



**Development Permit Panel
Electronic Meeting**

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

**Wednesday, March 11, 2026
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on February 25, 2026.*



1. DEVELOPMENT PERMIT DP 25-037757
(REDMS No. 8308609)

APPLICANT: Deluxe Custom Homes Ltd.

PROPERTY LOCATION: 7480 and 7486 Williams Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of two small-scale multi-unit housing developments on lots zoned "Small-Scale Multi-Unit Housing (RSM/L)"; and*
- 2. vary the provisions of the Richmond Zoning Bylaw 8500 to:*
 - (a) reduce the required front yard setback from 6.0 m to 4.5 m;*
 - (b) reduce the required rear yard setback from 6.0 m to 3.0 m;*
 - (c) permit an attached garage to be located within 6.0 m of the rear lot line; and*
 - (d) permit an exterior wall oriented to an interior side yard to have a continuous wall length greater than 55 per cent of the total lot depth.*



ITEM

2. New Business

3. Date of Next Meeting: March 25, 2026

ADJOURNMENT



**Development Permit Panel
Wednesday, February 25, 2026**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Wayne Craig, General Manager, Planning and Development, Chair
Milton Chan, Director, Engineering
James Cooper, Director, Building Approvals

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 January 14, 2026 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 21-928686
(REDMS No. 7614060)**

APPLICANT: Urban Design Group Architects Ltd.

PROPERTY LOCATION: 10980 No. 3 Road

INTENT OF PERMIT:

1. Permit development of a gas and service station at 10980 No. 3 Road on a site zoned "Gas & Service Stations (CG2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the landscaping requirements along a property line abutting a road from 3.0 m to 2.1 m along portions of the south property line.

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Applicant's Comments

Eric Ching, Urban Design Group Architects Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the proposed development consists of a gas station which includes a three-pump gas bar and canopy above and a commercial building for convenience store use;
- the proposed gas station utilizes current technology that includes environmental and public safety features;
- three visitor parking spaces with electric vehicle (EV) charging infrastructure and two bicycle parking stalls will be provided on the site;
- a garbage and recycling enclosure is located at the northeast corner of the site that will accommodate two four-yard bins;
- accessible pedestrian access is provided from No. 3 Road and Steveston Highway leading to the entrance of the commercial building;
- an existing mature Douglas fir tree on the northeast corner of the site will be retained and protected;
- two existing Maple trees on the northwest corner of the site have been identified for removal due to poor condition and 10 new trees are proposed to be planted on-site, which are in excess of the City's required 2:1 tree replacement ratio;
- seven of the replacement trees will be installed on the northeast corner and along the east property line to provide screening to the garbage and recycling enclosure and visitor parking stalls;
- the proposed site layout will be able to accommodate on-site circulation and entry/exit to/from the site of a six-axle transport truck;
- the rooftop mechanical equipment has been designed and screened to comply with the City's Noise Bylaw;
- the proposed location and choice of dark sky compliant full cut off lighting fixtures would prevent light spillover onto adjacent residential developments; and
- the significant amount of glazing on the commercial building allows visual connection to the streets.

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Johnny Zhang, Maruyama & Associates, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the proposed landscape design for the project integrates landscaping along the No. 3 Road and Steveston Highway frontages, side yards and open space planting, (ii) the proposed planting strip along the street frontages includes medium-sized deciduous trees and a variety of shrubs and groundcovers, (iii) cedar hedging and coniferous trees are proposed along the north and east property lines to provide a layered landscape buffer between the subject site and adjacent residential developments, (iv) the choice of proposed planting materials for the site's Steveston Highway frontage are consistent with the Agricultural Land Reserve (ALR) edge planting guidelines which include native and drought tolerant species, and (v) on-site planting includes 60 percent evergreen and 40 percent deciduous species.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the proposed use of the subject site for a gas and service station is consistent with the City's Zoning Bylaw, (ii) the proposed variance with regard to landscaping requirements along a portion of the Steveston Highway frontage is a result of accommodating on-site vehicle maneuvering and required frontage improvements by the City, (iii) automatic irrigation will be provided for the maintenance of all landscaped areas on the site, (iv) cedar hedging is proposed along the north and east property lines in addition to the existing wooden fences that will be retained, (v) Statutory-Right-of-Ways (SRWs) are provided along the No. 3 Road and Steveston Highway frontages to accommodate the frontage improvements, and (vi) a Servicing Agreement will be entered into by the applicant prior to Development Permit issuance which includes, among others, frontage improvements along No. 3 Road and Steveston Highway, upgrading of existing storm sewers and utility connections.

Panel Discussion

In reply to queries from the Panel regarding the garbage and cardboard recycling enclosure at the northeast corner of the proposed commercial building, the applicant noted that (i) the enclosure will be constructed on a concrete slab and comprised of steel frame, wooden slats and a gate but will not be covered, and (ii) the applicant will consult with their acoustic consultant regarding further noise mitigating measures during garbage collection.

In reply to queries from the Panel regarding lighting on the east elevation of the proposed commercial building, the applicant noted that they will investigate opportunities to bring down the height of proposed lighting fixture or provide an alternate lighting fixture to avoid light spillover onto the adjacent townhouse development to the east.

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In reply to queries from the Panel regarding the proposed free-standing signs on the site, the applicant noted that (i) the size of the proposed free-standing sign on the No. 3 Road frontage have been reduced to comply with current City bylaw standards, and (ii) the free-standing signs on the No. 3 Road and Steveston Highway frontages include illuminated price changes and a backlit logo.

In reply to queries from the Panel regarding on-site landscaping, the applicant noted that (i) they could install additional species of shrubs and groundcovers to provide more variety of planting along the Steveston Highway frontage, (ii) proposed planting along the northeast side of the visitor parking stalls includes low groundcovers, evergreen shrubs and cedar hedge adjacent to the wooden fence along the east property line to provide a layered landscape buffer to the adjacent development to the east and screen vehicle headlight glare, and (iii) the proposed seven trees to be planted along the east property line and at the northeast of the subject site are coniferous trees that will provide evergreen buffering all year round.

Correspondence

Law Tak W. and Hung Shui P., 10900 No. 3 Road ([Schedule 2](#))

Benjamin Gobert, 10900 No. 3 Road ([Schedule 3](#))

It was noted that both pieces of correspondence expressed concerns about the proposed development's environmental and health impacts, traffic impacts, fuel and storage operation concerns.

Gallery Comments

Benjamin Gobert, 10900 No. 3 Road, spoke on behalf of the Garden Manor Strata which represents the residents of the 20-unit townhouse development at 10900 No. 3 Road located immediately adjacent to the north of the proposed development. Mr. Gobert expressed opposition to the proposed development, noting the subject site's documented environmental history and potential adverse impacts to the neighbourhood including health and environmental hazards to adjacent residential developments and environmental impacts to the Agricultural Land Reserve (ALR) area across Steveston Highway to the south. In addition, he questioned the zoning of the subject site that allow for gas station use, given its proximity to existing residential developments.

In reply to Mr. Gobert's comments, the Chair noted that zoning issues are outside the scope of the Panel and environmental matters are under the jurisdiction of the Provincial government. In addition, staff confirmed that the applicant had provided the City with a certificate of compliance from the Province of BC indicating that the subject site has been remediated and the proposed use of the site for gas and service station can proceed.

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Ming Hui, 8171 Steveston Highway, a resident of The Maples, a townhouse development located immediately to the east of the subject site, queried about the rationale for the proposed variance to the landscaping requirements along the Steveston Highway frontage. In addition, he expressed concern about the potential impact of the proposed gas station to traffic and safety in the area especially at the intersection of No. 3 Road and Steveston Highway and queried about proposed traffic mitigation and safety measures including preventing vehicles from making left turns from/to the gas station and installing a traffic speed monitoring device along Steveston Highway before the gas station.

In reply to the comments of Mr. Ming Hui, staff confirmed that (i) the proposed landscaping variance is associated with the width of the landscaping provided along a portion of the Steveston Highway frontage, (ii) the landscaping variance is proposed to accommodate on-site vehicle maneuvering, required frontage improvements in the SRW area of the site, (iii) the applicant has worked with staff to maximize landscaping areas on all frontages of the subject site, (iv) the proposed development's traffic impacts have been reviewed and considered by the City's Transportation Department, (v) the installation of speed detection equipment along Steveston Highway is outside the scope of the Panel, and (vi) the site's frontage improvements include construction of a new sidewalk, boulevard, and curb along the Steveston Highway and No. 3 Road frontages, removal of the existing driveway letdowns, and limiting to one vehicle access on Steveston Highway and No. 3 Road, both of which are restricted to right-in/right-out only to prevent vehicles from making left turns into the site.

