



**Development Permit Panel  
Wednesday, August 27, 2025**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair  
Lloyd Bie, Director, Transportation  
James Cooper, Director, Building Approvals

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 July 30, 2025 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 19-869484**  
(REDMS No. 8039192)

APPLICANT: David J. Ho Architecture Inc.

PROPERTY LOCATION: 7890 No. 5 Road

INTENT OF ESA DEVELOPMENT PERMIT:

Facilitate the construction of an elementary school and associated amenities within the area of the lot which is zoned "Assembly (ASY)".

## Development Permit Panel

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#### Applicant's Comments

Todd Chow, of Cornerstone Evangelical Baptist Church, introduced the project and spoke about the history of the church, the establishment of the elementary school in 1997, and the existing portable school buildings nearing end of life, which has necessitated the proposed construction of a new elementary school building and associated educational amenities for students that could also be utilized for church programs.

David Ho, of David J. Ho Architecture 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 lands within the Agricultural Land Reserve (ALR) which are zoned "Assembly (ASY)" in the western portion and "Agriculture (AG1)" in the eastern portion;
- a significant portion of the site is designated as an Environmentally Sensitive Area (ESA), which includes the entire "Agriculture (AG1)" area and the northwestern portion of the land zoned "Assembly (ASY)";
- the northern portion of the "Agriculture (AG1)" and the northwestern portion of the "Assembly (ASY)" zoned areas are leased to an agricultural operation for farming activities;
- the subject site includes an existing church building and three portable school buildings used for classrooms;
- the existing church building will be retained and the portable school buildings will be removed;
- the proposed development will be constructed in three phases and includes a three-storey school building (first phase), gymnasium/cafeteria (second phase) and auditorium (third phase) which will be located in the northwestern portion of the site zoned "Assembly (ASY)" and within the ESA designated area;
- due to the encroachment of the proposed development into an ESA designated area, an ESA compensation package has been proposed for the site;
- the existing vehicular access to the site on No. 5 Road will be removed and replaced with two vehicular access points on No. 5 Road with right turn only exits;
- additional vehicle parking as well as Class 1 and Class 2 bicycle stalls and storage areas will be provided;
- a pedestrian pathway is proposed from No. 5 Road to the proposed school building; and
- the proposed development has been designed to achieve BC Energy Step Code Level 3.

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Fred Liu, of Fred Liu and Associates Inc., with the aid of the same visual presentation, briefed the Panel on the landscape aspect of the project, noting that (i) two trees are proposed be installed to frame the pedestrian entrance on No. 5 Road, (ii) trees will be installed in the surface parking area to provide shade, (iii) street trees are proposed along the boulevard on No. 5 Road and low level evergreen shrubs will be planted along the No. 5 Road frontage to provide separation and screening to the surface parking area, (iv) there are cedar hedges along the north property line to provide screening to the adjacent property to the north, (v) a grassed play area for students is proposed at the back of the proposed elementary school building and planting will be installed to provide screening and separation to the loading area to the south for the safety of students, and (vi) the proposed planting for the site includes trees that are flower-bearing and evergreen shrubs and groundcovers to provide seasonal interest.

Chris Lee, of Aquaterra Environmental Ltd., with the aid of the same visual presentation, spoke about the environmental aspect of the project, noting that (i) the contiguous southeast portion of the “Agriculture (AG1)” zoned lands has the highest value habitat and will be retained, (ii) areas occupied by the septic field and existing nursery to the north are proposed restoration planting areas to compensate for ESA designated lands impacted by the proposed development, (iii) an Ecological Restoration Plan (ERP) has been submitted to the City which includes a planting scheme that would result in a higher ecological value for the subject site and offset the impact on ESA designated lands on-site encroached by the proposed development, and (iv) a mapping of the Japanese knotweed on the subject site has been undertaken to develop an appropriate plan for their management, removal and disposal.

#### Staff Comments

Joshua Reis, Director, Development, noted that (i) the subject site was granted permission by Council to continue the use of the site for school use when Council decided in 2021 to remove schools from the City’s No. 5 Road Backlands Policy, (ii) the proposed development is consistent with the “Assembly (ASY)” zoning of the western portion of the site, (iii) the ESA enhancement on the site includes ecological planting consisting of a variety of different shrubs and trees resulting in ESA restoration at a greater than 1:1 compensation ratio, (iv) the applicant has a lease with the existing farmer in the northeast portion of the site and which will continue to be farmed, (v) the City is securing a Statutory-Rights-of-Way (SRWs) providing Public Rights-of-Passage (PROP) for future road widening along No. 5 Road and Blundell Road, and (vi) there is an extensive Servicing Agreement associated with the project that is required prior to Building Permit issuance including interim frontage works along No. 5 Road and Blundell Road, construction of a new bus pad on No. 5 Road, and appropriate servicing upgrades and utility connections.

In addition, Mr. Reis confirmed that that the proposed development is consistent with the existing Non-Farm approval granted by the Agricultural Land Commission (ALC) in 2008.

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#### Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the existing single vehicular entry and exit and the existing L-shaped parking area present a challenge for the drop off and pick up of students in the subject site, (ii) the proposed development provides two vehicular entry and exit points and a significant number of temporary parking spaces that would improve the drop off and pick up of students, (iii) at the current stage, the applicant will only be removing one existing tree that would be in conflict with the proposed new driveway that would replace the existing driveway, (iv) the proposed play area on the east side of the new school building would be sufficient for the play requirements of students, (v) a traffic impact study for the proposed development indicated that the on-site turning radii would meet fire truck requirements, (vi) a rooftop play area is currently not being considered due to the increased cost of construction, (vii) there is a continuous fence as well as cedar hedge planting along the north property line and a continuous fence the along the boundary between the “Assembly (ASY)” zoned lands in the western portion and the “Agriculture (AG1)” zoned lands in the eastern portion, (viii) the applicant will consult with the Ministry of Education to confirm if the proposed development meets the Independent School Act licensing requirements, (ix) there is no lighting plan at this stage of the project but will be provided at the Building Permit stage, and (x) the timing of the three phases of the project has not yet been determined as they are subject to fundraising.

