City of Richmond

Agenda

Development Permit Panel
Electronic Meeting

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, November 25, 2026
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on October 15, 2026.

1. DEVELOPMENT PERMIT 24-036438
(REDMS No. 8543287)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 3651 Moncton Street

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the retention of exterior alterations to the north façade of the building at 3651 Moncton Street, on a site zoned "Steveston Commercial (CS2)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500, to reduce the minimum required parking from six (6) spaces to three (3) spaces.***

ITEM

2. DEVELOPMENT PERMIT 26-005248

(REDMS No. 8561540)

APPLICANT: Kaitlin Wicentowich

PROPERTY LOCATION: 2720 No. 5 Road

Director's Recommendations

That a Development Permit be issued which would permit exterior alterations to the existing commercial building on a site zoned "Industrial Retail (IR1)".

3. New Business

4. Date of Next Meeting: December 10, 2026

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Thursday, October 15, 2026

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Wayne Craig, General Manager, Planning and Development, Chair James Cooper, Director, Building Approvals Peter Russell, Director, Housing

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on October 1, 2026, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 25-022217
(REDMS No. 8526991)

APPLICANT: Eric Law Architect Inc.

PROPERTY LOCATION: 9620, 9640, 9660 and 9700 Alberta Road

INTENT OF PERMIT:

That a Development Permit be issued which would permit the construction of 29 townhouse units at 9620, 9640, 9660 and 9700 Alberta Road on a site zoned "Medium Density Townhouses (RTM3)".

Applicant's Comments

Eric Law, Eric Lam Architect Inc, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the application highlighting the following:

- The subject site is currently comprised of four lots, surrounding the subject site are multi-family three-storey townhouses to the north, east and west and an existing school playing field and parking area to the south;
- The site layout is organized around a shared internal drive aisle accessed from Alberta Road near the northeast portion of the site;
- The proposed townhouse development continues the established pattern of street-facing units with individual entrances, and pitched roof forms;
- The proposed building form and architectural treatments reflect the character of the townhouse developments immediately east and west of the site;
- The outdoor amenity area includes an accessible play area, play equipment, seating and landscaped gathering areas;
- Three-storey units are proposed along Alberta Road, and two-storey units are located within the southern portion of the site adjacent to the school property and sports field;
- A centralized garbage and recycling enclosure is located adjacent to the internal drive aisle near the site entrance; and
- Three townhouse units are designed as convertible units with adaptable design features.

Denitsa Dimitrova, PMG Landscape Architects, with the aid of the same visual presentation, spoke to the landscape architecture component of the proposal noting that (i) the landscape plan retains existing trees at the southeast corner, with existing grades within the tree protection area maintained, (ii) private outdoor yards are provided for each unit, including lawn areas, landscape screening, and shade trees, (iii) streetscape improvements include low transparent aluminum fencing set back about two feet from the property line, creating a landscaped buffer, (iii) privacy is provided through six foot wood fencing along the east and west property lines. Along the south property line adjacent to the school, a low retaining wall, four foot wood fencing, and columnar trees provide screening, (iv) three amenity areas are proposed consisting of a children's play area at the south end of the site with equipment for various age groups, an open lawn area, and a seating area located near the mailboxes, with two benches and seven bicycle racks, (v) permeable pavers are proposed for driveways and visitor parking spaces, and (vi) all Advisory Design Panel (ADP) comments have been addressed, including provision of 10 cubic metres of soil volume per tree and climate resilient tree species.

Staff Comments

Joshua Reis, Director, Development, noted that (i) three convertible units are proposed, with the ability for future installation of stair lifts. (ii) all units include private at grade outdoor space, and the common outdoor amenity area exceeds City Development Permit guidelines, (iii) existing off-site trees along the south property line will provide additional screening from the adjacent school, (iv) all planting areas will be irrigated by a high efficiency irrigation system, (v) all units incorporate aging-in-place features, including handrails, solid wall backing, and washroom facilities with grab bars, and (vi) prior to rezoning bylaw adoption, the applicant must enter into a Servicing Agreement (SA) for frontage improvements, a new pedestrian crosswalk across Alberta Road, and required utility works, including cutting and capping existing services and installing new connections.

Panel Discussion

In response to queries from the Panel, the applicant advised that (i) all townhouse buildings are proposed under Part 9 of the BC Building Code, as each has a building area of less than 600 m^2, the eastern building contains six units and remains eligible for Part 9 construction, (ii) a fire access plan identifies existing and proposed fire hydrants and demonstrates that required distances to each unit are met. Fire truck access requires reversing within the site; the reversing distance is expected to be less than 90 m. The Panel advised that these comments should be noted by the applicant for confirmation at the Building Permit stage, including verification of fire access and hydrant distances, (iii) for the convertible units, the upper landings provide a 1.5 m turning circle and corridors with a minimum width of 900 mm, allowing for future installation of a chair lift, and (iv) pedestrian scale bollard lighting is proposed throughout the site, including along pedestrian routes from the main entry, driveways, the seating and bicycle parking area, play area access, and the garbage and recycling area.

In response to a query from the Panel with respect to on-site measures to deter vehicles from traveling at higher speeds within the development, staff advised that the proposed on-site driveway treatments include different materials at key points within the internal driveway network.

Correspondence

Bryan, Richmond resident (Schedule 2). Staff noted that (i) staff have responded to the correspondents concerns about traffic congestion near the schools, pedestrian safety, and on-street parking noting that the SA will include sidewalk and frontage improvements, including a new pedestrian crosswalk on Alberta Road, (ii) before Building Permit issuance, the applicant must submit a Construction Traffic and Parking Management plan for review and which will include consultation with the Principals of the adjacent schools, (iii) removal of at least three existing driveways will create additional on-street parking opportunities. In addition, the development provides six visitor parking spaces on-site, and each unit includes two side-by-side parking stalls, exceeding City parking requirements.

Gallery Comments

None

Panel Discussion

The Panel expressed support for the application, noting that the proposed development fits well with the neighbourhood and completes most of the block.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would permit the construction of 29 townhouse units at 9620, 9640, 9660 and 9700 Alberta Road on a site zoned "Medium Density Townhouses (RTM3)".

CARRIED

2. New Business

It was moved and seconded
That the Development Permit Panel meeting tentatively scheduled on Wednesday, October 28, 2026 be cancelled.

CARRIED

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:00 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 October 15, 2026.

Wayne Craig
Chair

Raman Grewal
Legislative Services Coordinator

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Thursday, October 15, 2026

PROPOSED TOWNHOUSE AT
9620, 9640, 9660, 9700 ALBERTA ROAD, RICHMOND, BC



TOWNHOUSE OPPOSITE ALBERTA ROAD





ADJACENT TOWNHOUSE



ADJACENT TOWNHOUSE



NORTH

AERIAL CONTEXT VIEW



ADJACENT SCHOOL

SITE

ADJACENT TOWNHOUSE

ADJACENT TOWNHOUSE



SITE VIEW ALONG ALBERTA ROAD

DP 25-022217

ERIC LAW ARCHITECT

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ISSUED
1. 2025.08.05 FOR DEVELOPMENT PERMIT APPLICATION
2. 2026.03.25 FOR CITY DP REVIEW
3. 2026.07.03 ADP PRESENTATION FOR CITY REVIEW
4. 2026.08.31 FOR CITY DP REVIEW
5. 2026.09.01 FOR CITY DP REVIEW
6. 2026.09.21 FOR CITY DP REVIEW
7. 2026.09.23 FOR CITY DP PANEL REVIEW
8. 2026.10.15 FOR CITY DP PANEL PRESENTATION

REVISION
9. 2026.09.23 UPDATE RETAINING WALL LABELS
5. 2026.08.31 REDESIGN CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4. 2026.08.01 ADD SEPARATE A2D LIGHTING PER CITY REQUEST
3. 2026.08.31 REVISE FOR ADP COMMENTS
2. 2026.07.03 REVISE FOR ADP PRESENTATION
1. 2026.03.25 REVISE PER CITY STAFF COMMENT LETTER

PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

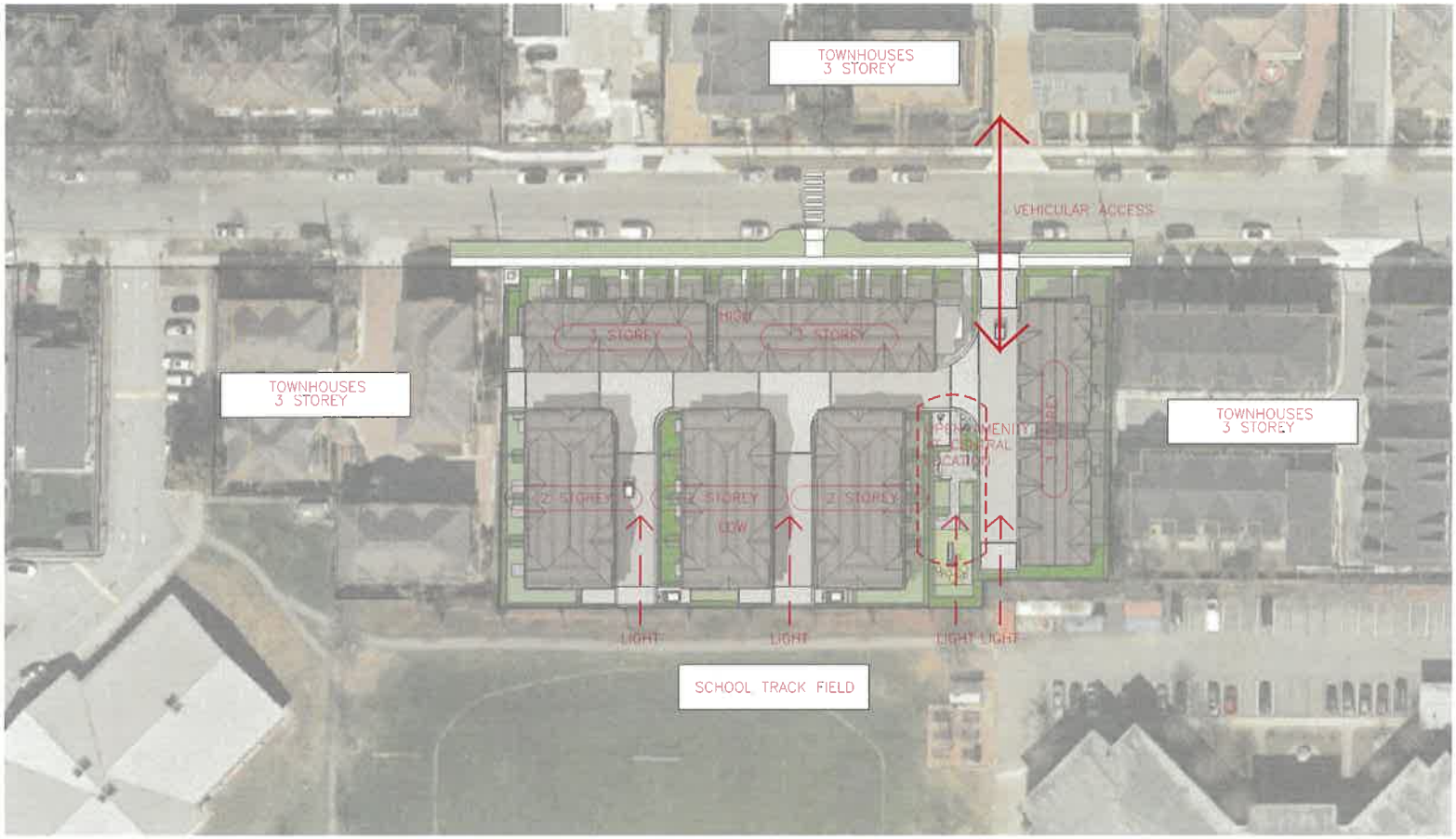
CONTEXT

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_MAB_281007-DPP.DWG

CONTEXT

DEVELOPMENT PERMIT

PROPOSED TOWNHOUSE AT
9620, 9640, 9660, 9700 ALBERTA ROAD, RICHMOND, BC



DP 25-022217

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6.	2026.09.21 FOR CITY DP REVIEW
7.	2026.09.23 FOR CITY DP PANEL REVIEW
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

	REVISION
6	2026.09.23 UPDATE REMAINING WALL LABELS
5	2026.09.21 ADDRESS COMMERCIAL USE ENTRY PER CITY COMMENTS
4	2026.09.01 ADD SEPARATE ADD LIGHTING PER CITY REQUEST
3	2026.08.31 REVISE PER ADP COMMENTS
2	2026.07.03 REVISE FOR ADP PRESENTATION
1	2025.05.25 REVISE PER CITY STAFF COMMENT LETTER

PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

MASSING

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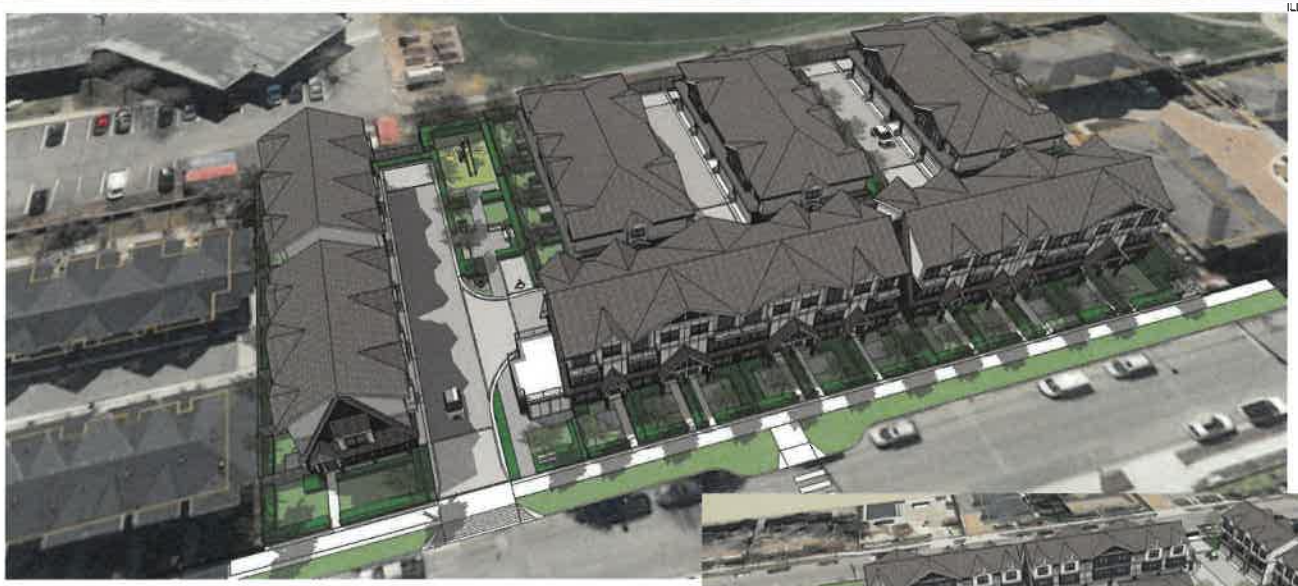
MASSING

DEVELOPMENT PERMIT



ILLUSTRATIVE PERSPECTIVE FROM ALBERTA ROAD



ILLUSTRATIVE AERIAL VIEW FROM ALBERTA ROAD



ILLUSTRATIVE AERIAL VIEW FROM SOUTH

DP 25-022217

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6.	2026.09.21 FOR CITY OF REVIEW
7.	2026.09.23 FOR CITY OF PANEL REVIEW
8.	2026.10.15 FOR CITY OF PANEL PRESENTATION

	REVISION
6.	2026.09.23 UPDATE RETAINING WALL LABELS
5.	2026.09.21 REVISE: CONVERTABLE UNIT ENTRY PER CITY COMMENTS
4.	2026.08.01 ADD COMMENTS AND LANDING PER CITY REVISED
3.	2026.08.31 REVISE PER ADP COMMENTS
2.	2026.07.03 REVISE FOR ADP PRESENTATION
1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

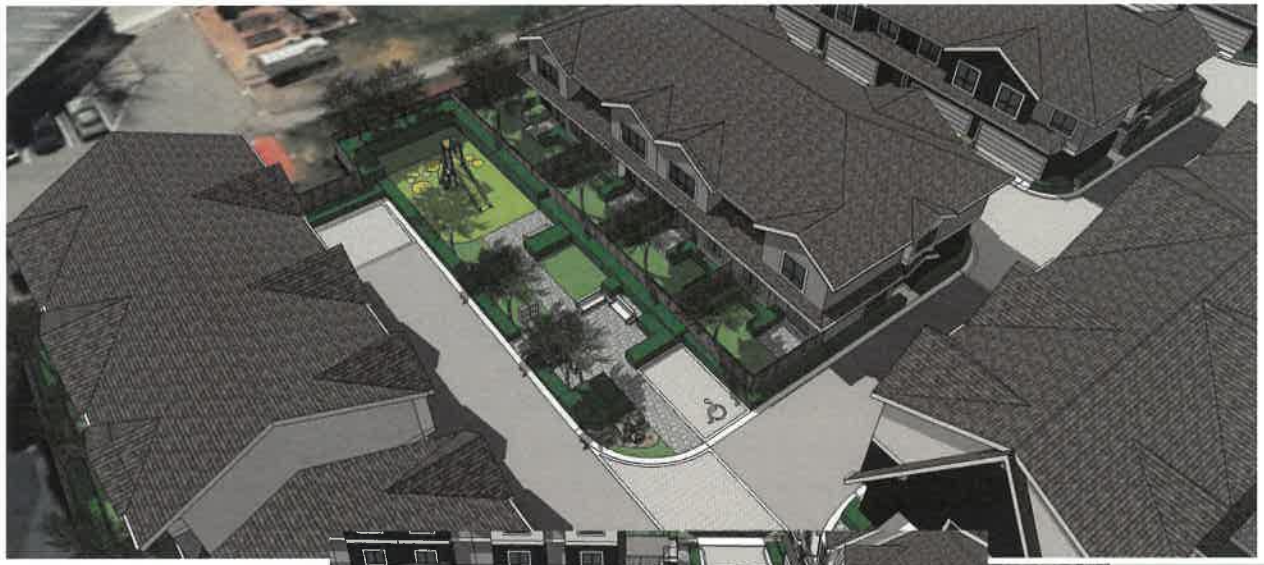
IMAGES

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_MAB_251007-DPP.DWG

IMAGE1

DEVELOPMENT PERMIT

IMAGE OF AMENITY SPACE



ILLUSTRATIVE IMAGE OF AMENITY SPACE



ILLUSTRATIVE IMAGE OF AMENITY SPACE



ILLUSTRATIVE ENTRANCE PERSPECTIVE IMAGE

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7.	2025.09.23 FOR CITY OF PANEL REVIEW
8.	2025.10.15 FOR CITY OF PANEL PRESENTATION

	REVISION
6.	2026.09.23 UPDATE RETAINING WALL LABELS
5.	2026.09.21 RECESS [illegible] UNIT ENTRY PER CITY COMMENTS
4.	2026.08.31 ADD SEPARATE ADA LANDING PER CITY COMMENT
3.	2026.08.31 REVISE PER ADP COMMENTS
2.	2026.07.03 REVISE FOR ADP PRESENTATION
1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

IMAGES

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CHECKED BY:	EL
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IMAGE2

DEVELOPMENT PERMIT

DP 25-022217



ALSO REFER TO 1/A8

SITE NORTH ELEVATION (ALBERTA ROAD)

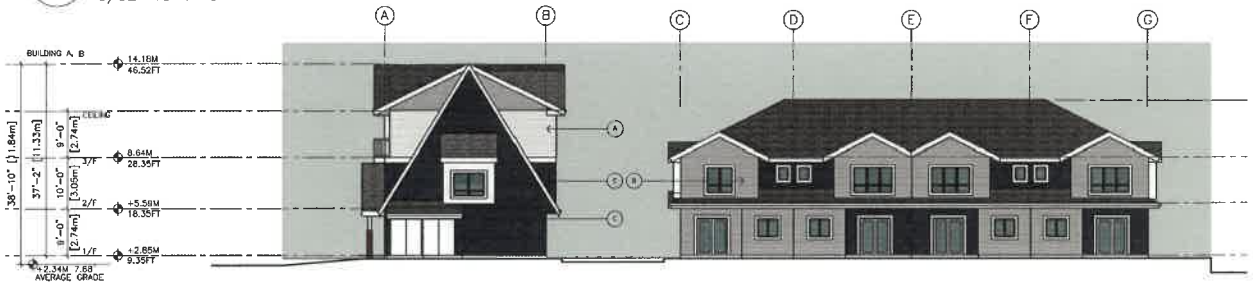
3/32" TO 1'-0"



ALSO REFER TO 2/A8

SITE INTERNAL SOUTH ELEVATION (DRIVE AISLE)

3/32" TO 1'-0"



ALSO REFER TO 3/A8

SITE WEST ELEVATION

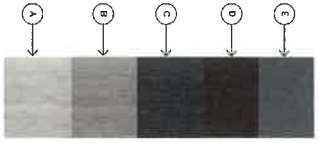
3/32" TO 1'-0"

EXTERIOR COLOUR

- (A) → HARDI PLUS ARCTIC WHITE
- (B) → HARDI PLUS PEARL GREY
- (C) → HARDI PLUS EVENING BLUE
- (D) → DOOR COLOUR SW6055
- (E) → DOOR COLOUR SW7624

HARDI SIDING COLOUR LEGEND

ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR



DP 25-022217

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7. 2026.08.23 FOR CITY DP PANEL REVIEW
8. 2026.10.15 FOR CITY DP PANEL PRESENTATION

REVISION

0 2026.09.23 UPDATE RETAINING WALL LABELS
5 2026.09.21 REVISED CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4 2026.09.01 ADD SIDEWALK AND LIGHTING PER CITY REMARKS
3 2026.08.21 REVISE PER ADP COMMENTS
2 2026.07.03 REVISE FOR ADP PRESENTATION
1 2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

PROPOSED TOWNHOUSE AT

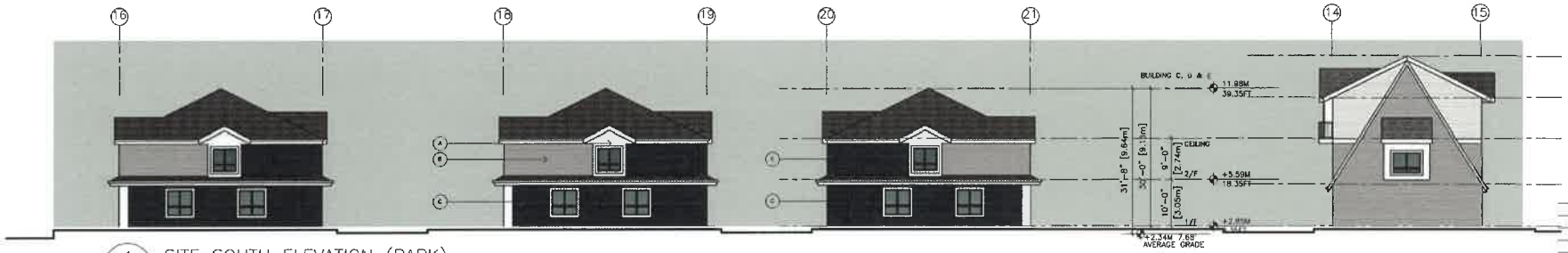
9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

COLOUR ELEVATIONS

PROJECT NUMBER: 18-05
ISSUED: 10/7/2026
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 18-05_NAB_261007-DPP.DWG

COLOUR1

DEVELOPMENT PERMIT



ALSO REFER TO 1/A9 SITE SOUTH ELEVATION (PARK)
3/32" TO 1'-0"



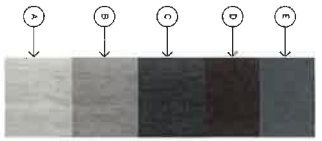
ALSO REFER TO 2/A9 SITE EAST ELEVATION
3/32" TO 1'-0"



ALSO REFER TO 3/A9 SITE INTERNAL WEST ELEVATION (DRIVE AISLE)
3/32" TO 1'-0"

EXTERIOR COLOUR
- A → HARDI PLUS ARCTIC WHITE
- B → HARDI PLUS PEARL GREY
- C → HARDI PLUS EVENING BLUE
- D → DOOR COLOUR SW6055
- E → DOOR COLOUR SW7624

HARDI SIDING COLOUR LEGEND
ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR



DP 25-022217

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7. 2026.09.23 FOR CITY DP PANEL REVIEW
8. 2026.10.15 FOR CITY DP PANEL PRESENTATION

REVISION
6 | 2026.09.23 UPDATE RETAINING WALL LABELS
5 | 2026.09.21 REVISED SURROUNDING LAND USING PER CITY COMMENTS
4 | 2026.09.01 ADD SEPARATE ADD USE/ING PER CITY REVIEW
3 | 2026.08.31 REVISE PER ADP COMMENTS
2 | 2026.07.03 REVISE FOR ADP PRESENTATION
1 | 2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