In addition, staff confirmed that (i) the site's frontage improvements also include installation of small raised curbs at the vehicle entrances to restrict vehicle movement to right-in/right out only, and (ii) on-site signage will be installed to indicate the prohibitions on vehicle turning movements including restrictions on left turns for vehicles exiting the site.

In reply to a query regarding the proposed landscaping along the eastern edge of the site, staff and the applicant noted that (i) the existing wood fence and proposed cedar hedging are both six feet tall, with the cedar hedging anticipated to grow over time, and (ii) the proposed coniferous trees would be four meters in height upon planting and are expected to grow up to 30 to 40 feet.

Panel Discussion

The Panel expressed support for the application, noting the applicant's proposed measures to respond to some of the adjacencies on the site.

To further respond to some adjacency concerns, the Panel then directed staff to work with the applicant and undertake the following additional measures prior to the application moving forward to Council:

1. further design development to the garbage enclosure to ensure solid screening to address potential noise;

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2. review of the proposed building mounted lighting especially along the east elevation of the commercial building to ensure no light spillover onto adjacent residential developments; and
3. detailed review of the proposed landscaping along the Steveston Highway frontage to improve and intensify the amount of landscaping to be provided.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit development of a gas and service station at 10980 No. 3 Road on a site zoned "Gas & Service Stations (CG2)" and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the landscaping requirements along a property line abutting a road from 3.0 m to 2.1 m along portions of the south property line.*

CARRIED

2. New Business

None.

3. Date of Next Meeting: March 11, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:29 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, February 25, 2026.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk



CENTEX SERVICE STATION | RICHMOND

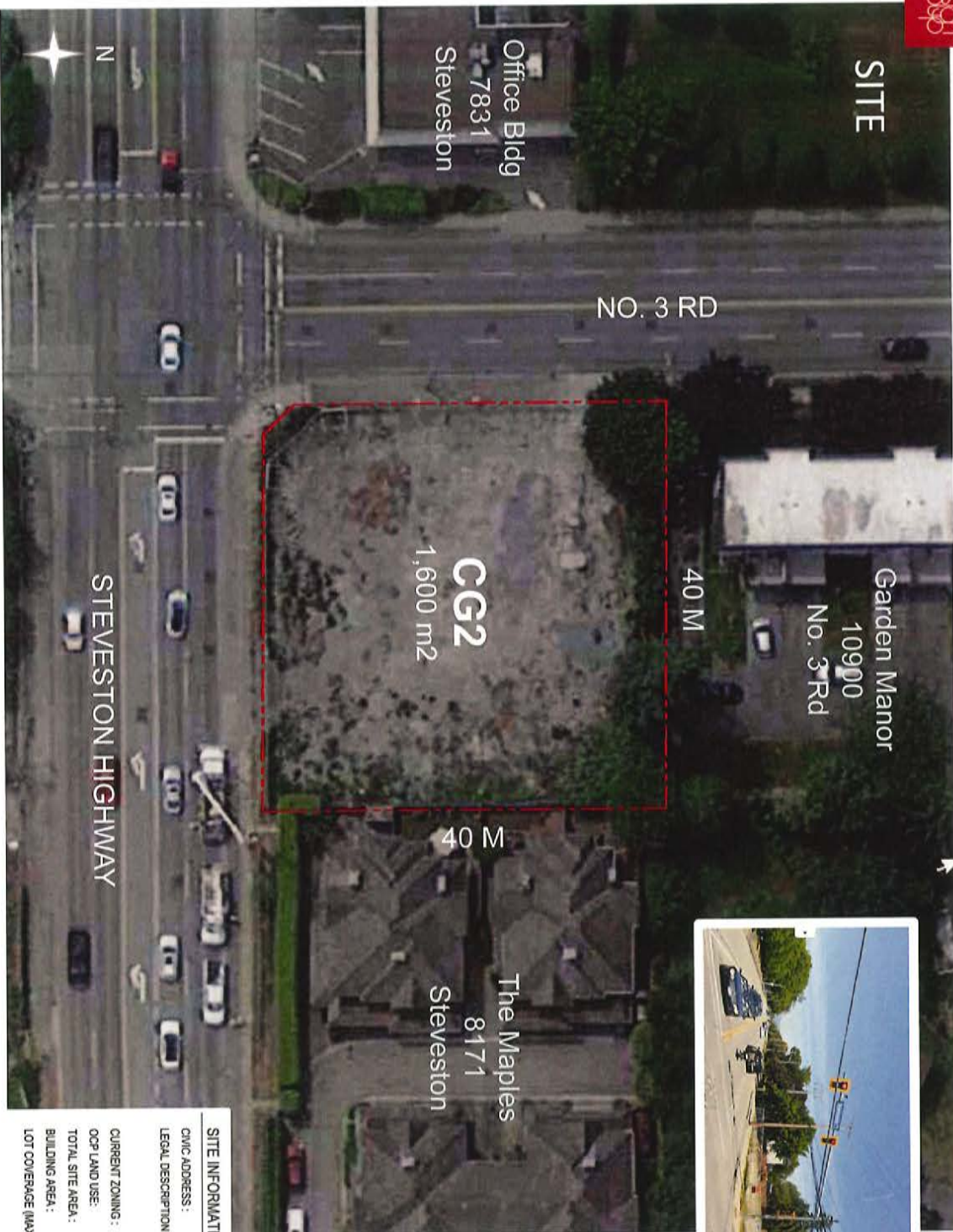
10980 NO. 3 RD, RICHMOND, BC

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, February 25, 2026



UDGA





NO. 3 ROAD & STEVESTON HWY

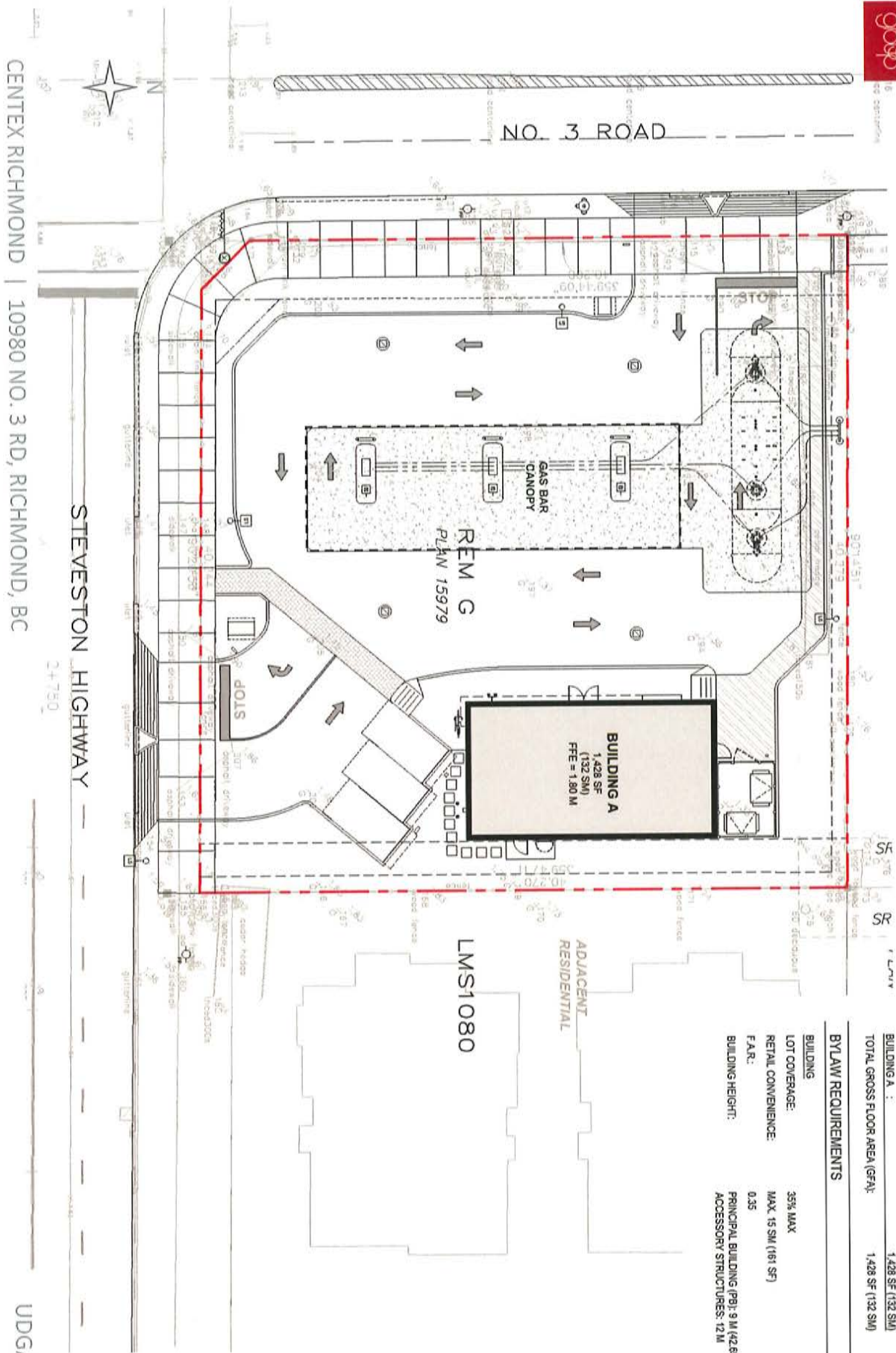
SITE INFORMATION

CIVIC ADDRESS : 10980 NO. 3 ROAD, RICHMOND, BC
LEGAL DESCRIPTION : SEC 33 BLK 441 PG 6/W PL NW/15979 PARCEL G BLOCK 441 PLAN NW/15979 SECTION 33 RANGE 6 6W, NEW WESTMINSTER LAND DISTRICT, REF 15979
CURRENT ZONING : CG2 (GAS & SERVICE STATION)
OCP LAND USE : COMMERCIAL
TOTAL SITE AREA : 17,362 SF (1.613 SM) (0.4 AC)
BUILDING AREA : 1,428 SF (132 SM)
LOT COVERAGE (MAX 35%): 1,428 SF / 17,362 SF X 100% = 8.22%

CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC



SITE PLAN



FLOOR AREAS

BUILDING A :	1,428 SF (132 SM)
TOTAL GROSS FLOOR AREA (GFA):	1,428 SF (132 SM)

BYLAW REQUIREMENTS

BUILDING	35% MAX
LOT COVERAGE:	MAX. 15 SM (161 SF)
RETAIL CONVENIENCE:	0.35
F.A.R.:	0.35
BUILDING HEIGHT:	PRINCIPAL BUILDING (PBL: 9 M (42.65')) ACCESSORY STRUCTURES: 12 M

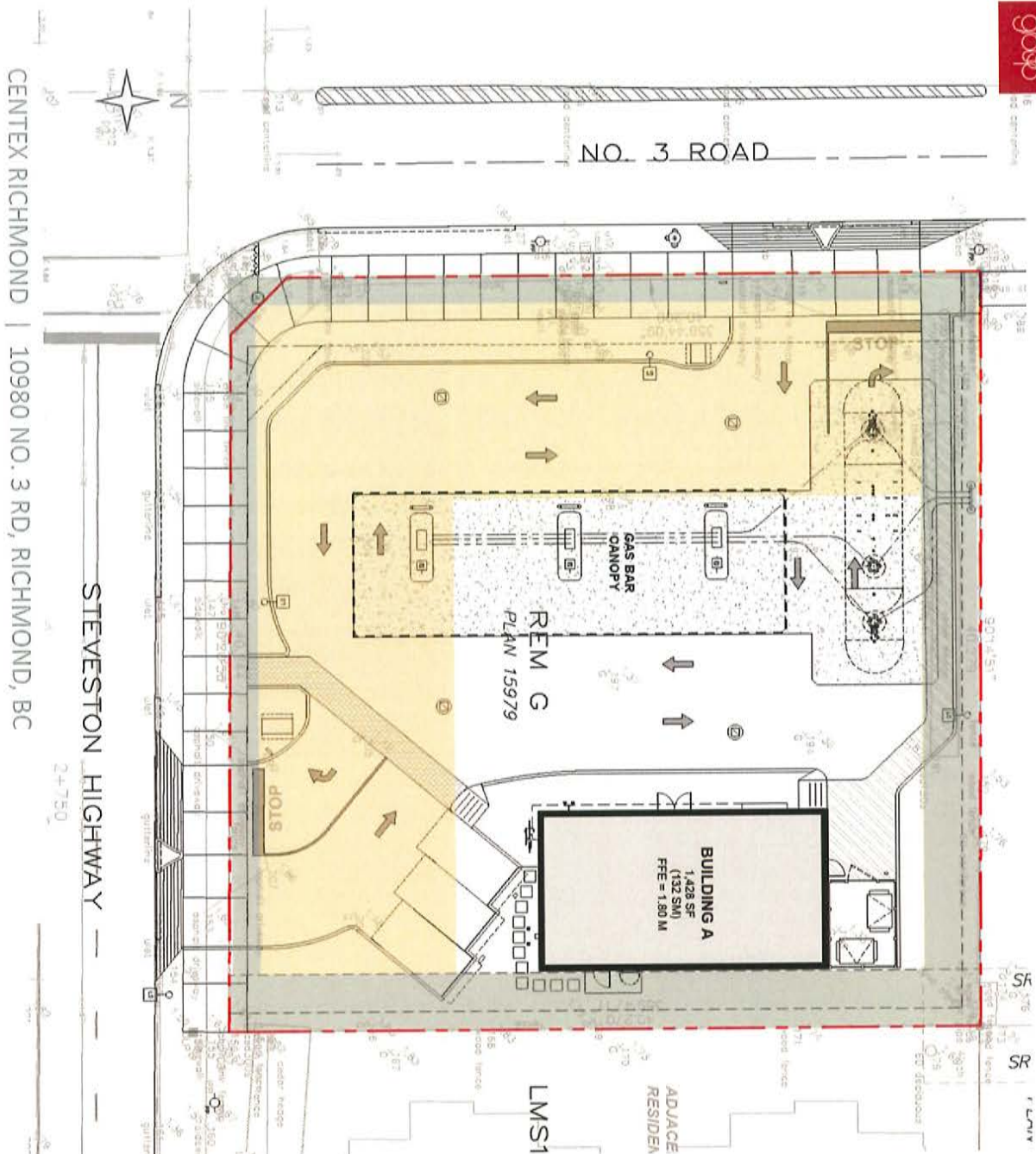
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STEVESTON HIGHWAY

UDGA



SETBACKS



CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

STEVESTON HIGHWAY

2-4-750

UDGA

FLOOR AREAS

BUILDING A : 1,428 SF (132 SM)
 TOTAL GROSS FLOOR AREA (GFA): 1,428 SF (132 SM)

BYLAW REQUIREMENTS

BUILDING
 LOT COVERAGE: 35% MAX
 RETAIL CONVENIENCE: MAX: 15 SM (161 SF)
 F.A.R.: 0.35
 BUILDING HEIGHT: PRINCIPAL BUILDING (PBL: 9 M (42.65')
 ACCESSORY STRUCTURES: 12 M

YARDS AND SETBACKS

FRONT & EXTERIOR SIDE YARD:
 BUILDINGS = 12.0M (39.37')
 PUMP ISLAND & ABOVE GROUND STORAGE TANKS = 4.5 M (14.76')
 CANOPIES = 1.5 M (4.92')

REAR & INTERIOR SIDE YARD:

BUILDINGS = 3.0 M (9.84')
 PUMP ISLAND & ABOVE GROUND STORAGE TANKS = 10.0 M (32.81')
 CANOPIES = 3.0 M (9.84')

LANDSCAPE SETBACK:

3.0M IF A PROPERTY LINE IS ABUTTING A ROAD
 1.0M SETBACK IS REQUIRED IF A LOT ABUTS A RESIDENTIAL ZONE

GARBAGE ENCLOSURE:

3.0M OF A PROPERTY LINE ABUTTING RESIDENTIAL ZONE

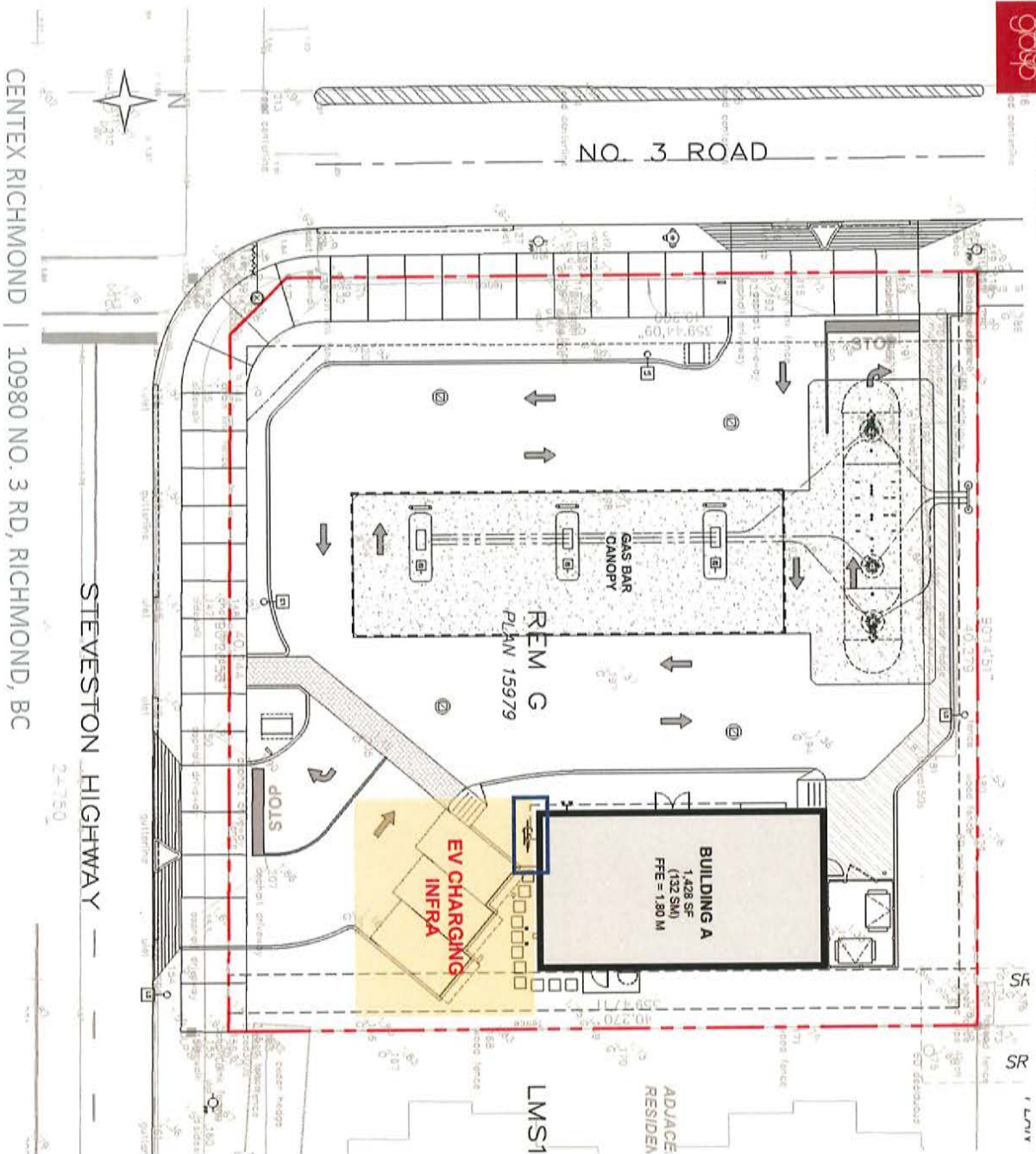
LMS1

ADJACE RESIDEN

SR



PARKING



FLOOR AREAS

BUILDING A :	1,428 SF (132 SM)
TOTAL GROSS FLOOR AREA (GFA):	1,428 SF (132 SM)

BYLAW REQUIREMENTS

BUILDING	35% MAX
LOT COVERAGE:	MAX: 15 SM (161 SF)
RETAIL CONVENIENCE:	0.35
F.A.R.:	PRINCIPAL BUILDING (PB): 9 M (42.65')
BUILDING HEIGHT:	ACCESSORY STRUCTURES: 12 M
YARDS AND SETBACKS	
FRONT & EXTERIOR SIDE YARD:	
BUILDINGS	= 12.0M (39.37')
PUMP ISLAND & ABOVE GROUND STORAGE TANKS	= 4.5 M (14.76')
CANOPIES	= 1.5 M (4.92')
REAR & INTERIOR SIDE YARD:	
BUILDINGS	= 3.0 M (9.84')
PUMP ISLAND & ABOVE GROUND STORAGE TANKS	= 10.0 M (32.8')
CANOPIES	= 3.0 M (9.84')
LANDSCAPE SETBACK:	
3.0M IF A PROPERTY LINE IS ADJUTTING A ROAD	
1.0M SETBACK IS REQUIRED IF A LOT ADJUTS A RESIDENTIAL ZONE	
GARAGE ENCLOSURE:	
3.0M OF A PROPERTY LINE ADJUTTING RESIDENTIAL ZONE	

PARKING REQUIREMENTS

- MINIMUM PARKING REQUIREMENTS (ON-SITE VEHICLE PARKING)**
- STANDARD SPACES: 2 SPACES / 100 SM (1,076 SF) G.F.A.
- HANDICAP SPACES: PLUS ONE (1) SPACE FOR EACH CAR WASH BAY MIN. 2% OF THE REQUIRED PARKING SPACES FOR ON-SITE PARKING AREAS WHICH CONTAIN 11 OR MORE SPACES
- SMALL CAR SPACES: 50% MAXIMUM FOR ON-SITE PARKING AREAS WHICH CONTAIN FEWER THAN 31 SPACES. ALL SPACES PROVIDED SHALL BE STANDARD SPACES
- CAR PARKING REQUIRED: 132 SM / 100 SM X 2 SPACES = 3 SPACES
- CAR PARKING PROVIDED: 3 STANDARD SPACES (INCL. 1 EV PARKING SPACE)
- PARKING RATIO: 4.3 SPACES / 1,000 SF
- BICYCLE PARKING REQUIRED: 132 SM / 100 SM X 1 SPACE = 2 SPACES
- BICYCLE PARKING PROVIDED: 2 SPACES (CLASS 2)
- PARKING SPACE AND MANOEUVRING AISLE REQUIREMENTS**
- STANDARD SPACE: 2.65M (8'-8 1/2") X 5.5M (18'-0 1/2")
- SMALL CAR SPACE: 2.00M (7'-10 1/2") X 5.0M (16'-5")
- ACCESSIBLE SPACE: 3.0M (11'-2 1/2") X 5.5M (18'-0 1/2") + 1.5M (4'-11 1/2") AISLE
- LOADING SPACE: 3.0M (9'-9 1/2") X 9.1M (29'-07 1/2") - MEDIUM SIZE
- MANOEUVRING AISLE WIDTH: 7.5M (24'-7 1/2") (TWO-WAY, 90° PARKING)