In reply to a query of the Panel regarding the potential removal of existing trees along No. 5 Road, staff clarified that (i) the interim construction works that are required for frontage improvements do not anticipate the need for removal of existing trees at this time, and (ii) the applicant is required to provide a design for future road improvements to be constructed by the City and staff will continue to work with the applicant through the Servicing Agreement process to review opportunities to retain as many trees as possible.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

As a result of the discussion with the applicant, the Panel provided the following direction:

1. That the applicant consult with the Ministry of Education to confirm whether the proposed development meets the Independent School Act licensing requirements;
2. That the applicant work with staff to install a continuous cedar hedge in addition to the solid fence along the boundary between the “Assembly (ASY)” zoned lands in the western portion and the adjacent “Agriculture (AG1)” zoned portion to the east similar to the landscaping along the north property line;

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3. That the applicant provide information regarding the exterior lighting plan for the proposed development, particularly for the surface parking area to ensure there is no light spillover onto adjacent properties and across No. 5 Road;

prior to the application moving forward for Council consideration.

#### Panel Decision

It was moved and seconded

*That an Environmentally Sensitive Area Development Permit be issued at 7890 No. 5 Road, which would facilitate the construction of an elementary school and associated amenities within the area of the lot which is zoned "Assembly (ASY)".*

**CARRIED**

#### 2. DEVELOPMENT PERMIT 25-009725

(REDMS No. 8112988)

APPLICANT: Alon Gal

PROPERTY LOCATION: 100 Douglas Crescent

INTENT OF DEVELOPMENT PERMIT:

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

#### Applicant's Comments

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

- the applicant acknowledged that the existing two-storey rear yard infill unit was built without appropriate permits and expressed a commitment to comply with the City's requirements;
- the subject site is zoned "Small-Scale Multi-Unit Housing (RSM/L)" that allows coach houses to be built subject to a Development Permit application;

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- the existing two-storey rear yard infill unit was designed to match the form, character and scale of the primary dwelling on the subject lot;
- two outdoor parking spaces are provided on-site for the use of residents of the primary dwelling and rear yard infill unit;
- a garbage and recycling area is provided for the use of residents of both units;
- wall-mounted downward-facing lighting is installed at the main entry of the rear yard infill unit to highlight the entry but avoid light spillover onto adjacent properties;
- the outdoor amenity area consisting of a deck and grassed area is provided for the shared use of residents of the two units;
- the existing rear yard infill unit complies with the zoning of the subject lot except for the proposed variances to the required side yard setback for the infill unit and building separation between the principal dwelling and rear yard infill unit;
- there are no windows located on the west elevation of the rear yard infill unit to avoid potential privacy concerns with the adjacent property to the west;
- a Building Permit application will be submitted by the applicant to ensure BC Building Code compliance relating to fire protection and other Code requirements; and
- the applicant will register an aircraft noise sensitive use covenant and a flood plain indemnity covenant on Title prior to Development Permit issuance.

#### Staff Comments

Mr. Reis noted that (i) staff have reviewed the subject site's land use and density and confirmed to be in compliance with the "Small-Scale Multi-Unit Housing (RSM/L)" zoning of the subject site, (ii) the applicant is required to apply for a Building Permit prior to Development Permit issuance that addresses deficiencies that were identified as part of the Building Code Compliance Report submitted by the applicant, (iii) staff conducted a site visit and the existing landscaping was found to be in good health and good condition, and (iv) as the outdoor amenity space between the principal dwelling and rear yard infill unit is for shared use and to secure the unit as rental the applicant has agreed to register a covenant on Title restricting the stratification of the rear yard infill unit.

#### Panel Discussion

In reply to queries from the Panel, the applicant noted (i) the circumstances and reasons for the rear yard infill unit being constructed without appropriate permits, including the purchase of the subject property and construction of the rear yard infill unit during the pandemic, (ii) the rear yard infill unit's exterior lighting includes building-mounted, downward-focused lighting, (iii) the two outdoor parking stalls are for the use of residents of the principal dwelling and rear yard infill unit, (iv) a Building Code Compliance Report has been submitted by the applicant, and (v) the applicant has not received any complaint from their neighbours regarding privacy concerns as a result of the construction of the two-storey rear yard infill unit.

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Additionally, staff confirmed that the Building Code Compliance Report prepared by the applicant's consultants is on file and has been reviewed by staff.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Panel noted the applicant's explanation for the construction of the rear yard infill unit without appropriate permits, resulting in a complicated process for the retroactive inspection of the building and a more costly undertaking than applying for permits prior to construction.

#### Panel Decision

It was moved and seconded

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

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

**CARRIED**

#### 3. New Business

None.

#### 4. Date of Next Meeting: September 10, 2025

#### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:28 p.m.).*

**CARRIED**

7.

**Development Permit Panel**  
**Wednesday, August 27, 2025**

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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, August 27, 2025.

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Wayne Craig  
Chair

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Rustico Agawin  
Committee Clerk



Schedule 1 to the Minutes of  
the Development Permit Panel  
meeting held on Wednesday,  
August 27, 2025

# Development Permit Panel Presentation

DEVELOPMENT PERMIT 19-869484



Cornerstone Evangelical Baptist Church

Development Permit Panel Meeting

August 27, 2025

# Background



1978 – Cornerstone Evangelical Baptist Church Established on E14<sup>th</sup> Ave., Van



1985 - Purchased No. 5 Rd. Property in

1996 - Building completion and first occupancy

# Cornerstone Christian Academy



1997 – 1<sup>st</sup> Year, 6 students & 2 staff

- High educational standards
- Christian based school open to both faith and non-faith based families
- Strong active community supporters
- 317 students (pre-school to Gr. 7)
- 54 full & part-time staff



# Need for New Facilities



- Lack of space for classrooms and Church programs
- Portables are at end of life



