

Schedule 2 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
December 10, 2025

MIXED-USE RENTAL BUILDING (DP 23-033716)

DEVELOPMENT PERMIT PANEL

Existing Address: 9000, No.3 Road, Richmond, BC

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L7.0	Precedent Images

CONTACTS

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Cover Sheet

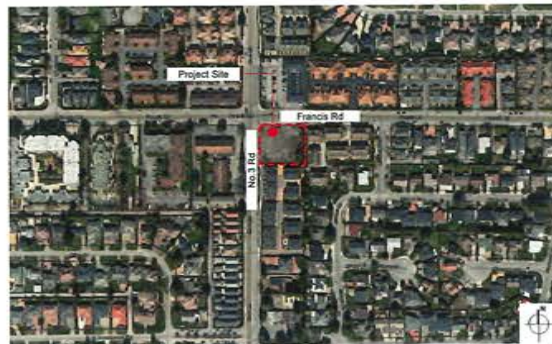
A-001

9000 No. 3 Road
Richmond, BC

SITE CONTEXT

The site is a relatively flat, square lot formerly a gas station located at the Southeast corner of the intersection of No.3 Road and Francis Road. The site has been vacant for approximately 10 years. Both the South and East sides are landlocked, with a sanitary SROW and townhouse development to the East and another townhouse development to the South. The adjacent townhouse developments are well established and vary from 2-3 storeys in height. To the North, across Francis Road, there is a single-storey commercial strip mall and 1.5-2 storey duplex/triplex townhouses. To the West is an older apartment building of 2 storeys.

The site is identified in the Official Community Plan in the Broadmoor planning area, with the 2041 OCP Land Use Map Designation of Commercial. An OCP amendment is requested to change Commercial to Mixed Use to accommodate the proposed development. The development also requires Rezoning from the current CG-1 (gas & services stations) and requires a Development Permit.

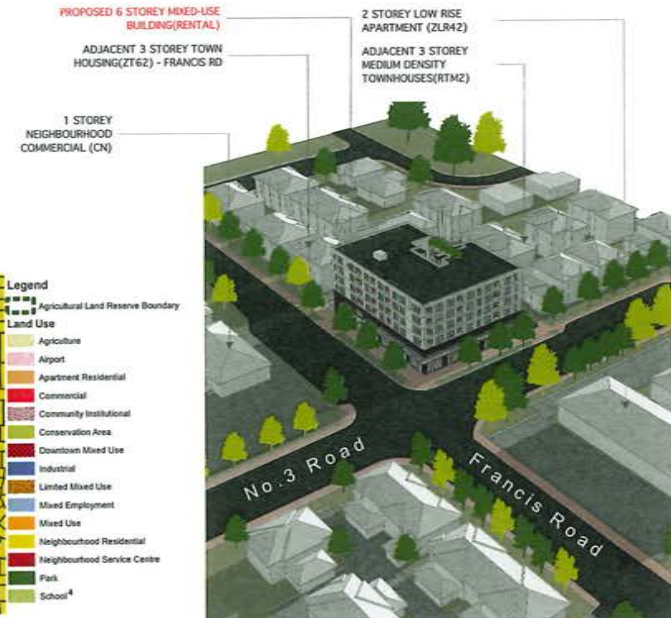


Context Map

Not to scale



City of Richmond - OCP Map



Context 3D



1. Streetscape Along No.3 Road



2. Streetscape Along Francis Road



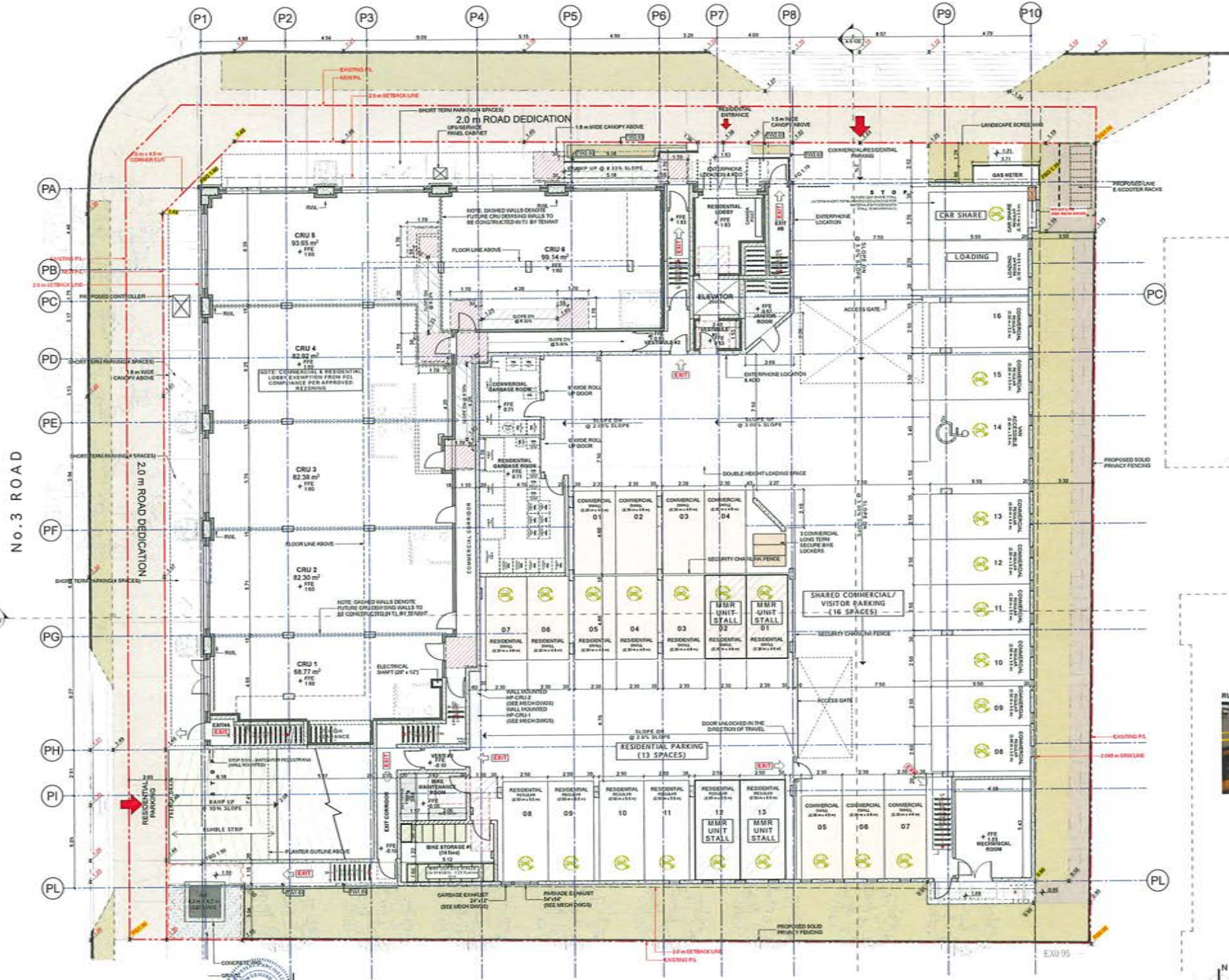
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Site Context

A-002

9000 No. 3 Road
Richmond, BC



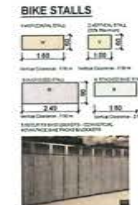
Note: Aging-in-Place Features Provided

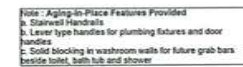
- a. Starwell Handrails
- b. Lever type handles for plumbing fixtures and door handles
- c. Solid blocking in washroom walls for future grab bars beside toilet, bath tub and shower

Note: BC Energy step code requirements are to be achieved for the development project.

