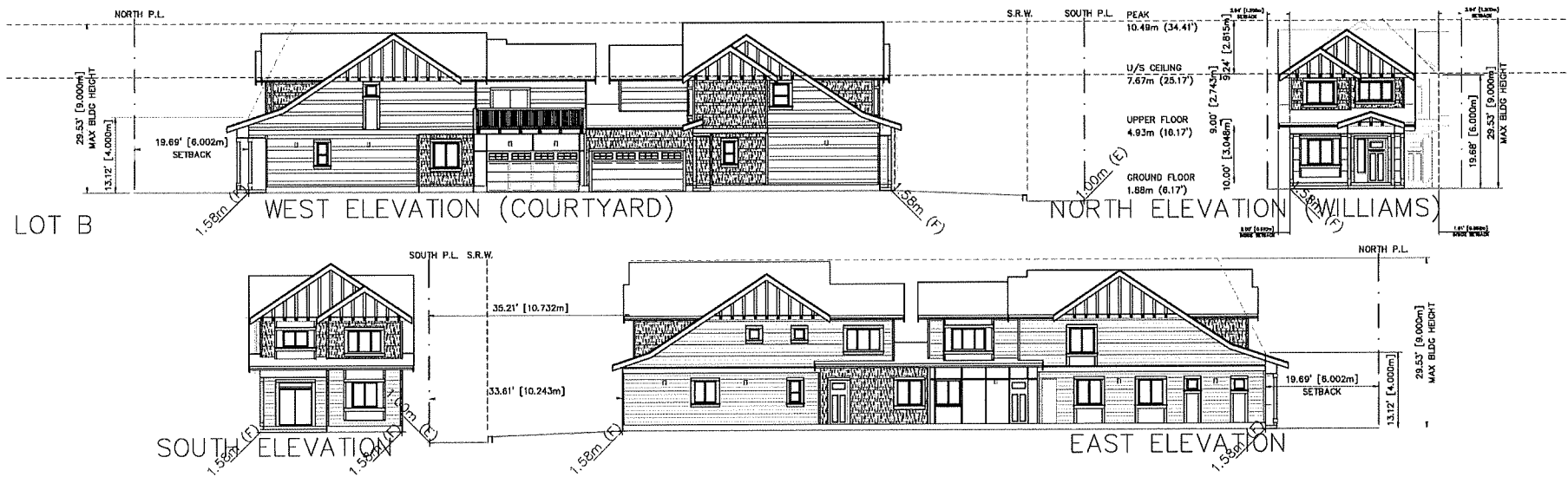


# Lot -A Elevations

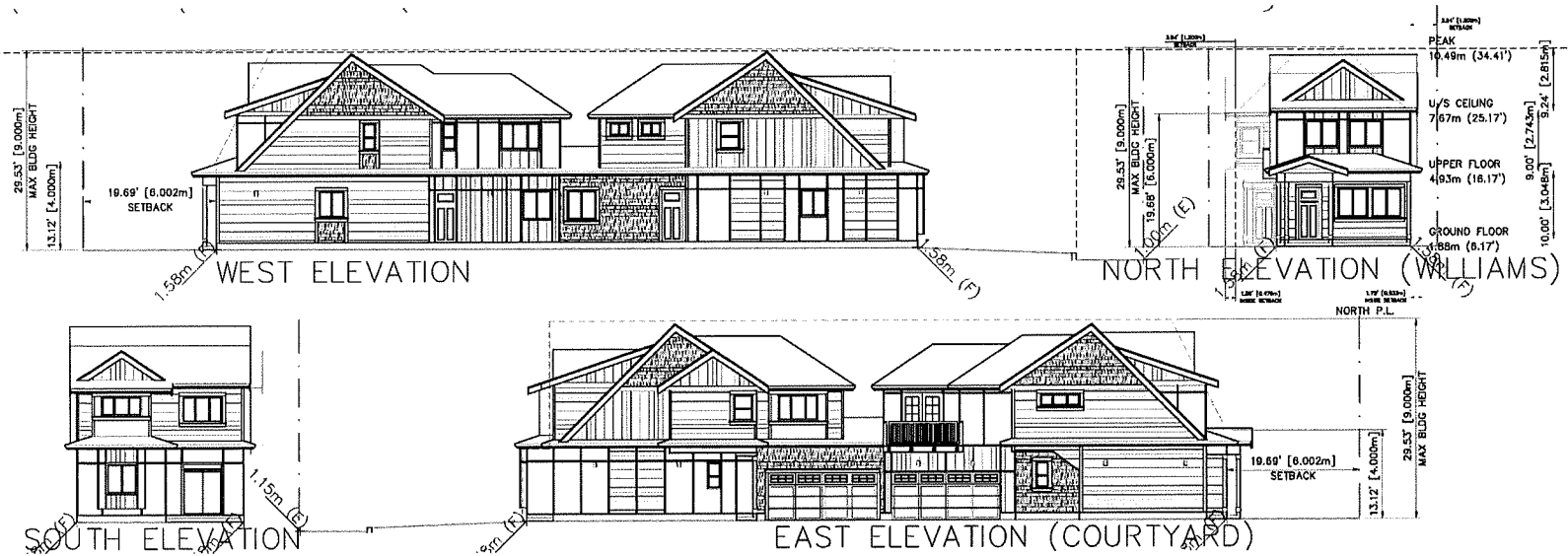




# Lot -B Elevations

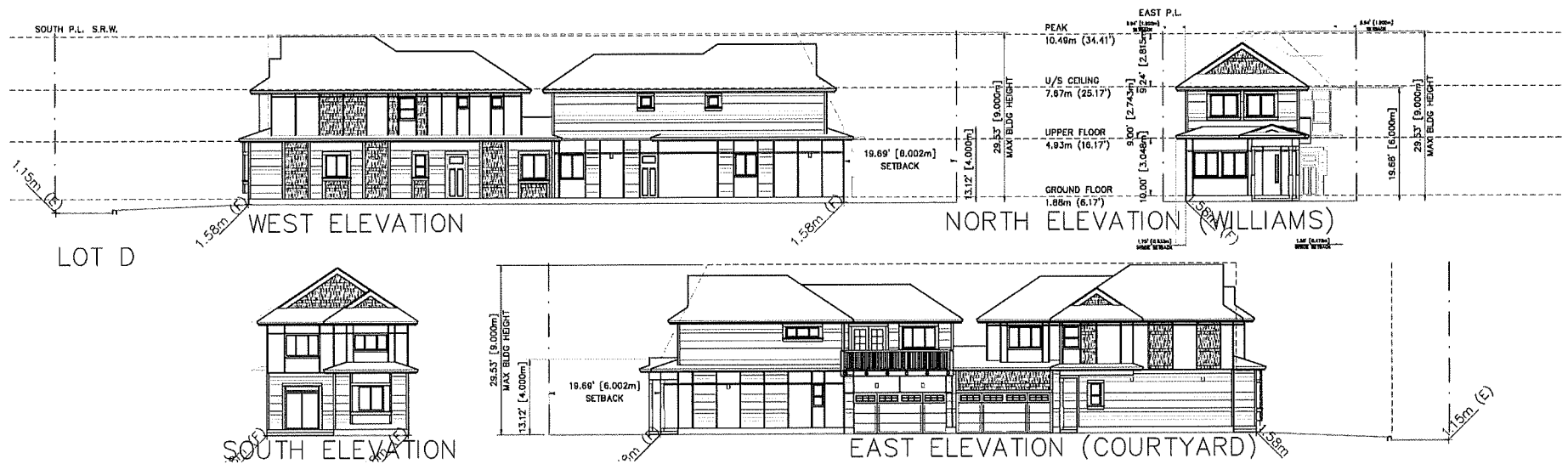


# Lot -C Elevations





# Lot -D Elevations



## Form & Character



Along Williams Rd



## Form & Character



Williams Rd from NW

## Form & Character



Williams Rd. from NE



## Form & Character



Rear Yard from SE

## Form & Character



Rear Yard from SW



## Form & Character



Lots A & B Courtyard

## Form & Character



Lots C & D Courtyard



## Exterior colors and materials – Front units.



### MAIN BUILDING

1	HARDIE SHINGLESIDE (AGED PEWTER)	4	VERTICAL LAPSING (PEARL GRAY)	6	HARDIE PANEL (CEDARMILL) (COBBLE STONE)	5	HARDIE PANEL (SMOOTH FACE) (IRON GRAY)
2	HORIZONTAL LAPSING (ARCTIC WHITE)	5	HARDIE PANEL (SMOOTH FACE) (IRON GRAY)	1	HARDIE SHINGLESIDE (AGED PEWTER)	4	VERTICAL LAPSING (PEARL GRAY)
3	T&G HORIZONTAL SIDING (GRAY SLATE)	2	HORIZONTAL LAPSING (ARCTIC WHITE)	2	HORIZONTAL LAPSING (ARCTIC WHITE)	7	T&G HORIZONTAL SIDING (LIGHT MIST)