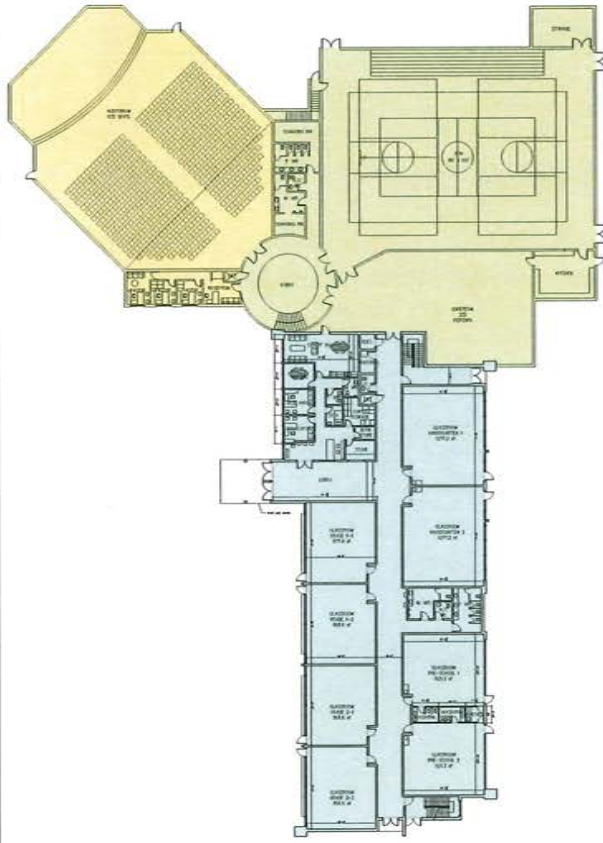




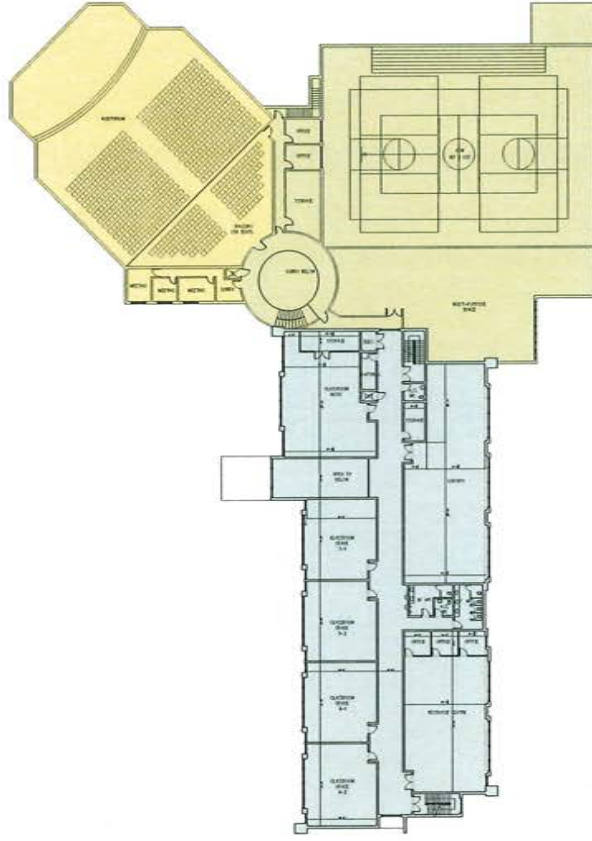




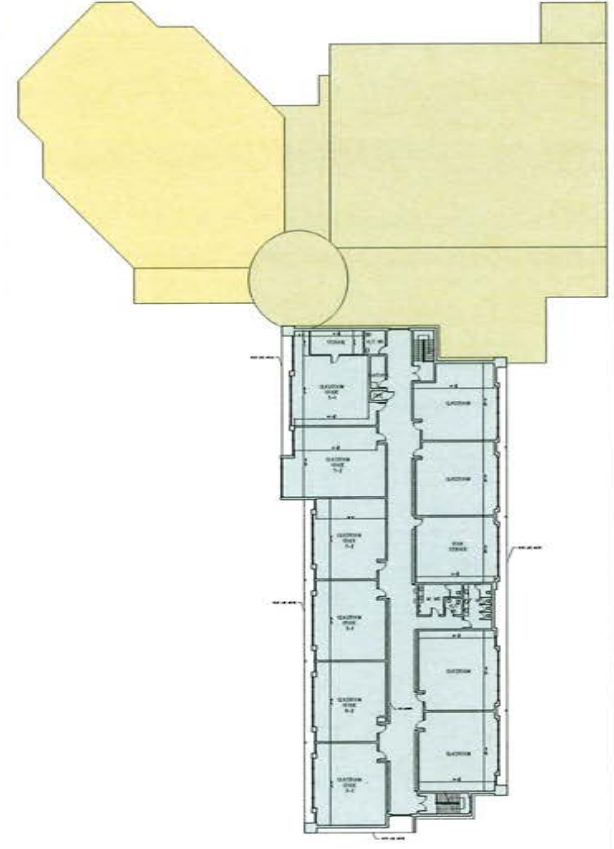




1  
A1.1 MAIN FLOOR PLAN  
SCALE: NTS

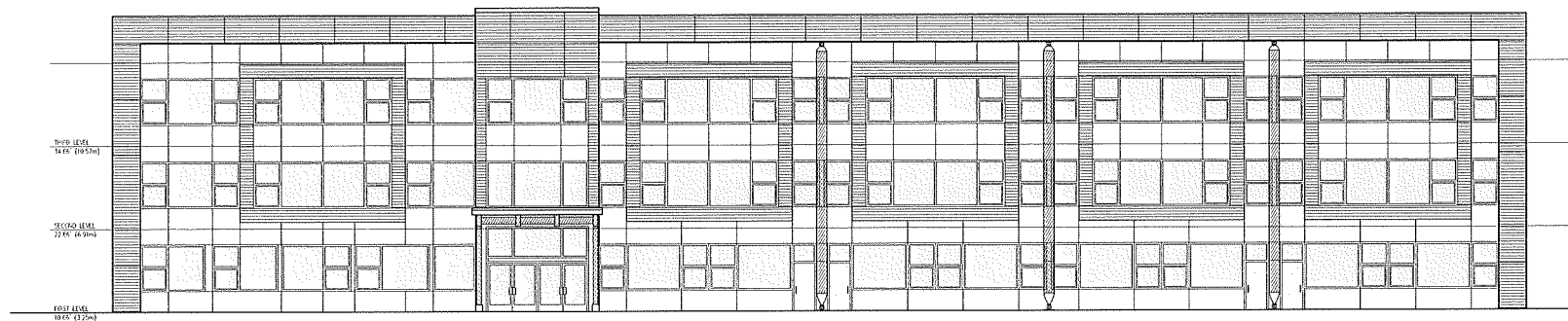


2  
A1.1 SECOND FLOOR PLAN  
SCALE: NTS

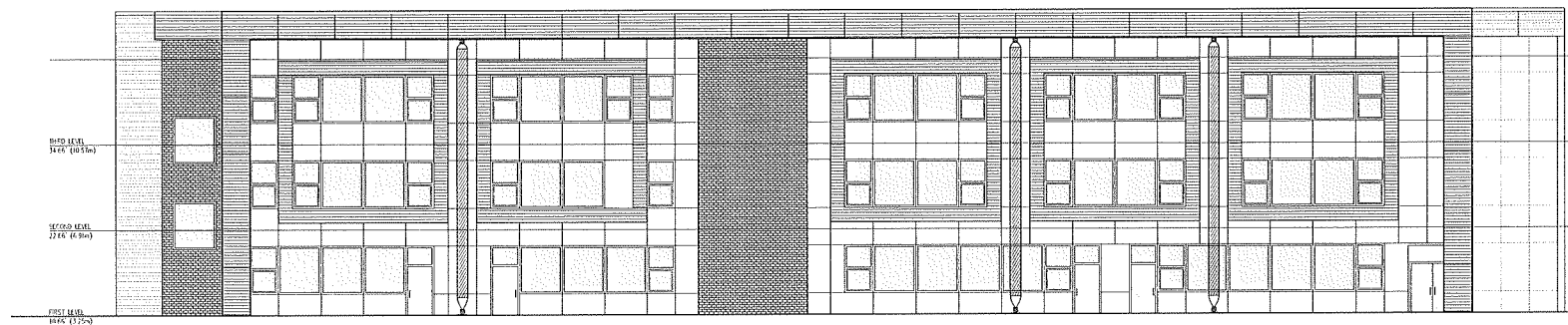


3  
A1.1 THIRD FLOOR PLAN  
SCALE: NTS

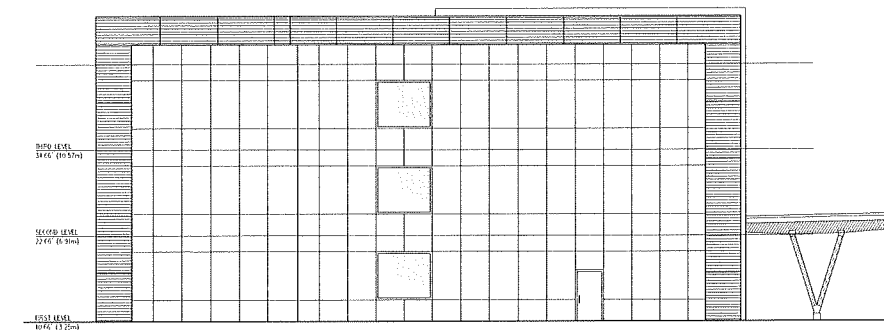




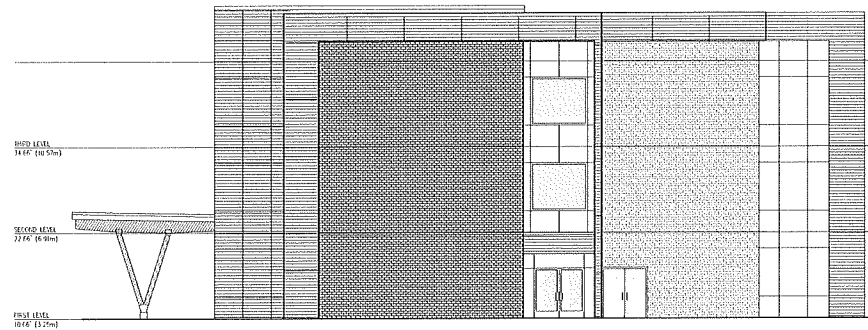
1 WEST ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"