Accessibility

- a. Accessible path connecting public sidewalk to the main entrance (residential lobby & CRU units)
- b. Accessible path to the outdoor amenity space on level 2
- c. Accessible parking is at visible location near elevator lobby in parking
- d. Access to recycling and garbage rooms is wheel chair accessible
- e. 100% units meet the Basic Universal Housing (BUH) requirement





BIKE STALLS

(HORIZONTAL STALL)

Width: 1.80
Height: 0.90

Vertical Clearance: 2.10m

(VERTICAL STALL - RECOMMENDED)

Width: 0.90
Height: 1.80

Vertical Clearance: 2.10

(2 IN 1 HORIZONTAL STALL)

Width: 2.40
Height: 0.90

Vertical Clearance: 2.10m

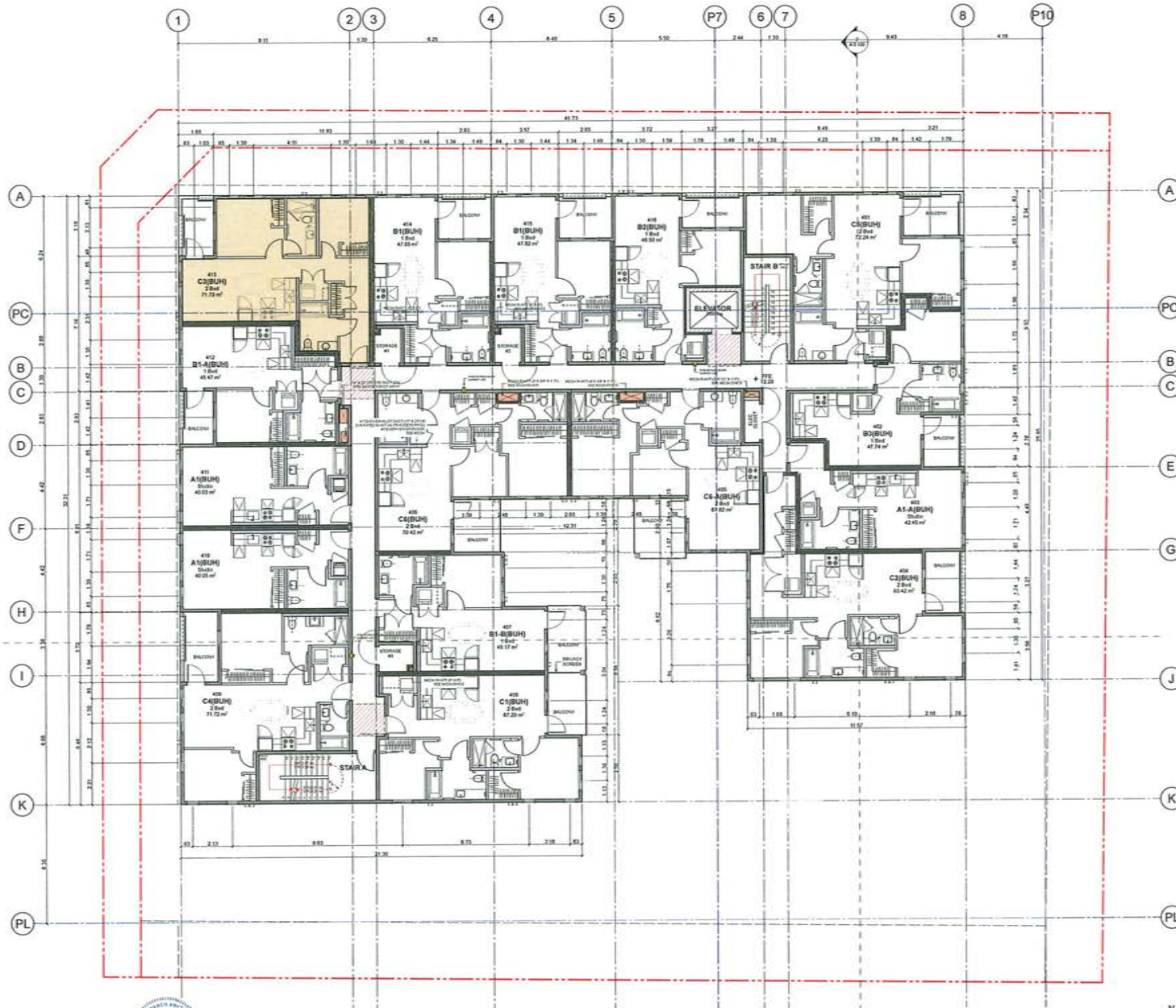
(2 IN 1 VERTICAL STALL)

Width: 1.80
Height: 0.90

Vertical Clearance: 2.10

5' TYPICAL MAXIMUM CLEARANCE - DISTANCES SHOWN FROM FRONT OF BICYCLE.





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Level 4 to 6 Floor Plan (Typical)



A-006

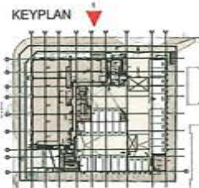
9000 No. 3 Road
Richmond, BC



1 Building Elevation - North
SCALE 1/8" = 1'-0"



2 Building Elevation - West
SCALE 1/8" = 1'-0"



Material and colour legend

	Color	Product (ex. mtl.)	Finish (ex. mtl.)	
10	11	Asic White	Lap Siding w/ 7" Exposure (James Hardie or similar)	X
	12	Iron Gray	Lap Siding w/ 7" Exposure (James Hardie or similar)	X
	13	Iron Gray	Fiber Cement Panel (James Hardie or similar)	X
	14	Summer White	Lap Siding - Summer White/Hardy or similar - Woodstone Finish	X
	15	Black	Back (James Hardie or similar)	X
	16	Charcoal Slate	Fluted Concrete Concrete (Sargem House - MC-100)	X
	17	Gray	Hardi Cement Panel	X
20	21	Summer White	Softy (James Hardie - Arden Softy V-Groove) with Woodstone Finish to Match Summer White	X
30	31	Black	Charcoal Powder coated Aluminum Slat	12
	32	White	White Powder coated Aluminum Slat	11
40	41	White	White Powder coated Aluminum Slat	11
	42	Black	Charcoal Powder coated Aluminum Slat	11
50	51	Black	Vinyl Windows	X
	52	Black	Roofs	X
	53	Light Ash	Wood fence screening	X
	54	Black	Lawns	X



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Building Elevations

A-008

9000 No. 3 Road
Richmond, BC



1 East Elevation
SCALE 1/8" = 1'-0"



2 South Elevation
SCALE 1/8" = 1'-0"

Material and colour legend			
Colour	Product (to match)	Finish (to match)	
1.1	Asp White	Log Siding w/ 7" Exposure (James Hardie or similar)	X
1.2	Iron Grey	Log Siding w/ 7" Exposure (James Hardie or similar)	X
1.3	Iron Grey	Flat Concrete Panels (James Hardie or similar)	X
1.4	Summer Shrub	Log Siding - Summer Shrub (white or sandy) Woodstone Finish	X
1.5	Black	Black (James Hardie or similar)	X
1.6	Charcoal Grey	Painted Concrete Concrete (Benjamin Moore, HC-175)	X
1.7	Gray	Model Charcoal Fence	X
2.1	Summer Shrub	SPFL James Hardie - African SUE'S Grouse with Woodstone Finish to Match Summer Shrub	X
3.1	Black	Charcoal Powder coated Aluminum Mat	1.2
3.2	White	White Powder coated Aluminum Mat	1.1
4.1	White	White Powder coated Aluminum Mat	1.1
4.2	Black	Charcoal Powder coated Aluminum Mat	1.1
5.1	Black	Vertical Slats	X
5.2	Black	Slats	X
5.3	Light Ash	Wood fence screening	X
5.4	Black	Locusts	X