LOT D

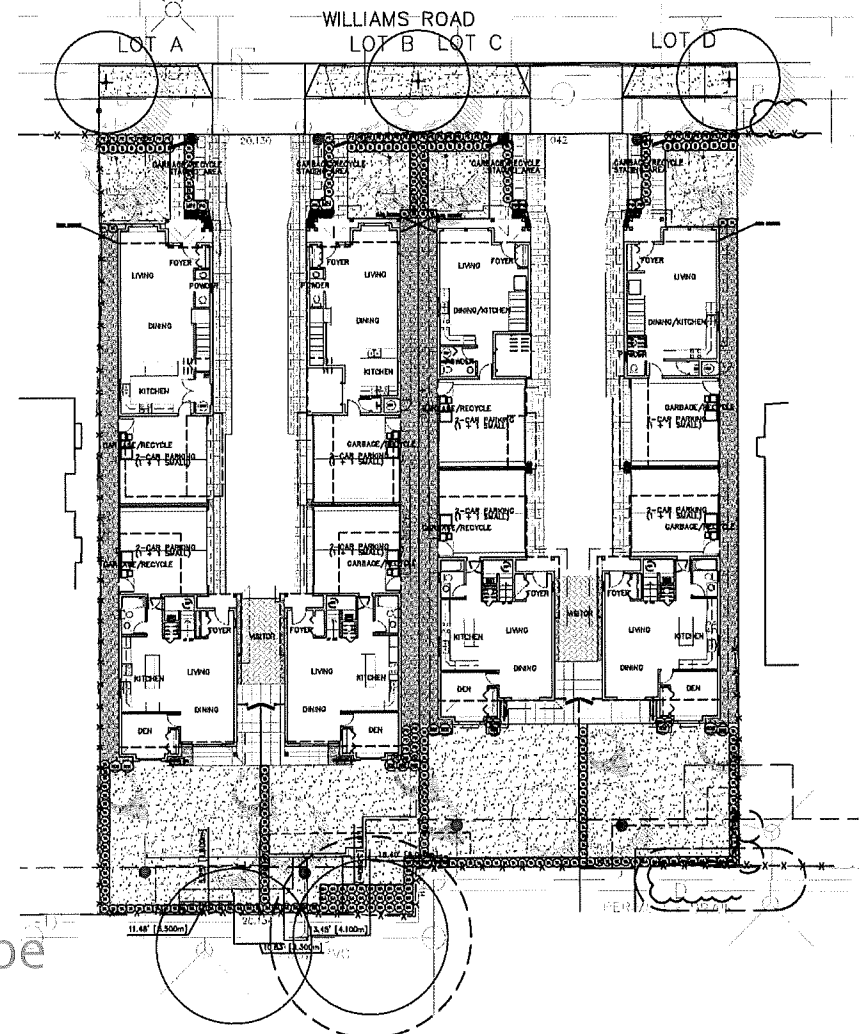
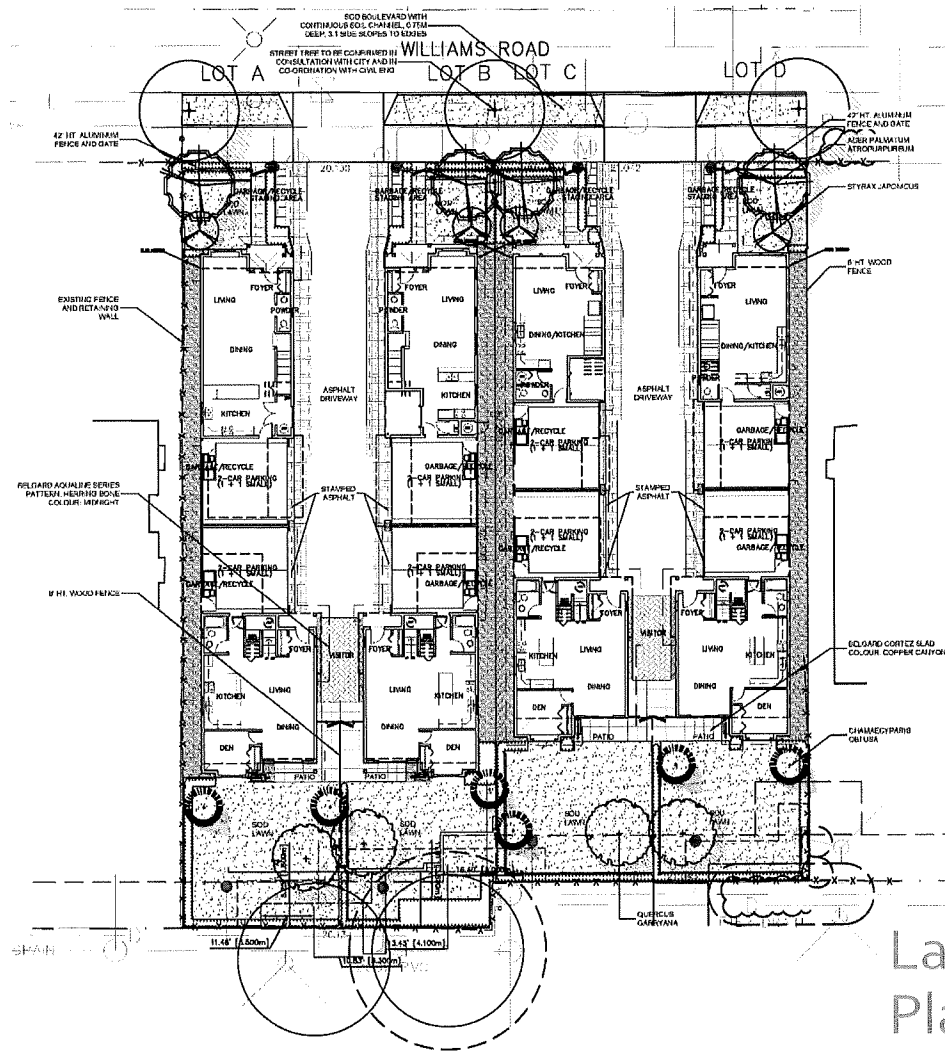
LOT C