COLOUR ELEVATIONS

PROJECT NUMBER:	18-05
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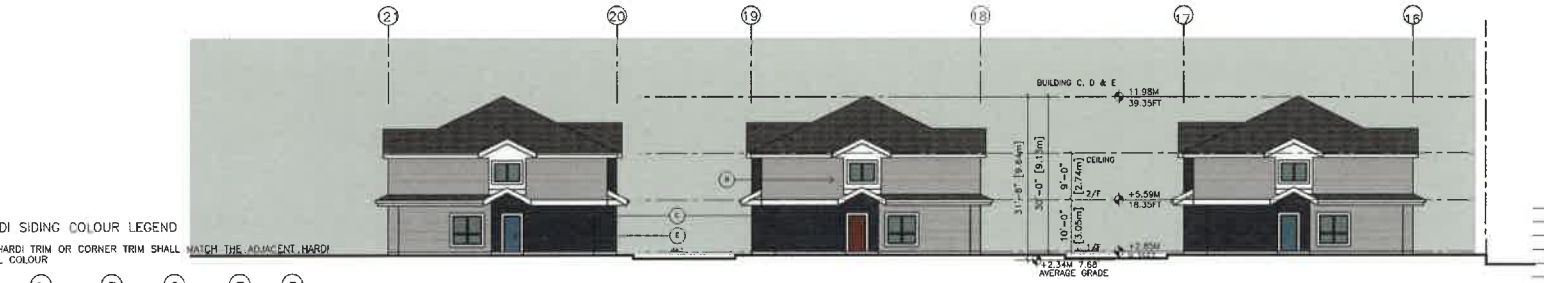
FILENAME:	18-05_NAB_261007-DPP.DWG

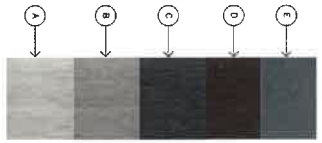
COLOUR2

DEVELOPMENT PERMIT



HARDI SIDING COLOUR LEGEND

ALL HARDI TRIM OR CORNER TRIM SHALL MATCH THE ADJACENT HARDI PANEL COLOUR



EXTERIOR COLOUR

- (A) → HARDI PLUS ARCTIC WHITE
- (B) → HARDI PLUS PEARL GREY
- (C) → HARDI PLUS EVENING BLUE
- (D) → DOOR COLOUR SW6055
- (E) → DOOR COLOUR SW7624

ALSO REFER TO 1/A10

SITE INTERNAL NORTH ELEVATION (DRIVE AISLE)

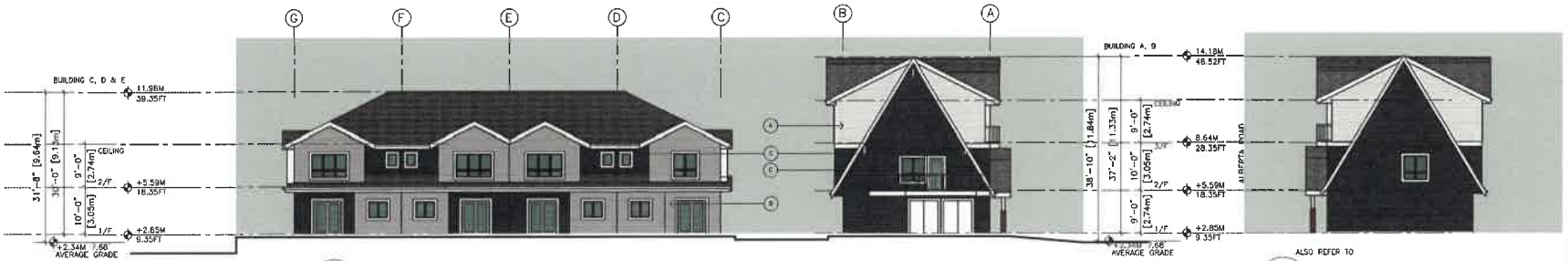
3/32" TO 1'-0"



ALSO REFER TO 2/A10

SITE INTERNAL WEST ELEVATION (DRIVE AISLE)

3/32" TO 1'-0"



ALSO REFER TO 3/A10

SITE INTERNAL EAST ELEVATION (YARD)

3/32" TO 1'-0"

ALSO REFER TO 4/A10

BLDG A WEST ELEVATION

3/32" TO 1'-0"

DP 25-022217

ERIC LAW ARCHITECT

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8. 2026.10.15 FOR CITY DP PANEL PRESENTATION

8. 2026.09.23 UPDATE RETAINING WALL LABELS
5. 2026.09.21 REVISED CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4. 2026.09.01 ADD SEPARATE ADP DRAWING PER CITY COMMENTS
3. 2026.08.31 REVISE PER ADP COMMENTS
2. 2026.07.03 REVISE FOR ADP PRESENTATION
1. 2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

REVISION

PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

COLOUR ELEVATIONS

PROJECT NUMBER: 18-05
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COLOUR3

DEVELOPMENT PERMIT

PROPOSED TOWNHOUSE AT
9620, 9640, 9660, 9700 ALBERTA ROAD, RICHMOND, BC

DEVELOPMENT DATA

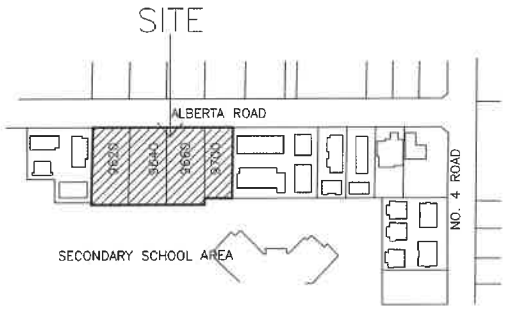
(A) CIVIC ADDRESS:	9620, 9640, 9660, 9700 ALBERTA ROAD, RICHMOND, BC		
(B) LEGAL DESCRIPTION:	EAST HALF OF LOT 10 AND WEST HALF AND EAST HALF OF LOT 11 BLOCK C. PLAN 1305 AND LOT 1, PLAN 1712 ALL SECTION 10, BLOCK 4 NORTH, RANGE 6 WEST NEW WESTMINSTER DISTRICT		
(C) LOT AREA:	5,304.1 SM (57,092 SF)		
(D) ZONING USE	CURRENT: RSM/XL, CURRENT ZONING (UNDER RSM/XL ZONING)	REZONING (RTM3)	PROPOSED
(E) FLOOR AREA RATIO	0.55 TO 464.5 SM 0.3 TO REST OF SITE AREA	0.70 TOTAL FAR FLOOR AREA 0.7 X 5301.1 SM = 3,712.87 SM (39,965 SF)	0.70 39,965 SF FAR FLOOR AREA (3712 SM)
(F) NUMBER OF UNIT:	4 PER LOT	29 UNITS	29 UNITS
(G) BUILDING COVERAGE:	MAX – 45%	MAX – 40% (22,836 SF)	39.8% (22697 SQ. FT.)
(H) BUILDING HEIGHT: (I) SETBACK:	MAX HEIGHT – 9M FRONT YARD – 6M SIDE YARD – 1.2M REAR YARD – 6M	MAX MAIN BUILDING HEIGHT – 12M FRONT YARD FACING ALBERTA RD – 6M EAST AND WEST SIDE YARD – 3M REAR YARD – 3M	BUILDING HEIGHT – 11.78M FRONT YARD FACING ALBERTA RD – 6.03M (19'9") EAST SIDE YARD – 3.62M (11'10") WEST SIDE YARD –3.84M (12'7") REAR YARD – 3.09M (10'2")
(J) OUTDOOR AMENITY		6.0 SM (64.58 SF) PER UNIT 6SM X29 = 174 SM (1873 SF)	207.8 SM (2238 SQ. FT.)
(K) PARKING:		1.4 PER DWELLING UNITS X 29 = 41 0.2 VISITOR PARKING / UNIT X 29 = 6 TOTAL = 47 REQUIRED SMALL PARKING – MAX 50%	RESIDENTIAL PARKING: 29 REGULAR, 29 SMALL VISITOR PARKING: 1 DISABLED, 5 REGULAR
(L) VISITOR BICYCLE		0.2 PER DWELLING UNIT X 29= 6 RESIDENTIAL BICYCLE STORAGE 1.25 PER DWELLING UNIT X 29=37	BICYCLE VISITOR BIKE RACK 6 RESIDENTIAL 49 (INSIDE GARAGE)











NORTH

1 — LOCATION MAP
NTS

THREE CONVERTIBLE UNITS ARE PROVIDED IN THIS DEVELOPMENT

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

(1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EL-4
(2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
(a) STAIRWELL HANDRAILS
(b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
(c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

DP 25-022217

ERIC LAW ARCHITECT

#102 4300 NORTH FRASER WAY BURNABY BC V5J 0B3

TEL: (604) 505-2095

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ISSUED
1. 2025.08.05 FOR DEVELOPMENT PERMIT APPLICATION
2. 2026.05.25 FOR CITY DP REVIEW
3. 2026.07.03 ADP PRESENTATION FOR CITY REVIEW
4. 2026.08.31 FOR CITY DP REVIEW
5. 2026.09.01 FOR CITY DP REVIEW
6. 2026.09.21 FOR CITY DP REVIEW
7. 2026.09.23 FOR CITY DP PANEL REVIEW
8. 2026.10.15 FOR CITY DP PANEL PRESENTATION

REVISION
8 2026.09.23 UPDATE RETAINING WALL LABELS
7 2026.09.21 REVISED CONVERTIBLE UNIT LAYOUT PER CITY COMMENTS
6 2026.09.01 ADD SUNSHADE AND CANOPIES PER CITY COMMENTS
5 2026.08.31 REVISE PER ADP COMMENTS
4 2026.07.03 REVISE FOR ADP PRESENTATION
3 2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

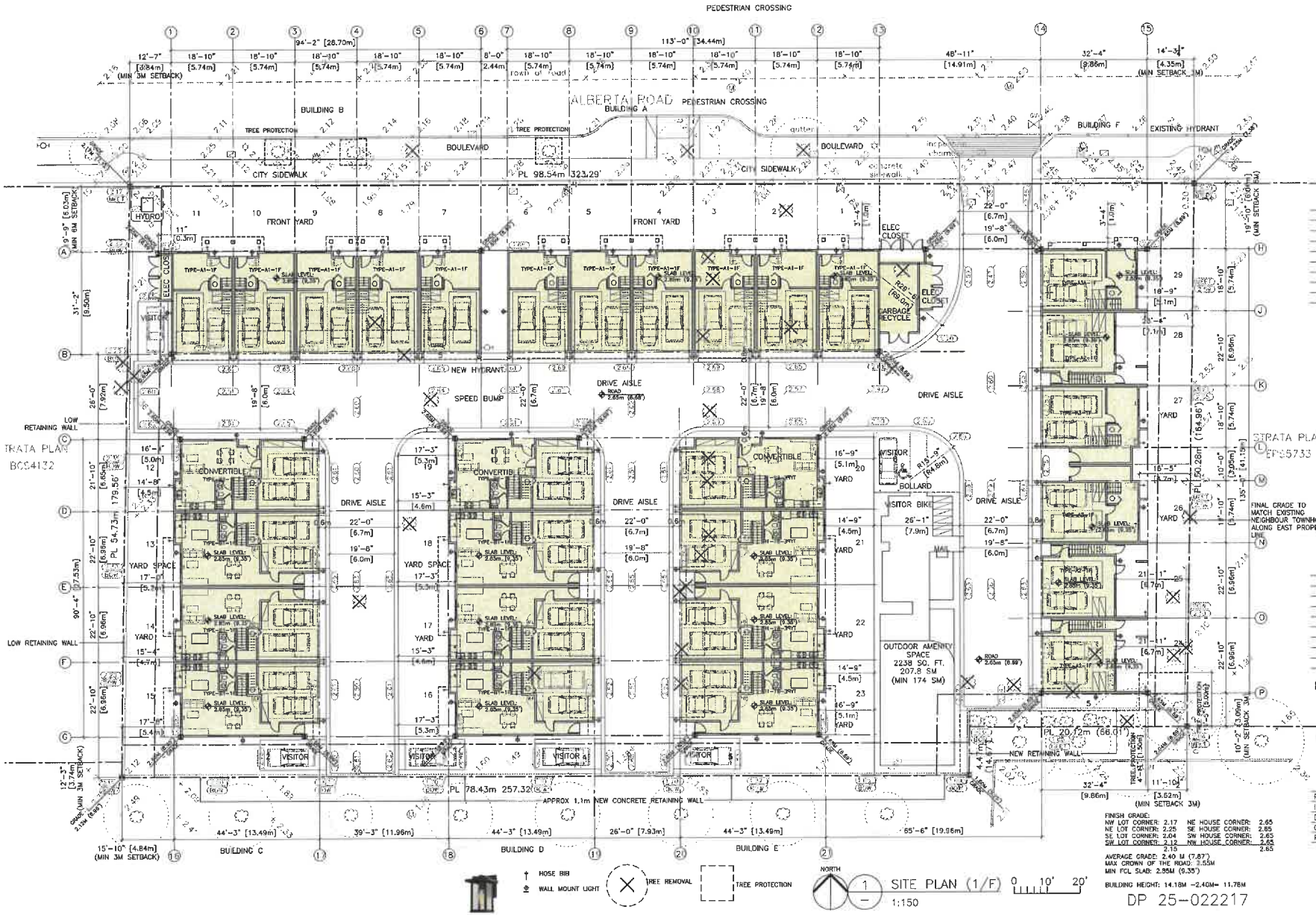
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

DEVELOPMENT SUMMARY

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_MAS_261007-DPP.DWG

A1

DEVELOPMENT PERMIT



FINISH GRADE:
NW LOT CORNER: 2.17 NE HOUSE CORNER: 2.65
NE LOT CORNER: 2.25 SE HOUSE CORNER: 2.65
SE LOT CORNER: 2.04 SW HOUSE CORNER: 2.65
SW LOT CORNER: 2.12 NW HOUSE CORNER: 2.65
2.15 2.65

AVERAGE GRADE: 2.40 M (7.87')
MAX CROWN OF THE ROAD: 2.55M
MIN FCL SLAB: 2.85M (9.35')

BUILDING HEIGHT: 14.18M -2.40M= 11.78M

DP 25-022217

ERIC LAW ARCHITECT

eric@law.architect@gmail.com
103 4300 NORTH FRASER WAY BURNABY BC V5J 0B3
TEL: (604) 505-2099

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ISSUED

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5.	2026.09.01 FOR CITY DP REVIEW
6.	2026.09.21 FOR CITY DP REVIEW
7.	2026.09.23 FOR CITY DP PANEL REVIEW
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

6.	2026.09.23 UPDATE RETAINING WALL LABELS
5.	2026.09.21 REDESIGN CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4.	2026.09.01 ADD SIGNATURE AND LIGHTING PER CITY REQUEST
3.	2026.08.31 REVISE PER ADP COMMENTS
2.	2026.07.03 REVISE FOR ADP PRESENTATION
1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

REVISION

PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - 1/F

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

A2

DEVELOPMENT PERMIT



DP 25-022217

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
103 4300 NORTH FRASER WAY BURNABY BC V5J 0B3
TEL: (604) 565-3099

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	ISSUED
1.	2025.06.05 FOR DEVELOPMENT PERMIT APPLICATION
2.	2026.05.25 FOR CITY DP REVIEW
3.	2026.07.03 ADP PRESENTATION FOR CITY REVIEW
4.	2026.08.31 FOR CITY DP REVIEW
5.	2026.09.01 FOR CITY DP REVIEW
6.	2026.09.21 FOR CITY DP REVIEW
7.	2026.09.23 FOR CITY DP PANEL REVIEW
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

	REVISION
6	2026.09.23 UPDATE RETAINING WALL LABELS
5	2026.09.21 RECESS CONVERTIBLE UNIT ENTRY PER CITY COMMENTS
4	2026.08.31 ADD SIGNAGE AND LIGHTING PER CITY REQUEST
3	2026.08.31 REVISE PER ADP COMMENTS
2	2026.07.03 REVISE FOR ADP PRESENTATION
1	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

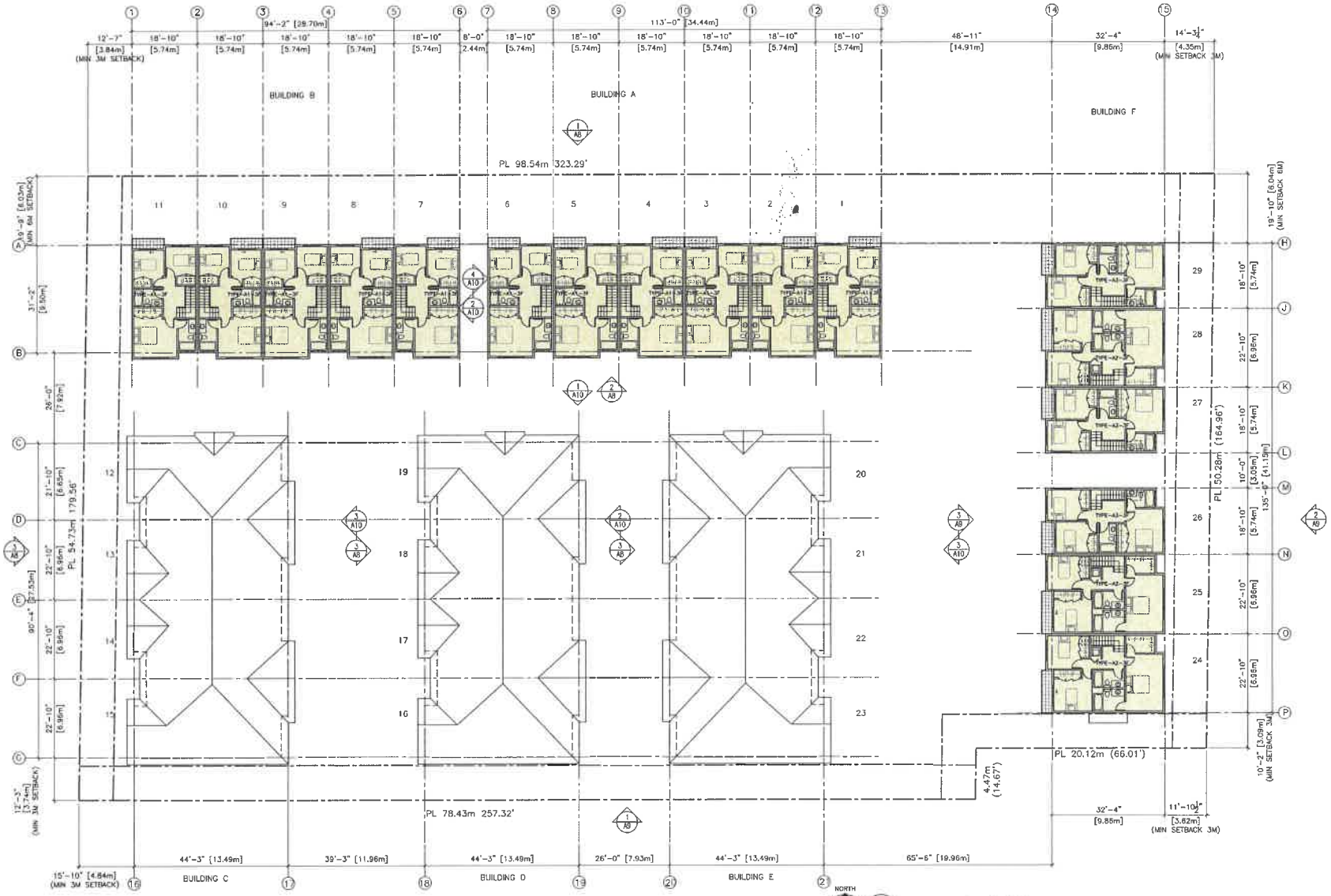
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - 2/F

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_MAB_251007-DPP.DWG

A3

DEVELOPMENT PERMIT



1 SITE PLAN (3/F)
1:150

0 10' 20'

DP 25-022217

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
103 4300 NORTH FRASER WAY BURNABY BC V5J 0B3
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5.	2026.09.01 FOR CITY DP REVIEW
6.	2026.09.21 FOR CITY DP REVIEW
7.	2026.09.23 FOR CITY DP PANEL REVIEW
8.	2026.10.15 FOR CITY DP PANEL PRESENTATION

6	2026.09.23 UPDATE RETAINING WALL LABELS
5	2026.09.23 REVISE CONFIRMABLE UNIT ENTRY PER CITY COMMENTS
4	2026.09.01 ADD SEPARATE ADD LIGHTING PER CITY REQUEST
3	2026.08.31 REVISE PER ADP COMMENTS
2	2026.07.03 REVISE FOR ADP PRESENTATION
1	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER
	REVISION

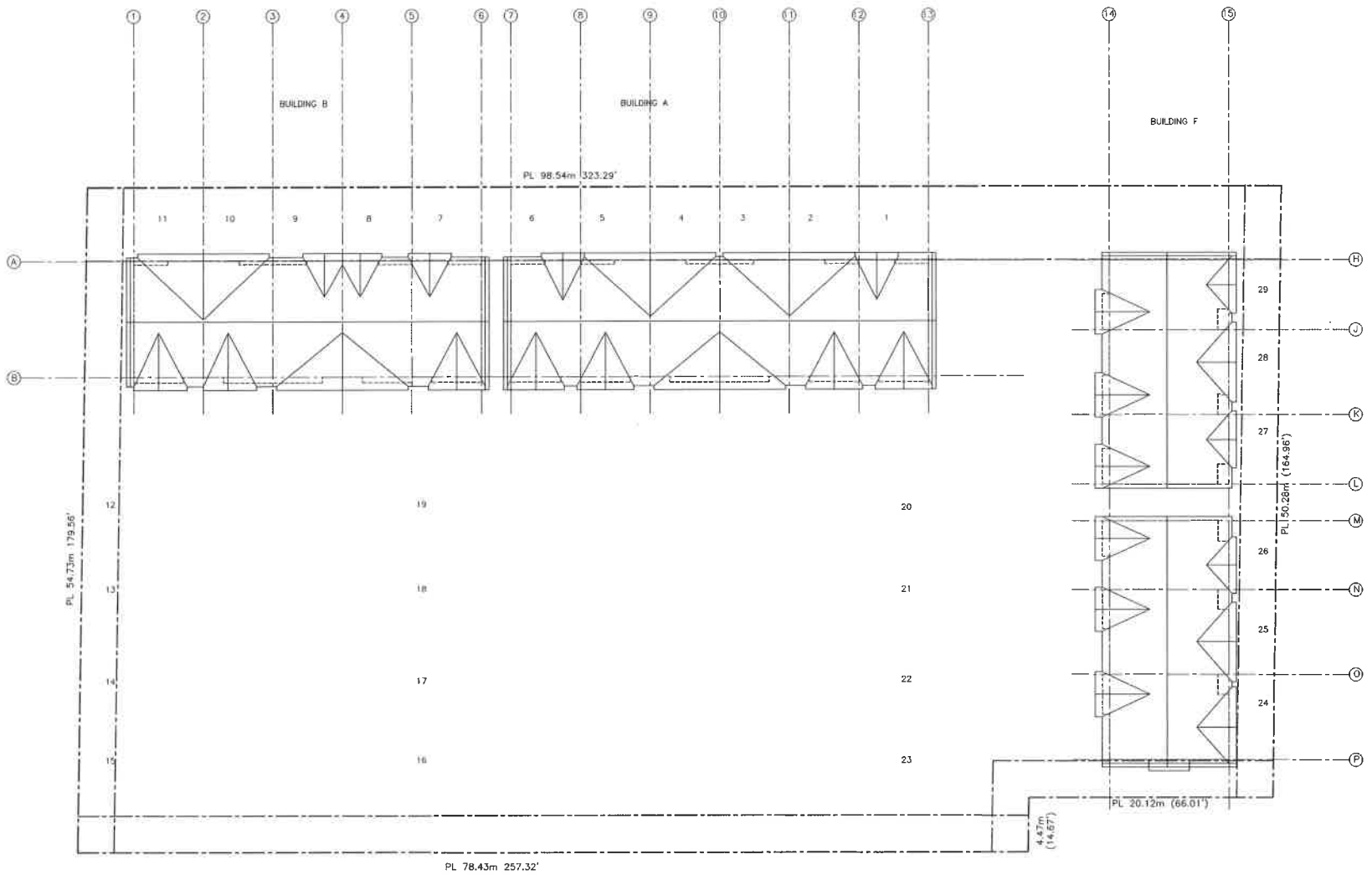
PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - 3/F

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAB_261007-DPP.DWG

A4

DEVELOPMENT PERMIT



1 SITE PLAN ROOF
1:150

0 10' 20'

DP 25-022217

ERIC LAW ARCHITECT

ericlaw.architect@gmail.com
103 - 4300 NORTH FRASER WAY BURNABY BC V5J 0B3

TEL: (604) 505-2099

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	ISSUED
1.	2025.06.05 FOR DEVELOPMENT PERMIT APPLICATION
2	2025.05.25 FOR CITY DP REVIEW
3	2025.07.03 ADP PRESENTATION FOR CITY REVIEW
4	2025.08.29 FOR CITY DP REVIEW
5.	2025.09.09 FOR CITY DP REVIEW
6.	2025.09.23 FOR CITY DP REVIEW
7	2025.09.23 FOR CITY DP PANEL REVIEW
8	2025.10.15 FOR CITY DP PANEL PRESENTATION

	REVISION
6	2026.09.23 UPDATE RETAINING WALL LABELS
5	2026.09.21 REVISE ENTRANCE AND ENTRY PER CITY COMMENTS
4	2026.08.31 CITY SURVEY, AND LIGHTING PER CITY REQUEST
3	2026.08.31 REVISE PER ADP COMMENTS
2	2026.07.03 REVISE FOR ADP PRESENTATION
1.	2026.05.25 REVISE PER CITY STAFF COMMENT LETTER

PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9700 ALBERTA RD RICHMOND

SITE PLAN - ROOF

PROJECT NUMBER:	18-05
ISSUED:	10/7/2026
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-05_NAR_261007-DPP.DWG

A5

DEVELOPMENT PERMIT





HARDSCAPE LEGEND

STANDARD PAVERS BY HOWE/OWS GROUP NORTHERN SHADOW COLOR	
ADJALINE SERIES PERMEABLE PAVERS BY BELGARD FOUNDRY COLOR	
LAWN	
POURED IN PLACE RUBBER SAFETY SURFACE	
RIVER ROCK OVER WEED MAT	

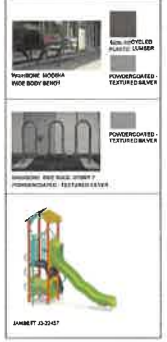
FENCE LEGEND

SYMBOL	STYLE
	42" HT FENCING
	6' HT. FENCING
	8' HT FENCING

LIGHTING LEGEND

SYMBOL	STYLE
	BOLLARD 36" HT
	LITHONIA RADEAN LED BOLLARD

FURNITURE LEGEND



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

ALL FURNITURE TO BE SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS.