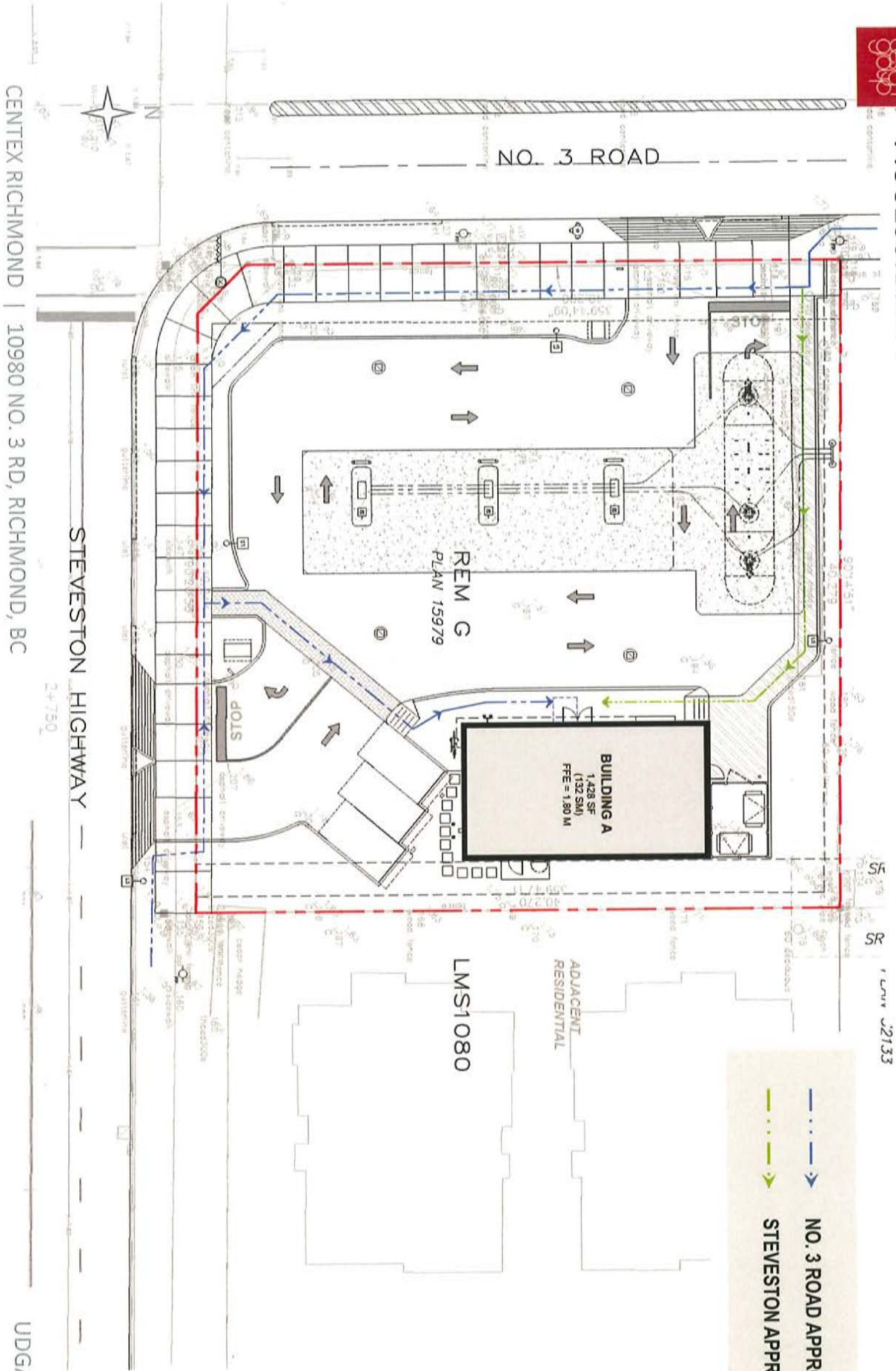
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STEVESTON HIGHWAY

UDGA



ACCESSIBILITY



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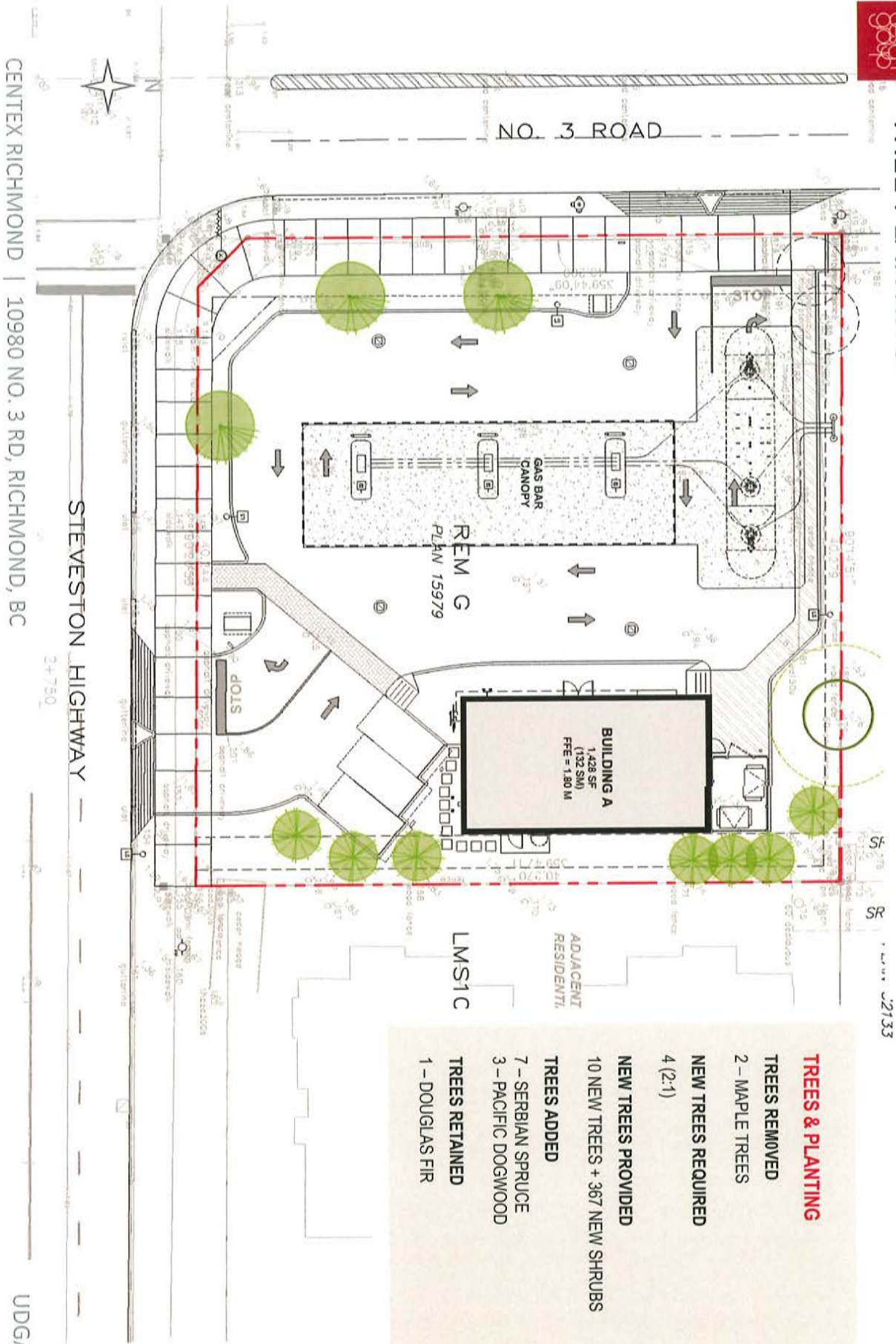
STEVESTON HIGHWAY

24-750

UDGA



TREE PLANTING



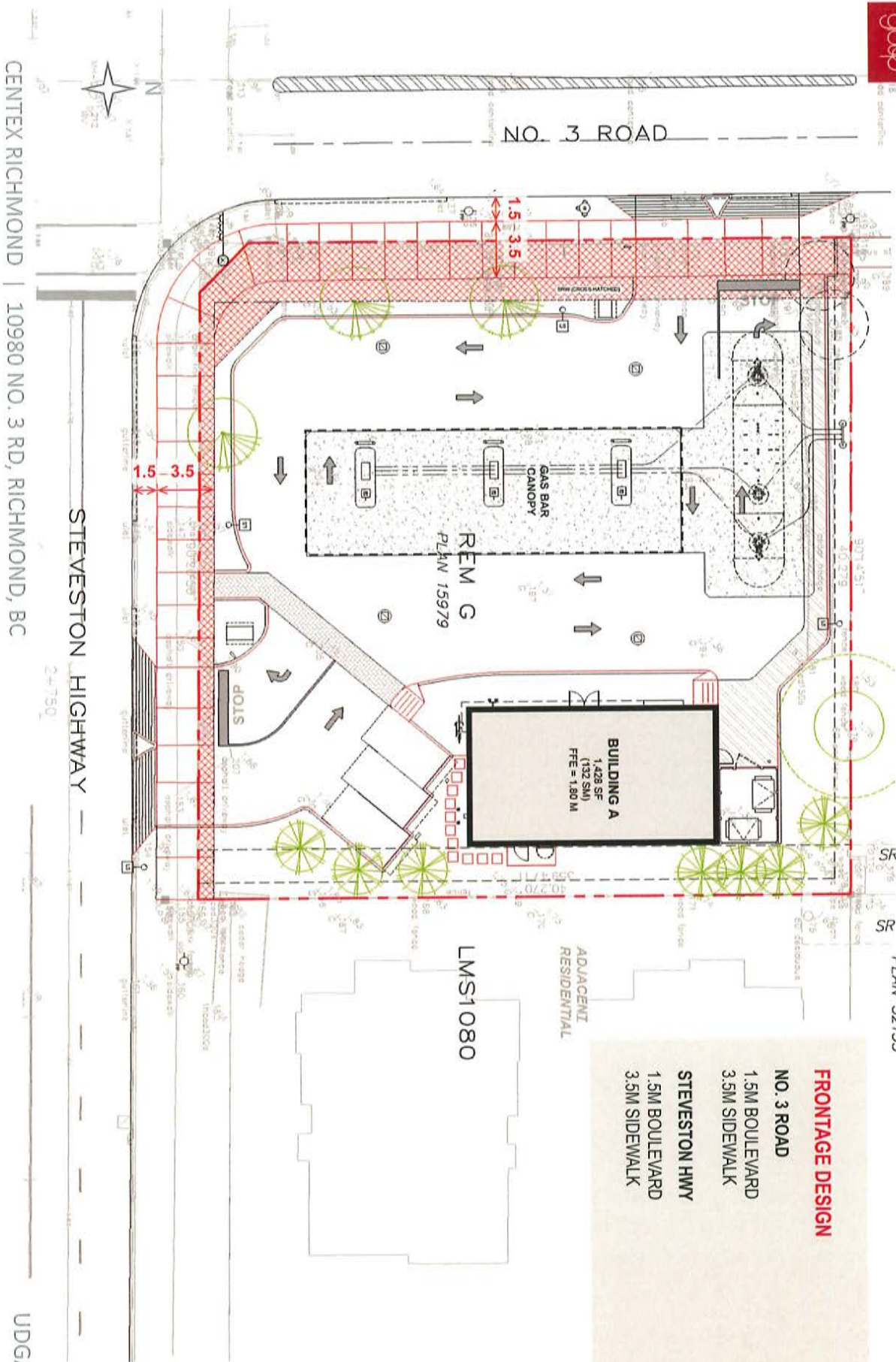
- TREES & PLANTING**
- TREES REMOVED
 - 2 - MAPLE TREES
 - NEW TREES REQUIRED
 - 4 (2:1)
 - NEW TREES PROVIDED
 - 10 NEW TREES + 367 NEW SHRUBS
 - TREES ADDED
 - 7 - SERBIAN SPRUCE
 - 3 - PACIFIC DOGWOOD
 - TREES RETAINED
 - 1 - DOUGLAS FIR

CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

UDGA



FRONTAGE IMPROVEMENTS



FRONTAGE DESIGN

NO. 3 ROAD

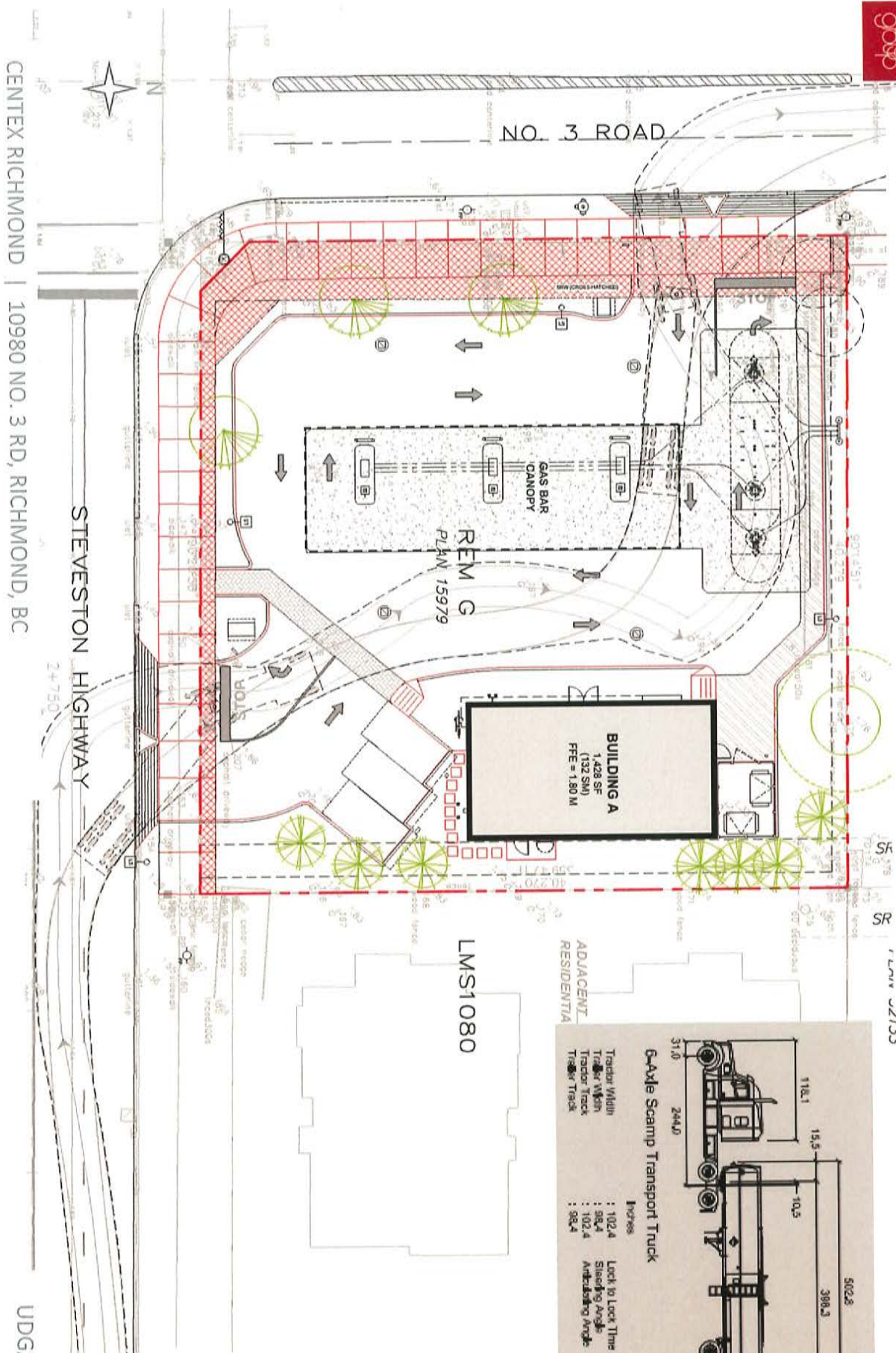
1.5M BOULEVARD
3.5M SIDEWALK

STEVESTON HWY

1.5M BOULEVARD
3.5M SIDEWALK



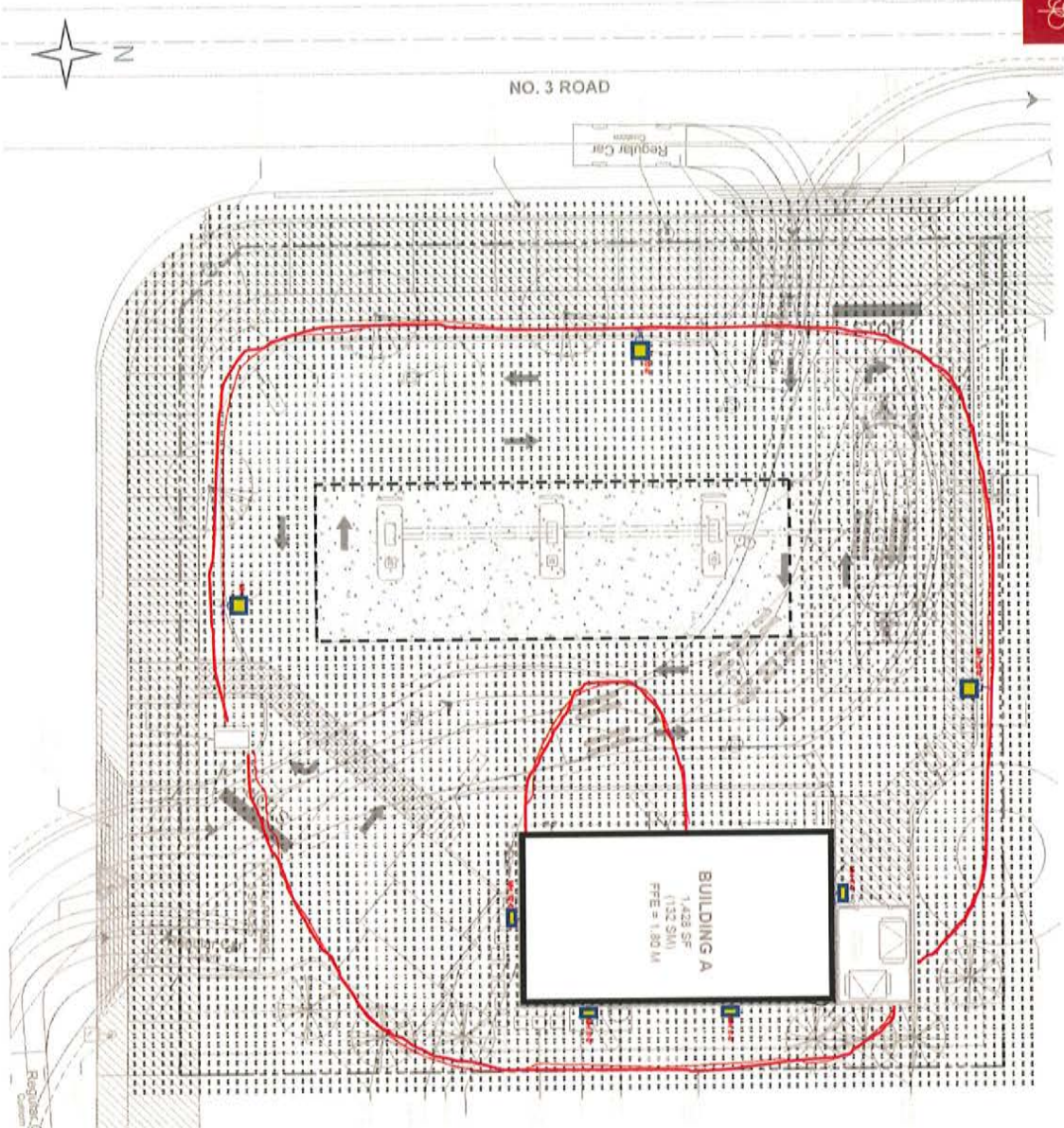
TANKER SWEPT PATH



6-Axle Scamp Transport Truck

Trailer Width	: 102.4	Lock to Lock Time	: 6.0
Trailer Width	: 98.4	Steering Angle	: 40.0
Trailer Track	: 102.4	Articulating Angle	: 70.0
Trailer Track	: 98.4		

LIGHTING CONTROL



CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	1.18
MAXIMUM FOOT-CANDLES	18.2
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	18.19 / 0.00