LOT B

LOT A


4" WOOD TRIM  
(CONTRASTING TO CLADDING)

2" REVEAL  
(SAME AS PANEL)















# FENCING LEGEND

	6' WOOD FENCE
	42" HT. ALUMINUM FENCE

# MATERIAL LEGEND

		BELGARD CORTEZ SLAB COLOUR: COPPER CANYON
		GRAVEL
		BELGARD AQUILINE SERIES PATTERN: RUNNING BOUND COLOUR: NATURAL
		BELGARD AQUILINE SERIES PATTERN: HERRINGBONE COLOUR: MIDNIGHT
		STAMPED ASPHALT

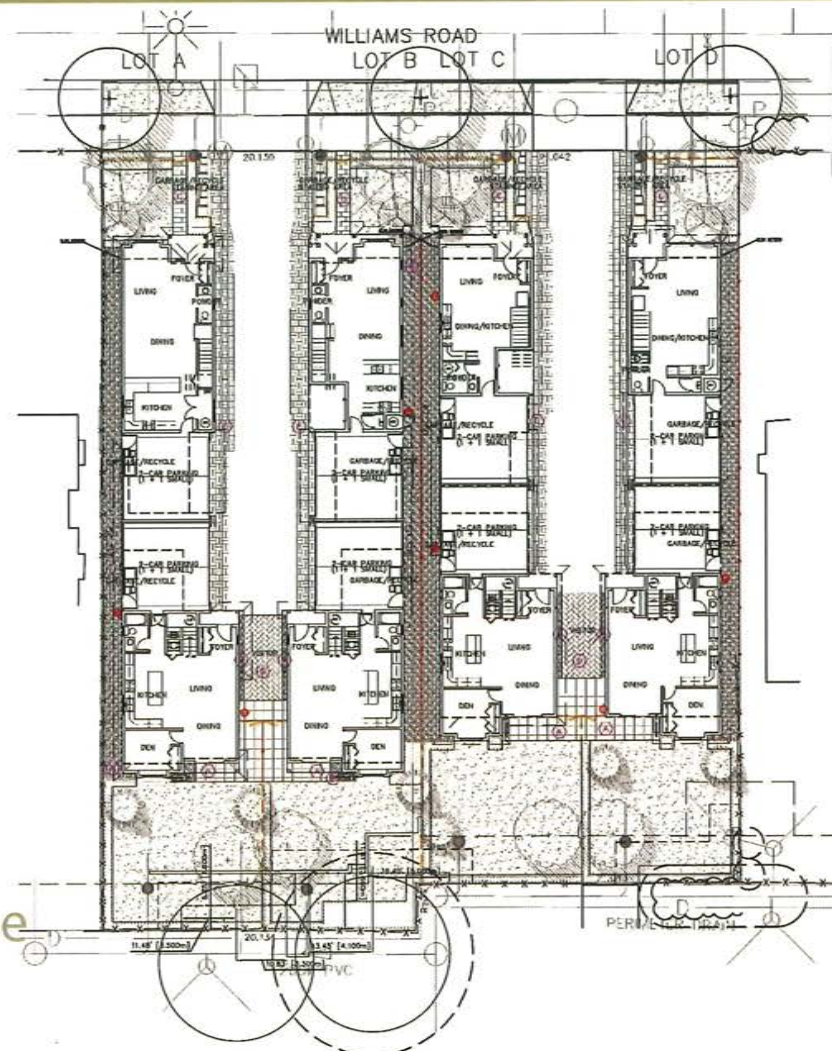
# LIGHT LEGEND

	BOLLARD LIGHT, UGMAN; LBX BOLLARD, MATT SILVER DARK SKY CERTIFIED
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NOTE: LIGHTING SPEC/LOCATION  
PER ELECTRICAL DWG.