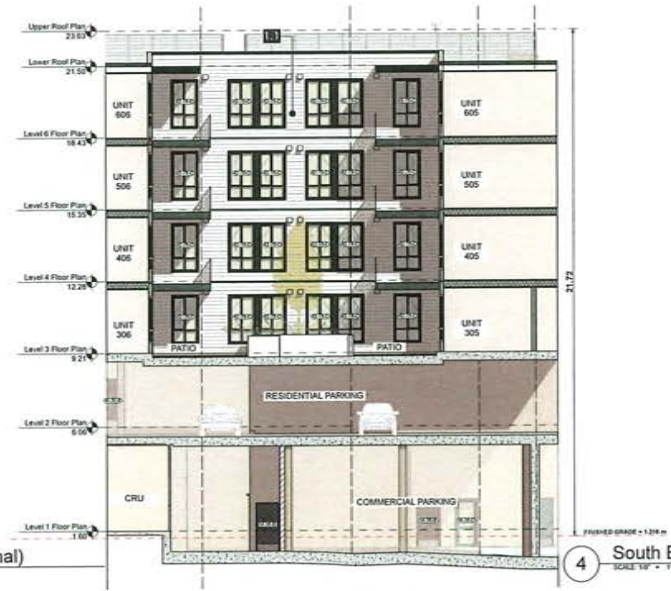
1 West Elevation (Internal)
SCALE 1/8" = 1'-0"



2 East Elevation (Internal)
SCALE 1/8" = 1'-0"

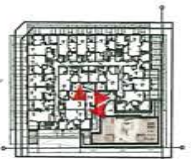


3 North Elevation (Internal)
SCALE 1/8" = 1'-0"



4 South Elevation (Internal)
SCALE 1/8" = 1'-0"

KEYPLAN



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Building Elevations

A-010

9000 No. 3 Road
Richmond, BC



1.1 | Arctic White | Lap Siding (Hardie or sim.)



1.2 | Iron Gray | Lap Siding (Hardie or sim.)
1.3 | Iron Gray | Panel (Hardie or sim.)



1.3 | Summer Wheat | Siding (Hardie or sim.)
Woodtone finish (V Groove)
2.1 | Summer Wheat | Soffit
Woodtone finish (V Groove)



1.4 | Baco Stoneware | Amora or sim (Brick)



1.5 | Storm AF-700 | Benjamin Moore
Painted Concrete



5.1 | Black | Vinyl Windows
5.2 | Black | Railings

Material and colour legend

Colour	Product (to match)	Finish (to match)	Location
CLADDING			
1.1	Arctic White	Lap Siding w/ 7" Exposure (James Hardie or similar)	X
1.2	Iron Gray	Lap Siding w/ 7" Exposure (James Hardie or similar)	X
1.3	Iron Gray	Fiber Cement Panel (James Hardie or similar)	X
1.4	Summer Wheat	Lap Siding - Summer Wheat (Hardie or similar) - Woodtone Finish	X
1.5	Black	Brick (Amora or similar)	X
1.6	Charcoal Slate	Painted Concrete Concrete (Benjamin Moore - HC-178)	X
1.7	Gray	Metal Chainlink Fence	X
SOFFIT			
2.1	Summer Wheat	Soffit (James Hardie - Artisan Soffit V Groove) with Woodtone Finish to Match Summer Wheat	X
TRIMS / FLASHINGS			
3.1	Black	Charcoal Powder coated Aluminum Malt	1.2
3.2	White	White Powder coated Aluminum Malt	1.1
ROOFS / DECKS			
4.1	White	White Powder coated Aluminum Malt	1.1
4.2	Black	Charcoal Powder coated Aluminum Malt	1.1
WINDOWS / GLAZING			
5.1	Black	Vinyl Windows	X
5.2	Black	Railings	X
5.3	Light Ash	Wood fence screening	X
5.4	Black	Louvers	X



