

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 E14th Ave., Van



1985 - Purchased No. 5 Rd. Property in

1996 - Building completion and first occupancy

Cornerstone Christian Academy



1997 – 1st 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

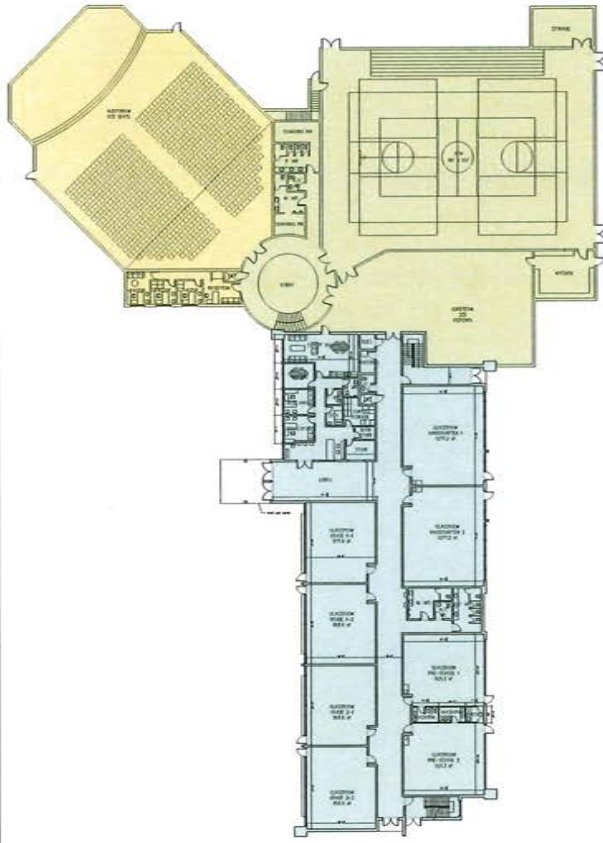


Need for New Facilities

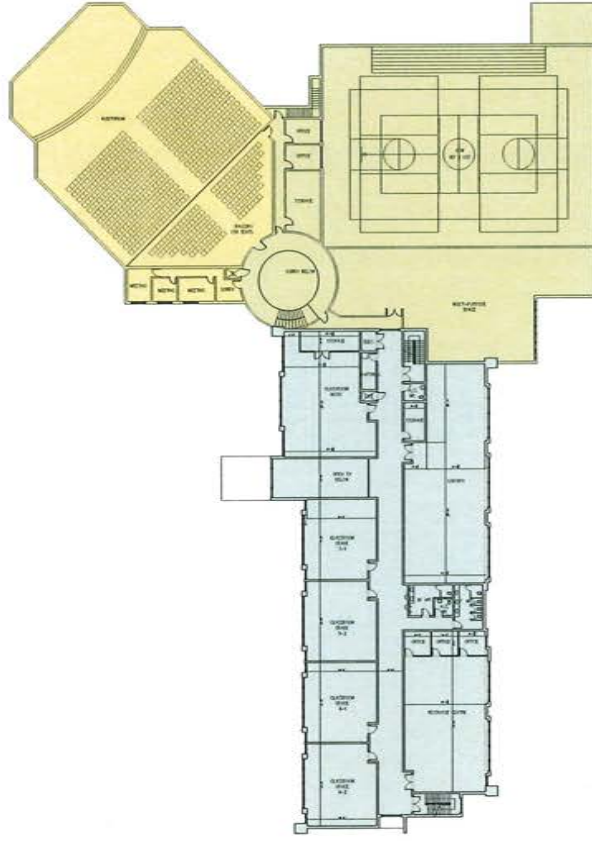


- Lack of space for classrooms and Church programs
- Portables are at end of life