# Landscape Plan 2



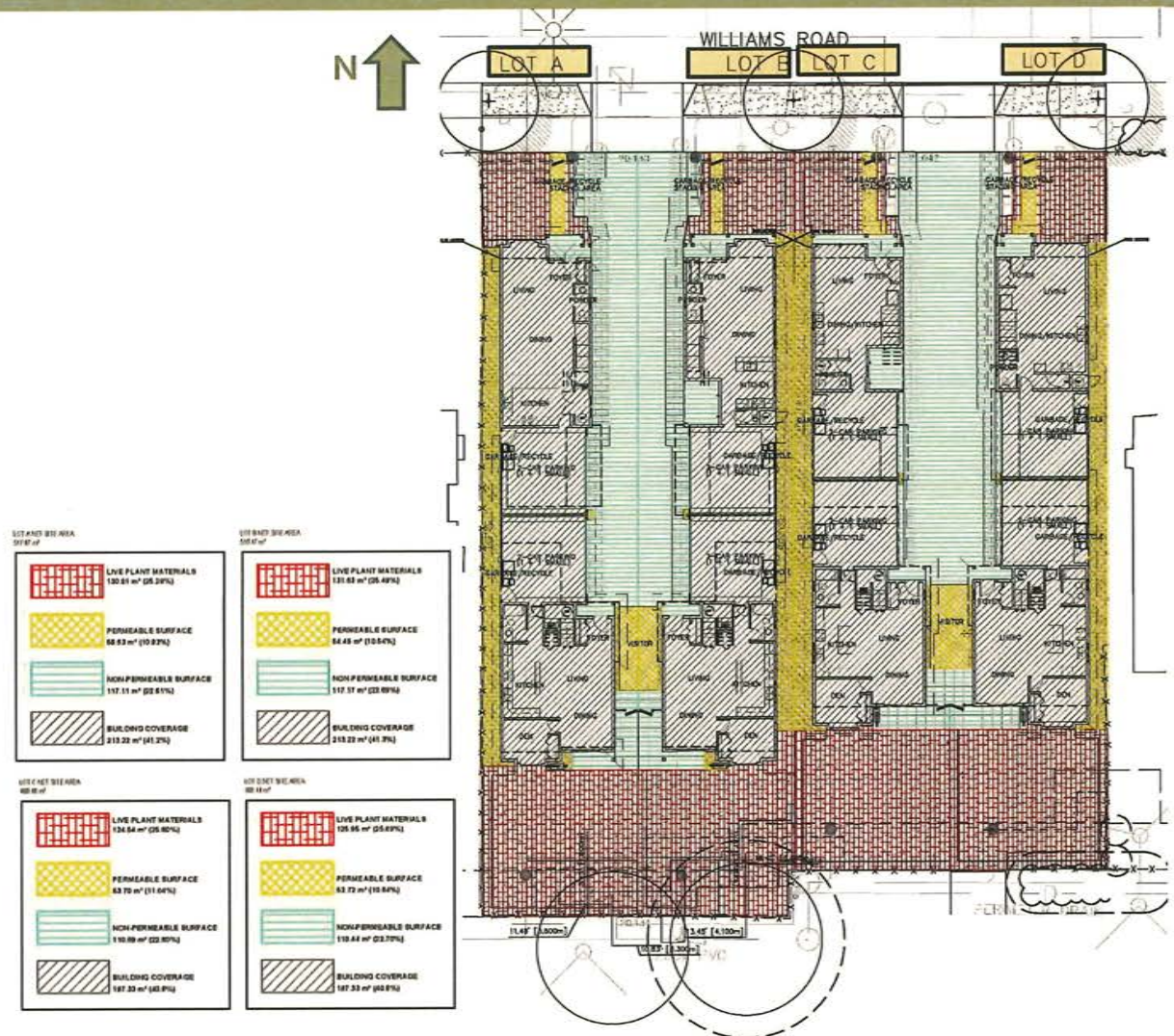
# Landscape Plan 3 Lot Coverage

All lots

Coverage < 45%

Bldg. + non-porous < 70%

Live Plant > 25%



