



**Development Permit Panel
Electronic Meeting**

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

**Thursday, November 13, 2025
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on October 29, 2025.*



1. DEVELOPMENT PERMIT 22-022003
(REDMS No. 8214654)

APPLICANT: Hardev S. Chane

PROPERTY LOCATION: 14511 Westminster Highway

Director's Recommendations

That a Development Permit be issued to permit the construction of a single detached house on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).



2. DEVELOPMENT PERMIT 24-036536
(REDMS No. 8189117)

APPLICANT: Anokh Lally

PROPERTY LOCATION: 2300 McLeod Avenue

ITEM

Director's Recommendations

That a Development Permit be issued at 2300 McLeod Avenue, which would facilitate the construction of a single detached dwelling on a lot which is zoned Small-Scale Multi-Unit Housing "(RSM/L)" and designated as an Environmentally Sensitive Area.



3. DEVELOPMENT PERMIT 24-050212

(REDMS No. 8150257)

APPLICANT: Brad Dore

PROPERTY LOCATION: 10320 Railway Avenue

Director's Recommendations

That a Development Permit be issued which would permit the construction of Small-Scale Multi-Unit Housing on an Arterial Road, including a single-family dwelling with a secondary suite, and a two-storey rear yard infill unit at 10320 Railway Avenue on a site zoned "Small-Scale Multi Unit Housing (RSM/M)".





**Development Permit Panel
Wednesday, October 29, 2025**

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Wayne Craig, General Manager, Planning and Development, Chair
Marie Fenwick, Director, Arts, Culture and Heritage Services
Roeland Zwaag, General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

Staff advised that Item 2, Development Permit 22-022003, for the property at 14511 Westminster Highway, was not in order for the Panel to consider at this time and that this item should be referred to the next meeting of the Development Permit Panel to be held on November 13, 2025, in order for staff to work with the Applicant and prepare a revised report and agreed to considerations.

It was moved and seconded

That Item 2, Development Permit 22-022003, be considered at the next meeting of the Development Permit Panel, scheduled to be held on November 13, 2025.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on October 16, 2025, be adopted.

CARRIED

Development Permit Panel
Wednesday, October 29, 2025

1. GENERAL COMPLIANCE - REQUEST BY KADIUM NO. 4 DEVELOPMENT LTD. FOR A GENERAL COMPLIANCE RULING AT 10380 NO. 4 ROAD

(File Ref. No.: DP 21-936427) (REDMS No. 7778537)

APPLICANT: Kadium No. 4 Development Ltd.

PROPERTY LOCATION: 10380 No. 4 Road

INTENT OF PERMIT:

For the plans involving changes to the proposed Landscape Plan, Tree Management Plan and Landscape Detail Plan, be considered to be in General Compliance with the approved Development Permit (DP 21-936427).

Applicant's Comments

Jason Liang, Kadium No. 4 Development Ltd., 10380 No. 4 Road, introduced the project and, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), highlighted the proposed changes as follows:

(i) Replacement of Tree # 435:

- as part of the rezoning consideration in 2021, the approved tree protection and replacement plan identified two trees that were to be relocated on-site and which required they be removed and temporarily transplanted off-site during construction;
- Maple Leaf Tree Movers (2015) Ltd. (Maple Leaf) provided an assurance letter outlining the methodology and procedure to relocate Tree #422, a Japanese maple, and Tree #435, a Pink snowbell, and were subsequently hired to transplant both trees temporarily off-site (April-July 2022);
- a few months later, Maple Leaf advised the developer that Tree #435 did not survive, and on October 17, 2023, the project arborist undertook a field review to the off-site location at 14571 Westminster Hwy. and found that although Tree #422 was likely to survive, Tree #435 had not survived the temporary relocation and would need to be replaced; and
- Tree #435 is proposed to be replaced with one large tree, a 10cm Dawyck Purple beech tree, in the same location that was proposed for the transplanted tree on the property.

(ii) Change in height of the north property line fence:

- the neighbour to the north requested that the originally planned 4ft. fence be increased for improved privacy; and
- the project team reviewed and confirmed the fence could be raised to 5ft. while remaining in full compliance with Richmond City Bylaw (combined retaining wall and fence height below 2.0m).

Development Permit Panel

Wednesday, October 29, 2025

(iii) Change of east retaining wall material from Allan Block to Timber:

- The change in material is for the rear yards of the east side of the townhouses, with the eastern half of the backyards being within the Statutory Right-of-Way (SRW) area;
- a perimeter drain runs approximately 8 inches west of the SRW, leaving only 8 inches between the perimeter of the drain and the SRW boundary which could not accommodate 12 inch Allen Block as originally intended; and
- following discussion with the design team and Landscape Architect, a timber retaining wall (4 inches x 6 inches) is proposed instead, which has a thinner profile, will fit within the space, also provides the same durability and structural integrity and will match the wood fence style along the east property line.

Staff Comments

Staff noted (i) the development is currently under construction, (ii) tree retention was originally assessed as part of the rezoning application, (ii) the applicant has provided detailed accounting of the tree relocation process and has agreed to plant an upsized tree, a 10 cm Dawyck Purple beech tree, in the same location that Tree #435 was to be replanted to, (iii) proposed changes to the fence and retaining wall are consistent with the site zoning, and (iv) the City continues to hold a security to ensure the landscaping works are completed in accordance with approved plans.

Panel Discussion

The Panel queried the typical success rate of transplanted large trees and if there were limitations to the size of the replacement trees (e.g., 10 cm.). In response, Terry Thrall, Project Arborist, Woodridge Tree Consulting, noted (i) in general, he rarely recommends tree relocation as it is often (over 50%) unsuccessful and optimal conditions are needed, and (ii) a 10 cm calibre tree is considered to be an upsize tree and would be as large as commercially available for most types of trees.

In response to a further query with respect to the fencing along the north property line in relationship to the front yard setback, Denitsa Dimitrova, PMG Landscape Architect, confirmed there will be a 1m high fence within the front yard setback and then the 5ft. fence extends from the end of setback beyond.

Correspondence

None.

Development Permit Panel

Wednesday, October 29, 2025

Gallery Comments

None.

Panel Discussion

The Panel commended the developer and arborist for efforts made to retain Tree #435, noting the care and attention that was paid.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the proposed Landscape Plan, Tree Management Plan and Landscape Detail Plan, be considered to be in General Compliance with the approved Development Permit (DP 21-936427).

CARRIED

2. **DEVELOPMENT PERMIT 22-022003** (REDMS No. 8173750)

APPLICANT: Hardev S. Chane

PROPERTY LOCATION: 14511 Westminster Highway

INTENT OF PERMIT:

Permit the construction of a single detached house on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

This item has been deferred and will be considered at the next meeting of the Development Permit Panel, scheduled to be held on November 13, 2025.

3. **New Business**

None.

4. **Date of Next Meeting: November 13, 2025**

Development Permit Panel
Wednesday, October 29, 2025

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:50 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, October 29, 2025.

Wayne Craig
Chair

Lorraine Anderson
Legislative Services Coordinator

October 29, 2025

General Compliance Application

DP 24-040325

ONWARD – 19 Townhouses

10380 No.4 Road

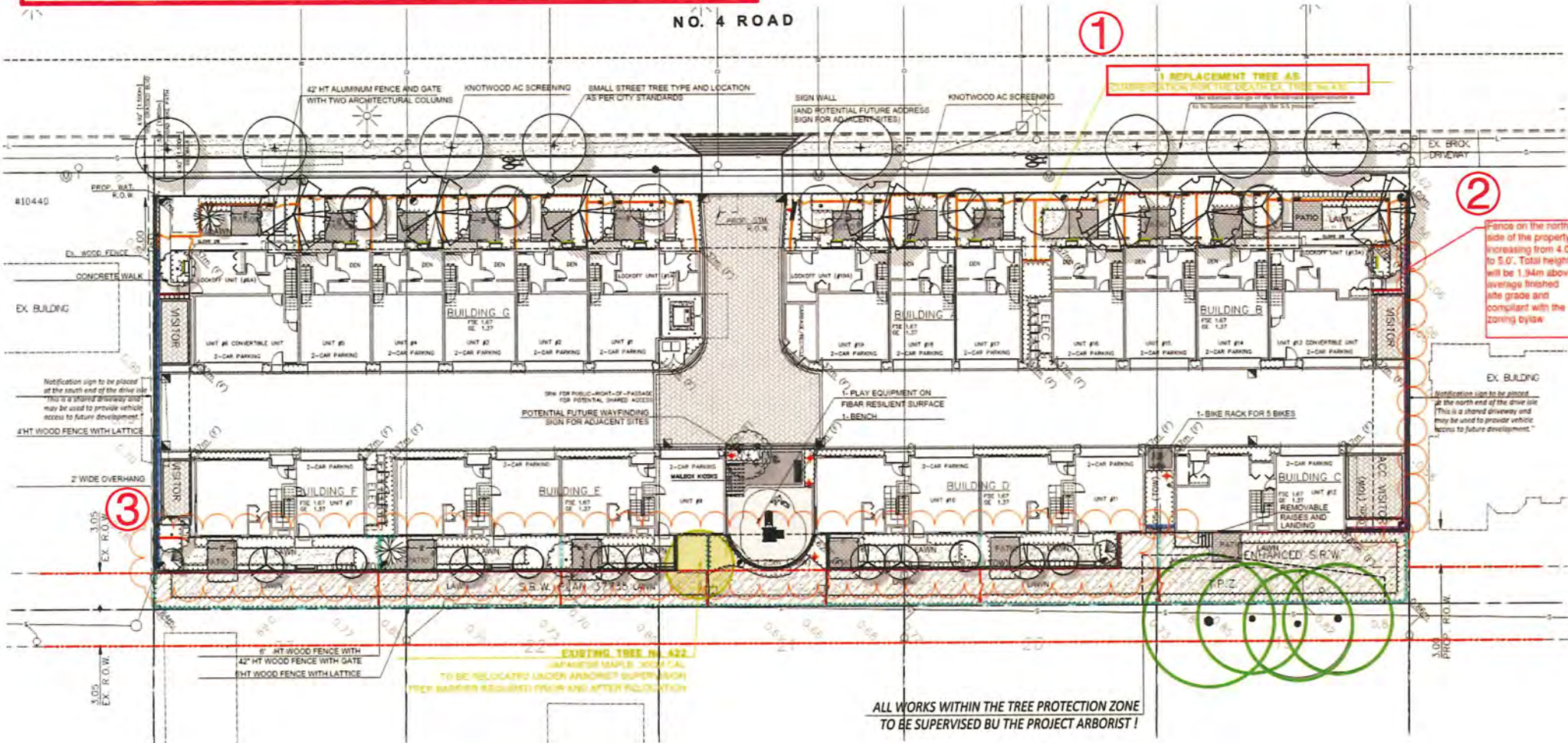
RZ 18-831725 DP 21-936427 BP 23-024098

Project Team

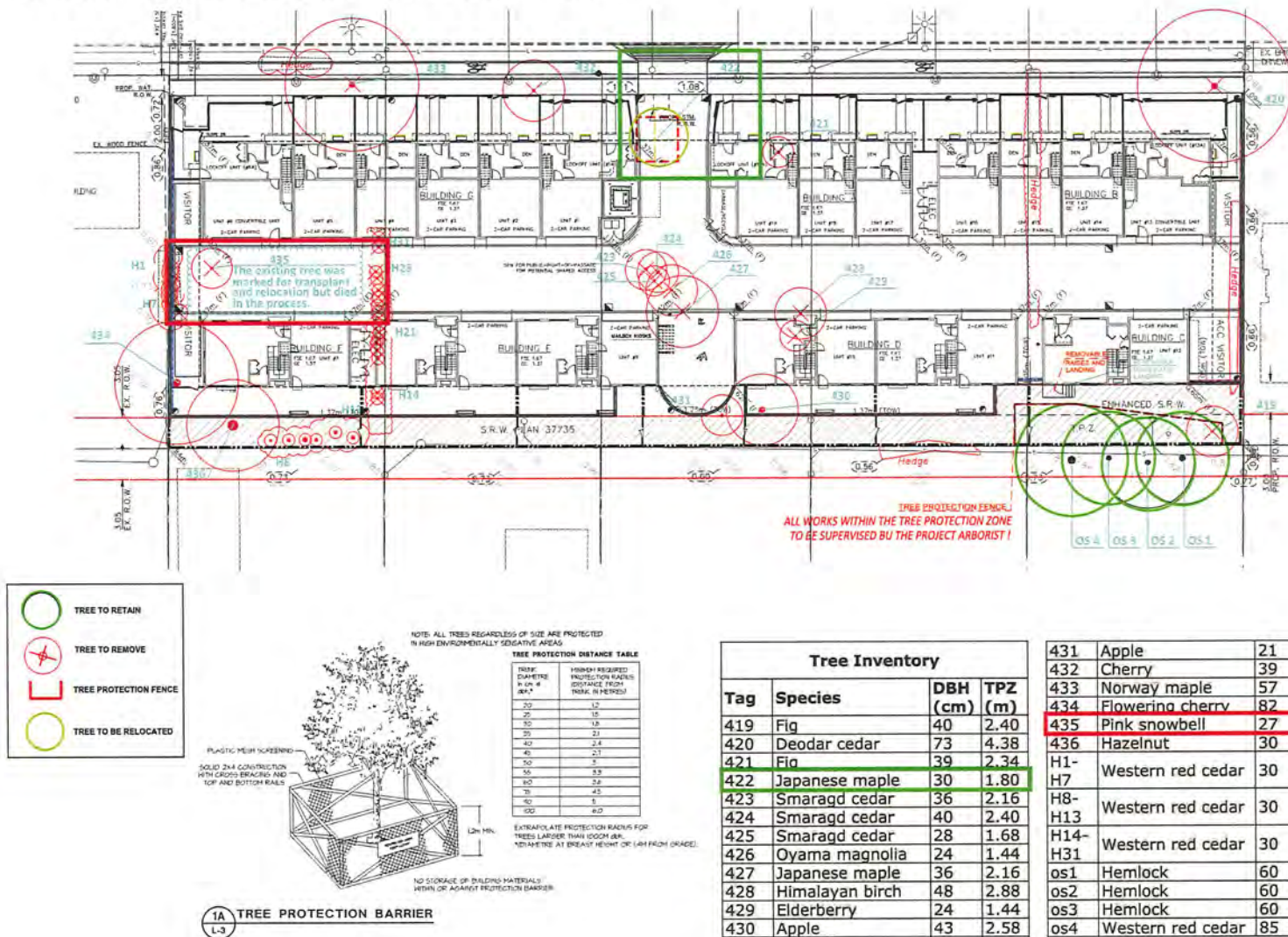
- Developer
Kadium No.4 Development Ltd.
- Architect
Matthew Cheng Architect Inc.
- Landscape Architect
PMG Landscape Architects Ltd.
- Arborist
**Woodridge Tree Consulting
Arborists Ltd.**



1. The Replacement of Tree #435
2. The Change in Height of North Property Line Fence from 4ft to 5ft
3. The Change of East Retaining Wall Material from Allan Block to Timber



1. The Replacement of Tree #435



- May 3, 2021 –
 - Rezoning Consideration: Retention of on-site trees #422 and #435
 - Transplant during construction and relocation back to site near completion
- March 2022 –
 - Kadium retained Maple Leaf Tree Movers Ltd. for transplant of trees #422 and #435 off-site
- April-July 2022 –
 - Trees #422 and #435 were successfully transplanted to site located at 14571 Westminster Hwy, Richmond.
- October 17, 2023 –
 - Arborist undertook a field review, and found that Tree #422 “is likely to survive” and Tree #435 “did not survive the relocation”



IMAGE 1- Tree 422- Picture from 2021



IMAGE 2- Tree 422. Photo October 17, 2023



IMAGE 3- Root ball/root mass from transplant is 1.50m from the tree center. Outlined in yellow. Photo October 17, 2023



IMAGE 4- Soil conditions near the base of tree tag 422. Good condition loam/topsoil. Photo October 17, 2023



IMAGE 5- Tree 435- Picture from 2021



IMAGE 6- tree #435- Photo October 17, 2023, the tree did not survive relocation



Maple Leaf Tree Movers (2015) Ltd

March 4, 2022

VIA EMAIL mhuk@richmond.ca

City of Richmond
Tree Preservation Official, Building Approvals
6911 No. 3 Road, Richmond, BC V6Y 2C1

Attention: Matthew Huk, RPF


Project address: 10340, 10360, 10380, 10400, 10420 No 4 Road, Richmond, B.C.

We have been retained by Kadium No.4 Development Ltd. to transplant one Japanese Maple and one Styrex Japonica at above stated site and to be transported to our tree nursery for storage until such time they are in a position to reinstate the trees back to the original locale as per City of Richmond request.

We can successfully transplant these trees as per the BCNTA specification outlined in our meeting at the Planning Department. We will Hydrovac around this Styrex exposing the root system beyond the 72" root zone and then prune anything exposed. We then use a root ball harness with a multiple point of lift for our crane to then transplant this Styrex tree off site as per landscape and Planning's specifications.
Rental of our 94" truck mounted tree spade to transplant this specimen Japanese maple.

If there are any other questions or concerns regarding this letter, please feel free to contact us.

Accepted by:
Kadium No.4 Development Ltd.


Jason Y.B. Liang

Maple Leaf Tree Movers (2015) Ltd.


Stephen B. Hill

Specializing in transplanting mature specimen trees since 1967

14571 Westminster Hwy.
Richmond, B.C. V6A 1A4

604.880.2555

Maple Leaf Tree Movers Ltd

Attention: Jason Y.B. Liang

E-mail: Jason@kadium.ca

Kadium No.4 Development Ltd.
460 – 1200 73rd. Avenue
Vancouver, B.C.,
V6P 6G5

City of Richmond

Attention: Mark Tennenhouse
Planning Department

E-mail: MTennenhouse@richmond.ca

Project: 10380 No. 4 Road
Richmond, B.C.

Styrex Japonica No. 435 was transplanted to our tree farm July 2, 2022
We placed it into an 87" wire basket, then reinstated with nutrient top soil & maintained with irrigation as per BCNTA specifications.

Unfortunately this tree did not do well from the beginning and leaves simply transpired to the point of no return and within 30 days this plant appeared to be lifeless. Months later I personally checked for any signs of fresh cambium, however it was clearly dead. I eventually contacted Jason and inform him that their Styrex Japonica was **NOT** a successful transplant and we agreed to dispose of this tree.

I hope this information and photos will help you with your final decision.

Stephen B. Hill
604-880-2555
Maple Leaf Tree Movers Ltd.

Specializing in transplanting mature specimen trees since 1967

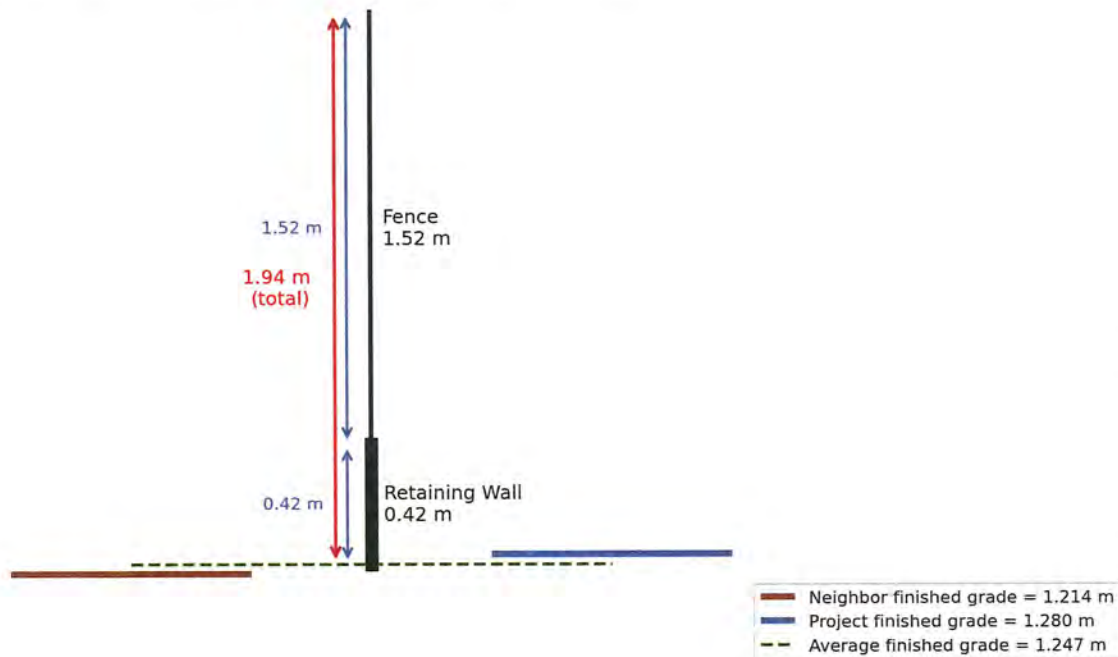
14571 Westminster Hwy.
Richmond, B.C.
V6A 1A4
604.880.2555

2. The Change in Height of North Property Line Fence from 4ft to 5ft

Design Rationale

- Neighbor to the north requested increasing the original 4 ft fence for improved privacy
- The Project Team reviewed and confirmed the fence can be raised to 5 ft while remaining in full compliance with Richmond City Bylaw (combined retaining wall and fence height below 2.0 m)

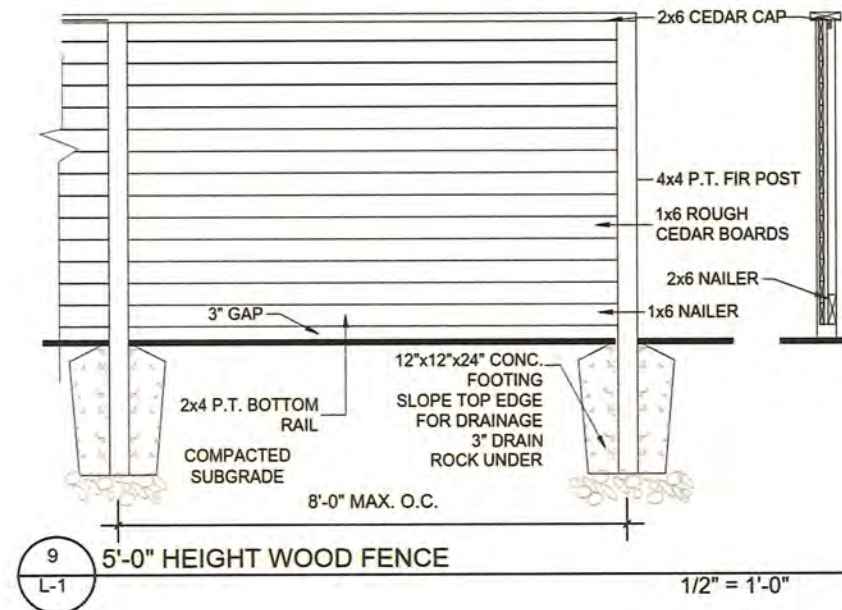
Section Drawing: 5ft Fence Height Measurement



Source: Extract from Landscape Design Revisions

NOTES: L1 Street frontage

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

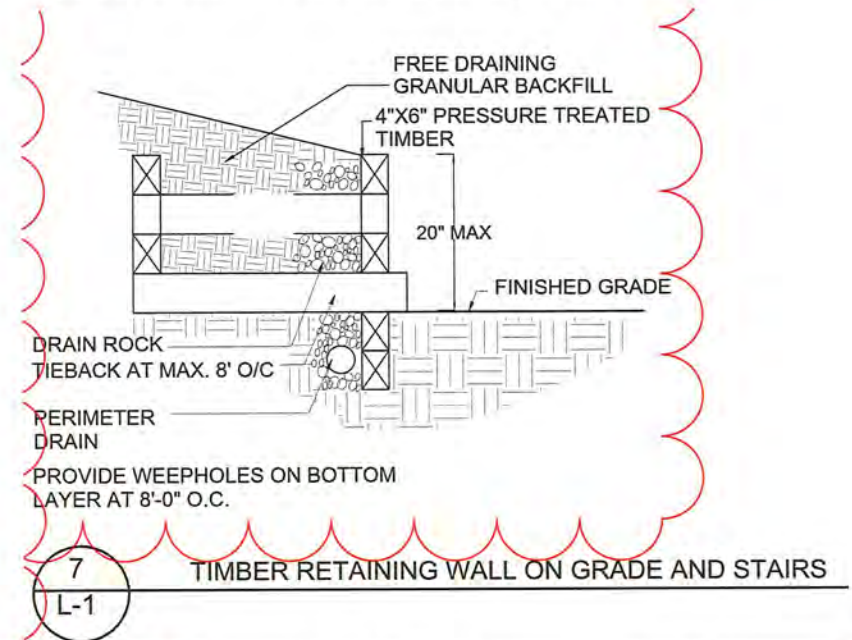


3. The Change of East Retaining Wall Material from Allan Block to Timber

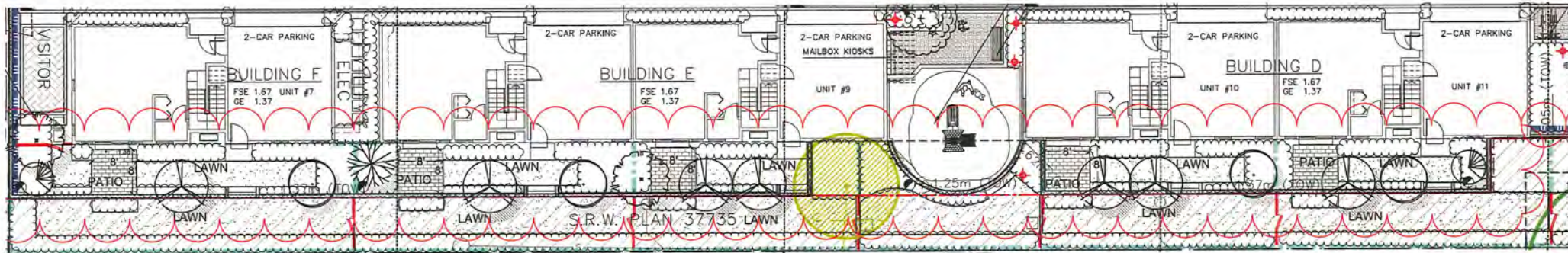
Design Rationale

- Located at the rear yards of the east-side townhouses
- The eastern half of the backyard is within the S.R.W. (Statutory Right-of-Way) area
- A perimeter drain runs approximately 8 inches west of the S.R.W. boundary
- The retaining wall is designed to be placed between the perimeter drain and the S.R.W. boundary
- The original Allan Block wall (≈12" wide) cannot fit within the 8" space
- A timber retaining wall (4"x6") is proposed instead, which fits within the space and matches the wood fence style along the east property line

Source: Extract from Landscape Design Revisions



Source: Extract from Landscape Plan (East Retaining Wall Location)





City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 5, 2025

From: Joshua Reis
Director, Development

File: DP 22-022003

Re: Application by Hardev S. Chane for a Development Permit at
14511 Westminster Highway

Staff Recommendation

That a Development Permit be issued to permit the construction of a single detached house on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

BB:bb

Att. 4

Staff Report

Origin

Hardev S. Chane, the owner, has applied to the City of Richmond for a Development Permit (DP) to facilitate the construction of a single detached house at 14511 Westminster Highway. The site is zoned “Agriculture (AG1)” and is designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan (OCP). Location and aerial maps of the subject site are provided in Attachment 1.