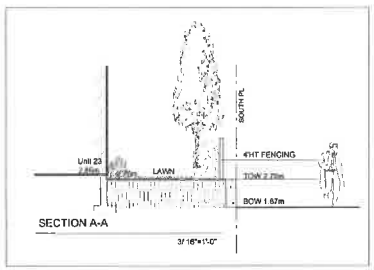
PLANT SCHEDULE - MAIN FLOOR

PMG PROJECT NUMBER: 24-197

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	5	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	8CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	8	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	8CM CAL; B&B; CLIMATE RESILIENT
	6	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	4.0M HT; B&B; CLIMATE CHANGE RESILIENT
	12	PRUNUS SERRULATA 'PINK PERFECTION'	PINK PERFECTION FLOWERING CHERRY	8CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
	13	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	8CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	8	STYRAX JAPONICUS	JAPANESE SNOWBELL	8CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT

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.



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	25.SEP.30	NEW SITE/LOVA PLANS, CITY COMMENTS	DD
5	26.AUG.30	NEW SITE PLAN/AMP COMMENTS	DD
4	26.JUL.07	CITY COMMENT	DD
3	26.JAN.27	NEW SITE PLAN @ CITY COMMENTS	DD
2	25.AUG.03	REVISION AS PER CLIENT REQUEST	DD
1	25.JUL.24	NEW SITE PLAN	DD

CLIENT: SIAN GROUP
WITH: ERIC LAW ARCHITECT

PROJECT:
29 UNITS TOWNHOUSE DEVELOPMENT

9620 - 9700 Alberta Road
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: November 20, 2024
SCALE: 1/ 16"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: YR

DRAWING NUMBER: **L1**

OF 5

PMG PROJECT NUMBER: 24-197

24197-5.ZIP



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-197

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(AE)	45	ABELIA 'EDWARD GOUCHER'	PINK ABELIA	#2 POT; 30CM
(CA)	16	CORNUS ALBA 'KELSEYII'	KELSEY DWARF DOGWOOD	#2 POT
(IC)	313	ILEX CRENATA 'SKY PENCIL'	JAPANESE HOLLY;	#3 POT; 80CM
(K)	32	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 60CM
(PJ)	116	PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	#3 POT; 80CM
(RM)	51	ROSA MEIDELAND 'ROYAL BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
(T)	320	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.0M B&B
GRASS				
(CL)	109	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(MS)	67	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
(PA)	108	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
(Rf)	68	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDILOCKS'	RUDBECKIA; YELLOW-ORANGE	15CM POT
GC				
(EJ)	134	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
(LC)	14	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
(PM)	63	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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.

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.SEP.25	NEW SITE PLAN, CITY COMMENTS	DD
5	24.AUG.23	NEW SITE PLAN&DP COMMENTS	DD
4	24.AUG.07	CITY COMMENT	DD
3	24.MAY.17	NEW SITE PLAN @ CITY COMMENTS	DD
2	25.AUG.06	REVISION AS PER CLIENT REQUEST	DD
1	25.MAR.24	NEW SITE PLAN	DD

CLIENT: SIAN GROUP
WITH: ERIC LAW ARCHITECT

PROJECT:

29 UNITS TOWNHOUSE DEVELOPMENT

9620 - 9700 Alberta Road
RICHMOND

DRAWING TITLE:

SHRUB PLAN

DATE: November 20, 2024
SCALE: 1/ 16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: YR

DRAWING NUMBER: **L2**

OF 5

24197-6.ZIP

PMG PROJECT NUMBER: 24-197

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Thursday, October 15, 2026

From: bingo r1r
To: CityClerk
Subject: Opposition to Development Permit DP 25-022217 (9620, 9640, 9660 & 9700 Alberta Road)
Date: Saturday, October 3, 2026 1:34:02 PM

You don't often get email from r1rbingo@gmail.com. Learn why this is important

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

To the City Clerk and Development Permit Panel,

I am writing as a local resident to express my strong opposition to the proposed 29-unit townhouse development at 9620, 9640, 9660, and 9700 Alberta Road (File: DP 25-022217).

Our neighborhood is already struggling with severe traffic congestion, particularly during school drop-off and pick-up hours due to the nearby schools. Alberta Road and the surrounding side streets simply do not have the capacity to handle additional traffic. Adding 29 new multi-vehicle households will only exacerbate the bottleneck and make daily commuting much worse for current residents.

More importantly, this issue poses a significant safety risk to children. With young students walking to and from school, the substantial increase in daily vehicular traffic—along with construction heavy machinery during the build phase—creates a dangerous environment for pedestrians.

Furthermore, on-street parking along Alberta Road is already at full capacity. Visitors and multi-car families from this new development will inevitably spill over into street parking, reducing visibility at intersections and making navigation even more hazardous for drivers and pedestrians alike.

I strongly urge the Panel to reject or significantly reconsider this application until proper infrastructure, traffic management, and pedestrian safety solutions are put in place.

Thank you for considering my concerns.

Sincerely,

Brian

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	November 4, 2026
From:	Joshua Reis Director, Development	**File:**	DP 24-036438
Re:	**Application by Interface Architecture Inc. for a Development Permit at 3651 Moncton Street**		

Staff Recommendation

That a Development Permit be issued which would:

a. Permit the retention of exterior alterations to the north façade of the building at 3651 Moncton Street, on a site zoned "Steveston Commercial (CS2)"; and

b. Vary the provisions of Richmond Zoning Bylaw 8500, to reduce the minimum required parking from six (6) spaces to three (3) spaces.

Staff Report

Origin

Interface Architecture Inc., on behalf of the owner, Sam Lu, has applied to the City of Richmond for permission to retain exterior alterations to the north façade of the building at 3651 Moncton Street, including a retail door and glazing, and reconfigure the driveway and access, on a site zoned "Steveston Commercial (CS2)". The exterior alterations facilitate conversion of Unit #110 from a warehouse unit to a retail unit, to accommodate the ongoing operations of the Super Grocer Market. Vehicular access is provided from 2nd Avenue. Location and aerial maps of the subject property are in Attachment 1.

The subject site is located within the Steveston Village Heritage Conservation Area (HCA) but does not include an identified heritage asset. The exterior alterations require a Development Permit (DP)and Heritage Alteration Permit (HAP).

The exterior alterations do not result in any required upgrades to existing servicing utilities. Prior to Building Permit (BP) issuance, the applicant is required to enter into a City Work Order to modify the existing driveway letdowns.

Development Information

Refer to 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 three-storey building at 12040 2nd Avenue zoned "Steveston Commercial (CS3)" with commercial uses at grade and residential units above.

To the east: A two-storey, protected heritage building known as the Cannery Café, at 3711 Moncton Street, zoned "Steveston Commercial (CS2)".

To the south: Across Moncton Street, a two-storey protected heritage building known as the Hepworth Block, at 3580 Moncton Street, zoned "Steveston Commercial (CS2)".

To the west: A one-storey protected heritage building known as Marine Garage, at 3611 Moncton Street, zoned "Gas and Service Stations (CG2)".

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and staff comments identified as part of the review of the subject DP application. In addition, the proposal is generally consistent with the applicable heritage policies and Development Permit guidelines for the Steveston Village HCA, including form, scale and character.

Review of the proposed signage and awning design will be undertaken through a separate HAP application process.

Zoning Compliance/Variances

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500, to reduce the minimum required parking spaces from six to three.

Staff supports the proposed variance for the following reasons:

- ***Due to the small size of the subject site, and limited area of hard surfacing available to facilitate access, loading, garbage collection and parking, a maximum of three parking spaces can be accommodated on site.***
- ***To support heritage conservation in the Steveston Village, the Steveston Area Plan contemplates parking reductions of 33 per cent from applicable Zoning Bylaw requirements. The three parking spaces proposed would represent a 50 per cent reduction from the minimum Zoning Bylaw requirements. In support of the requested variance, the applicant has provided a range of Transportation Demand Management (TDM) measures to support multi-modal connectivity to the subject site, including a new pedestrian walkway and two additional bike racks. The applicant has provided a traffic memo that supports the proposed site access, parking and layout configuration. This has been reviewed and accepted by Transportation staff.***
- ***The proposal includes a reconfigured driveway connection between 2nd Avenue and the lane to the east of the subject site and designated loading and garbage and recycling areas.***
- ***A new pedestrian connection is provided between 2nd Avenue and the lane to the east of the subject site, to serve the retail store and improve pedestrian connectivity in Steveston Village.***

Richmond Heritage Commission Comments

The Richmond Heritage Commission reviewed the application at its meeting held on September 9, 2026, and supported the application. A copy of the relevant excerpt from the minutes of the Richmond Heritage Commission meeting is attached for reference (Attachment 3).

Analysis

The Super Grocer Market relocated to the subject site after their previous building at 12051 No. 1 Road was destroyed by fire in 2024. After applying to the City for a DP and BP (BP 24-014431), the applicant replaced the existing garage door with a retail door before obtaining the required approvals. Line painting was also undertaken within the site's driveway to accommodate customer parking. The BP to address the unauthorized works cannot be issued until the pre-requisite DP has been issued.

The exterior alterations relate solely to the north façade of Unit #110 and include a retail door and associated glazing, reconfiguration of the site's driveway to accommodate three customer parking spaces, a new pedestrian access connection and dedicated loading and garbage/recycling

areas. The alterations facilitate the conversion of Unit #110 from a warehouse unit to a retail unit. There is no expansion of the existing building footprint proposed as part of this application.

Flood Protection

- There is currently no flood indemnity covenant registered on Title for the subject site. Prior to the issuance of the DP, the applicant is required to register a flood indemnity covenant to reflect the current flood construction standards as outlined in the Richmond Flood Plain and designation Protection Bylaw 8402.

Conditions of Adjacency

- Given the limited scope of the exterior alterations, there are no anticipated impacts to adjacent properties. There are no changes to the existing building siting and height.
- There is an existing easement (Plan LMP20938) at the northwest corner of the subject site. The easement gives the property at 12040 2nd Avenue the right to have access and egress over a portion of the driveway on 3651 Moncton Street. No development is proposed to encroach into the easement area. The exterior alterations to the rear of the subject site provide new pedestrian and vehicular connectivity between 2nd Avenue and the lane east of the site.

Urban Design and Site Planning

- The existing building on site contains four units on the first storey, consisting of warehouse, restaurant and retail uses and nine office units on the second storey. There is no expansion of the existing building footprint proposed as part of this application.
- The exterior alterations include an aluminum-framed retail door with associated glazing and an awning to be located above the retail entrance of Unit #110, which will include signage and provide enhanced weather protection. The material and colour of the awning and signage will be reviewed as part of a separate HAP application.
- The subject site is accessed from 2nd Avenue, with an existing driveway connecting to the lane to the east of the site. The exterior alterations to the existing driveway include three parking spaces, loading and garbage/recycling areas and a 1.5 m (4.9 ft.) pedestrian walkway. The driveway would be approximately 3.4 m (11.2 ft.) wide, and would provide one-way vehicular access, with access from 2nd Avenue (west) and egress at the lane to the east of the subject site. Prior to BP issuance, the existing driveway letdowns would be reduced as part of a City Work Order, to reflect the proposed one-way vehicular movement. Line painting would also be undertaken to support the proposed driveway configuration.
- Existing rolling gates in the driveway would be replaced with new double swing gates which continue to provide security for the property outside of retail operating hours.
- A total of three on-site parking stalls are proposed and would be located parallel to the proposed drive-aisle.
- To enhance pedestrian safety on site, vehicle wheel stops would be installed on parking stalls adjacent to the pedestrian walkway.
- One Class 1 bicycle parking space is proposed and is to be located within the retail unit. Three Class 2 bicycle parking spots are proposed in excess of Zoning Bylaw requirements and would be located outside the main entrance to the retail unit for access and visibility.

- Waste management is located on site at the easternmost portion of the site. Collection would be provided by a private hauler. Loading activities for larger vehicles, including garbage and recycling vehicles, are to be undertaken from the City laneway, similar to adjacent properties. One on-site loading area is provided for cars.
- To ensure that parking and site access improvements are completed as proposed, the applicant is required to submit a security for 100 per cent of the total estimated costs (including 10 per cent contingency) prior to DP issuance.

Crime Prevention Through Environmental Design

- The entrance to Unit #110 is from the existing driveway to the north of the subject site, which is connected to and has visibility from 2nd Avenue.
- Existing lighting above the main entrance to Unit #110 is to be replaced with two new lights, one to be located to the west of the proposed awning and the second above the exit door. The lighting is to provide enhanced visibility of the driveway and entrance ways.
- Glazing is provided as part of the exterior alterations and provides opportunities for natural surveillance.

Site Servicing

- Prior to BP issuance, the applicant is required to enter into a work order to reduce the size of the existing driveway letdowns to support one-way vehicular access (see Attachment 4).

Conclusions

Interface Architecture Inc. has applied to the City of Richmond for permission to retain exterior alterations to the north façade of the building at 3651 Moncton Street, including a retail door and glazing, and reconfigure the driveway and access. The exterior alterations facilitate conversion of the Unit #110 from a warehouse unit to a retail unit and accommodate the ongoing operations of the Super Grocer Market.

As the development meets applicable policies and DP Guidelines, staff recommend that the DP be endorsed, and issuance by Council be recommended.

Respectfully submitted,

Andrew Norton, Manager, Development – West

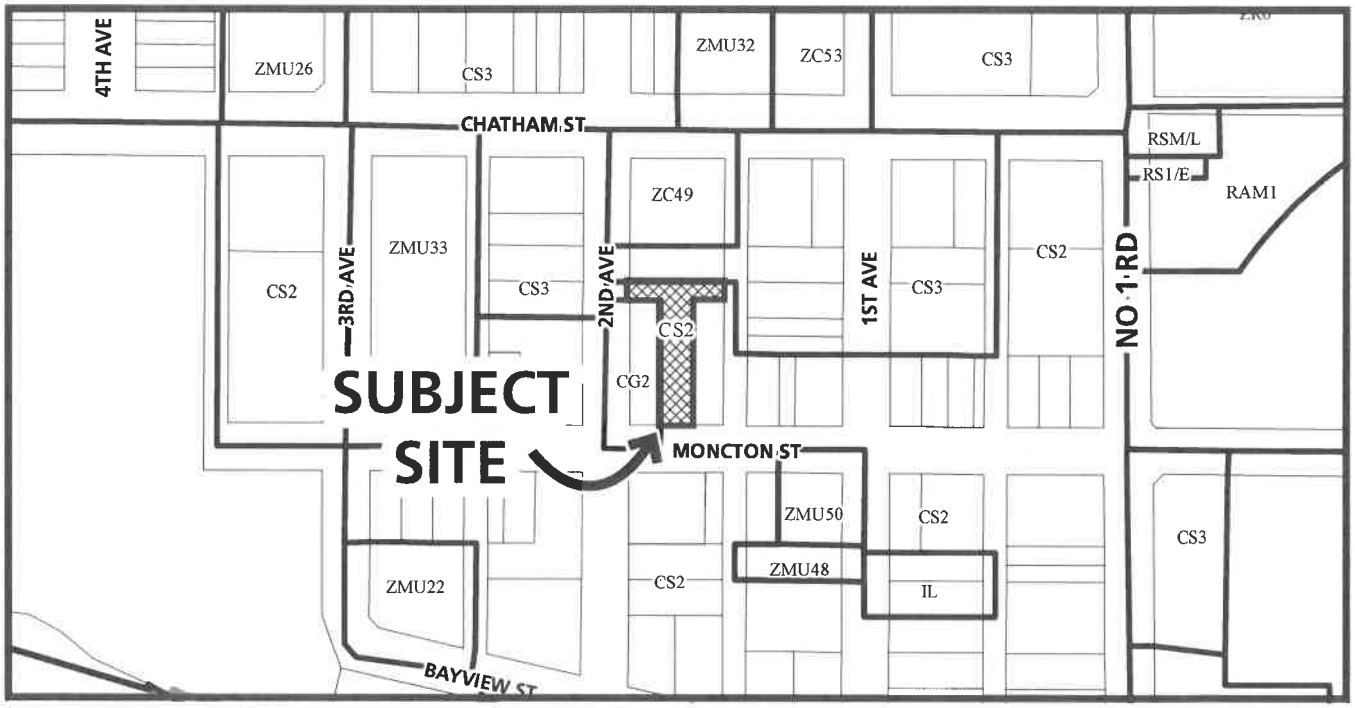
Report Contributors

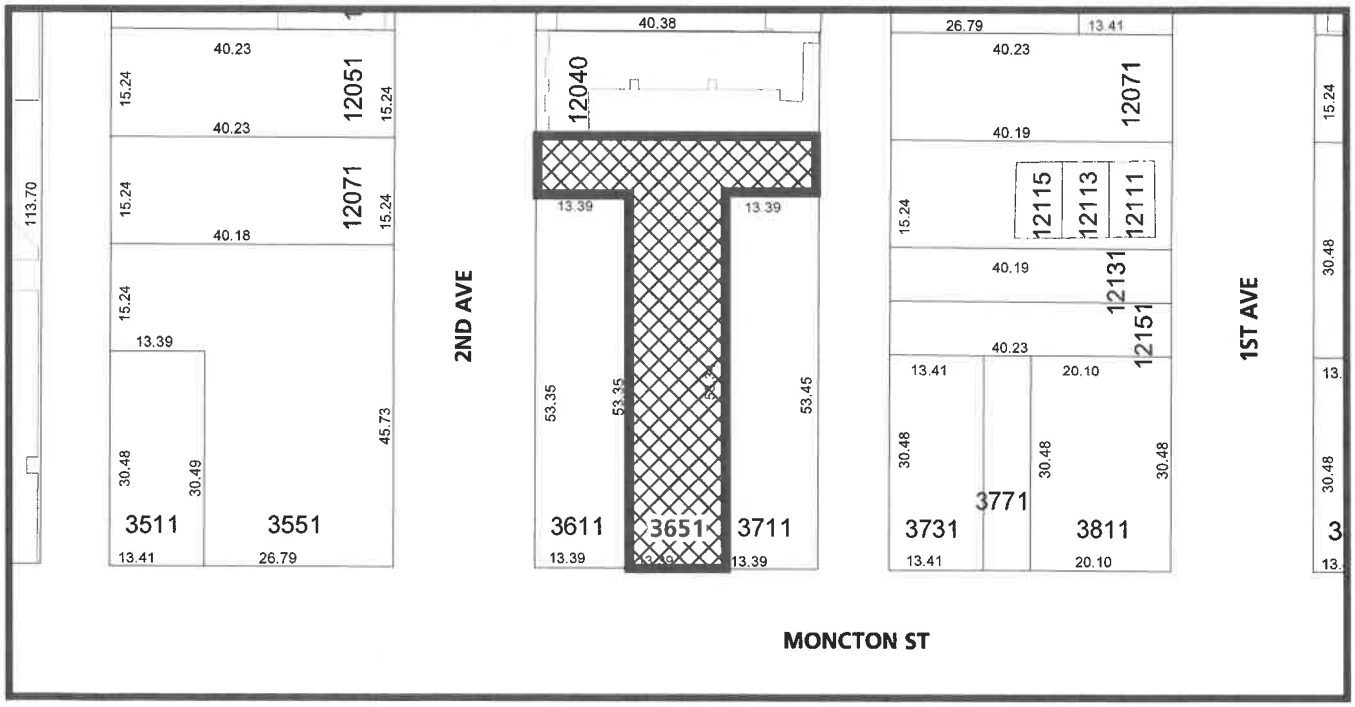
This report was prepared by Emma Lovas, Planning Technician – Design

Att. 1. Location Map and Aerial Photo
2. Development Application Data Sheet
3. Draft Richmond Heritage Commission Minutes - September 9, 2026
4. Development Permit Considerations (signed copy on file)

ATTACHMENT 1

City of Richmond





DP 24-036438

Original Date: 08/26/26
Revision Date:

Note: Dimensions are in METRES

City of
Richmond



DP 24-036438

Original Date: 08/26/26
Revision Date:

Note: Dimensions are in METRES.

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 24-036438 **Attachment 2**

Address: 3651 Moncton Street

Applicant: Interface Architecture Inc. Owner: Sam Lu

Planning Area(s): Steveston Area Plan

	Existing	Proposed
Site Area:	1,020.80 m^2 (10,987.8 ft^2)	No change
Land Uses:	Warehouse, Restaurant and Retail	No Change
OCP Designation:	Local Villages Tier 1	No change
Zoning:	Steveston Commercial (CS2)	No change
Number of Units:	13	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	~ 0.67 No change	none permitted
Lot Coverage:	Max. 100%	~ 68% No change	None
Setback – Front Yard:	No minimum	0 m No change	None
Setback – Side Yard:	No minimum	0 m No change	None
Setback – Side Yard:	No minimum	0 m No change	None
Setback – Rear Yard:	No minimum	~ 7.6 m (25 ft) No change	None
Height (m):	Max. 9.0 m	~ 6.5 m (21.3 ft) No change	None
Off-street Parking Spaces – Regular/Commercial:	6	3	Variance requested
Bicycle Parking Spaces:	Class 1: 1 Class 2: 1	Class 1: 1 Class 2: 3	None

ATTACHMENT 3

Excerpt from Draft Minutes to the Richmond Heritage Commission Meeting

Wednesday, September 9, 2026
7:00 pm
Microsoft Teams Online Meeting

Development Permit application for 3651 Moncton Street, Unit 110 – DP 24-036438

The application is for changes to the exterior of the rear of the building and property, which is located in the Steveston Village Heritage Conservation Area but is not a protected heritage property. The applicant, architect Ken Chow (Interface Architecture), provided an overview of the proposal, with reference to the proposed site plan and elevation drawings, including the following information:

- Proposed changes are to accommodate the Super Grocer supermarket which relocated to this property after fire destroyed its previous location on No. 1 Road.
- A former warehouse unit is being converted to a retail store, with the store entrance at the building's rear and access from 2nd Avenue and a lane via an existing driveway.
- The existing driveway is proposed to be reconfigured to provide three parking spaces, a one-way drive aisle, pedestrian walkway, bike parking and room for garbage and recycling.
- Exterior changes to the building are limited to replacement of an overhead garage door with a standard glass and metal storefront entrance and the addition of an awning for weather protection.

In response to the Commission's questions, the following additional information was provided by staff:

- The store is a much smaller version of the store at the former location. Some of the former store's retail services have been relocated elsewhere, such as pharmacy.

The Commission provided the following comments:

- It is positive to see the long-standing local business continue.
- The proposed changes are modest and acceptable in the context.

The Commission thanked the applicant for their presentation and consideration given to adapting the property for the new use.

It was moved and seconded:

That the Richmond Heritage Commission supports the development permit application for 3651 Moncton Street, Unit 110 (DP 24-036438) as presented.

ATTACHMENT 4

City of Richmond

Development Permit Considerations

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

Address: 3651 Moncton Street **File No.:** DP 24-036438

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

1. **(Flood Covenant)** Registration of a flood indemnity covenant on Title (Steveston Village Area).
2. **(Parking Improvements)** Receipt of a Letter of Credit for parking improvement works for new lane paintings, curb stoppers and bike parking racks, based on 100% of the cost estimate (and a 10 per cent contingency). A legal agreement is required to accompany the Security to set the terms for its use and release.
3. **(Notice Fees)** Payment of all fees in full for costs associated with the Development Permit Panel Meeting Notices, consistent with the City's consolidated Fee Bylaws No 8636, as amended.

