



**Development Permit Panel
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

**Thursday, October 1, 2026
3:30 p.m.**

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on September 16, 2026.



1. DEVELOPMENT VARIANCE PERMIT DV 25-028927
(REDMS No. 8530060)

APPLICANT: Brad Dore

PROPERTY LOCATION: 10371 Springwood Crescent

Director's Recommendations

That a Development Variance Permit be issued to permit a detached garage to be located in the rear yard and which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- (a) Reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m to 1.4 m; and*
- (b) Reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m to 1.2 m.*



2. New Business

Development Permit Panel – Thursday, October 1, 2026

ITEM

- 3. Date of Next Meeting: October 15, 2026**

ADJOURNMENT



**Development Permit Panel
Wednesday, September 16, 2026**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Todd Gross, Director, Parks Services

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 August 26, 2026, be adopted.

CARRIED

1. DEVELOPMENT PERMIT DP 23-020753
(REDMS No. 8515725)

APPLICANT: Polygon Talistar Homes Ltd.

PROPERTY LOCATION: 3420 Ketcheson Court

INTENT OF PERMIT:

1. That a Development Permit be issued which would:
 - a) Permit the construction of a mixed-use commercial and residential high-rise development with 359 residential dwelling units, including 17 market rental housing units at 3420 Ketcheson Court on a site zoned "Residential/ Limited Commercial (ZMU47) - Capstan Village (City Centre); and
 - b) Vary Section 4.11.2 to increase the maximum projection for balconies into the required setback from one third of the setback (i.e. 1.0 m (3.3 ft.)) to 2.0 m (6.6 ft.).

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Applicant's Comments

Raghav Grover, Development Manager, Polygon, introduced project, noting the development represents phase three of the four phases of the Talistar development master plan.

Gwyn Vose, project architect, AIBC, Arcadis Architects, 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 proposed development represents an important component of the continuing evolution of Capstan Village and contributes to new housing, enhanced public realm connections, activated streetscapes, and significant residential amenities within an emerging transit-oriented community.
- The site is strategically positioned near transit, retail services, parks, and other recently completed residential developments and supports Richmond's vision for a walkable and connected urban neighborhood where daily amenities are within easy reach of the residents.
- The building footprint and site configuration responds to the unique geometry of the site. The buildings have been carefully placed along that curve of the street to maximize light and views, improve privacy relationships and strengthen the street edge along the frontages.
- The north tower is 13 stories stepping down to nine, then seven, then five, and then three stories at the east side with two story townhomes and a third level of residential units above.
- While the south tower is 12 stories, stepping down to 10, it meets all the setback requirements other than a few edges where roof overhangs and balconies extend slightly beyond for which a small relaxation is sought to improve the livability of those suites.
- Outdoor spaces include children's play on both the south and the north side of the site and a shared amenity that the development can use as an indoor space, with the majority of the indoor amenities for this project being located across the street at Talistar D.
- A brick facade will be provided on the lowest two levels that extend all the way through the townhouses, the lobby, the south side, and through to the retail.
- The towers have a simple palette of light and dark spandrel and mullions, along with colored panels of orange and green to create an artistic expression.
- All mechanical equipment on rooftops is well screened by the building itself, with some architectural forms at the top of buildings to cover up any mechanical equipment.

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Ken Larsson, Connect Landscape, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the landscape plan for the proposed development, highlighting (i) the vision is to integrate seamlessly with the surrounding neighborhood and creating flexible, comfortable spaces, (ii) the ground level is well connected with multiple mobility opportunities, (iii) the two corner entries at the north end reinforces the pedestrian experience and activates the retail area, (iv) the podium level provides diverse amenities for all ages, with urban agricultural garden spaces, two children's play, one for toddlers and one for older children, and (v) there is a variety of urban planting types to emphasize the social nodes and streetscape, including hedges and layered planting around residential townhouse patios and low evergreen shade planting at the north retail edge.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the variance for balcony projections applies to small, limited areas of the buildings and applies to balconies located on levels three and above, (ii) as indicated by the applicant, amenity space is provided on-site and within the constructed Phase 2 building to the south and east of the subject site, (iii) the developer also proposes to stage the construction of the development building occupying the south building first and then the north building, (iv) as the north building would contain the market rental units, the applicant has proposed to modify a legal agreement that was registered on title as part of the rezoning to allow the south building to be occupied prior to the market units being occupied, (v) the outdoor amenity space provided on-site exceeds the City guidelines and includes space for a variety of age groups including children's play equipment and the urban agricultural gardens, and (vi) a servicing agreement was secured at the time of rezoning and requires new roads, servicing connections, road widenings, off-site frontage improvements, as well as the design of the public pathway to the south.

Panel Discussion

In reply to a query from Panel, staff noted as part of the recent changes to provincial legislation, as this site is within 800 meters of a transit stop, the City cannot require parking associated with residential use of the property aside from accessible parking stalls and loading spaces.

In reply to queries from Panel, the applicant noted (i) there are many seating opportunities strategically located around the perimeter of the buildings and ample seating on the podium, but the focus will mostly be on the lobbies, entries and shared seating in the plaza spaces, (ii) typical for most roof decks, there would be a maintenance company that will provide smaller removal and disposal of debris on a more regular basis, with direct access egress to the green roof accommodated through the common staircase from the levels below, (iii) the Japanese stewartia trees identified in the planting plan were selected for their adaptability to urban conditions, having smaller, shallower root volumes, however the potential for heavy seed drop, as noted by the Panel, will be taken into consideration, (iv) there is spandrel glass on the southwest corner of the lower level, where the

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mechanical room is, that faces the public walkway and Ketcheson Court, providing transparency (glass), (v) construction on phase 1 is anticipated to begin as early as November 1, 2026, and depending on market conditions there may be overlap or a short delay in continuing with phase two, (vi) both phase 1 and 2 are intended to be independent in its own use for parking, garbage loading and recycling and bike parking, which will likely be worked through as part of the building permit and occupancy phasing application (vii) as part of the building management, as well as marketing for the commercial space in the buildings, it is typical to do a comprehensive wayfinding for both below-grade and above-grade, (viii) currently there will be lighting on the brick columns on the retail side of the building, the lobby and the canopy will be brightly lit, further lighting for any kind of egress location, and as the residential are townhouses, they will have their own lights for their individual units; there is no architectural lighting associated with the tower elements, and (ix) as this is a residential project, subdued landscape lighting is used sparingly to accent the spaces.

Gallery Comments

Mary Yeh, 350 Cunningham Drive, was in attendance to raise concerns on behalf of 50 resident strata owners neighbouring the commercial properties at Capstan. Excitement in general for the modern Polygon development within their neighbourhood, and appreciation for construction taking place not before 7:00 a.m. with no construction at all on Sundays was expressed, however concern was noted with respect to the close proximity to the construction site, in particular (i) there has been a lot of pounding, drilling, and vibration, (ii) some residents have experienced rodents coming into their backyard and there doesn't appear to be any preventative measures undertaken, and (iii) dust control, which is worrisome.

Ms. Yeh queried whether (i) a predictable loud/vibration construction schedule, or something similar, could be considered to provide the residents the opportunity to adjust their schedules accordingly, (ii) residents could obtain assistance in determining how to resolve recent (possible) structural damage that has occurred in some homes (cracks in walls and cement floors, buckling of the corners of the fountain and joints in some the garages), and assurance the construction work does not affect the structural integrity of the homes, and (iii) it is possible to reduce the amount of noise that is affecting nap time and the comfort of the elderly residents (an audio recording of the noise was played).

Ms. Yeh further noted that since March, she has reached out to Polygon's office and site manager regarding the concerns raised, but to-date has not received a response.

In response to the concerns expressed, the Chair advised the City has (i) a Good Neighbour Policy, with the expectation that there is enhanced coordination between developers and adjacent neighbours, and (ii) there are various bylaws that deal with certain situations such as construction hours and noise and that City bylaws staff do ensure the rules are being followed.

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Mr. Grover expressed appreciation for the concerns brought forward by Ms. Yeh, noting that the Good Neighbour Policy is taken very seriously and extending assurance of Polygon's commitment to engage with residents of the strata to address their concerns directly, and it was requested the applicant's information and Mr. Grover's direct contact information be provided to Ms. Yeh.

Panel Discussion

The Panel supported the application, subject to staff working with the applicant prior to the application proceeding to Council, ensuring the applicant (i) reviews the specific tree species as discussed, (ii) reviews potential seating opportunities along Garden City Road, and (iii) provides confirmation of the creation of a comprehensive wayfinding package for the development.

Panel Decision

It was moved and seconded

1. *That a Development Variance Permit be issued which would:*

- a) Permit the construction of a mixed-use commercial and residential high-rise development with 359 residential dwelling units, including 17 market rental housing units at 3420 Ketcheson Court on a site zoned "Residential/ Limited Commercial (ZMU47) - Capstan Village (City Centre); and*
- b) Vary Section 4.11.2 to increase the maximum projection for balconies into the required setback from one third of the setback (i.e. 1.0 m (3.3 ft.)) to 2.0 m (6.6 ft.).*

CARRIED

2. DEVELOPMENT VARIANCE PERMIT DV 26-008922

(REDMS No. 8504627)

APPLICANT: Roy Budhai

PROPERTY LOCATION: 11331 Thorpe Road

INTENT OF PERMIT:

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback for a single-detached dwelling from 8.24 m to 3.0 m.

Applicant's Comments

Roy Budhai, Applicant, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the proposed development highlighting the following:

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- In order to comply with the sites zoning a setback variance is being sought;
- Cedar hedges will be installed all along the border between 11331 Thorpe Road and the adjacent property to allow for privacy between the two properties;
- On the advice of City staff, a trellis and trees will be installed on the rooftop of the garage. It is important to note that the garage itself is 10 ft. high, not a two-story building.
- The property has been in the family for almost 40 years, and our family home for 35 years.
- The project itself had actually passed the Building Permits previously, however there had been some architectural errors and mistakes which meant the project was not able to start at that point, after which time the new RSM zoning came into effect which has caused the review of the setbacks and requirement for a variance;
- It should be noted the setback required from the adjacent neighbour to the north is in fact greater than the 2.4 m requirement, and from Dallyn and Cambie Roads, the setback is 6 m, double the 3 m requirement;
- The location of the home with 6 m setbacks will also provide better sightlines and safety considerations for traffic along Thorpe and Dallyn Roads;
- The home supports multi-generational living, as it is occupied by my family, my sister and our elderly mother.
- In addition to the cedar hedges being planted, there will be a modest design with more trees and some gardening.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the setback variance is applicable to the east property line and along that property line the applicant is proposing to plant a row of cedar hedges, as well as the plantings on top of the garage rooftop, limited to only a one-story portion of the building, (ii) the proposed building orientation and setbacks, as well as character, is generally consistent with other buildings in the neighborhood, (iii) the City has a letter on file from the adjacent property to the east confirming that they have no objection to the proposed variance, and (iv) as indicated by the applicant, prior to the provincial housing regulations for the RSM zoning, the development was in compliance with the previous RS1 zoning, and the project is very similar to other lots in the area and other developments that had proceeded under previous rules and regulations prior to the Province's introduction of small-scale multi-unit housing.

Panel Discussion

In reply to a query from Panel, the applicant noted that new fencing will be the same height and will follow along the original fencing line, however the fencing material has yet to be determined to be wood or iron that will be used.

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Staff noted as part of this development permit, the applicant will be required to provide a security to ensure the plantings are planted and maintained on site, and as part of that security, following the completion and installation of all plantings on site, the City will hold back a portion of that security for a period of one year to ensure that the plantings do survive.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application and noted their appreciation to the applicant for the efforts made to mitigate any concerns with respect to the setback to the property to the east.

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 reduce the minimum rear yard setback for a single-detached dwelling from 8.24 m to 3.0 m.

CARRIED

3. DEVELOPMENT VARIANCE PERMIT DV 26-017406

(REDMS No. 8485245)

APPLICANT: Todd May

PROPERTY LOCATION: 4711 No. 8 Road

INTENT OF PERMIT:

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 at or below the natural grade of the site from 750 m² (8,073 ft²) to 6,510 m² (70,073 ft²) to permit the construction of a cranberry storing facility at 4711 No. 8 Road on a site zoned "Agriculture (AGI)".

Applicant's Comments

Todd May, Maybog Farms Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 4), provided background information on the proposed development highlighting the following:

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- Advanced technology provides efficient crop harvesting in a short window of time, ensuring the fruit is optimally ripe;
- Fields are flooded, cranberries are gently brushed off, loaded by conveyor into large trucks and then delivered to the receiving stations, where the majority of the fruit undergoes further processing and then held in freezers to facilitate year-round demand;
- Recently, to further meet the demand, more fruit is harvested in a slightly different way and the integrity of the fruit must be kept in cool storage until needed, however the current infrastructure doesn't exist on the west coast of Canada;
- In an effort to continue to support the viability and future of the farm, the ability to maintain quality control of the fruit grown, to grow crops all year long and once harvested, to store and preserve the freshness of the fruit within on-site cooler storage, is proposed;
- The proposed site itself is very centric to the farm and some of the outlying fields which would allow for immediate cool storage once harvested and brought to the barn for clean up, maintaining the consistency of quality, faster turn-around time for customer demand, and would provide the opportunity to explore a number of newer and different markets; and
- From a timing perspective the need for storage is very real, enabling the large crops that ripen quickly to be harvested and stored for consumer demand over the long term, and allows the farm more control over the quality of the product directly through to customer delivery, providing future stability for the farm.

Staff Comments

Joshua Reis, Director, Development, noted (i) in 2018 Council adopted amendments to the Agricultural zone to add regulations for agricultural buildings, structures and greenhouses to restrict the use of concrete in order to preserve land for soil-based agriculture, while also ensuring that a fast-track process was in place to ensure that those legitimate buildings that support agricultural operations are considered in a timely manner, (ii) the application has been considered through that fast-track process and the applicant has confirmed farming status with BC Assessment, and (iii) the proposed development variance was also reviewed and approved by the City's Food Security and Agricultural Committee.

Gallery Comments

None.

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Panel Discussion

In reply to queries from Panel regarding the fruit cleaning process, the applicant noted that (i) cleaning and grading of the fruit will be done in an existing barn to become the cleaning facility, (ii) once the fruit is cleaned it will then move directly to the proposed adjoining facility for the cooling process, and (iii) site servicing is already in place, Building Permits have been issued, and construction underway on the first building.

In reply to a further query from Panel regarding the projected processing capacity, the applicant noted (i) the addition of the cold storage facility will significantly increase the volume/capacity that can be handled, (ii) the small cooler of the original building had a limited cooler capacity, (iii) in response to the growing demand the farm continues to grow with the purchase of new land for increased cranberry crops, and (iv) given the need to move more of our own product to meet the substantive demand (without the added necessity of transporting off and back on to the farm) the proposed larger cooler storage facility is required.

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 at or below the natural grade of the site from 750 m² (8,073 ft²) to 6,510 m² (70,073 ft²) to permit the construction of a cranberry storing facility at 4711 No. 8 Road on a site zoned "Agriculture (AGI)".

CARRIED

4. **New Business - None**
5. **Date of Next Meeting – October 1, 2026**

Development Permit Panel
Wednesday, September 16, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:37 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, September 16, 2026.

Wayne Craig
Chair

Lorraine Anderson
Legislative Services Coordinator

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, September 16, 2026



CARINA | TALISTAR B

3420 KETCHESON COURT, RICHMOND, BC
DEVELOPMENT PERMIT SUBMITTED TO CITY OF RICHMOND BY
ARCADIS ARCHITECTS (CANADA) INC. ON BEHALF OF POLYGON
DEVELOPMENT 359 LTD. ON AUGUST 19TH 2026

ADP PRESENTATION



POLYGON



ARCADIS



Arcadis Architects (Canada) Inc.

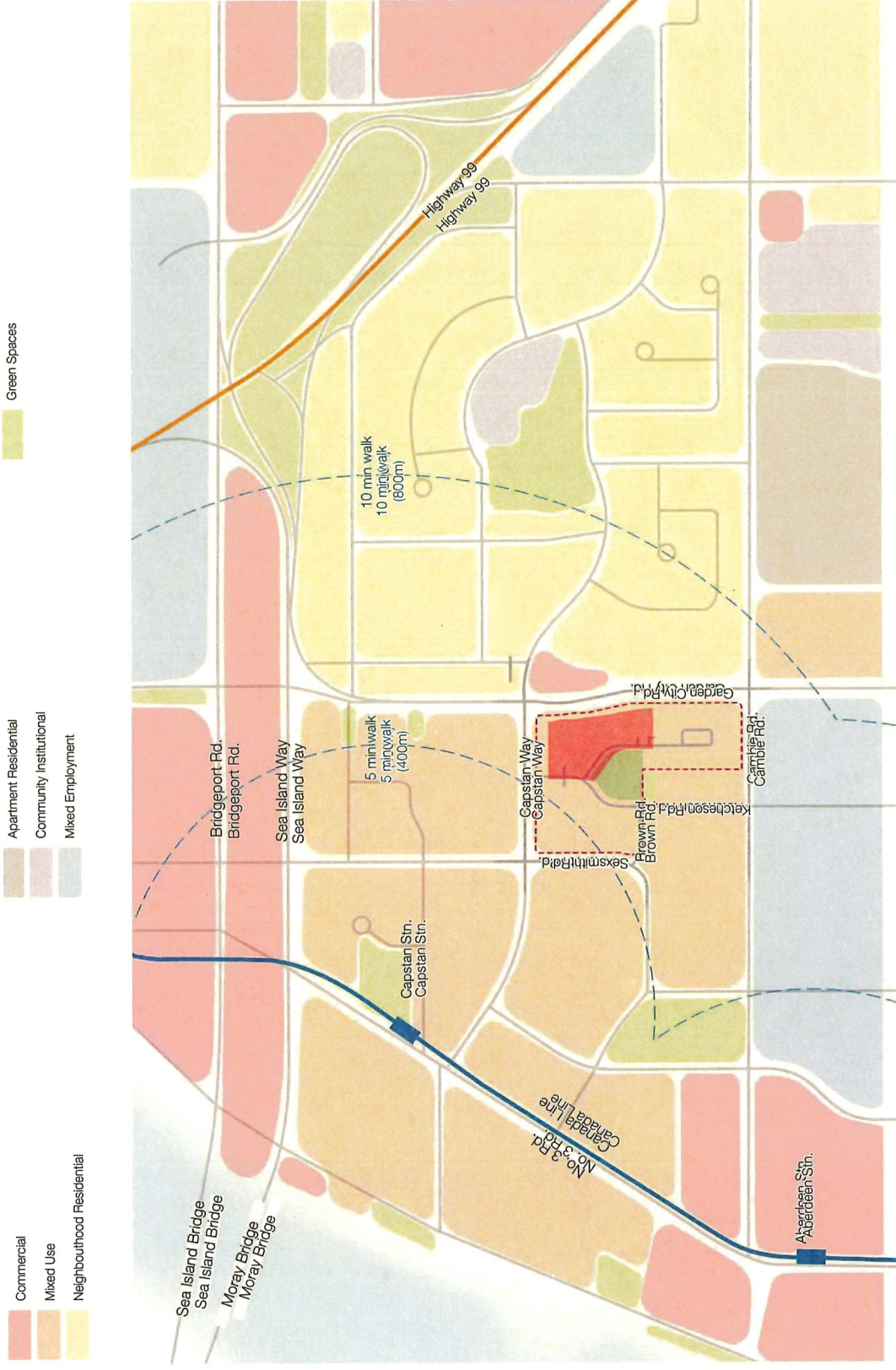


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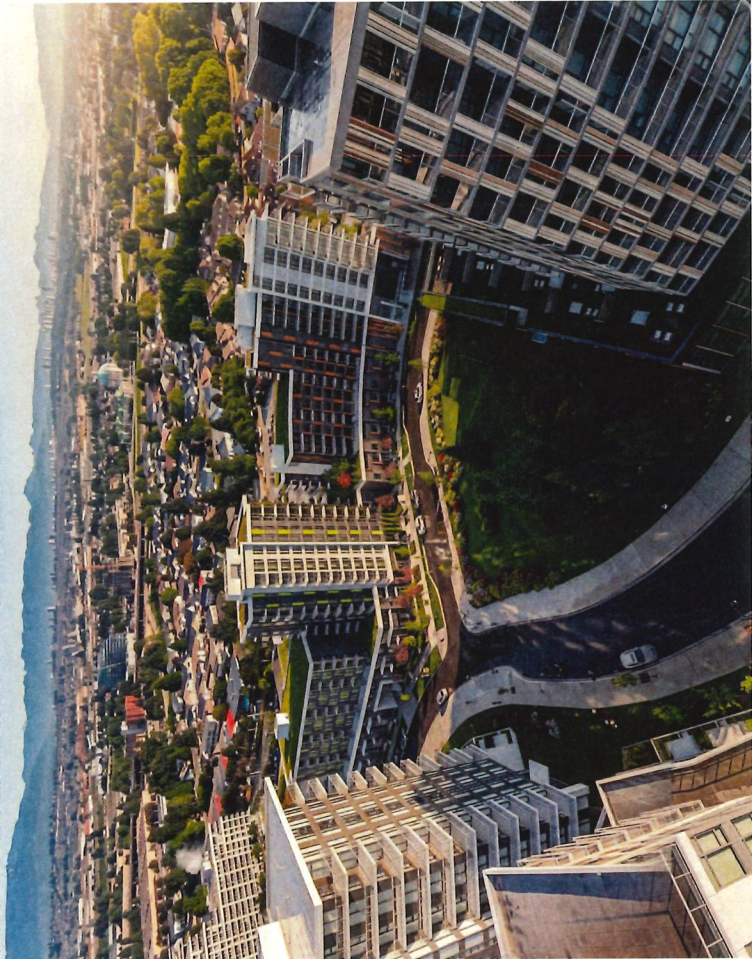