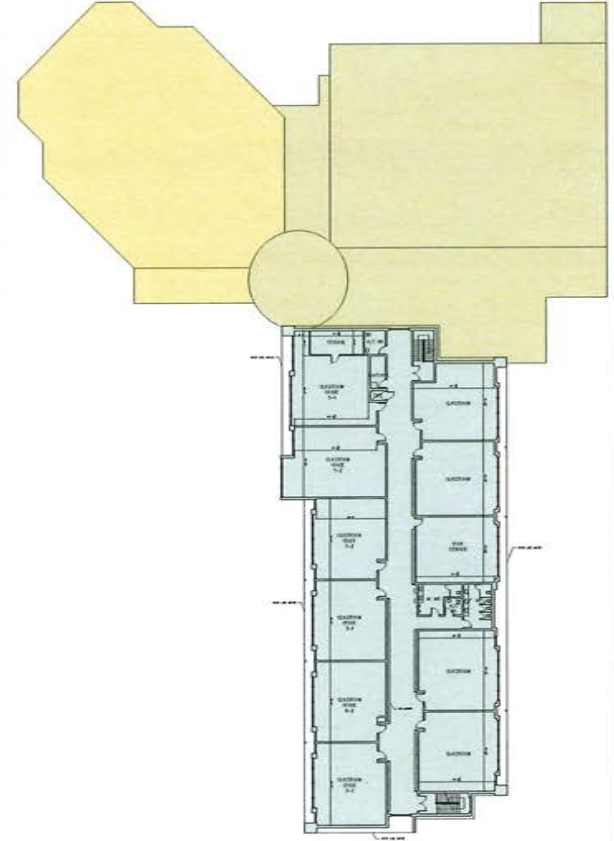




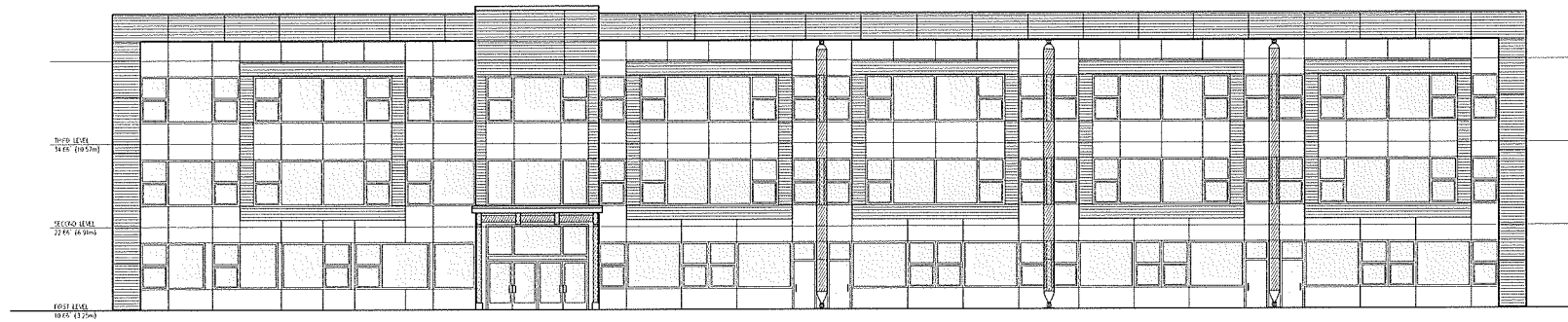
1
A1.1 MAIN FLOOR PLAN
SCALE: NTS



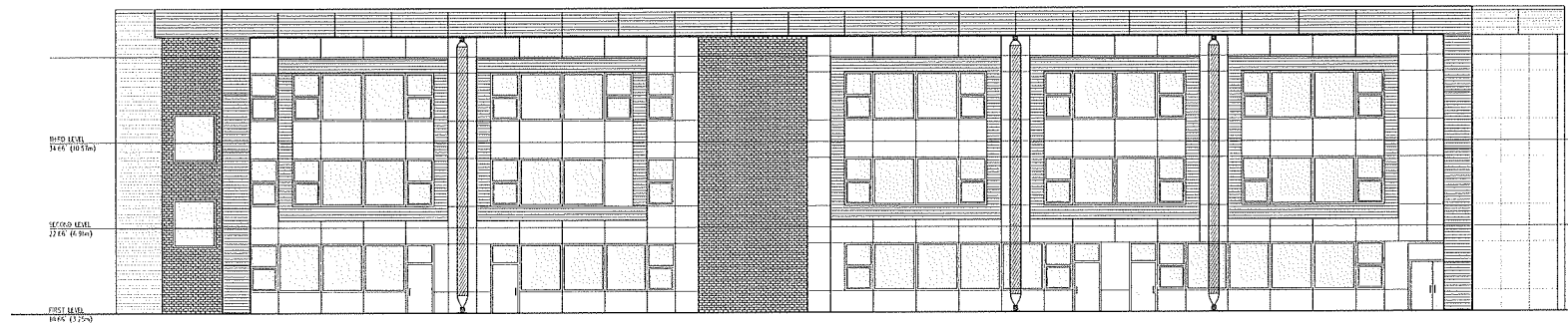
2
A1.1 SECOND FLOOR PLAN
SCALE: NTS



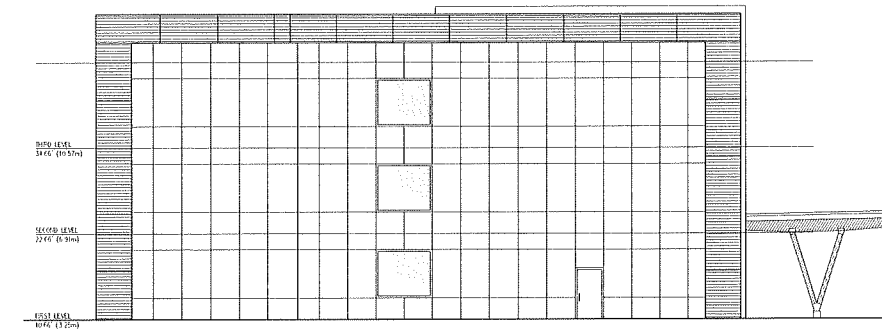
3
A1.1 THIRD FLOOR PLAN
SCALE: NTS