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

1. **(Compliance with DP Plans)** Demonstrate compliance with the Development Permit Plans.
2. **(Work Order)** Enter into a City Work Order to provide for the following:

Frontage Improvements:

Construction of frontage upgrades on 2nd Avenue to reduce the size of the existing driveway letdown to reflect the intended one-way vehicular access. Backing out of vehicles utilizing parallel parking stalls onto 2nd Avenue is not permitted.

Water Works:

a) Using the OCP Model there is 439.0 L/s of water available at a 20 psi residual at the Moncton Street frontage. Based on your proposed development, your site requires a minimum fire flow of 200 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.

c) At Developer's cost, the City will:
   i) Remove and replace the existing water service connection servicing the development, complete with a water meter assembly. Exact alignment and details will be finalized during the building permit process.
   ii) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

d) At Developer's cost, the Developer is required to:
   (1) Provide a right-of-way for the storm inspection chamber along the 2nd Avenue frontage. Exact right-of-way dimensions to be finalized during the building permit process.
   (2) Confirm the size and condition of the existing storm laterals at Moncton Street and 2nd Avenue frontages through a video inspection at the building permit process

e) At Developer's cost, the City will:
   i) Remove and replace the existing storm inspection chamber STIC 41445 with a Type III storm inspection chamber. Reconnect existing storm service connections.
   ii) Remove and replace the existing storm inspection chamber STIC 51586 with a Type III storm inspection chamber. Reconnect existing storm service connections.
   iii) Complete all tie-ins for the proposed works to existing City infrastructure.

Initial: _____

Sanitary Sewer Works

f) At Developer's cost the Developer is required to:
   i) Confirm the size and condition of the existing sanitary lateral at Moncton Street frontage through a video inspection at the building permit process.

g) At Developer's cost, the City will:
   i) Remove and replace the existing sanitary inspection chamber servicing the development with a 600mm sanitary inspection chamber. Reconnect existing sanitary service connections.
   ii) Complete all tie-ins for the proposed works to existing City infrastructure.

General Items

h) At Developer's cost, the Developer is required to:
   i) Complete all other frontage improvements as per Transportation requirements.
   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) 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.

3. (Construction Parking and Traffic Management Plan) Construction Parking and Traffic Management Plan is to be submitted to the Transportation Division for approval. The Plan shall address the requirements for: parking for services, deliveries, workers, and loading; application for traffic lane closures; and proper construction traffic controls. The Plan must meet the requirements as laid out in "Traffic Control Manual for Works on Roadways" (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570. For more details, refer to https://www.richmond.ca/services/transportation/special.htm#TrafficPlan

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 Work Order(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed copy on file.

Signed Date

City of Richmond

Development Permit

No. DP 24-036438

To the Holder:	Sam Lu
Property Address:	3651 Moncton Street
Address:	#110, 3651 Moncton Street

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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) Reduce the minimum required parking from six spaces to three spaces.
4. 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.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of 100% of the estimated costs of the proposed parking and driveway improvements plus a 10% contingency to ensure that development in 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.
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.

Development Permit
No. DP 24-036438

To the Holder:

Property Address: 3651 Moncton Street

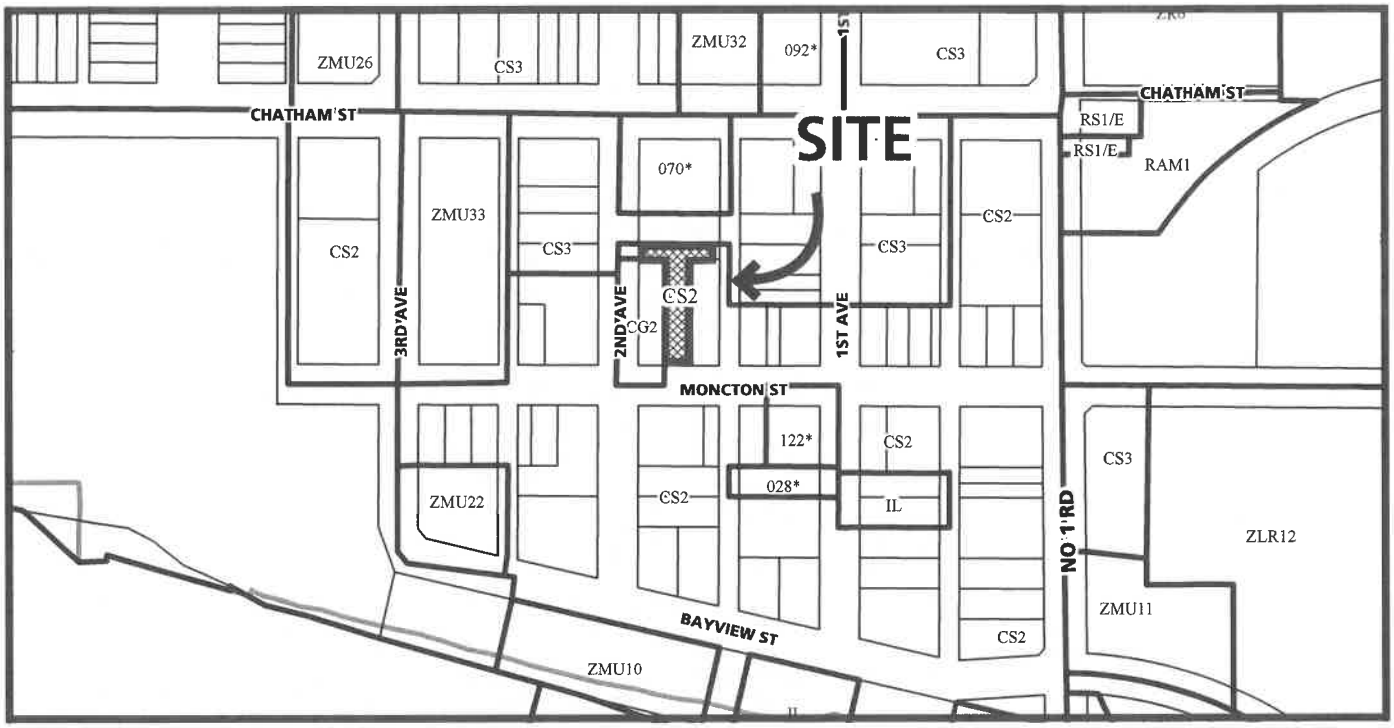
Address: #110, 3651 Moncton Street

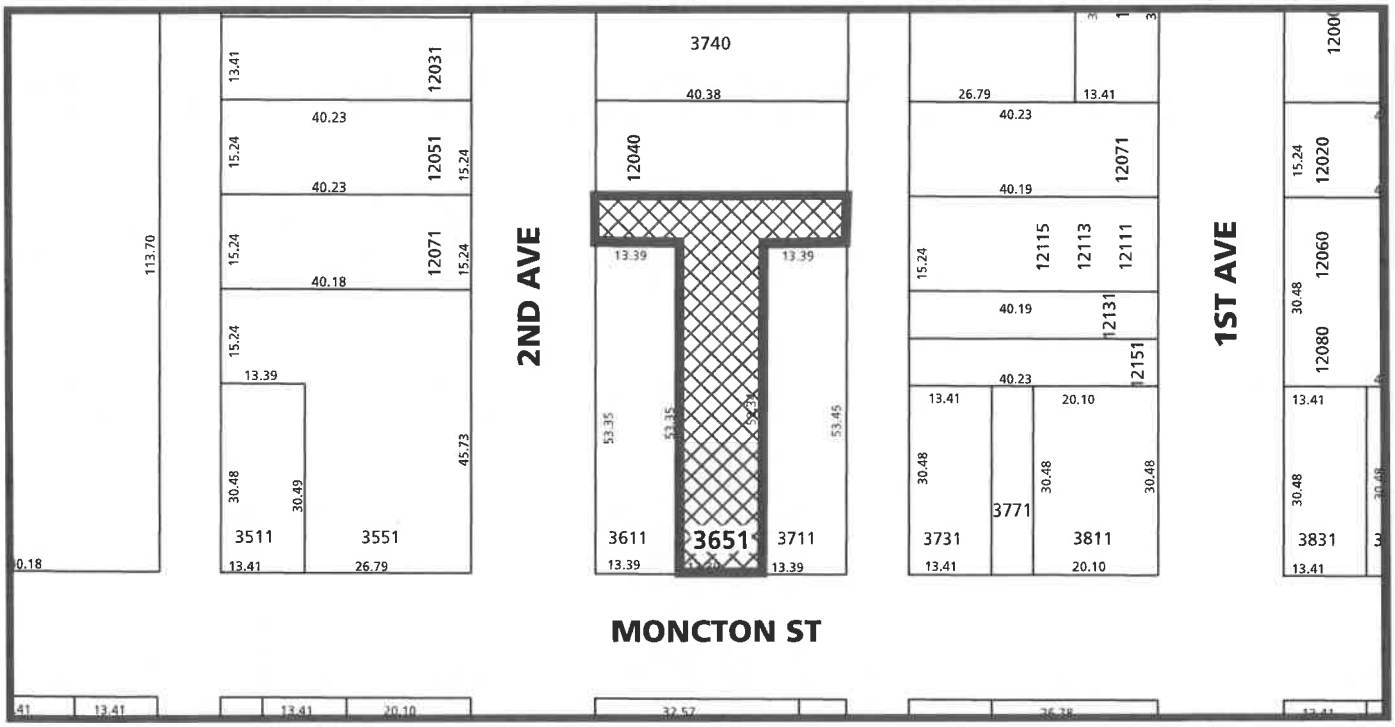
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of
Richmond



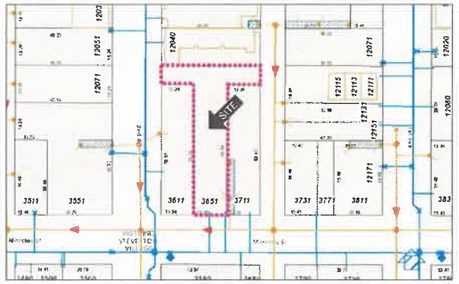


DP 24-036438
SCHEDULE "A"

Original date: 06/24/24

Revision Date:

Note: Dimensions are in METRES



GIS CONTEXT PLAN

1.	BLDG CLASSIFICATION:	3.2.2.25. (GP A2, 2 STOREY, MAX 600 M2, 1 ST) >> MOST RESTRICTIVE 3.2.2.62. (GP D, 2 STOREY, MAX 600 M2, 1 ST) 3.2.2.68. (GP E, 2 STOREY, MAX 750 M2, 1 ST) 3.2.2.78. (GP F2, 2 STOREY, MAX 600 M2, 1 ST)
2.	BUILDING AREA:	888.4 M2 [7,410 SF] – EXISTING (NO CHANGE)
3.	SPRINKLERS:	NO – EXISTING (NO CHANGE)
4.	NO. STREETS FACING	ONE
5.	BLDG CONSTRUCTION:	COMBUSTIBLE (BLOCK WITH WOOD/METAL FRAMING) – EXISTING (NO CHANGE)
6.	FLOOR RATING:	45 MINUTES FRR SEPARATION MIN. – EXISTING (NO CHANGE)
7.	LOADBEARING RATING:	45 MINUTES FRR MIN. – EXISTING (NO CHANGE)
8.	ROOF RATING:	45 MINUTES FRR IF COMBUSTIBLE CONSTRUCTION MIN. – EXISTING (NO CHANGE)
9.	MAJ OCCUP SEPARATION:	E/F2 (–), A2/E (2-HR) – EXISTING (NO CHANGE)
10	FIRE ALARM SYSTEM:	REQUIRED IF OCCUPANCY EXCEEDS 300 – EXISTING (NO CHANGE)
11.	OCCUPANT LOAD:	
	• #110 (1838 SF)	46 PERSON (1838 MERCANTILE AT 3.7 M2/PERSON)
	• #120 (1252 SF)	97 PERSONS (RESTAURANT 1.2 M2/PERSON) – EXISTING (NO CHANGE)
	• #130 (1725 SF)	44 PERSONS (RETAIL 3.7 M2/PERSON) – EXISTING (NO CHANGE)
	• #140 (1838 SF)	0 PERSON (1838 SF WAREHOUSE AT 28 M2/PERSON) – EXISTING (NO CHANGE)
	• #200-290 (4620 SF)	46 (OFFICES 9.3 M2/PERSON) – EXISTING (NO CHANGE)
12	NUMBER OF EXITS:	ALL SUITES HAVE 2 EXITS
13.	EXIT TRAVEL DISTANCE:	30 M MAXIMUM TO AT LEAST ONE EXIT
14.	EXIT ENCLOSURE:	45 MINUTES FRR SEPARATION MIN
15	WATER CLOSETS:	
	• UNIT #110	REQUIRE 1 M, 1 F (FOR 1838 SF RETAIL) – PROPOSE USE LEVEL 2 WC
	• UNIT #120	EXISTING 2 M, 2 F (1252 SF RESTAURANT) – EXISTING (NO CHANGE)
	• UNIT #130	EXISTING 1 WC (1725 SF RETAIL < 500 M2 – EXISTING (NO CHANGE)
	• UNIT #140	EXISTING NO WC (1838 SF WAREHOUSE) – EXISTING (NO CHANGE)
	• UNITS #200-290	EXISTING 2 M, 2 F (4620 SF, 9 OFFICE SUITES) – EXISTING (NO CHANGE)
		NOTE: THESE 4 WC's ACCOMMODATE 56M, 56F CAPACITY PER TABLE 3.7.2.2.-B
46	WC's SHARED:	OFFICES/RETAIL WC's MAY BE SHARED WHILE BUILDING OCCUPIED (3.7.2.2.(15))
47	ACCESSIBILITY:	ACCESS REQUIRED PER 3.8.2.1 ○ 1998 OFFICE TENANT IMPROVEMENT: NO ELEVATOR OR ACCESSIBLE WC ○ EXISTING CHAIRLIFT PROVIDES ACCESS (INSTALLED BY OWNER) ○ ALL DOORS PROVIDE MINIMUM 800MM CLEAR PASSAGE

BUILDING CODE INFORMATION (BCBC 2024)

CIVIC ADDRESS:	#110 – 3651 MONCTON STREET, RICHMOND, BC
LEGAL DESCRIPTION.	LOT 2 SECTION 10 BLOCK 3N RANGE 7W PLAN NWP 72396 (PID 004-769-816)
SITE AREA.	1020.8 M2 [10,987.8 SF]
ZONING:	CS2 (STEVESTON COMMERCIAL)
OCP LAND USE:	NSC (NEIGHBOURHOOD SERVICE CENTRE) (STEVESTON AREA PLAN)
HERITAGE/ALR/DP	YES/NO/YES
PERMITTED USES:	INCLUDES RETAIL, RESTAURANT, OFFICE, WAREHOUSING, INDUSTRIAL
DENSITY:	1.0 FAR MAX PERMITTED – NO CHANGE
BUILDING HEIGHT:	2 STOREYS, 9.0M MAX – NO CHANGE
LOT COVERAGE:	MAX 100% PERMITTED – NO CHANGE
BUILDING SETBACKS:	NO MINIMUM YARDS REQUIRED – NO CHANGE
OFF-STREET PARKING:	REQUIRE: 6 STD STALLS FOR NEW GENERAL RETAIL AREA (170 M2) PROVIDE: 3 PARALLEL STALLS (STD) FOR RETAIL AREA (CHANGE OF USE) NOTE 1: 3-STALL SHORTFALL IS COMPENSATED BY AVAILABLE OFFSITE PARKING NOTE 2: ALL OTHER TENANTS HAVE NO PARKING SUPPLY PER LEASES
BICYCLE PARKING:	REQUIRE: 1 CLASS-1 AND 1 CLASS-2 SPACES PROVIDE: 1 CLASS-1 AND 3 CLASS-2 SPACES
LOADING:	1 NON-DESIGNATED LOADING AREA SHOWN (FOR SU-9 VEHICLES) WASTE COLLECTION OPERATIONS TO OCCUR AT THE LANE

SITE AND ZONING INFORMATION

CURRENTLY, THE EXISTING 2-STOREY MIXED-USE BUILDING IS OCCUPIED BY WAREHOUSE, RESTAURANT, LIGHT INDUSTRIAL, RETAIL, AND OFFICE TENANCIES. THIS TENANT IMPROVEMENT PROJECT INVOLVES CONVERTING THE 1,838 SF [170.76 M2] WAREHOUSE TENANCY TO RETAIL USE (UNIT #110).

- UNIT #110: EXISTING WAREHOUSE [THIS TENANT IMPROVEMENT]
  >>> CHANGE OF USE FROM WAREHOUSE (F2) TO RETAIL (E) OCCUPANCY
- UNIT #120: EXISTING RESTAURANT (A2)
- UNIT #130: EXISTING RETAIL (E)
- UNIT #140: EXISTING WAREHOUSE AND LIGHT INDUSTRIAL (F2) (PART OF UNIT #110)
- UNIT #200 TO #290: EXISTING 9 OFFICES (D) UPSTAIRS

THE EXISTING BUILDING HAS A LONG HISTORY OF MANY TENANT IMPROVEMENTS ON RECORD:

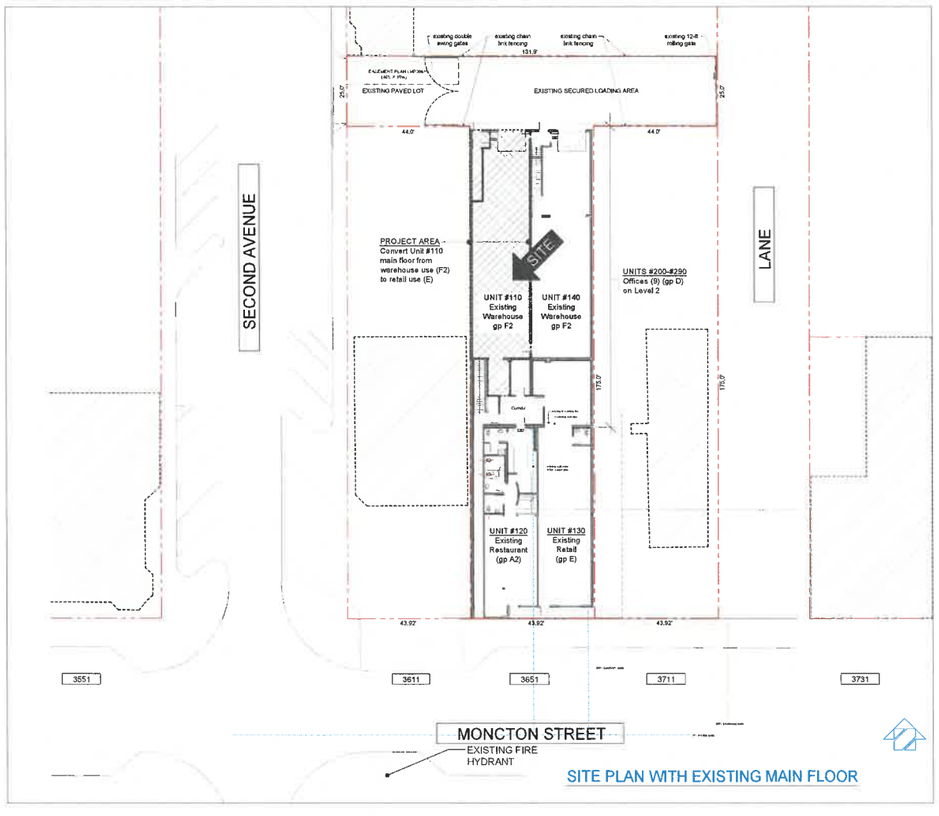
- 1994 [B 94 02768]: NEW DEMISING WALLS FOR UNIT #120 (RESTAURANT) & #110, NEW H/C WASHROOM; NEW EXIT CORRIDOR TO LEVEL 2 [UNIT #110 SEPARATE WAREHOUSE]
- 1994 [B 94 04235]: EXTEND EXIT CORRIDOR TO ALLOW EXITING FROM BOTH #110 AND #120
- 1994 [B 94 05083]: UNIT #130 LAUNDROMAT RENOVATION - DELETE WC, ADD OFFICE, PLUMBING/HVAC
- 1997 [B 97 01084]: SEPARATE UNIT #130 RETAIL UNIT FROM THE REAR WAREHOUSE AREA (UNIT #140). THE 2ND EXIT OF #130 FEEDS INTO THE COMMON EXIT CORRIDOR
- 1998 [BP 98-145552]: UNIT #120 RESTAURANT WASHROOMS, PLUMBING; STOREFRONTSIGNAGE (1992 BCBC)
- 1998 [BP 98-148129]: ADD 2 SKYLIGHTS OVER UNIT #120 RESTAURANT
- 1998 [BP 98-148141]: REVISE STOREFRONT WINDOWS AT UNIT #120
- 1998 [BP 98-149804]: OFFICE SPACE RENOVATIONS (9 OFFICE SUITES), UNITS #200 - #290
- 2015 [15-709785]: ORA SUSHI SIGNAGE PERMIT, UNIT #120
- 2018 [BP 18-835062]: RENOVATION AT FRONT CUSTOMER AREAS ONLY, UNIT #120

THE CHANGE OF USE IN UNIT #110 FROM WAREHOUSE OCCUPANCY TO RETAIL IS ONLY A MINOR BUILDING ALTERATION AND DOES NOT TRIGGER FULL COMPLIANCE TO THE LATEST BCBC 2024. THE CODE COMPLIANCE APPROACH IS TO DETERMINE THE DEFICIENT ASPECTS OF THE EXISTING TENANT SPACE BY ALIGNING THEM TO BE, AT A MINIMUM, CONSISTENT WITH THE EXISTING BUILDING, AND WHERE POSSIBLE, TO BCBC 2024 COMPLIANCE.

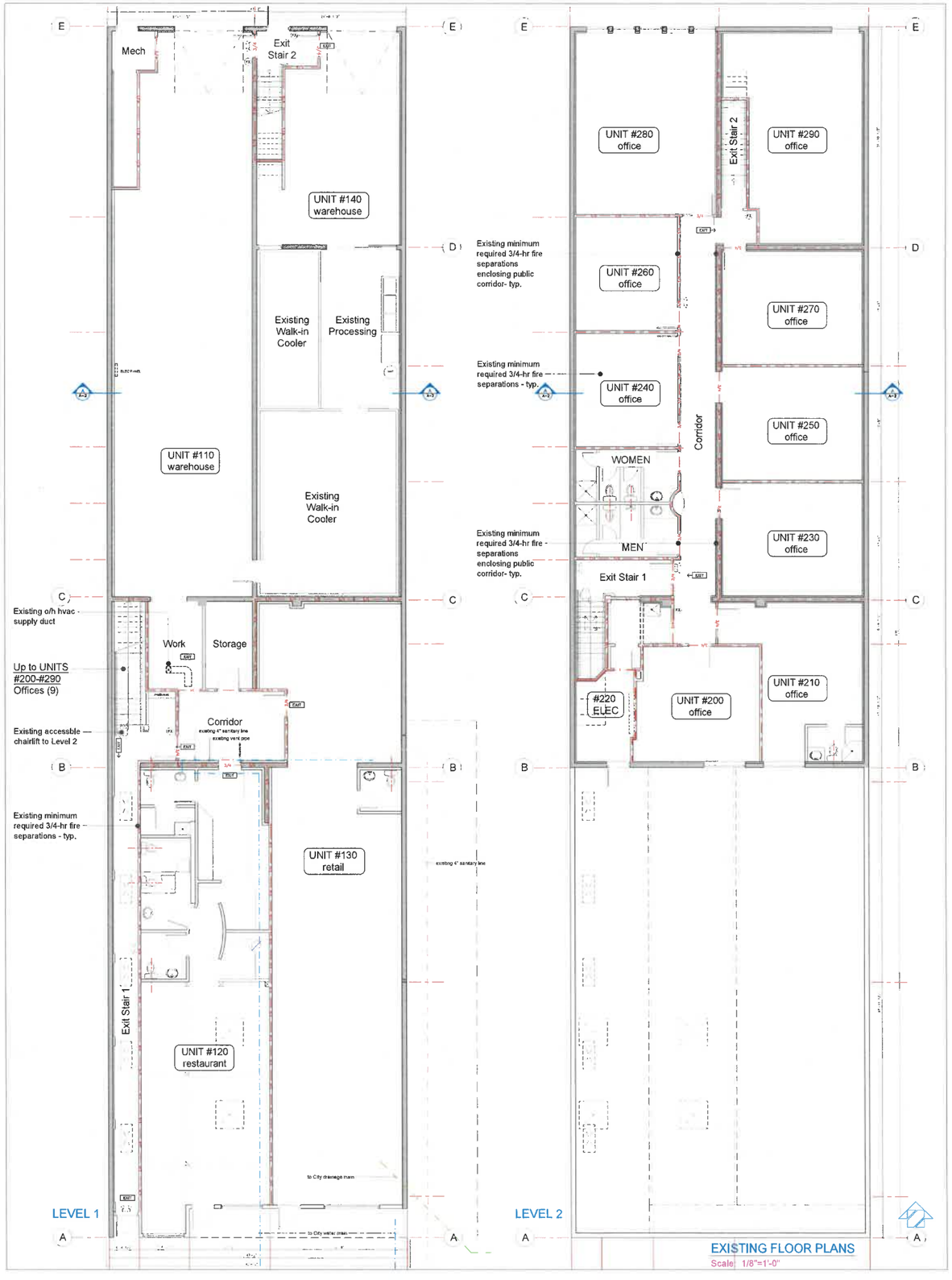
THIS TENANT IMPROVEMENT TO UNIT #110 PROPOSES THE FOLLOWING MEASURES TO UPGRADE THE LIFE SAFETY, HEALTH, ACCESSIBILITY AND BUILDING ASPECTS TO BE, AT A MINIMUM, IN LINE WITH THE EXISTING BUILDING:

1.	WASHROOMS:	REQUEST USE OF WASHROOMS TO LEVEL 2 (VIA PUBLIC CORRIDOR)
2.	ACCESSIBILITY:	REQUEST USE OF EXISTING CHAIR-LIFT SYSTEM FOR ACCESS TO LEVEL 2
3.	SUITE SEPARATIONS:	ON-SITE CONFIRMATION OF ALL REQUIRED 3/4-HR FRR SEPARATIONS IN THE BUILDING
4.	EXTERIOR WALLS:	INSULATE AND FINISH THE EXTERIOR WALLS OF THE RETAIL SPACE (UNIT #110)
5.	INTERIOR ENVT:	EXTEND THE VENTILATION SYSTEM AND PROVIDE HEATING INTO THE RETAIL SPACE
6.	STAIRS:	ADD A 2ND HANDRAIL BACK AT EXIT STAIR #1 (WIDTH EXCEEDS 3'-6") (IF POSSIBLE)
7.	STOREFRONT:	REPLACE THE 8'x10' WAREHOUSE OVERHEAD DOOR WITH A METAL STOREFRONT WINDOW AND SWING DOOR UNIT.
8.	REAR EXIT:	ENSURE CLEAR EXIT PATH TO MONCTON ST VIA LEVEL 1 PUBLIC CORRIDOR. EXITING MUST NOT REQUIRE THE USE OF SPECIAL KEYS
9.	EMERG EQUIP:	PROVIDE EMERGENCY LITE PACKS, EXIT SIGNS, AND FIRE EXTINGUISHERS AT EXIT DOORS, INCLUDING IN THE PUBLIC CORRIDOR.