LANDSCAPE ARCHITECTURE

Site Context

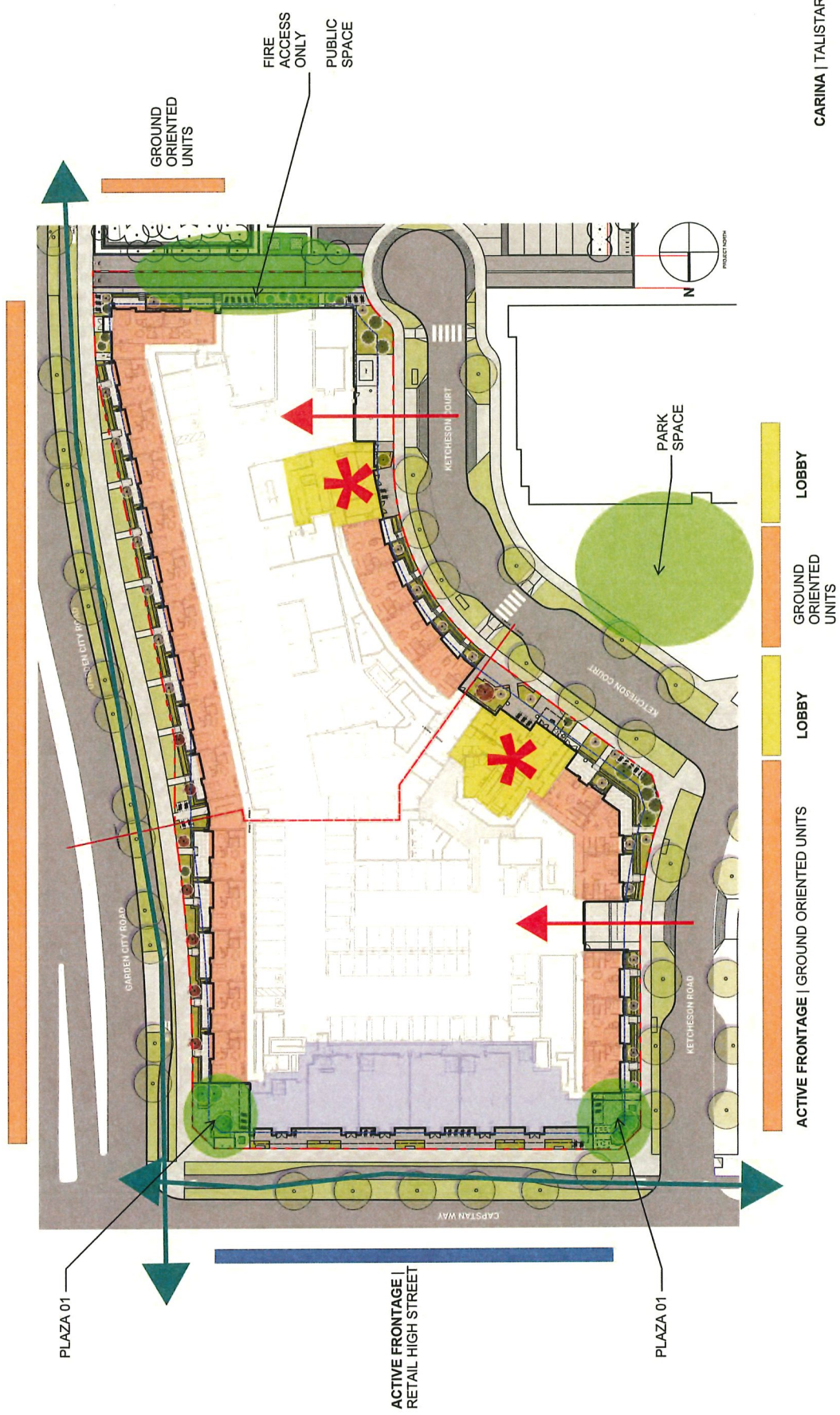


Site Context - Surroundings

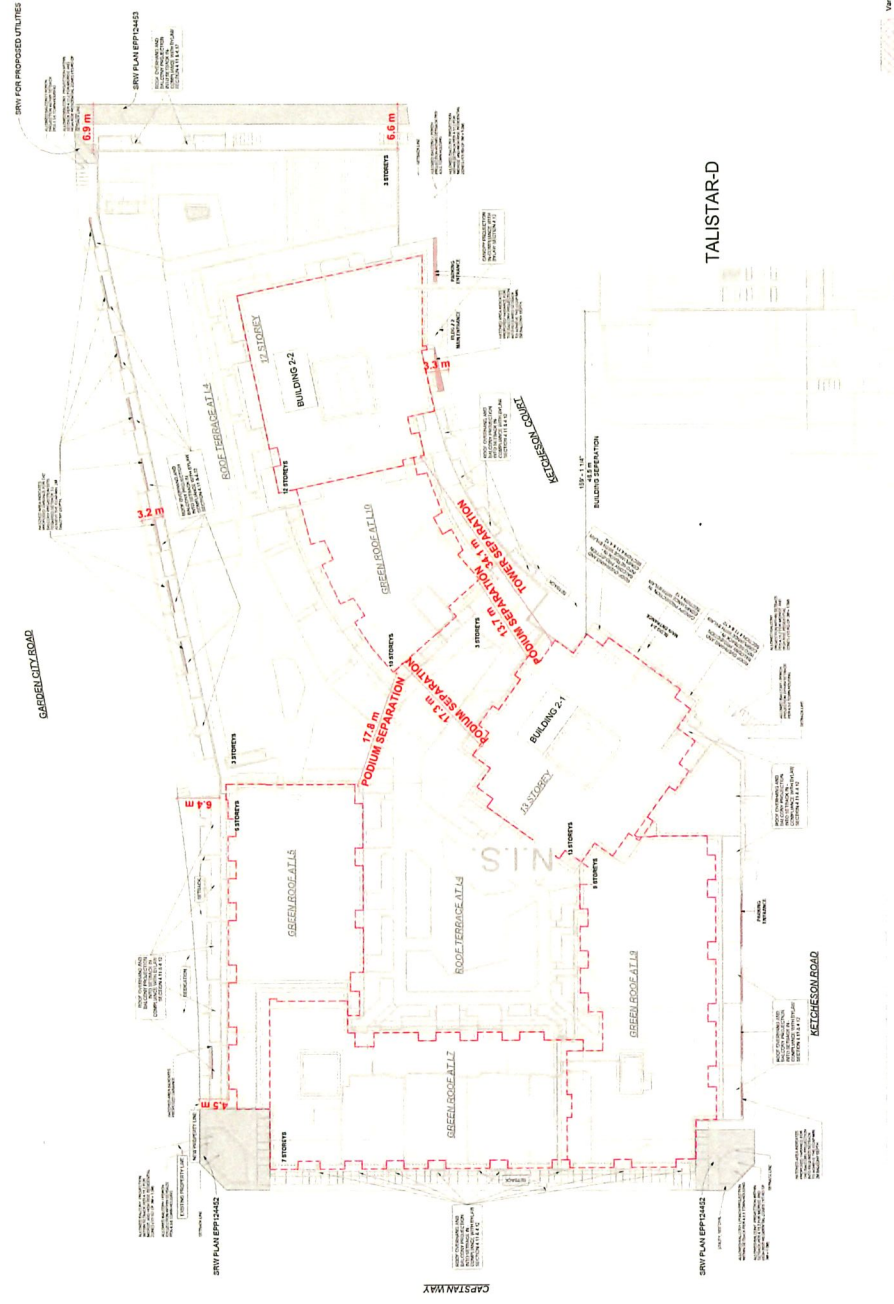


PUBLIC REALM NETWORK

ACTIVE FRONTAGE | GROUND ORIENTED UNITS



SETBACKS



Drawings

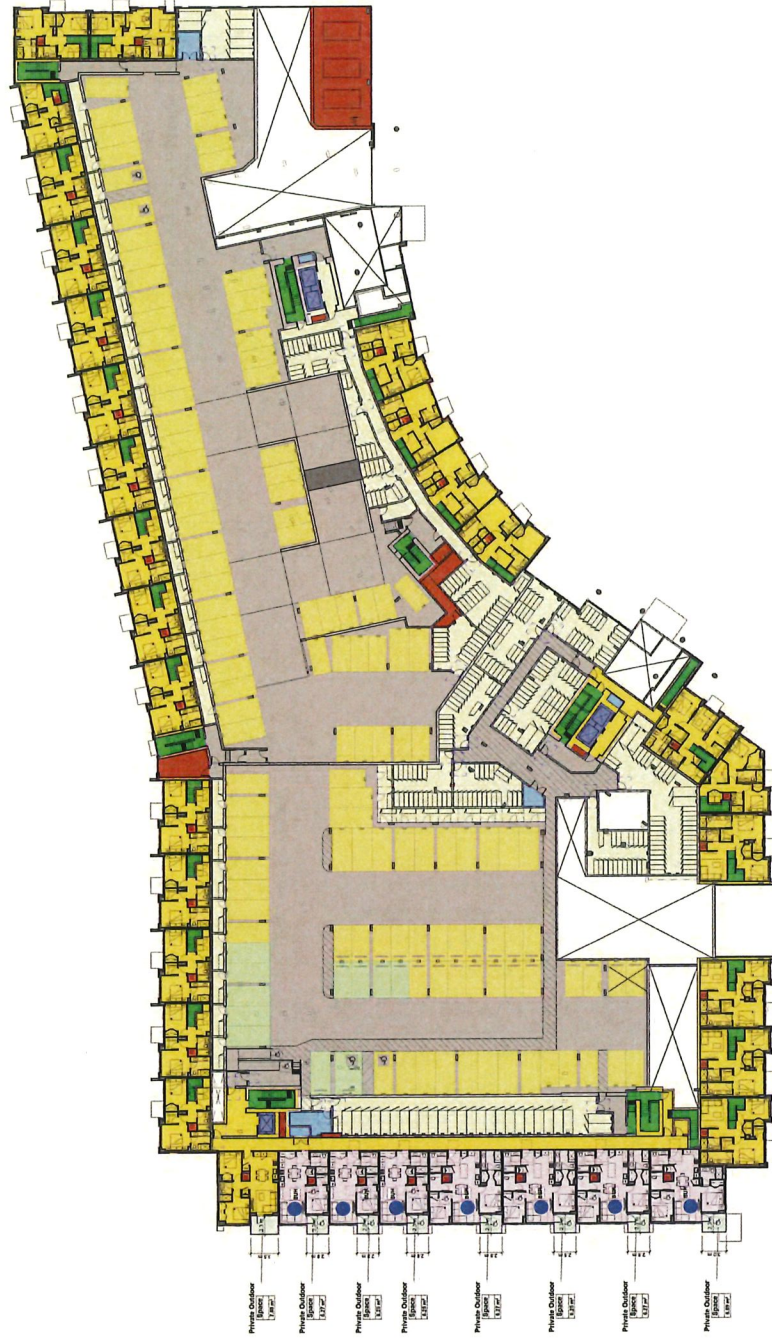
Ground Floor

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U.
- Amenity
- Elac.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



Level 2

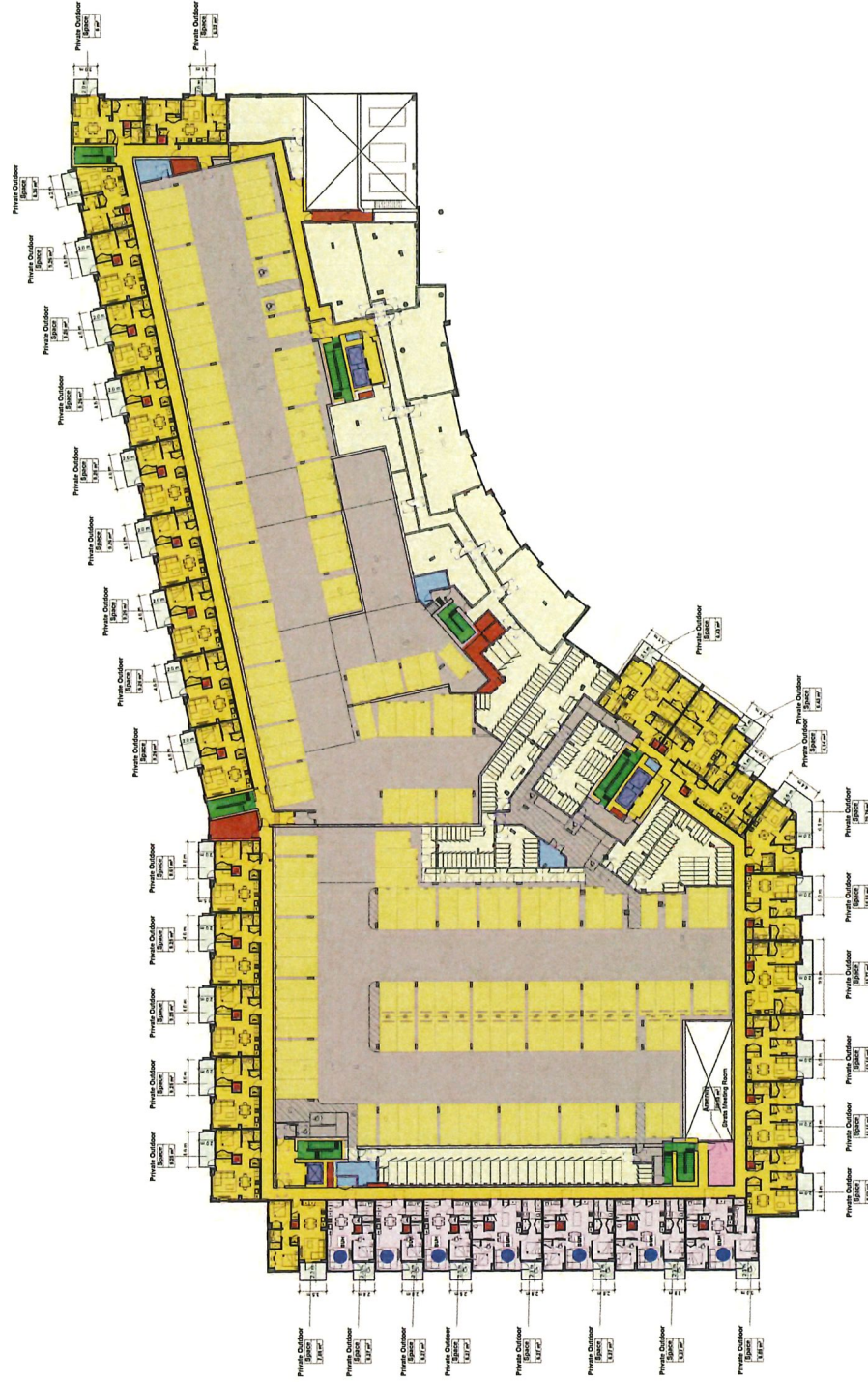
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- Market Rental
- Market Rental Common
- C.S.U.
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Starwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



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Level 3

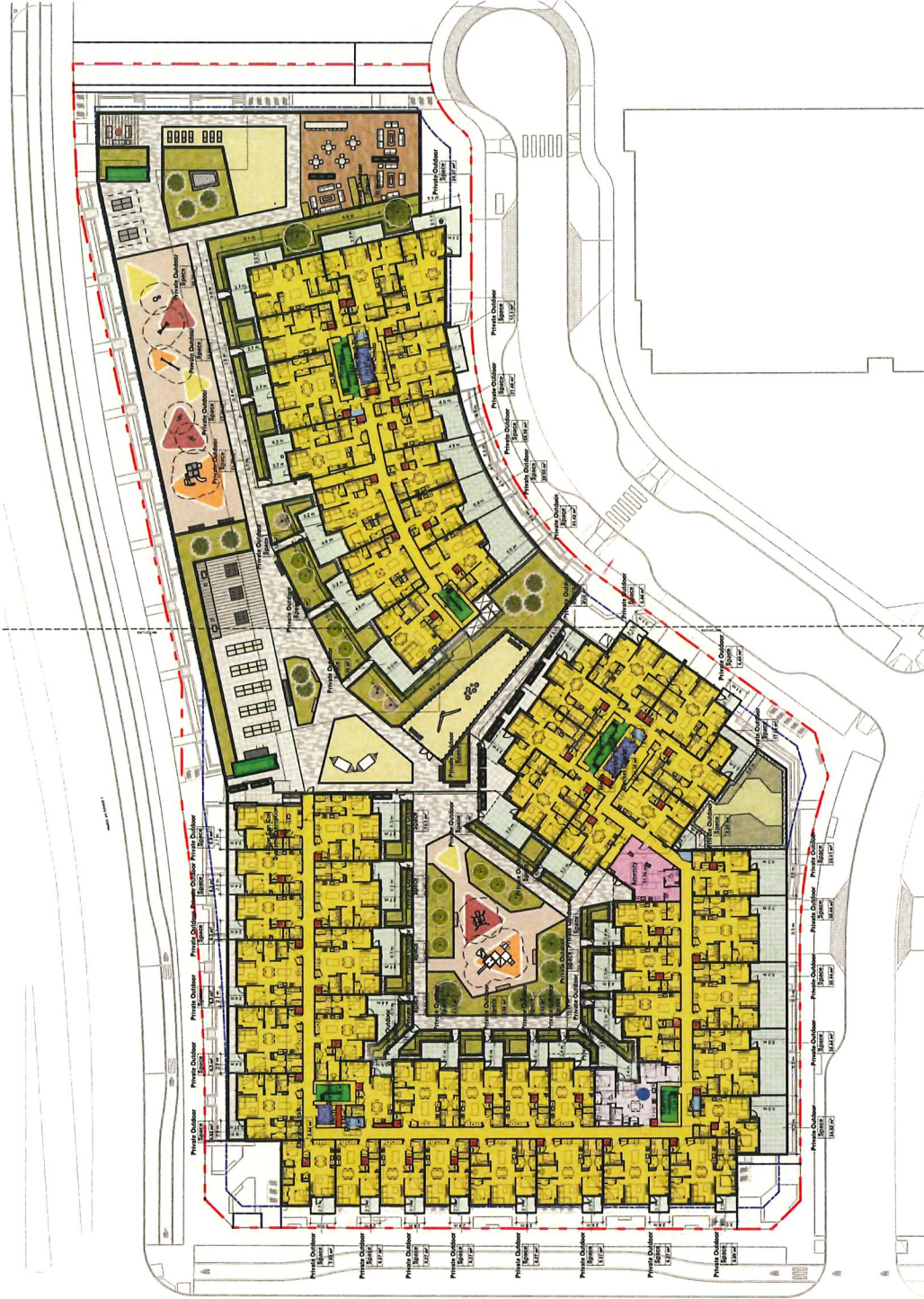
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- Market Rental
- Market Rental Common
- C.S.U.
- Bicycle Facilities
- Amenity
- Elc.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