Material Board

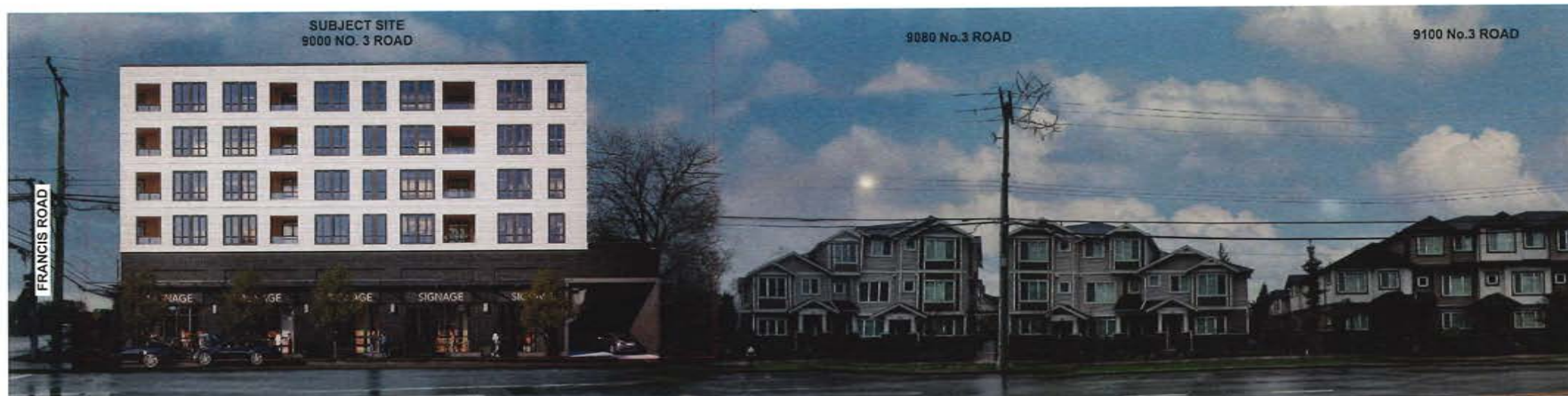


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A-011

9000 No. 3 Road
Richmond, BC



Streetscape Along No.3 Road



Streetscape Along Francis Road

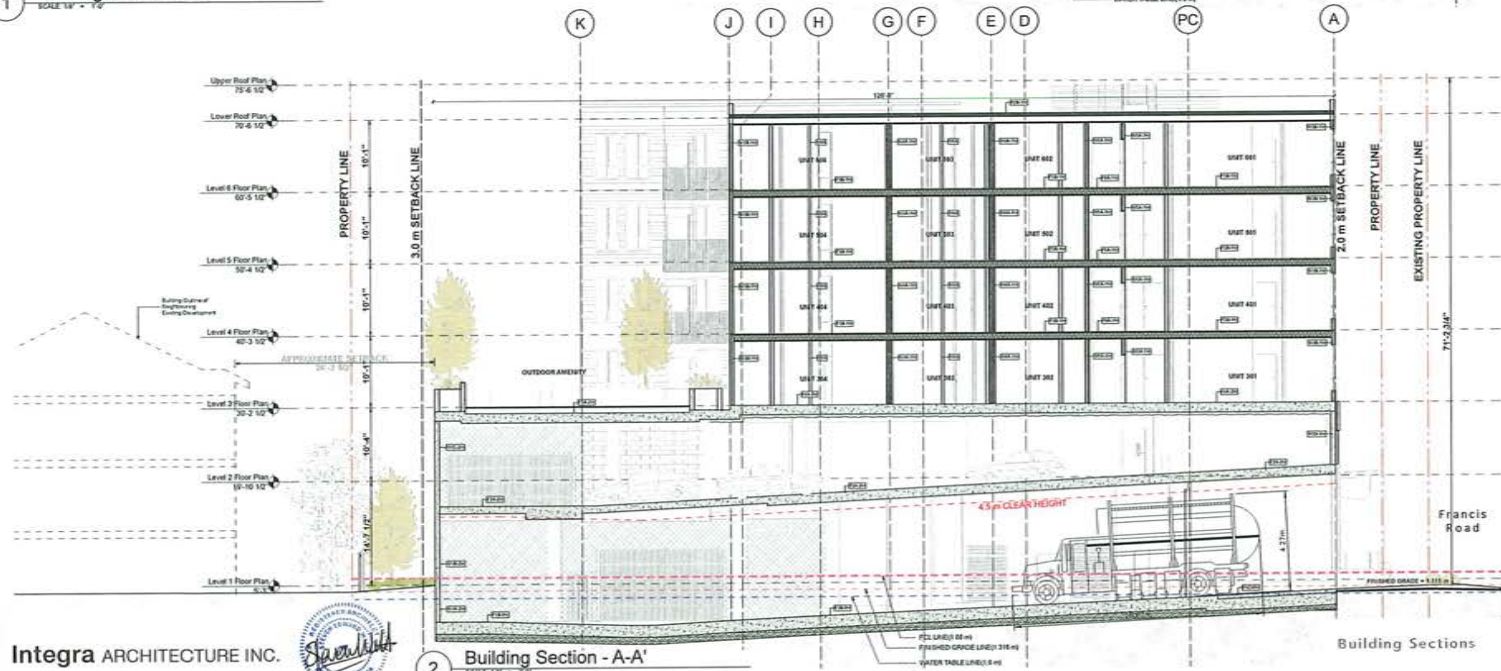
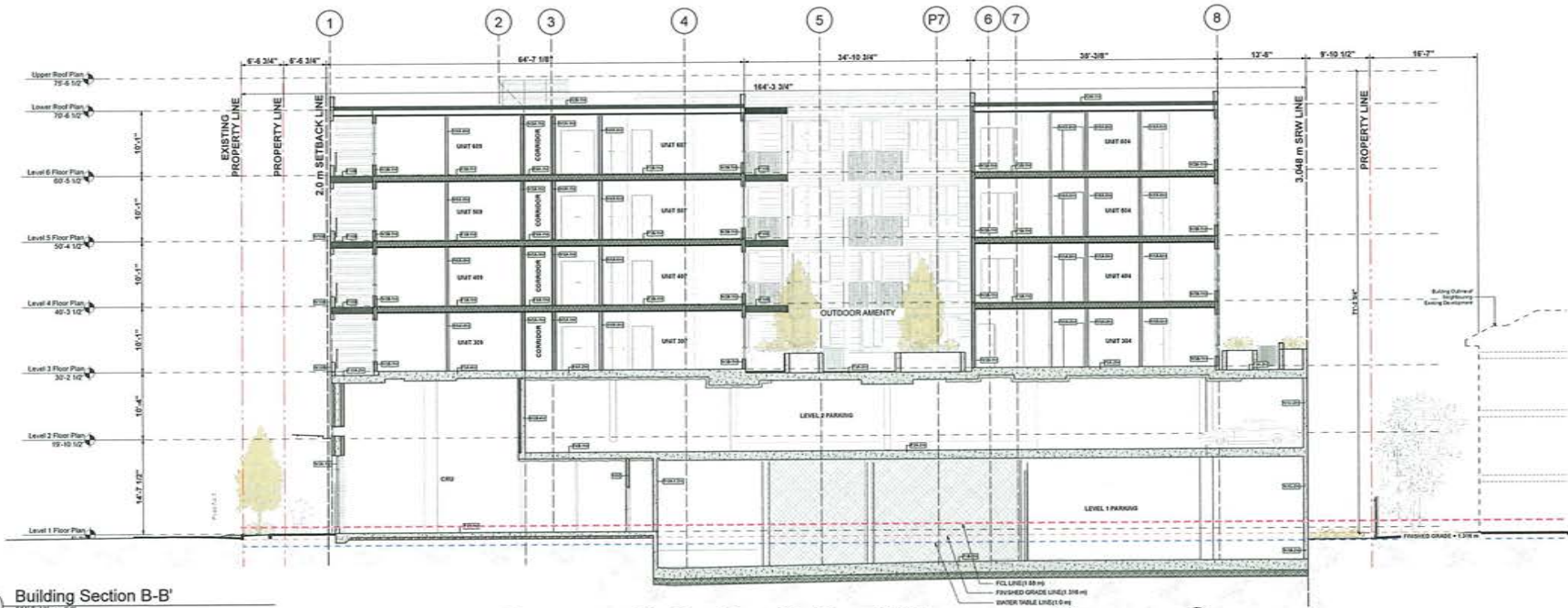


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Streetscape

A-012
9000 No. 3 Road
Richmond, BC



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2 Building Section - A-A'

Building Sections

A-013

9000 No. 3 Road
Richmond, BC



1 3D View Along No.3 Rd & Francis Rd



3 3D View Along Francis Rd



2 3D View Along No.3 Rd



4 3D View Along Francis Rd



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Perspective Renders



1 3D View Along Residential Lobby



2 3D View Along Outdoor Amenity



3 3D View Along Outdoor Amenity



4 3D View Along Intersection



Integra ARCHITECTURE INC.



Perspective Renders

A-015
9000 No. 3 Road
Richmond, BC

BLUE CART - CoR

1. Right In

4. Right Out

FRANCIS ROAD

2.0 m ROAD DEDICATION

WASTE VEHICLE LOADING ZONE: CLEAR SPAN AREA WITH AN INTERIOR HEIGHT OF AT LEAST 7.5 m (25 ft) FOR VEHICLE MANOEUVRE & OPERATIONS, CLEAR OF COLUMNS, BEAMS & STRUCTURAL ELEMENTS, MECHANICAL DUCTS & EQUIPMENT, SPRINKLER HEADS, AND OTHER BUILDING FEATURES.

LOADING LIGHT

6' WIDE ROLL UP DOOR

6' WIDE ROLL UP DOOR

2. Loading

OVERHEAD SECURITY GATE TO BE OPEN DURING THE TIME OF COLLECTION (7am to 7pm) MIN 4.5 m CLEAR

4.5 m HIGH CLEARANCE THROUGHOUT THE ENTIRE DRIVE-ABLE ROUTE (WITHOUT THE OBSTRUCTION OF ANY STRUCTURAL ELEMENTS, BEAMS, LIGHTING, SLOPES ETC.)

TRUCK SPECS
BLUE CART-CoR (SIDE LOADING)
SIZE - 10.9 m LONG x 2.74 m WIDE
HEIGHT - 4.27 m

3. Hammerhead turn around

BOUND CONNECTIONS - SEE ATTACHED

COMMERCIAL WASTE ROOM INFORMATION TABLE - COMMERCIAL SERVICES INCLUDE RETAIL, OFFICE					
SIZE	132.49 Sq. ft.		114.17 sq. m		
LOCATION	GROUND LEVEL - AT GRADE				
ACCESS INFORMATION	OPEN 7am - 7pm				
BUILDING USE	MULTIPLE				
BIN TYPE	NUMBER OF BINS	SIZE OF BIN	COLLECTION FREQUENCY		
Commercial Mixed Containers	1	360L	1x	per	Week
Commercial Refundable Beverage Containers	0	240L	1x	per	Week
Commercial Mixed Paper (including newspapers)	3	360L	1x	per	Week
Commercial Glass	0	120L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	1	240L	1x	per	Week
Commercial Cardboard	1	3x63	1x	per	Week
Commercial Garbage	1	3x63	1x	per	Week

TOTAL AREA REQUIRED			
BIN TYPE	STORAGE AREA REQUIRED FOR ONE CONTAINER m ²	NUMBER OF BINS	TOTAL SPACE REQUIRED
Commercial Mixed Containers	1.37	1	1.37 m ²
Commercial Refundable Beverage Containers	1.04	0	0.00 m ²
Commercial Mixed Paper (including newspapers)	1.37	3	4.11 m ²
Commercial Glass	0.74	0	0.00 m ²
Commercial Food Scraps, and Yard Trimmings	1.04	1	1.04 m ²
Commercial Cardboard	4.41	1	4.41 m ²
Commercial Garbage	4.41	1	4.41 m ²
Space Allocation without cardboard bin	8.6		8.62 m ²
Space Allocation with cardboard bin	13.34		13.34 m ²