PROJECT DESCRIPTION



SITE PLAN WITH EXISTING MAIN FLOOR



EXISTING FLOOR PLANS
Scale: 1/8"=1'-0"

REVISIONS

OCT 26, 2026
RE-ISSUED FOR DP/BP APPL'N

AUG 26, 2026
RE-ISSUED FOR DP/BP APPL'N

AUG 13, 2026
RE-ISSUED FOR DP/BP APPL'N

JAN 15, 2026
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MAY 17, 2024
ISSUED FOR DP/HAP APPLICATION

APRIL 30, 2024
ISSUED FOR BP APPLICATION

CONSULTANTS

DP 24-036438
November 2, 2026
Plan #1

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PROJECT

SUPERGROCER
(Tenant Improvement)

Unit #110 - 3651 Moncton St
Richmond, BC

PROJECT NO.
2413SAMR

SCALE
As Noted

DATE
APRIL 27, 2024

DRAWN BY
KYC

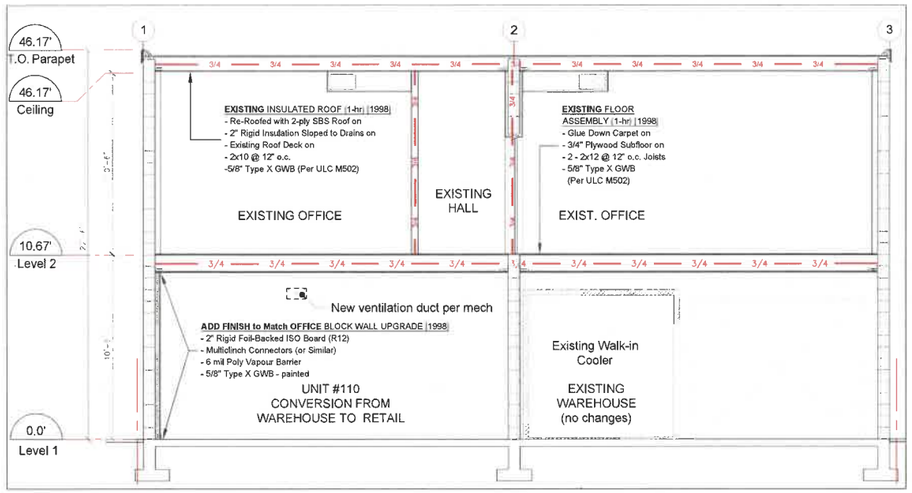
CHECKED BY
KYC

SHEET TITLE

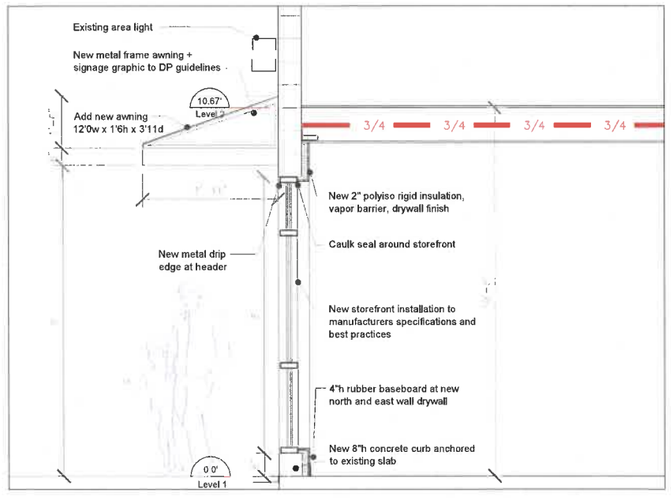
PROJECT INFORMATION
EXISTING FLOOR PLANS

DRAWING

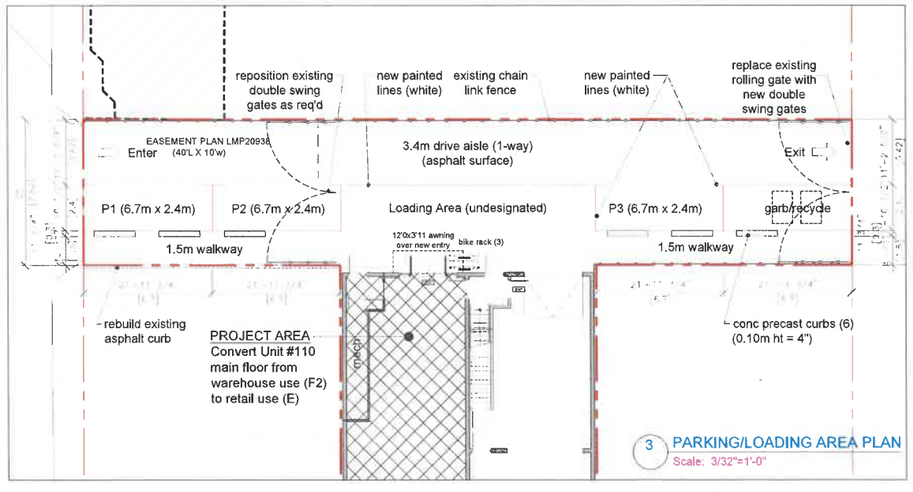
A-1



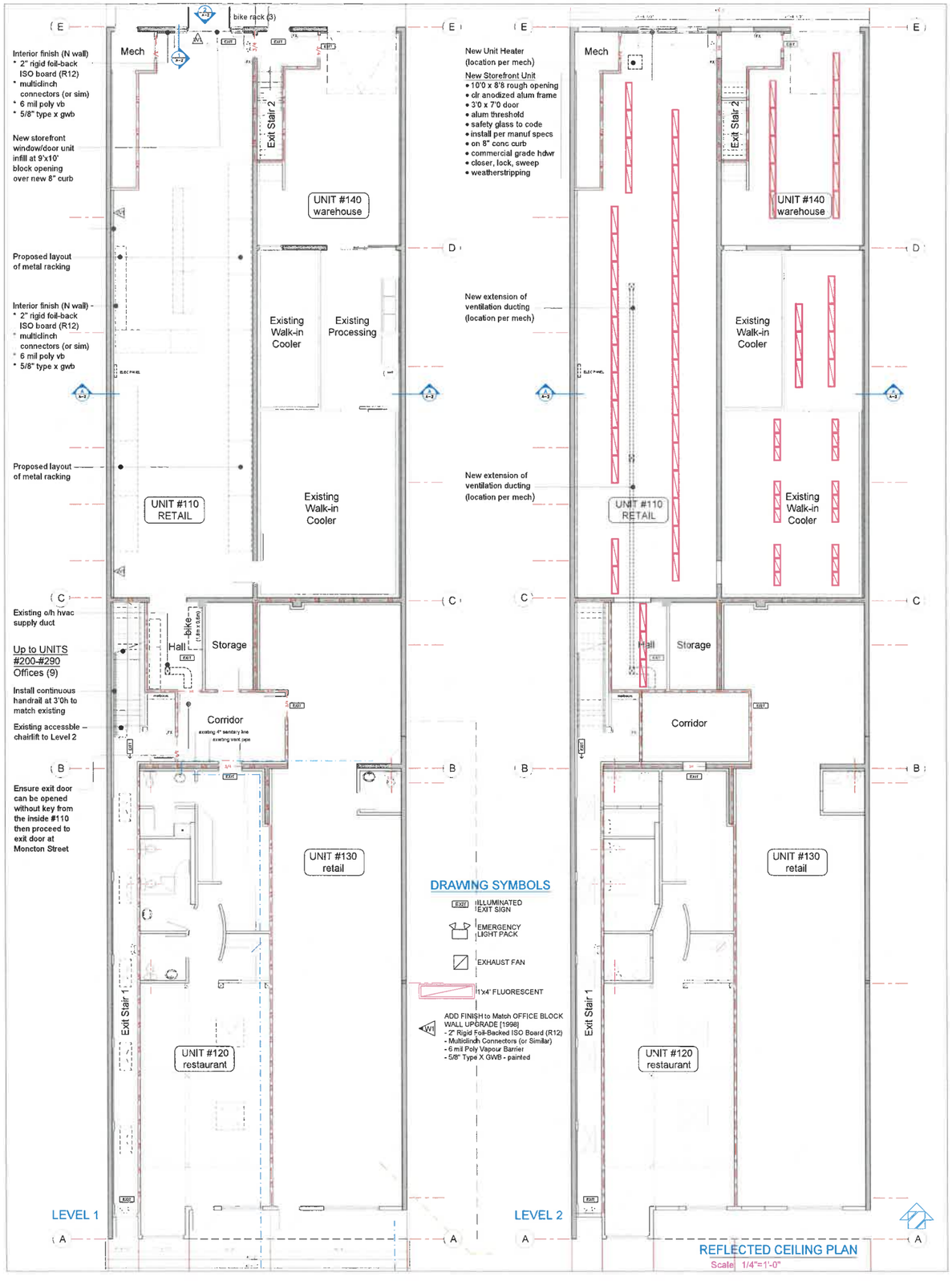
A SECTION: T.I. AT UNIT #110
Scale: 1/4"=1'-0"



1 SECTION: STOREFRONT WALL
Scale: 1/2"=1'-0"



3 PARKING/LOADING AREA PLAN
Scale: 3/32"=1'-0"



REFLECTED CEILING PLAN
Scale: 1/4"=1'-0"

REVISIONS

OCT 26, 2026
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CONSULTANTS

DP 24-036438
November 2, 2026
Plan #2

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PROJECT
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(Tenant Improvement)
Unit #110 - 3651 Moncton St
Richmond, BC

PROJECT NO.
2413SAMR

SCALE
As Noted

DATE
APRIL 27, 2024

DRAWN BY
KYC

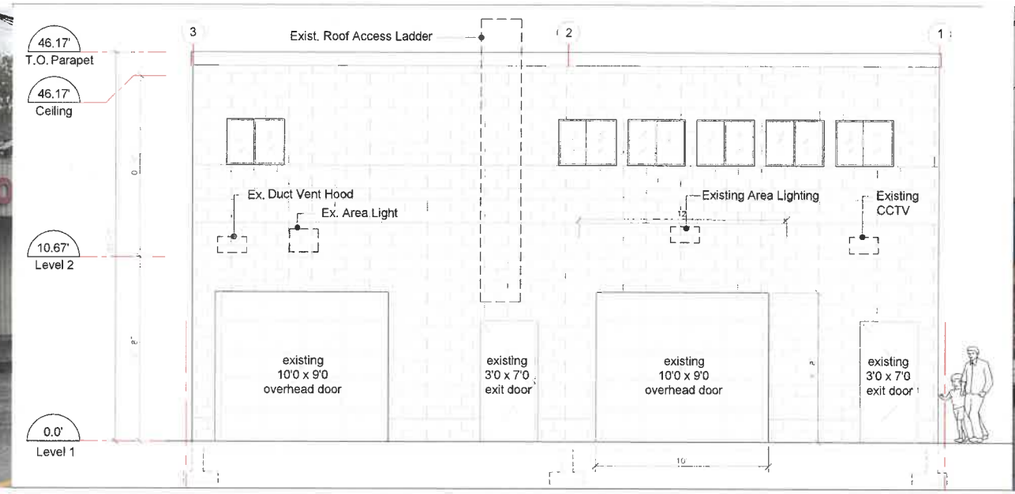
CHECKED BY
KYC

SHEET TITLE
PROPOSED PLAN DETAILS
SECTIONS, PARKING AREA

DRAWING
A-2



2024 PHOTO: EXISTING SOUTHWEST ELEVATION



2 NORTH ELEVATION: EXISTING CONDITION
Scale: 1/4"=1'-0"



2024 PHOTO: EXISTING SOUTHEAST ELEVATION



2024 PHOTO: EXISTING NORTH LOT LOOKING WEST

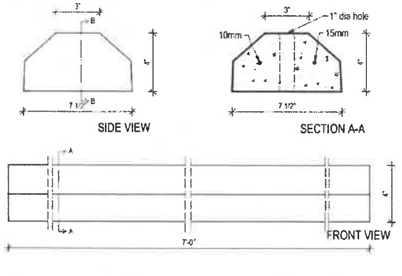


2024 PHOTO: EXISTING NORTH ELEVATION

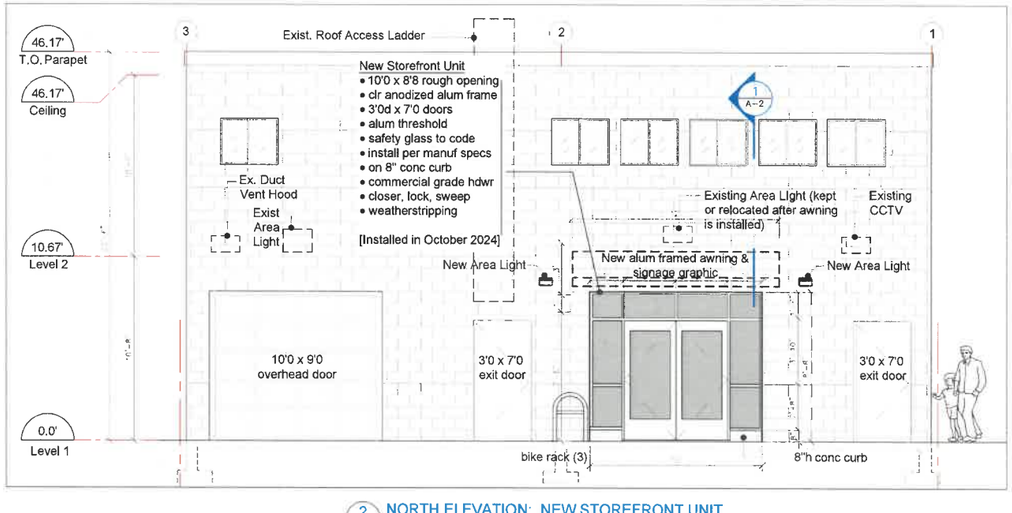


2024 PHOTO: EXISTING NORTH LOT LOOKING EAST





PRECAST 4"H CONCRETE CURBS (SANDERSON CONC, SURREY)



2 NORTH ELEVATION: NEW STOREFRONT UNIT
Scale: 1/4"=1'-0"



MODERN MARINE OUTDOOR WALL SCONCE

This Modern Marine Outdoor Sconce combines a durable aluminum body with a distinctive marine-inspired design, creating a practical and stylish lighting solution for exterior spaces. Designed for wall-mounted installation, this LED outdoor wall light is ideal for patios, gardens, entryways, exterior walls and covered outdoor areas. Its black finish and architectural profile complement modern, industrial and coastal-inspired exteriors while providing functional illumination around the home.

WATERPROOF SCONCE LIGHT (OR SIM): AVAILABLE AT LUMIX



Urban Staple

Also shown as the material to take, the Urban Staple bike rack is the ideal solution in a variety of settings including entrance ways or narrow sidewalks. This "inverted-U" style bike rack features the best-practice based design with two points of contact with the ground, making it a staple in secure bike parking infrastructure.

FEATURES

Excellent for small & large spaces. Custom colors with a variety of styles available. Rack up to 2 bikes on the sides.

SECURITY

User friendly & secure allowing for both wheels to be locked. Can be embedded or secured using tamper-proof bolts.

FINISHES

Galvanized, Stainless Steel or powder coated (standard & custom colors available). Mount Options: Embedded or Ground Plate.

BIKE RACK: AVAILABLE AT URBAN RACKS (SURREY)

REVISIONS

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CONSULTANTS

DP 24-036438
November 2, 2026
Plan #3

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2413SAMR

SCALE
As Noted

DATE
APRIL 27, 2024

DRAWN BY
KYC

CHECKED BY
KYC

SHEET TITLE
NORTH ELEVATIONS, SPECS, PHOTOS

DRAWING
A-3

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	November 4, 2026
From:	Joshua Reis Director, Development	**File:**	DP 26-005248
Re:	**Application by Kaitlin Wicentowich for a Development Permit at 2720 No. 5 Road**		

Staff Recommendation

That a Development Permit be issued which would permit exterior alterations to the existing commercial building on a site zoned "Industrial Retail (IR1)".

Staff Report

Origin

Kaitlin Wicentowich, on behalf of the owner, Long Holdings Inc. (Director: Stephen Leenheer), has applied to the City of Richmond for permission to make exterior renovations to the existing building and undertake related site improvements at 2720 No. 5 Road on a site zoned "Industrial Retail (IR1)". A location and aerial map are included in Attachment 1.

A Servicing Agreement (SA) is required prior to issuance of a Building Permit (BP) and includes, but is not limited to, the following improvements:

- Frontage works along No. 5 Road, including a new 1.5 m (~5 ft.) landscaped boulevard and 3.0 m (~10 ft.) sidewalk.
- Closure and rehabilitation of one of the existing north driveway entrances, and reconstruction of the south driveway entrance.
- New water, storm and sanitary sewer connections.

Development Information

Refer to 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 two-storey building and surface parking lot, on a site zoned IR1.

To the East: A two-storey building and parking lot on a site zoned IR1 and fronting Bridgeport Road.

To the South: A gas station, at the corner of No. 5 and Bridgeport Road, zoned "Gas Station Commercial (ZC25) – Bridgeport Area".

To the West: Across No. 5 Road, one- and two-storey buildings and a surface parking lot, on a site zoned IR1.

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 Development Permit (DP) application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the IR1 zone.

Analysis

The site currently contains a two-storey concrete structure and a one-storey front addition. The proposed development includes demolition of the one-storey front addition, while retaining and recladding the remaining two-storey concrete building. Consistent with the commercial permissions of the IR1 zone, the applicant's business will include a warehouse, instrument repair space, office spaces, retail showroom and second-storey music lesson studios.

Legal Encumbrances

- There is an existing 4.0 m (~13 ft.) wide Statutory Right of Way (SRW) running north to south along the property frontage for sanitary sewer services. The applicant is aware that encroachment into the City's SRW is not permitted.
- An easement has been registered on title to the subject property, and the property to the north at 2660 No. 5 Road, to allow vehicles to cross over both properties and provide service access to the north side of the building.

Conditions of Adjacency

- The subject site is designated "Commercial/Industrial" in the Bridgeport Area Plan and is located within the Bridgeport Road Corridor, which is characterized by auto-oriented retail and light industrial uses.
- The massing of the existing two storey building will remain and is consistent with the existing mix of adjacent flat-roofed, two-storey commercial buildings, set back from the street and separated by surface parking for customers.
- The proposed façade alterations, together with the landscaping, pedestrian and vehicular circulation plan, improve the relationship to No. 5 Road, combining a prominent new store entrance that is visible from the street and separated, direct pedestrian pathways.

Urban Design and Site Planning

- The proposal retains and reuses the existing building and improves site functionality through a consolidated parking layout, new pavement markings, accessible parking, bicycle parking and a direct pedestrian route from the public sidewalk to the principal entrance along the southern property line.
- The northern of the two existing driveways from No. 5 Road will be permanently closed to improve pedestrian and vehicular safety.
- The existing sidewalk directly abuts No. 5 Road. As part of the frontage works, the sidewalk along the property frontage will be relocated eastward, connected to the sidewalks to the north and south and voluntarily dedicated to the City. The dedication area is approximately 1.3 m (~4.3 ft.) in width along the full property frontage, and the dedication is to be provided prior to issuance of a building permit for the exterior works. A new 1.5 m (~5 ft.) landscaped boulevard will separate the new 3.0 m (~10 ft.) sidewalk from the roadway, improving pedestrian safety and consistent with current design standards.
- The existing large garbage containers located in front of the building will be removed, and garbage pickup will be relocated to the north side of the building.

- Pedestrian pathways along the front of the building and the southern property line will provide customers with a route to the main entrance without requiring them to travel through the parking drive aisle.

Architectural Form and Character

- The project retains and renews the existing two-storey concrete building, improving its visual character and commercial presence along No. 5 Road.
- The No. 5 Road façade will be upgraded with a coordinated palette of face brick, deep-grey corrugated metal and wood-coloured aluminum cladding. The proposed materials and colour palette will increase façade articulation and visual interest while maintaining a durable commercial character appropriate to the corridor.
- New storefront glazing and a renewed principal entrance establish a more inviting frontage and improved connection to the street.
- Glazing on the main floor is primarily spandrel glass to address the owner's security concerns. Transparent glass is provided above to provide natural light to the interior office and workspaces.
- The revised façade includes a large canopy above the main entrance to the retail showroom, in addition to an awning above the secondary entrance for students and lessons. These provide weather protection and visual articulation to the otherwise flat massing.

Landscape Design

- There are no trees located on the subject site. Two City-owned trees are located within the existing sidewalk along the property frontage. Parks staff assessed both trees as being in poor health and of low retention value.
- The two low-value City trees (Tagged #CT-1and CT-2 on the Tree Management Plan) located along the property frontage at No. 5 Road are in conflict with the proposed frontage improvements and are recommended for removal. Parks operations staff have assessed these trees and authorized their removal subject to the planting of two new street trees as part of the required frontage upgrades.
- The planting area immediately east of the sidewalk is proposed to include three new trees (one maidenhair tree and two magnolias), in addition to the planting of shrubs, perennials and groundcover
- Before DP issuance, the applicant will be required to provide landscape security for on-site landscaping equal to 100 per cent of the landscape cost estimate, including a 10 per cent contingency, to ensure implementation in accordance with the approved plans. The applicant will also be required to enter into a legal agreement setting out the terms and maintenance period for the landscape security.

Transportation

- The site currently provides 15 poorly delineated parking stalls. The proposal will add three parking stalls, for a total of 18 stalls, including one accessible stall and four pick-up and drop-off stalls serving the music lesson studios.

- Four short-term bicycle parking spaces are proposed near the main entrance. In addition, four secure long-term bicycle parking spaces will be provided inside the building for staff.
- The applicant has voluntarily agreed to provide a dedication of 61.7 m^2 (664.5 ft^2) along the entire property frontage, averaging approximately 1.3 m (4.3 ft.) in width, to support the identified frontage improvements.

Crime Prevention Through Environmental Design

- The proposal includes new and upgraded exterior lighting.
- Clear second-storey glazing is proposed to improve natural surveillance of the public frontage and parking areas.

Sustainability

- Adaptive reuse of the existing building will reduce demolition waste, while additional bicycle parking and improved pedestrian connections will support walking and cycling.
- The proposed new exterior lighting features energy-efficient light-emitting diodes (LEDs).

Conclusion

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

The list of DP Considerations is included in Attachment 3, which has been agreed to by the applicant (signed concurrence on file).