The following servicing and utility connections will be addressed at the Building Permit (BP) stage:

- Water and storm system connections; and
- Street lighting review and installation of street lighting, if required.

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.

Background

The subject site is zoned “Agriculture (AG1)” and is designated in the OCP as “Agriculture (AGR)”. Additionally, the site is located within the Agricultural Land Reserve (ALR). The subject site is currently vacant and with the exception of a shipping container and other movable equipment associated with farming use located north of the proposed farm home plate.

Development surrounding the subject site is as follows:

- To the North: A site zoned “Agriculture (AG1)” and designated as “Agriculture (AGR)” in the OCP. This property is located in the ALR and contains an agricultural operation.
- To the East: A property zoned “Agriculture (AG1)” and designated as “Agriculture (AGR)” in the OCP. The property contains a single detached house and a barn building. This property is located in the ALR.
- To the South: Across Westminster Highway, a site zoned “Agriculture (AG1)” and designated as “Agriculture (AGR)” in the OCP. The site is located in the ALR and contains an agricultural operation including several greenhouse buildings situated in the southwest corner of the property.
- To the West: A property zoned “Agriculture (AG1)” and designated “Agriculture (AGR)” in the OCP. The site is located in the ALR and contains a single detached house.

Staff Comments

The proposed development scheme attached to this report has addressed the environmental concerns and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and is in compliance with the “Agriculture (AG1)” zone.

Analysis

Conditions of Adjacency

- The proposed single-family dwelling would have a height of 9.0 m as permitted in the “Agriculture (AG1)” zone and would be compatible with the height of the single detached houses on the adjacent properties on the east and west of the lot.
- The proposed single-family dwelling would be situated 3 m from the east property line and would be located approximately 5.0 m away from the immediately adjacent single detached house located on 14531 Westminster Highway. The proposed house would be further screened from the neighbouring lot by landscaping proposed on the farm home plate along the east property line.
- The proposed house would be separated from the house at 14451 Westminster Highway by the proposed farm access road. The proposed house would be separated by approximately 20.0 m from the single detached house on the property to the west. The proposed house would be located approximately 165.0 m from the north property line.
- The applicant proposes to maintain the natural vegetation currently on the site along the north, east and west property lines, adjacent to the area of the property to be farmed. This existing vegetation, which is approximately 1,014 m² in size, provides a natural buffer between the subject site and the neighbouring lots. The vegetation areas are also at a lower average elevation than the proposed farm area and the proposed farm home plate and would function as natural drainage area for storm runoff from the farm and home plate areas.
- The owner is proposing to install a new temporary fence setback of 7 m from the north property line to maintain the vegetation buffer along the northern portion of the site as well as to control sediment.
- The proposed farm home plate is situated approximately 14.0 m north of the front (south) property line and as there is existing vegetation in the form of trees and low-lying vegetation along the front property line. This would provide the proposed single-family house with a buffer from the street to the south (Westminster Highway).

Site Planning and Design, Parking and Access

- The proposed development includes a new single-family dwelling located on a farm home plate situated at the southeast section of the site. The proposed farm home plate and single-family dwelling is located within an area designated as ESA in the OCP. Residential uses on agricultural lands are subject to the City’s ESA DP requirements.
- The property is currently accessed via an existing 4.5 m wide driveway on the south property line. The driveway crosses an area of the site which is designated as Riparian Management Area (RMA) in the OCP. The RMA includes a roadside watercourse which runs east west along the north side of Westminster Highway, including the frontage of the subject site. The RMA is comprised of a 5 m buffer measured from the top of the watercourse bank northward onto the subject site. The owner proposes to widen the existing driveway over the watercourse and the associated RMA from 4.5 m to 7.0 m to accommodate access to the farm home plate as well as to facilitate ease of use of a gravel farm road to the farming area north of the farm home plate. Widening the existing driveway, which crosses over the RMA

(and the watercourse therein) would be addressed as a component of the required Watercourse Crossing Permit application which is currently under review by City staff.

- The farm home plate is required to be contiguous and rectangular in shape and situated with one side being on the front property line (or the delineation of a RMA where required) and on one side property line (or the delineation of a RMA where required).
- The proposed farm home plate does not abut the RMA and is a non-rectangular shape. This home plate layout is proposed by the owner in response to the need to maintain a level access for farm vehicles while also accommodating the raising of the farm home plate area to meet the required flood construction level.
- The application was referred to the City's Food and Agricultural Advisory Committee (FSAAC) for consideration and endorsement of the alternative location and shape of the farm home plate. The alternative farm home plate location and shape was presented to the Food FSAAC on September 11, 2025, and was supported. A copy of the minutes from the FSAAC meeting are attached (Attachment 3).

Floodplain Management

- The proposed development must meet the requirements of the Flood Plain Designation and Protection Bylaw 8204. The subject site is located in an area with a designated Flood Construction Level (FCL) of 3.0 m GSC. A flood plain covenant is required to be registered against the title prior to the issuance of the DP.

Environmentally Sensitive Area Assessment

- Approximately 0.8 Ha of the subject site is identified as "Old Fields and Shrublands" ESA, which are typically found on sites that have historically been farmed and then left fallow for some time.
- An Environmental Impact Assessment (EIA) prepared by a qualified environmental professional (QEP) was submitted by the owner. The EIA states that the ESA designated lands had been previously disturbed by human actions such as an abandoned concrete slab and an attempt at farming prior to the current owner taking ownership of the site. The EIA also noted that no critical habitats or federally and provincially protected species were observed on-site and that the ESA is primarily a greenfield comprised primarily of reed canary grass and patches of hardhack vegetation. Invasive species such as Himalayan blackberry and English Ivy were also observed on-site, including within the ESA. The proposed farm home plate, which includes the proposed single-family dwelling and all non-farm use components within the farm home plate, would occur within an area of 1,000 m² of the existing ESA.
- The owner has provided a farm plan proposing to farm and cultivate the rear of the property north of the proposed farm home plate. Farming activities are not subject to an ESA DP and associated requirements as per Provincial right to farm legislation. In order to prepare the farm area, the owner has obtained a Notice of Intent (NOI) from the ALC to place fill on the lands for farming purposes.
- The site includes a narrow strip of existing vegetation, approximately 2.0 m in width, along both the east and west property lines approximately 200 m north of the southern street frontage. This area is designated ESA. This vegetation strip is not proposed to be removed at

this time. Additionally, an approximately 7 m wide buffer along the north of the site is not proposed to be farmed. As noted earlier in this report, the owner has proposed installing temporary fencing 7 m from the north property line to help control and manage any irrigation and/or drainage runoff into the drainage riparian area located on the property to the north.

Tree Inventory

The owner has submitted a survey plan prepared by a Registered Surveyor identifying a cluster of on-site bylaw-sized trees located within the RMA along the Westminster Highway frontage as well as one on-site bylaw-sized Red alder tree within the ESA and inside the proposed farm home plate area., and 12 bylaw-sized trees on the neighbouring property to the west.

Tree Retention

- The trees on the neighbouring property to the west are outside the proposed scope of the works pertaining to this development application and are to be retained.
- The proposed development of the site with the single family dwelling as well as farming use on the northern portions of the property does not require removal of any off-site trees.
- The cluster of on-site trees within the RMA are proposed to be retained and are not impacted by the proposed widening of the existing driveway from 4.5 m to 7.0 m.

Tree Replacement

- A 39 cm red alder tree is located within the proposed farm home plate, is in fair condition but in in conflict with the required vehicular parking and circulation area in front of the proposed single detached house inside the farm home plate. Accordingly and as per the Tree Protection Bylaw No. 8057, a total of two (2) replacement trees are required on-site (2:1 replacement ratio). The owner is proposing to provide two replacement trees on-site as part of the ESA compensation package, which will be discussed further below.

Proposed ESA Compensation and Landscape Improvements

- The owner proposes to provide approximately 89 m² of landscaping area within the proposed farm home plate along the east property line. The landscaping area would provide a landscape buffer between the proposed single family dwelling and the existing single family dwelling located on the neighbouring property to the east.
- The list of recommended species and their respective quantities to be planted within this area are included in the table below:

Species	Quantity (no.)
Magnolia (evergreen leafy trees)	2
Persian spire	18
May Green (shrub plant)	60

- The two (2) Magnolia trees proposed would replace the red alder tree that the owner has proposed to remove within the farm home plate. These trees would have diameter of 8 cm caliper and height of 4.0 m as per the City of Richmond Tree Protection Bylaw No. 8057 minimum size requirements for replacement trees. Additionally, the applicant has proposed 18 non-bylaw sized Persian spire trees be planted as part of the development of the property. Each tree will have a diameter of 6 cm caliper and will be planted with a density spacing of 2.5 m - 3.5 m between each tree. Lastly, the proposed May Green shrubs are proposed to be planted with a density spacing of 0.75 m between each plant in the landscape area.
- To account for the widening of the driveway crossing through the RMA and as recommended by the owner's QEP, the owner proposes an ecological management plan be implemented within the RMA. This plan would be requiring the installation of tree protection fencing around the existing trees within the RMA, removal of invasive shrubs and plants from the RMA, and reseedling of the RMA with native vegetation to enhance the ecological health of the area.
- The RMA is approximately 176 m² and the proposed widening of the driveway crossing would necessitate encroachment into the RMA by approximately 14 m², resulting in a net RMA of approximately 162 m². This remaining portion of the RMA would be protected from further encroachment as well as be improved through the removal of invasive species and revegetation with native planting.
- Prior to issuance of the DP, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of the cost estimate provided by the QEP (assessed to be \$8,731.28), including all materials, installation, maintenance, monitoring and irrigation, and a 10 per cent contingency, for the proposed ecological restoration and overall site landscaping.

Site Servicing and Road Frontage Improvements

Utility connections and any frontage improvements will be addressed at the BP stage. These improvements are detailed in the DP Considerations and would include but not be limited to the submission of a Fire Underwriter Survey (FUS), review of hydrant spacing on road frontage, an Erosion and Sediment Control Plan for all on-site and off-site works if required at the BP review stage (Attachment 4)

Financial Impact

This development application results in an insignificant Operational Budget Impact (OBI) for the off-site City infrastructure (items such as roadworks, waterworks, storm sewers, streetlights, and traffic lights).

Conclusion

As the proposed development would meet applicable policies and guidelines, staff recommend that the ESA DP be endorsed, and issuance by Council be recommended. A full list of the conditions and considerations which must be completed prior to council issuance are attached (Attachment 4).



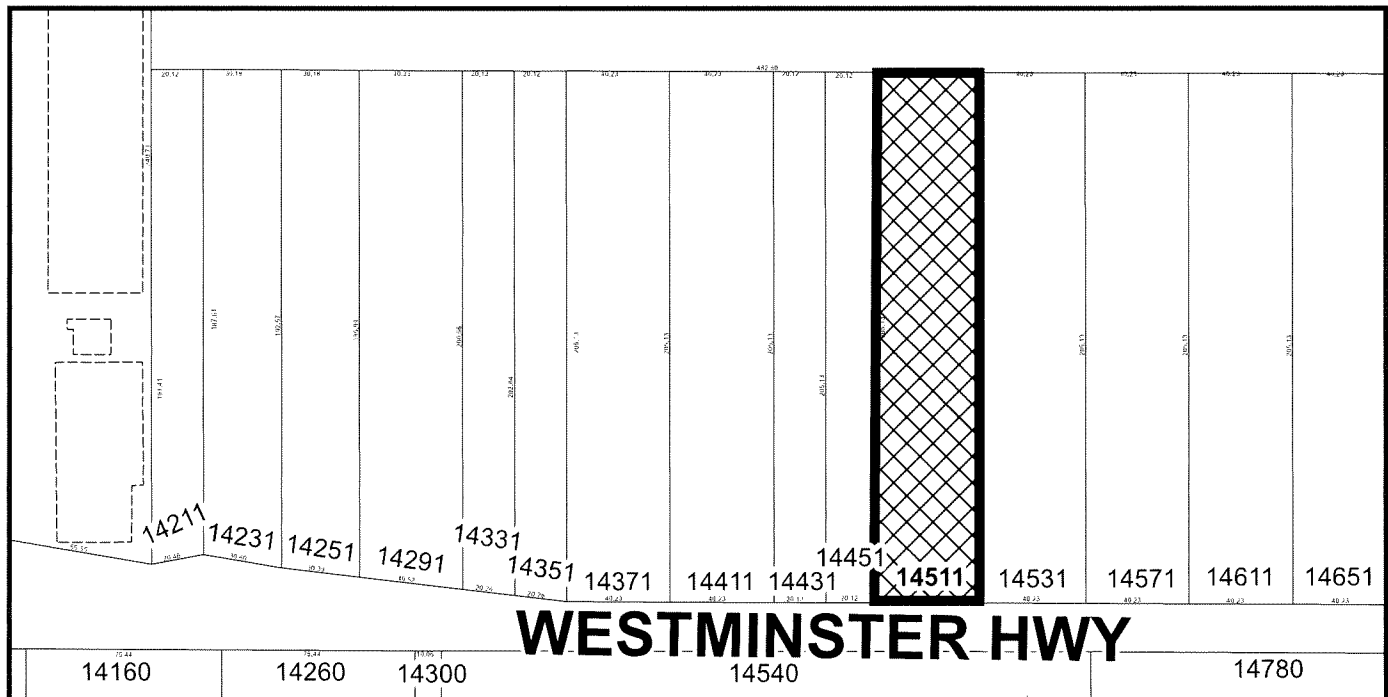
Babak Behnia
Planner 2
(604-204-8639)

BB:cas

- Att. 1: Location Map
 2: Development Application Data Sheet
 3: Excerpt from the Meeting minutes of the FSAAC (September 11, 2025)
 4: Development Permit Considerations

The map illustrates the following features:

- Streets:** NO-6-RD (vertical) and WESTMINSTER HWY (horizontal).
- Zoning Codes:** IB1, Z13, SI, IL, AG1, and CR.
- Site Identification:** A parcel on the east side of NO-6-RD, north of WESTMINSTER HWY, is highlighted with a cross-hatch pattern and labeled 'AG1'. An arrow points from the word 'SITE' to this parcel.



DP 22-022003

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 22-022003

Original Date: 09/22/25
Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 22-0022003

Attachment 2

Address: 14511 Westminster Highway

Applicant: Hardev s. Chane Owner: Hardev S. Chane

Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Hardev S. Chane	No Change
Site area (m²):	8,247 m ²	No Change
OCP Designation:	Agriculture (AGR)	No Change
Zoning:	Agriculture (AG1)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 400 m ² (4,306 ft ²)	400 m ² (4,306 ft ²)	None permitted
Farm Home Plate Area:	Max. 1,000 m ² (10,764 ft ²)	1,000 m ² (10,764 ft ²)	None
Farm House Footprint:	Max. 60%	60%	None
Setback – to rear of Farm Home Plate:	Max. 75 m	51.0 m	None
Setback – any portion of a Single Detached Housing	Max. 50 m	38.0 m	None
Setback – Front Yard	Min. 6.0 m	22.9 m	None
Setback – Side Yard [East]:	Min. 1.2 m	3.0 m	None
Setback – Side Yard [West]:	Min. 6.0 m	15.7 m	None
Setback – Rear Yard:	Min. 10.0 m	170.0 m	None
Dwelling Height (m):	Max. 9.0 m (2 storeys)	8.9 m	None

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee endorse the Alternative Farm Home Plate Location application at 14511 Westminster Highway

Carried Unanimously

Excerpt from the Meeting Minutes of the
Food Security and Agricultural Advisory Committee (FSAAC)

Thursday, September 11, 2025 – 7:00 p.m.
Webex

Alternative Farm Home Plate Location (14511 Westminster Highway DP 22-012203)

Babak Behnia, Policy Planning, introduced the proposal and provided the following comments:

- Farm home plate refers to the portion of the lot that permits residential development. The farm home plate is required to be contiguous and rectangular in shape with one of its sides along the front property line or the delineation of a Riparian Management Area (RMA), and another of its sides along a side property line.
- Alternative locations for the farm home play may be considered but only for reasons that support active farming operations.
- In the case of the subject application, an alternative farm home plate location would allow for a less impactful degree of land raising. If not relocated and, thus, required to be contiguous and adjacent to the RMA boundary, the required raising would necessitate modification of the existing vegetation in the RMA or more complex ecological restoration after construction.

The applicant Hardev Chane provided a presentation on the application identifying:

- The intent is to have a residential structure on the property and farm the north part of the parcel.
- As part of development for the residential structure, the application includes Environmentally Sensitive Area (ESA) compensation and enhancing the RMA.
- The ALC has issued approval of a Notice of Intent to place fill on the parcel.
- The applicant looks forward to the opportunity to farm.

In response to questions from FSAAC members, the applicant provided the following comments:

- The applicant's family has some experience farming, but this will be a new experience for himself, and something he is excited to undertake.
- The applicant intends to build a farm building for drying and processing of produce.
- There is no expansion to either the farm home plate or the residential structure. The application for review from FSAAC is only for the alternative farm home plate location.



City of
Richmond

Development Permit Considerations

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

Address: 14511 Westminster Highway

File No.: DP 22-022003

Prior to approval of the Development Permit, the developer is required to complete the following:

1. **(Ecological Restoration and Landscaping Security)** Receipt of a Letter of Credit for Ecological Restoration and Landscaping in the amount of 100 per cent of the cost estimate provided by the Qualified Environmental Professional, assessed at a total value of \$8,731.28 including all materials, installation, maintenance, monitoring and irrigation and a 10 per cent contingency.
2. **(Landscaping Agreement)** Registration of a legal agreement on Title to identify the proposed RMA enhancement and provide ESA landscaping within the proposed farm home plate as identified and recommended by Madrone Environmental Services Ltd. in their report dated June 24, 2025, The Agreement would also require a monitoring and annual reporting period of 3 years on the status of the landscaping and ecological enhancement by a QEP to be submitted to the City.
3. **(QEP Contract)** Submission of a Contract entered into between the applicant and a Qualified Environmental Professional (QEP) to monitor and provide annual reporting to the City on the ESA and RMA enhancement for three years following City approval of substantial completion.
4. **(Flood Covenant)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.0 m GSC.
5. **(Notice Fees)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.

Prior to Issuance of the Watercourse Crossing Permit the applicant will be required to:

1. Provide confirmation that the proposed Watercourse Crossing Permit is consistent with the Development Permit (DP 22-022003).

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. **[Site Servicing]** At the Developer's cost via City Work Order*, design and construct/install utility connections and frontage improvements, works include, but may not be limited to the following:

Water Works:

- a. Using the OCP Model, there is 490 L/s of water available at a 20 psi residual at the Westminster Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. At Developer's cost, the Developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.

- iii. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.
- iv. Cut and cap all existing water service connections and remove all water meters.
- c. At Developer's cost, the City will:
 - i. Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii. Install a new 25mm diameter water service connection, complete with water meter and water meter box as per City of Richmond's specifications to service the proposed lot.

Storm Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii. If the storm service connection IC is installed within the property line, a 3m Row will be required.
- b. At Developer's cost, the City will:
 - iii. Complete all tie-ins for the proposed works to existing City infrastructure.
 - iv. Install a new 100mm diameter storm service connection complete with inspection chamber as per City specifications for the proposed lot.

Sanitary Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - i. Install a septic field to manage the proposed sites sanitary. The septic field must be reviewed by the City's building approval department.

Street Lighting:

- a. At Developer's cost, the Developer is required to:
 - i. Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- a. At Developer's cost, the Developer is required to:
 - i. Complete other frontage improvements as per Transportation requirements.
 - ii. Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - iii. Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - iv. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - v. Enter into, if required, 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, including, but not limited to, site investigation, testing, monitoring, site preparation, de-

Initial: _____



City of Richmond

Development Permit

No. DP 22-22003

To the Holder: Hardev S. Chane and Gurmeet K. Chane
9100 GLENDOWER DR
RICHMOND, BC
V7A 2Y3

Property Address: 14511 Westminster Highway
Richmond, BC V6V 1A4

Address: 14511 Westminster Highway
Richmond, BC V6V 1A4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3, attached hereto.
4. As a condition of the issuance of the Permit, the City is holding a security in the amount of \$8,731.28 representing 100 per cent of the cost estimate provided by the QEP, including all materials, installation, and a 10 per cent contingency, to ensure the ecological restoration and enhancement as well as landscaping within the farm home plate on the site is in accordance with the terms and conditions of this Permit. 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.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
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 and the security shall be returned in full.
7. 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.

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.

2. **[Construction Parking and Traffic Management Plan]** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. **[RMA Protection Fencing]** Installation of appropriate tree protection fencing around all vegetated areas and general RMA designated lands that are to be ecologically restored and remediated as part of the development prior to any construction activities, including building demolition, occurring on-site. The RMA protected areas would have to conform with areas outside the proposed watercrossing (7 m proposed driveway).
4. **[Construction Hoarding]** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
5. **[Ecological Protection Fencing]** The owner is required to install and maintain protection fencing along the RMA, post driveway upgrade and RMA enhancement schemes as described in the report to the Development Permit Panel, as recommended by the Owner's QEP, and as per the requirements of the Watercourse Crossing Permit.

Note:

- * This requires a separate application.
- 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.

[Signed copy on file]

Signed

Date

No. DP 22-022003

To the Holder: Hardev S. Chane and Gumreet K. Chane
9100 Glendower Dr Richmond, BC V7A 2Y3

Property Address: 14511 Westminster Highway
Richmond, BC V6V 1A4

Address: 14511 Westminster Highway
Richmond, BC V6V 1A4

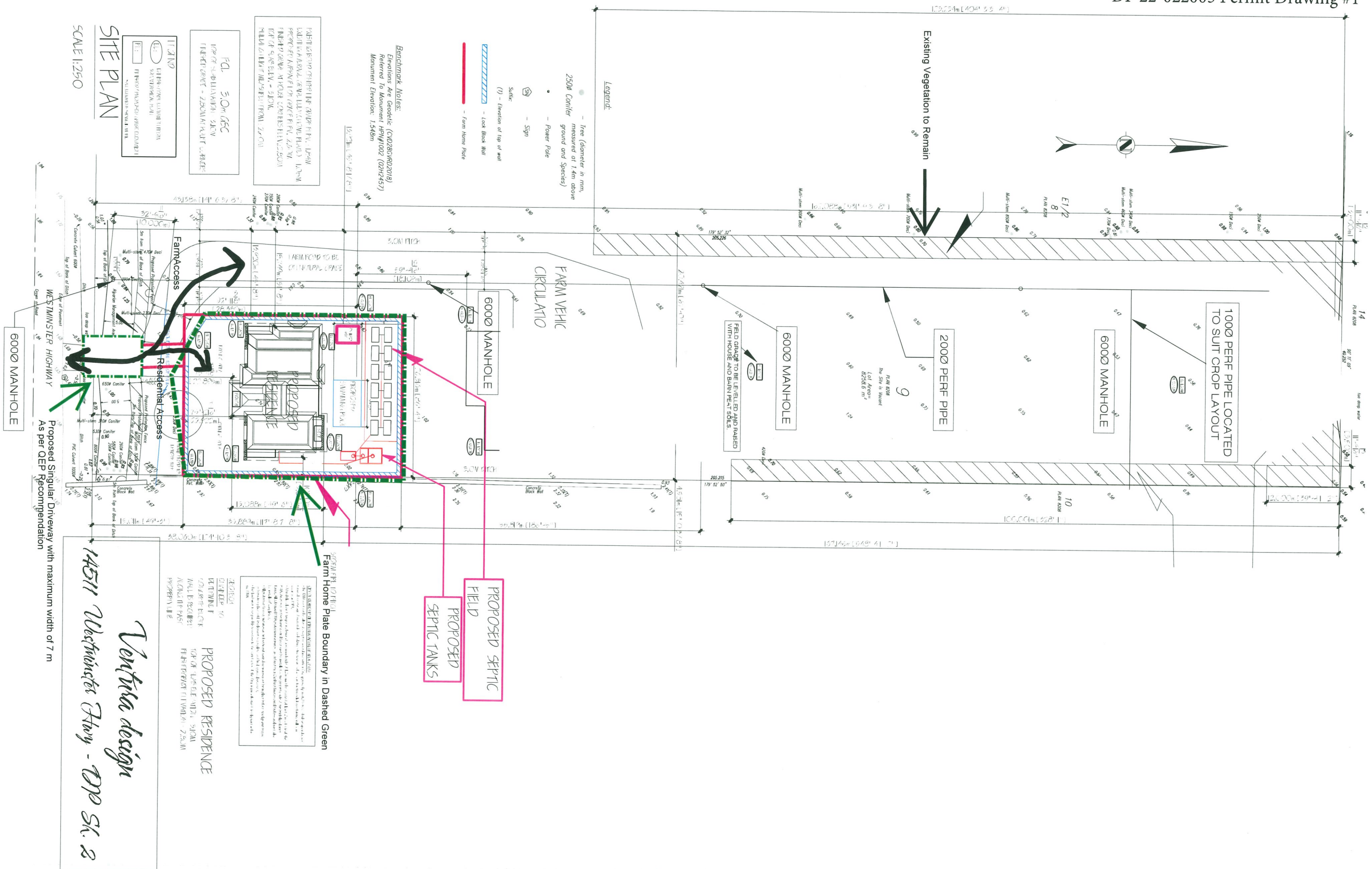
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

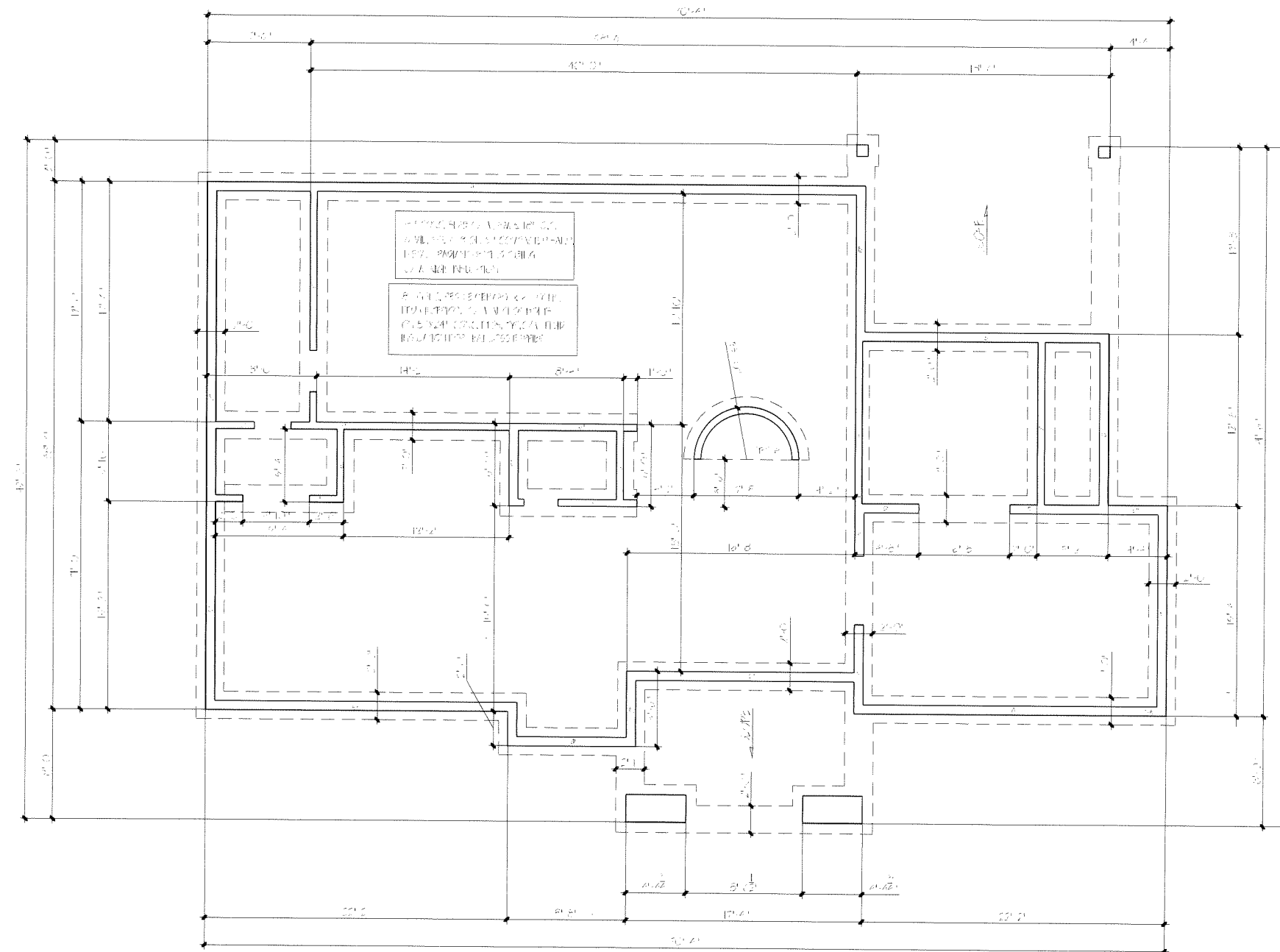
DELIVERED THIS DAY OF , .