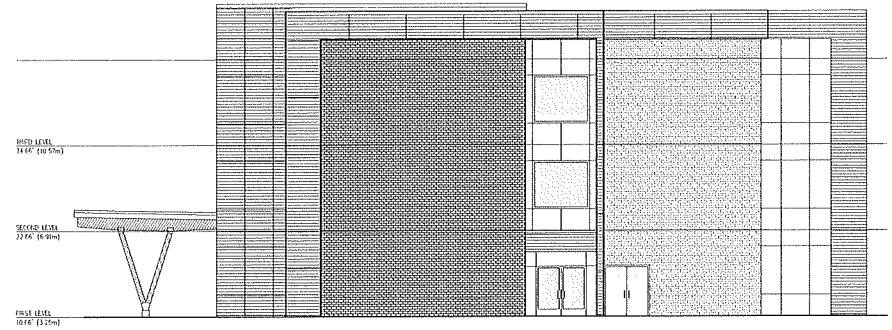
1 WEST ELEVATION
A2.0 SCALE: 1/8" = 1'-0"



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



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



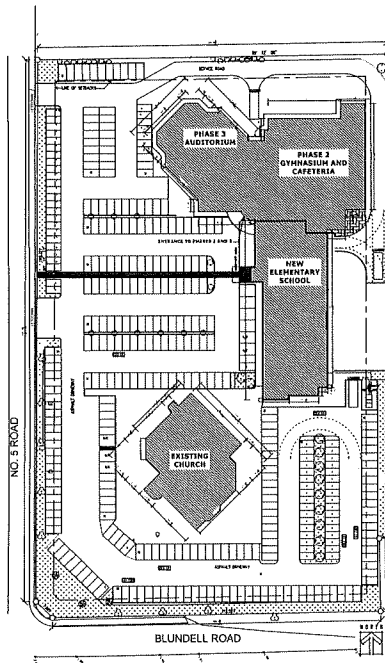
4 SOUTH ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