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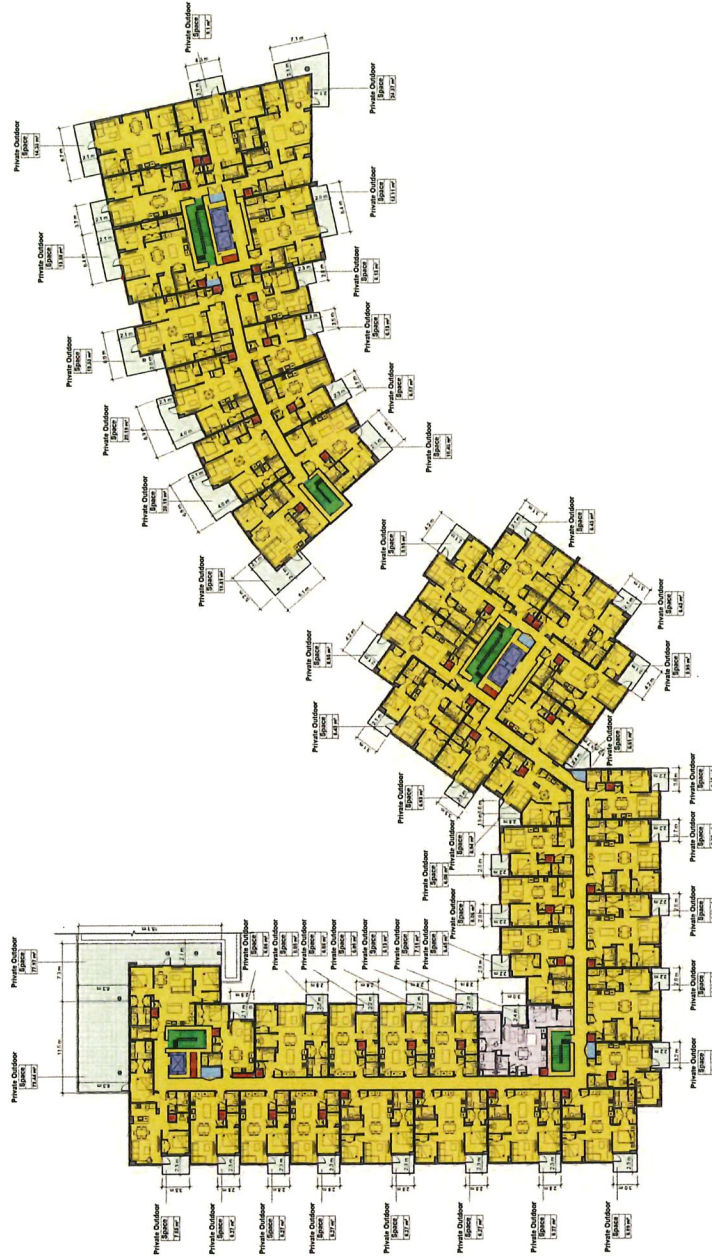
Level 4

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U.
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Staffwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



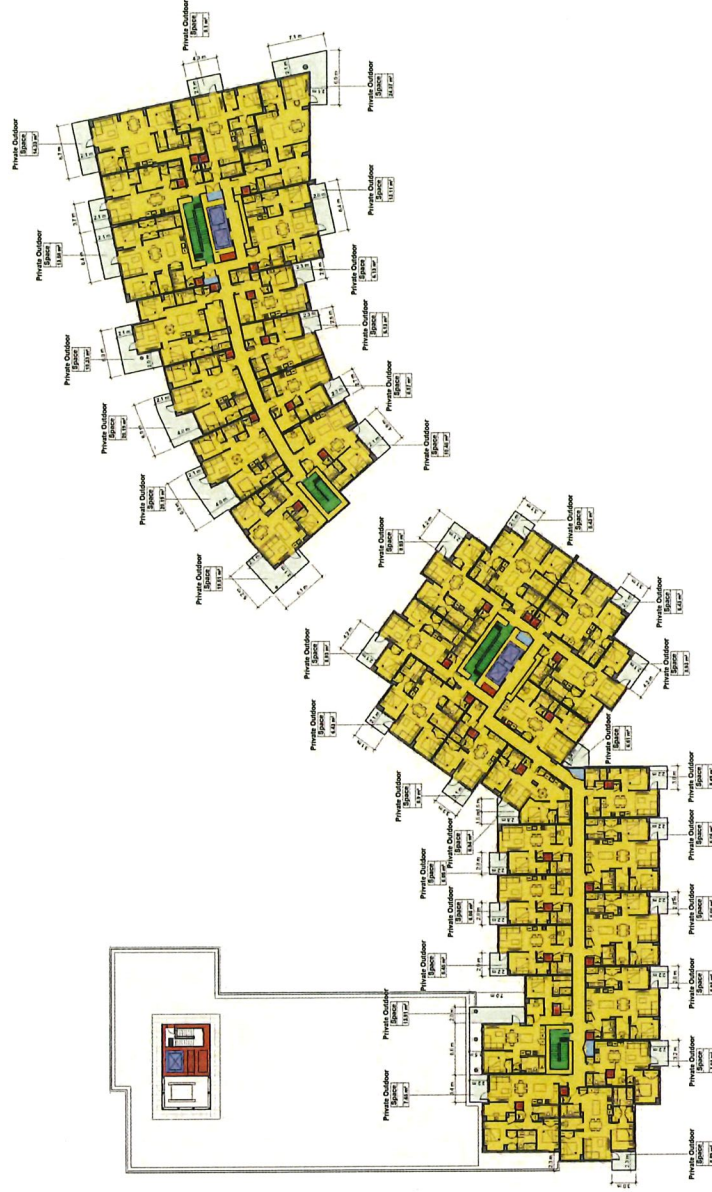
Level 5-6

- Market Condo
- Market Rental
- Market Rental Common
- C.S.U.
- Bicycle Facilities
- Amenity
- Elect.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



Level 7

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U.
- Boys' Facilities
- Amnity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



Level 8

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U.
- Boyside Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



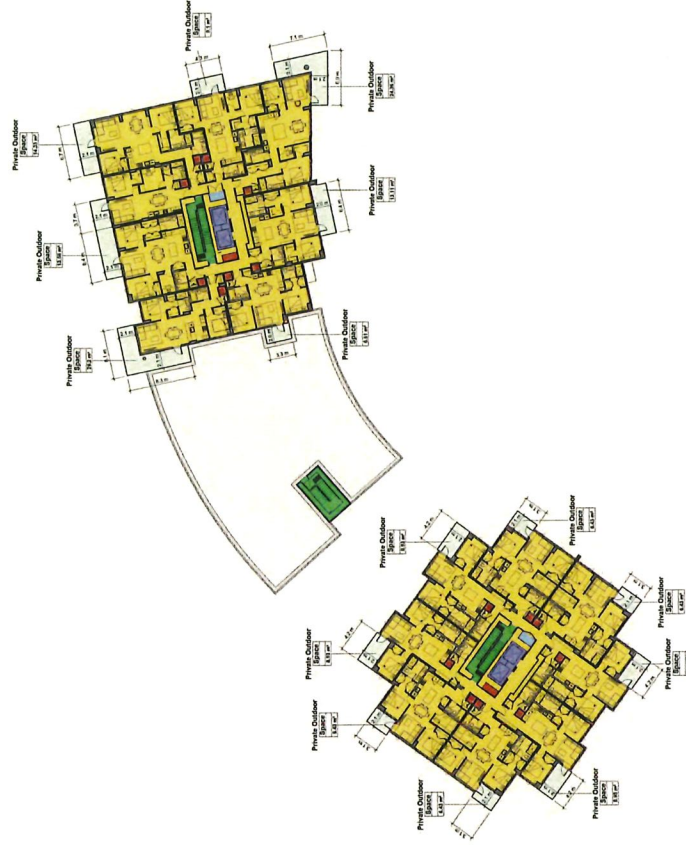
Level 9

- Market Condo
- Market Rental
- Market Rental Common
- C.S.U.
- Bicycle Facilities
- Amenity
- Elcc.
- Pool
- Elevator Shaft
- Mech.
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



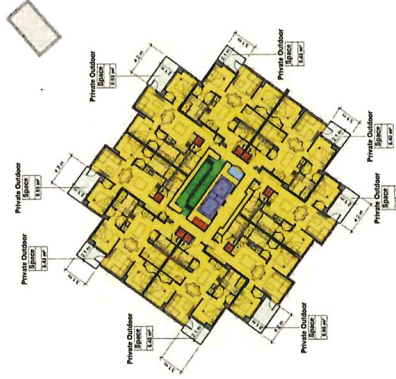
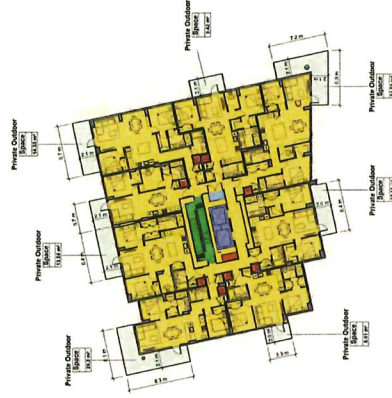
Level 10

- Market Condo
- Market Rental
- Market Rental Common
- C.S.U.
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units



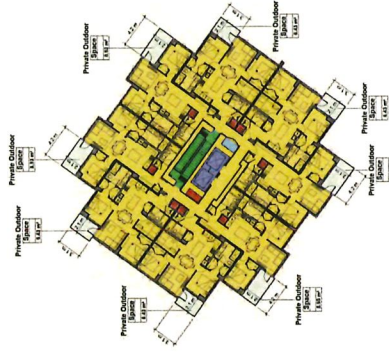
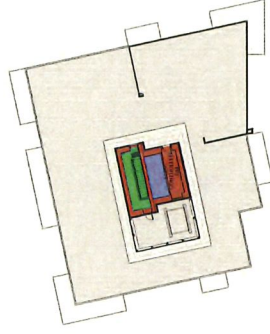
Level 11-12

- Market Condo
- Market Rental
- Market Rental Common
- C.S.U.
- Bicycle Facilities
- Amenity
- Elev.
- Parking
- Elevator Shaft
- Mech.
- Stairwell
- 4-Pipe Fan Coil System Exemption
- Private Outdoor Space
- BUH Units

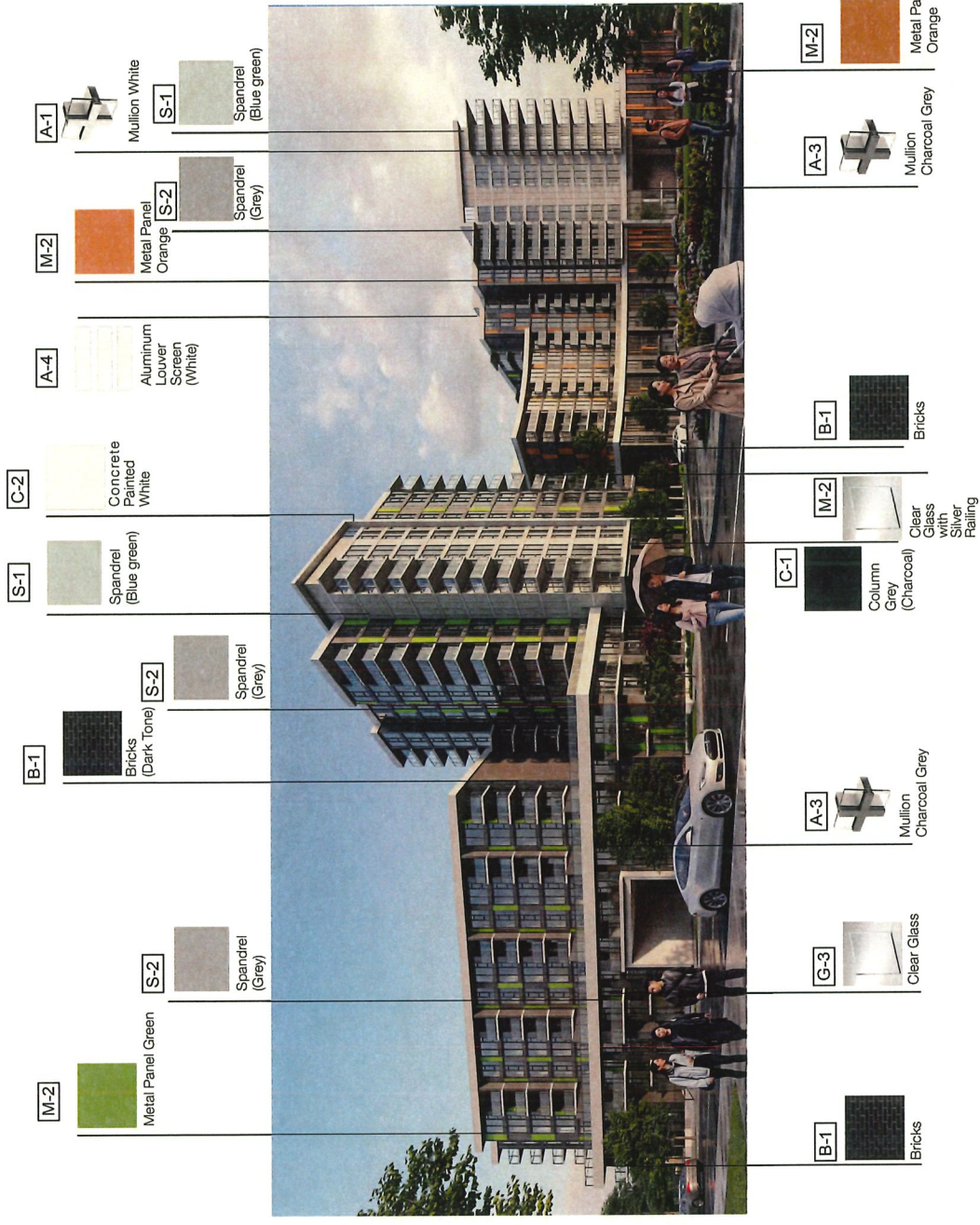


Level 13 & Mech

- Market Condo
- Market Rental
- Market Rental Common
- C.R.U.
- Bicycle Facilities
- Amenity
- Elec.
- Parking
- Elevator Shaft
- Mech.
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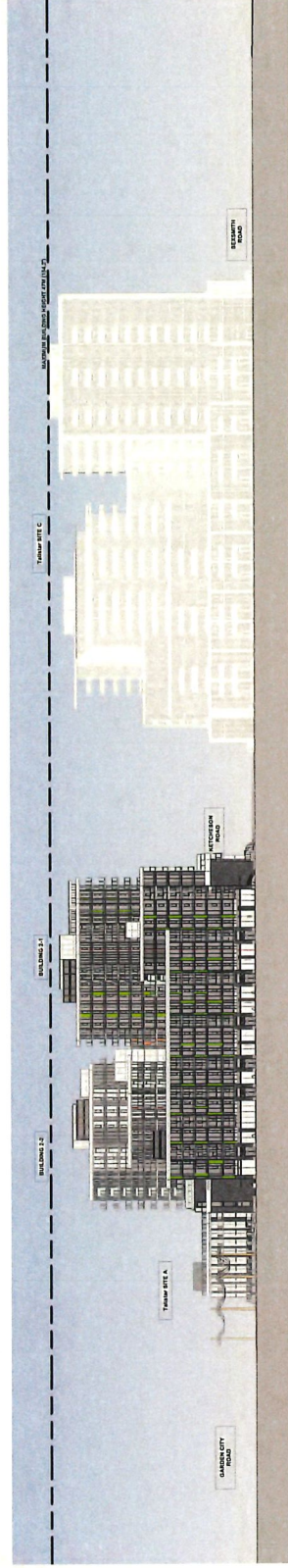
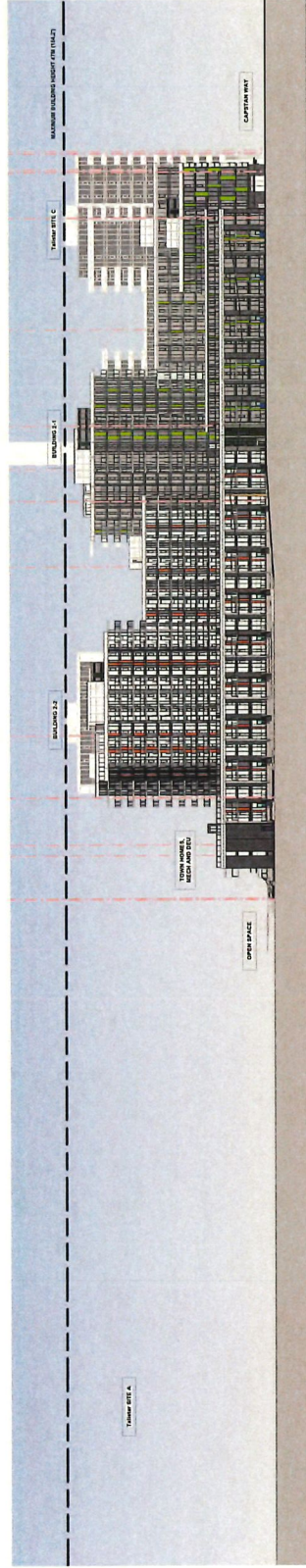
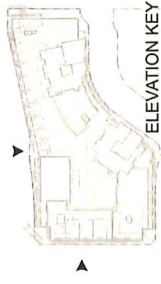
Building Materials



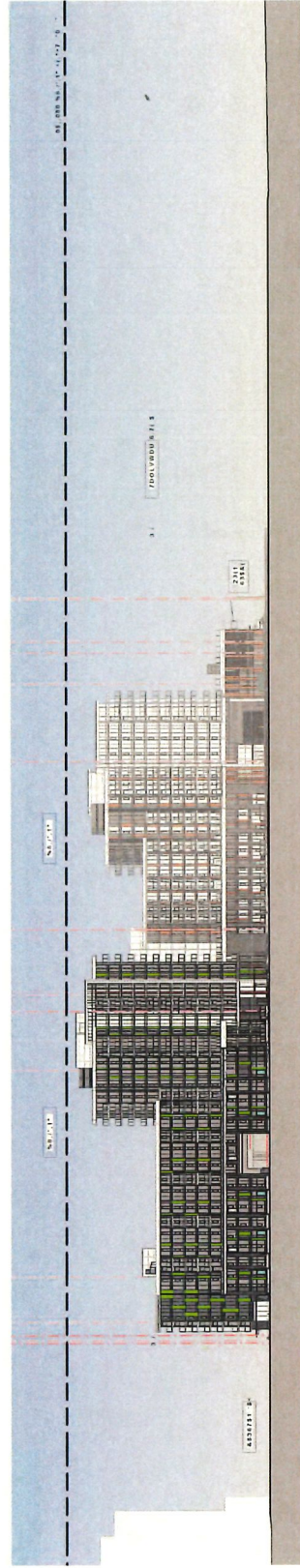
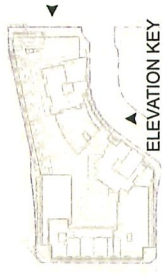
CARINA | TALISTAR B

Artful vertical colour accents create a distinctive identity for the development and contribute to the emerging character of Capstan Village

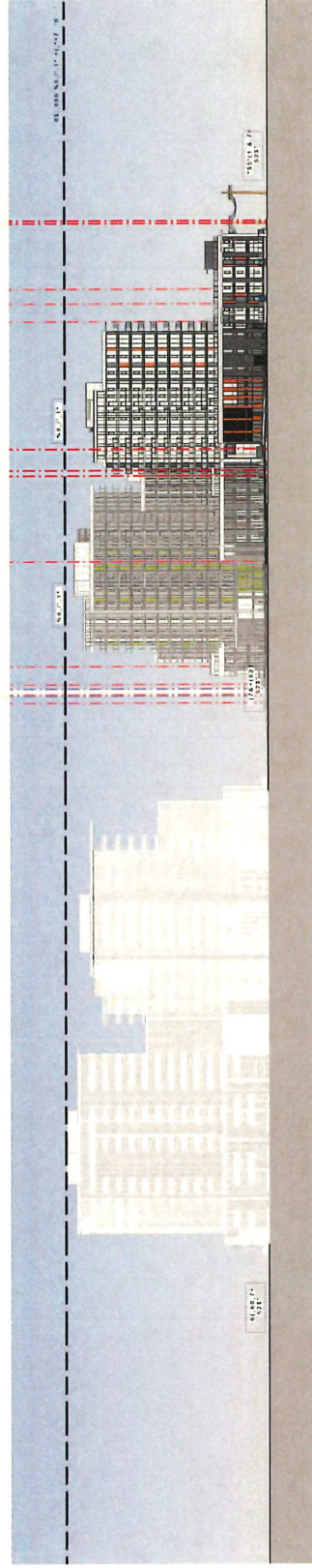
Overall Elevation East & North



Overall Elevation West & South



6287+ 67517 (1957.21)
SECTION



6287+ 67517 (1957.21)
SECTION

Renderings

Retail Highstreet on Capstan Way



Retail Highstreet



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Retail Highstreet on Capstan Way