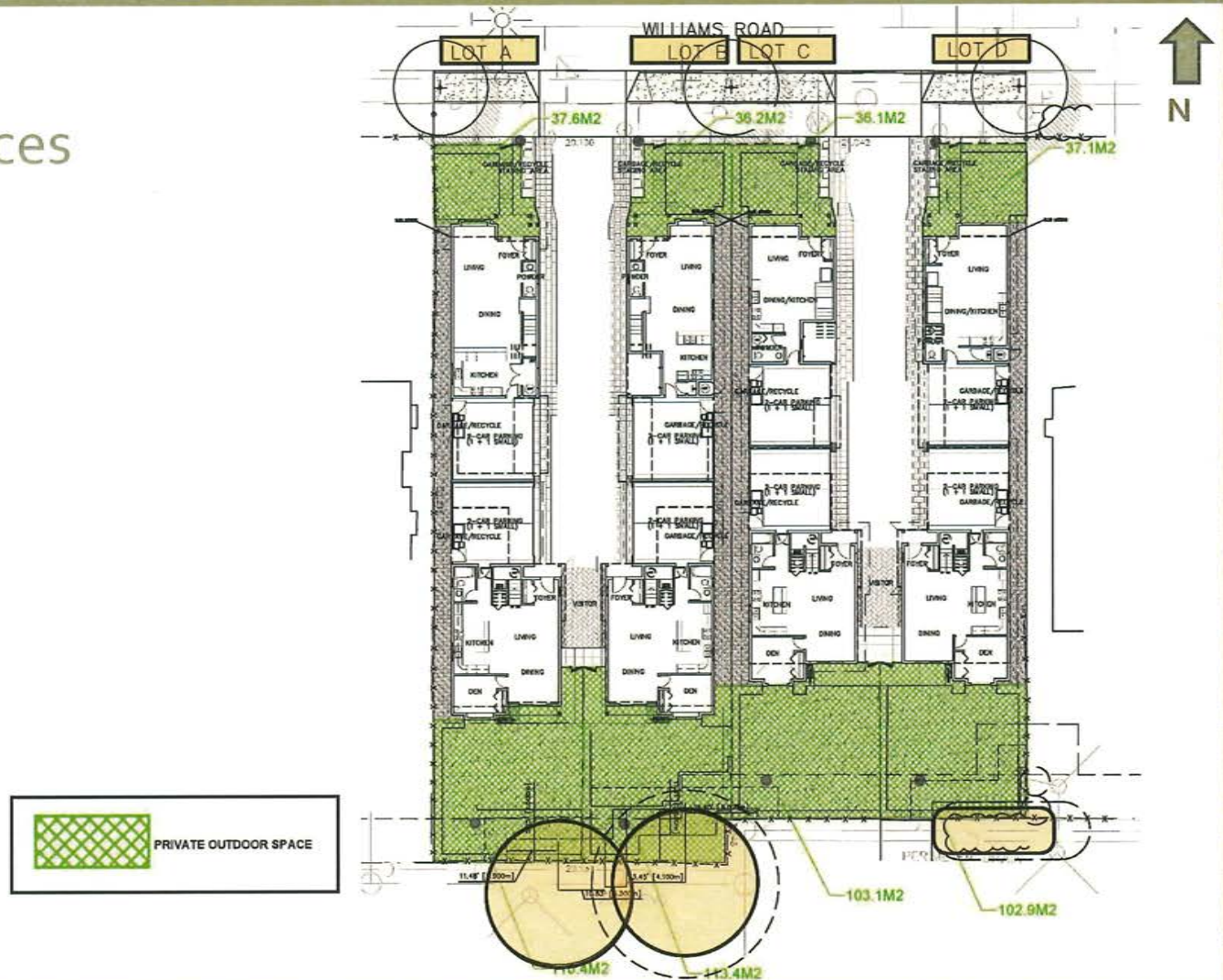


# Landscape Plan 4 Private Outdoor spaces

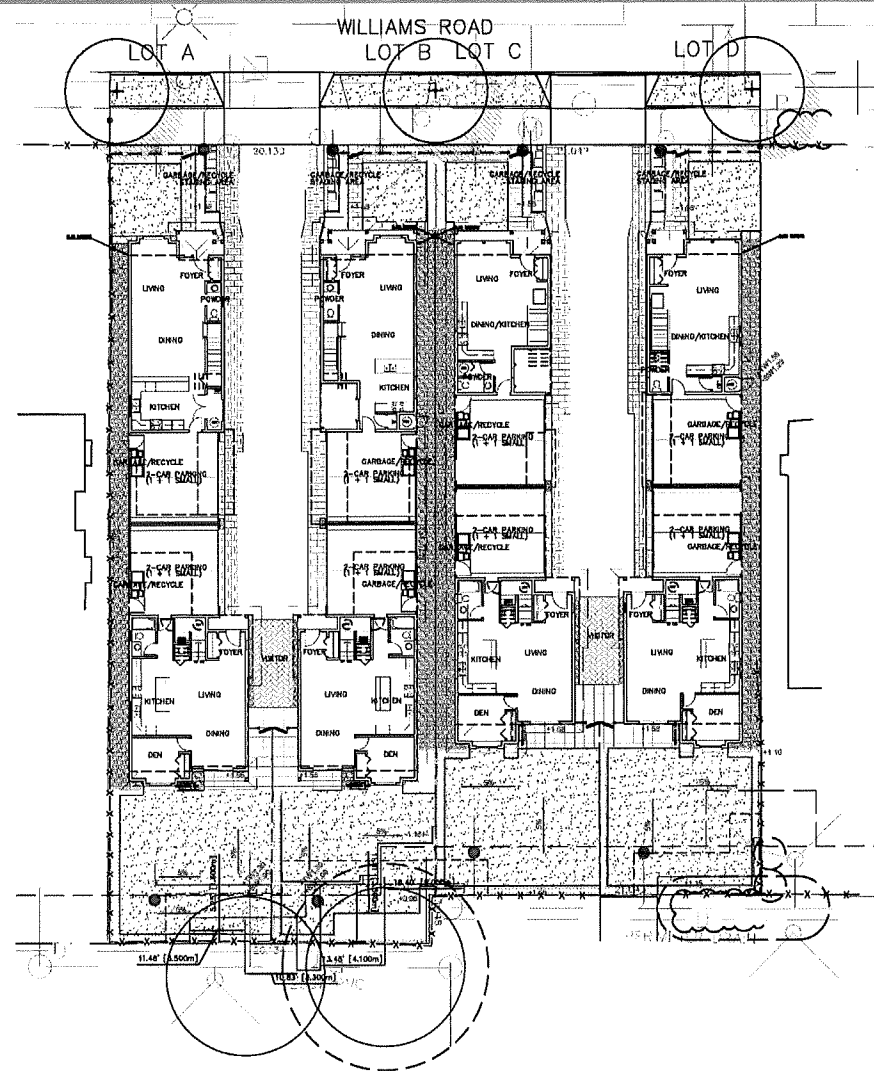
All lots

Front units > 30 sm.