DAVID J HO ARCHITECT INC.
204A - 2003 ST JAMES STREET PORT MOODY BC V3H 2C4
PHONE 460-1669 FAX 460-5800



CORNERSTONE EVANGELICAL BAPTIST CHURCH
7800 HILL ROAD, RICHMOND BC
ELEVATIONS

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



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

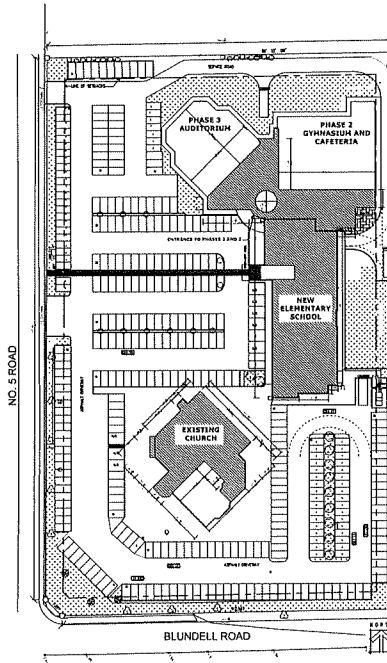
PROPOSED - 0.39

COVERAGE

PERMITTED - 35%

PROPOSED - 26.3%

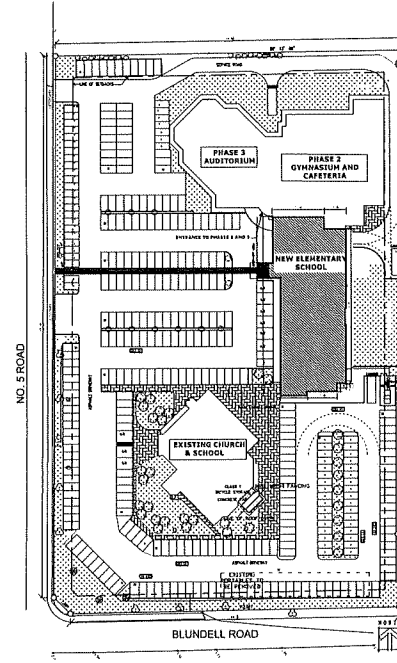
AREA OF EXISTING BUILDING	
MAIN FLOOR	10,616 SQ.FT. (9,86.25 SQ. M.)
SECOND FLOOR	7,868.22 SQ.FT. (730.97 SQ. M.)
TOTAL	18,484.22 SQ.FT. (1,717.23 SQ. M.)