Respectfully submitted,

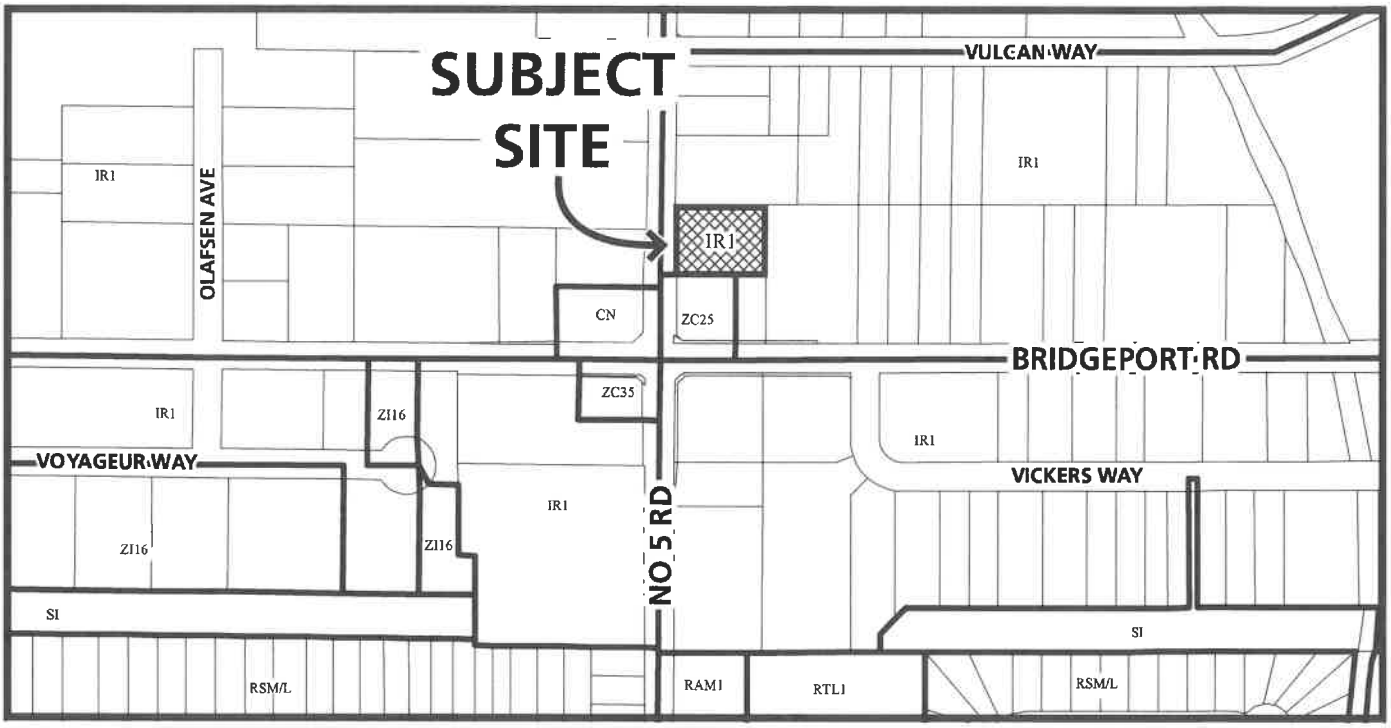
Chris Bishop, Manager, Development – East

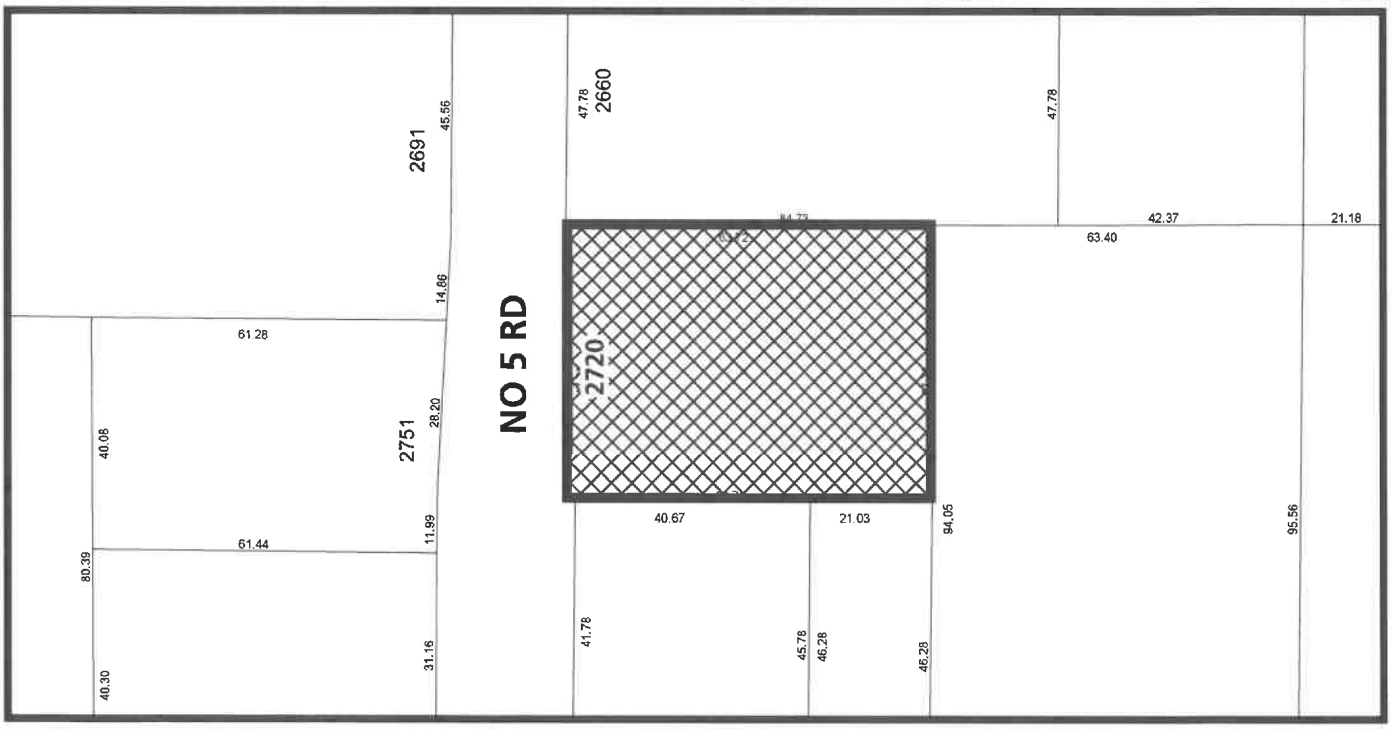
Report Contributors

This report was prepared by Mark Tennenhouse, Planning Technician.

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

City of Richmond



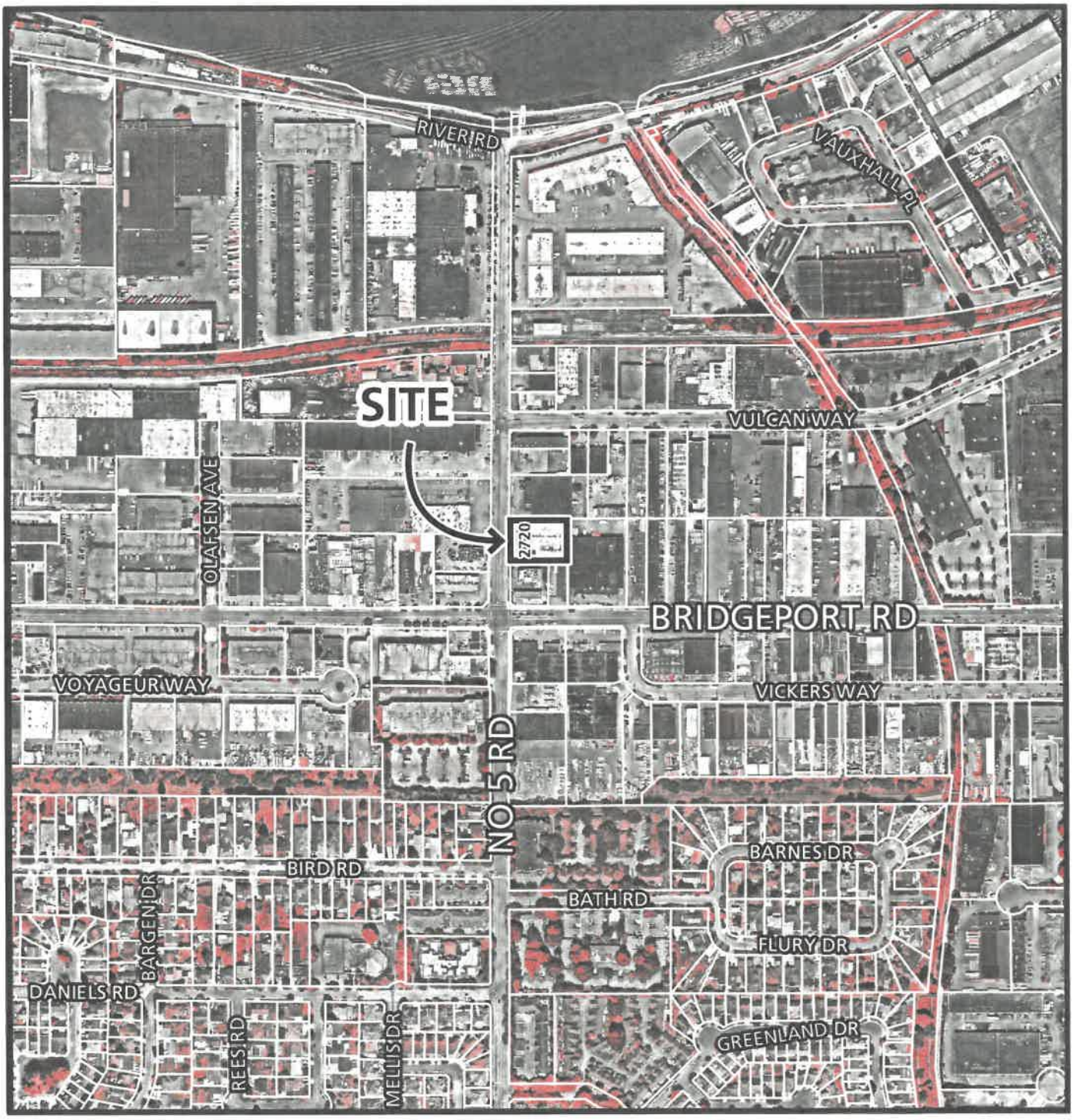


DP 26-005248

Original Date: 03/12/26
Revision Date:

Note: Dimensions are in METRES

City of Richmond



DP 26-005248

Original Date: 03/12/26
Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 26-005248 **Attachment 2**

Address: 2720 No. 5 Road

Applicant: Kaitlin Wicentowich Owner: Long Holdings Inc.

Planning Area(s): Bridgeport

	Existing	Proposed
Site Area:	3,043.15 m^2 (~32,756 ft^2)	2,981.41 m^2 (~32,091 ft^2)
Land Uses:	Auction, minor	Retail showroom, commercial education, industrial warehouse, offices
OCP Designation:	Mixed Employment	Mixed Employment
Area Plan (Birdgeport) Designation	Commercial/Industrial	Commercial/Industrial
Zoning:	Industrial Retail (IR1)	Industrial Retail (IR1)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.00	.77	none permitted
Lot Coverage:	Max. 75%	60.76%	none
Setback – Front Yard:	Min. 3.00 m (~ 9.8 ft)	17.07 m (~ 56 ft)	none
Setback – Side Yard (north)	Min. 0 m	3.68 m (~12.1 ft)	none
Setback – Side Yard (south)	Min. 0 m	.42 m (~1.4 ft)	none
Setback – Rear Yard:	Min. 0 m	.92 m (~3.0 ft)	none
Height (m):	Max. 16.0 m (~52.5)	7.1 m (~23.3 ft)	none
Off-street Parking Spaces	15	18	none
Bicycle Parking	0	8	none

ATTACHMENT 3

City of Richmond

Development Permit Considerations

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

Address: 2720 No. 5 Road

File No.: DP 26-005248

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

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

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

1. **(Compliance with DP Plans)** Demonstrate compliance with the Development Permit Plans.
2. **(Road Dedication)** 61.74 m^2 road dedication along the entire No. 5 Road frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements be accommodated within the dedication area.
3. **(Servicing Agreement*)** Enter into a Servicing Agreement* for the design and construction of engineering and transportation infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. These improvements include but are not limited to the following:

    a. **Transportation**

        i. Along the site's full No. 5 Road frontage:

            1. New curb and gutter aligned with the existing curb and gutter.
            2. A minimum 1.5m planted boulevard.
            3. A minimum 3.0m sidewalk/pathway.

        ii. The removal and permanent closure of the northern driveway entrance the property.

    b. **Water Works**

        i. Using the OCP Model, there is 1138.0 L/s of water available at a 20 psi residual at the No 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 150 L/s.

        ii. Prior to the rezoning staff report being written, the Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.

        iii. At Developer's cost, the Developer is required to:

            1. 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.
            2. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
            3. Provide any rights-of-way that may be required for storm or sanitary works located on private property. Exact right-of-way dimensions and requirements to be finalized during the building permit process.
            4. 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 W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.

Initial: _____

iv. At Developer's cost, the City will:

1. Remove and replace the existing 20mm and 40mm waters service connections located in the Southeast and Northeast of the lot respectively
2. Complete all tie-ins for the proposed works to existing City infrastructure.

c. Sewer Works

i. At Developer's cost, the Developer is required to:

1. 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.
2. Provide a CCTV video inspection of the existing storm service connection to confirm the condition is adequate for re-use. If the conditions are not adequate, replacement of the service connection will be required.

ii. At Developer's cost, the City will:

1. Install a new storm service connection complete with an inspection chamber, if required, based on the submitted CCTV inspection video.
2. Complete all tie-ins for the proposed works to existing City infrastructure.

d. Sanitary Works

i. At Developer's cost, the Developer is required to:

1. Provide a CCTV video inspection of the existing sanitary service connection to confirm the condition is adequate for re-use. If the conditions are not adequate, replacement of the service connection will be required.
2. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.

ii. At Developer's cost, the City will:

1. Install a new sanitary service connection complete with an inspection chamber, if required, based on the submitted CCTV inspection video.
2. Complete all tie-ins for the proposed works to existing City infrastructure.

e. Street Lighting

i. At Developer's cost, the Developer is required to:

1. Review street lighting levels along all road and lane frontages, and upgrade as required.

f. General Items

i. At Developer's cost, the Developer is required to:

1. Complete other frontage improvements as per Transportation requirements.
2. Coordinate with BC Hydro, Telus and other private communication service providers:
    a. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
3. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings:
    a. BC Hydro PMT – 4.0 x 5.0 m
    b. BC Hydro LPT – 3.5 x 3.5 m
    c. Street light kiosk – 1.5 x 1.5 m
    d. Traffic signal kiosk – 2.0 x 1.5 m
    e. Traffic signal UPS – 1.0 x 1.0 m
    f. Shaw cable kiosk – 1.0 x 1.0 m
    g. Telus FDH cabinet – 1.1 x 1.0 m

4. 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.
5. 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.

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.
- 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 Concurrence on file)

Signed Date

City of Richmond

Development Permit

No. DP 26-005248

To the Holder: Long Holdings Inc.

Property Address: 2720 No. 5 Road

Address: 590 Granite Court, Pickering, Ontario

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures shall be constructed generally in accordance with Plans 1-9 attached hereto.
4. As a condition of the issuance of this Permit, the City is holding the security in the amount of 100% of the estimated costs of the landscaping works plus a 10% contingency to ensure that development in 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.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

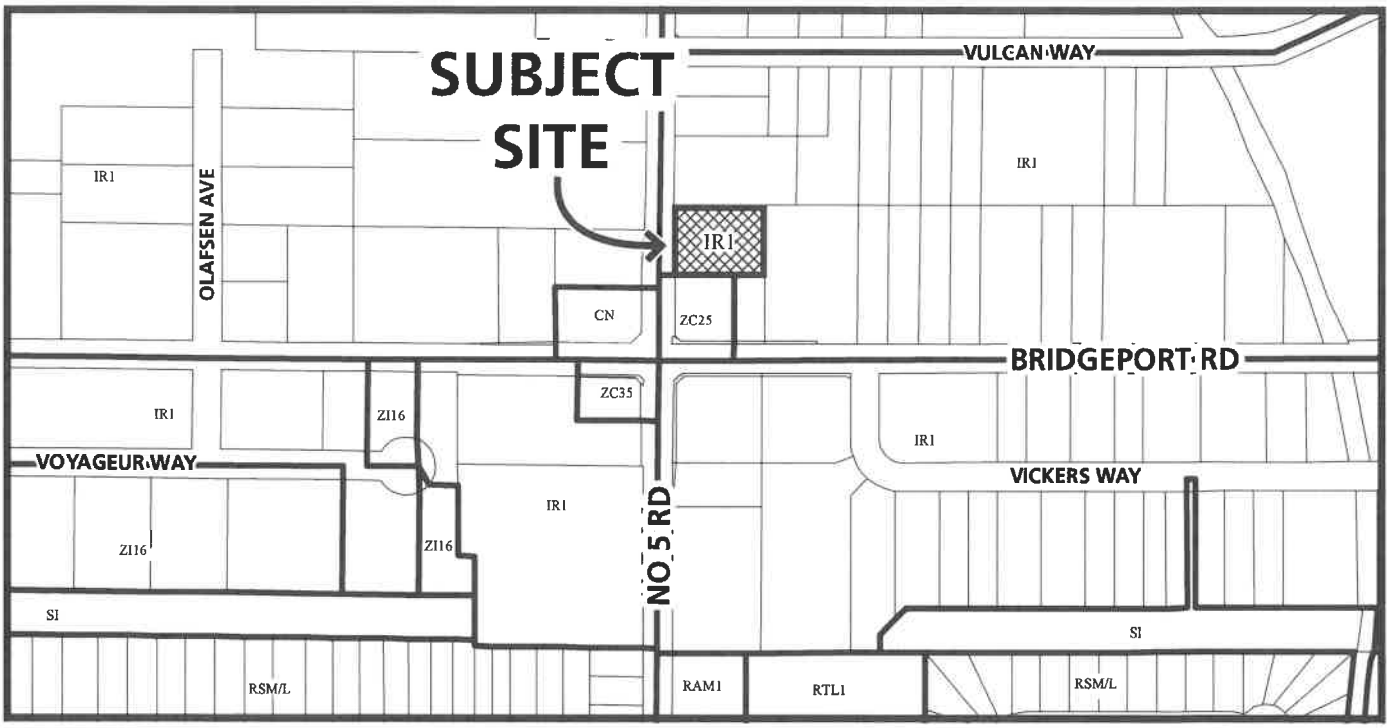
This Permit is not a Building Permit.

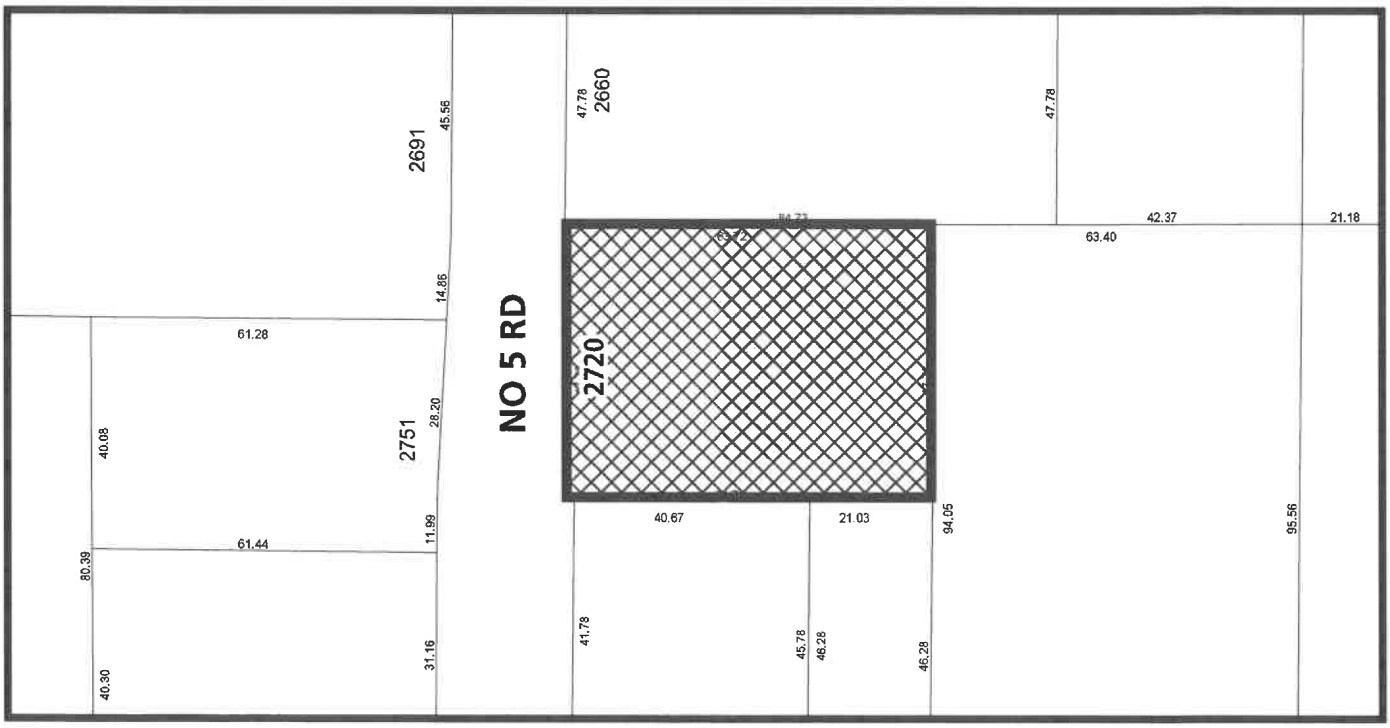
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF ,

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond





DP 26-005248 SCHEDULE "A"

Original Date: 03/12/26
Revision Date:

Note: Dimensions are in METRES



1 NW PERSPECTIVE

SCALE:



2 SW PERSPECTIVE

SCALE

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ISSUES AND REVISIONS

NO.	DATE Y/M/D	DESCRIPTION
5	2026/06/09	ISSUED for CITY COMMENTS
6	2026/06/24	ISSUED for CITY COMMENTS
8	2026/09/24	RE-ISSUED for DEVELOPMENT PERMIT
9	2026/10/28	RE-ISSUED for DEVELOPMENT PERMIT

LONG & McQUADE BUILDING RENOVATION

2720 NO 5 ROAD, RICHMOND, BC V6X 2T3

SEAL

Plan #1
DP 26-005248
November 2, 2026

DRAWING TITLE
PERSPECTIVES

PROJECT NO. 250249-A

DRAWING NO. A02

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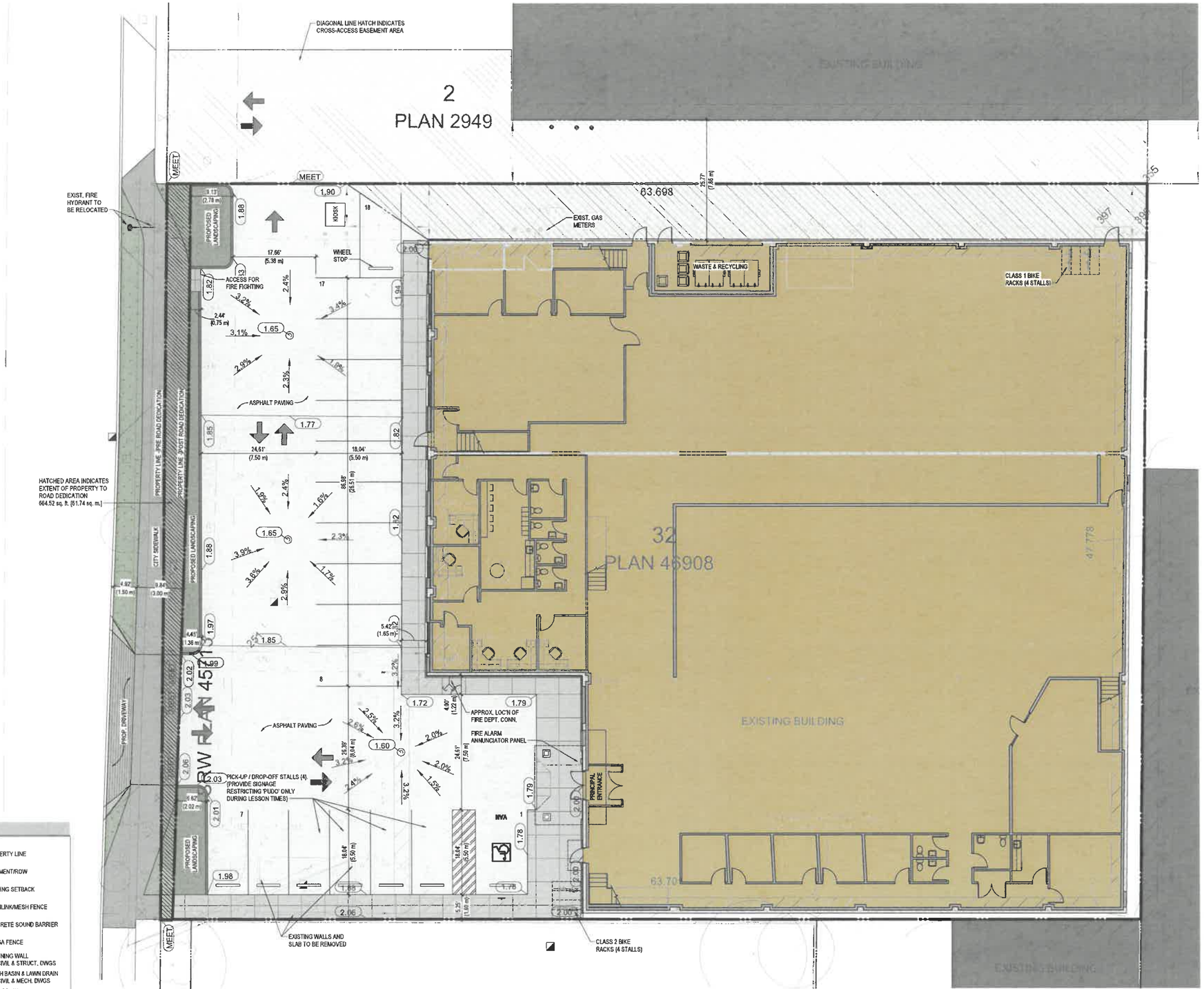