MAYOR





Reference Plan



REFER TO STRUCTURAL DRAWINGS FOR ACCURACY

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

Ventura design
14511 Westminster Hwy - Sk. 4

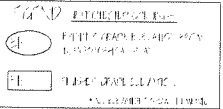
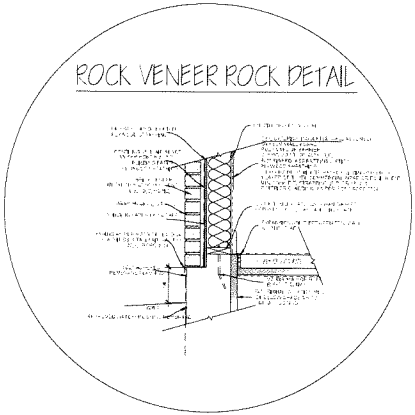
REAR VIEW (NORTH)

SCALE 1/4" = 1'-0"



SIDE VIEW (WEST)

SCALE 1/4" = 1'-0"

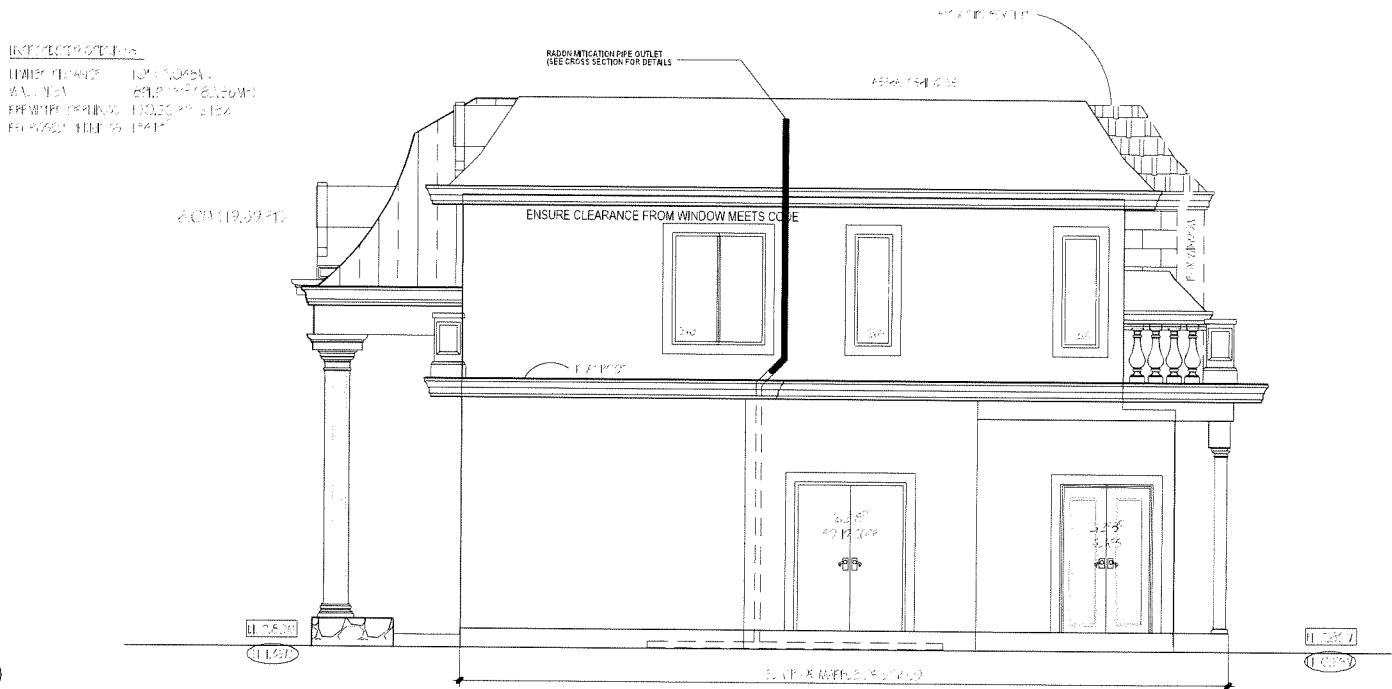
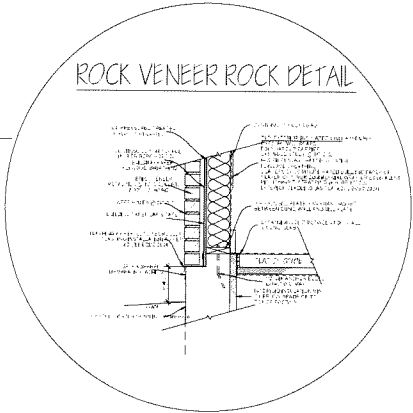


Ventura design
14511 Westminster Hwy - Sk. 9

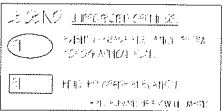
Reference Plan



FRONT VIEW (SOUTH)
SCALE 1/ 4" = 1'-0"

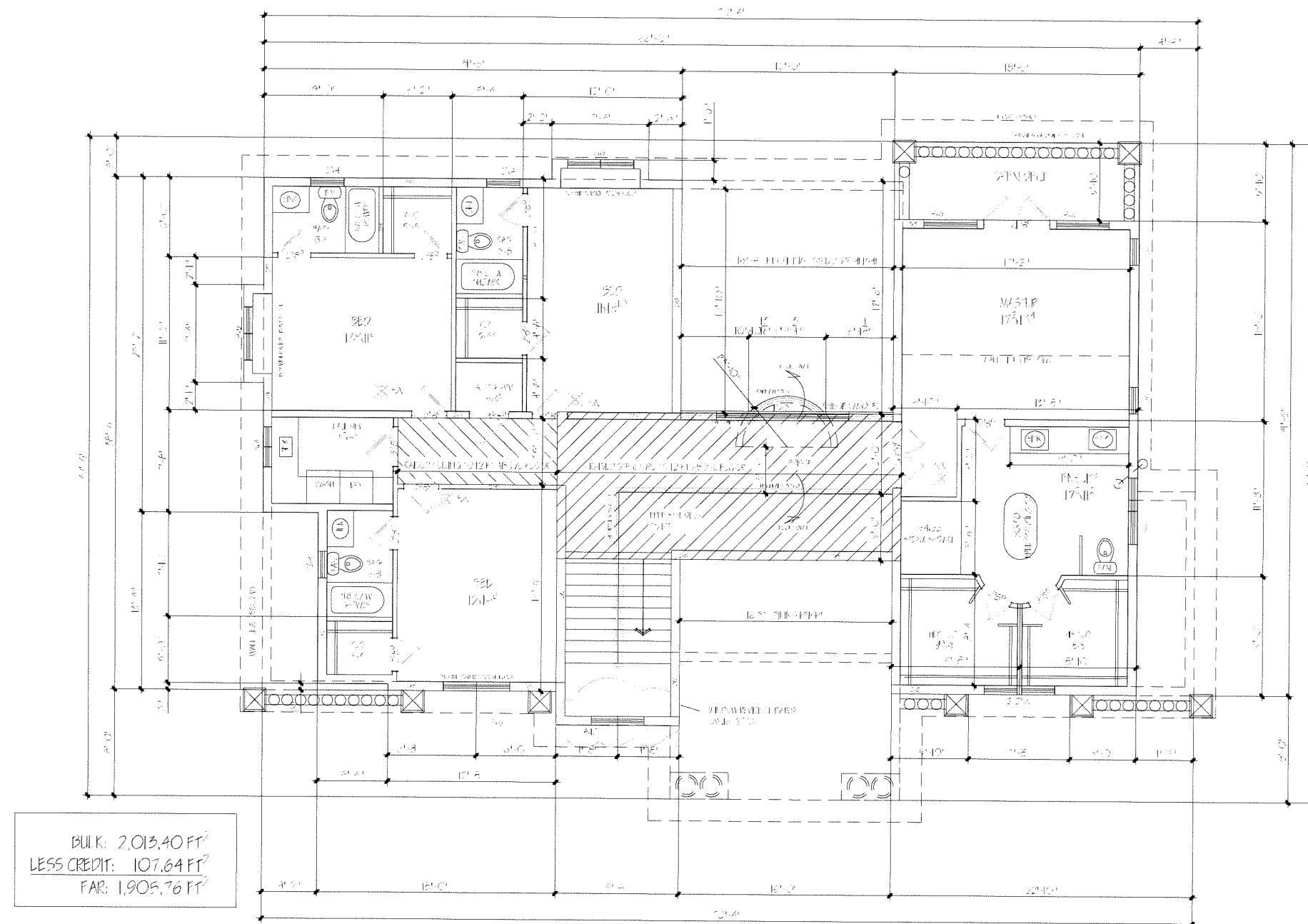


SIDE VIEW (EAST)
SCALE 1/ 4" = 1'-0"



Ventura design
14511 Westminster Hwy - Sh. 8

Reference Plan



TOP FLOOR PLAN (10'-0" CEILING)

SCALE 1/4" = 1'-0"

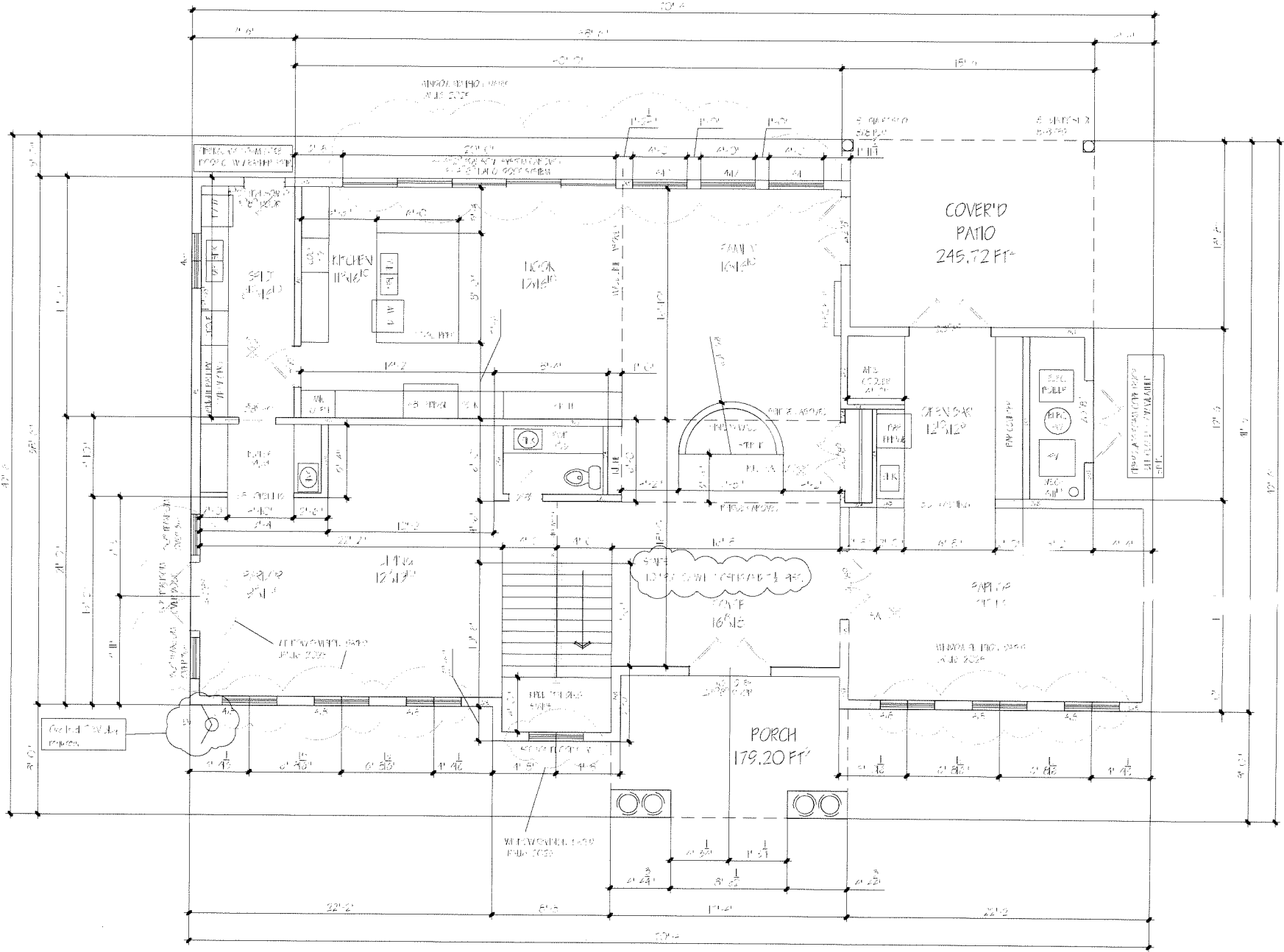
Ventura design
14511 Westminster Hwy - Sk. 7

Reference Plan

LOT AREA: 88,897.74 FT² (8,258.6 M²)
ALLOWABLE FAR: 4,305.71 FT² (400 M²)
ACTUAL FAR: 4,305.20 FT² (399.96 M²)

BREAKDOWN:
MAX. FAR PERMITTED ON MAIN FLOOR (60%): 2,583.42 FT² (240 M²)
PROPOSED FAR ON MAIN FLOOR: 2,397.87 FT² (222.76 M²)
PROPOSED FAR ON TOP FLOOR: 1,905.76 FT² (177.05 M²)
PROPOSED FAR (TOTAL): 4,303.63 FT² (399.81 M²)

FAR: 2,397.87 FT²
PORCH: 179.20 FT²
COVERED PATIO: 245.72 FT²
SITE COVERAGE: 2,822.79 FT²



GROUND FLOOR PLAN (12'-0" CEILING)
SCALE 1/4" = 1'-0"

Ventura design
14511 Westminster Hwy - Sk. 6

Reference Plan

NOTE: TO INSTALL A FAN FOR THE FUTURE ACTIVE DEPRESSURIZATION SYSTEM TO HAVE ACCESSIBLE SPACE
1.2m X 0.5m AROUND THE VENT STACK OR SPACE
INCLUDING A PREWIRED ELECTRICAL OUTLET
(7.2.5.1 Document-CAN/CGSB-149.11-2019 of CGSB)

12" (0.30m) VERTICAL CLEARANCE ABOVE THE ROOF
AT THE POINT OF PENETRATION

24" (0.60m) VERTICAL CLEARANCE ABOVE
WINDOWS OR DOORS

36" (0.90m) VERTICAL CLEARANCE ABOVE
MECH. AIR SUPPLY INLET(AIR INTAKE)

9.84' (3.00m) HORIZONTAL CLEARANCE
FROM WINDOWS, DOORS OR MECH. AIR SUPPLY INLET

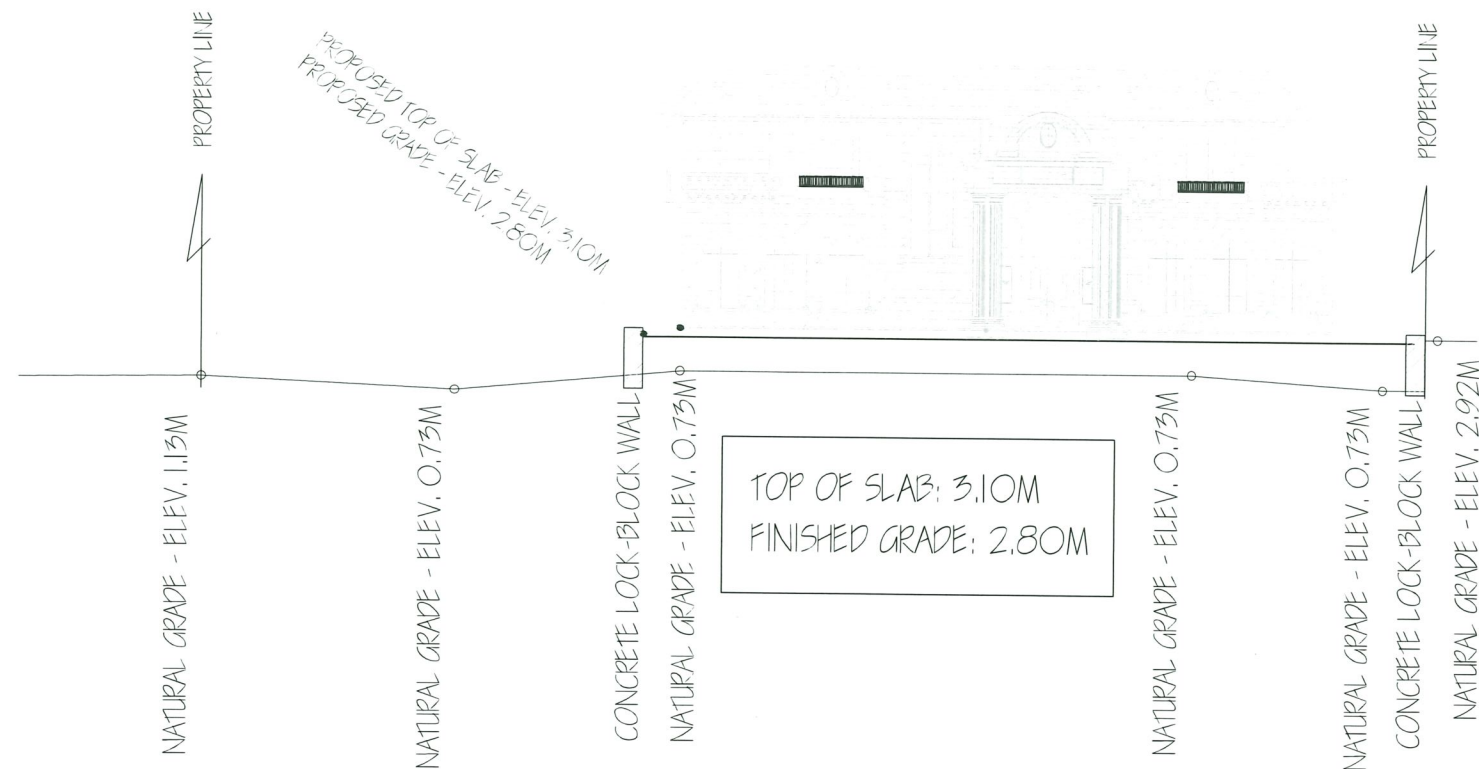
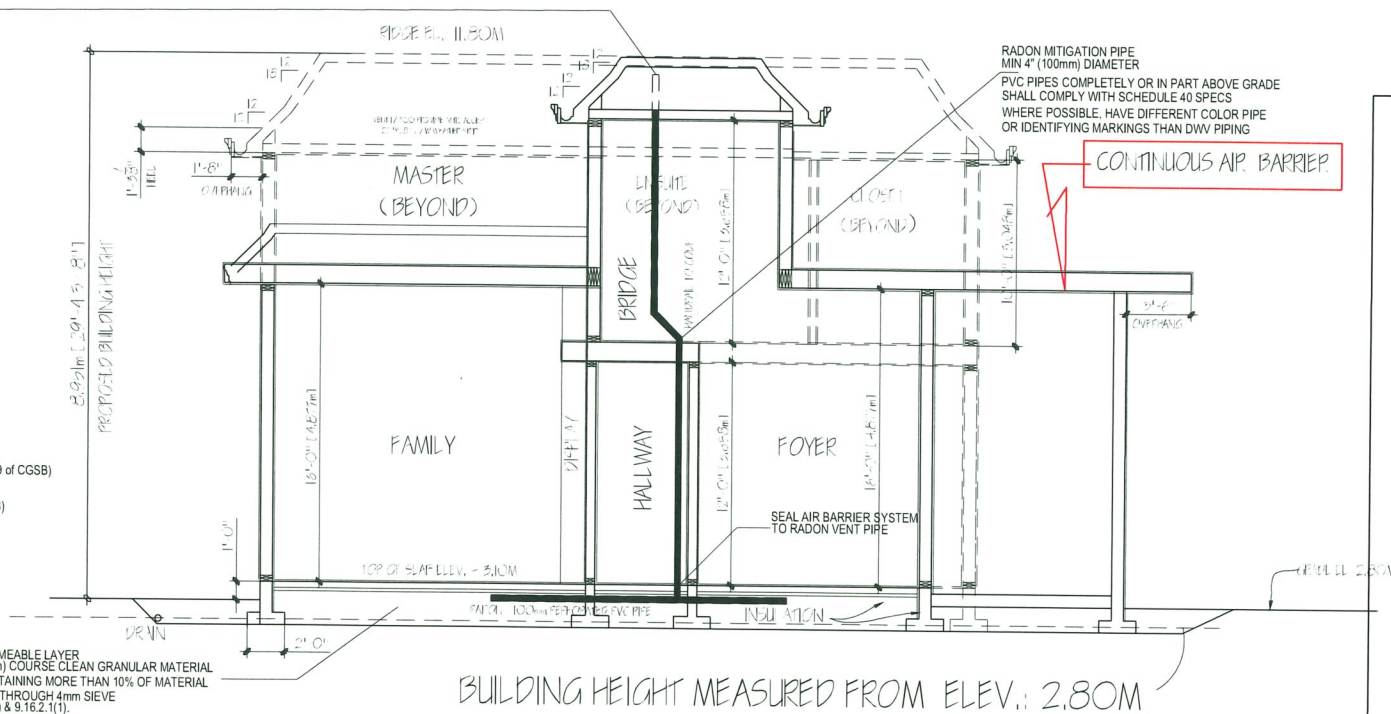
9.84' (3.00m) HORIZONTAL CLEARANCE
FROM A VERTICAL WALL THAT EXTENDS ABOVE
THE ROOF PENETRATED

NOTE: MIN. LENGTH OF BURIED PIPE BE 10 FEET FOR EVERY 492 sqft
OF BUILDING FOOTPRINT (section # 7.1.2.6.2 of Document-CAN/CGSB-149.11-2019 of CGSB)
BURIED PIPES BE INSTALLED AT LEAST 1% SLOPE TO RETURN
WATER TO SOIL (section # 7.1.3.1.9 of Document-CAN/CGSB-149.11-2019 of CGSB)

CROSS-SECTION

SCALE 1/4" = 1'-0"

GAS PERMEABLE LAYER
4" (100mm) COARSE CLEAN GRANULAR MATERIAL
NOT CONTAINING MORE THAN 10% OF MATERIAL
PASSING THROUGH 4mm SIEVE
9.13.4.3(1) & 9.16.2.1(1)



SITE PROFILE

SCALE 1/8" = 1'-0"

BUILDING SPECIFICATIONS:

ROOFING: ASPHALT SHINGLES ON 1"x4" STRAPPING / 1"x2" CROSS-STRAPPING UNDERLAY, 1/2" OSB ON PRE-ENGINEERED TRUSSES @ 24" O.C. R-60 BLOWN INSULATION ON 6 MIL POLY VB ON 5/8" DRYWALL, FLAT DECK ROOF: TJ/ TRUSS @ 16" O.C. W/ R28 BATT VENT 1/2" CO, PROVIDE MINIMUM 22"x28" ATTIC ACCESS C/ W WEATHER STRIP.

EAVES: 2"x6" OVER 2"x10" FASCIA BOARD, HIDDEN GUTTERS, VENTED ALUM. OR WOOD SOFFITS

EXTERIOR WALLS: HARD-BOARD OR STUCCO ON LATH, ON PAPER-BACK STUCCO WIRE ON MIN. 5/8" PRESSURE TREATED STRAPPING @ 16 O.C. MECHANICALLY FASTENED ON SHEATHING MEMBRANE ON 1/2" PLYWOOD SHEATHING ON 2X8@24" O.C. R34 SPRAY FOAM

ON 6 MIL POLY VB ON 1/2" DRYWALL, HEADER, RIM BOARD, R24 INSULATION

FOR RAIN SCREEN DETAIL SEE SHEET 3.

INTERIOR WALLS: 2"x4" OR 2"x6" STUDS @ 16" O.C., 1/2" DRYWALL (BOTH SIDES)

FLOORING: FINISHED FLOORING ON 3/4" T&G PLYWOOD, 1/2" CONCRETE TOPPING, 12" JOISTS @ 16" O.C. C/ W 2"x2"

CROSS-BRIDGING @ 6'-6" O.C. MIN. R-12 INSULATION (OPTIONAL) ON 1/2" PLYWOOD, INSTALL RADIANT HEATING TUBING C/ W/ SUPERLITE CONCRETE FLOORING, 11-7/8" TJ @ 16" O.C. W/ R28 INSULATION.

STAIRS: 10" TREAD C/ W 1" NOSING, ± 7/16" RISER, HANDRAILS TO CORNER

FOUNDATION: 4" CONC. SLAB IN LIVING AREA, 6 MIL POLY VB - R24 RIGID INSULATION, BELOW THE ENTIRE SLAB AND RB SLAB EDGE/ END INSTALL RADIANT HEATING TUBING.

FOOTINGS: 8" CONCRETE PEDESTAL COMPLETE WITH ANCHOR BOLTS ON 8"x24" CONCRETE FOOTINGS, REBAR TO ENGINEERS SPECS.

AND CALCULATE FOR VENTILATION, 2"x8" FASCIA BOARD

WINDOWS: TRIPLE GLAZE, CASEMENT, LOWE, ARGON GAS.

DOORS: TRIPLE GLAZE, CASEMENT, LOWE, ARGON GAS.