Retail Highstreet



Ground Oriented Units - Garden City Road

Active Frontage



Ground Oriented Units - Garden City Road

Active Frontage



Ground Oriented Units - Mews

Active Frontage



CARINA | TALISTAR B

Ground Oriented Units - Ketcheson Court

Active Frontage



CARINA | TALISTAR B



Ground Oriented Units - Ketcheson Road

Active Frontage

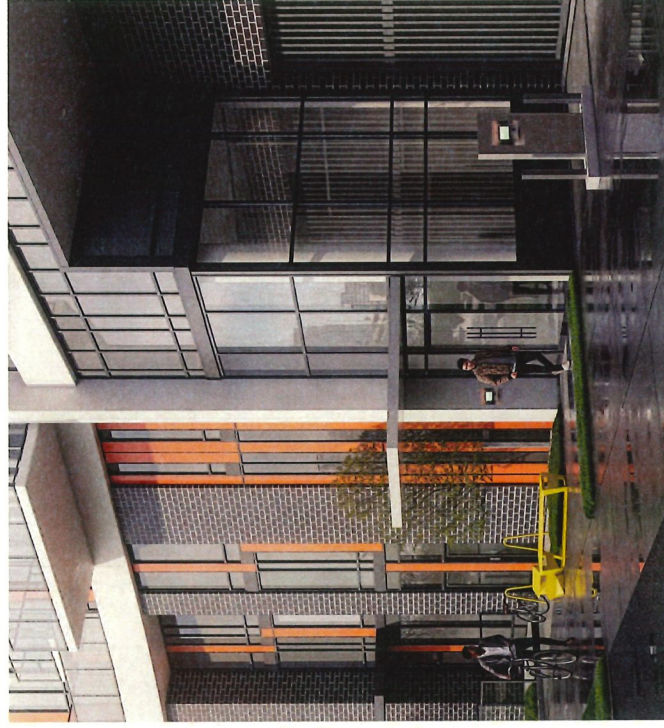


Lobbies

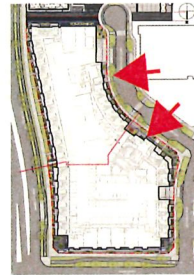


North Lobby

Active Frontage



South Lobby



Screened Mechanical

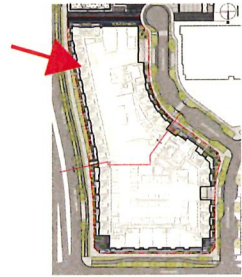


View of Overall Project



CARINA TALISTAR B

View of Roof Decks

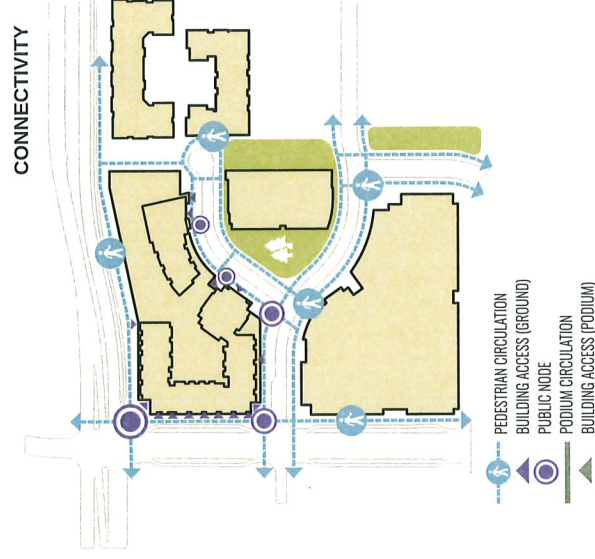
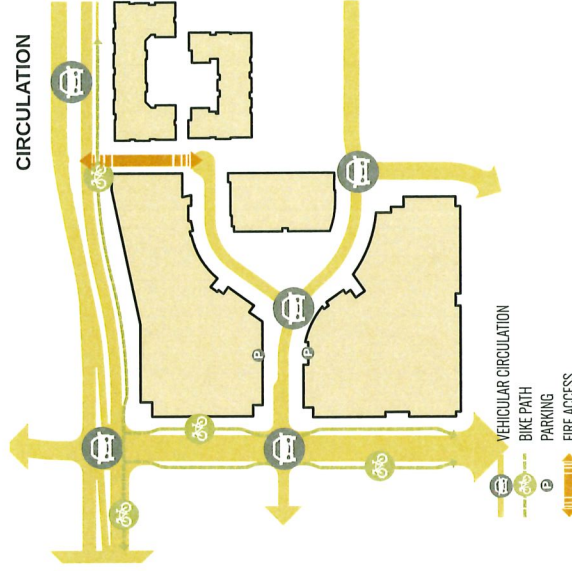
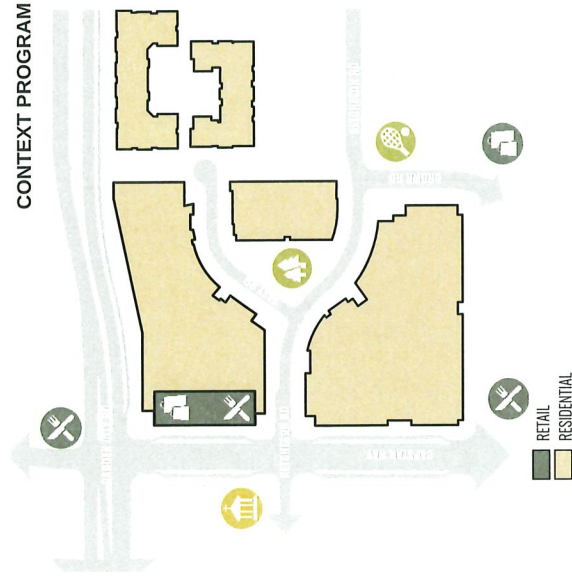


Landscape

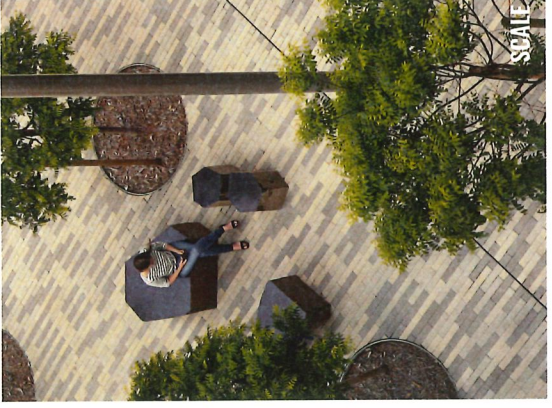
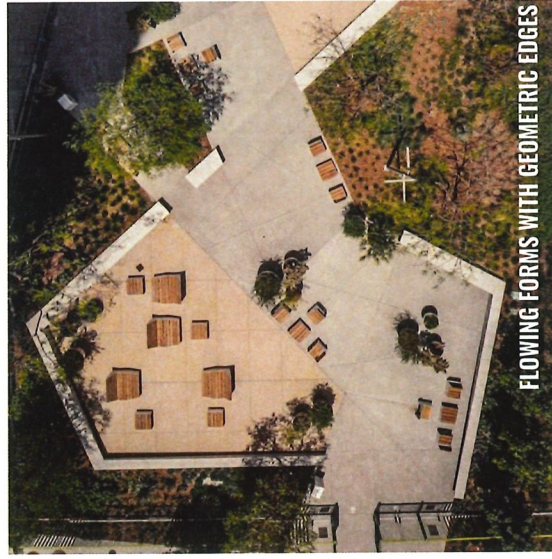
CARINA (TALISTAR B)
3420 KETCHESON COURT, RICHMOND, BC



SITE CONTEXT

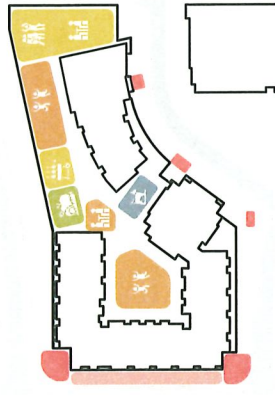


VISION



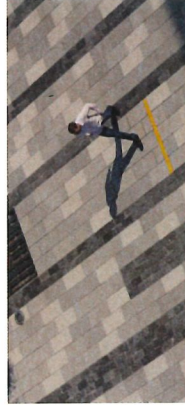


GROUND LEVEL

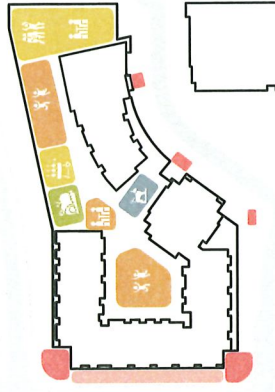


GROUND LEVEL

- PUBLIC PLAZA
- SHOP / RETAIL EDGE



PODIUM LEVEL



- PODIUM LEVEL
- PLAY / EXERCISE
 - GATHER / EAT
 - GROW / HARVEST
 - DOG PARK



ROOF LEVEL



PLANTING STRATEGY



GROUND LEVEL

- FEATURE PLANTING**
FEATURE TREE/SHRUB PLANTING WITH FLOWERING ACCENTS
URBAN CHARACTER
- GREEN BUFFER**
FULL SUN FOR SOUTH, PART SHADE FOR WEST & EAST
HEDGING AND LAYERED SEASONAL PLANTING
URBAN CHARACTER
- URBAN SHADE EDGE**
NORTHSIDE SHADE PLANTING
LOW EVERGREEN TEXTURED PLANTING LAYERED

PODIUM & ROOF LEVEL

- CANOPY**
LARGE CANOPY TREES
WOODLAND-INSPIRED LAYERED PLANTING
- ROOF TOP OPEN SPACE**
FLOWERING AND CHARACTER TREES
LAYERED SEASONAL PLANTING BEDS AND HEDGING WITH STRUCTURE
PLANTING AROUND PATIOS
- EXTENSIVE GREEN ROOF**
MIX OF SEDUM, BULBS AND GRASS
LOW EXTENSIVE GREEN ROOF
INACCESSIBLE



LARGE CANOPY TREES



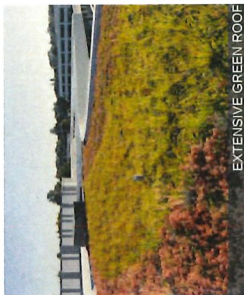
FEATURE PLANTING



GREEN BUFFER



GREEN BUFFER



EXTENSIVE GREEN ROOF



LAYERED TEXTURE PLANTING



ROOFTOP URBAN SPACE



URBAN SHADE EDGE

PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	MATURE SPREAD	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	MATURE SPREAD
TREES															
ABO	7	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	3-4m Ht.	S3	5m	3m	PERENNIALS							
ABR	1	Acer rubrum 'Redpointe'	Redpointe Red Maple	7cm, cal.	S3	12m	9m	●	167	Asilbe x arendsi 'Bridal Veil'	Hybrid Asilbe	#1 pot	0.45 o.c.	Mature Height	Mature Spread
CBF	2	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	7cm, cal.	S3	12m	9m	●	186	Achillea millefolium 'Terracotta'	Terracotta Yarrow	#1 pot	0.45 o.c.	0.75m	0.45m
CC1	19	Cercis canadensis 'The Rising Sun'	The Rising Sun Eastern Redbud	5cm, cal.	S3	2.4m	3m	●	112	Echinacea purpurea	Coneflower	#1 pot	0.45 o.c.	1m	0.45m
CKm	11	Cornus kousa 'Milky Way'	Milky Way Dogwood	6cm, cal.	S3	6m	2.4m	●	151	Echinacea purpurea 'Magnus'	Magnus Coneflower	#1 pot	0.45 o.c.	0.75m	0.45m
POB	10	Picea omorika 'Brums'	Brums Serbian Spruce	4m, cal.	S3	4m	1.2m	●	112	Gaura lindheimeri 'Whirling Butterfly'	Plantain Lily	#1 pot	0.75 o.c.	Mature Height	Mature Spread
PFV	16	Picea flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Lumber Pine	1.8m Ht.	S3	6m	4m	●	2	Hosta 'June'	Plantain Lily	#2 pot	0.75 o.c.	Mature Height	Mature Spread
PNS	5	Pinus nigra 'Select Green'	Austrian Pine	4m Ht. specimen	S3	10m	4m	●	6	Hosta sieboldiana 'Elegans'	Plantain Lily	#2 pot	0.75 o.c.	Mature Height	Mature Spread
PSI	13	Prunus 'Ichijo'	Ichijo Cherry	6cm, cal.	S3	4m	4m	●	10	Lavandula angustifolia 'Lavender'	Lavender	#1 pot	0.45 o.c.	0.8m	0.6m
SP	9	Stewartia pseudocamellia	Japanese Stewartia	7cm, cal.	S3	5m	3m	●	119	Lavandula fulgens 'Hydrote Blue'	Black-eyed Susan	#1 pot	0.45 o.c.	0.8m	0.5m
SHRUBS															
Auc	34	Arbutus unedo 'Compacta'	Strawberry Bush	#5 pot	0.9 o.c.	2m	1.5m	●	181	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#1 pot	0.45 o.c.	0.5m	0.75m
Azla	28	Azalea japonica 'Hino White'	Hino White Azalea	#3 pot	0.6 o.c.	1m	1m	●	245	Santolina chamaecyparissus	Autumn Joy Stonecrop	#1 pot	0.45 o.c.	0.5m	0.5m
Bnw	109	Buxus microphylla 'Winter Gem'	Korean Boxwood	#3 pot	0.6 o.c.	1.2m	1m	●	333	Acrostaphylos uva-ursi	Kinnikinnick	#1 pot	0.3 o.c.	0.25m	1.2m
Civ	45	Ceanothus impressus 'Victoria'	California Lilac	#5 pot	1.2 o.c.	1.5m	1.5m	●	170	Fragaria chiloensis	Coastal Strawberry	10cm pot	0.3 o.c.	0.15m	0.25m
Cda	66	Chalaya x dewitteana 'Aztec Pearl'	Mexican Mock Orange	#3 pot	0.9 o.c.	2m	2m	●	604	Liriodendro terminalis	Japanese Spurge	#1 pot	0.45 o.c.	0.3m	0.25m
Csk	109	Cornus sericea 'Kelsey'	Dwarf Kelsey Dogwood	#3 pot	0.45 o.c.	0.75m	0.75m	●	189	Polysandra terminalis	Creeping Thyme	10cm pot	0.3 o.c.	0.08m	0.25m
Euc	72	Euphorbia characias subsp. wulfenii	Mediterranean spurge	#3 pot	0.6 o.c.	1m	1m	●	356	Thymus serpyllum	Creeping Thyme	10cm pot	0.3 o.c.	0.08m	0.25m
Hid	7	Hydrangea macrophylla 'Let's Dance'	Reblooming Hydrangea	#3 pot	0.6 o.c.	1.8m	1.8m	●	72	Polystichum munitum	Sword Fern	#2 pot	0.9 o.c.	1m	1m
Hpl	72	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#3 pot	0.9 o.c.	1.8m	1.8m	●	91	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#2 pot	0.3 o.c.	0.25m	0.25m
Hsb	42	Hydrangea serrata 'Blaue Perle'	Blue Hydrangea	#3 pot	0.9 o.c.	1.8m	1.8m	●	207	Hakonechloa macro	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m
Ilx	39	Ilex serrata 'Blaue Perle'	Japanese Holly	#3 pot	0.9 o.c.	1.8m	1.8m	●	207	Hakonechloa macro	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m
Ngd	42	Nandina domestica 'Gulfstream'	Gulfstream Heavenly Bamboo	#3 pot	0.6 o.c.	1.2m	1.2m	●	91	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#2 pot	0.3 o.c.	0.25m	0.25m
Polj	9	Physocarpus opulifolius 'Little Joker'	Dwarf Little Joker Ninebark	#3 pot	0.9 o.c.	0.5m	1m	●	207	Hakonechloa macro	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m
Prn	440	Prunus laurocerasus 'Oto Luyken'	English Laurel	#3 pot	0.5 o.c.	1m	1.5m, maintained to 0.9m hedge	●	207	Hakonechloa macro	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m
Rbb	73	Rhododendron 'Bow Bells'	Bow Bells Pink Rhododendron	#5 pot	0.9 o.c.	1.2m	1.2m	●	207	Hakonechloa macro	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m
Rld	30	Rhododendron 'Lemon Dream'	Lemon Dream Rhododendron	#3 pot	0.9 o.c.	1.5m	1.5m	●	207	Hakonechloa macro	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m
Rhr	285	Rhododendron 'Rumago'	Rumago Rhododendron	#3 pot	0.6 o.c.	0.45m	0.75m	●	207	Hakonechloa macro	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m
Sch	154	Sarcococca hookeriana var. humilis	Sweetbox	#3 pot	0.6 o.c.	0.6m	0.6m	●	207	Hakonechloa macro	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m
Skl	149	Skimmia japonica	Japanese Skimmia	#2 pot	0.6 o.c.	1m	1m	●	207	Hakonechloa macro	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m
Sog	9	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	#2 pot	0.6 o.c.	1m	1m	●	207	Hakonechloa macro	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m
Tos	385	Thuja occidentalis 'Smaragd'	Northern White-Cedar	1.8m Ht.	0.6 o.c.	3.5m	0.9m	●	207	Hakonechloa macro	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m