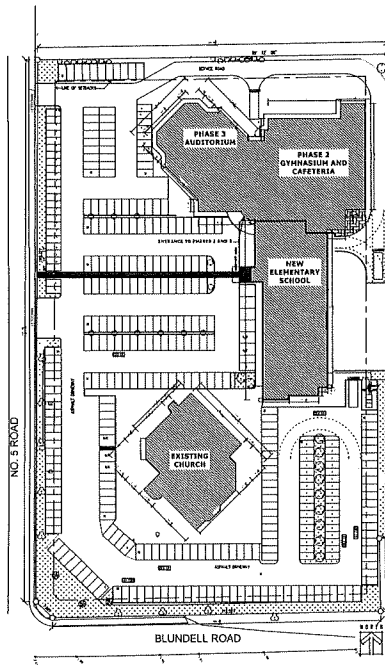
4 SOUTH ELEVATION  
A2.0 SCALE: 1/8" = 1'-0"

DAVID J HO ARCHITECT INC.  
204A - 2003 ST JAMES STREET PORT MOODY BC V3H 2G4  
PHONE 460-1669 FAX 460-5800



CORNERSTONE EVANGELICAL BAPTIST CHURCH  
7800 HALLS ROAD, RICHMOND BC  
ELEVATIONS

DRAWING NO.	DATE	REVISIONS	DATE	REVISION	DATE
A2.0	2010-05-19	SCALE: AS SHOWN			
PROJECT NO.	DRAWN BY	CHECKED BY			
1707					



TOTAL AREA OF MAIN FLOOR  
49,909 SQ. FT. (4,636.7 SQ. M.)

MAIN FLOOR PLAN SCALE: 1/64" = 1'-0"