MULTIFAMILY WASTE ROOM INFORMATION TABLE					
SIZE		344.87 Sq. ft.		117.04 sq. m	
LOCATION		GROUND LEVEL - AT GRADE			
ACCESS INFORMATION		OPEN TO RESIDENTS 24/7			
NUMBER OF UNITS		64			
BIN TYPE	NUMBER OF BINS	SIZE OF BIN	COLLECTION FREQUENCY		
Residential Mixed Containers	3	360L	1x	per	Week
Residential Mixed Paper (Without a cardboard bin)	7	240L	1x	per	Week
Residential Mixed Paper (With a cardboard bin)	2	360L	1x	per	Week
Residential Glass	1	120L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	3	240L	1x	per	Week
Residential Corrugated Cardboard	1	2x43	1x	per	Week
Residential Garbage	3	4x63	1x	per	Week

TOTAL AREA REQUIRED			
BIN TYPE	STORAGE AREA REQUIRED FOR ONE CONTAINER m ²	NUMBER OF BINS	TOTAL SPACE REQUIRED
Residential Mixed Containers	1.37	3	4.11 m ²
Residential Mixed Paper (Without a cardboard bin)	1.04	7	7.28 m ²
Residential Mixed Paper (With a cardboard bin)	1.37	2	2.74 m ²
Residential Glass	0.74	1	0.74 m ²
Residential Food Scraps, and Yard Trimmings	1.04	3	3.12 m ²
Residential Corrugated Cardboard	4.41	1	4.41 m ²
Residential Garbage	1.54	3	4.62 m ²
Space Allocation without cardboard bin	9.83		12.37 m ²
Space Allocation with cardboard bin	14.57		17.04 m ²

LEGEND

TRUCK

TRUCK SIDE/FRONT LOADER BUFFER

TRUCK PATH

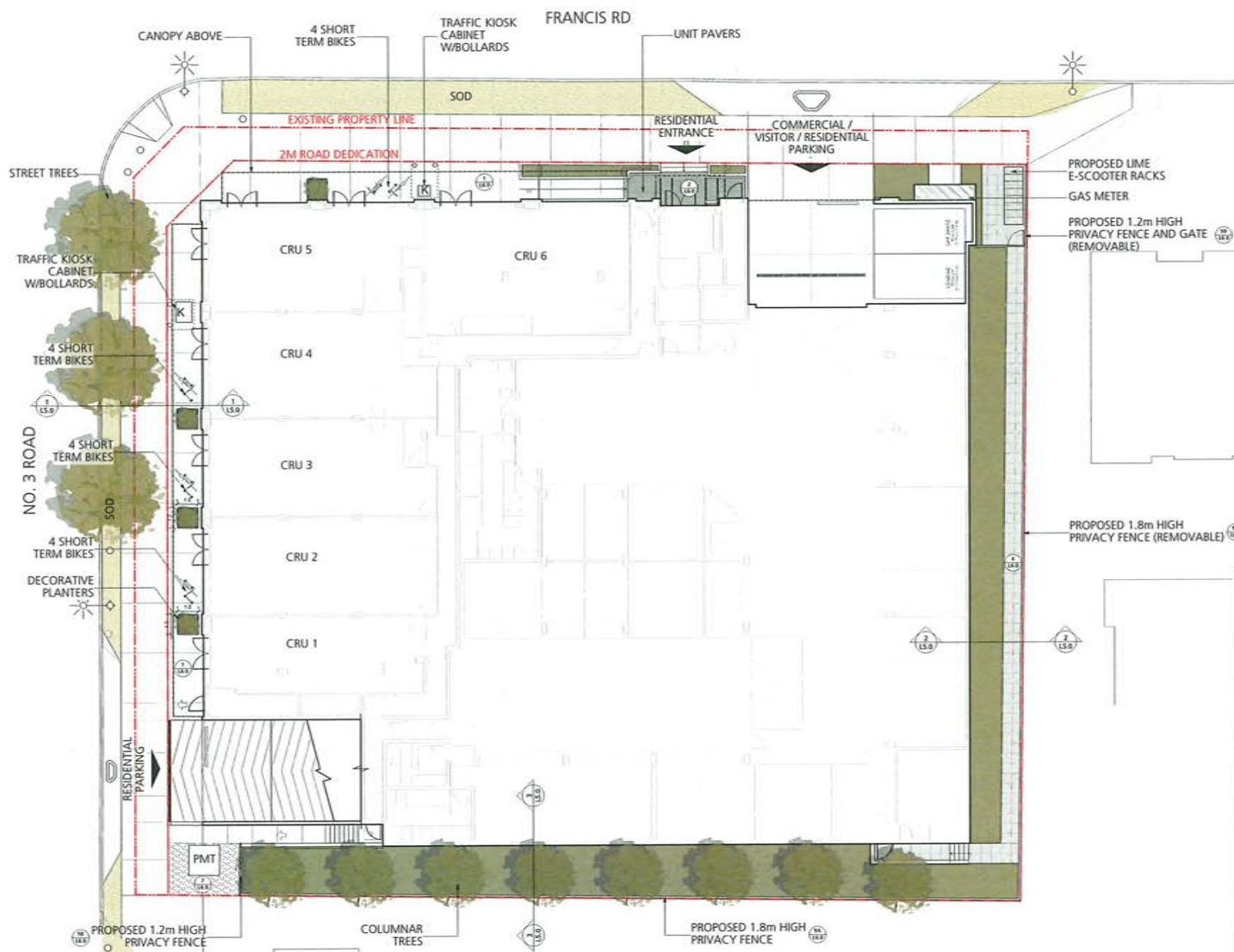
FOOT PATH TO LOADING ZONE
4.5 m HIGH CLEARANCE FOR TRUCK SPACE

BIN TYPES

- CARDBOARD FRONT END CONTAINER
- GARBAGE FRONT END CONTAINER
- OIL & GREASE CONTAINER - DRUM
- PAPER RECYCLING
- MIXED CONTAINERS RECYCLING CART
- GLASS JARS & BOTTLE RECYCLING
- FOOD SCRAPS CART

1 Waste Management Overlay Plan
SCALE 1/8" = 1'-0"

Waste Management Overlay Plan



DETAIL KEY LEGEND

- | | |
|-------------------------------------|---------------------------------|
| 1
C.I.P CONCRETE PAVING | 11
MOVEABLE CHAIRS & TABLES |
| 2
ENTRY PAVERS | 12
DINING TABLE & STOOLS |
| 3
AMENITY PAVERS | 13
BACKLESS BENCH |
| 4
REMOVABLE PAVERS | 14
URBAN AGRICULTURE BENCH |
| 5
PLAYFALL TILE RUBBER SURFACING | 15
URBAN AGRICULTURE PLANTER |
| 6
HYDRAPRESSED SLAB | 16
METAL PLANTERS |
| 7
GRAVEL STRIP | 17
ENTRY PLANTERS |
| 8
CONCRETE WALL | 18
PLAY EQUIPMENT |
| 9A
1.8 m WOOD FENCE | 19
SHRUB PLANTING |
| 9B
1.2 m WOOD FENCE | 20
TREE PLANTING |
| 10
BIKE RACK | |