● NOTE: BIRD-FRIENDLY SPECIES



Carpinus betulus
'Frans Fontaine'
Frans Fontaine Hornbeam



Prunus 'Ichijo'
Ichijo Cherry



Acer palmatum 'Osakazuki'
Osakazuki Japanese Maple



Polystichum munitum
Western Sword Fern



Spiraea x bumalda 'Goldflame'
Goldflame Spirea



Skimmia japonica
Japanese Skimmia



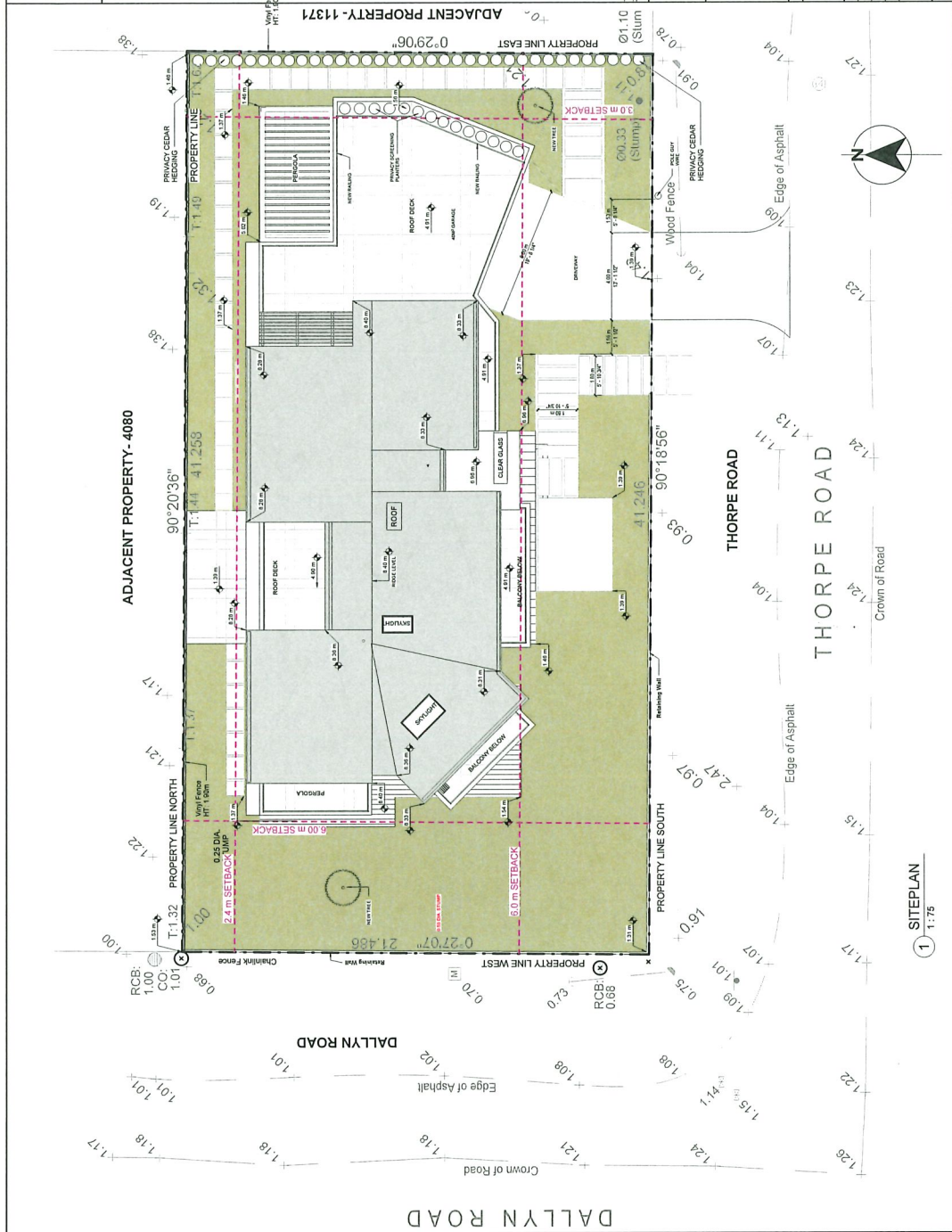
Hakonechloa macro
Japanese Forest Grass

THANK YOU

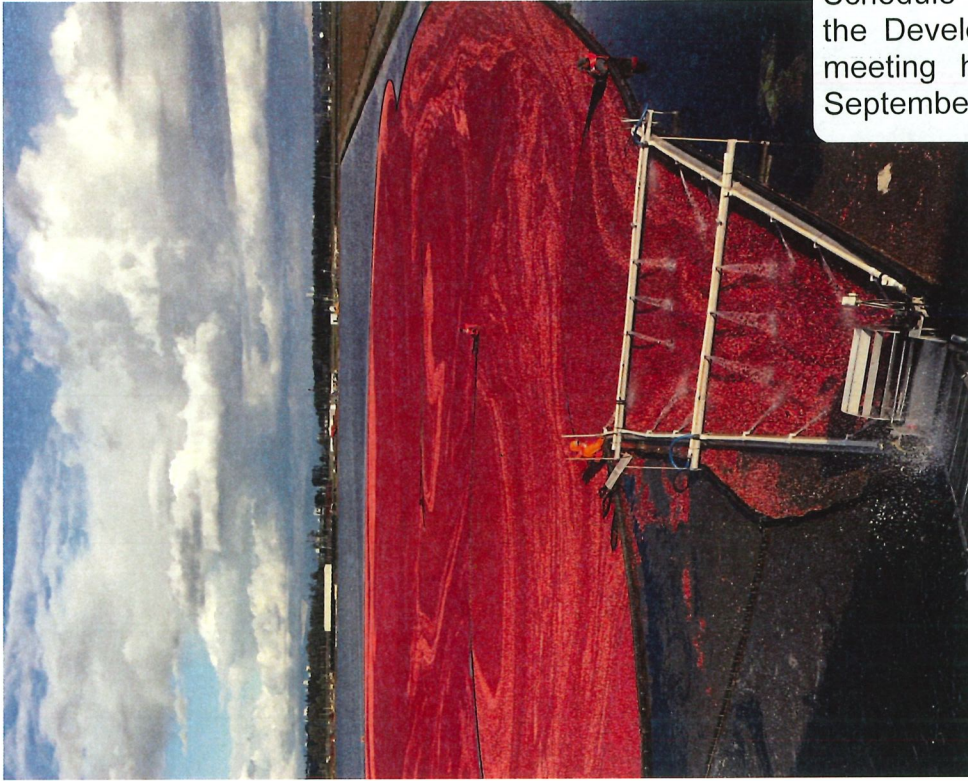
Schedule 3 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
September 16, 2026

11331 Thorpe Road
DV 26-008922

**ISSUED
FOR BUILDING
PERMIT**

[illegible]

Schedule 4 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
September 16, 2026

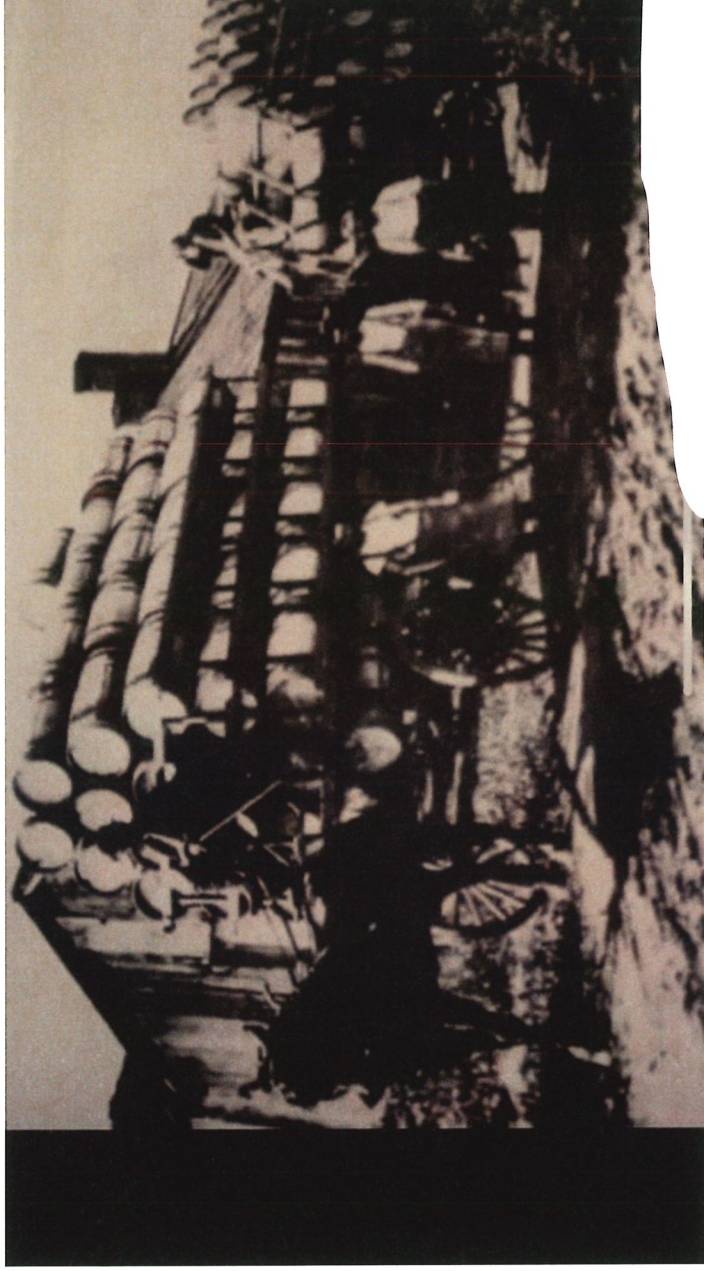


Development Permit Panel

September 16, 2026

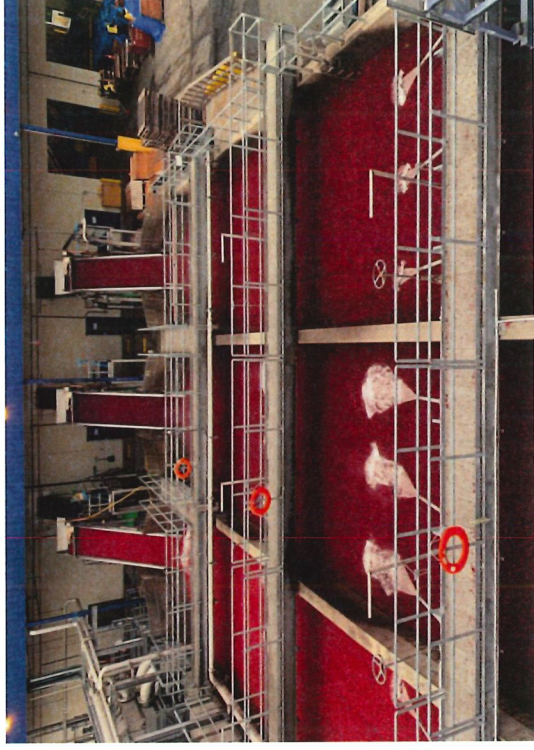
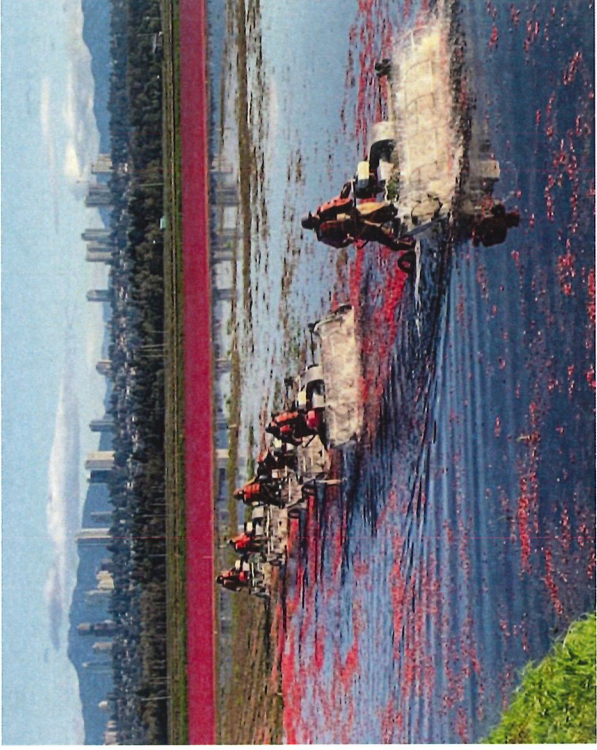
DV 26-017406

Maybog Farms Ltd.



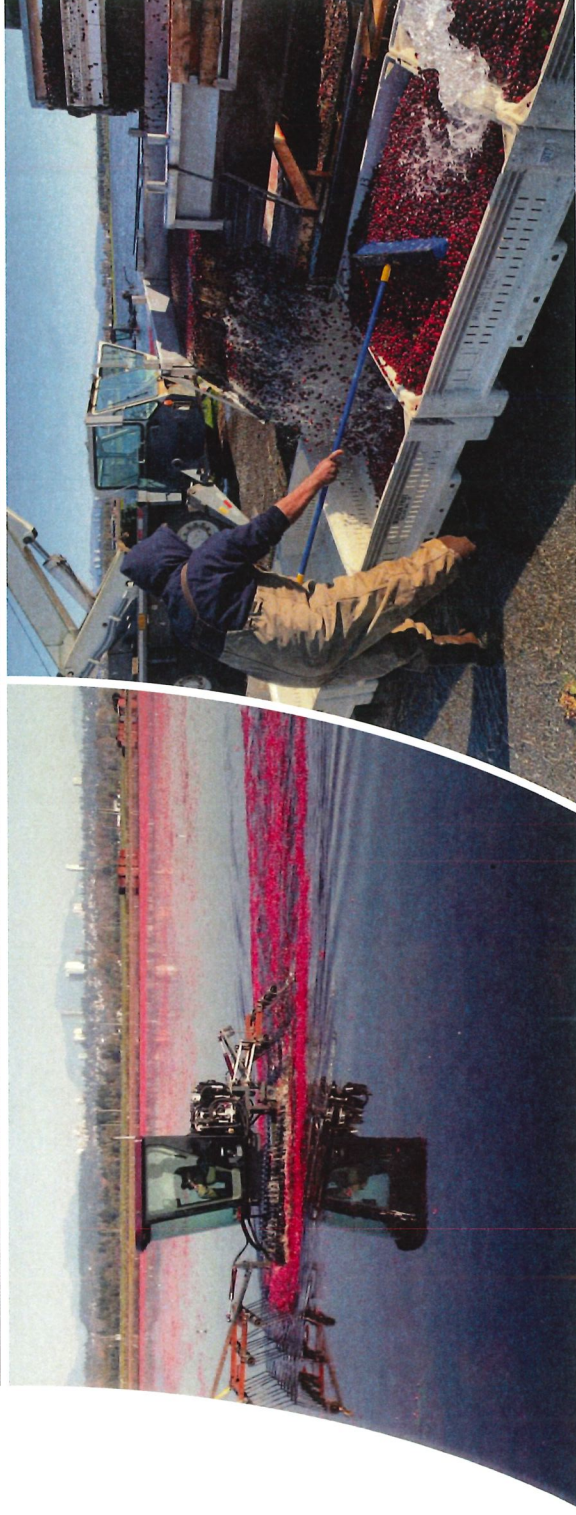
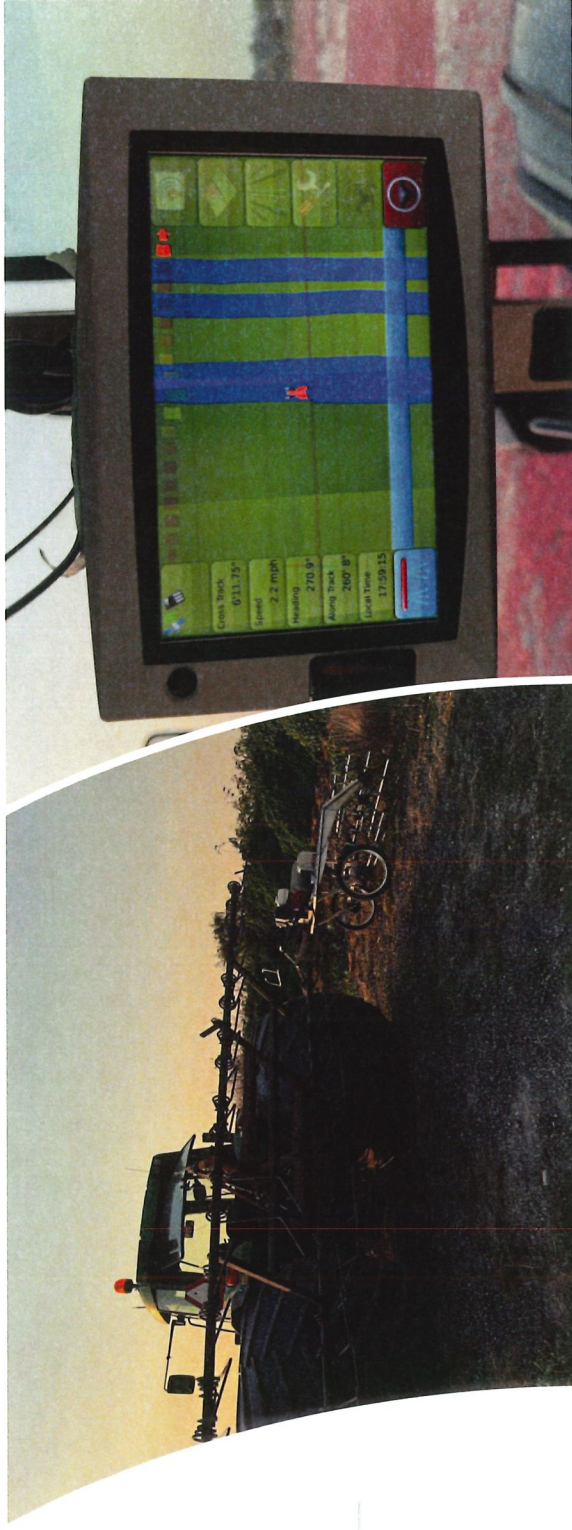
Cranberry Harvesting and storage has come a long way

Modern harvesting techniques



Fresh Fruit Harvest

Harrows are used to gently remove the fruit from the plants. Berries are then immediately removed from the water

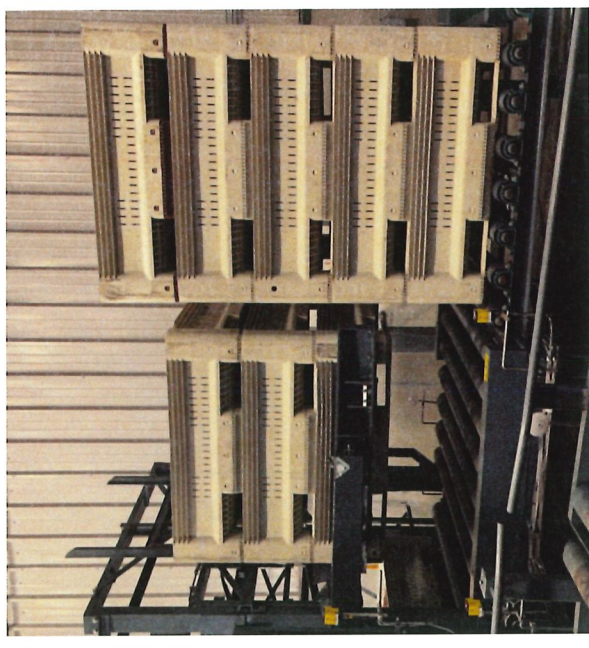
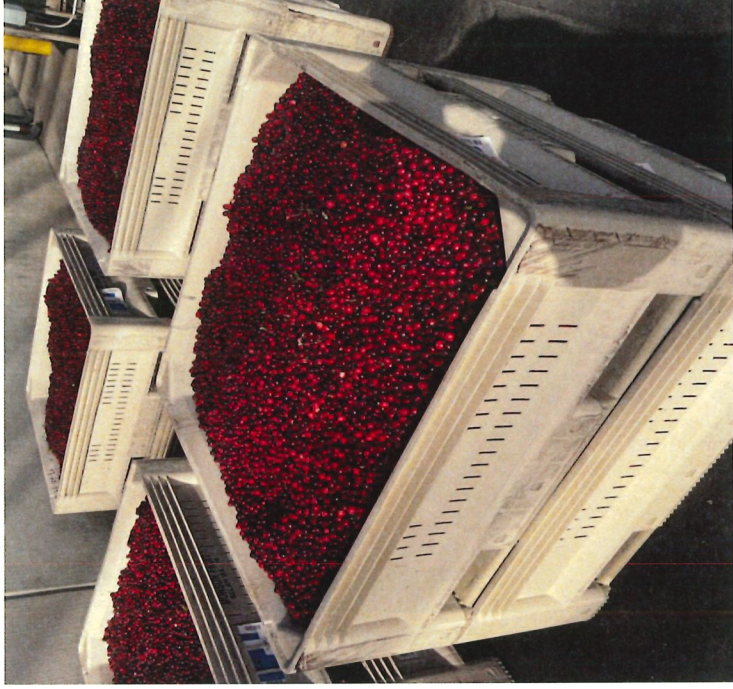
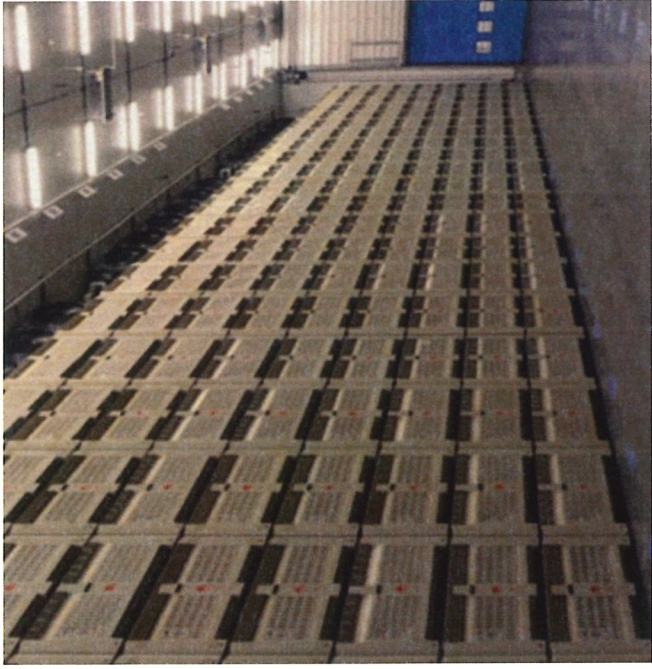