Ventura design
14511 Westminster Hwy - Sk. 5



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 23, 2025

From: Joshua Reis
Director, Development

File: DP 24-036536

Re: Application by Anokh Lally for a Development Permit at 2300 McLeod Avenue

Staff Recommendation

That a Development Permit be issued at 2300 McLeod Avenue, which would facilitate the construction of a single detached dwelling on a lot which is zoned Small-Scale Multi-Unit Housing “(RSM/L)” and designated as an Environmentally Sensitive Area.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:bb

Att. 3

Staff Report

Origin

Anokh Lally, the owner of the subject site, has applied to the City of Richmond for a Development Permit (DP) to facilitate the construction of a detached dwelling with a secondary suite on a lot which is zoned “Small-Scale Multi-Unit Housing (RSM/L)” and partially designated as Environmentally Sensitive Area (ESA). Location and aerial maps of the subject site are provided in Attachment 1.

The following servicing and utility connections will be addressed at the Building Permit (BP) stage via Work Order:

- Water, sanitary, and storm system connections; and
- Street lighting review and installation of lighting, if required.

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.

Background

The subject property is currently vacant. Development surrounding the subject site is as follows:

To the North: Property owned by the City of Richmond and used for parks-related purposes (Bridgeport Trail).

To the East: A residential property zoned “Small-Scale Multi-Unit Housing (RSM/L)” fronting McLeod Court and containing a detached dwelling.

To the South: A residential property zoned “Small-Scale Multi-Unit Housing (RSM/L)” and containing a detached dwelling.

To the West: Across McLeod Avenue, a residential property zoned “Small-Scale Multi-Unit Housing (RSM/L)” and containing a detached dwelling.

Staff Comments

The proposed development scheme attached to this report has addressed environmental concerns and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP as well as the City of Richmond Bridgeport Area Plan and is generally in compliance with the “Small-Scale Multi-Unit Housing (RSM/L)” zone.

Analysis

Conditions of Adjacency

- The proposed two-and-a-half-storey detached dwelling would be a maximum 9.0 m in height. The proposal is generally compatible with the heights of nearby dwellings in the immediate neighbourhood.
- The proposed house and driveway area in front of the house would be screened from the property to south by a private fence and landscaping.
- The proposed house is set back 12.0 m from the front property line and is buffered from the street due to the presence of trees and vegetation along the street frontage which is proposed to be retained.
- The property is to be screened from users of the Bridgeport Trail by trees located on the Bridgeport Trail property and a private fence along the entire length of the north property line.
- The residential lot to the east of the subject site would be approximately 30.0 m away from the rear of the proposed dwelling. Furthermore, the rear of the subject site is proposed to be landscaped with a mixture of 21 deciduous and coniferous trees (Douglas fir, Dogwood) as well as native plants and shrubs in this section of the site.

Site Planning and Design, Parking and Access

- The proposed development includes a new single-detached dwelling with a secondary suite with a floor area of 41.3 m², which would be located within an area partially designated as ESA.
- Prior to issuance of the DP, the owner must register a legal agreement on Title to ensure that no final BP inspection is granted until a secondary suite being a minimum of 41.3 m² in size is constructed in accordance with the BC Building Code and the City's Zoning Bylaw.
- The property is currently connected to McLeod Avenue by an existing 6.0 m wide driveway which the owner proposes to retain.
- The required on-site parking is provided in a proposed attached two-car garage. The parking space required for the proposed secondary suite is provided within the driveway. The proposed building would be of a contemporary form and character.
- The building's front façade would be composed of a mix of stucco and stone accenting material, complemented by glazed windows on both the main and second floors.
- Garbage and recycling bins for both the main dwelling and the proposed secondary suite are located adjacent to the driveway area in close proximity to the south property line. This area is to be screened from view by a fence.

Floodplain Management

- The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Environmentally Sensitive Area Assessment

- The subject site contains two areas designated as “Upland Forest” ESA, which make up approximately 310.0 m² of the lot. The two areas of ESA cover the frontage of the lot along McLeod Avenue and a central portion of the lot adjacent to the neighbouring property to the south.
- An Environmental Impact Assessment (EIA) prepared by a Qualified Environmental Professional (QEP) was submitted by the applicant in order to provide updated insight into the state of the ESA on the lot in terms of existing disturbance, vegetation cover and potential presence of any federally and/or provincially protected species. The EIA notes that the majority of the site, including the ESA designated lands, is currently comprised of invasive species, namely Himalayan blackberry and Japanese knotweed overgrowth. The report confirms that the primary ecologically valuable asset on or near the subject site are a number of mature coniferous and deciduous trees, which will be discussed in detail further in this report.
- The EIA also confirms the existence of a ditch located at the front of the subject site along McLeod Avenue. Like portions of the site, this area is similarly overgrown with invasive species and would require clearing and active management of invasive species.

Tree Inventory

- The applicant has submitted a Certified Arborist’s Report, which identifies on-site, off-site and City tree species, assesses tree structure and condition and provides recommendations on tree retention or removal relative to the proposed development. The report assesses a total of 11 bylaw-sized trees including two bylaw-sized trees on-site (tagged as #T1 and T2), two bylaw-sized trees off-site (located on the neighbouring residential property to the south, tagged #OS2 and OS3) and seven bylaw-sized trees located on City-owned lands (including four trees in front of the subject site along McLeod Avenue, tagged #C1-C4, and three trees located north of the site (adjacent the Bridgeport Trail), tagged #C5, and C7-C8. The trees have been assessed as having Fair to Good health rating by the project arborist.

Tree Retention

- All 11 bylaw-sized trees identified by the Arborist to be located on or adjacent to the subject site are proposed to be retained and protected.
- Tree protection fencing must be installed to City standards in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.
- Prior to the issuance of the DP, the owner would be required to submit a contract with a Certified Arborist for the supervision of all works conducted within or near tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- The owner would be required to provide a tree retention security in the amount of \$100,000 for the retention and protection of the trees prior to the issuance of the DP.

Proposed ESA Compensation and Landscape Improvements

- To offset the impact of the proposed development on ESA designated lands on-site (ESA Compensation), the owner has submitted an Ecological Restoration Plan (ERP), prepared by a QEP. The ERP is focused on mitigation measures aimed at improving the ecological quality of the area of the subject site impacted by the proposed development. The ERP recommends a planting scheme which includes the installation of a range of native tree and plant species. The restoration area would be focused within a 310.0 m² area along the rear (east) of the property, an area which formerly contained a detached building, demolished in 2020 and is at this time overgrown with low-lying invasive vegetation. This area is not currently designated as ESA, but through planting with native plants and trees, as well as through active invasive species management, would become a naturalized space with a higher ecological quality than it has at this time.
- The list of recommended species and their respective quantities are included in the table below:

Species	Quantity (no.)
Douglas Fir (tree)	10
Pacific Dogwood (tree)	11
Nootka Rose	25
Thimbleberry	25
Red Elderberry	25
Common Snowberry	25
Sword Fern	50

- The proposed plants and trees would be planted with 1.0 m spacing between each tree and smaller plants, and the proposed trees would be planted with a minimum spacing of 3.0 m from one another within the proposed planting area.
- In addition to the ERP area at the rear of the property, the owner proposes to provide on-site landscaping along the southern edge of the driveway (along the south property line) as well as around the perimeter of the on-site tree in the front yard (Tree #T1).
- As noted earlier, the subject site is mostly covered by invasive species overgrowth, such as Himalayan blackberry and Japanese knotweed, the QEP proposes an active invasive species management strategy for a period of three years post-construction in addition to landscaping in the rear to compensate for development in the ESA.
- The proposed development would provide for higher ecological value on-site on a better than 1:1 compensation ratio as the proposed planting area of 310.0 m² would compensate for development within the on-site ESA at 310.0 m² and would also take into account active invasive species removal and management from the entire site. This approach satisfies the intent of the ESA DP Guidelines and OCP objectives relating to environmental enhancement.
- The applicant has agreed to enter into a Landscaping Agreement with the City to implement the required on-site landscaping and ecological restoration and to provide a security of \$26,269.56 for ecological restoration/enhancement and landscape planting (based on the cost

estimate provided by the QEP). ESA compensation in the 310.0 m² planting area in the rear of the site would be secured via the registration of an ESA Statutory Right-of-Way (ESA SRW). The Landscaping Agreement would stipulate that the owner is required to provide annual monitoring and reporting, for a period of three years, on the status of the landscaping and ecological enhancement, which would have to be prepared by the owner's QEP.

Sustainability

- The proposed building would be required to be constructed in compliance with Part 9 of the BC Energy Step Code for single family dwellings at Step 5 with Emission Level (EL).2, or with Step 4 with EL.3, or with Step 3 with EL.4. Confirmation of compliance is required prior to BP issuance via the submission of a statement provided to the City as prepared by a coordinating registered professional.

Site Servicing and Road Frontage Improvements

Utility connections and any frontage improvements will be addressed at the BP stage via Work Order. These improvements are detailed in the DP Considerations and include but are not limited to the submission of a Fire Underwriter Survey (FUS), review of hydrant spacing on road frontage, provide connection to City's storm sewer system, confirm condition of the exiting sanitary sewer system and provide a new sanitary service connection if required at the BP review stage (Attachment 3).

Conclusion

As the proposed development would meet applicable policies and guidelines, staff recommend that the ESA DP be endorsed, and issuance by Council be recommended. A full list of the conditions and considerations which must be completed prior to council issuance are attached (Attachment 3).



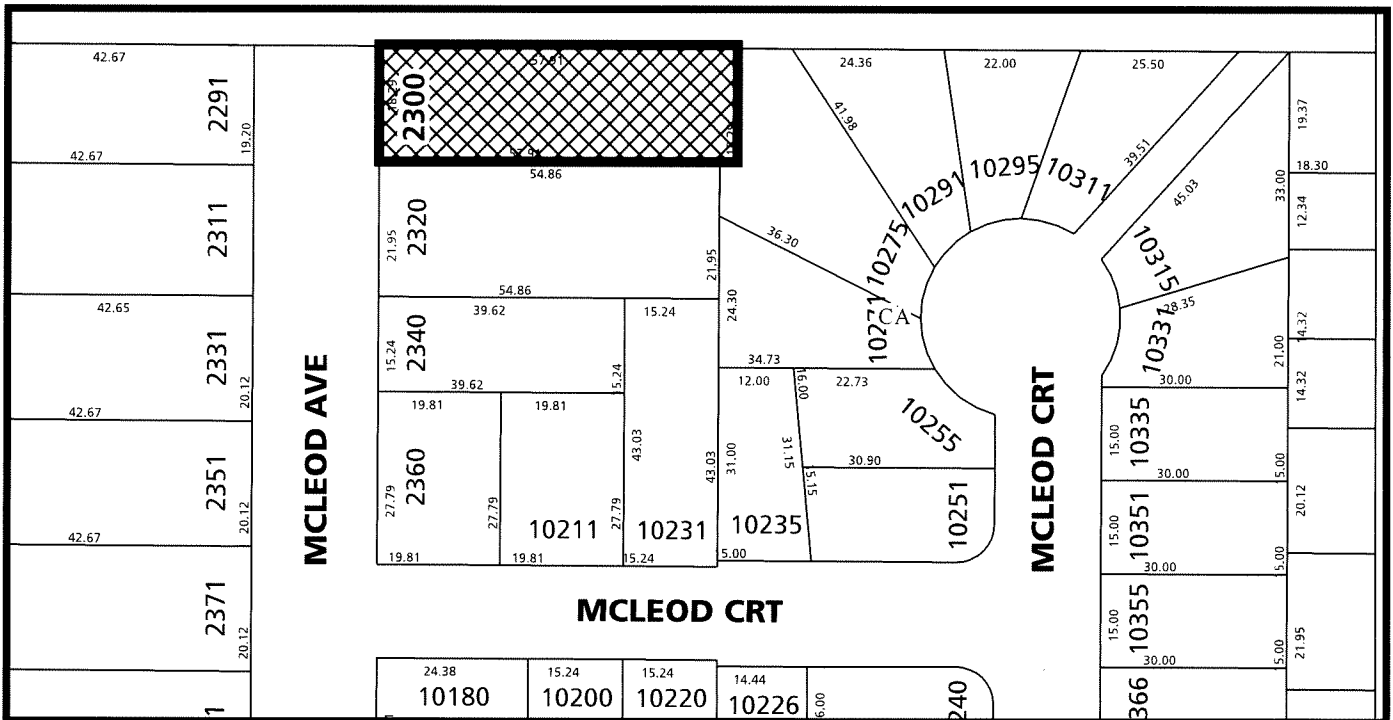
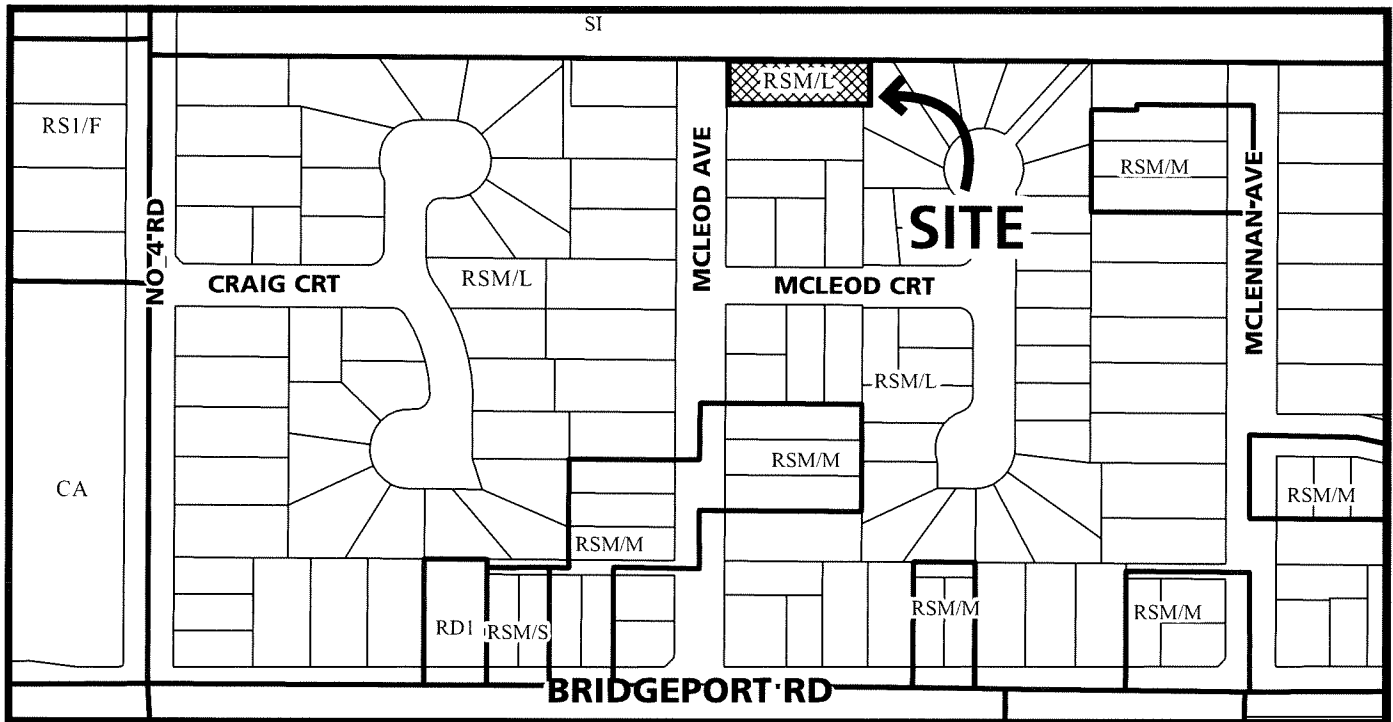
Babak Behnia
Planner 2
(604-204-8639)

BB:cas

- Att. 1: Location Map
 2: Development Application Data Sheet
 3: Development Permit Considerations



City of
Richmond



DP 24-036536

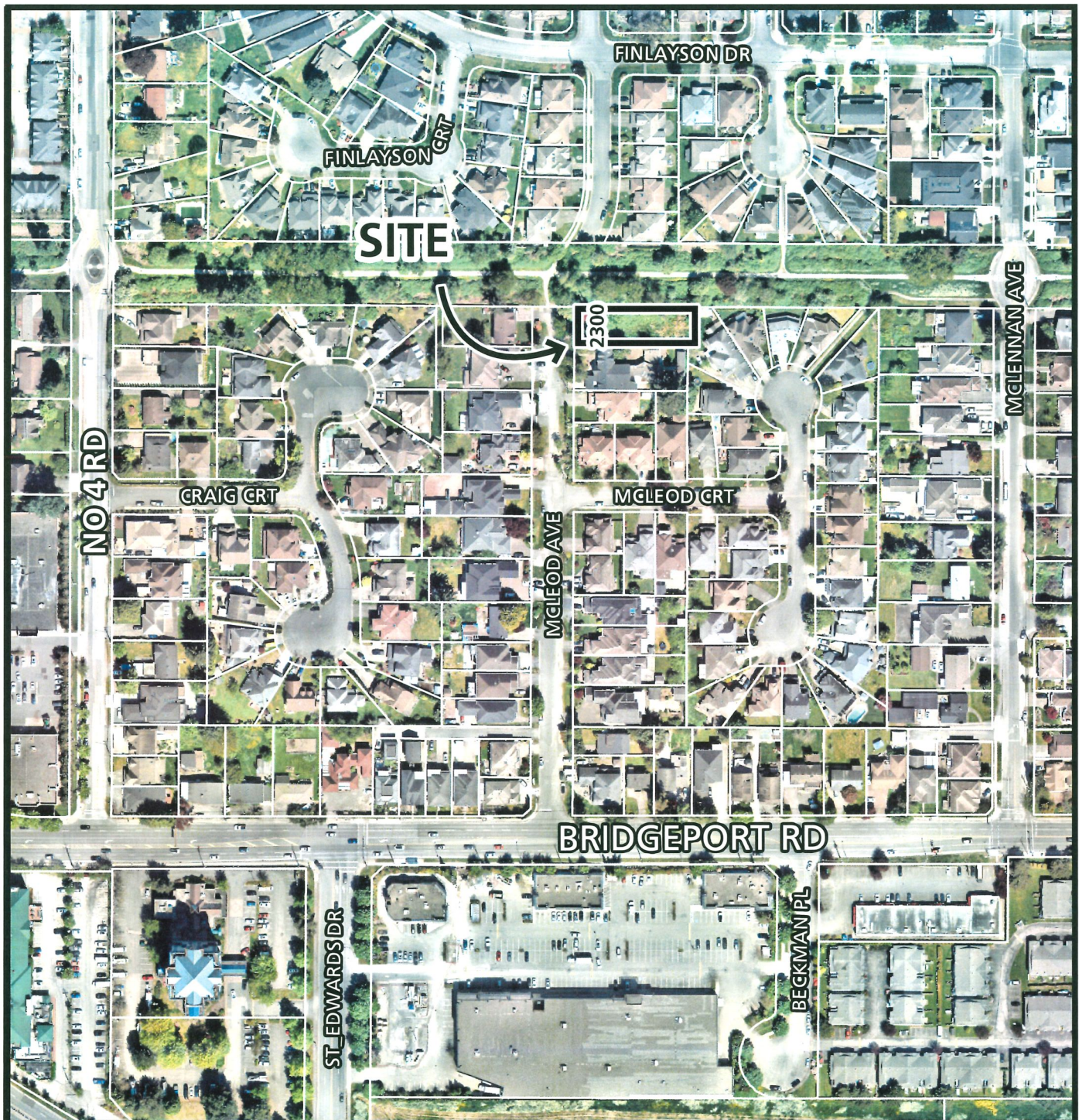
Original date: 08/22/24

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 24-036536

Original Date: 10/15/25
Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 24-036536

Attachment 2

Address: 2300 McLeod Avenue

Applicant: Anokh S. Lally Owner: Anokh S. Lally

Planning Area(s): Bridgeport

	Existing	Proposed
Owner:	Anokh S. Lally	No Change
Site area (m²):	1,060 m ²	No Change
OCP Designation:	Neighbourhood Residential (NRES)	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max: 0.55	0.52	none permitted
Lot Coverage (% of lot area):	Building: Max. 45%	29%	none
Live landscaping	20%	30%	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 10.7 m Side: Min. 1.2 m	Front: 12.0 m Rear: 23.0 m Side: 1.2 m	none
Height	Max: 10.0 m	9.0 m	none
Off-Street Parking Total	Single detached dwelling : 2 Spaces Secondary Suite: 1 Space	3	none



City of Richmond

Development Permit

No. DP 24-036536

To the Holder: Anokh S. Lally

Property Address: 2300 McLeod Avenue
Richmond, BC V6X 2N1

Address: 2300 McLeod Avenue
Richmond, BC V6X 2N1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 and Reference Plans, attached hereto.
4. As a condition of the issuance of the Permit, the City is holding a security in the amount of \$26,269.56 to ensure the ecological restoration/enhancement and landscaping on the site in accordance with the terms and conditions of this Permit. 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.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
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 and the security shall be returned in full.
7. 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.

No. DP 24-036536

To the Holder: Anokh S. Lally

Property Address: 2300 McLeod Avenue
Richmond, BC V6X 2N1

Address: 2300 McLeod Avenue
Richmond, BC V6X 2N1

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Development Permit Considerations

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

Address: 2300 McLeod Avenue

File No.: DP 24-036536

Prior to approval of the Development Permit, the developer is required to complete the following:

1. **(Arborist Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near or within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$100,000 for the 11 trees to be retained, as identified in the Arborist report prepared by Sequia Consulting Group, dated March 25, 2025.
3. **(Tree Protection)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. **(Ecological Compensation, Landscape Agreement, Maintenance and Monitoring)** Registration of a legal agreement on title identifying ESA planting and restoration of the site as per the recommendations by the owner's QEP and as noted in the Environmental Impact Assessment Report prepared by Mangat Environmental Solutions Inc., dated April 25, 2025. The Agreement would note that landscaping would be occurring within the 310.0 m² portion of the site to the rear of the proposed house as shown in the Planting Plan prepared by Redcedar Environmental Consulting Inc., dated September 16, 2025, which would be secured for ecological restoration via the registration of an ESA Statutory Right-of-Way (ESA SRW). The Agreement would further stipulate that landscaping and overall site management in terms of invasive species removal and remediation would be reviewed for a period of 3 years (monitoring and maintenance period) as recommended by the same QEP in the EIA quoted above.
5. **(Landscaping Security)** Receipt of a Letter of Credit for landscaping and ESA planting and restoration of the site in the amount of \$26,269.56 plus taxes, inclusive of a 10% contingency cost (as per the landscape cost estimate provided by Mangat Environmental Solutions Inc., on April 25, 2025).
6. **(Flood Covenant Registration)** Registration of a Flood Covenant on title (2.9 m GSC).
7. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite, with an area of 41.3 m² (444 ft²) or larger, is constructed in the detached dwelling to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. **(Notice Fees)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to Building Permit Issuance the developer must complete the following requirements:

(note – the following is a preliminary list and subject to change/modification through the review and processing of the building permit application):

1. **(Site Servicing)** the owner to provide the following via Work Order:
 - 1a) Water Works:
 - a. Using the OCP Model, there is 93.0 L/s of water available at a 20 psi residual at the McLeod Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
 - b. At Developer's cost, the Developer is required to:

Initial: _____

- i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide a right-of-way for the water meter, if required. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- c. At Developer's cost, the City will:
 - i) Cut and cap the existing 20mm diameter water service connection at main and remove the existing water meter servicing the development site.
 - ii) Install a new water service connection complete with a water meter and water meter box as per City's specifications. The water meter and water meter box shall be installed within the boulevard. If space does not permit it, the water meter and meter box shall be installed in a right-of-way, which will be provided by the developer according to City's specifications.
 - iii) Complete all tie-ins for the proposed works to existing City infrastructure.
- 1b) Storm Sewer Works:
- d. At Developer's cost, the City will:
 - i) Install one new storm service connection, complete with inspection chamber, as per City specifications to service the development site.
 - ii) Complete all tie-ins for the proposed works to existing City infrastructure.
- 1c) Sanitary Sewer Works:
- e. At Developer's cost, the Developer is required to:
 - i. Confirm the condition and capacity of the existing sanitary service connection located at the northwest corner of the development site through a video inspection. If the existing sanitary service connection are adequate to be re-used, it may be retained.
- f. At Developer's cost, the City will:
 - i. Subject to the results of the video inspection, if the existing sanitary service connection cannot be re-used:
 - Cut and cap, at manhole, the existing sanitary service connection and remove associated inspection chamber.
 - Install one new sanitary service connection, complete with inspection chamber, off of the existing manhole SMH6077.
 - ii. Complete all tie-ins for the proposed works to existing City infrastructure.
- 1d) Street Lighting:
- g. At Developer's cost, the Developer is required to:
 - i. Review street lighting levels along McLeod Avenue frontage, and upgrade as required.
- 1e) General Items:
- h. At Developer's cost, the Developer is required to:
 - i) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
 - ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - iii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

Initial: _____

- (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
 - iv) Enter into, if required, additional legal agreements, as determined through 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, 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.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit processes.
 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