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P+A

Perry + Associates
Landscape Architecture
Site Planning

Landscape Plan - Level 1

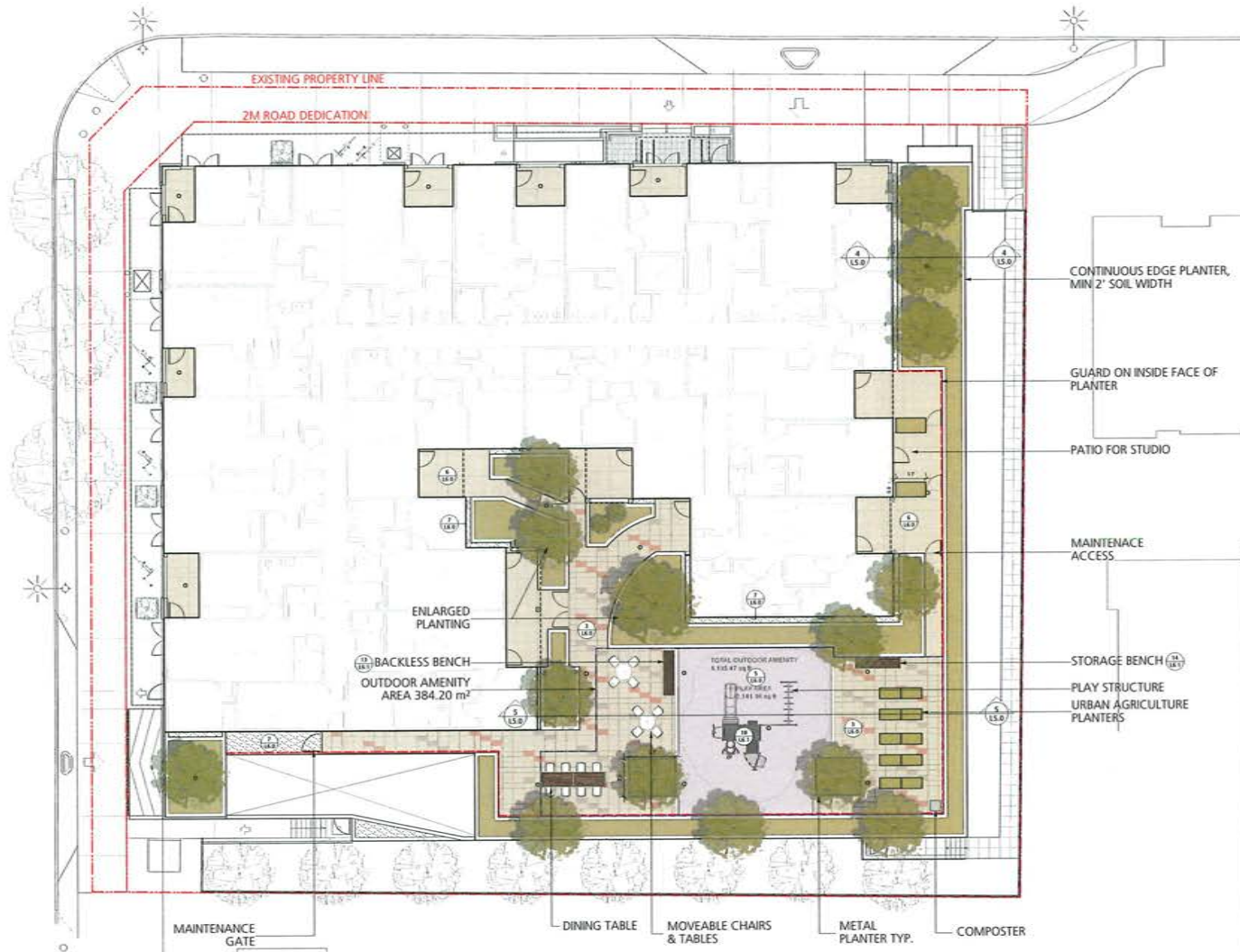


L1.0

9000 No. 3 Road
Richmond, BC

FRANCIS RD

NO. 3 ROAD



DETAIL KEY LEGEND

- | | | | |
|------------|--------------------------------|------------|---------------------------|
| 1
L6.0 | C.I.P. CONCRETE PAVING | 11
L6.1 | MOVEABLE CHAIRS & TABLES |
| 2
L6.0 | ENTRY PAVERS | 12
L6.1 | DINING TABLE & STOOLS |
| 3
L6.0 | AMENITY PAVERS | 13
L6.1 | BACKLESS BENCH |
| 4
L6.0 | REMOVABLE PAVERS | 14
L6.1 | URBAN AGRICULTURE BENCH |
| 5
L6.0 | PLAYFALL TILE RUBBER SURFACING | 15
L6.1 | URBAN AGRICULTURE PLANTER |
| 6
L6.0 | HYDRAPRESSED SLAB | 16
L6.1 | METAL PLANTERS |
| 7
L6.0 | GRAVEL STRIP | 17
L6.1 | ENTRY PLANTERS |
| 8
L6.0 | CONCRETE WALL | 18
L6.1 | PLAY EQUIPMENT |
| 9A
L6.0 | 1.8 m WOOD FENCE | 19
L6.2 | SHRUB PLANTING |
| 9B
L6.0 | 1.2 m WOOD FENCE | 20
L6.2 | TREE PLANTING |
| 10
L6.1 | BIKE RACK | | |



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P+A

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Landscape Architecture
Site Planning

Landscape Plan - Level 3



L1.1

9000 No. 3 Road
Richmond, BC

FRANCIS RD

NO. 3 ROAD

Tag No.	Common Name	Botanical Name	DBH	Crown Spread (r)
68	Honey Locust	Gleditsia triacanthos	29 cm	7.6m
69	Japanese Maple	Acer palmatum	19 & 12 cm	4.6m
71	Japanese Maple	Acer palmatum	15 & 15 cm	4.2m
72	Japanese Maple	Acer palmatum	11, 10 & 9 cm	4.5m
74	Black Cottonwood	Populus trichocarpa	28 & 27 cm	6.8m
75	Black Cottonwood	Populus trichocarpa	70 cm	7.2m
76	Honey Locust	Gleditsia triacanthos	20 cm	4m
77	Honey Locust	Gleditsia triacanthos	23 cm	5.8m
78	Japanese Maple	Acer palmatum	23 & 11 cm	6m
79	Honey Locust	Gleditsia triacanthos	34 cm	6.3m
80	Japanese Maple	Acer palmatum	6, 8 & 8 cm	3.7m

Common Name	Botanical Name	Qty.	Replacement Sizes
Japanese Maple	Acer palmatum	4	10m cal., 11m, 10m
Vine Maple	Acer circutatum	3	3m H, 10m
Star Magnolia	Magnolia stellata	2	3m H, 10m
Magnolia velutina	Quercus Magnolia	2	3m H, 10m
Populus tremula 'tremula'	Columinar European Aspen	8	7cm cal., 10m
Japanese Knotweed	Sparganium angustifolium	1	10m cal., 10m
Sitom Kousa Dogwood	Cornus Kousa 'Satan's'	1	10m cal., 10m

TAG #79 Ø 34cm TAG #80 Ø 6,8 & 8cm TAG #78 Ø 13 & 11cm TAG #77 Ø 23cm TAG #76 Ø 20cm TAG #75 Ø 70cm

TREE PROTECTION FENCE ALONG PROPERTY LINE

EXISTING TREE LEGEND:

 EXISTING TREE TO REMOVE

 OFF-SITE EXISTING TREE TO RETAIN

TREE TAG, REFER TO ARBORIST REPORT BY OUTLOOK ARBORIST SERVICES, JOHN MORRIS

Notes:

1. Any work within the tree protection areas must be done under supervision of the consulting arborist for the project.
2. Replacement tree sizes (8 cm cal) are as directed by City of Richmond.



Integra ARCHITECTURE INC.