Fruit is cleaned, sorted and dried

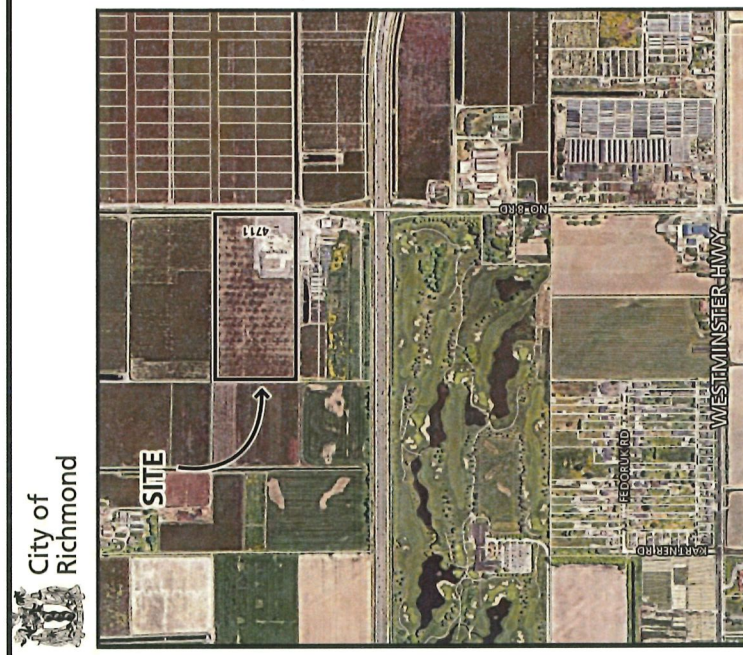
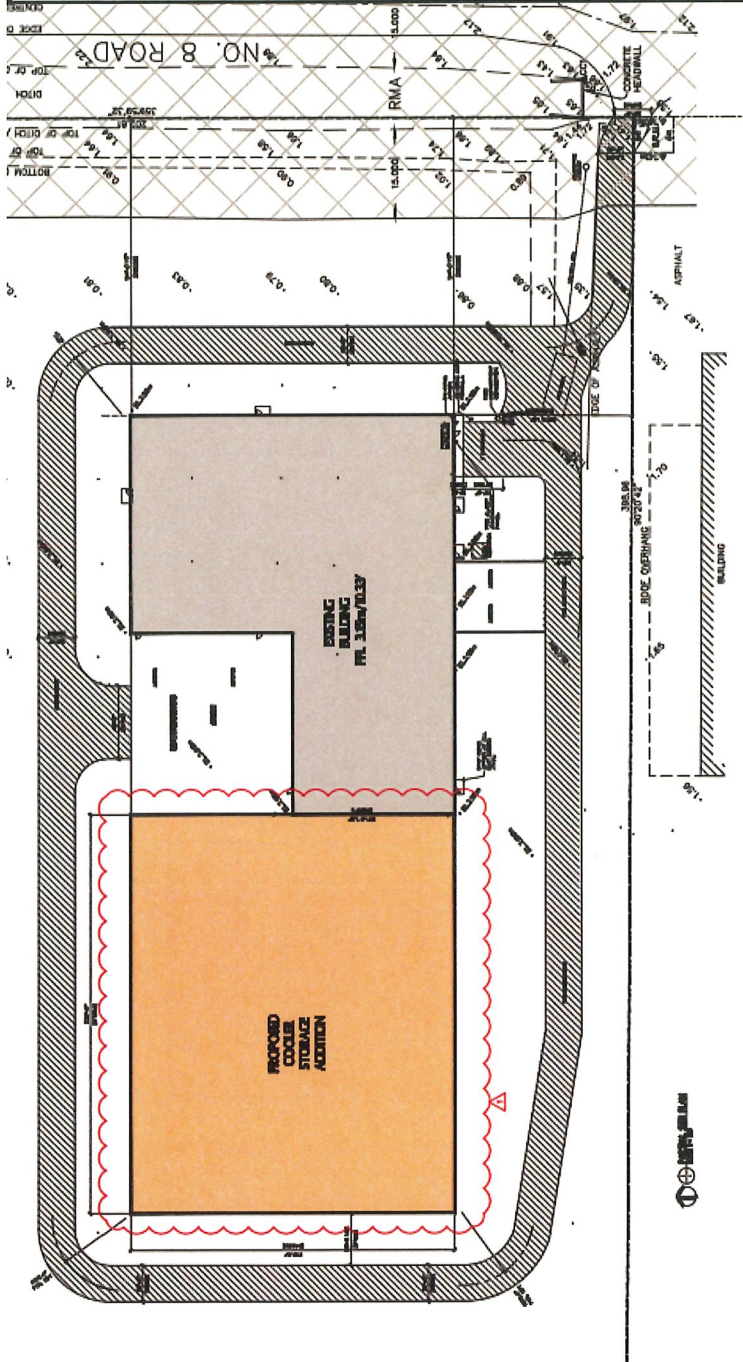
Fruit arrives directly from the field to be cleaned, washed, sorted and graded

The fruit is gently loaded in to specially designed bins that preserve quality and maintain freshness

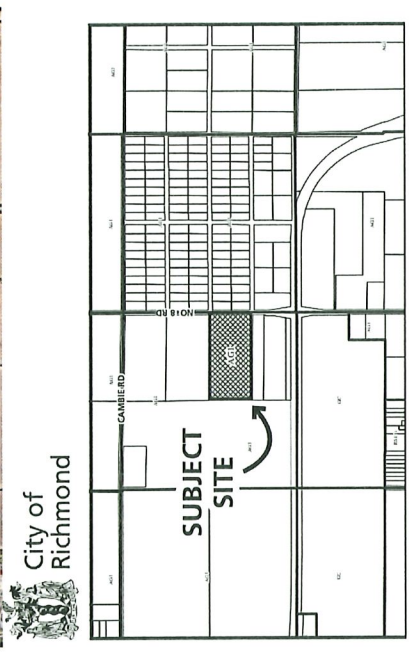




Fresh fruit is received into the cooler continuously during harvest. On farm storage allows cranberries to go from field to fridge in fifteen minutes, all day, every day.



The cooler will be located beside the new barn and central to the cranberry fields, where crops can be delivered directly from the harvested fields



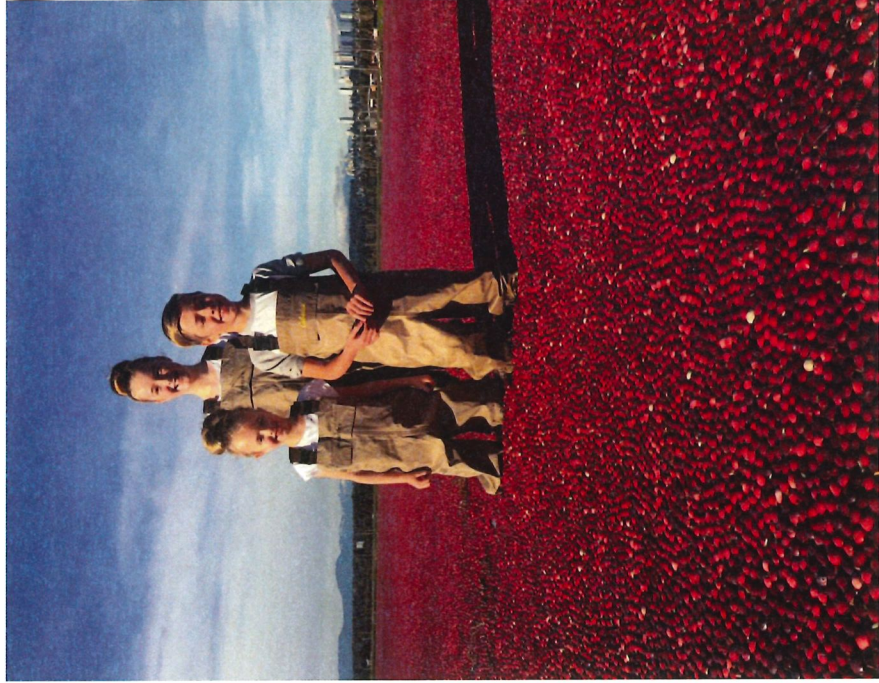


Fresh fruit is stored in the cooler, and is then packaged for delivery as it is requested by the customer

On-farm cooler storage allows for precise control of fruit quality, from the field to the consumer



Thank you for your support of our
6th Generation Family Farm





City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 16, 2026

From: Joshua Reis
Director, Development

File: DV 25-028927

Re: Application by Brad Dore for a Development Variance Permit at
10371 Springwood Crescent

Staff Recommendation

That a Development Variance Permit be issued to permit a detached garage to be located in the rear yard and which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- a. Reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m to 1.4 m; and
- b. Reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m to 1.2 m.

Staff Report

Origin

Brad Dore, on behalf of the owners, Stephen and Susan Samuel, has applied to the City of Richmond to vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m (~20 ft.) to 1.4 m (~4.5 ft.), and reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m (~10 ft.) to 1.2 m (~4 ft.).

The intent of these variances is to facilitate the construction of a detached, two-car garage in the rear yard of a property zoned “Small-Scale Multi-Unit Housing (RSM/L)” at 10371 Springwood Crescent. Location and aerial maps of the subject property are provided in Attachment 1.

The proposed Development Variance Permit (DVP) does not result in any required upgrades to existing servicing utilities or frontage improvements.

Background

On September 24, 2025, a Building Permit (BP) (BP 25-019551) was issued for the subject property to construct a new single-detached dwelling, with parking provided via an uncovered parking pad accessed from Springwood Crescent in the southwest corner of the property. The new single-detached dwelling unit has been constructed but has not yet received final inspection.

The applicant has submitted the subject DVP application to replace the parking pad with a detached two-car garage. No change to the location of the previously approved driveway is proposed.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Development surrounding the subject property is as follows:

To the north: Single-detached dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the east: Across Springmont Drive, a two-storey townhouse complex zoned “Low Density Townhouses (RTL1)”.

To the south: Across Springwood Crescent Road, single-detached dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the west: Single-detached dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed staff comments identified as part of the review of the subject DVP application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Small-Scale Multi-Unit Housing (RSM/L)” zone, except for the zoning variance noted below.

Zoning Compliance/Variations

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) Reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m (~20 ft.) to 1.4 m (~4.5 ft.); and
- b) Reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m (~10 ft.) to 1.2 m (~4 ft.).

Staff supports the proposed variances for the following reasons:

- *The garage would have a building height of 4.0 m (~13 ft.) and would be adjacent to the side elevation of the adjacent detached dwelling to the west at 10391 Springwood Crescent, with no windows facing the neighbouring property. Accordingly, the proposed garage is not anticipated to impact the neighbouring property by way of overlooking or overshadowing of primary windows or the rear garden. The adjacent property owners at 10391 Springwood Crescent have submitted their written support for the proposed variance (Attachment 3).*
- *The garage would have a siting, form and massing that generally aligns with the existing development pattern on Springwood Crescent, where it is typical for garages to be located adjacent to the main dwelling entrance and fronting the street. The main dwelling entrance for the subject property is on Springwood Crescent.*
- *Private outdoor space for the dwelling are provided on-site within the front, rear and side yards.*
- *Landscaping improvements are proposed, including five new trees, exceeding the minimum requirements of the Tree Protection Bylaw. Prior to DVP issuance, the applicant is required to provide a landscape security based on 100 per cent of the landscape cost estimate, including 10 per cent contingency, to ensure that planting is installed consistent with the approved plans.*

Analysis

Under the City’s RSM zoning, a 6.0 m (~20 ft.) separation distance (or setback) is required between a building located within the required rear yard and a building containing a dwelling unit in order to preserve this area for private outdoor space. The subject property contains one unit, with private outdoor space proposed in the front, rear, and side yards in excess of Zoning Bylaw 8500 requirements.

The applicant has recently completed construction of a 325 m² (~3,500 ft²) single detached dwelling on the subject property (BP 25-019551), with parking provided via an uncovered parking pad with access from Springwood Crescent. The proposed application is to facilitate construction of a 33 m² (~355 ft²), single-storey, two-car garage on the southwest corner of the property in place of the parking pad. No change to the location of driveway access or the number of on-site parking spaces is proposed.

Floodplain Management and Implementation

The proposed development will be constructed to meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on Title is required prior to DVP issuance.

Conditions of Adjacency

The subject property is a corner lot and has frontage on both Springmont Drive (east) and Springwood Crescent (south). As per Zoning Bylaw 8500, the front yard (east yard) of the property faces Springmont Drive, while the rear yard (west yard) abuts the side yard of the adjacent property at 10391 Springwood Crescent. The main dwelling entrance and driveway access for the subject property is from the side yard, which fronts Springwood Crescent. While the proposed garage is located in the property's rear yard given its corner lot orientation, the location of the proposed garage fronting Springwood Crescent and its setback from the neighbouring property is generally consistent with properties located on the street.

The proposed single-storey garage would be 4.0 m (~13 ft.) in height and setback from the neighbouring property at 10391 Springwood Crescent by 1.2 m (~4 ft.). The garage would contain no windows facing the neighbouring property. In addition, perimeter landscaping would be incorporated between the proposed garage and 10391 Springwood Crescent to mitigate visual impact on the neighbouring property.

Consistent with the newly constructed house, the proposed garage is designed in a traditional, Craftsman-inspired style, incorporating front-facing cementitious shingles and board-and-batten siding, both finished in off-white to match the colour of the house

Landscape Design

There are no existing on-site trees on the subject property. As a condition of BP issuance (BP 25-019551) for the single detached dwelling on the subject property, two new trees were required in accordance with Zoning Bylaw 8500. An 8 cm caliper dogwood and an 8 cm caliper magnolia were proposed. These trees will be planted as part of the landscaping works associated with the construction of the new single detached dwelling.

An additional three new trees are proposed, including one maple, one nectarine and one Kwanzan cherry tree. The proposed landscape plan also includes a variety of shrubs, perennials and ornamental grass.

Prior to DVP issuance, the applicant is required to provide a landscape security based on 100 per cent of the landscape cost estimate, including 10 per cent contingency, to ensure plantings are implemented in accordance with the approved plans. The applicant will also be required to enter into a legal agreement which specifies the terms and maintenance period associated with the landscape security.

Conclusion

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.

A copy of the applicable DVP Considerations which have been reviewed and signed by the applicant are attached (Attachment 4).

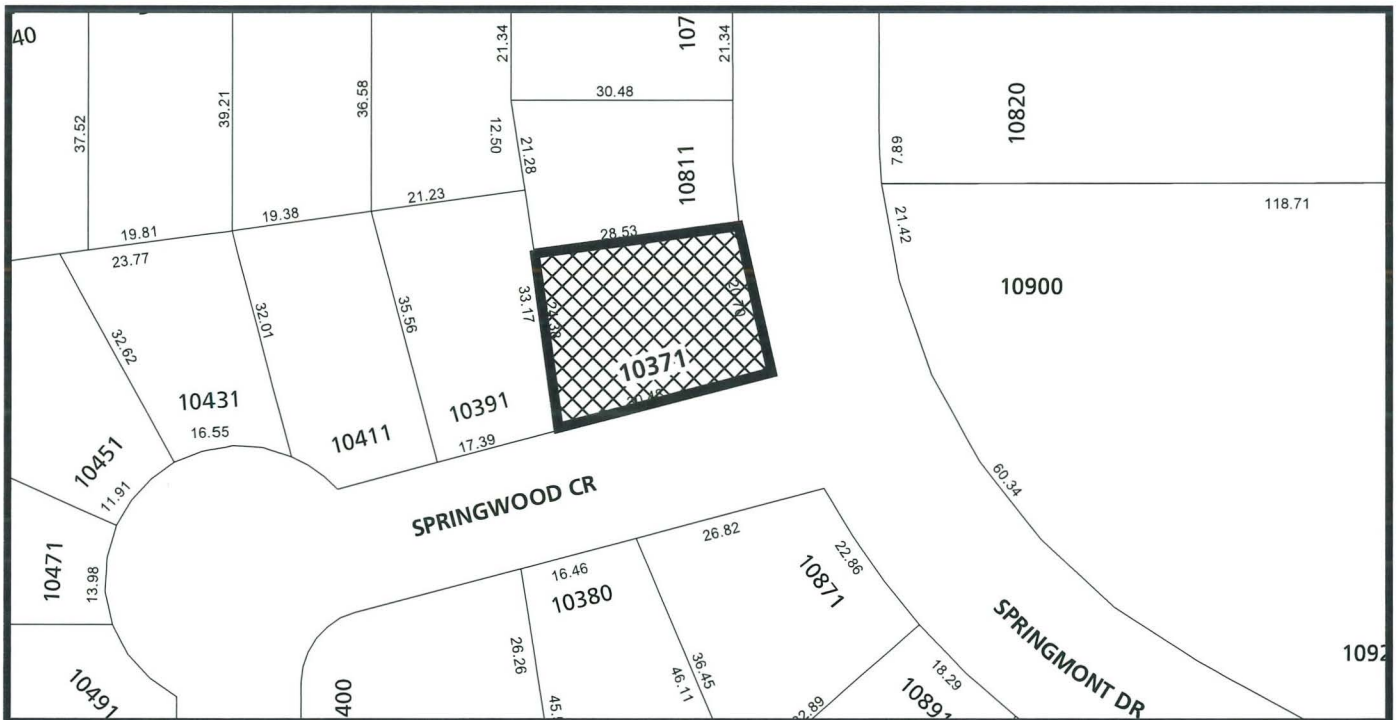
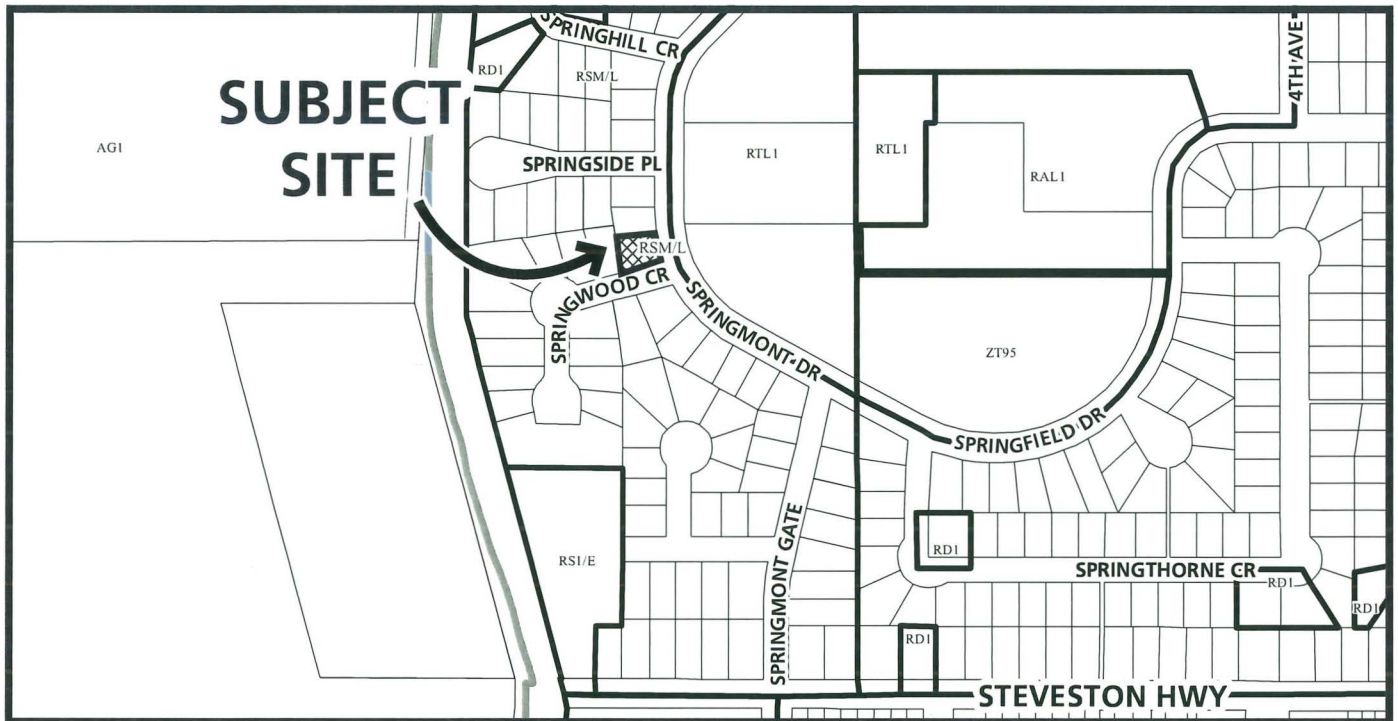
Respectfully submitted,

Andrew Norton, Manager, Development – West

Report Contributors

This report was prepared by Mark Tennenhouse, Planning Technician.