AVERAGE TO MINIMUM FC RATIO	1.15 / 0.00



D-Series Size 1
LED Area Luminaire

Specifications

EPA: 0.62 ft
 Length: 30.71" (811mm)
 Width: 14.26" (362mm)
 Height HL: 2.88" (73mm)
 Height ML: 2.27" (58mm)
 Height NL: 2.27" (58mm)
 Weight: 24.8lb

WDG2 LED
Architectural Wall Sconce
Visual Comfort Optic

Specifications

Depth (DL): 7"
 Depth (DL): 15"
 Height: 5"
 Width: 11.5"
 Weight: 11.5lb
 Technical options: 11E Bn



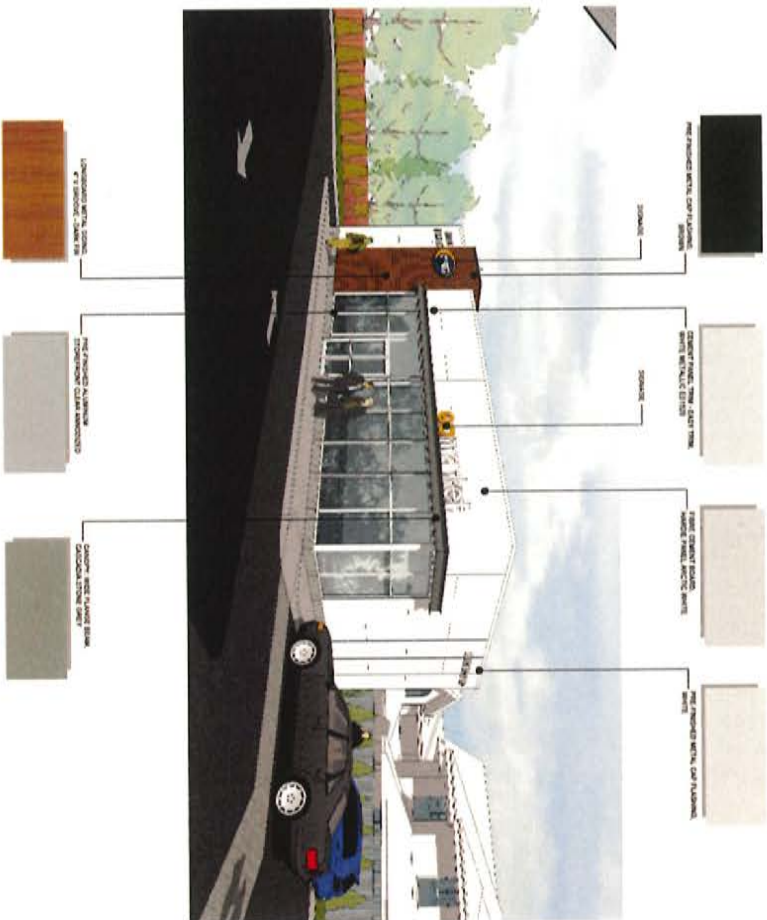
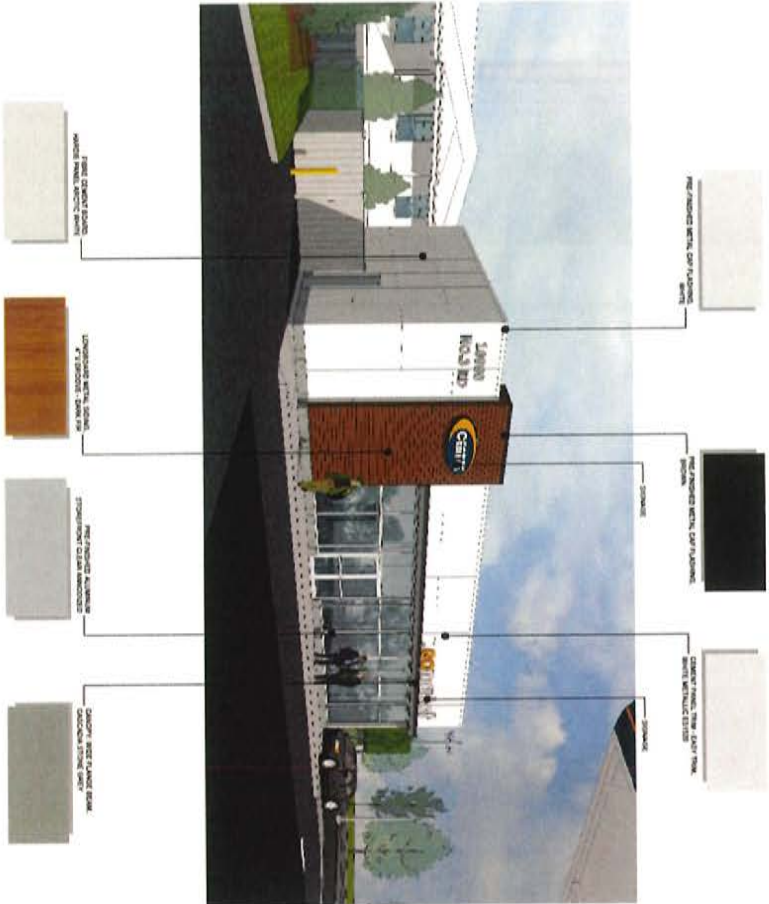
ELEVATIONS



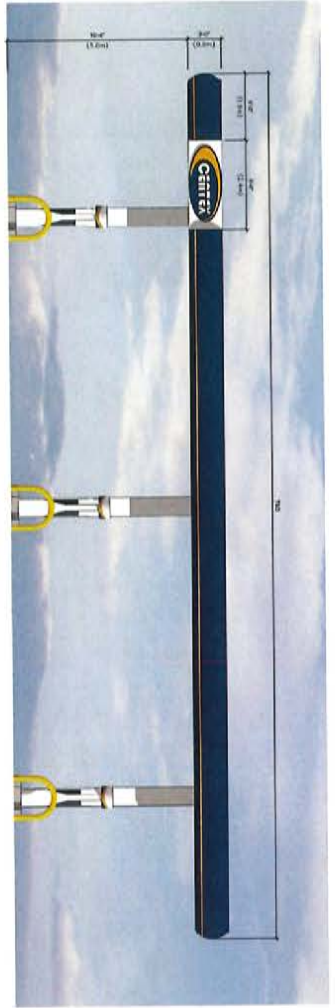
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UDGA