#### DENSITY

PERMITTED - 0.50

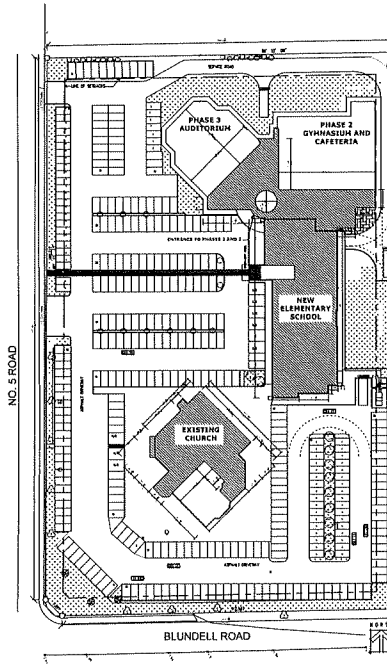
PROPOSED - 0.39

#### COVERAGE

PERMITTED - 35%

PROPOSED - 26.3%

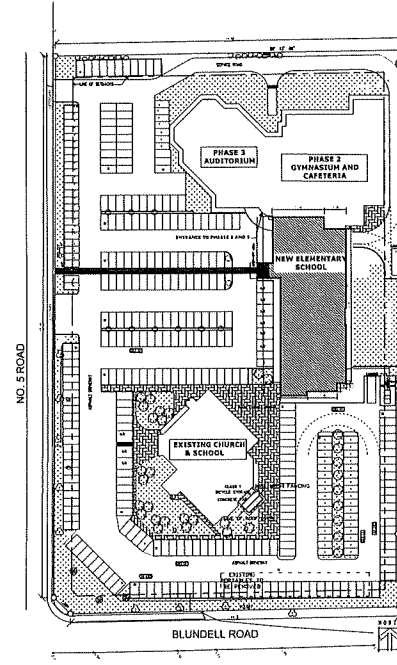
AREA OF EXISTING BUILDING	
MAIN FLOOR	10,616 SQ.FT. (9,86.25 SQ. M.)
SECOND FLOOR	7,868.22 SQ.FT. (730.97 SQ. M.)
TOTAL	18,484.22 SQ.FT. (1,717.23 SQ. M.)



TOTAL AREA OF SECOND FLOOR  
30,285.2 SQ. FT. (2,813.6 SQ. M.)

SECOND FLOOR PLAN SCALE: 1/64" = 1'-0"

AREA OF NEW ELEMENTARY SCHOOL	
MAIN FLOOR	14,972 SQ.FT. (1,390.93 SQ. M.)
SECOND FLOOR	14,362 SQ.FT. (1,334.26 SQ. M.)
THIRD FLOOR	14,972 SQ.FT. (1,390.93 SQ. M.)
TOTAL	44,306 SQ.FT. (4,116.12 SQ. M.)



TOTAL AREA OF THIRD FLOOR  
14,972 SQ. FT. (1,391 SQ.M.)

THIRD FLOOR PLAN SCALE: 1/64" = 1'-0"

AREA OF FUTURE GYM, AUDITORIUM AND CAFETERIA	
MAIN FLOOR	24,321 SQ.FT. (2,259.47 SQ. M.)
SECOND FLOOR	8,055 SQ.FT. (748.32 SQ. M.)
TOTAL	32,376 SQ.FT. (3,007.80 SQ. M.)

DAVID J HO ARCHITECT INC.