- Att.
1. Location Map
 2. Development Application Data Sheet
 3. Letter of Support
 4. Development Variance Permit Considerations (signed copy on file)



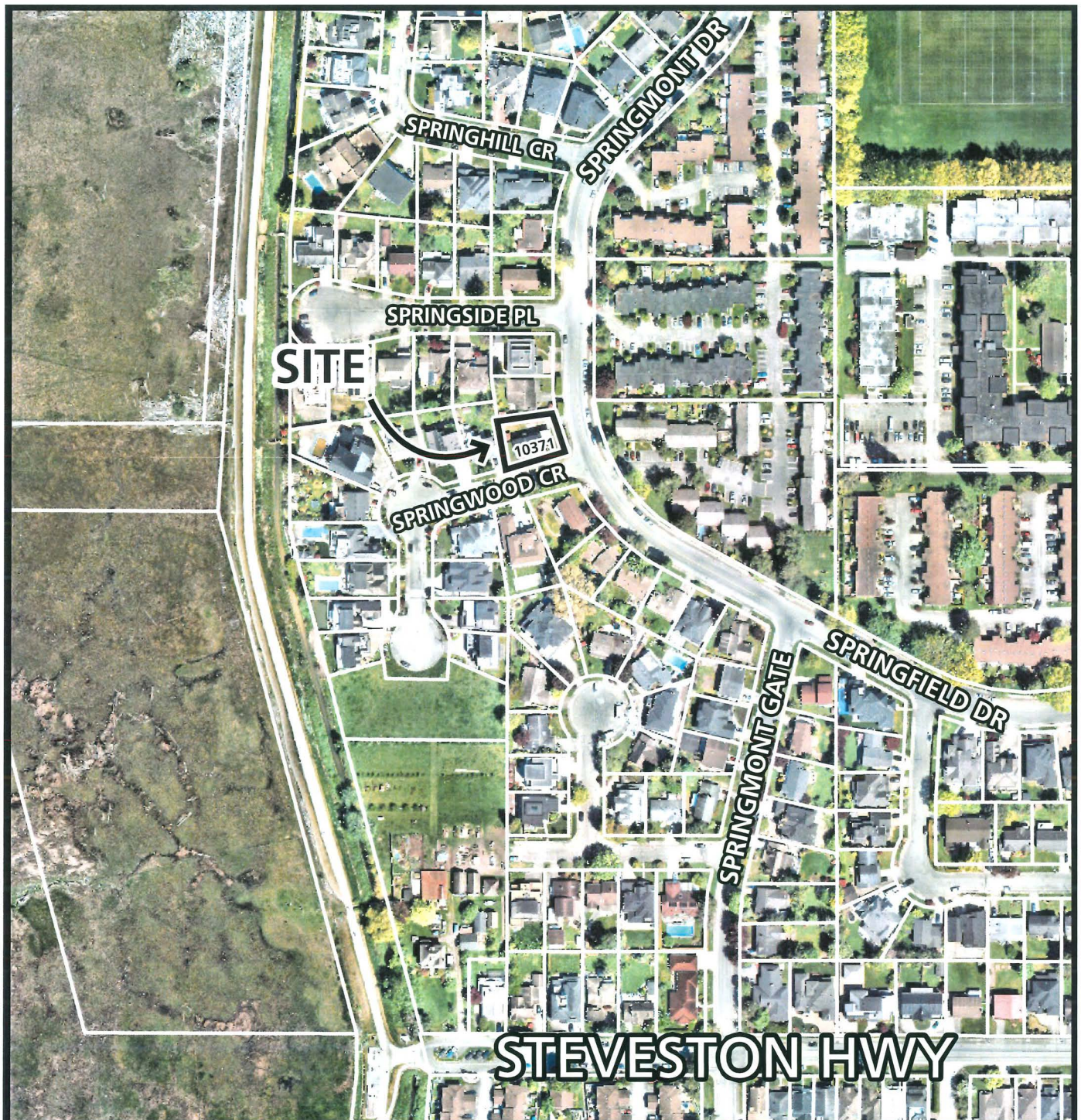
DV 25-028927

Original Date: 09/15/26
Revision Date: 09/15/26

Note: Dimensions are in METRES



City of
Richmond



DV 25-028927

Original Date: 09/15/26
Revision Date: 09/15/26

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Division

DV 25-028927

Address: 10371 Springwood Crescent

Applicant: Brad Dore

Owner: Stephen and Susan Samuel

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	656 m ² (~ 7,061 ft ² .)	No change
Land Uses:	Single-Detached Residential	Single Detached Residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	No change
Number of Units:	1	1

Criteria	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.55 FAR for up to 464.5 m ² of the lot area, plus 0.3 FAR for the remainder together with 40.0 m ² per lot for accommodating on-site parking.	Max 0.55 FAR for up to 464.5 m ² of the lot area, plus 0.3 FAR for the remainder together with 40.0 m ² per lot for accommodating on-site parking.	none permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Building: 38% Non-porous surfaces: 66% Live Landscaping: 32%	None
Lot Size:	550.0 m ² (5,920 ft ²)	656 m ² (~7,061 ft ² .)	None
Setback – Front Yard:	Min. 6.0 m (~20 ft)	6.0 m (~20 ft.)	None
Setback – Side Yard (north):	Min. 2.0 m (~7 ft)	2.66 m (~9 ft.)	None
Setback – Exterior Side Yard (south):	Min. 3.0 m (~10 ft)	4.6 m (~15ft)	None
Setback – Rear Yard	6.0 m (19.68 ft) and a function of the lot depth – 7.38 m (~24 ft)	6.0 m (19.68 ft) and 8.1 m (~27 ft)	None
Garage Height:	Max. 5.0 m (16.4 ft)	3.98 m (~13.1 ft)	None
Building separation between a building located in a rear yard and a building containing a dwelling unit	Min. 6.0 m (~20 ft)	1.4 m (~4.5 ft)	Variance Requested

ATTACHMENT 2

Setback from the rear lot line to a building located within the rear yard	Min. 3.0m (~10 ft)	1.2 m (~ 4 ft)	Variance Requested
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From: Christopher Maika <chris@buildingspace.ca>
Sent: Wednesday, February 25, 2026 3:00 PM
To: DevApps <DevApps@richmond.ca>
Subject: DV 25-028927 10371 Springwood Cres

Hello,

I am writing this email in support the application in the subject line.

I own and reside at the property to the west, 10391 Springwood Crescent. and immediately adjacent to the proposed garage.

Please let me know if you require any further information.

Sincerely,

Christopher Maika

10391 Springwood Crescent, Richmond, BC V7E 1X5

604 726 5839



City of
Richmond

Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 10371 Springwood Crescent

File No.: DP 25-028927

The following are to be met prior to forwarding this application to Council for approval:

1. **(Flood Covenant)** Registration of a flood indemnity covenant on title (2.9 m / Area A).
2. **(Landscape Security & Agreement)** Enter into a legal agreement and submission of a Letter of Credit for landscaping based on 100% of the cost estimate provided by a registered landscape architect (including installation costs and 10% contingency), to the satisfaction of the Director of Development.
3. **(Notice Fees)** Payment of all fees in full for costs associated with the Development Permit Panel Meeting Notices, consistent with the City's consolidated Fee Bylaws No 8636, as amended.

Prior to Building Permit issuance, the developer is required to complete the following:

4. **(Compliance with DP Plans)** Demonstrate compliance with the Development Permit Plans.

Note:

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed copy on file)

Signed _____

Date _____



City of Richmond

Development Variance Permit

No. DV 25-028927

To the Holder: Stephen and Susan Samuel

Property Address: 10371 Springwood Crescent

Address: 10371 Springwood Crescent

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m to 1.4 m; and
 - b) Reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m to 1.2 m.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof (Plan #1-3).
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of 100% of the estimated costs of the landscaping works plus a 10% contingency to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

To the Holder: Stephen and Susan Samuel

Property Address: 10371 Springwood Crescent

Address: 10371 Springwood Crescent

AUTHORIZING RESOLUTION NO.
DAY OF , .

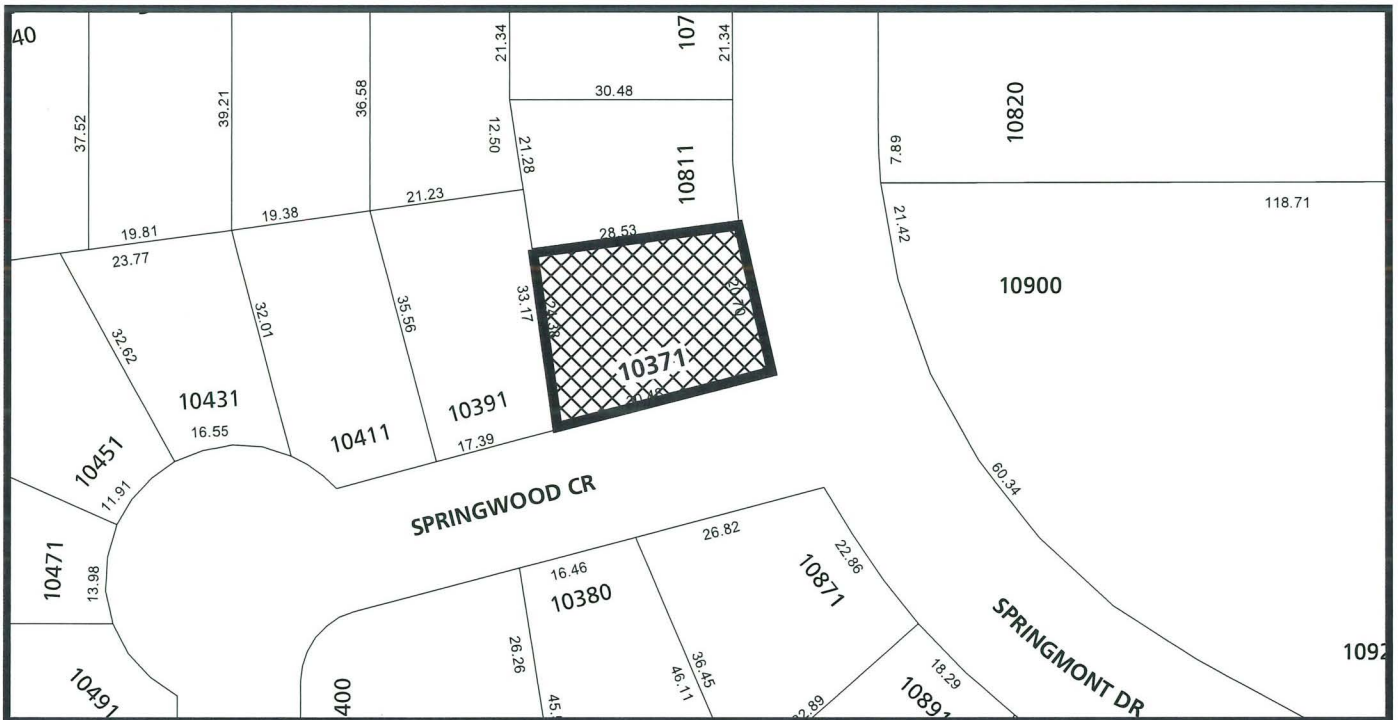
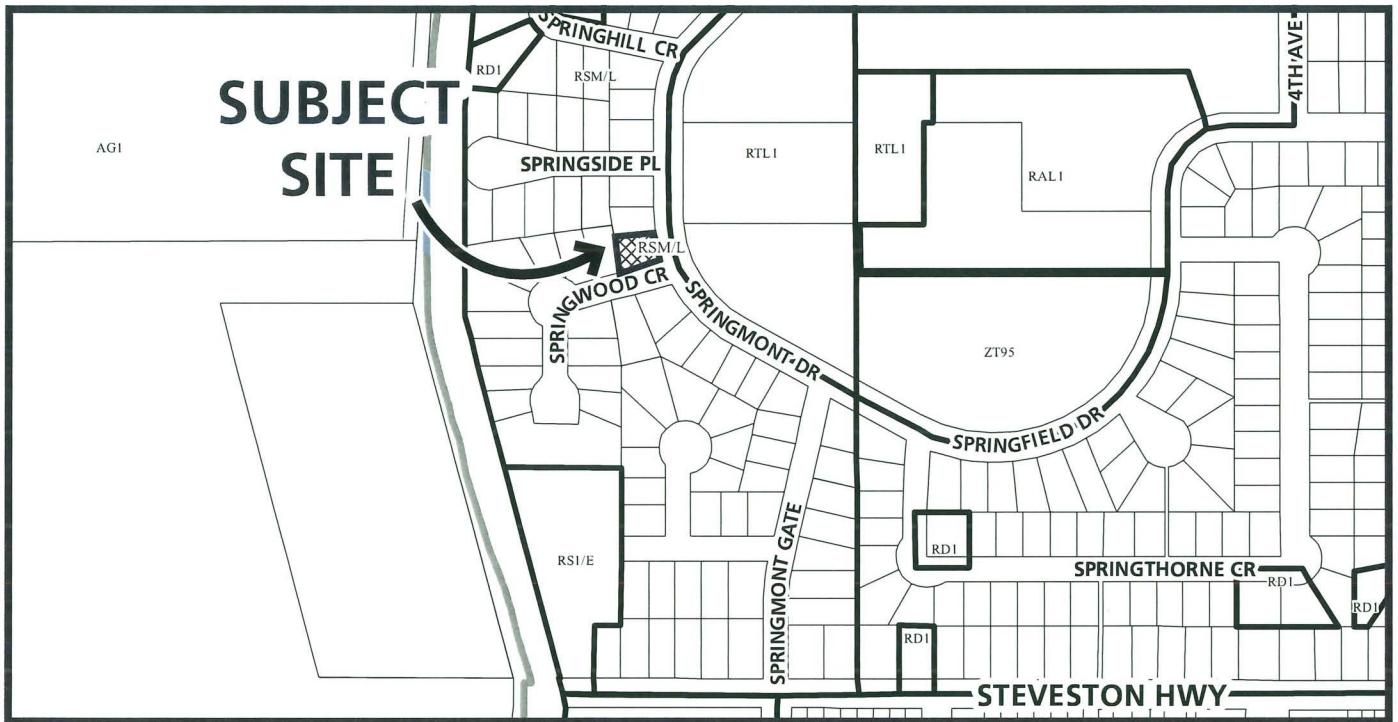
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of
Richmond



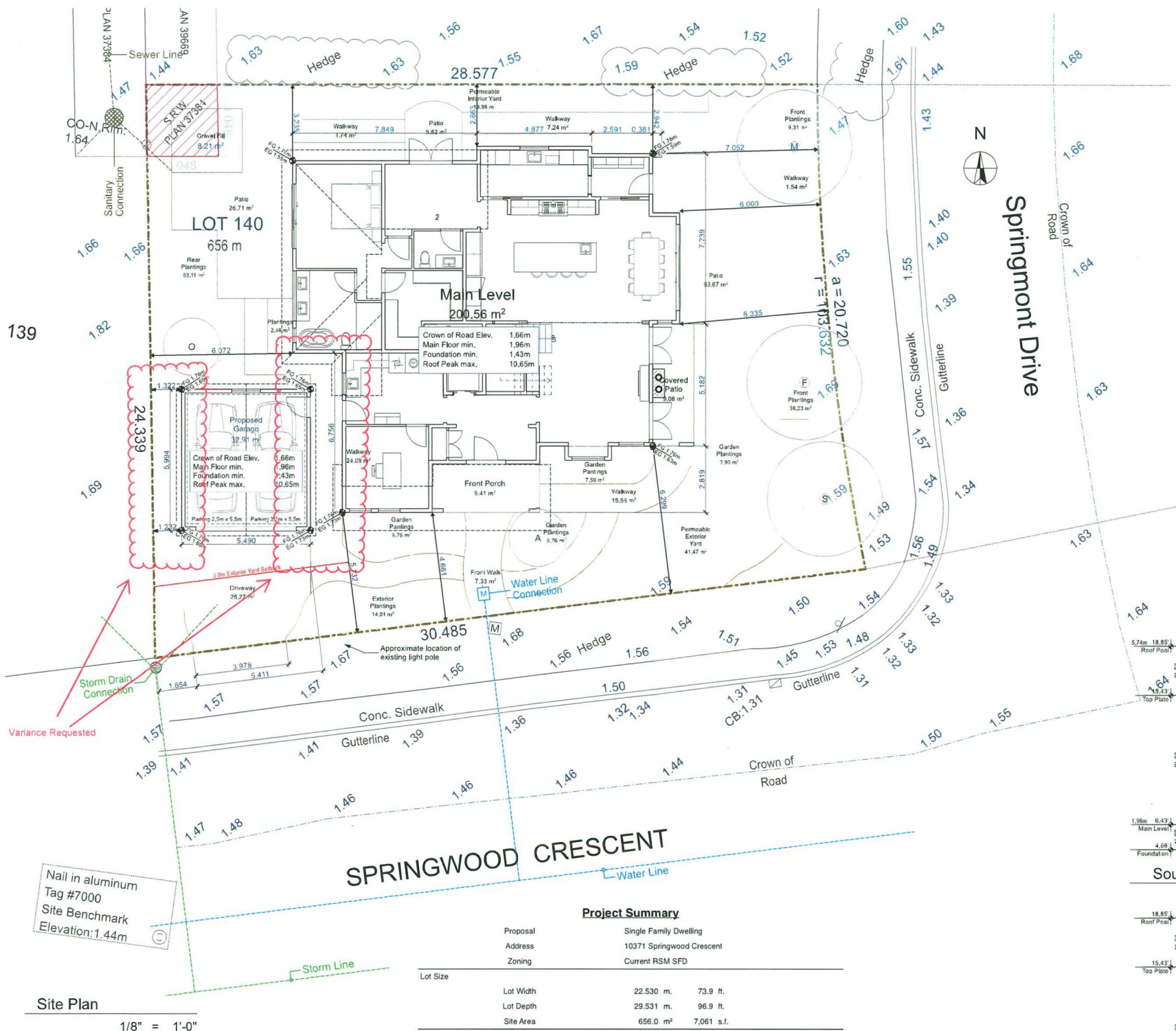
DV 25-028927
SCHEDULE "A"

Original Date: 09/15/26
Revision Date: 09/15/26

Note: Dimensions are in METRES

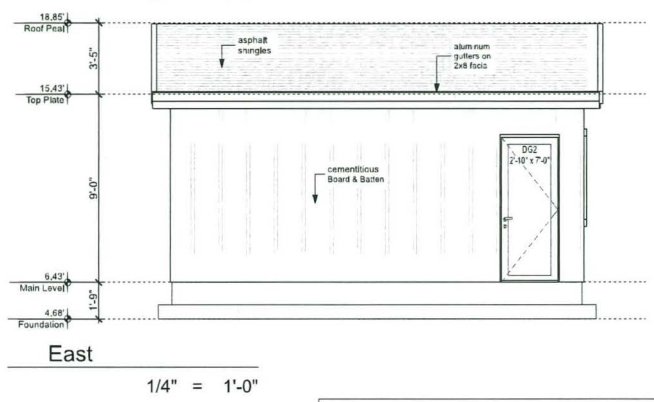
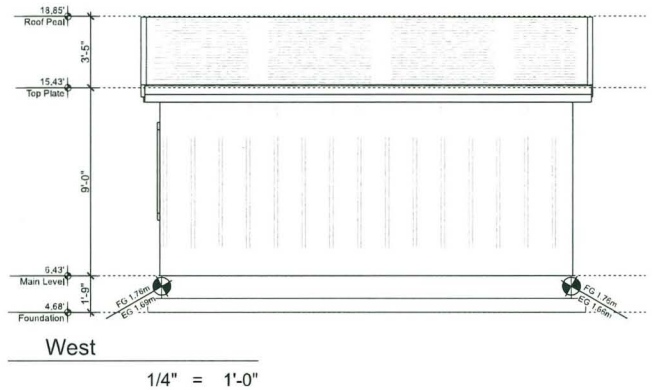
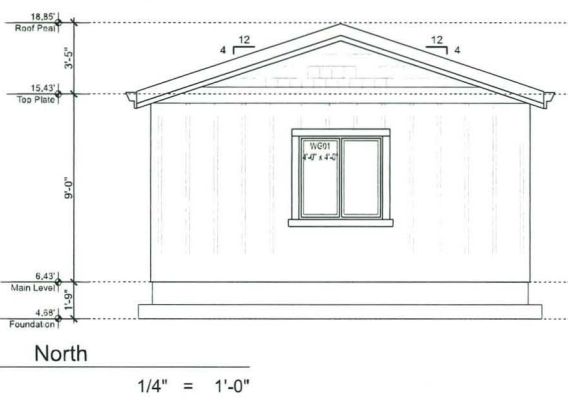
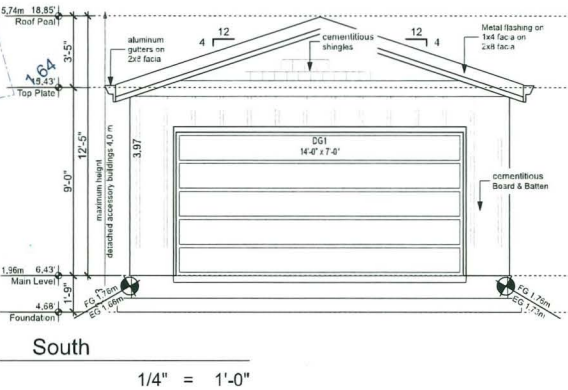
Development Variance Detached Garage 10371 Springwood Crescent

Plan #1
DV 25-028927
September 15, 2026



Site Plan
1/8" = 1'-0"

Project Summary				
Proposal	Single Family Dwelling			
Address	10371 Springwood Crescent			
Zoning	Current RSM SFD			
Lot Size				
Lot Width	22.530 m.	73.9 ft.		
Lot Depth	29.531 m.	96.9 ft.		
Site Area	656.0 m²	7,061 s.f.		
	ALLOWABLE		Proposed	
FAR 0.55 on 464.5 m2	255.48 m²	2750 s.f.		
FAR 0.30 in access of 464.5 m2	57.45 m²	618 s.f.		
Allowable FAR	312.93 m²	3368 s.f.		
Stairs and open to below	10.00 m²	108 s.f.		
Step Code 4 green building system	2.35 m²	25 s.f.		
Total FAR	325.28 m²	3501 s.f.	325.25 m²	3501 s.f.
Flex Space (Garage only)	40.00 m²	431 s.f.	32.91 m²	354 s.f.
10% of floor area for covered areas	32.53 m²	350 s.f.	18.49 m²	199 s.f.
Permitted Lot Coverage 45% for buildings	295.20 m²	3178 s.f.	251.95 m²	2712 s.f.
Permitted non-porous surfaces 70%	459.20 m²	4943 s.f.	433.92 m²	4671 s.f.
Landscaping with live plant material 20%	131.20 m²	1412 s.f.	212.72 m²	2290 s.f.
Live landscaping of required front yard	75.85 m²	816 s.f.	79.91 m²	860 s.f.
Heights				
Maximum building height pitched roof	9.00 m.	29.53 ft.	8.83 m.	28.97 ft.
Yards & Setbacks				
Front Yard	6.00 m.	19.69 ft.	6.00 m.	19.69 ft.
20% Rear Yard 60% of rear wall at 1st storey	6.00 m.	19.69 ft.	6.07 m.	19.92 ft.
25% Rear Yard (maximum 10.7m)	7.38 m.	24.22 ft.	8.10 m.	26.59 ft.
Side Yard	1.20 m.	3.94 ft.	2.66 m.	8.74 ft.
Flanking Yard	3.00 m.	9.84 ft.	4.66 m.	15.29 ft.