SITE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- LANDSCAPING - SOD SEE LANDSCAPING DWGS
- PLANTING BEDS SEE LANDSCAPING DWGS
- BUILDING SIDEWALK
- CONCRETE PAD
- ASPHALT PAVEMENT SEE CIVIL DWGS
- PERMEABLE ASPHALT PAVEMENT, SEE CIVIL DWGS
- MASONRY PAVEMENT SEE LANDSCAPING DWGS
- GRAVEL
- PMT C/W BOLLARDS SEE ELEC. DWGS
- PROPERTY LINE
- EASEMENT/ROW
- BUILDING SETBACK
- CHAINLINK/MESH FENCE
- CONCRETE SOUND BARRIER
- OMEGA FENCE
- RETAINING WALL SEE CIVIL & STRUCT. DWGS
- CATCH BASIN & LAWN DRAIN SEE CIVIL & MECH. DWGS
- STRIP DRAIN SEE CIVIL & MECH. DWGS
- VEHICLE PAINTED TRAFFIC DIRECTION ARROW
- BUILDING FACADE LIGHTS SEE ELEC. DWGS
- POST MOUNTED LIGHTS SEE ELEC. DWGS
- SITE FURNITURE

1 SITE PLAN
SCALE: 1" = 16'-0"

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ISSUES AND REVISIONS

NO.	DATE YR/M/D	DESCRIPTION
6	2026/06/04	ISSUED for CITY COMMENTS
7	2026/08/18	ISSUED for CITY COMMENTS
8	2026/09/24	RE-ISSUED for DEVELOPMENT PERMIT
9	2026/10/28	RE-ISSUED for DEVELOPMENT PERMIT

LONG & McQUADE BUILDING RENOVATION

2720 NO 5 ROAD, RICHMOND, BC V6X 2T3

SEAL

Plan #2
DP 26-005248
November 2, 2026

DRAWING TITLE
SITE PLAN

PROJECT NO. 250249-A
DRAWING NO. A10

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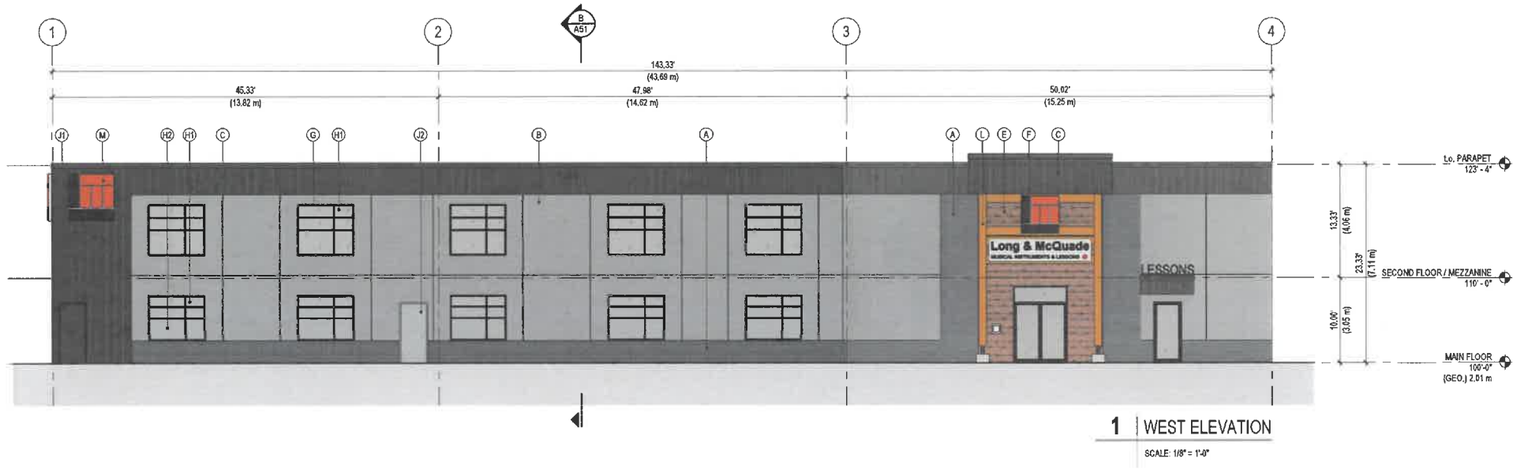
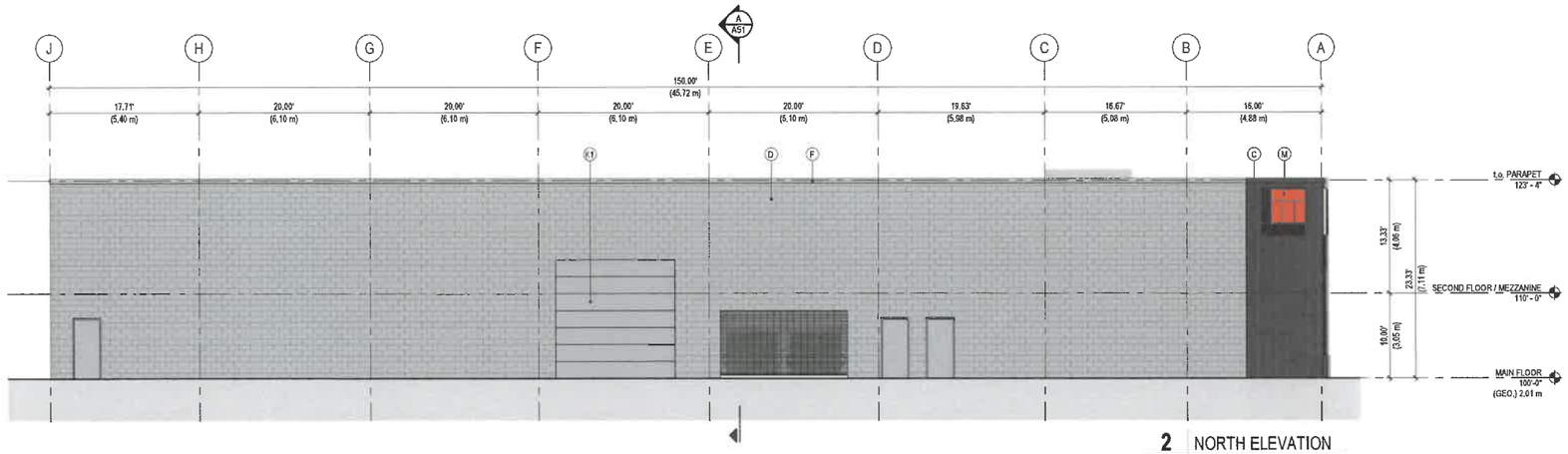


1 WEST ELEVATION

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



2 NORTH ELEVATION

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

MATERIAL LEGEND

TYPE	DESCRIPTION
A	UTILITY FACE BRICK (3 5/8" x 3 5/8" x 11 5/8") ENDICOTT FACE BRICK COLOUR: C1
B	EIFS CLADDING ADEX ARCHITECTURAL COATINGS COLOUR: C2
C	CORRUGATED METAL CLADDING (7/8") COLOUR: C3
D	EXIST. CONCRETE BLOCK WALL COLOUR: C5
E	HORIZONTAL ALUMINUM CLADDING 8" PROFILE PLANKS COLOUR: C7
F	PARAPET CAP FLASHING COLOUR: TO MATCH ADJACENT WALL COLOUR
G	CURTAINWALL/STOREFRONT MULLION: PRE-FINISHED ALUMINUM COLOUR: BLACK
H1	CURTAINWALL/STOREFRONT GLAZING COLOUR: GREY TINT SEE GLAZING SCHEDULE
H2	CURTAINWALL/STOREFRONT GLAZING: SPANDREL GLASS COLOUR: WARM GRAY OPACI-COAT SEE GLAZING SCHEDULE
J1	STEEL MAN DOOR COLOUR: C4
J2	STEEL MAN DOOR COLOUR: C5
K1	STEEL OVERHEAD DOOR COLOUR: C5
K2	SECURITY GRILLE
L	WOOD FRAMING WITH WOOD STAIN & EXTERIOR FINISHING OIL COLOUR: C6
M	BUILDING SIGNAGE BY OTHERS SEPARATE PERMIT REQUIRED

PROJECT COLOURS

C1 ENDICOTT FACE BRICK
VELOUR TEXTURE
MANGANESE IRONSPOT

C2 ADEX ARCH. COATINGS
W-209-4E

C3 CORRUGATED METAL CLADDING
VICWEST (7/8" PROFILE)
DEEP GREY (55174)

C4 SHERWIN WILLIAMS
EQUINOX (SHERWIN WILLIAMS 10/015)

C5 SHERWIN WILLIAMS
PEWTER (2121-30)

C6 PRATO-VERDE
OLD PINE

C7 MAIBEC ARCHITECTURAL
8" PROFILE PLANKS
CUMARU VARIEGATED LIGHT
(101-01)

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ISSUES AND REVISIONS

NO.	DATE YIM/D	DESCRIPTION
5	2026/06/09	ISSUED for CITY COMMENTS
6	2026/06/24	ISSUED for CITY COMMENTS
8	2026/09/24	RE-ISSUED for DEVELOPMENT PERMIT
9	2026/10/28	RE-ISSUED for DEVELOPMENT PERMIT

LONG & McQUADE BUILDING RENOVATION

2720 NO 5 ROAD, RICHMOND, BC V6X 2T3

SEAL

Plan #3
DP 26-005248
November 2, 2026

DRAWING TITLE
BUILDING ELEVATIONS - N/W

PROJECT NO. 250249-A

DRAWING NO. A41

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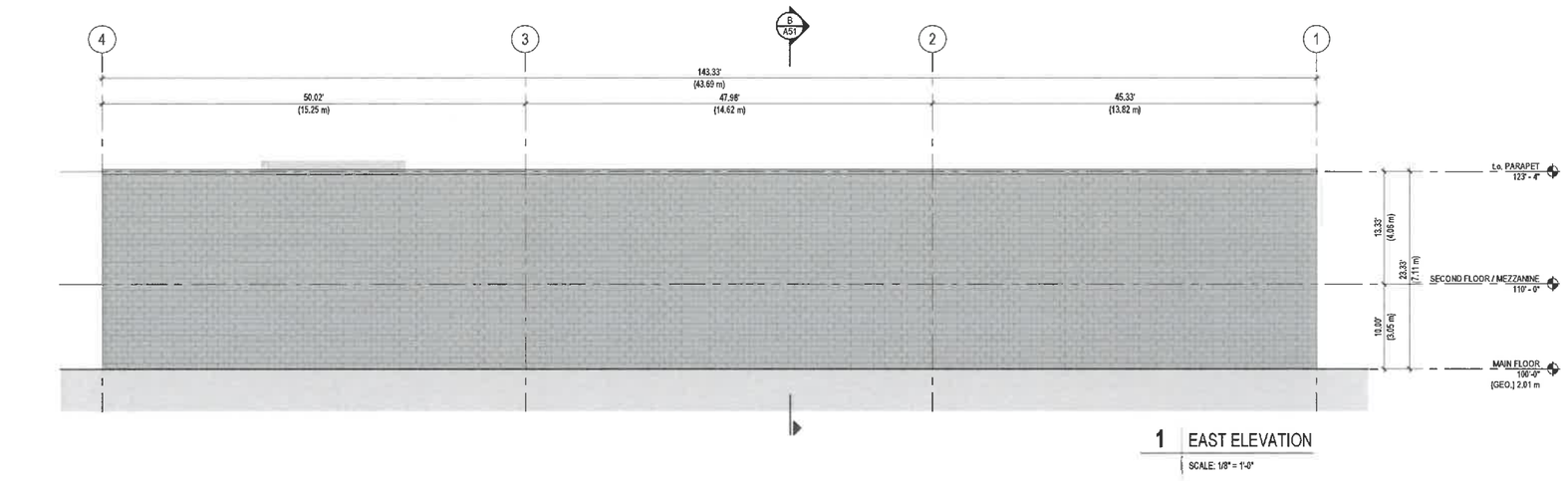
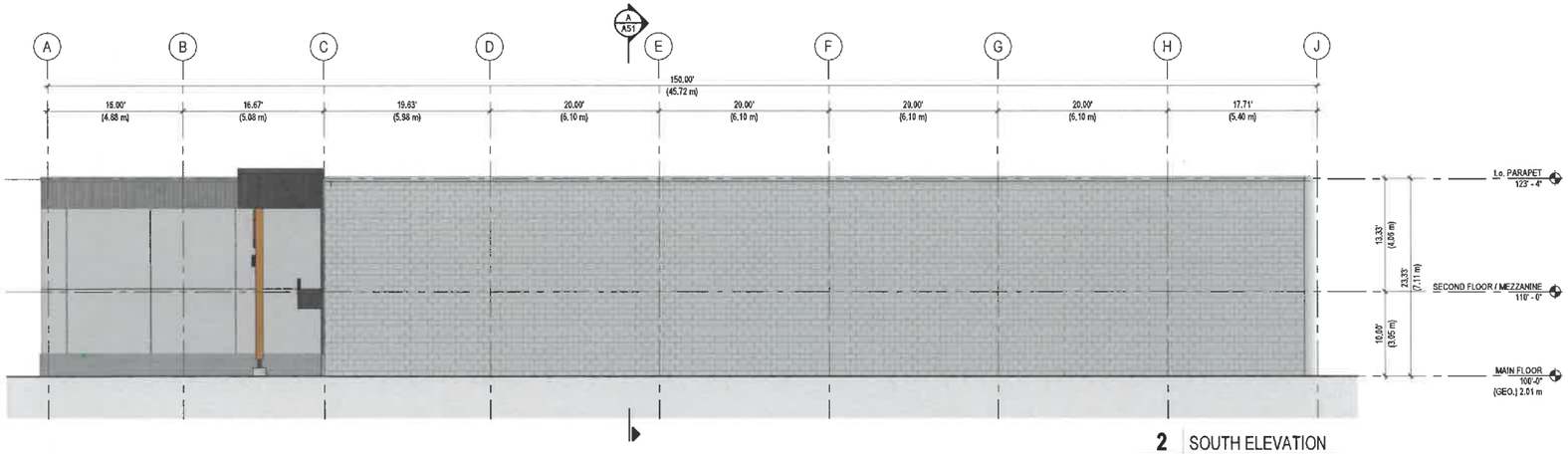


1 EAST ELEVATION

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



2 SOUTH ELEVATION

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

MATERIAL LEGEND

TYPE	DESCRIPTION
A	UTILITY FACE BRICK (3 5/8" x 3 5/8" x 11 5/8") ENDICOTT FACE BRICK COLOUR: C1
B	EIFS CLADDING ADEX ARCHITECTURAL COATINGS COLOUR: C2
C	CORRUGATED METAL CLADDING (7/8") COLOUR: C3
D	EXIST. CONCRETE BLOCK WALL COLOUR: C5
E	HORIZONTAL ALUMINUM CLADDING 6" PROFILE PLANKS COLOUR: C7
F	PARAPET CAP FLASHING COLOUR: TO MATCH ADJACENT WALL COLOUR
G	CURTAINWALL/STOREFRONT MULLION: PRE-FINISHED ALUMINUM COLOUR: BLACK
H1	CURTAINWALL/STOREFRONT GLAZING COLOUR: GREY TINT SEE GLAZING SCHEDULE
H2	CURTAINWALL/STOREFRONT GLAZING: SPANDREL GLASS COLOUR: WARM GRAY OPACI-COAT SEE GLAZING SCHEDULE
J1	STEEL MAN DOOR COLOUR: C4
J2	STEEL MAN DOOR COLOUR: C5
K1	STEEL OVERHEAD DOOR COLOUR: C5
K2	SECURITY GRILLE
L	WOOD FRAMING WITH WOOD STAIN & EXTERIOR FINISHING OIL COLOUR: C6
M	BUILDING SIGNAGE BY OTHERS SEPARATE PERMIT REQUIRED

PROJECT COLOURS

C1 ENDICOTT FACE BRICK
VELOUR TEXTURE
MANGANESE IRONSPOT

C2 ADEX ARCH. COATINGS
W-269-4E

C3 CORRUGATED METAL CLADDING
VICWEST (7/8" PROFILE)
DEEP GREY (55174)

C4 SHERWIN WILLIAMS
EQUINOX (SWBG 10/019)

C5 SHERWIN WILLIAMS
PEWTER (2121-30)

C6 PRATO-VERDE
OLD PINE

C7 MAIBEC ARCHITECTURAL
6" PROFILE PLANKS
CUMARU VARIEGATED LIGHT
(101-01)

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ISSUES AND REVISIONS

NO.	DATE YMM	DESCRIPTION
5	2026/05/05	ISSUED for CITY COMMENTS
6	2026/06/24	ISSUED for CITY COMMENTS
8	2026/09/24	RE-ISSUED for DEVELOPMENT PERMIT
9	2026/10/28	RE-ISSUED for DEVELOPMENT PERMIT

LONG & McQUADE BUILDING RENOVATION

2720 NO 5 ROAD, RICHMOND, BC V6X 2T3

SEAL

Plan #4
DP 26-005248
November 2, 2026

DRAWING TITLE
BUILDING ELEVATIONS - S/E

PROJECT NO. 250249-A

DRAWING NO. A42

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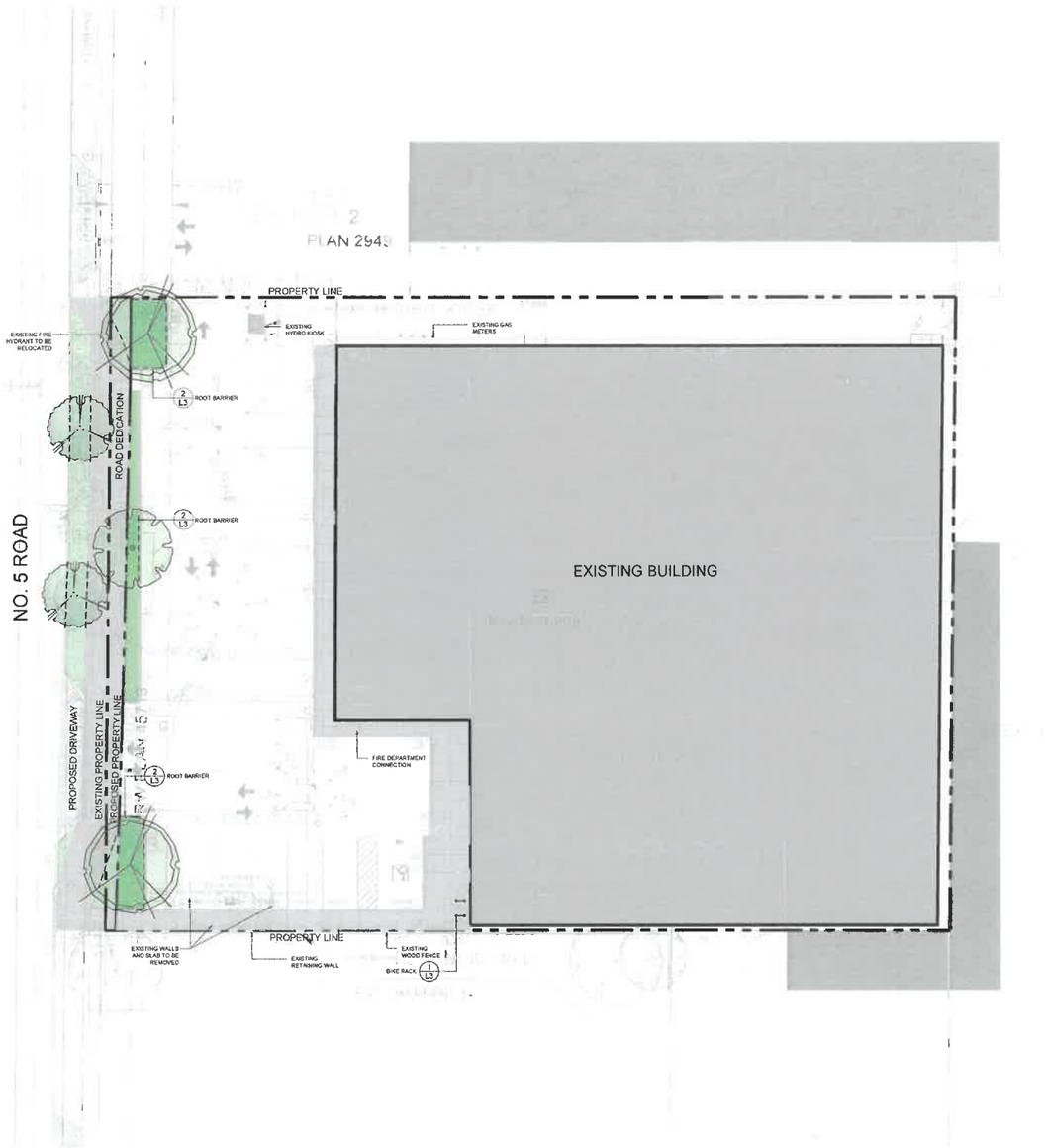


1 OVERALL LANDSCAPE PLAN 1:200

NOTES

GENERAL NOTES

1. ALL LANDSCAPE WORKS MUST CONFORM TO THE CANADIAN LANDSCAPE STANDARD CURRENT EDITION
2. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING
3. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
4. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
5. CONFIRM BYLAW REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BYLAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
6. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
7. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE
8. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
6. SOIL DEPTHS SHALL BE A MINIMUM 150mm FOR TURF GRASS, A MINIMUM 450mm FOR PLANTING AREAS, AND A MINIMUM 600mm IN PLANTING BEDS WITH TREES.
   APPROVED SOILS FOR TURF GRASS ARE THRIVE TURF BLEND SUPPLIED BY VERATEC ENGINEERED PRODUCTS INC., TRIO BLEND SUPPLIED BY THE ANSWER GARDEN PRODUCTS, OR APPROVED EQUAL.
   APPROVED SOILS FOR PLANTING BEDS ARE THRIVE PLANTER BLEND SOIL SUPPLIED BY VERATEC ENGINEERED PRODUCTS INC., TRIO BLEND SUPPLIED BY THE ANSWER GARDEN PRODUCTS, OR APPROVED EQUAL.
7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1
9. ALL PLANTING BEDS TO BE FINISHED WITH 50mm OF WELL-COMPOSTED BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
11. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY OF ARBORICULTURE (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL, INCLUDING ANY REPLACEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - 12.1 REGULAR SCHEDULE OF WATERING OF THE PLANTS AS REQUIRED AND/OR AS DIRECTED BY THE PROJECT MANAGER DURING CONSTRUCTION AND THE WARRANTY PERIOD. PLANTS SHALL BE WATERED WITHIN 48 HOURS OF WRITTEN REQUEST BY THE OWNER OR OWNER'S REPRESENTATIVE. FAILURE TO DO SO AFTER THE REQUEST SHALL RESULT IN THE WORK BEING UNDERTAKEN BY OTHERS. THE COST OF THIS WORK SHALL BE DEDUCTED FROM THE TOTAL CONTRACT PRICE OR HOLDBACK AND OTHERWISE RECOVERED FROM THE CONTRACTOR
    - 12.2 MAINTENANCE AND ADDITIONAL INSTALLATION OF MULCH
    - 12.3 WEED REMOVAL
    - 12.4 DISEASE CONTROL

MINIMUM TREE PLANTING CLEARANCES

1. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:
   - 1.1 STREET LIGHT POLES - 6.0m
   - 1.2 UTILITY POLES - 3.0m
   - 1.3 EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY - 2.0m
   - 1.4 SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS - 1.5m
   - 1.5 MANHOLES, VALVE BOXES, WATER SERVICES - 1.2m
   - 1.6 BCH LPT/PMT/VISTA SWITCH VAULTS - 2.25m
2. WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF THE CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MINIMUM OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK.
3. IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB.