CORNERSTONE EVANGELICAL BAPTIST CHURCH

DENSITY AND COVERAGE OVERLAY

2014 - 2015 ST. JOHNS STREET PORT WOODY BC, CAN. 2014

7850 MCLEOD ROAD, RICHMOND BC

PHONE: 498-8443 FAX: 498-0900

DRAWING NO. A.3

DATE: 2014-01-20

SCALE: AS SHOWN

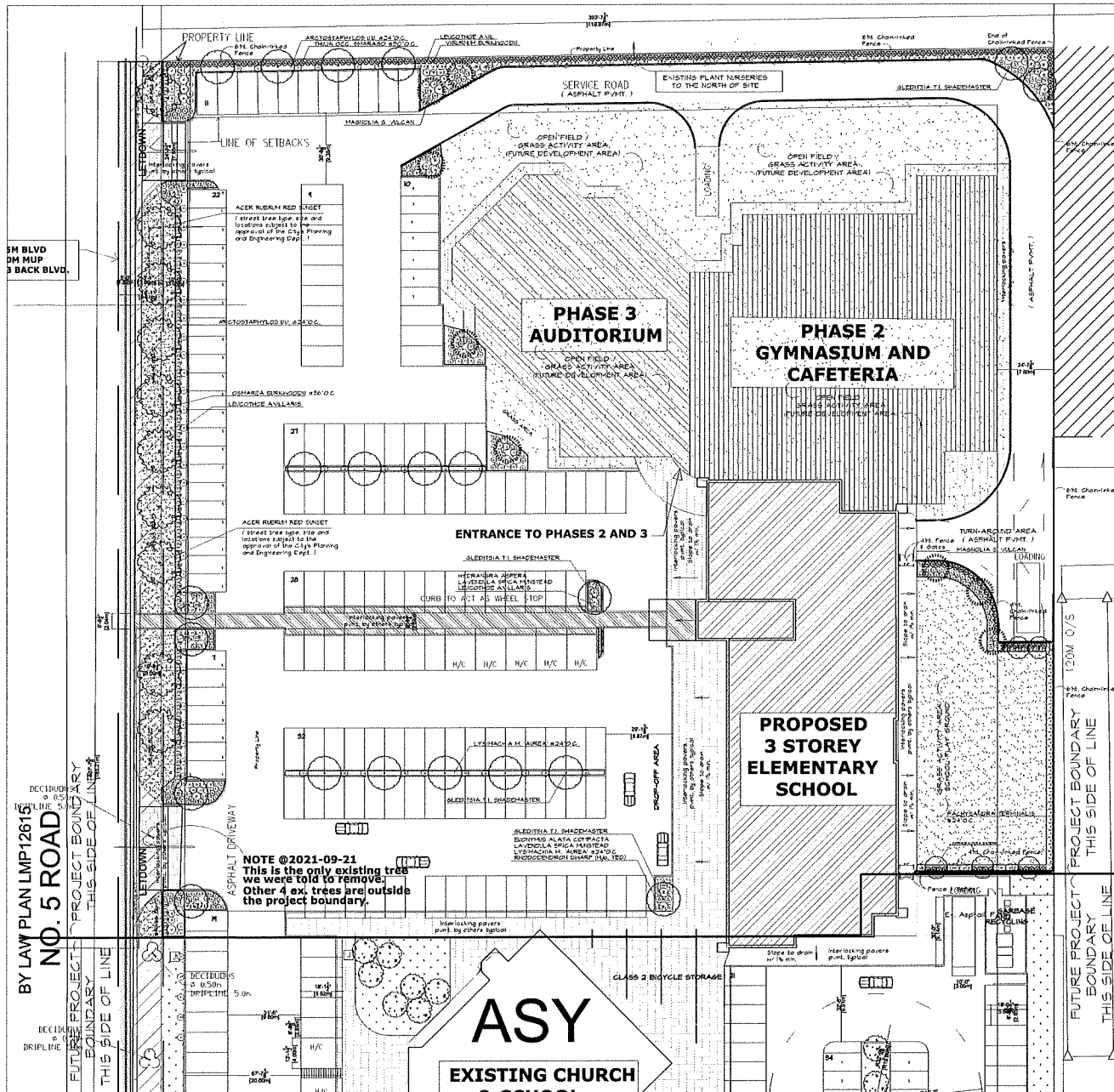
PROJECT NO. 1707

10









PLANT LIST				Project No. 190404.DHO
				Updated: 2025-07-04
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
10	10	ACER RUBRA RED SUNSET	Red Sunset Maple	B1B 8cm cal. 1.8m Std.
5	5	QUERCUS ALBA	Satomi Dogwood	B1B 6cm cal. 2.5m H.
21	21	QUERCUS ALBA	Shademaster Honeylocust	B1B 7cm cal. 1.8m Std.
8	8	HAMMILLIA SOLANUM VULGARIS	Viccan Magnolia	B1B 7cm cal. 1.8m Std.
575	575	ARGENTAEFOLIOSA V. YANUS JADE	Vancouver Jade Kinkarvick	N pot Heavy
5	5	QUERCUS ALBA COMPACTA	Doort Bunting Bush	N5 pot 50cm H. Bushy
25	25	HYDRANGEA ASPERA	Aspera Hydrangea	N5 pot 60cm H. Bushy
246	246	LAVENDULA SPICA MISTEAD	English Lavender	N5 pot 35cm H.
204	204	LEUCOTHOE AXILLARIS	Leucothoe	N5 pot 40cm H. x 1.8m
100	100	LYSIRACHIA HEMISPHERICA 'AUREA'	Manegport	N5 pot Heavy
45	45	OSMAREA BURKHODDII	Burkwood Osmarea	N5 pot 40cm H. x 1.8m
50	50	PACHYRANDRA TERMINALIS	Japanese Spurge	N5 pot Heavy
203	203	RHOISODENDRON SPAN (H.P. TED)	Doort Rhoisodendron	N5 pot 35cm H.
1	1	THUJA OCC. SHANASSO	Emerald Hedge Cedar	B1B 15cm H.
20	20	VERBENA BOCHIANENSE DAWN	Pink Dawn Verbena	N5 pot 60cm H. Bushy
		VERBENA BURKHODDII	Burkwood Verbena	N5 pot 60cm H. Bushy

NOTE:

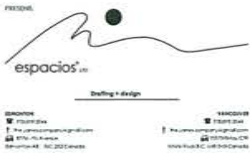
- All plant materials shall meet or exceed BCMA/BCMA Standard.
- All grasses shown shall be installed unless otherwise indicated.
- 'H.P. TED' denotes hybrids to be determined at the nursery during plant material inspection.
- For all other requirements, see Landscape Specifications & Details on 8.5" x 11" sheets.
- Specs. is to be included for tendering & construction use.

#6	July 7, 2025	Replacement of arch site plan dated 2025-07-02, overall adjustment to planting and added beds, revised plant list.
#5	June 30, 2025	Major overall revision as per arch drg. to entire parking lot and boulevard, planting and plant list.
#4	Feb 9, 2025	Updated to full planting plan and plant list.
#3	Jan 26, 2025	Perimeter fences along North and East boundary changed to 6ft chain-linked fence, details added, planting and P. List adjusted. Fonts size increased for printing.
#2	Oct 19, 2025	Major overall revision as per Arch's NEP site plan dated 2021-04-15. ALL parking area planting beds and islands, addition of entry walkway, relocation of access driveway and turn-around area in the back. Adjustment of grass area, other area of planting beds and Plant List.
#1	Jul 6, 2020	Major overall revision as per Arch's NEP site plan dated June 10. ALL parking area planting beds and islands, addition of planting beds at North P.E. and on 3 sides of the Play Ground; notes and Plant List added fence details.
NO.	DATE	REVISIONS
<p>Copyright, all rights reserved. This drawing is the property of FRED LIU &amp; ASSOCIATES, INC. and is to be used only for the project of the landscape consultation and may not be reproduced or used for any other project without the written permission of this office.</p> <p>FRED LIU &amp; ASSOCIATES, INC. Landscape Consultant Gowanus Ave VSP 23.1</p> <p>Email: liandrew3008@gmail.com TEL: (604) 327-7541</p>		

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 Landscape Consultant  
 Vancouver BC V6P 2L3  
 Email: liu@fredliu.ca TEL: (604) 327-7541

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



NOTES:  
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CONTRACTOR TO CONSIDER AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE AND ANY DISCREPANCIES TO BE CORRECTED PRIOR TO PROCEEDING. ALL NEW AND EXISTING DIMENSIONS TO BE VERIFIED.  
ALL DIMENSIONS ON EXISTING FLOORPLANS ARE BASED ON AVAILABLE OFFICIAL DRAWINGS. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA SHOWN HEREIN WITH THE CONDITIONS ON SITE AND IS NOT RESPONSIBLE AND SHALL FOR REPORTING ANY DISCREPANCY TO ESPACIOS FOR A REVISION.  
THE DRAWINGS ARE NOT TO BE USED.

- LAYOUT AND DIMENSIONS
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIZES OF THE WORK, CONTRAST ALL DIMENSIONS PRIOR TO CONSTRUCTION OF ANY PART OF THE WORK. OBTAIN CLARIFICATION FROM THE DESIGNER WHEN CORRECTIONS ARE NEEDED.
  2. DIMENSIONS ARE ALSO TO BE SCALED. REFER TO DIMENSIONS ONLY ON OBTAIN CLARIFICATION FROM THE DESIGNER.
  3. MINOR AND MAJOR DIMENSIONS ARE TO FACE OF OR CENTER LINE OF TOOL.
  4. DOOR AND WINDOW DIMENSIONS ARE TO FACE OF FRAME.