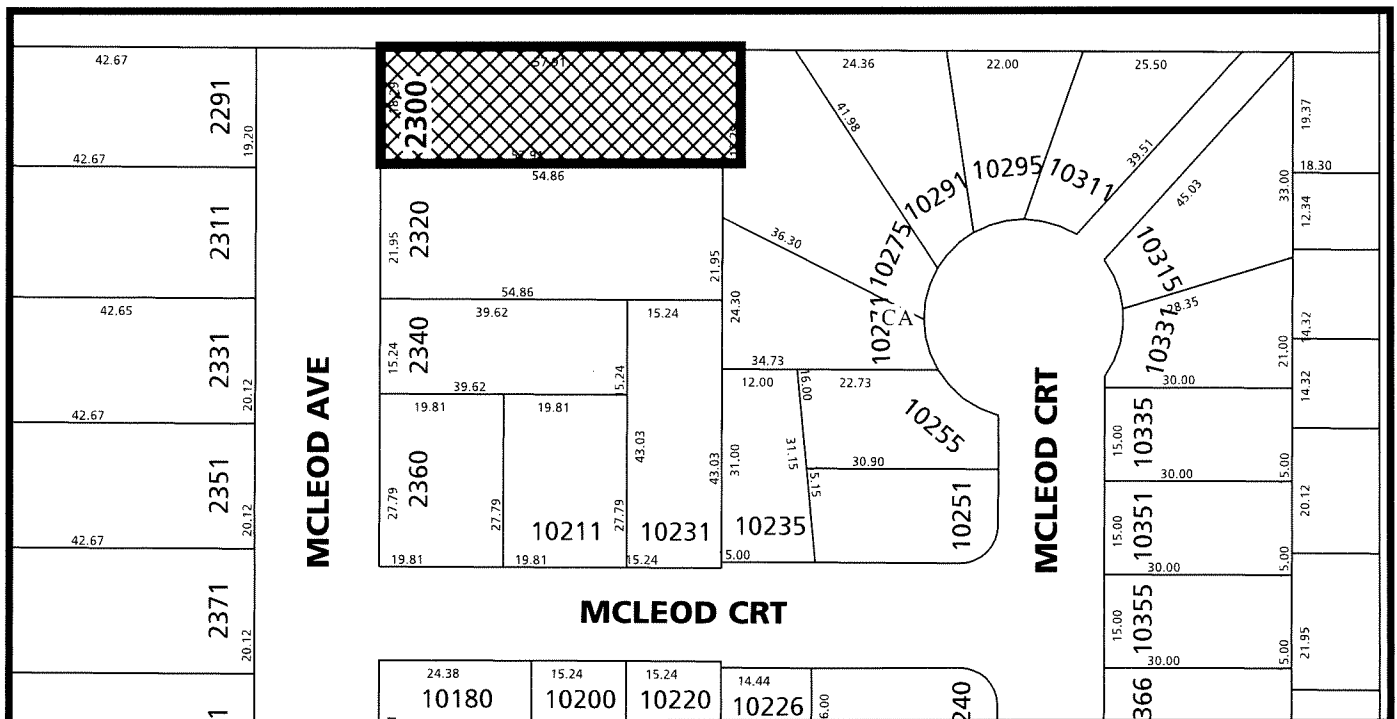
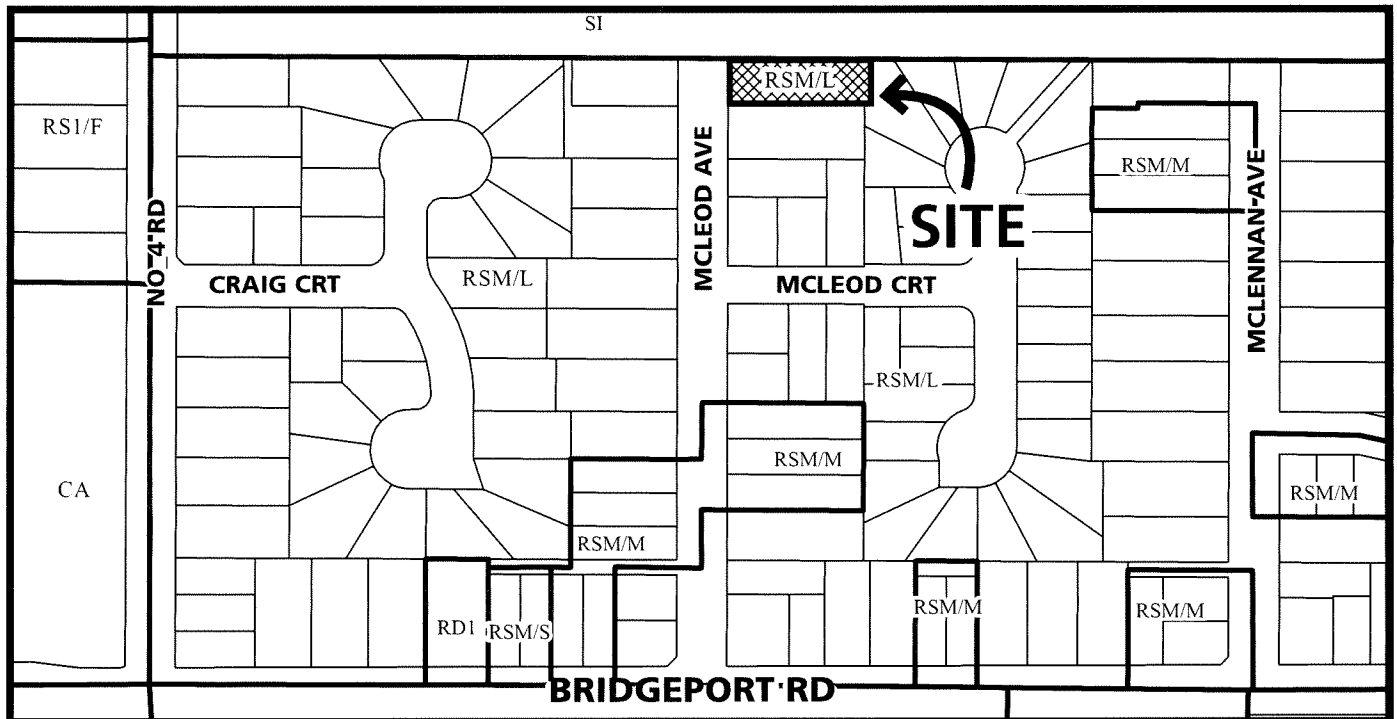
- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land 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.
- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 _____

Date _____



City of Richmond



DP 24-036536
SCHEDULE "A"

Original date: 08/22/24

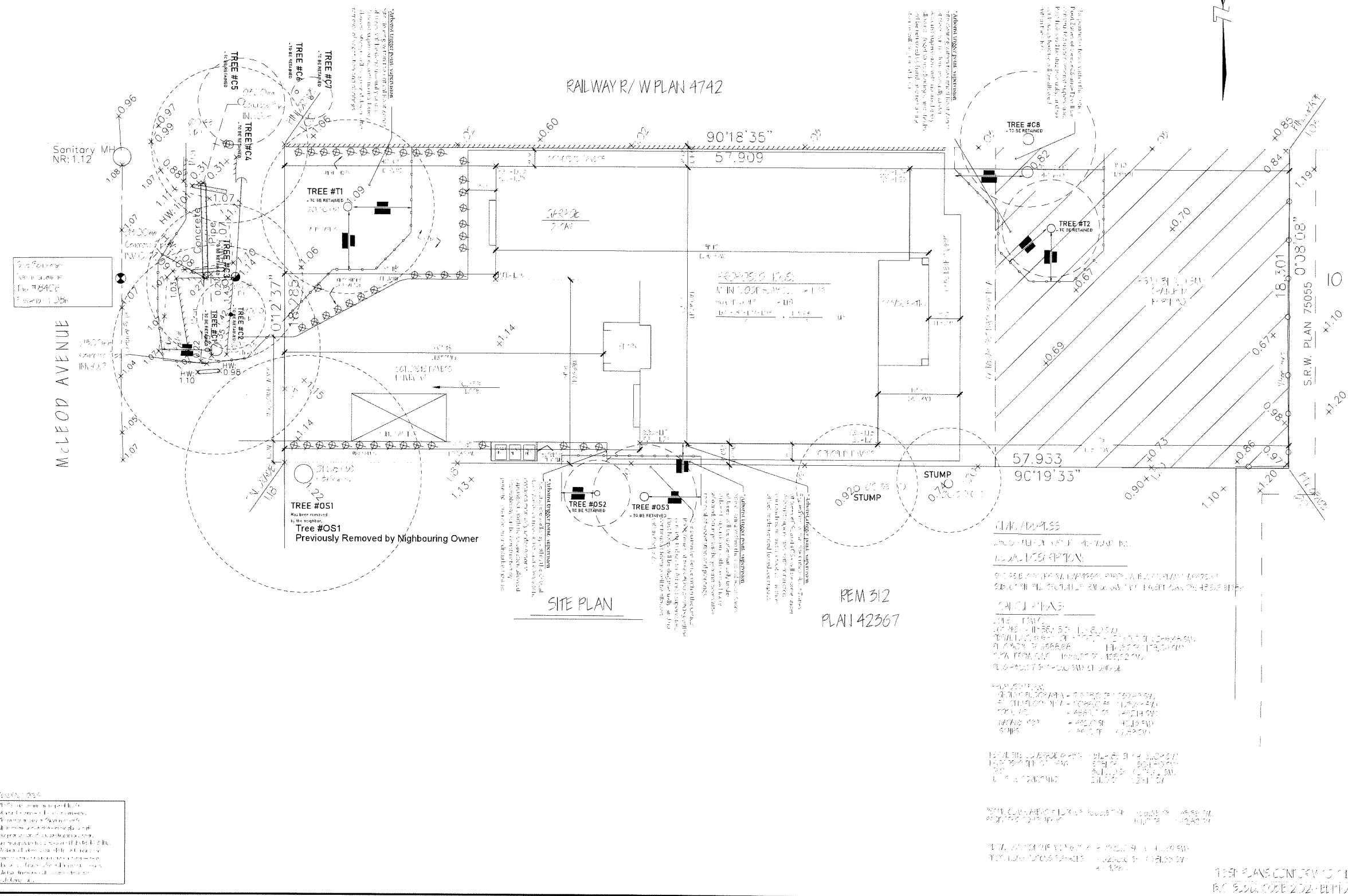
Revision Date:

Note: Dimensions are in METRES

LINEX DESIGNS INC.
4504, 19277, 80 AVENUE GILBERT, PO. BOX 2400

#201, 12677 - 80 AVENUE, SURREY, BC V3W 3A6
PHONE: 604-614-8990, E-MAIL: design.linex@gmail.com

DATE: 10/10/2000	TITLE:
DRAWN: 00	
SCALE: 1" = 1'-0"	
DRAWING NO. A	





GENERAL NOTES

1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).

2. All materials shall be of good quality and shall be installed in accordance with the manufacturer's instructions.

3. All work shall be completed within the specified time frame.

4. The contractor shall be responsible for obtaining all necessary permits.

5. The contractor shall be responsible for maintaining the site at all times.

6. The contractor shall be responsible for the safety of all workers and the public.

7. The contractor shall be responsible for the cleanup of the site.

8. The contractor shall be responsible for the disposal of all waste.

9. The contractor shall be responsible for the protection of all existing structures and utilities.

10. The contractor shall be responsible for the completion of all work.

PLEASE CONFORM TO THE
LOCAL CODES AND ORDINANCES

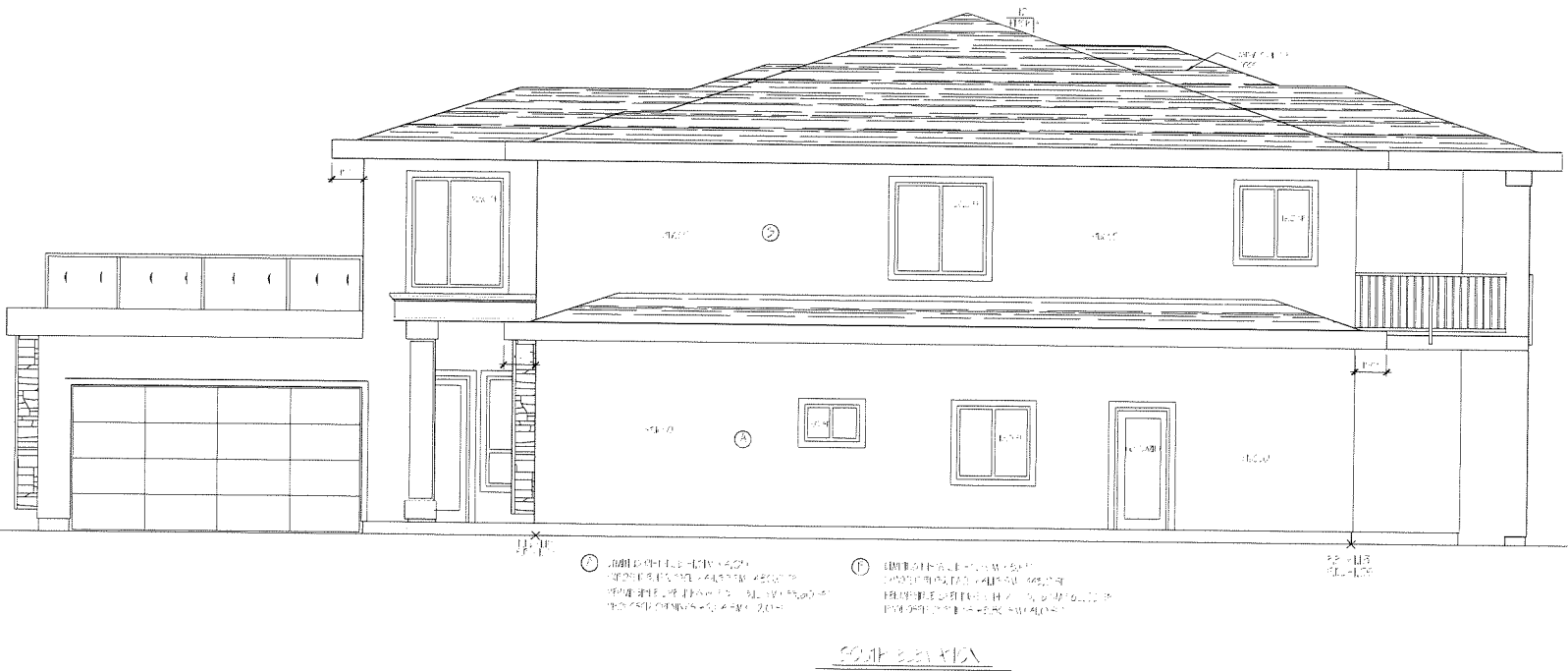
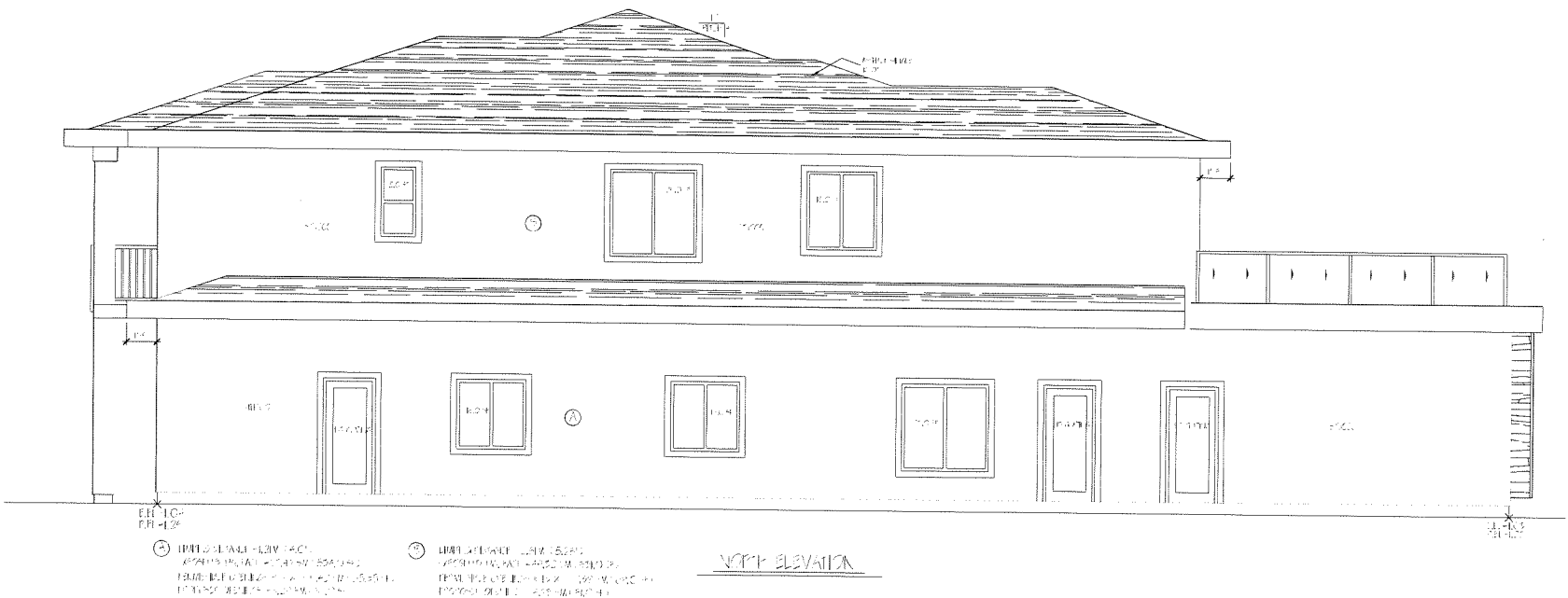
24-036536-01
2500 WILLOW AVE
ST. JOHN, N.S.

LIN'EX DE SIGNS INC.

#201.73577-8041
#201.73577-8041
PHONE 904-514-5590
E-MAIL: design@linex.com

EAST WEST ELEVATIONS

DATE: 10/10/2024
DRAWN: [Signature]
SCALE: 1/4" = 1'-0"
DRAWING NO. A4



GENERAL NOTES:
1. All work to be done in accordance with the latest edition of the British Columbia Building Code (BCBC) and the latest edition of the National Building Code of Canada (NBCC).
2. All work to be done in accordance with the latest edition of the International Residential Code (IRC).
3. All work to be done in accordance with the latest edition of the International Energy Conservation Code (IECC).
4. All work to be done in accordance with the latest edition of the International Mechanical Code (IMC).
5. All work to be done in accordance with the latest edition of the International Plumbing Code (IPC).
6. All work to be done in accordance with the latest edition of the International Fire Code (IFC).
7. All work to be done in accordance with the latest edition of the International Electrical Code (IEC).
8. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
9. All work to be done in accordance with the latest edition of the International Fire and Life Safety Code (IFLSC).
10. All work to be done in accordance with the latest edition of the International Fire and Life Safety Code (IFLSC).

PROPOSED RESIDENTIAL
2401 12677 - 40 AVENUE, SURREY, BC V3W 3A6
LINEX DESIGN INC.

LINEX DESIGNS INC.

#201 12677 - 40 AVENUE, SURREY, BC V3W 3A6
PHONE: 604-514-4590 E-MAIL: design@linex.com

TITLE: NORTH SOUTH ELEVATION

DATE: 10/10/2024
DRAWN: [Signature]
SCALE: 1/8" = 1'-0"
DRAWING NO. A5

THIS PLAN SET RELATES TO
2401 12677 - 40 AVENUE, SURREY, BC V3W 3A6

NOTE: PLANTING IS TO BE FIELD FIT –
SHRUBS AR TO BE PLANTED A MAXIMUM OF
1m FROM TREES/SHRUBS AND TREES ARE
TO BE PLANTED A MINIMUM OF 3m FROM
OTHER TREES. SHRUBS SHOULD BE PLANTED
IN CLUSTERS OF SAME SPECIES TO MIMIC
NATURAL AREAS.

LEGEND:

 PLANTING AREA (272m²)

 ESA FENCING

 TREE PROTECTION FENCING

TREES:

 EXISTING TREES TO BE RETAINED

 DOUGLAS FIR (10)

 PACIFIC DOGWOOD (11)

SHRUBS:

 NOOTKA ROSE (25)

 THIMBLEBERRY (25)

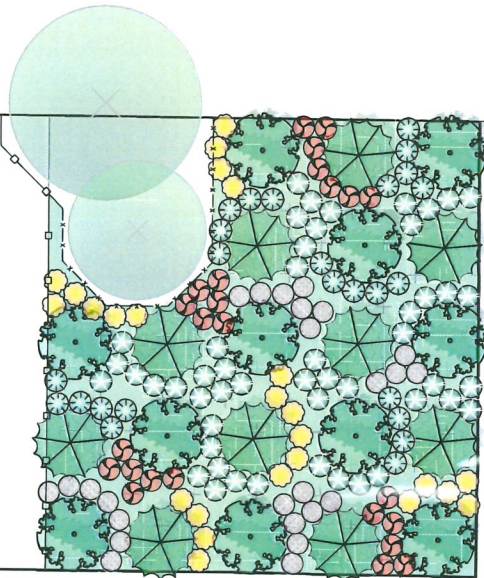
 RED ELDERBERRY (25)

 COMMON SNOWBERRY (25)

HERBS:

 SWORD FERN (50)

MCLEOD AVE



REDCEDAR
Environmental Consulting

PROJECT LOCATION
2300 MCLEOD AVE, RICHMOND
PLANTING PLAN

PROJECT NUMBER
23-466R

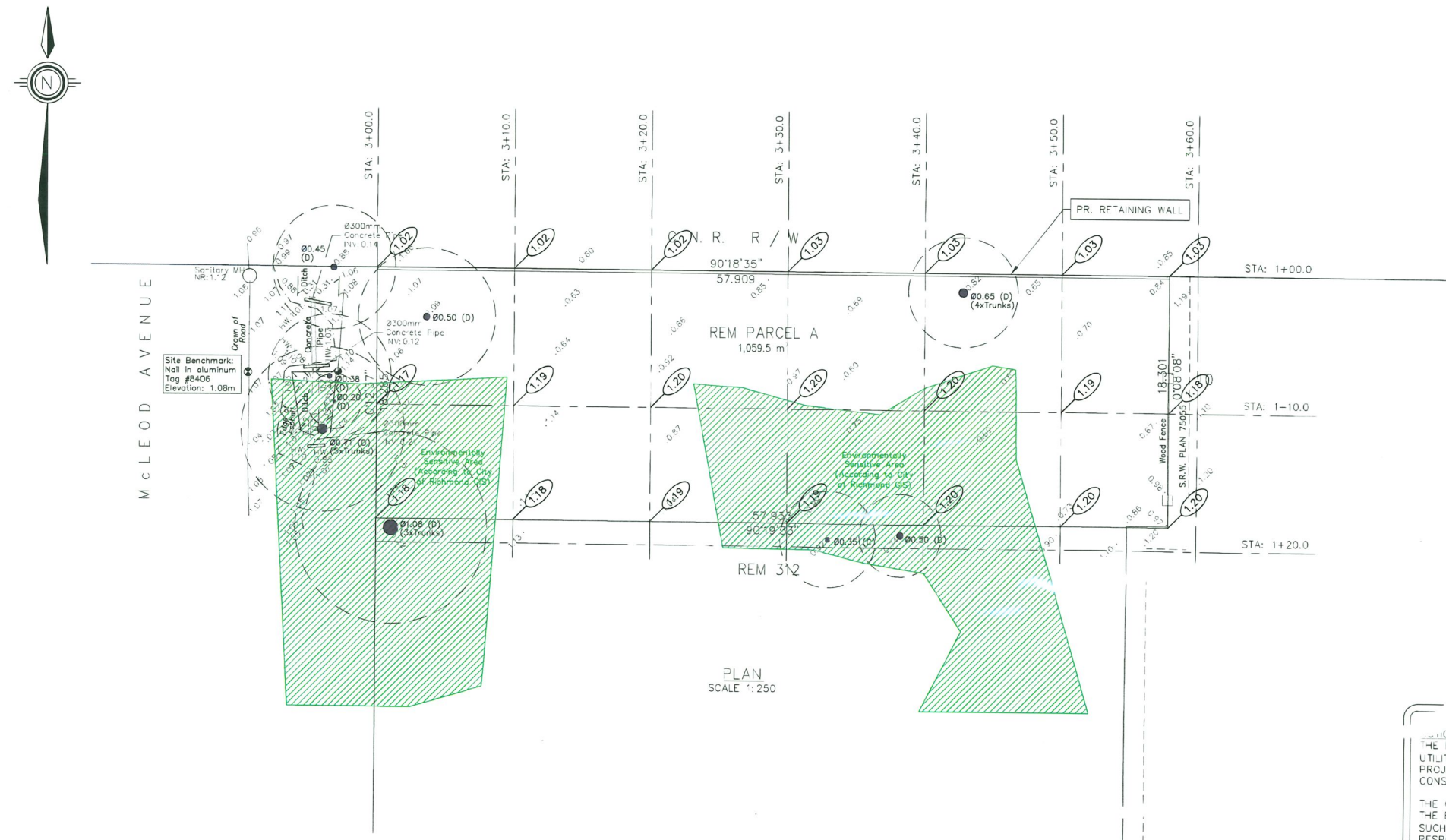
DRAWN BY:
BRITTANY FEAVER

DATE:
SEPTEMBER 16, 2025

SCALE:
1: 250

SHEET:

1



NOTICE:
THE EXISTENCE, LOCATION AND DEPTH OF
UTILITIES AND/OR CONCEALED STRUCTURES AT THE
PROJECT SITE ARE NOT GUARANTEED BY EFINITY
CONSULTING.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND ELEVATION OF ALL SUCH UTILITIES AND/OR STRUCTURES AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

NOTE: DESIGN IS BASED ON
G/S/AS-BUILT INFORMATION
AND FIELD INSPECTION.

City of Richmond

LOT GRADING PLAN
2300 McLEOD AVENUE

CITY FILE:

DESIGN:	JTY	DWG. N°:	Wb-XXXX
DRAWN:	JTY		
CHECKED:	JTY	SCALE: 1 : 250	DATE: 2021/05/19
ENGINEER:	JTY	SEC. N°: 21-4-5	S-IT. N°: 1 OF 1



A

A

REFERENCE DRAWINGS

PROPERTY ACQUISITION	Ac _____
SURVEY PLAN & PROFILE	Ff _____
ROAD CONSTRUCTION	Oc _____
STORM SEWER INSTALLATION	Lc _____
WATERMAIN INSTALLATION	Wc _____
ORNAMENTAL STREET LIGHTING	Tc _____
TRAFFIC SIGNALS	Cc _____
SANITARY SEWER INSTALLATION	_____
OTHER	_____

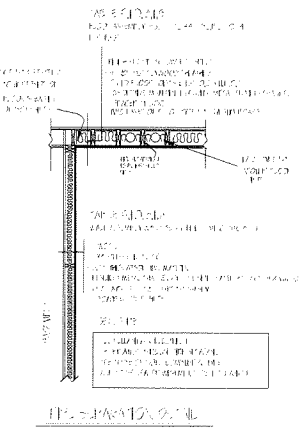
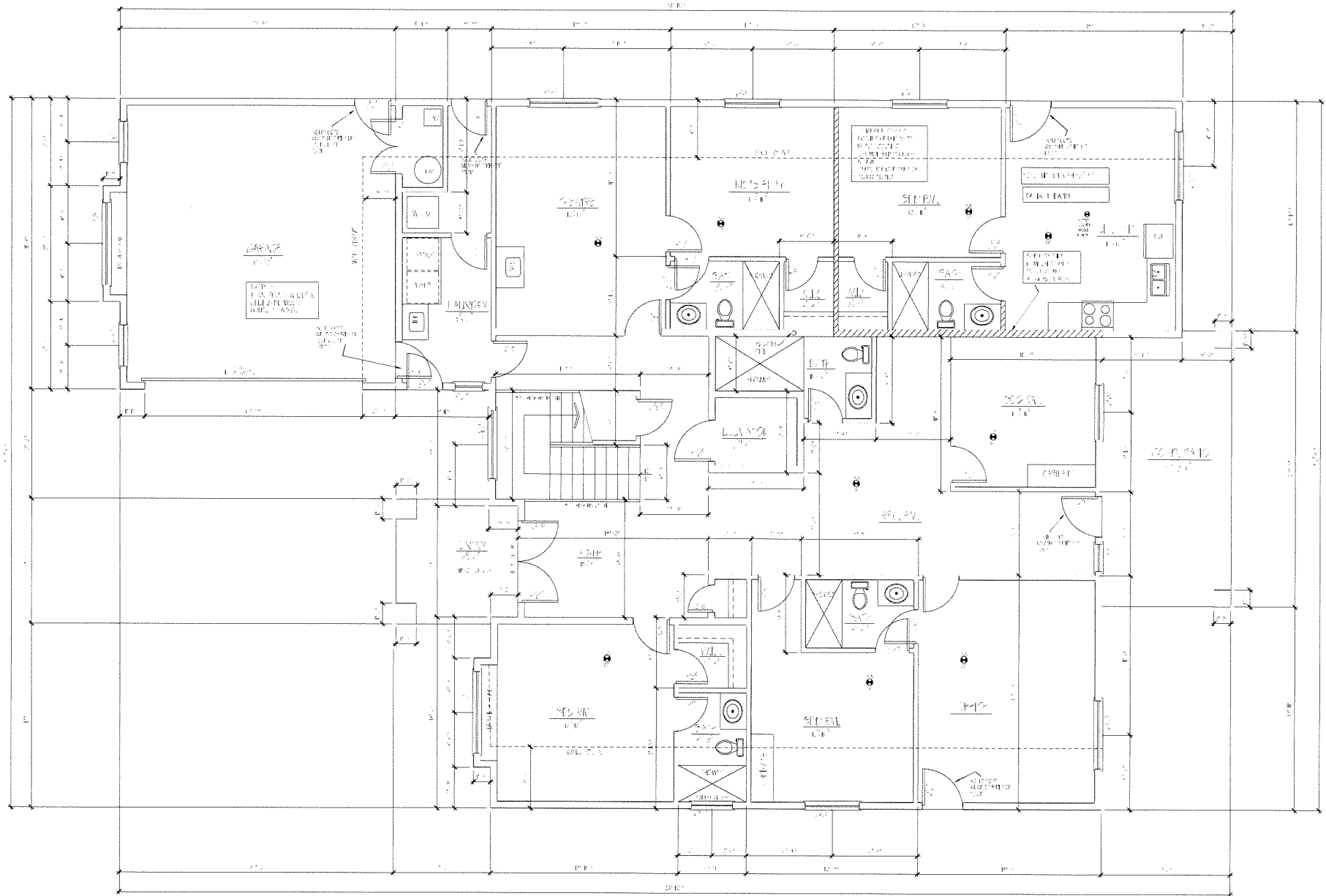
NOTE - PROVE LOCATION OF ALL UTILITIES / SERVICES BEFORE STARTING CONSTRUCTION.