Rear units > 100 sm.



# Landscape Plan 5







THANK YOU



# Development Permit Application



Schedule 2 to the Minutes of  
the Development Permit Panel  
meeting held on Wednesday,  
July 16, 2025

Construction of Organic Egg Layer  
Barn



# Development Application Summary

- Construction of New Organic Egg Layer Barn
  - 17720 River Road – 4.75 Acre Parcel
  - Near Corner River Road & No. 8 Road
  - Zoning AG1 classed ESA in ALR
  - 2,982 Sq Mtr Barn with 892 Sq Mtr Winter Garden \*
- an enclosed outdoor space, often with a roof and netting, that allows chickens and other poultry to access fresh air and sunlight while being protected from the elements and predators.

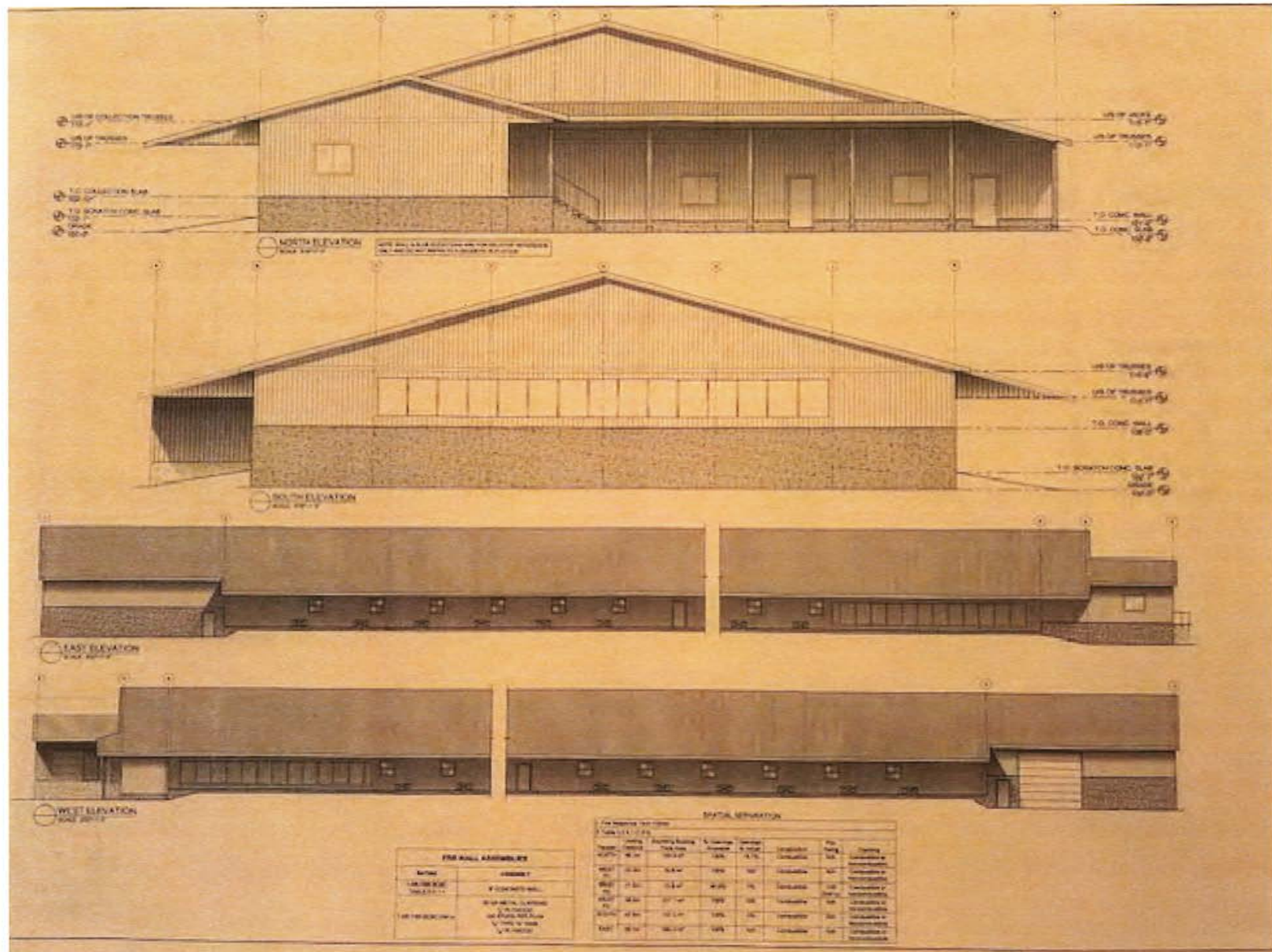
The site plan shows a rectangular property with several key features and dimensions:
 