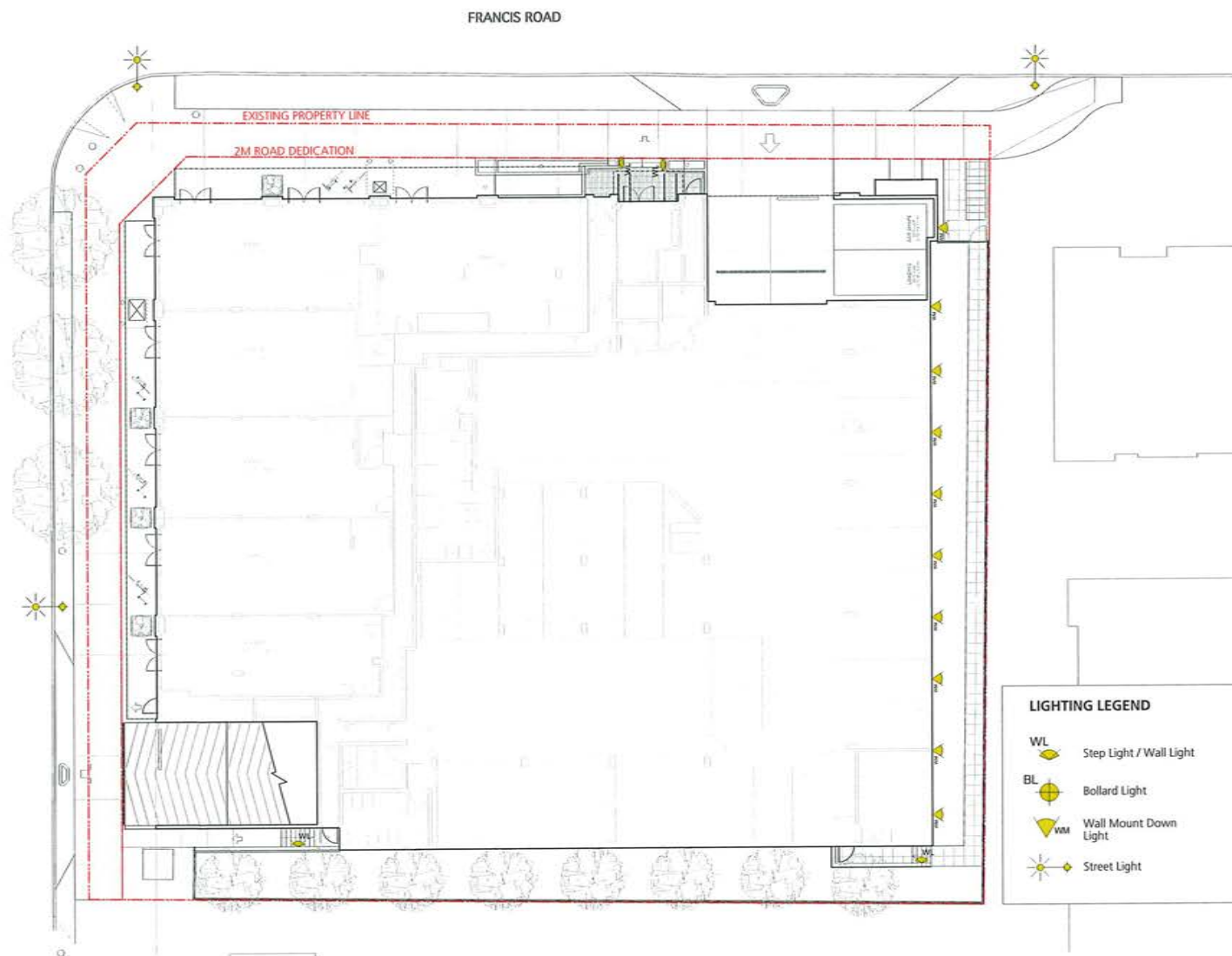
P+A

Partners & Associates
Landscape Architecture
Site Planning

Tree Management Plan



L1.2
9000 No. 3 Road
Richmond, BC



LIGHTING LEGEND

- WL Step Light / Wall Light
- BL Bollard Light
- WM Wall Mount Down Light
- SL Street Light



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P+A

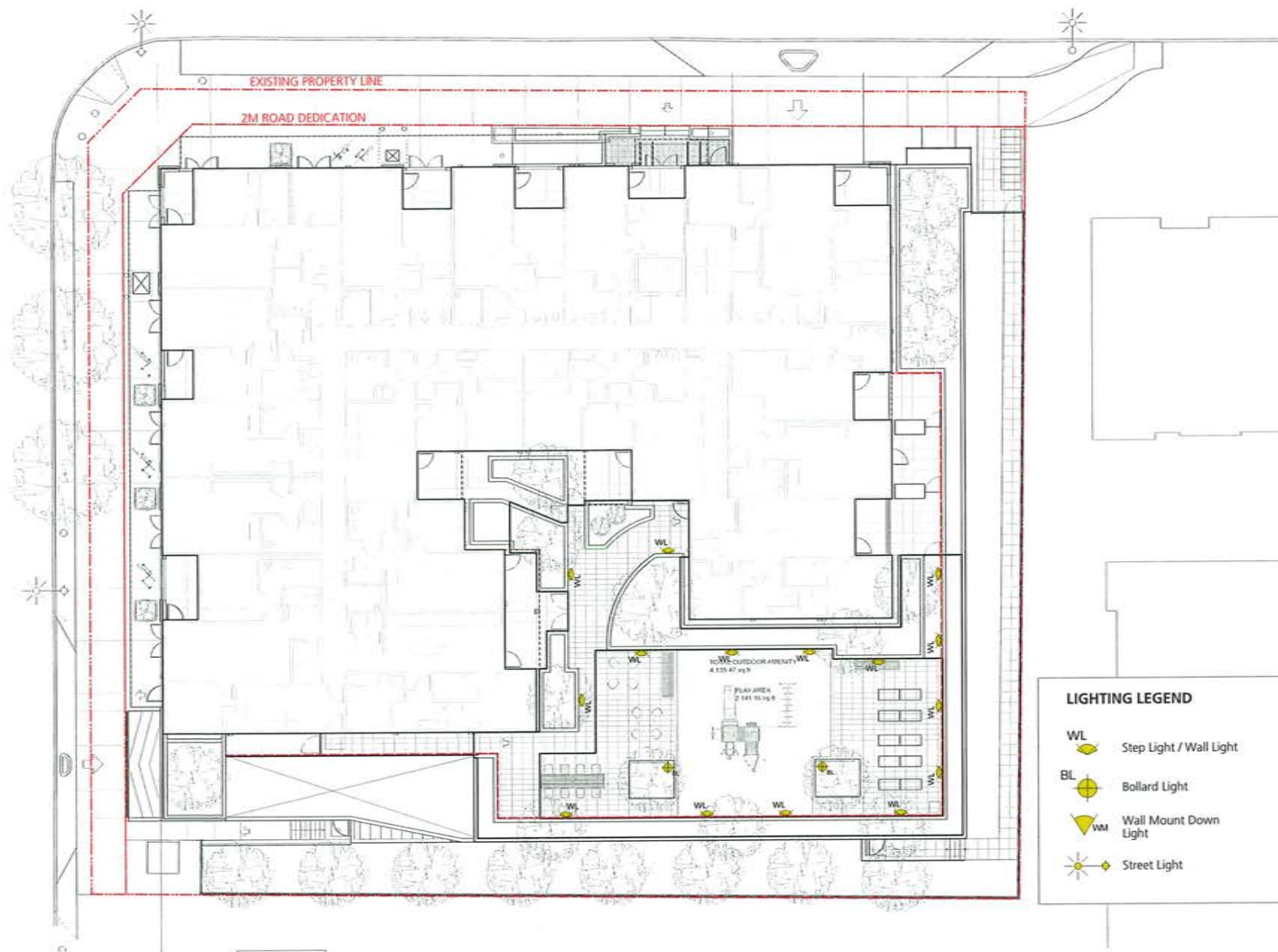
Perry + Associates
Landscape Architecture
Site Planning

Lighting Plan- Level 1



L2.0
9000 No. 3 Road
Richmond, BC

FRANCIS ROAD



LIGHTING LEGEND

- WL Step Light / Wall Light
- BL Bollard Light
- WM Wall Mount Down Light
- SL Street Light