H				
G				
F				
E				
D				
C				
B				
A	2024/05/21	JTY		FIRST SUBMISSION
Nº	DATE	BY	CH.	DESCRIPTION

REVISIONS

TITLE:

Reference Plan #1



GENERAL NOTES:
1. All dimensions are in feet and inches.
2. All dimensions are to the center of the wall unless otherwise noted.
3. All dimensions are to the center of the door unless otherwise noted.
4. All dimensions are to the center of the window unless otherwise noted.
5. All dimensions are to the center of the staircase unless otherwise noted.
6. All dimensions are to the center of the elevator unless otherwise noted.
7. All dimensions are to the center of the ramp unless otherwise noted.
8. All dimensions are to the center of the stairs unless otherwise noted.
9. All dimensions are to the center of the landing unless otherwise noted.
10. All dimensions are to the center of the hallway unless otherwise noted.

GROUND FLOOR PLAN 2578.0 SQ. FT. (10' x 10')
GARAGE: 40' x 20' (80' x 10')
ENTRANCE: 10' x 10'
TOTAL: 2578.0 SQ. FT.

1. SEE PLAN AND CONSTRUCTION
2. SEE PLAN AND CONSTRUCTION

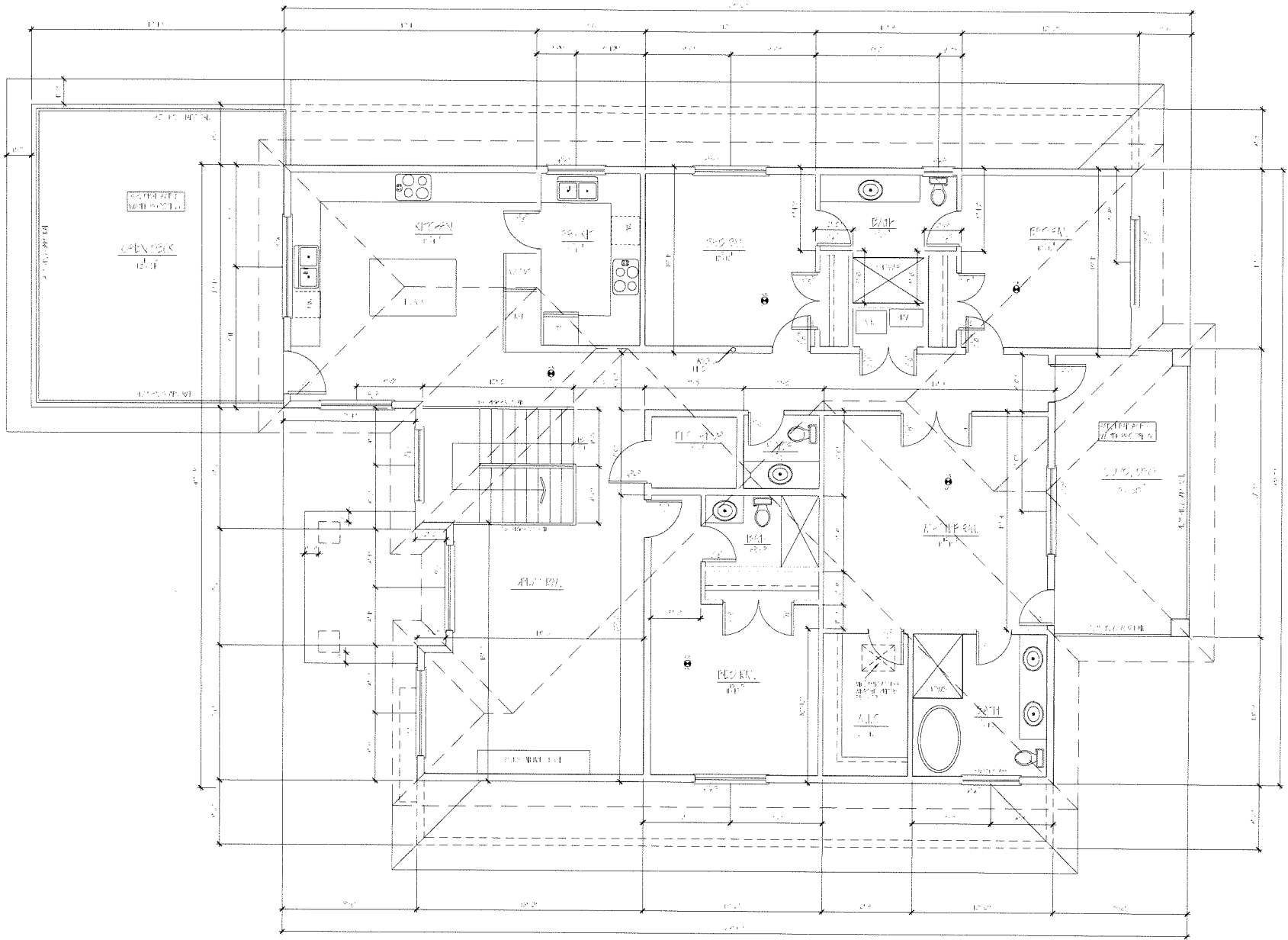
PROPOSED DEVELOPMENT
2578.0 SQ. FT. (10' x 10')
2578.0 SQ. FT. (10' x 10')

LINEX DESIGNS INC.
#201, 12677 - 80 AVENUE, SURREY, BC V4W 3A6
PHONE: 604-614-8990 E-MAIL: design@linex.com

GROUND FLOOR

DATE: 2023-01-23	TITLE:
DRAWN: A2	SCALE: 1" = 10'
DRAWING NO.:	A2

Reference Plan #2



2ND FLOOR PLAN 2089, 1300 FT. (91' x 11' 6")

SCALE: 1/8" = 1'-0"
DATE: 12/01/02

NOTES:

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the center of the wall unless otherwise noted.
- 3. All dimensions are to the center of the door unless otherwise noted.
- 4. All dimensions are to the center of the window unless otherwise noted.
- 5. All dimensions are to the center of the structural element unless otherwise noted.
- 6. All dimensions are to the center of the structural element unless otherwise noted.
- 7. All dimensions are to the center of the structural element unless otherwise noted.
- 8. All dimensions are to the center of the structural element unless otherwise noted.
- 9. All dimensions are to the center of the structural element unless otherwise noted.
- 10. All dimensions are to the center of the structural element unless otherwise noted.

2089, 1300 FT. (91' x 11' 6")
2089, 1300 FT. (91' x 11' 6")
2089, 1300 FT. (91' x 11' 6")

LINEX DESIGNS INC.
#201 12577 - 80 AVENUE, SURREY, BC V3W 3A6
PHONE: 604-414-8990 E-MAIL: design@linex.com

2ND FLOOR

DATE: 12/01/02	TITLE: 2ND FLOOR
DRAWN: [Signature]	SCALE: 1/8" = 1'-0"
DRAWING NO. A3	

2ND FLOOR PLAN 2089, 1300 FT. (91' x 11' 6")
SCALE: 1/8" = 1'-0"
DATE: 12/01/02



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 23, 2025

From: Joshua Reis
Director, Development

File: DP 24-050212

Re: Application by Brad Dore for a Development Permit at 10320 Railway Avenue

Staff Recommendation

That a Development Permit be issued which would permit the construction of Small-Scale Multi-Unit Housing on an Arterial Road, including a single-family dwelling with a secondary suite, and a two-storey rear yard infill unit at 10320 Railway Avenue on a site zoned "Small-Scale Multi Unit Housing (RSM/M)".

Joshua Reis
Director, Development
604-247-4625

JR:el
Att. 3

Staff Report

Origin

Brad Dore, on behalf of the property owners (Simerjit Kaur Malhi and Robby Randeep Dhaliwal), has applied to the City of Richmond for permission to develop Small-Scale Multi-Unit Housing (SSMUH), including a two-and-a-half-storey single-family dwelling with a secondary suite and an approximately 80 m² (865 ft²) two-storey rear yard infill unit at 10320 Railway Avenue on a site zoned “Small-Scale Multi-Unit Housing RSM/M” (Attachment 1).

Prior to Building Permit (BP) issuance, the applicant is required to enter into a work order to complete site servicing works, including but not limited to water, storm and sanitary connections for the subject site.

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.

Background

Development surrounding the subject site is as follows:

- To the north: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/M)” with vehicle access from the rear lane.
- To the east: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/M)” with vehicle access from Hollymount Drive.
- To the south: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/M)” with vehicle access from the rear lane.
- To the west: Across Railway Avenue and the City-owned linear greenway, single-family residential development zoned Small-Scale Multi-Unit Housing (RSM/L).

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and the “Small-Scale Multi-Unit Housing (RSM/M)” zone.

Existing Legal Encumbrances

There is an existing 1.5 m x 1.5 m sanitary utility Statutory Right-of-Way (SRW) located in the northeast corner of the subject property, north of the proposed parking pad (RD39059). The proposed rear yard infill unit does not encroach into the SRW.

Analysis

Conditions of Adjacency

- The design of the proposed principal building and rear yard infill unit fits into the proposed single-detached housing form, character and scale of the surrounding neighbourhood.

- The proposed development abuts an existing single-family dwelling to the north. The applicant proposes to construct a new fence along the property line. The proposed rear yard infill building is set back approximately 3.0 m from the property line to accommodate a parking area. There is also a proposed walkway and access to the proposed secondary suite.
- The proposed development abuts an existing single-family dwelling to the south. The applicant proposes to construct a new fence and walkway in this area in order to provide pedestrian access to and from the lane.
- The proposed development includes a rear yard infill unit which is accessed and fronts onto the existing lane.
- The proposed development of the front building has its main entrance facing west towards Railway Avenue. Proposed paving connects the buildings front entrance to the sidewalk.
- The sizing and placement of upper storey windows have been designed to avoid overlook onto adjacent properties.

Urban Design and Site Planning

- Consistent with the OCP guidelines for SSMUH development, the primary entrance to the principal building fronts Railway Avenue, while the rear yard infill unit fronts the lane. Exterior access to the proposed secondary suite is provided from the pathway located along the north elevation of the building.
- A 32.61 m² one-bedroom secondary suite is proposed on the ground floor of the principal building. Prior to DP issuance, the applicant is required to register a legal agreement on Title stating that no Building Permit (BP) inspection can be granted until the one-bedroom secondary suite, with a minimum floor area of 32.61 m² is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- The east elevation of the rear yard infill unit fronting the lane has been designed as the primary façade, including a front porch and overhead spot lighting, and windows to enhance Crime Prevention through Environmental Design (CPTED) features along the lane.
- Two garbage and recycling enclosures are proposed in the internal yard. The enclosures are adequately sized to contain the required number of containers for the proposed development.
- A total of two on-site parking spaces are proposed in compliance with the Zoning Bylaw. Both parking spaces are accessed from the lane.
- 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 DP issuance.

Architectural Form and Character

- The principal building includes a pitched roof design in keeping with the surrounding area, which includes two gables and a dormer. A covered porch is proposed as the primary entrance, with two pillars on either side of the recessed entry point creating visual articulation along the building's front (west) elevation.
- The rear yard infill unit includes a pitched roof design to complement the character of principal building on the site. A recessed entry with a covered porch is also proposed to create a welcoming access point from the lane, to add visual interest and to enhance the human scale of the rear yard infill unit's design.

- The proposed exterior building materials and colours of the proposed buildings are generally consistent with the character of the neighbourhood and include platinum grey cementitious lap siding for the main body of buildings and charcoal colouring around the window trim. The principal building also includes Chantilly laced coloured box-out shingles around west-facing windows and accented on the upper level on the east elevation.

Landscape Design and Open Space Design

- There are no bylaw sized trees on the subject property.
- There is one City-owned tree (Cypress tree Tag #cil) located in the Railway Avenue boulevard. The tree is to be retained and protected during construction. Submission of a signed contract between the applicant and the arborist is required prior to DP issuance to ensure the supervision of any on-site works conducted within a tree protection zone.
- Prior to DP issuance, the applicant is required to submit a tree survival security of \$10,000.00 to ensure protection of the City-owned tree during construction.
- The applicant proposes to plant two new trees on site. Two Japanese snowbells are proposed, one on either side of the pedestrian pathway along the western edge of the subject site. The two new trees are to be a minimum size of 6 cm caliper.
- The applicant proposes to include a range of other landscaping enhancements across the subject site. These include shrubs, hedging, sodded lawn and permeable pavers. Metal fencing and a gate will be installed along the west property line. The proposed landscaping will be equipped with sprinkler irrigation.
- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed works, in the amount of \$32,622.70 based on the cost estimate provided by the Landscape Architect (including 10 per cent contingency, soft and hard landscaping, fencing and installation).
- The area surrounding the main entrance of the principal building and the rear yard infill unit, are proposed to be treated with a combination of landscaping elements and lighting to enhance the appearance from the streetscape and view from the lane.
- The proposed private outdoor spaces for the principal building and the rear-yard infill unit are located between the two buildings and is provided in combination of a paved patio and sodded lawn space. The proposed amenity spaces are separated through a concrete pathway and landscaped hedging.

Crime Prevention Through Environmental Design

- Consistent with the design guidelines for Small-Scale Multi-Unit Housing development in the OCP, the proposed principal dwelling unit design enables natural surveillance by locating windows in primary living spaces that overlook Railway Avenue. The rear yard infill unit design also proposes windows overlooking the lane.
- The applicant proposes to include porch overhead lighting at the main entrance at each corner of the rear yard infill unit. Low voltage bollard lighting is proposed to be located adjacent to the outdoor parking space to maintain visibility and safety. The lighting will be designed to avoid spillover onto neighbouring lots.

Sustainability

- The applicant must demonstrate compliance with the BC Energy Step Code as part of the BP process. The applicant intends to meet Step Code 4 with EL-3 requirements.

- Heat pumps are proposed for the principal building and the rear yard infill unit. The heat pumps are to be located in the internal yard of the property, adjacent to the principal building's east elevation and the rear yard infill unit's west elevation. Prior to BP issuance, the applicant is required to submit written confirmation that the noise associated with the heat pump operation will comply with the City's Noise Regulation Bylaw 8856.

Site Servicing

- Prior to BP issuance, the applicant is required to enter into a work order to complete site servicing works and improvements, including water, storm and sanitary connections. Details of the site servicing works are included under the BP considerations (Attachment 3).
- Prior to BP issuance, the applicant is required to register an SRW on Title for the purposes of providing City access to a new water meter and box located on the Railway Avenue frontage. The design and location are to be confirmed at the BP stage.

Conclusions

The subject DP application seeks permission to build Small-Scale Multi-Unit Housing on an Arterial Road, including a two-and-a-half-storey single-family dwelling with a secondary suite, and a two-storey rear yard infill unit at 10320 Railway Avenue, with vehicle access from the lane. The proposed Small-Scale Multi-Unit Housing is consistent with the existing neighbourhood character and the OCP DP guidelines.

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

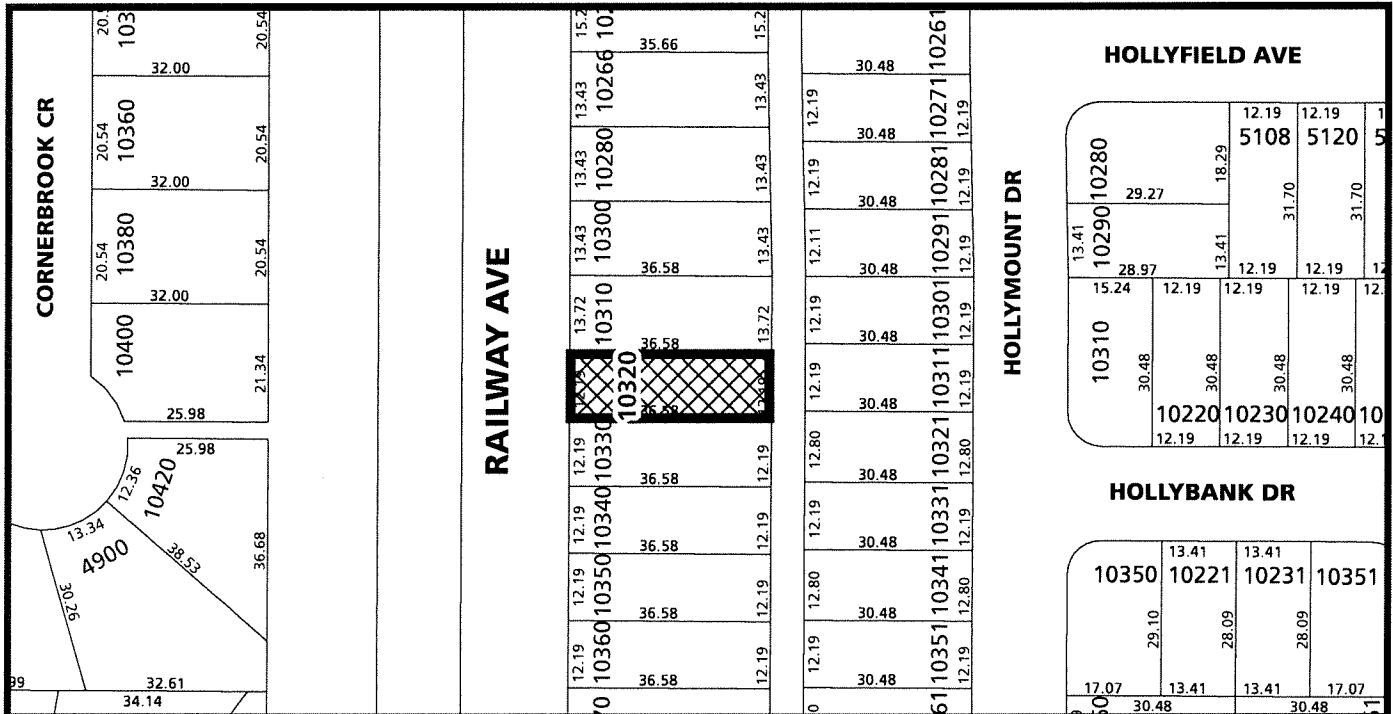
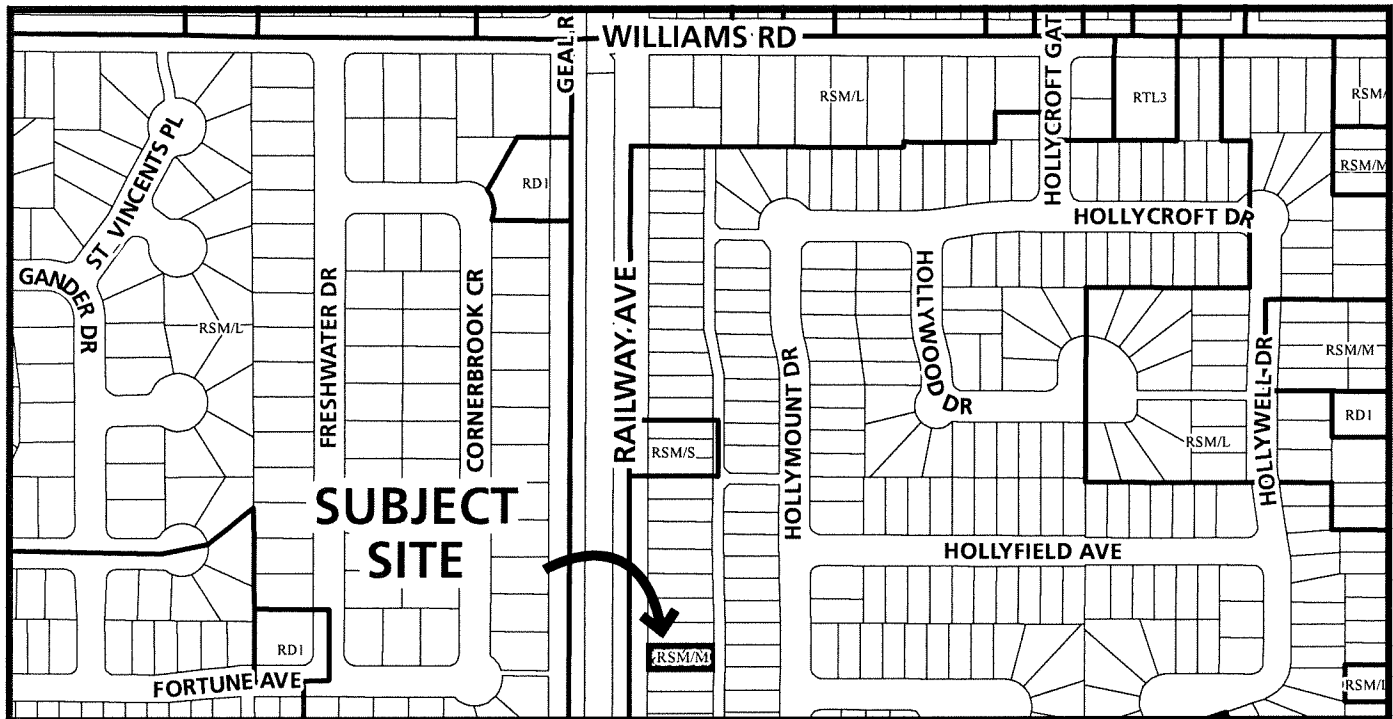


Emma Lovas
Planning Technician – Design
(604-276-4262)

EL:js

- Att.
1. Location Map
 2. Development Application Data Sheet
 3. Development Permit Considerations

City of
Richmond



DP 24-050212

Revision Date:

Note: Dimensions are in METRES



DP 25-050212

Attachment 2

Address: 10320 Railway Avenue

Applicant: Brad Dore

Owner: Simerjit Kaur Malhi, Robby
Randeep Dhaliwal

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	445.9 m ²	No Change
Land Uses:	Single Detached Residential	Single detached residential with detached rear yard infill building
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/M)	No Change
Number of Units:	1	3

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	none permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Complies	none
Setback – Front Yard	Min. 6.0 m	6.46 m	none
Setback – South Side Yard:	Min 1.2 m	Front Bldg: 1.21 m Rear Bldg: 1.26 m	none
Setback- North Side Yard:	Min. 1.2 m	Front Bldg: 1.23 m Rear Bldg: 3.01	none
Setback – Rear Yard:	Min. 0.9 m	1.2 m	none
Separation between single detached house and infill unit:	Min. 6.0 m	6.15 m	none
Building Height	Max. 10.0 m	Front Bldg: 9.12 m Rear Bldg: 7.49 m	none
Off-street Parking Spaces:	Min. 0.5 Per Unit	2	none



City of
Richmond

Development Permit Considerations

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

Address: 10320 Railway Avenue

File No.: DP 24-050212

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 (Area A).
2. **(Arborist Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. **(Secondary Suite)** Registration of a legal agreement on title to ensure that no final Building Permit inspection is granted until at minimum a one-bedroom secondary suite with a floor area of 32.61 m² is constructed in the principal building to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
4. **(Landscape Security)** Submission of a security in the amount of \$32,622.70 (based on the cost estimate provided by a Registered Landscape Architect including installation costs and 10% contingency) to ensure that development is carried out in accordance with the terms and conditions of this Permit.
5. **(Tree Survival Security)** A Tree Survival Security in the amount of \$10,000.00 for the retention of the City-owned Cypress Tree (tag #c11).
6. Payment of all fees in full for costs associated with Public Notices.

Prior to Building Permit issuance for the rear yard infill suite, the developer is required to complete the following:

1. **(Compliance with DP Plans)** Demonstrate compliance with the Development Permit Plans.
2. **(Demolition of Existing Building)** A Demolition Permit is required for removing all existing buildings and structures on the lot.
3. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. **(Acoustic Report)** Provide an acoustic report and written confirmation that the noise associated with the heat pump operation will comply with the City's Noise Regulation Bylaw 8856.
5. **(BC Energy Step Code)** Demonstrate compliance with the applicable level of the BC Energy (Step Code 4 with EL-3 requirements).
6. **(Utility SRW)** Register a Statutory Right-of-Way (SRW) for the purpose of providing City access to the new water meter and water box. The minimum dimensions of the SRW are to be the size of the meter box, (from City of Richmond supplementary specifications), plus any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides.
7. **(Servicing Works)** Enter into a City Work Order to provide for the following, but not limited to, servicing improvements:

Water Works:

- a. Using the OCP Model, there is 238 L/s of water available at a 20 psi residual at the Railway Avenue frontage. Based the proposed development, the site requires a minimum fire flow of 95 L/s.
- b. At developers' cost, the developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii. Cut, cap, and remove the existing water service connection 33892 at the main along the Railway Avenue frontage.
 - iv. Install a new 40mm water service connection along the Railway Avenue frontage, complete with a water meter and water meter box.
 - v. Perform all the above through consideration of the City of Richmond's Engineering Design Specifications and MMCD Supplemental Design Specifications and Detail Drawings.

Storm Sewer Works

- a. At developers' cost, the developer is required to:

Initial: _____

- i. Verify the size, material, and condition of the existing storm sewer lateral connection STLAT81279 along the west frontage via CCTV inspection. Replacement may be required based on results of inspection.
 - ii. Upgrade the existing storm sewer service connection STCN33742 along the west frontage.
 - iii. Perform all of the above through consideration of the City of Richmond's Engineering Design Specifications and MMCD Supplemental Design Specifications and Detail Drawings.
- b. At developer's cost, the City will:
- i. Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a. At developer's cost, the developer is required to:
 - ii. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - iii. Verify the size, material, and condition of the existing sanitary lateral connection SLAT9937 and inspection chamber SIC16054 along the east frontage via CCTV inspection. Replacement may be required based on results of inspection.
 - iv. Upgrade the existing sanitary sewer service connection SCON25104 along the east frontage.
 - v. Disconnect the service connection serving 10310 Railway Avenue if required and notify as required.
 - vi. Perform all of the above through consideration of the City of Richmond's Engineering Design Specifications and MMCD Supplemental Design Specifications and Detail Drawings.