ARCHITECTURAL

espacios

DESIGNER

VANCOUVER

100 Douglas Crescent  
Richmond BC V6X 1E5  
Phone: (604) 271-1145 - JIA 7000005  
Email: alan@gal.com

AL000 Cover Sheet / Drawing Index  
AL001 General Notes  
AL002 Content plan & photos

A100 Lot/ Floor Areas Overlays  
A101 Key Plan & Existing Site Plan

A110 Propose - Main Floor Plan  
A111 Propose - Second Floor Plan

A200 Exterior Elevations - House  
A201 Exterior Elevations - Secondary Suite

A300 Sections - House & Secondary Suite

L001 LANDSCAPE SITE PLAN



CLIENT:  
Alan & Orli Gal.  
100 Douglas Crescent  
Richmond BC V6X 1E5  
Phone: (604) 271-1145 - JIA 7000005  
Email: alan@gal.com

LIST OF DRAWINGS

ELECTRICAL

E-1 -

MECHANICAL

M-1 -

STRUCTURAL

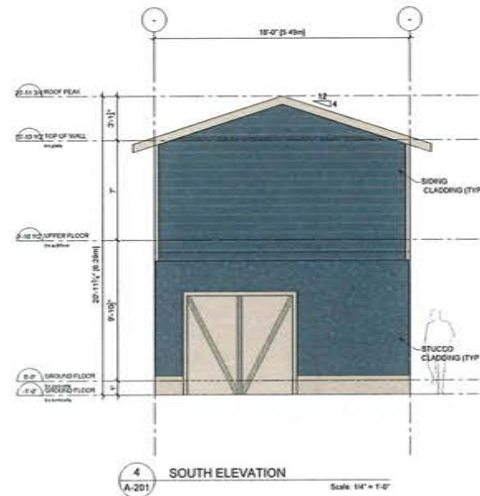
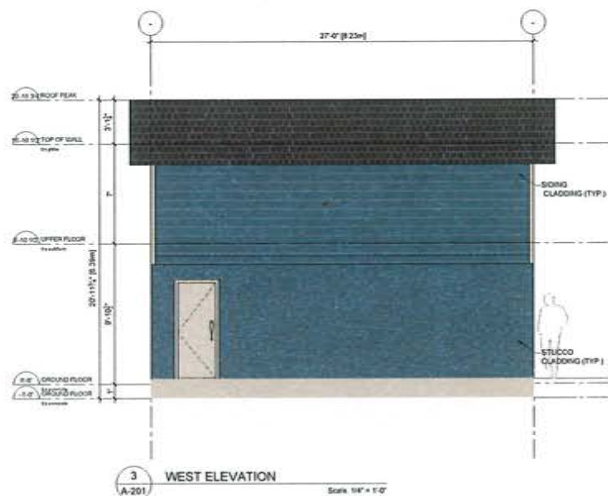
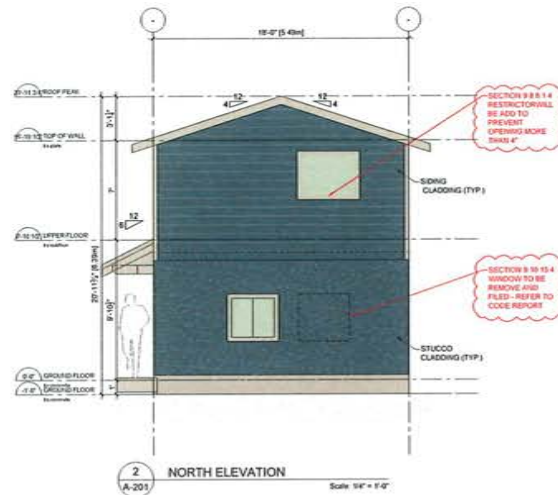
S1- -

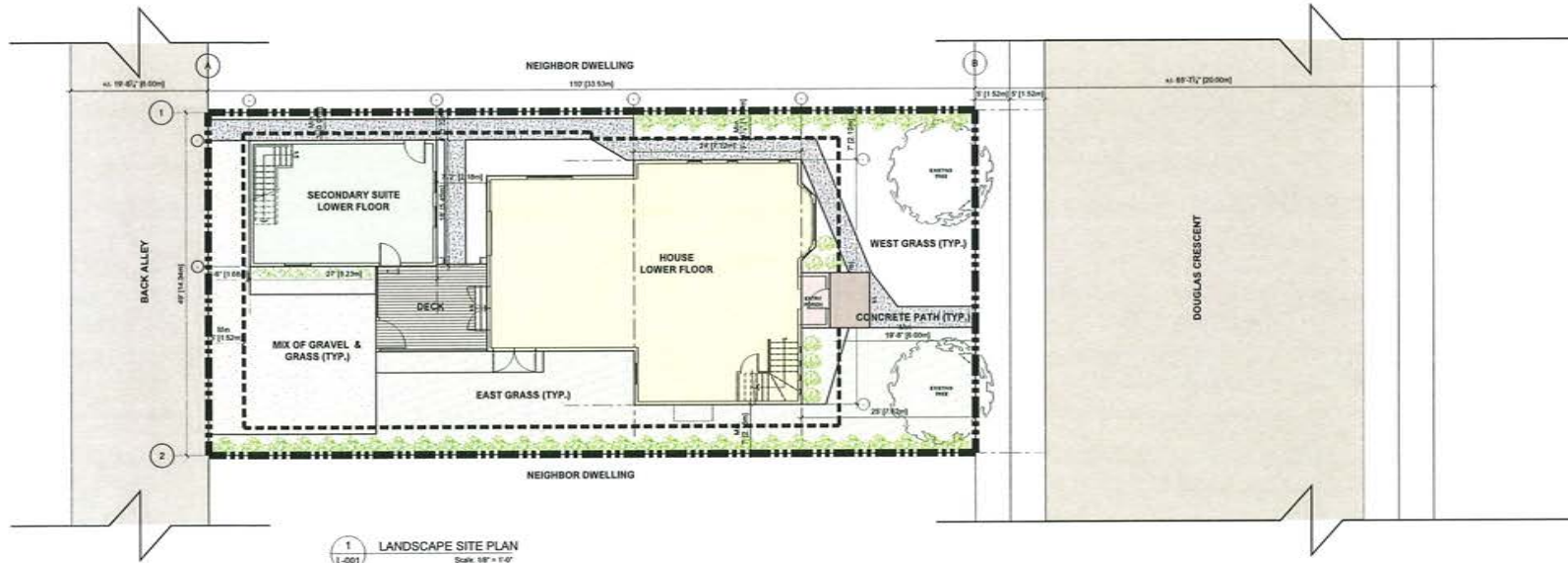
LANDSCAPE

L1- -



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





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

[illegible]