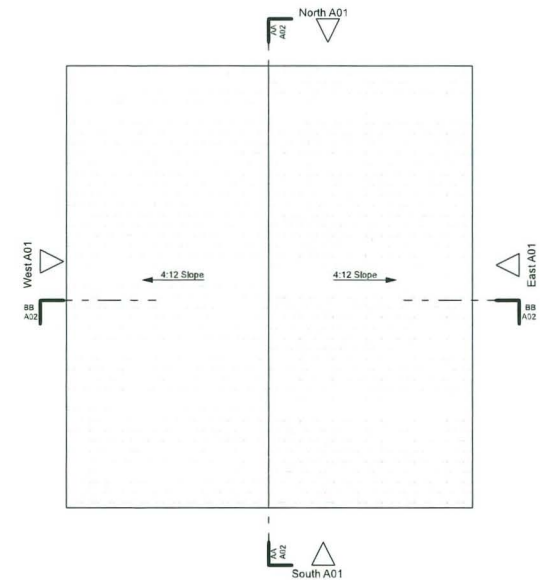
Legal Address
Lot 239, Block 4North, Plan NWP32810
Section 33, Range 6West
New Westminster Land District
PID 003-419-681

Sheet Index	Layout Name
A01	Cover Sheet
A02	Garage Plans & Imperability

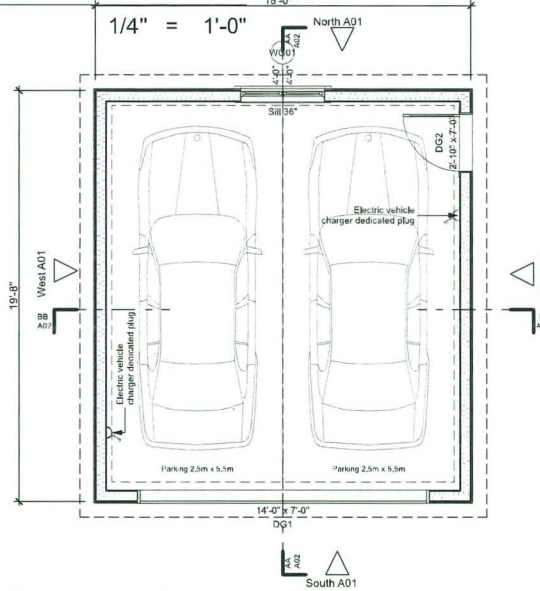
Development Variance
Detached Garage
10371 Springwood Crescent
Richmond, BC

Cover Sheet	
Status Issued for Development Variance Permit	Date 2026-09-14
A01	

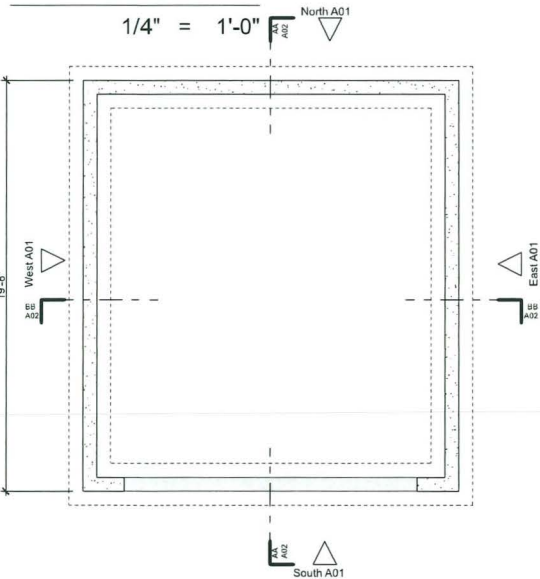
The design and specifications of all drawings
conform to BCBC 2024
All drawings are to SCALE in the absence of a
dimension the drawings may be scaled



Roof Plan



Main Level

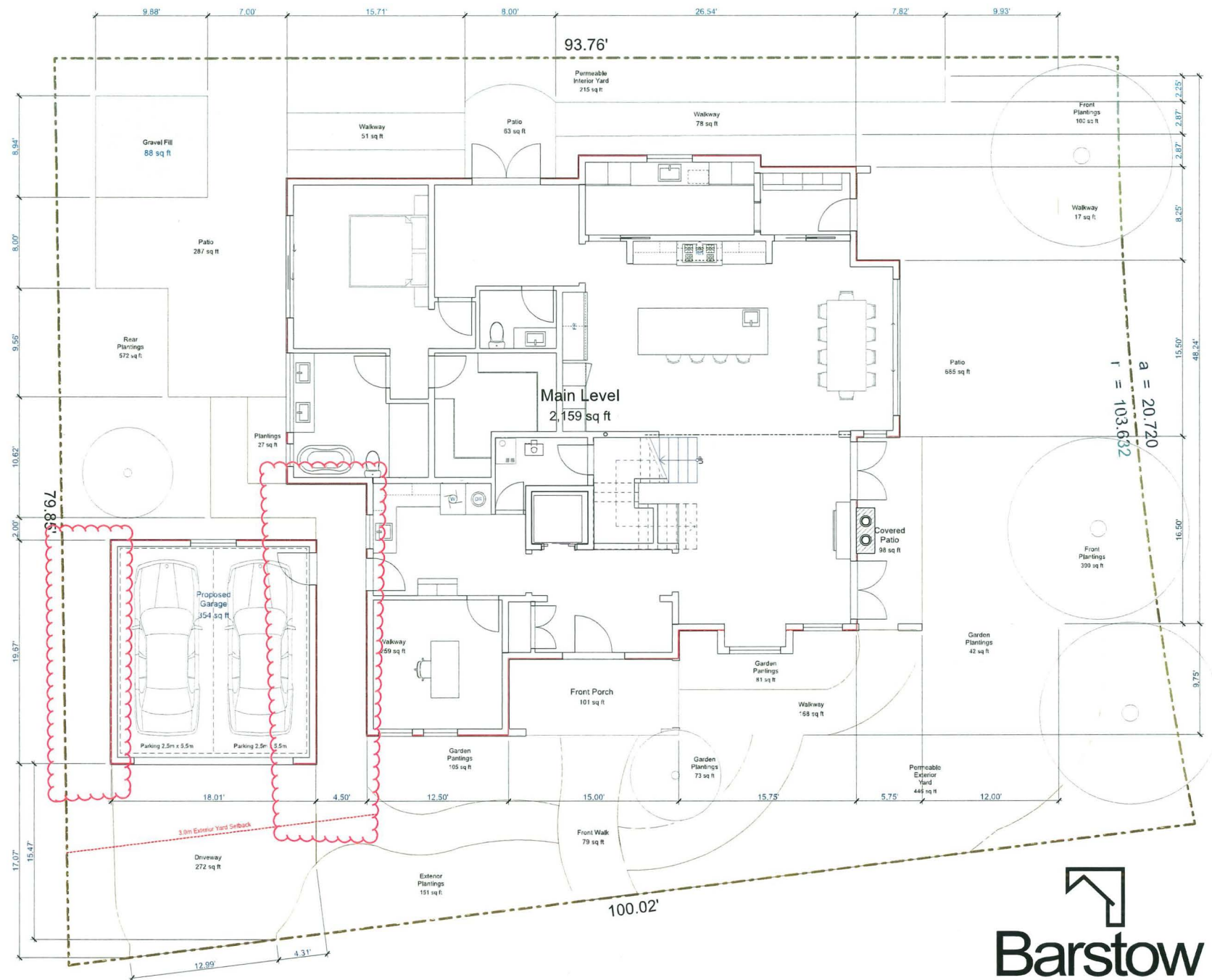


Foundation

Project Summary					
	Proposal	Single Family Dwelling			
	Address	10371 Springwood Crescent			
	Zoning	Current RSM SFD			
Lot Size					
	Lot Width	22.530 m.	73.9 ft.		
	Lot Depth	29.531 m.	96.9 ft.		
	Site Area	656.0 m ²	7,061 s.f.		
		ALLOWABLE		Proposed	
FAR 0.55 on 464.5 m2		255.48 m ²	2750 s.f.		
FAR 0.30 in access of 464.5 m2		57.45 m ²	618 s.f.		
Allowable FAR		312.93 m ²	3368 s.f.		
Stairs and open to below		10.00 m ²	108 s.f.		
Step Code 4 green building system		2.35 m ²	25 s.f.		
Total FAR		325.28 m ²	3501 s.f.	325.25 m ²	3501 s.f.
Flex Space (Garage only)		40.00 m ²	431 s.f.	32.91 m ²	354 s.f.
10% of floor area for covered areas		32.53 m ²	350 s.f.	18.49 m ²	199 s.f.
Permitted Lot Coverage 45% for buildings		295.20 m ²	3178 s.f.	251.95 m ²	2712 s.f.
Permitted non-porous surfaces 70%		459.20 m ²	4943 s.f.	433.92 m ²	4671 s.f.
Landscaping with live plant material 20%		131.20 m ²	1412 s.f.	212.72 m ²	2290 s.f.
Live landscaping of required front yard		75.85 m ²	816 s.f.	79.91 m ²	860 s.f.
Heights					
Maximum building height pitched roof		9.00 m.	29.53 ft.	8.83 m.	28.97 ft.
Yards & Setbacks					
Front Yard		6.00 m.	19.69 ft.	6.00 m.	19.69 ft.
20% Rear Yard 60% of rear wall at 1st storey		6.00 m.	19.69 ft.	6.07 m.	19.92 ft.
25% Rear Yard (maximum 10.7m)		7.38 m.	24.22 ft.	8.10 m.	26.59 ft.
Side Yard		1.20 m.	3.94 ft.	2.66 m.	8.74 ft.
Flanking Yard		3.00 m.	9.84 ft.	4.66 m.	15.29 ft.

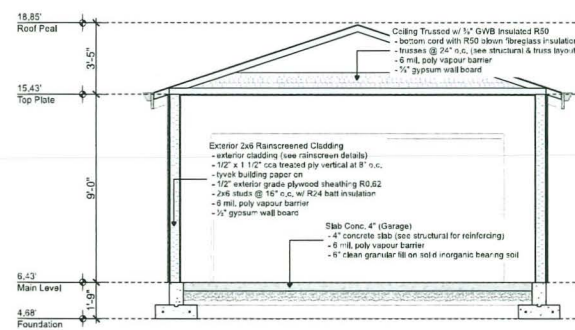
Lot Coverage Areas	
Covered Patio	97.75
Front Porch	101.25
Main Level	2,158.76
Proposed Garage	354.23
	2,711.99 ft ²
Covered Areas	
Covered Patio	97.75
Front Porch	101.25
	199.00 ft ²
Permeable Areas	
Exterior Plantings	150.76
Front Plantings	100.22
Front Plantings	390.00
Garden Plantings	105.03
Garden Plantings	80.75
Garden Plantings	72.75
Garden Plantings	42.02
Gravel Fill	88.33
Permeable Exterior Yard	446.41
Permeable Interior Yard	215.04
Plantings	26.68
Rear Plantings	571.68
	2,289.67 ft ²

Impermeable Areas Lot 1	
Covered Patio	97.75
Driveway	272.01
Front Porch	101.25
Front Walk	78.85
Main Level	2,158.76
Patio	287.48
Patio	62.63
Patio	685.31
Proposed Garage	354.23
Walkway	51.05
Walkway	77.88
Walkway	259.35
Walkway	167.53
Walkway	16.63
	4,670.71 ft ²



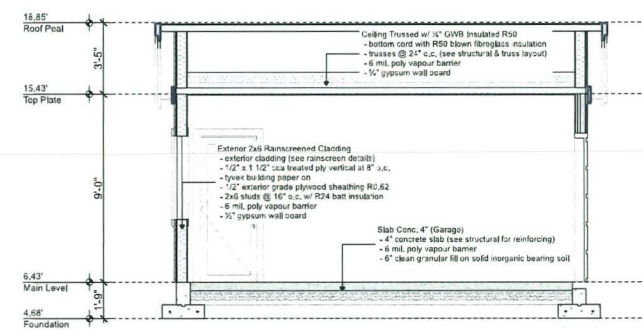
Site Impermeable Plan

3/16" = 1'-0"



Section

1/4" = 1'-0"



Section

1/4" = 1'-0"

Barstow
CONSTRUCTION
778.892.5462
info@barstowconstruction.com
www.barstowconstruction.com/

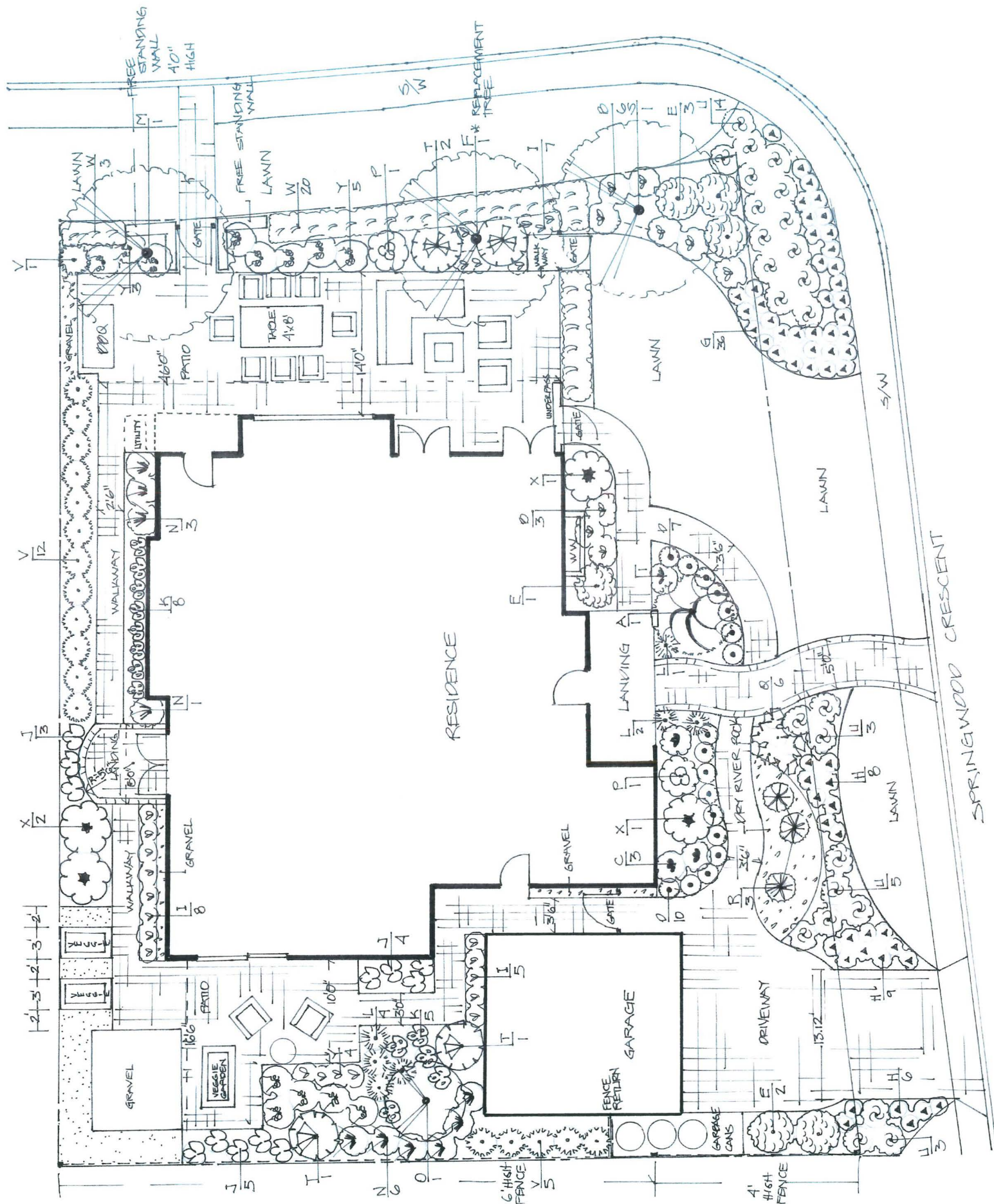
Development Variance
Detached Garage
10371 Springwood Crescent
Richmond, BC

The design and specifications of all drawings
conform to BCBC 2024
All drawings are to SCALE in the absence of a
dimension the drawings may be scaled

Garage Plans &
Impermeability

Status Issued for Development
Variance Permit Date 2026-09-14

A02



Plan #3
DV 25-028927
September 15, 2026

BARSTON CONSTRUCTION LTD.
info@barstonconstruction.com
778-892-5462

PLANT LIST		SPRINGWOOD				01-Jun-26	
EXECUTIVE (EXD)	TYPE:						
S-shade	G-ornamental grass						
S-shade	G-shade						
S-shade	G-shade						
S-shade	G-shade						
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Notes:
-All dimensions /elevations are approximate, and are to be verified on site.
-All work to be performed in accordance with BCUNA/BCSLA standards.
-Design is subject to Municipal approval and permits.
-Bottom of wall (B.W.) refers to the bottom of the wall elevation at finished grade and doesn't take into account footings. (T.W.) refers to Top of wall elevation.
-This is not a construction detail drawing.
-Assume Permit required for sets of Retaining Walls supporting a slope if less than 1:2 (1 rise to 2 run) even if Engineering not required in your Municipality.
-Custom Rooflines, Retaining Walls and Decks must be Engineered by others.
-Conduit must be placed in new walls, and under new walks, patios, driveway as an allowance for irrigation and electrical.



BEDARD
LANDSCAPE
DESIGN

Date	JUNE 2026
Scale	3/16" = 1'0"
Drawn	V. BEDARD
Job	
Sheet	
Of	Sheets

10371 SPRINGWOOD CRESCENT, RICHMOND, BC.