General Items:

- a. At developer's cost, the developer is required to:
 - vii. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
8. Enter into if required, additional legal agreements, as determined through the subject development's Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, 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.
9. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>).
10. The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*



City of Richmond

Development Permit

No. DP 24-050212

To the Holder: Brad Dore
Property Address: 10320 Railway Avenue
Address: 10320 Railway Avenue

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1-9 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$32,622.70 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 and the security shall be returned in full.

Development Permit
No. DP 24-050212

To the Holder: Brad Dore
Property Address: 10320 Railway Avenue
Address: 10320 Railway Avenue

7. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of
Richmond



DP 24-050212

Original Date: 01/14/25

Revision Date:

Note: Dimensions are in METRES

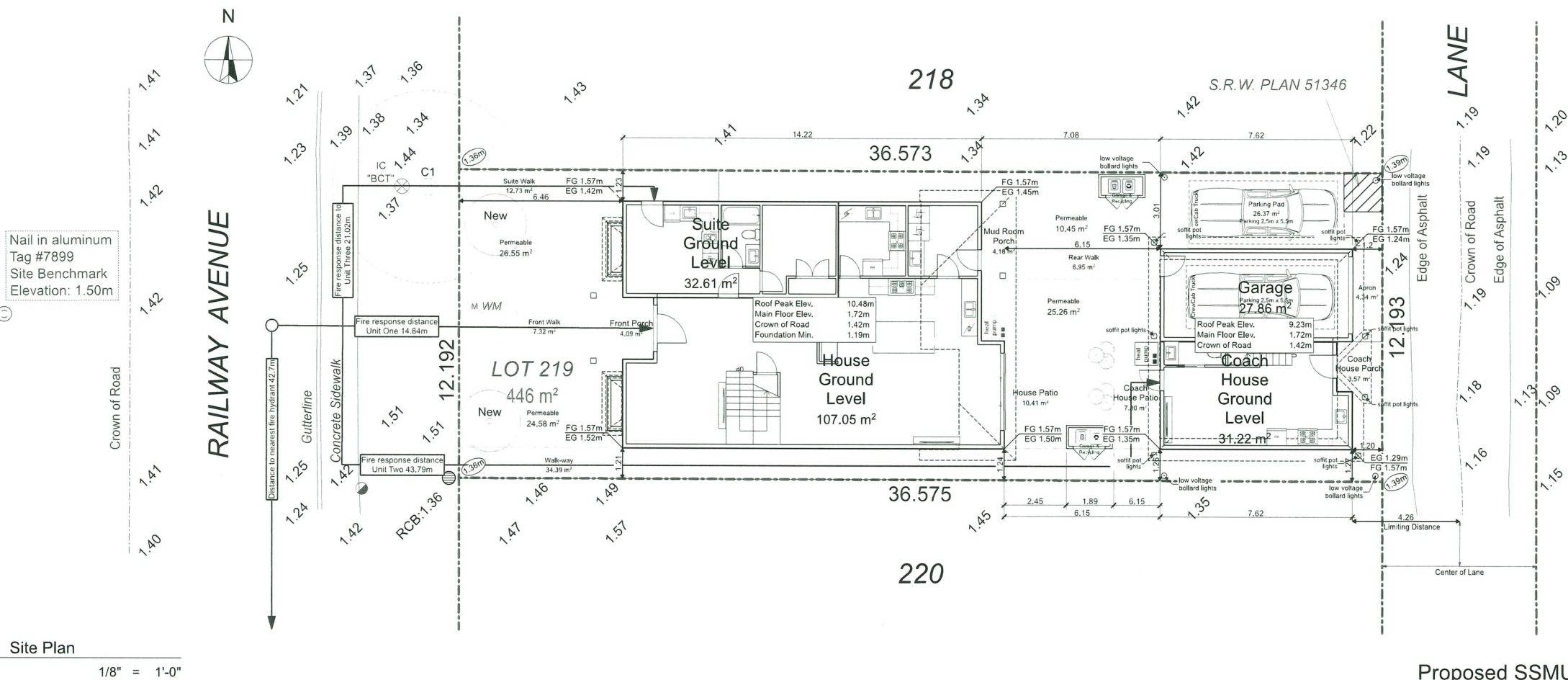
Proposed SSMUH 10320 Railway Avenue



Project Summary

Proposal	Small Scale Multi-Unit			
Address	10320 Railway Avenue			
Zoning	RSM SSMUH			
Lot Size				
Lot Width	12.190 m.	40.0 ft.		
Lot Depth	36.580 m.	120.0 ft.		
Site Area	445.9 m²	4,800 s.f.		
		ALLOWABLE	PROPOSED	
FAR 0.6 on 464.5 m2	267.55 m²	2880 s.f.		
FAR 0.30 in access of 464.5 m2	0.00 m²	0 s.f.		
Allowable FAR	267.55 m²	2880 s.f.		
Flex Space Allowable	80.00 m²	861 s.f.		
Stairs & open to below	10.00 m²	108 s.f.		
4.3A.1(c)(i) Green Building System 2.35m² per dwelling	2.35 m²	25 s.f.		
Total FAR	359.90 m²	3874 s.f.	359.86 m²	3874 s.f.
10% of floor area for covered areas	35.99 m²	387 s.f.	15.67 m²	169 s.f.
Permitted Lot Coverage 45% for buildings	200.66 m²	2160 s.f.	198.74 m²	2139 s.f.
Permitted non-porous surfaces 70%	312.14 m²	3360 s.f.	311.50 m²	3353 s.f.
Landscaping with five plant material 20%	89.18 m²	960 s.f.	94.11 m²	1013 s.f.
Landscaping with 5% of required front yard	40.23 m²	433 s.f.	58.44 m²	629 s.f.
Heights				
Average Finished Grade (1.39+1.39+1.36+1.36)/4 = 1.375m				
Main House Maximum height pitched roof	10.0 m.	32.8 ft.	9.12 m.	29.92 ft.
Coach House Maximum height pitched roof	7.5 m.	24.6 ft.	7.49 m.	24.57 ft.
Yards & Setbacks				
Front Yard	6.00 m.	19.69 ft.	6.46 m.	21.19 ft.
Building separation	6.00 m.	19.69 ft.	6.15 m.	20.18 ft.
Side Yard	1.00 m.	3.94 ft.	1.24 m.	4.07 ft.
Maximum Continuous Wall 55%	20.12 m.	66.01 ft.		

Coach House Ground Level	336.04
Coach House Upper Level	529.00
Garage	299.87
House Ground Level	1,152.28
House Upper Level	1,205.32
Suite Ground Level	351.04
	3,873.55 ft ²
House Ground Level	1,152.28
House Upper Level	1,205.32
Suite Ground Level	351.04
	2,708.64 ft ²
Coach House Ground Level	336.04
Coach House Upper Level	529.00
	865.04 ft ²



Sheet Index	Layout Name
A01	Cover Sheet Site Fire Response ...
A02	Area Overlays
A03	3 Dimensional Views
A04	Shadow Analysis
A05	Main Level Plans
A06	Upper Level Plans
A07	Roof Plan
A08	Elevations East & West
A09	Elevations North & South
A10	BB Sections
A11	Doors & Windows

Proposed SSMUH
10320 Railway Avenue
Richmond, BC

Legal Address

LOT 219, BLOCK 4N, PLAN NWP 51345, SECTION 36, RANGE 7W,
NEW WESTMINSTER LAND DISTRICT.
PID 004 884 370

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

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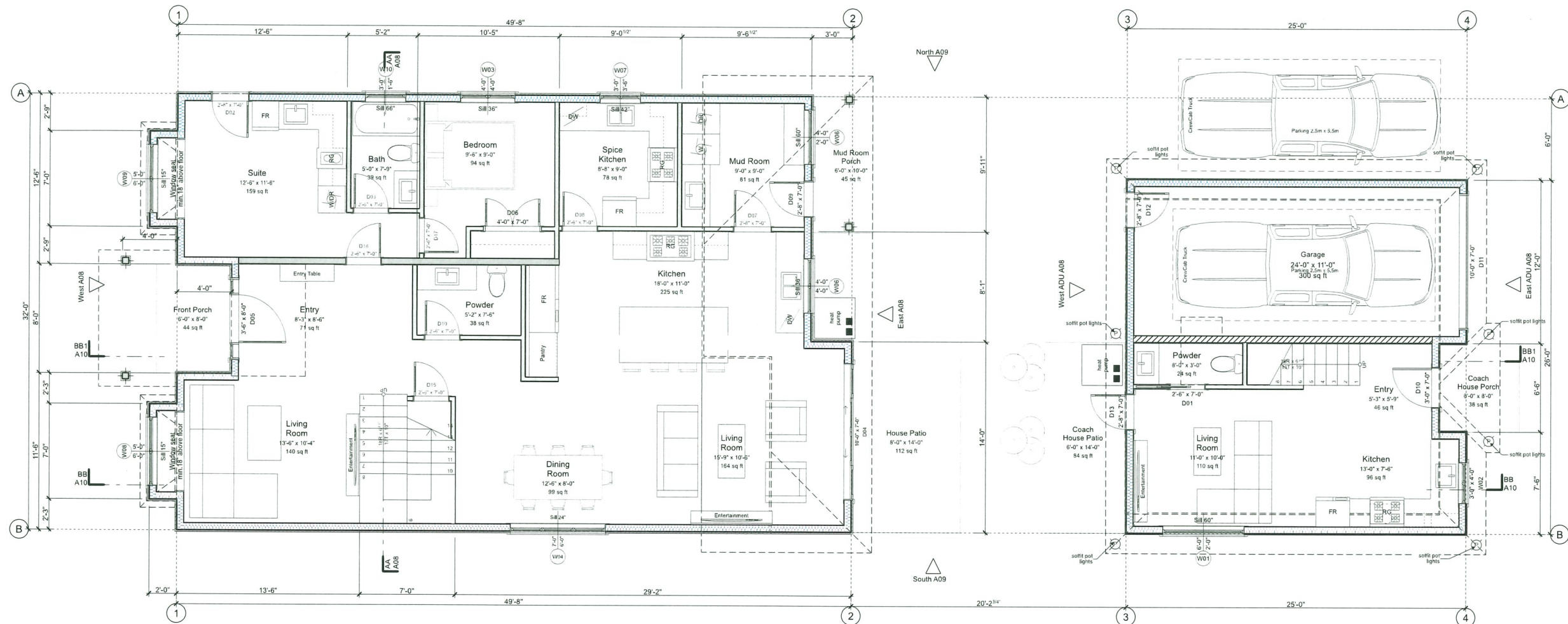
Cover Sheet Site Fire Response & Waste management

Issued for DP DEF Friday, October 24, 2025

November 13, 2025
DP 24-050212
Plan #1

Brad Doré
Residential Design

604.782.8240
brad.dore@cloud.com
www.bradore.com
Doré Design & Development Inc.



Main Level
1/4" = 1'-0"

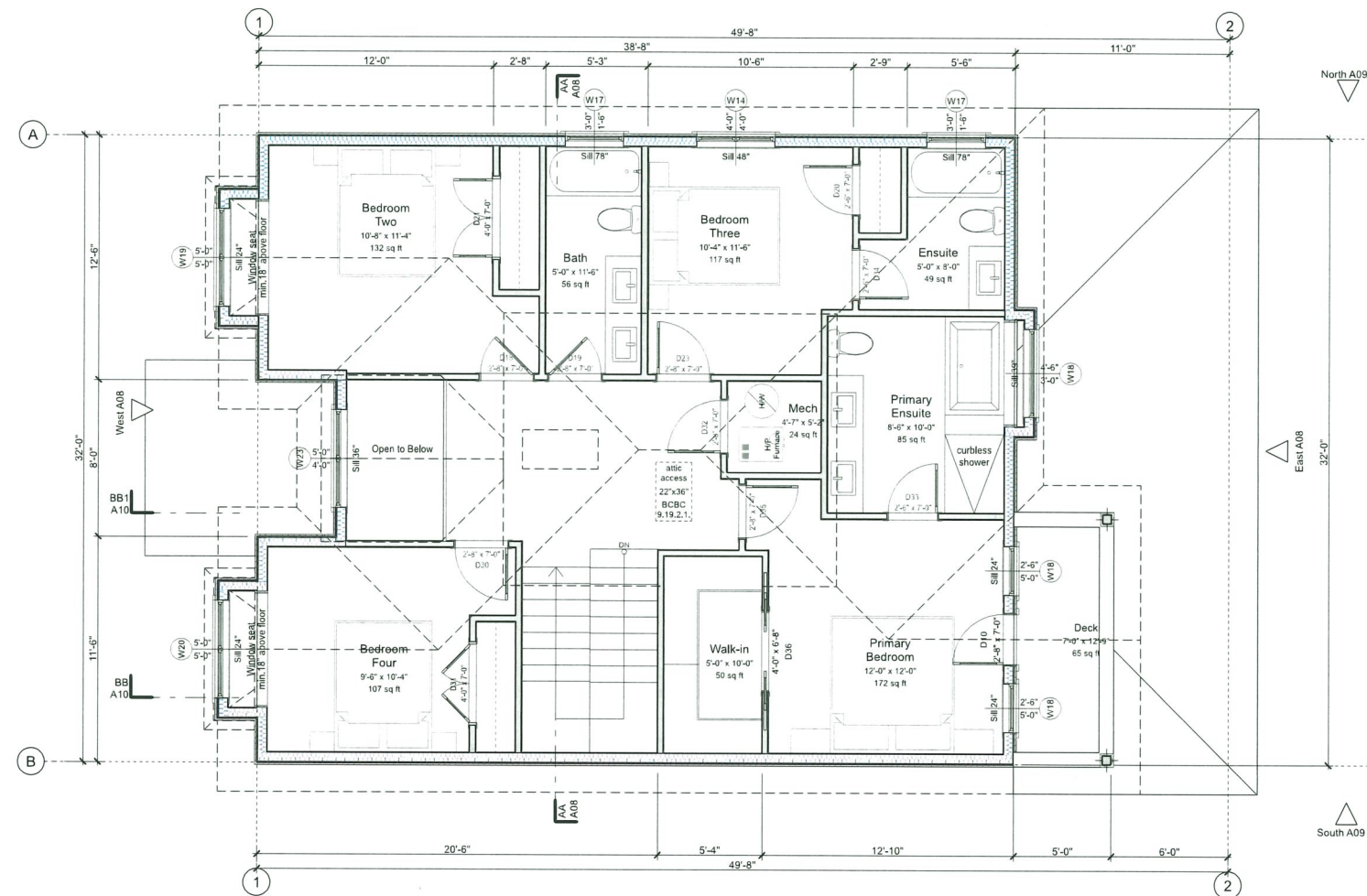
Coach House Ground Level	336.04
Coach House Upper Level	529.00
Garage	299.87
House Ground Level	1,152.28
House Upper Level	1,205.32
Suite Ground Level	351.04
	3,873.55 ft²

Proposed SSMUH
10320 Railway Avenue
Richmond, BC

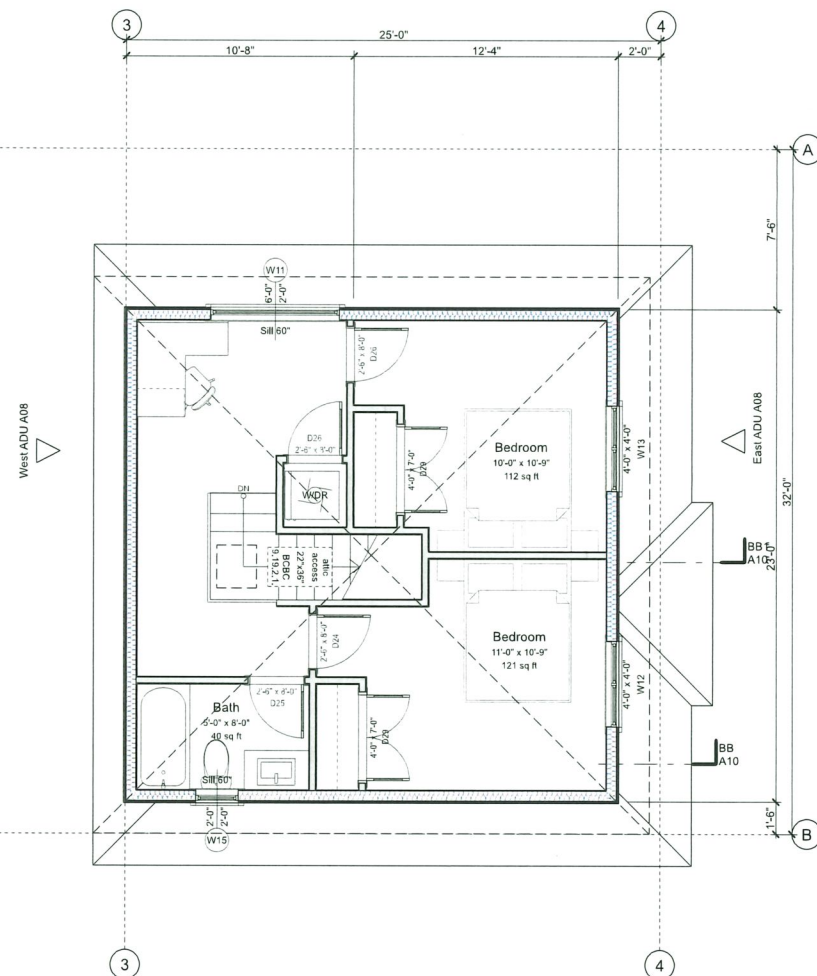
The design and specifications of all drawings conform to BCBC 2024. All drawings are to SCALE in the absence of a dimension the drawings may be scaled.

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Main Level Plans	
Issued for DP DEF	Wednesday, October 22, 2025
November 13, 2025	
DP 24-050212	
Plan #2	



Upper Level
1/4" = 1'-0"



Coach House Ground Level	336.04
Coach House Upper Level	529.00
Garage	299.87
House Ground Level	1,152.28
House Upper Level	1,205.32
Suite Ground Level	351.04
	3,873.55 ft²

Proposed SSMUH
10320 Railway Avenue
Richmond, BC

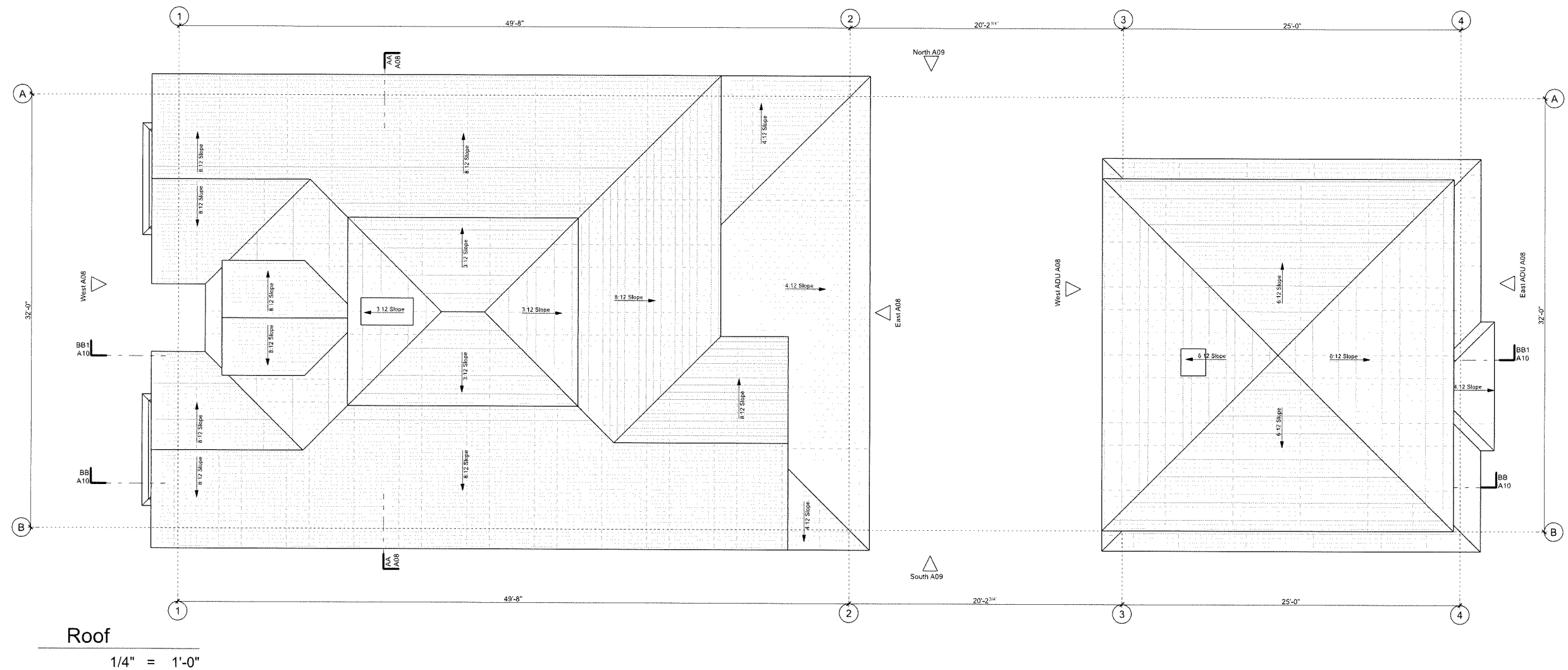
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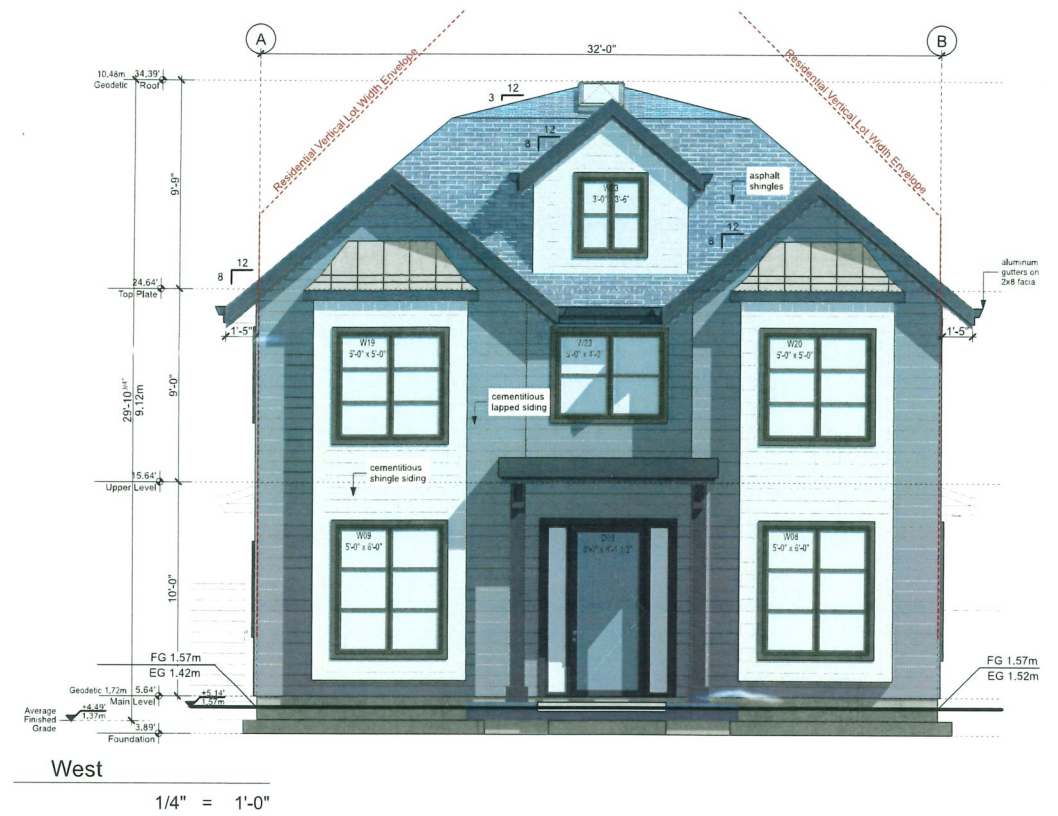
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Upper Level Plans	
Issued for DP DEF	Wednesday, October 22, 2025
November 13, 2025	
DP 24-050212	
Plan #3	

Brad Doré
Residential Design

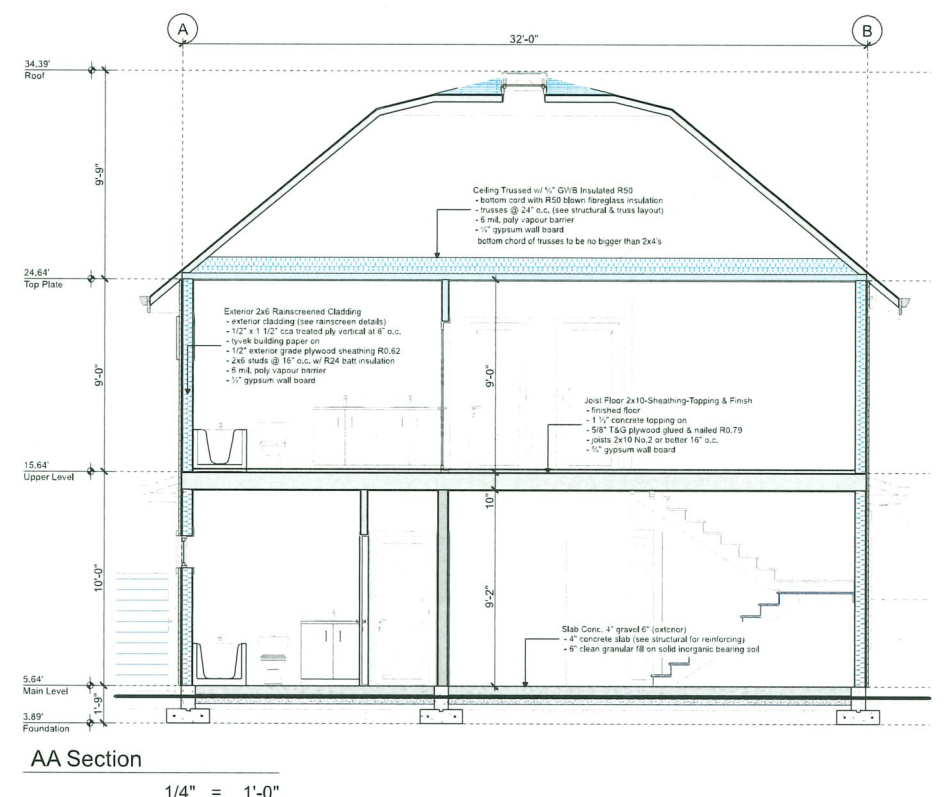
604.782.8240
brad.dore@icloud.com
www.braddore.com
Doré Design & Development Inc.





Openings East Wall		
ID	Opening Size	Opening Area
D04	10'-0" x 7'-0"	70.00
D10	2'-8" x 7'-0"	18.67
W06	4'-0" x 4'-0"	16.00
W06	4'-0" x 2'-0"	8.00
W18	2'-6" x 5'-0"	12.50
W18	2'-6" x 5'-0"	12.50
W18	4'-6" x 3'-0"	13.50
		151.17 R²

Limiting Distance 6.0m
Wall area 608 s.f.
Allowable openings 34% or 206.7 s.f.