PARCEL IDENTIFIER (PID): 003-523-241

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

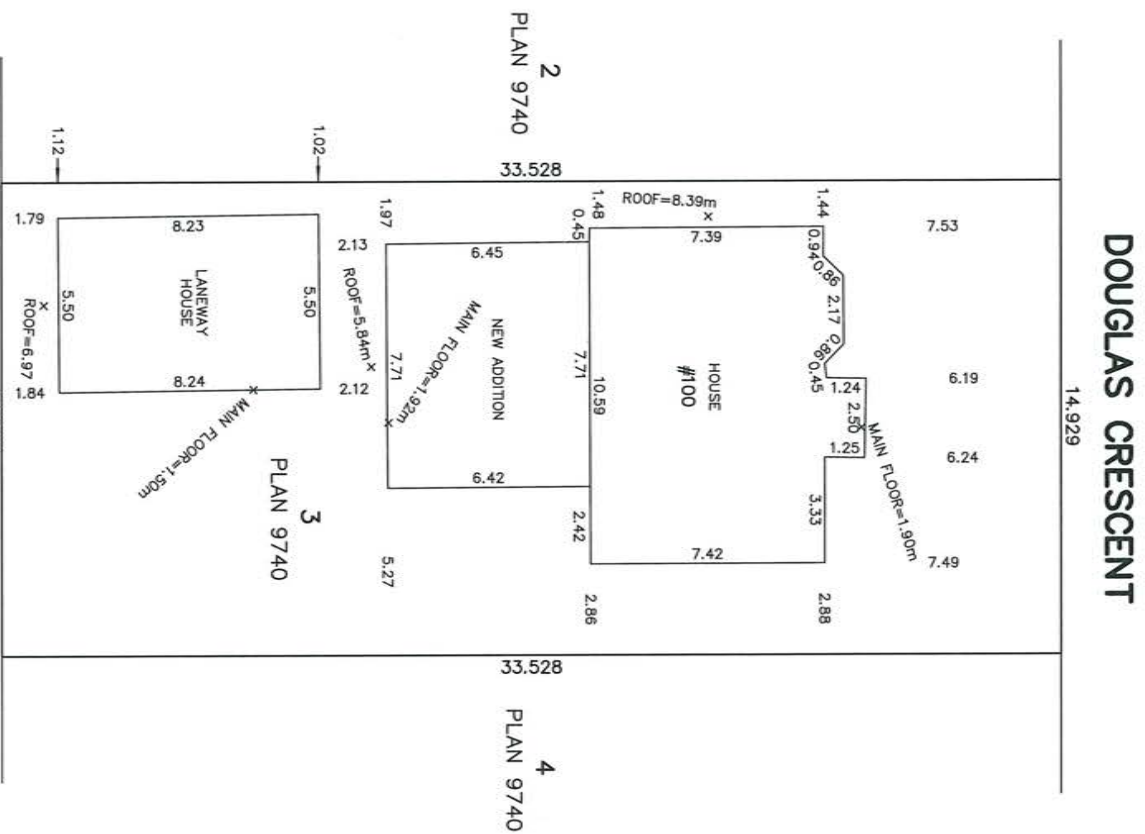
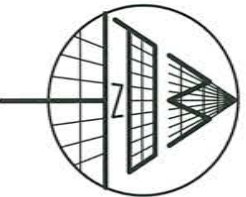
SCALE 1:150  
ALL DISTANCES ARE IN METRES  
UNLESS INDICATED OTHERWISE.

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

ELEVATIONS:

Q ROAD (HIGHEST) = 1.29 METRES

ELEVATIONS ARE REFERENCED TO  
RICHMOND GEODETIC DATUM (HPN).



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**MATSON PECK & TOPLISS  
SURVEYORS & ENGINEERS**

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 19645-001-CERT-000.DWG

R-22-19645-CERT

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THIS PLAN IS INTENDED ONLY TO SHOW THE POSITION OF CERTAIN IMPROVEMENTS WITHIN THE SUBJECT PARCEL. NO OTHER INFORMATION IS IMPLIED.

IN PARTICULAR THIS IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES OR FOR BUILDING MODIFICATIONS. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

DATE OF SURVEY: MAY 24, 2022

Digitally signed by  
JOSE COELHO H78565  
Date: 2022.05.26



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

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.







A photograph of a blue two-story house with a black dumpster and a pickup truck parked in front of it. The house has a gabled roof and several windows. The dumpster is positioned in front of the house, and the pickup truck is parked to the right of the dumpster. The scene is set on a residential street with trees in the background.

A photograph of a two-story blue house with white trim, identified as the home of the author's mother. The house has a gabled roof, a central front door with a small porch, and several windows, some of which are boarded up. The house is surrounded by a green lawn and some bare trees in the background.

A photograph of a blue two-story house with white trim around the windows and doors. The house has a chimney on the right side and a small porch over the front door. A large tree is in the foreground on the left, and a green lawn is in front of the house.

A photograph of a residential yard. In the foreground, there is a green lawn with a concrete path leading towards a dark fence. To the left of the path, there is a blue object, possibly a trash can. The background features several trees, including evergreens and bare deciduous trees. A house is partially visible behind the fence on the right side.

A photograph of a blue house with a white door and a small porch. The house has a gabled roof and a white downspout. A small wooden deck leads to the porch. The house is surrounded by a fence and some landscaping.

A photograph of a two-story blue house with white trim. The house has a white picket fence in the foreground. There are several windows visible, some with white frames. A black trash can is in the foreground on the left. The house appears to be in good condition.

A narrow alleyway between two dark blue houses with white window frames, leading to a bright outdoor area.

A photograph of a blue wooden building with a white double door, identified as the entrance to the 'Blue House'. The building has a gabled roof and is situated in a residential area with other houses and trees in the background. A green trash bin is visible near the door.

CITY OF RICHMOND  
British Columbia



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CONTRACTORS TO EXISTING FOUNDATIONS ARE BASED ON AVAILABLE ORIGINAL DRAWINGS. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND CHECK AGAIN RE IN THE WORKING OF THE SITE AND IT BE RESPONSIBLE AND LIABLE FOR REPORTING AND NOTIFYING THE DESIGNER FOR ADJUSTMENT.

[illegible]

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

**CONTENT PLAN & PHOTOS**

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MMM-YYYY) 15.APR.2022	Sheet No. <b>A-001</b>	
Project No. 2022_01		