SODDING NOTES

1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
   - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
   - 40% CREEPING RED FESCUE
   - 20% PERENNIAL RYEGRASS
   - USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE

   ALL SOD TO BE CHAFER BEETLE RESISTANT.
2. AREAS TO BE SODDED SHALL HAVE A MINIMUM 150mm TOPSOIL BASE.
   APPROVED SOILS FOR TURF GRASS ARE THRIVE TURF BLEND SUPPLIED BY VERATEC ENGINEERED PRODUCTS INC. TRIO BLEND SUPPLIED BY THE ANSWER GARDEN PRODUCTS, OR APPROVED EQUAL.
3. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
4. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
5. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
6. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
7. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150mm OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

1. IRRIGATION DESIGN AND INSTALLATION WILL CONFORM TO THE IRRIGATION INDUSTRY OF BC (IIABC) STANDARDS

AMR Systems
Landscape Architecture / Arboricultural Consulting
CPTED Consulting Crime Prevention Through Environmental Design

LEGEND

- PLANTING MEDIUM
- TURF
- CONCRETE SIDEWALK
- BIKE RACK
- PROPERTY LINE
- ROOT BARRIER

Plan #5
DP 26-005248
November 2, 2026

2025.11.03	ISSUED FOR DP
2025.09.21	ISSUED FOR DP
2025.02.04	ISSUED FOR DP
2026.02.03	ISSUED FOR REVIEW
2025.01.27	ISSUED FOR DP
2026.01.23	ISSUED FOR REVIEW

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
SCOTT T. WATSON
391
2026-11-03

N

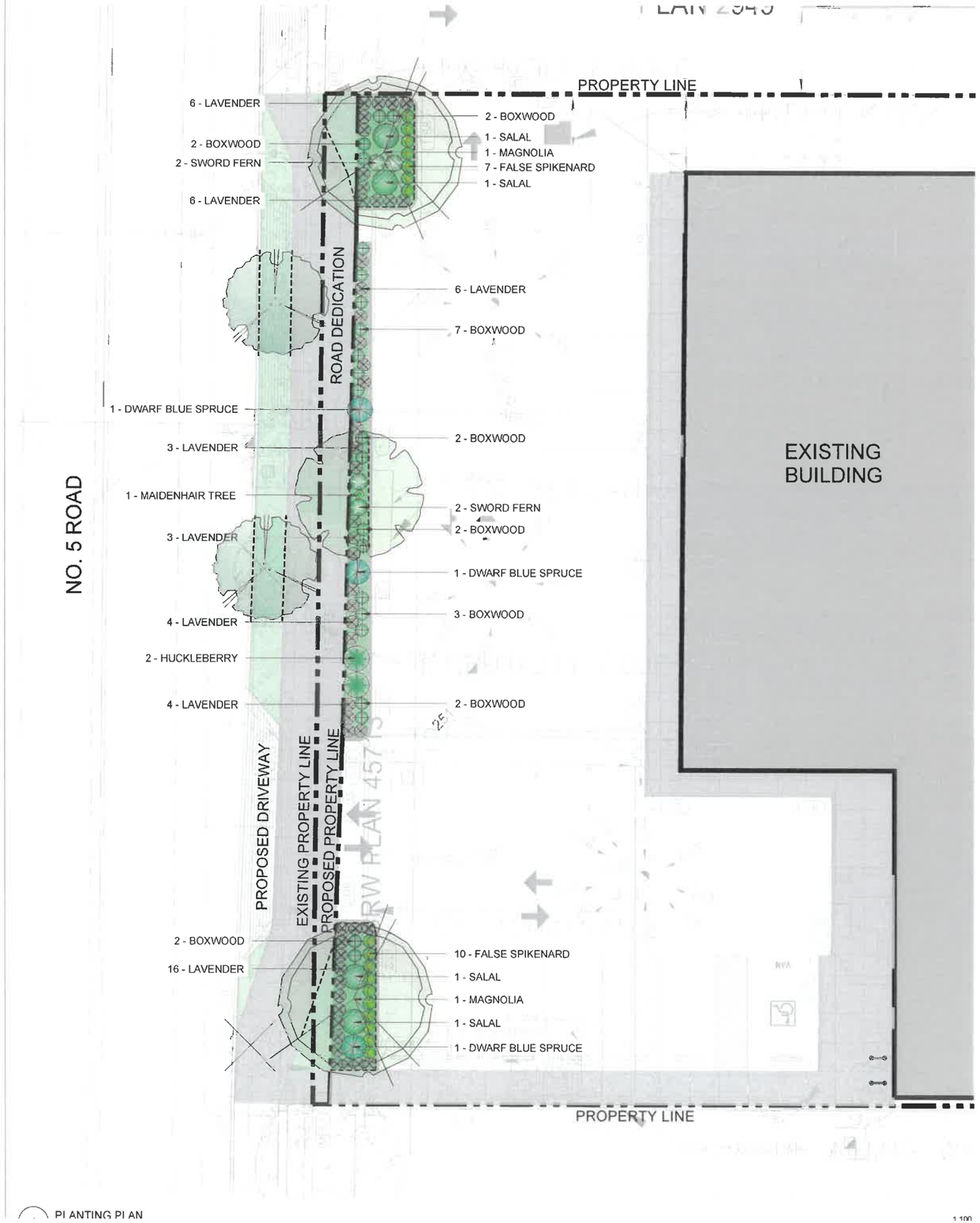
LONG & MCQUADE
BUILDING RENOVATION

2720 NO. 5 RD
RICHMOND, BC

OVERALL
LANDSCAPE PLAN

SCALE	1:200
DRAWN	BA
DESIGNED	SW
PROJECT NO.	26-003L
DATE	2026.01.21

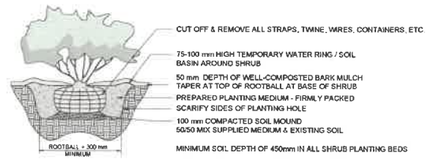
L1



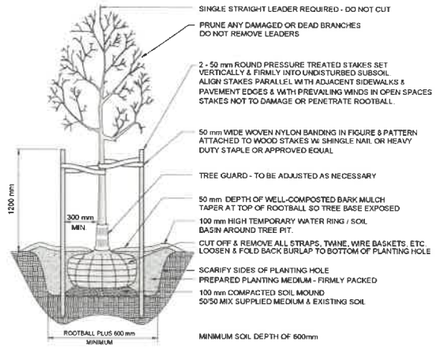
PLANTING PLAN 1:100

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	1	Buxus Sempervirens 'Blauer Heinz'	Maidenhair Tree	6 cm cal.	As Shown	W B (Medium Tree)
	2	Magnolia Acuminata	Cucumber Tree (Magnolia)	3.5 m ht	As Shown	W B (Medium Tree)
SHRUBS						
	22	Buxus Sempervirens 'Blauer Heinz'	Boxwood	#3 Pot	As Shown	POTTED
	4	Gaultheria Shallon	Salal	#5 Pot	As Shown	POTTED
	3	Picea Pungens 'Globosa'	Dwarf Blue Spruce	#3 Pot	As Shown	POTTED
	2	Vaccinium Ovatum	Evergreen Huckleberry	#5 Pot	As Shown	POTTED
PERENNIALS, GROUND COVERS, AND GRASSES						
	48	Lavandula Angustifolia	Lavender	#1 Pot	As Shown	POTTED
	17	Maianthemum Racemosum	False Solomon's-seal (False Spikenard)	#1 Pot	As Shown	POTTED
	4	Polystichum Munitum	Sword Fern	#1 Pot	As Shown	POTTED



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



DECIDUOUS TREE N.T.S.

AMR Systems
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CPTED Consulting - Crime Prevention Through Environmental Design

LEGEND
- PLANTING MEDIUM
- TURF
- CONCRETE SIDEWALK
- BIKE RACK
- PROPERTY LINE
- ROOT BARRIER

Plan #6
DP 26-005248
November 2, 2026

2026/11/03	ISSUED FOR DP
2026/09/21	ISSUED FOR DP
2026/02/04	ISSUED FOR DP
2026/02/03	ISSUED FOR REVIEW
2026/01/27	ISSUED FOR DP
2026/01/23	ISSUED FOR REVIEW

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REGISTERED MEMBER
SCOTT T. WATSON
391
2026-11-03

LONG & MCQUADE
BUILDING RENOVATION

2720 NO. 5 RD
RICHMOND, BC

PLANTING PLAN

SCALE	1:100
DRAWN	BA
DESIGN	SW
PROJECT	25-003L
DATE	2026.01.21

L2

500 SERIES

MBR-0500-00003
Legacy #MBR500-S



Sustainability Facts

Unit Size	One (1) MBR-0500-00001 Bike Rack
Carbon footprint (GWP)	103 kg CO2-Eq
Measured in kilograms of carbon dioxide equivalent	
Total energy use (TPE)	1770 Mj-Eq
Measured in megajoules of energy equivalent	
Waster use (WDP)	0.843 m3 water
Measured in cubic metres of water	
Material recyclability	100%
LEED v4.1 Credits	
Type III Environmental Product Declaration	☑
Material Inventory	☑
Low VOC finishes	☑
Free of Red List substances	☑

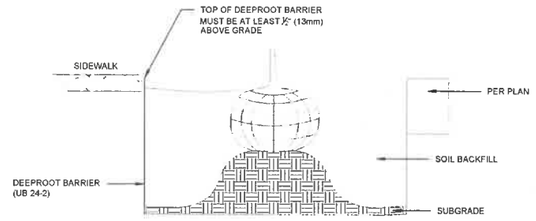
*Full EPD can be referenced for more information https://www.epdregistration.com/mgfts/

DESCRIPTION:	500 Series - 500 Bike Rack: H.S. Steel Tube, Surface Mount, 2 Bike Configuration
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.
TO SPECIFY:	Select MBR-0500-00003 Choose: - Powdercoat Color

QUANTITY = 2

HEIGHT: 35" (88.9cm) LENGTH: 19.25" (48.9cm) WEIGHT: 13.27 lbs (6.0kg)

1 BIKE RACK N.T.S.



MANUFACTURER: DEEPROOT CANADA CORP.
MODEL: UB 24-2

1-604-687-0899
www.deeproot.com

LENGTH = 40 m

2 ROOT BARRIER N.T.S.

AMR Systems
Landscape Architecture / Arboricultural Consulting
CPTED Consulting, Crime Prevention Through Environmental Design
4520 Kent-Wilson Rd #201 Chilliwack, BC V2R 5S1
T 604 402 0031 amrsystems.ca

Plan #7
DP 26-005248
November 2, 2026

NO	DATE (y mm)	DESCRIPTION
6	2026/11/03	ISSUED FOR DP
5	2026/09/21	ISSUED FOR DP
4	2026/02/04	ISSUED FOR DP
3	2026/02/03	ISSUED FOR REVIEW
2	2026/01/27	ISSUED FOR DP
1	2026/01/23	ISSUED FOR REVIEW

ISSUES & REVISIONS

SEAL



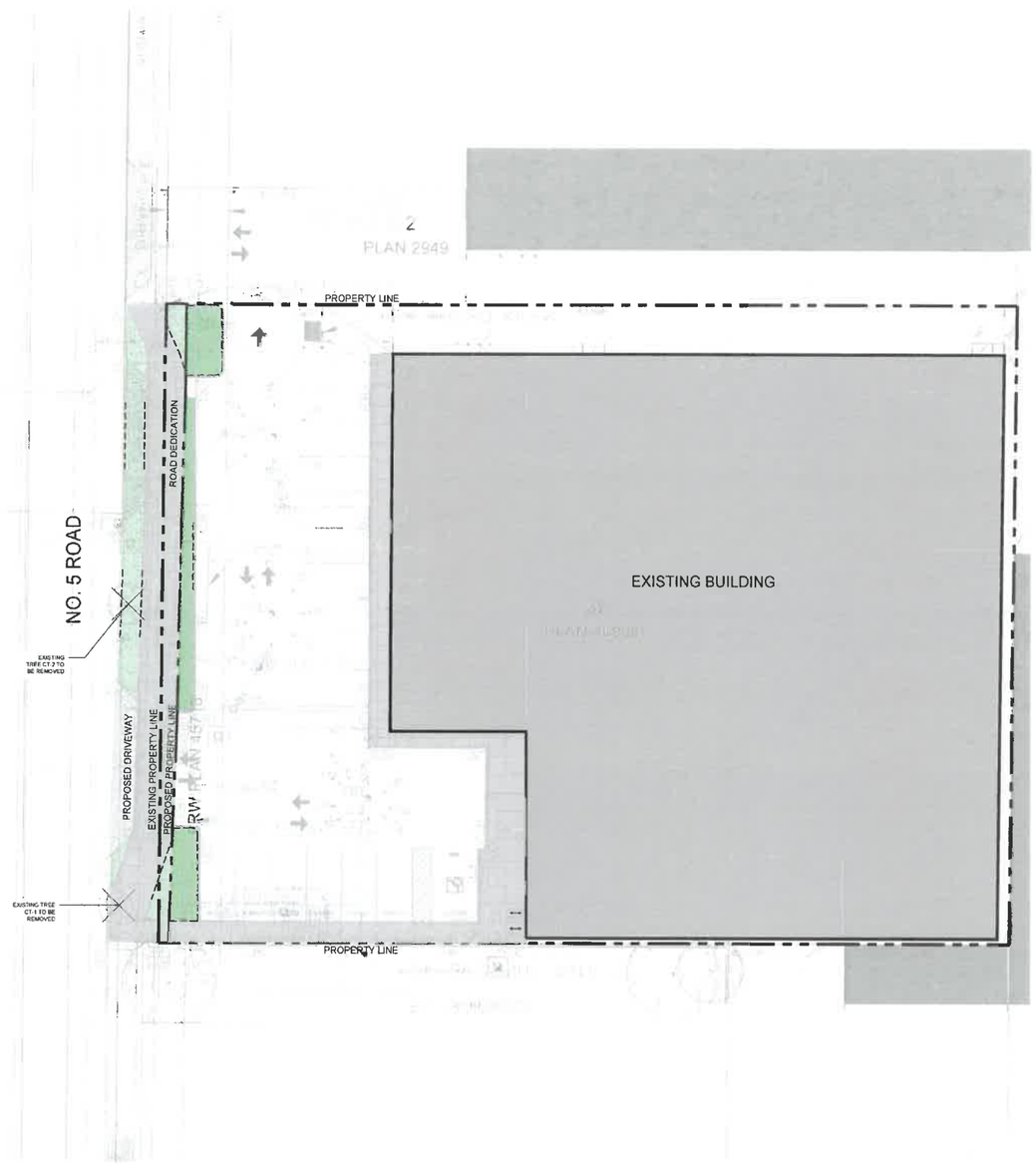
PROJECT NAME
LONG & MCQUADE
BUILDING RENOVATION

PROJECT ADDRESS
2720 NO. 5 RD
RICHMOND, BC

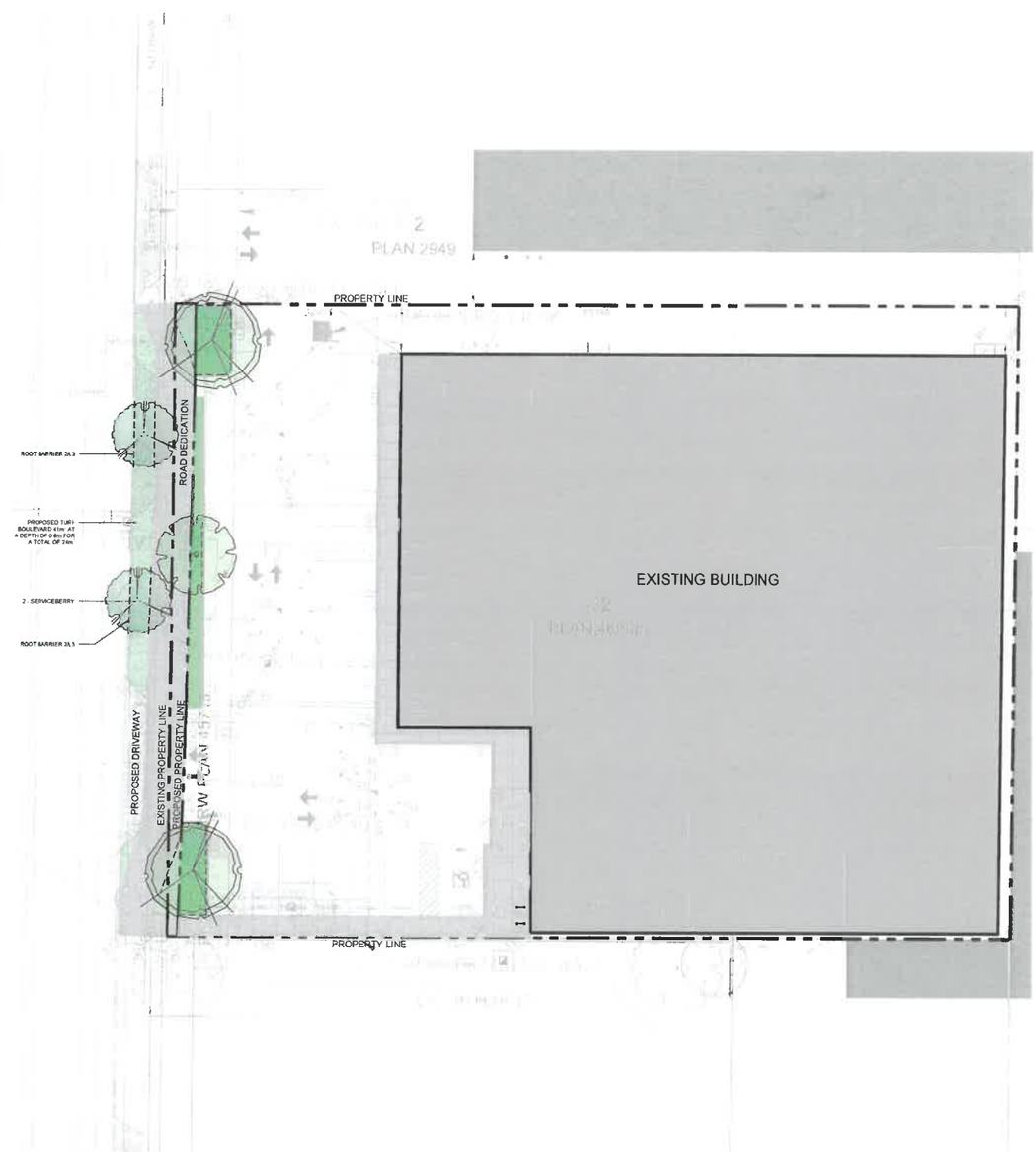
DRAWING TITLE
DETAILS

SCALE	AS NOTED
DRAWN	BA
CHECKED	SW
PROJECT NO	26-003L
START DATE	2026.01.21

DRAWING NO
L3



1 TREE REMOVAL PLAN 1:200



2 TREE REPLACEMENT PLAN 1:200

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	1	Amelanchier Grandiflora	Serviceberry	6 cm cal	As Shown	W.B (Medium Tree)

AMR Systems
Landscape Architecture / Arboricultural Consulting
CPTED Consulting Crime Prevension Through Environmental Design

LEGEND
- PLANTING MEDIUM
- TURF
- CONCRETE SIDEWALK
- BIKE RACK
- PROPERTY LINE
- ROOT BARRIER

Plan #8
DP 26-005248
November 2, 2026

2026/11/03	ISSUED FOR DP
2026/09/21	ISSUED FOR DP
2026/02/04	ISSUED FOR DP
2026/02/03	ISSUED FOR REVIEW
2026/01/27	ISSUED FOR DP
2026/01/23	ISSUED FOR REVIEW

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
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391
2026-11-03

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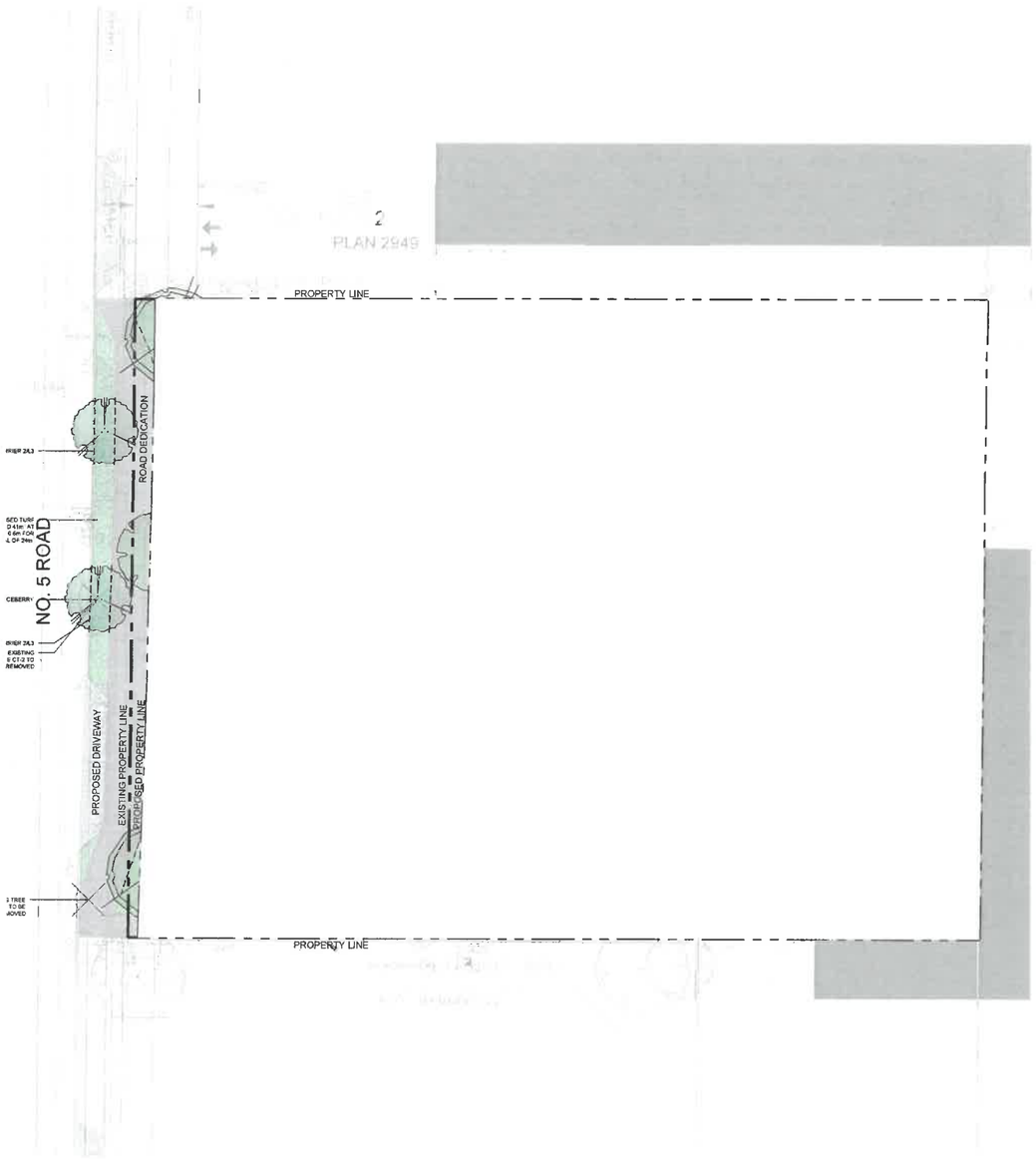
LONG & MCQUADE
BUILDING RENOVATION

2720 NO. 5 RD
RICHMOND, BC

TREE MANAGEMENT PLAN

SCALE	1:200
DRAWN	BA
DESIGN	SW
PROJECT NO	26-003L
DATE	2026.01.21

TMP1.0



1 LANDSCAPE OFFSITE PLAN 1:200

AMR Systems
Landscape Architecture / Arboricultural Consulting
CPTED Consulting Crime Prevention Through Environmental Design

LEGEND
- PLANTING MEDIUM
- TURF
- CONCRETE SIDEWALK
- BIKE RACK
- PROPERTY LINE
- ROOT BARRIER

Plan #9
DP 26-005248
November 2, 2026

2026/11/03	ISSUED FOR DP
2026/09/21	ISSUED FOR DP
2026/02/04	ISSUED FOR DP
2026/02/03	ISSUED FOR REVIEW
2026/01/27	ISSUED FOR DP
2026/01/23	ISSUED FOR REVIEW

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
SCOTT T. WATSON
391
2026-11-03

N

LONG & MCQUADE
BUILDING RENOVATION

2720 NO. 5 RD
RICHMOND, BC

LANDSCAPE OFFSITE PLAN

SCALE	1:200
DRAWN	BA
DESIGN	SW
PROJECT NO	26-003L
SYNC DATE	2026.01.21

OFS1