Cementitious Lapped Siding

Platinum Gray
HC-179 Main Body

Cementitious Shingles

Chantilly Lace
OC-65 Box-outs

Kendall Charcoal
HC-166 Window & Trim

Mount Saint Anne
CC-710 Front Door

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Proposed SSMUH
10320 Railway Avenue
Richmond, BC

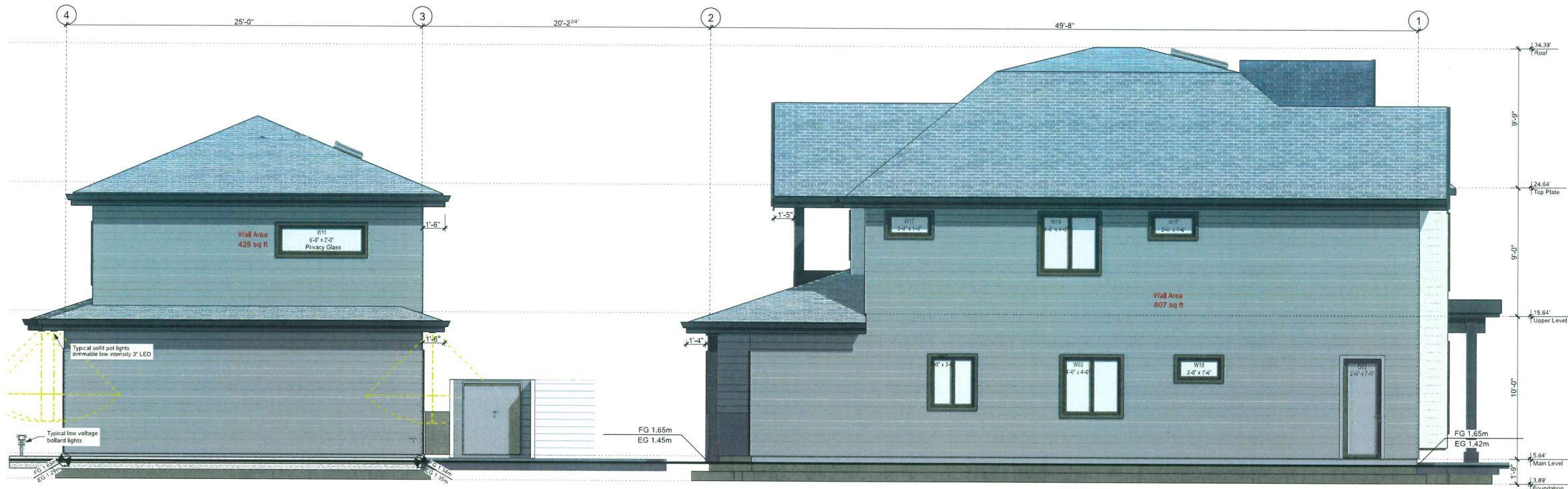
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Elevations East & West

Issued for DP DEF Friday, October 24, 2025

November 13,
2025 DP 24-050212
Plan #5

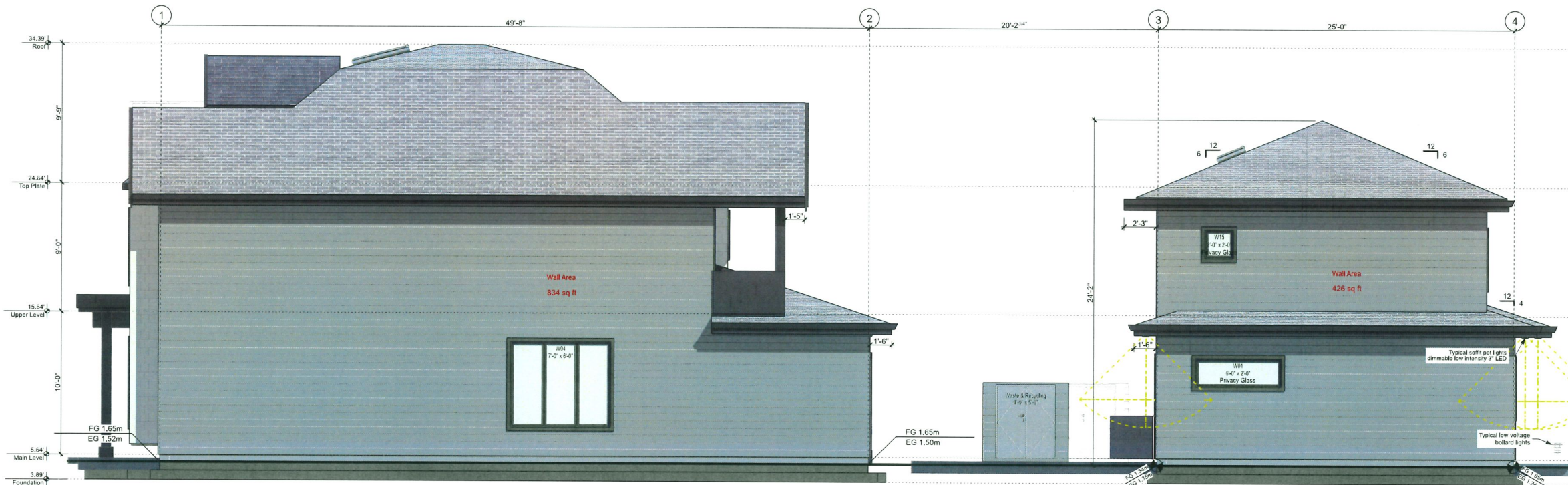


North

1/4" = 1'-0"

Openings North Wall		
ID	Opening Size	Opening Area
W03	4'-0" x 4'-0"	16.00
W07	3'-0" x 3'-6"	10.50
W10	3'-0" x 1'-6"	4.50
W14	4'-0" x 4'-0"	16.00
W17	3'-0" x 1'-6"	4.50
W17	3'-0" x 1'-6"	4.50
		56.00 ft²

Limiting Distance 1.2m
Wall area 807 s.f.
Allowable openings 7% or 56.5 s.f.



South

1/4" = 1'-0"

Openings South Wall		
ID	Opening Size	Opening Area
W04	7'-0" x 6'-0"	42.00
		42.00 ft²

Limiting Distance 1.2m
Wall area 834 s.f.
Allowable openings 7% or 58.4 s.f.

Platinum Gray
HC-179 Main Body

1

Chantilly Lace
OC-65 Box-outs

2

Kendall Charcoal
HC-166 Window & Trim

3

Mount Saint Anne
CC-710 Front Door

4

Proposed SSMUH
10320 Railway Avenue
Richmond, BC

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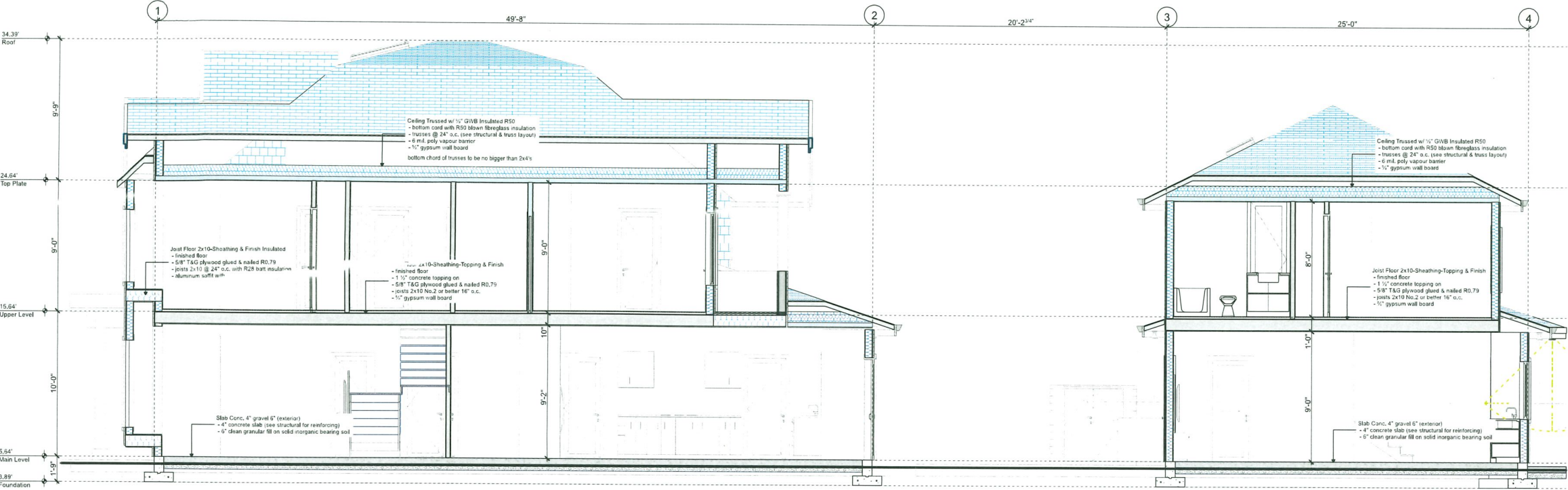
Elevations North & South

Issued for DP DEF Wednesday, October 22, 2025

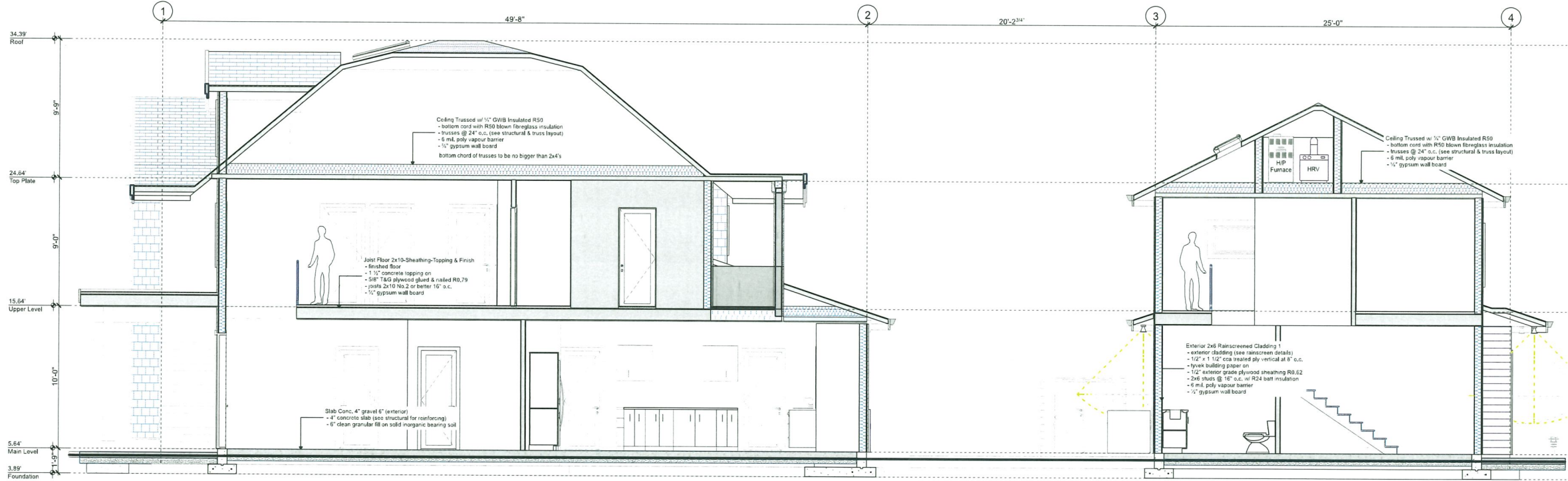
November 13, 2025
DP 24-050212
Plan #6

Brad Doré
Residential Design

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Doré Design & Development Inc.



BB Section
1/4" = 1'-0"



BB1 Section
1/4" = 1'-0"

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Proposed SSMUH
10320 Railway Avenue
Richmond, BC

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BB Sections

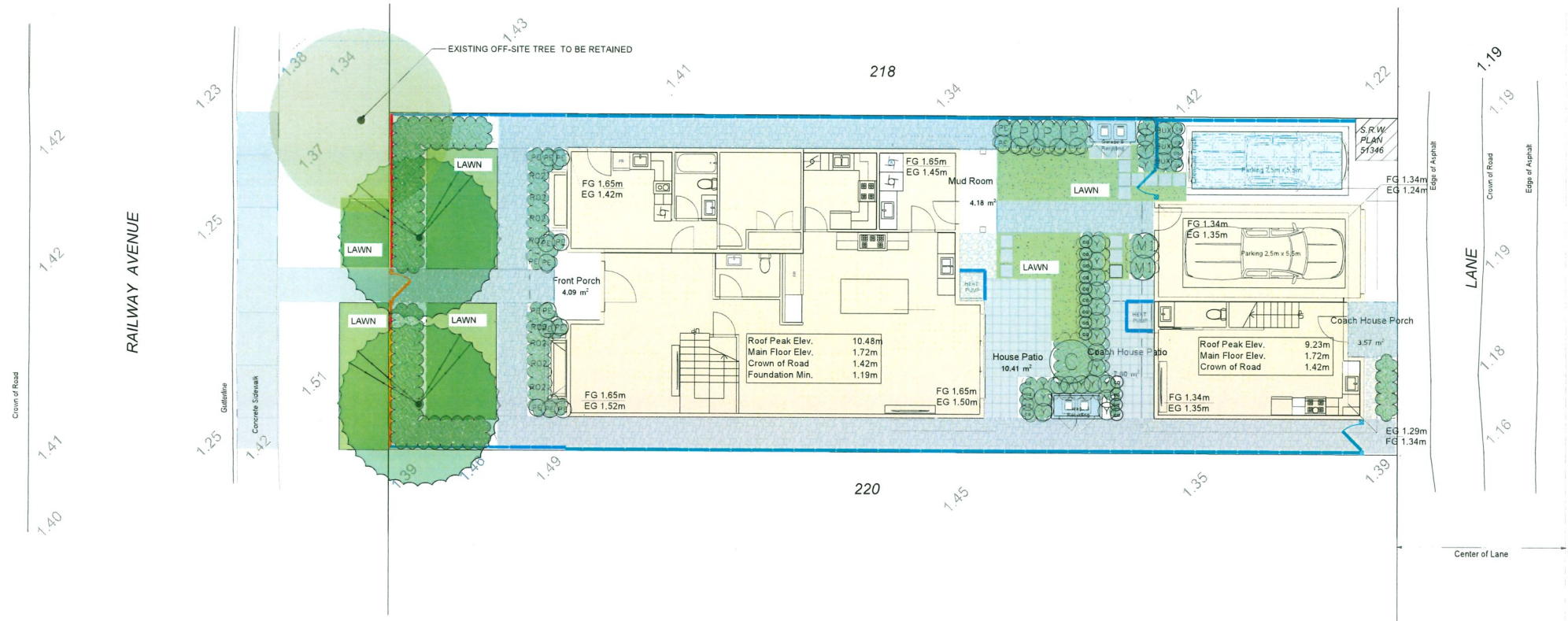
Issued for DP DEF Wednesday, October 22, 2025

November 13, 2025

DP 24-050212

Plan #7

SEAL:



FENCE LEGEND	
SYMBOL	STYLE
	6HT. WOOD FENCING
	4HT. WOOD FENCING
	4' HT. METAL FENCING

HARDSCAPE LEGEND	
2X2' TEXADA SLAB BY BELGARD; NATURAL COLOR; INSTALLED WITH PAVING EDGER	
CLASSIC STANDARDS PAVERS BY BELGARD; SHADOW COLOR; INSTALLED WITH PAVING EDGER/ CONCRETE BAND	
SOD LAWN	
18"x18" STEPIG STONE	

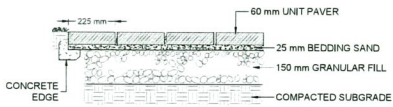
ALL PAVERS TO BE INSTALLED
AS PER MANUFACTURER'S SPECIFICATIONS.

TREE SCHEDULE					PMG PROJECT NUMBER: 25-134	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
TREE	2	STYRAX JAPONICUS	JAPANESE SNOWBELL	9CM CAL; 1.8M STD. B&B		
SHRUB	24	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT; 25CM. CLIMATE RESILIENT. 60CM OC.		
	1	CAMELLIA JAPONICA 'DEBUTANTE'	CAMELLIA, LIGHT PINK	#3 POT; 50CM		
	9	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM		
	12	ROSA MEIDELAND 'BONICA'	MEIDELAND ROSE, PINK	#2 POT; 40CM		
	23	TAXUS X MEDIA 'HICKSI'	HICK'S YEW	1.0M HT. B&B		
GRASS	28	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT		
	2	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT		
	25	PENNISETUM ALOPECUROIDES 'HAEMELIN'	DWARF FOUNTAIN GRASS	#1 POT		
PERENNIAL	10	RUDBECKIA FULGIDA 'GOLDLOCKS'	RUDBECKIA, YELLOW-ORANGE	9CM POT		

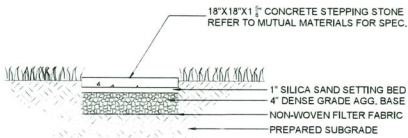
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:

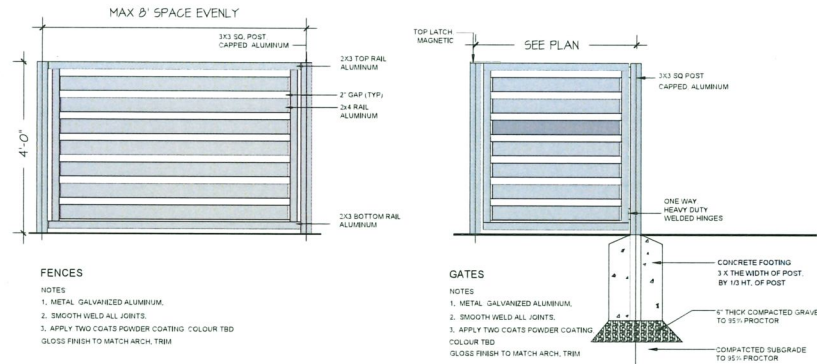
- PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.
SHOP DRAWINGS O BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



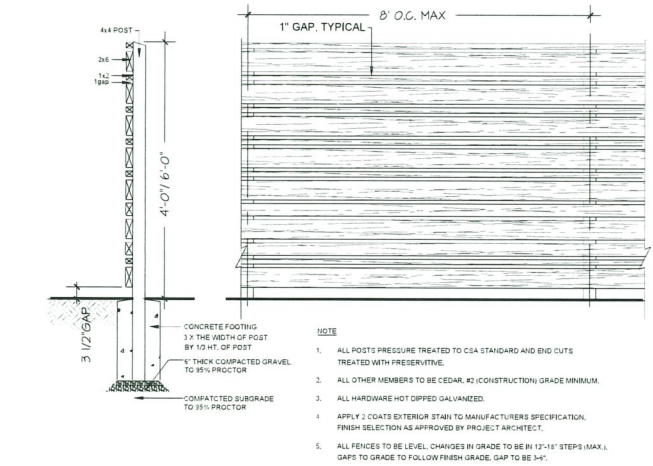
3 PAVERS EDGE
3/4" = 1'-0"



4 STEPIG STONE
3/4" = 1'-0"



1 4' HT ALUMINUM FENCE AND GATE
1/2" = 1'-0"



2 4/6' HT WOOD FENCE
1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
5	25 OCT 17	CITY COMMENTS	DD
4	25 OCT 07	HEAT PUMP ADDED	DD
3	25 JUL 23	UPDATED ARBORIST REPORT	DD
2	25 JUL 15	REVISION AS PER CLIENT COMMENTS	DD
1	25 JUN 26	REVISION AS PER ARCHITECT COMMENTS	DD

CLIENT: MALHI CONSTRUCTION
WITH: DORE DESIGN

November 13, 2025
DP 24-050212
Plan #8

PROJECT:
SMALL SCALE MULTI-UNIT
DEVELOPMENT & COACH HOUSE

10320 RAILWAY AVENUE,
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: June 19, 2025

DRAWING NUMBER:

SCALE: 1/8" = 1'-0"

DRAWN: DD

DESIGN: DD

CHKD: YR

L1

OF 2

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
5	15 OCT 17	CITY COMMENTS	DD
4	15 OCT 17	HEAT PUMP ADDED	DD
3	15 JUL 13	UPDATED ARBORIST REPORT	DD
2	15 JUL 13	REVISION AS PER CLIENT COMMENTS	DD
1	25 JUN 16	REVISION AS PER ARCHITECT COMMENTS	DD

CLIENT: MALHI CONSTRUCTION
WITH: DORE DESIGN

November 13, 2025
DP 24-050212
Plan #9

PROJECT:
**SMALL SCALE MULTI-UNIT
DEVELOPMENT & COACH HOUSE**

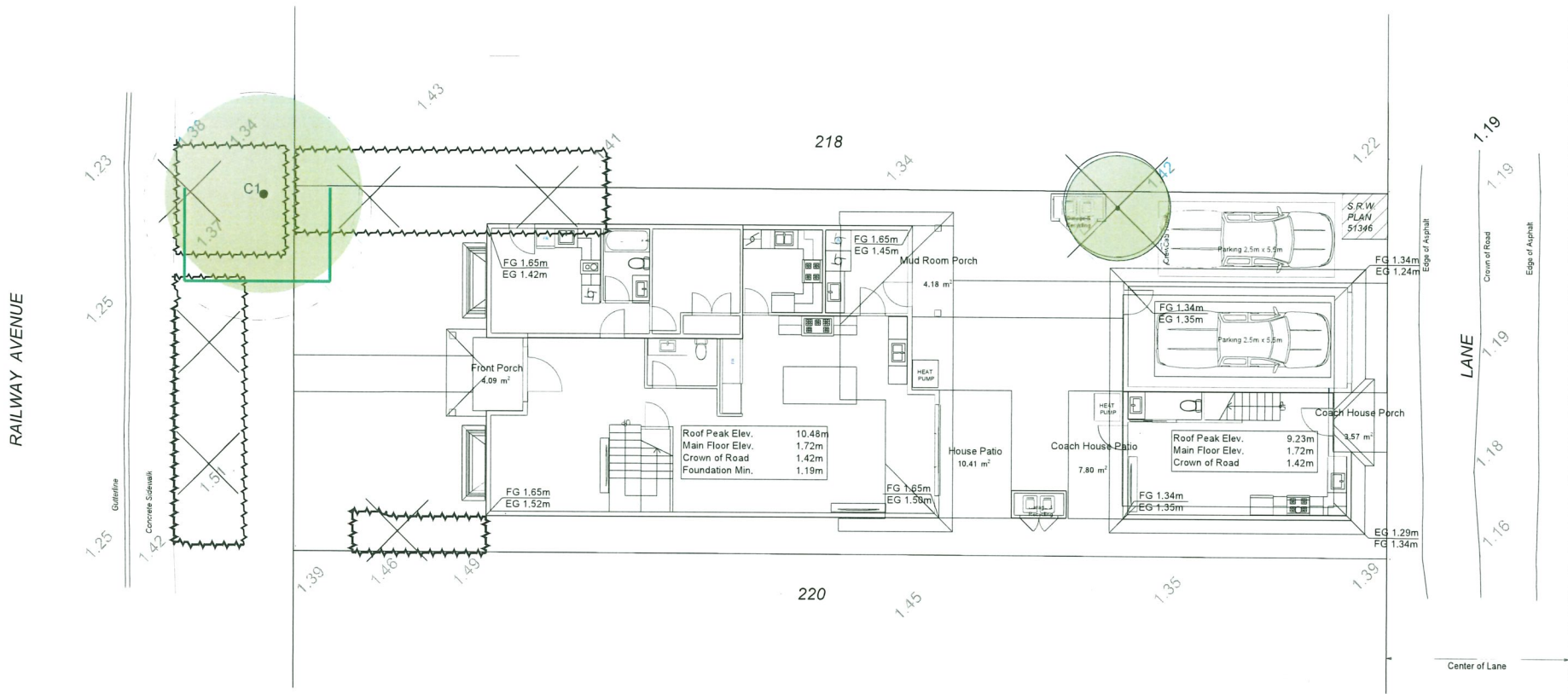
**10320 RAILWAY AVENUE,
RICHMOND, BC**

DRAWING TITLE:

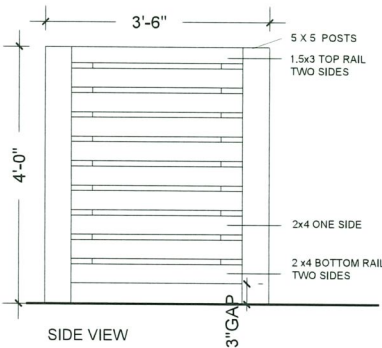
**TREE MANAGEMENT
PLAN**

DATE: June 19, 2025
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: YR

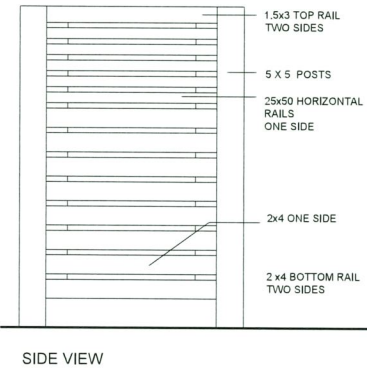
L2
OF 2



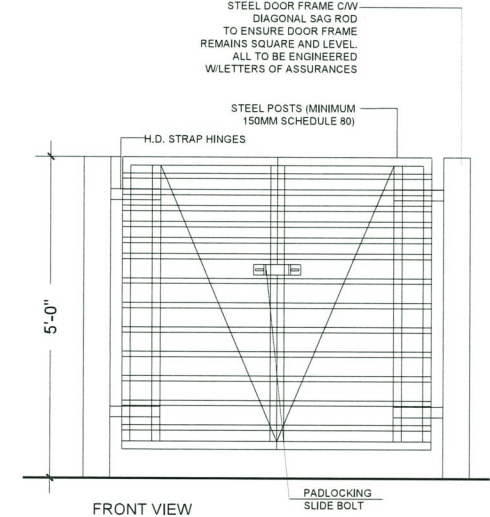
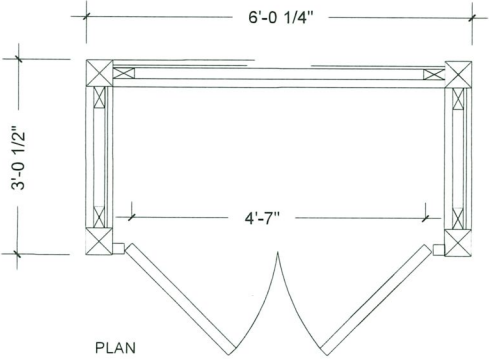
LEGEND	
	TREE PROPOSED FOR REMOVAL
	TREE PROPOSED FOR RETENTION
	PROTECTION ZONE (VPZ)



5 HEAT PUMP SCREENING
3/4" = 1'-0"



6 GARBAGE ENCLOSURE
3/4" = 1'-0"



1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".
6. COLOUR TO MATCH ARCHITECTURAL TRIM OR AS REQUESTED BY ARCH.