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P+A

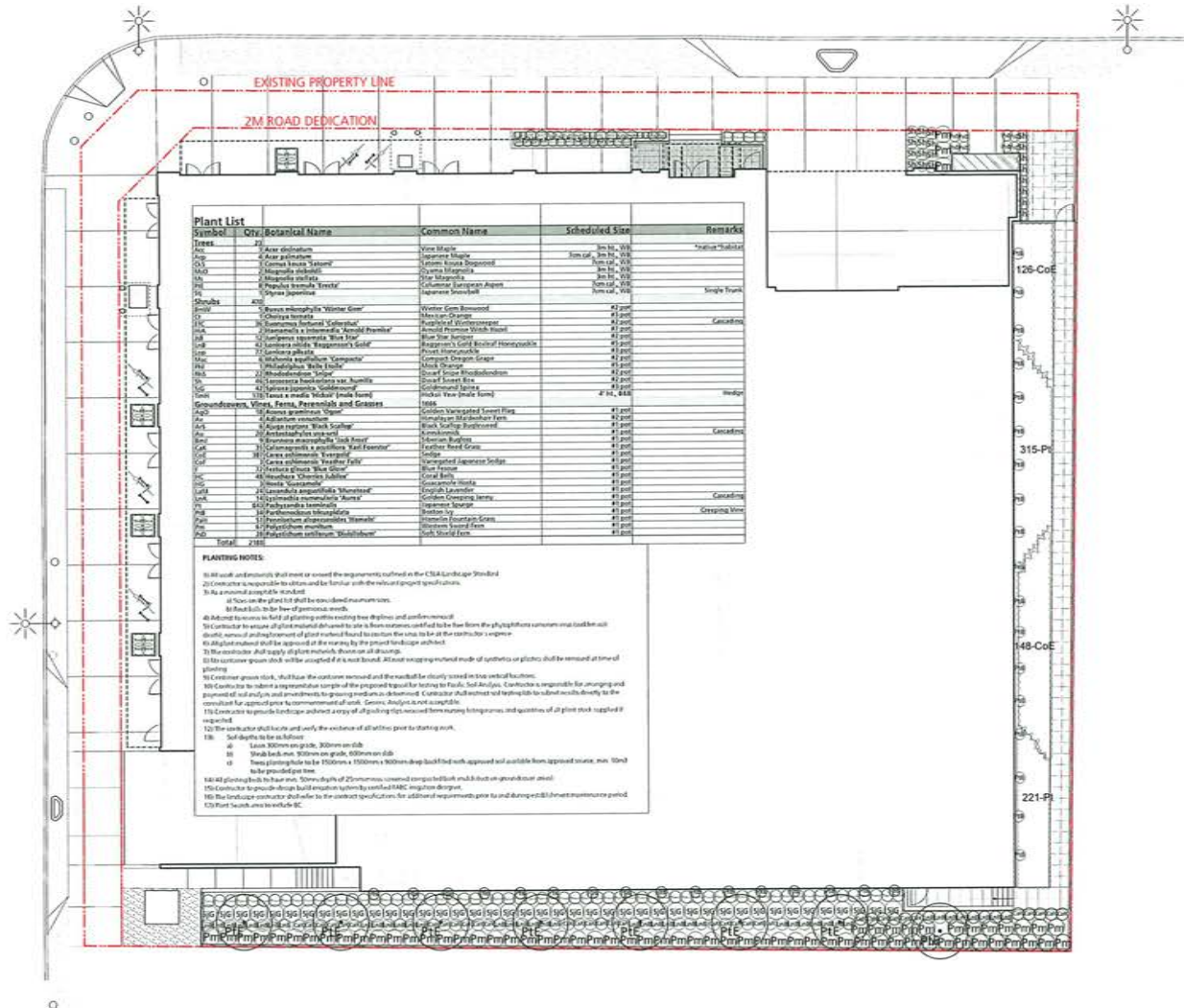
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Site Planning

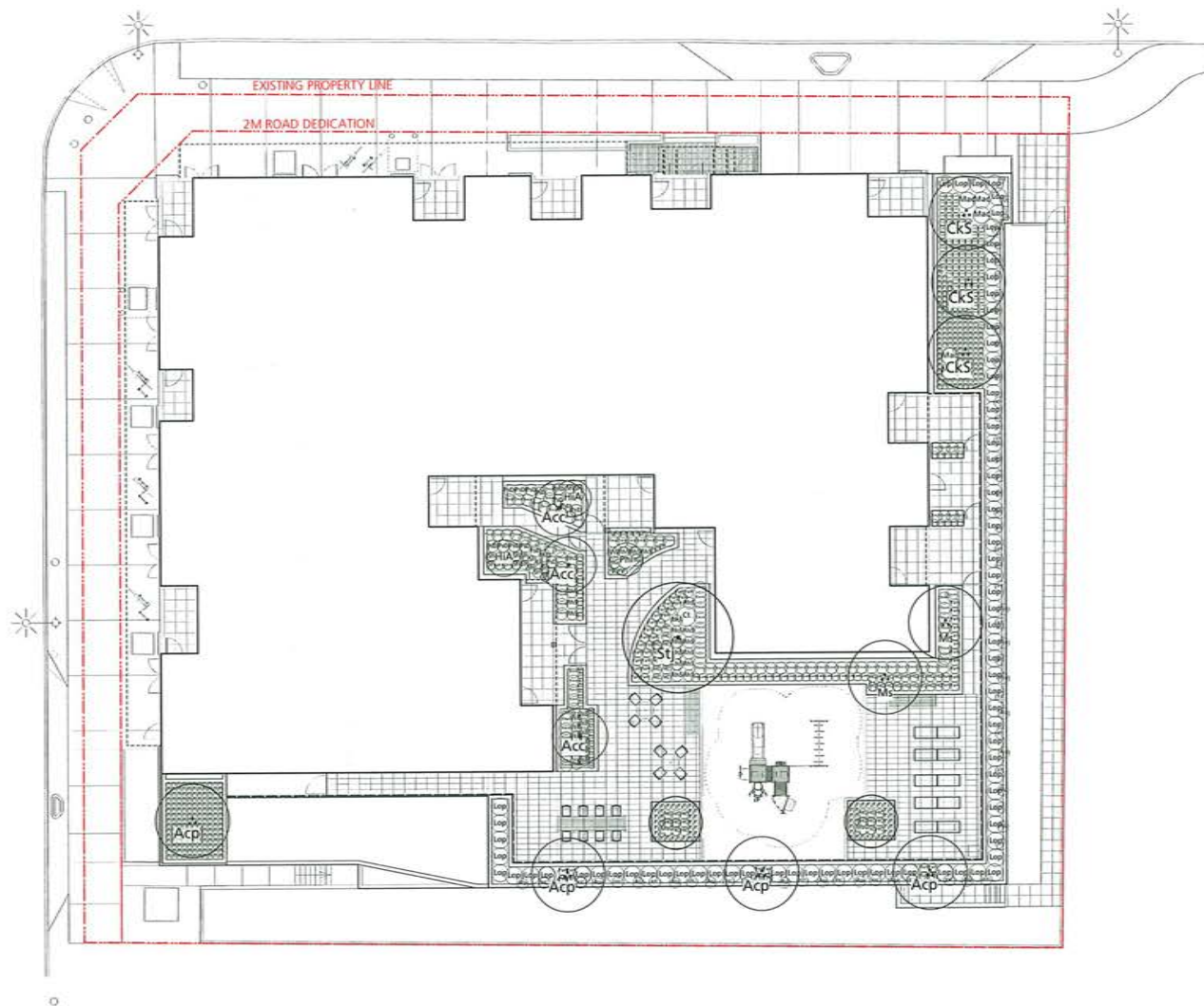
Lighting Plan - Level 3

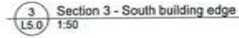
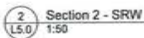


L2.1
9000 No. 3 Road
Richmond, BC

No.3 ROAD









MOVEABLE CHAIRS AND TABLES



BIKE RACKS



FEATURE PAVING



RUBBER SURFACING



PLANTERS USED TO SEPERATE SPACES



STORAGE BENCH



PLAY EQUIPMENT



URBAN AGRICULTURE



ORNAMENTAL GRASSES



ORNAMENTAL GRASSES



OUTDOOR DINING TABLE



ENTRANCE DECORATIVE PLANTERS



FEATURE PLANTING



FEATURE PLANTING



CREEPING VINES



Integra ARCHITECTURE INC.

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Landscape Architecture
Site Planning

Precedent Images

L7.0

9000 No. 3 Road
Richmond, BC