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: 498-8843 FAX: 498-0900

DRAWING NO. A.3

DATE: 2014-01-20

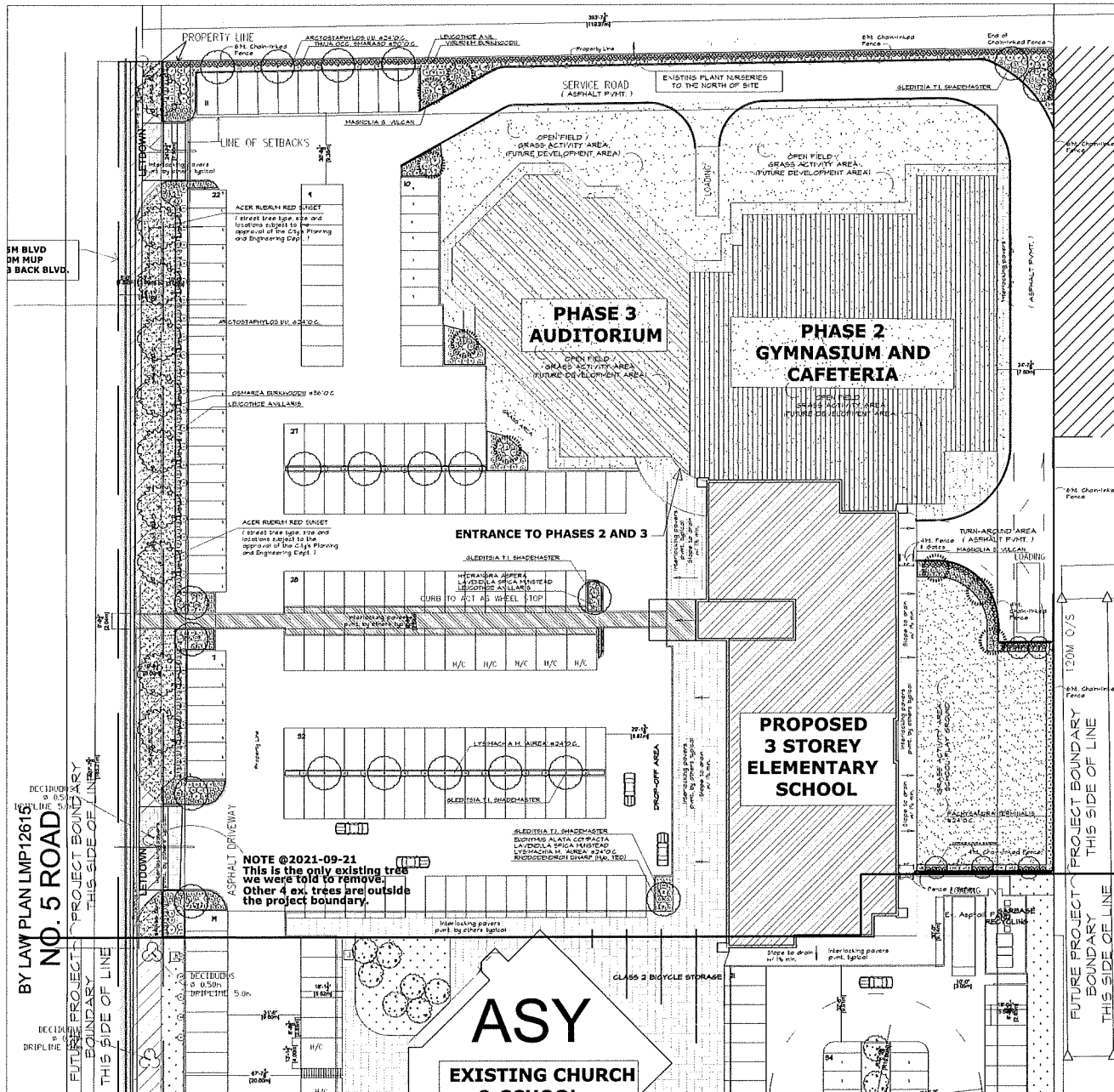
SCALE: AS SHOWN

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	CORNUS KOVA SATCHEL	Satchel Dogwood	B1B 6cm cal. 2.5m Ht.
21	21	GLEDETZIA T.L. SHADEMASTER	Shademaster Honeylocust	B1B 7cm cal. 1.8m Std.
8	8	HAMMILLIA SOLANUM VULCAN	Vulcan Hammi	B1B 7cm cal. 1.8m Std.
575	575	ARGENTAEFOLIOSA V.V. YANG JADE	Vancouver Jade Kinkarick	N pot Heavy
5	5	DIPIPHYS ALATA COMPACTA	Doort Bunting Bush	N5 pot 50cm Ht. Bushy
25	25	HYDRANGEA ASPERA	Aspera Hydrangea	N5 pot 60cm Ht. Bushy
246	246	LAVENDULA SPICA MISTEAD	English Lavender	N5 pot 35cm Ht.
204	204	LEUCOTHOE AXILLARIS	Leucothoe	N5 pot 40cm Ht. x 1.8m
100	100	LYSIRACHIA HEMIPALMATA 'AUREA'	Manegrove	N5 pot Heavy
45	45	OSMAREA BURKHODDII	Burkwood Osmarea	N5 pot 40cm Ht. x 1.8m
50	50	PACHYRANDRA TERMINALIS	Japanese Spurge	N5 pot Heavy
203	203	RHOISODENDRON DAVAR (H.P. TED)	Dwarf Rhododendron	N5 pot 35cm Ht.
1	1	THALIA GIG. SWANSON	Emerald Hedge Cedar	B1B 1.5m Ht.
28	28	VERBENA BOCHIANENSE DAVAR	Pink Dawn Verbena	N5 pot 60cm Ht. Bushy
		VERBENA BURKHODDII	Burkwood Verbena	N5 pot 60cm Ht. 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 A5-111 sheets.
- Specs. is to be included for tendering & construction use.

#1	July 7, 2025	Replacement of arch site plan dated 2025-07-02, overall adjustment to planting and added beds, revised plant list.
#2	June 30, 2025	Major overall revision as per arch drg. to entire parking lot and boulevard, planting and plant list.
#3	Feb 9, 2025	Updated to full planting plan and plant list.
#4	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.
#5	Oct 19, 2025	Major overall revision as per Arch's NEH 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.
#6	July 6, 2025	Major overall revision as per Arch's NEH 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
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