- Top Boundary:** An "EXISTING DITCH - CROSSING" is located at the top. A "RIVER ROAD" runs along the top edge. A north arrow is positioned in the upper right corner.
- Left Boundary:** Labeled "PROPERTY LINE 200.0m".
- Right Boundary:** Labeled "PROPERTY LINE 91.75m".
- Bottom Boundary:** Labeled "PROPERTY LINE 91.6m".
- Internal Features:**
  - An "EXISTING HOUSE" is located in the upper left quadrant.
  - Another "EXISTING HOUSE" is located in the upper right quadrant.
  - A "PROPOSED SLAB" is indicated in the lower right quadrant, with a "PROPOSED ELEVATION 2.60m".
  - A "PROPOSED PULL UP BARN" is located in the lower center.
- Dimensions and Elevations:**
  - Top width: 27.5' 0" (12.00m).
  - Left side height: 200.0m.
  - Bottom width: 100.4' (32.00m).
  - Right side height: 100.4' (32.00m).
  - Internal vertical dimensions: 122.8' (37.7m), 122.8' (37.7m), 122.8' (37.7m), 122.8' (37.7m).
  - Internal horizontal dimensions: 21.10' (6.43m), 21.10' (6.43m), 21.10' (6.43m).
  - Elevations: PROP. EL. 2.75m, EX. EL. 1.6m, TOP OF SLAB 4.0m, TOP OF SLAB 2.75m, PROP. EL. 2.5m, EX. EL. 1.1m, PROP. EL. 2.5m, EX. EL. 1.1m.

SITE PLAN  
 SCALE 1"=5'

**SITE PLAN**  
SCALE 1"=5'

# Barn View Profiles





# Reason for Building New Barn

- As a Certified organic egg producer we are required to meet national standards for livestock stocking densities. We have reached our maximum stocking density (6 hens per sq mtr) in our existing barn.
- **Supply vs Demand:** we are currently not meeting market demand for the Rabbit River egg brand. Egg production in Canada is controlled under the Federal “Supply Mgmt System”. As the population increases, egg producers receive authority to increase flock size. Our current allowance (quota) is for 10,000 hens. However due to stocking density standards our existing barn is maxed out at 8,200 hens.
- New barn will house up to 14,000 hens (room for growth)



# Old Barn Maxed Out & Equipment Aging



# Reasons Continued 1

- Much of our existing livestock housing and equipment is reaching end of useful life:
  - Manure removal belts
  - Egg belts
  - Feed distribution chain troughs
  - Water nipples
  - Air circulation fans
  - Infra-red gas heaters
  - Resulting in frequent repair & maintenance activity which puts our hens' welfare at risk

## Reasons Continued 2

- Our existing Quonset barn is located on land leased from Port Metro Vancouver. Our lease ends in September 2027 and we have no certainty of a lease extension. If we do receive a lease extension we would convert the quonset into a greenhouse for strawberry production \* or use it to raise day old chicks for annual replacement \* in the layer barn.

\* We currently grow ever-bearing strawberries outdoors on benches during only spring/summer

\* Replacement flock is grown from day old chicks beginning 5 months before transfer to lay barn. Currently grown in Chilliwack.



## Reasons Continued 3

- Our Current quonset barn is like a riding arena.
- The environment is wonderful for the quality of life for our hens but it provides very little insulation value in winter.
- Therefore natural gas consumption for our heaters has been rising dramatically over the past few winters. This results in:
  - waste of energy,
  - increased cost of production
  - excess CO2 into the atmosphere.







## Reasons Continued 4

- Due to **global warming** our barn temperature in summer heat waves is causing severe **heat stress on our hens** – despite misting systems installed.
- The New Barn will be wood frame with state of the art proven:
  - Energy efficient Heating & Cooling systems
  - Recycled warm (winter) and cool (summer) air
  - Excellent insulation reducing gas consumption
  - Significantly less CO2 emissions



# Benefits to Richmond Community

- **Food Safety & Security**

Because we are isolated in Richmond from the “Melting Pot” of Fraser Valley poultry farms we are less likely to contract Avian Influenza & therefore a more secure & safe food supply for BC and **Richmond** in particular.

- **Local Food Availability**

Our year round roadside stand is well attended by Richmond residents:

- fresh organic eggs
- In-season organically grown vegetables
- Ever-bearing strawberries (June – Oct)

# Roadside Stand – 17740 River Road





# Benefits to the Community 2

- **Organic Fertilizer**

- Supplied to Richmond Market Gardeners & Dairy Farms
- Reduces the use of chemical fertilizers in **Richmond** and results in a local sustainable agricultural cycle.

- **Public Tours**

- Tours for the public as well as educational institutions such as Kwantlen College and UBC. (Animal Welfare and Sustainable Agriculture curriculums).

- **Education Support**

- We have hosted many practicums for veterinarian students who wish to pursue a poultry specialty

**Employment** – our farm provides employment for 1 to 2+ employees. We seek to hire locally but in the absence of applicants we may use TFW's.



# Conclusion

- We are pleased to embark on this new chapter in our farming history & contribution to the **Richmond Community**.
- The farm will be run by my daughter, Holly, and hopefully future generations to come.
- **Time is of the essence** due to lease uncertainty and winter weather—
- Thank you to **Richmond Staff** for support in fast-tracking our applications.