MATERIALS & FINISHES



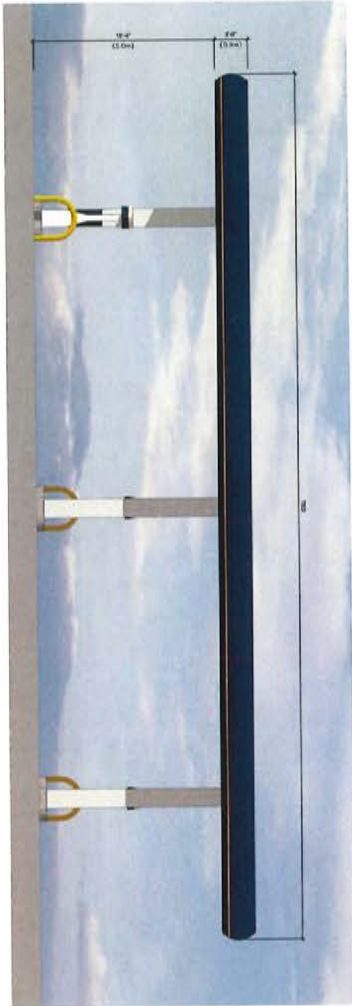
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GAS CANOPY ELEVATION 1



GAS CANOPY ELEVATION 2



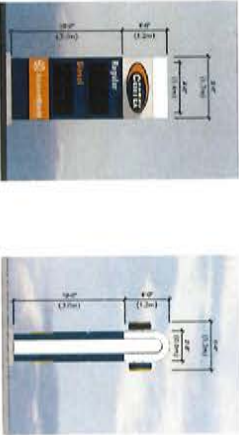
GAS CANOPY ELEVATION 3



GAS CANOPY ELEVATION 4

NOTES AND GENERAL CONDITIONS			
PART 11 CANOPY SIGN			
11.1	11.11	11.12	11.13
11.2	11.21	11.22	11.23
11.3	11.31	11.32	11.33
11.4	11.41	11.42	11.43
PART 12 FREESTANDING SIGNAGE ELEVATIONS			
12.1	12.11	12.12	12.13
12.2	12.21	12.22	12.23
12.3	12.31	12.32	12.33
12.4	12.41	12.42	12.43

GAS BAR CANOPY



FREESTANDING SIGNAGE ELEVATIONS

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SCALE & STREETSCAPE



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SCALE & STREETSCAPE



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UDGA



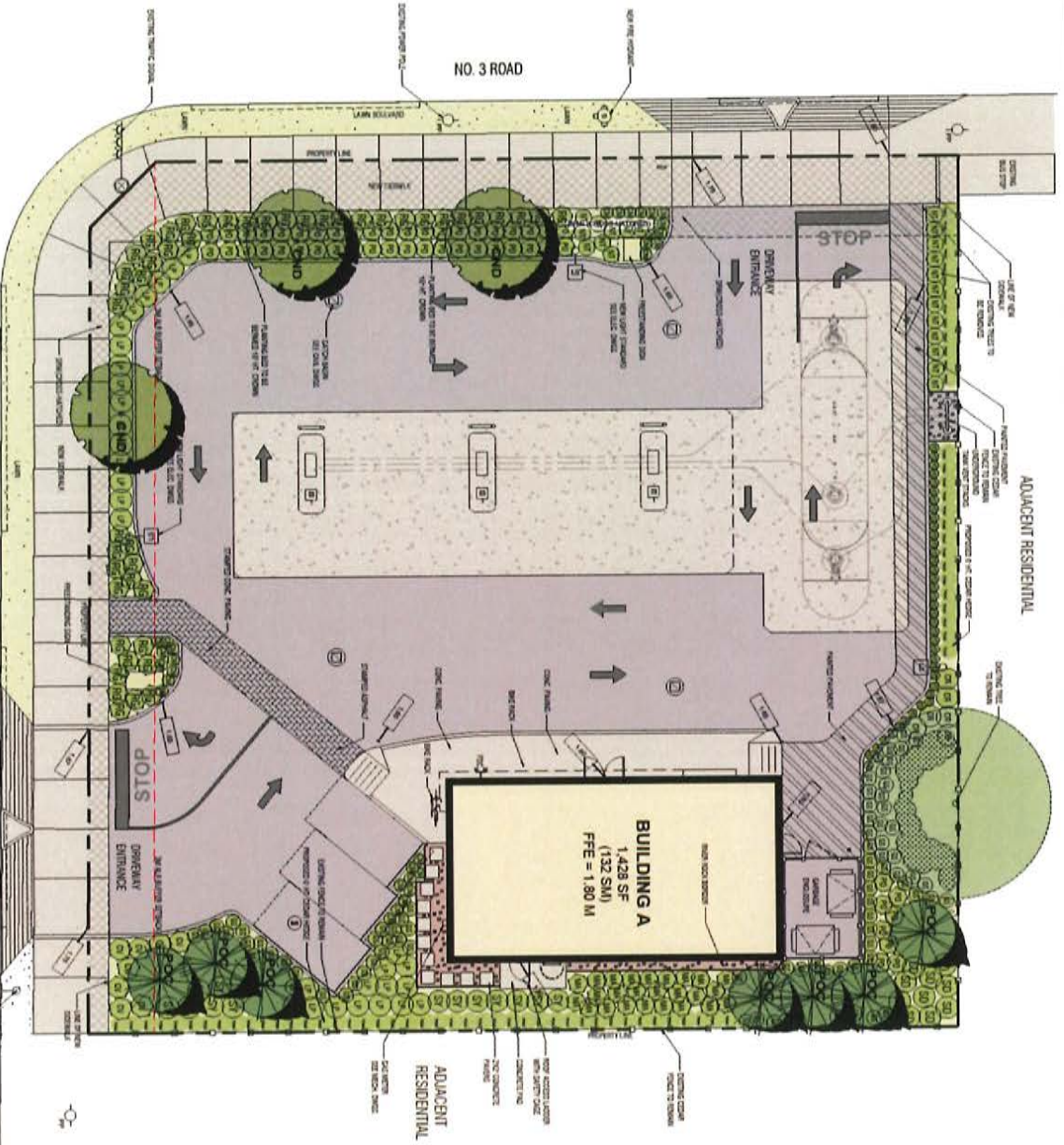
SCALE & STREETSCAPE



CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

UDGA

STEVESTON HIGHWAY



LEGEND:

- 1. BROAD LEAF TREES
- 2. DECIDUOUS TREES
- 3. NEW ASPEN TREES
- 4. CONIFER TREES
- 5. SHRUBS & BUSHES
- 6. LAWN

NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS.
2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS.
3. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS.
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17. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS.
18. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS.
19. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS.
20. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND'S PLANTING STANDARDS.

PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMB.
1	1	FRAXINUS AMERICANA	RED BARK OAK	1.8M	1.1
2	1	QUERCUS ALBA	WHITE OAK	1.8M	1.1
3	1	ABIES MILLENAE	MILLER'S PINE	1.8M	1.1
4	1	PRUNUS AFRICA	AFRICAN PRUNELLA	1.8M	1.1
5	1	HYDRANGEA LYNX	LYNX HYDRANGEA	1.8M	1.1
6	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
7	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
8	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
9	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
10	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
11	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
12	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
13	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
14	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
15	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
16	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
17	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
18	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
19	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1
20	1	HYDRANGEA PINK ANEMONE	PINK ANEMONE HYDRANGEA	1.8M	1.1

REVISIONS/ISSUED

NO.	DATE	DESCRIPTION
1	2020-01-22	ISSUED FOR D.P.

PROJECT
NEW GAS & SERVICE STATION DEVELOPMENT
 10980 NO. 3 ROAD, RICHMOND, B.C.
 ARCHITECT: LABRIN DE SING GROUP/ARCHITECTS LTD
 CLIENT: RESO ALBERTA LTD
 CITY OF RICHMOND FILE NO: CP-21-00000

DATE 2020-01-22
DESIGN JZ
DRAWN JZ
CHECKED JZ
SCALE 1/8" = 1'-0"
JOB NO. 1000

LABRIN DE SING GROUP/ARCHITECTS LTD

REVISIONS/ISSUED

NO.	DATE	DESCRIPTION
1	2020-01-22	ISSUED FOR D.P.

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NO.	DATE	DESCRIPTION
1	2020-01-22	ISSUED FOR D.P.

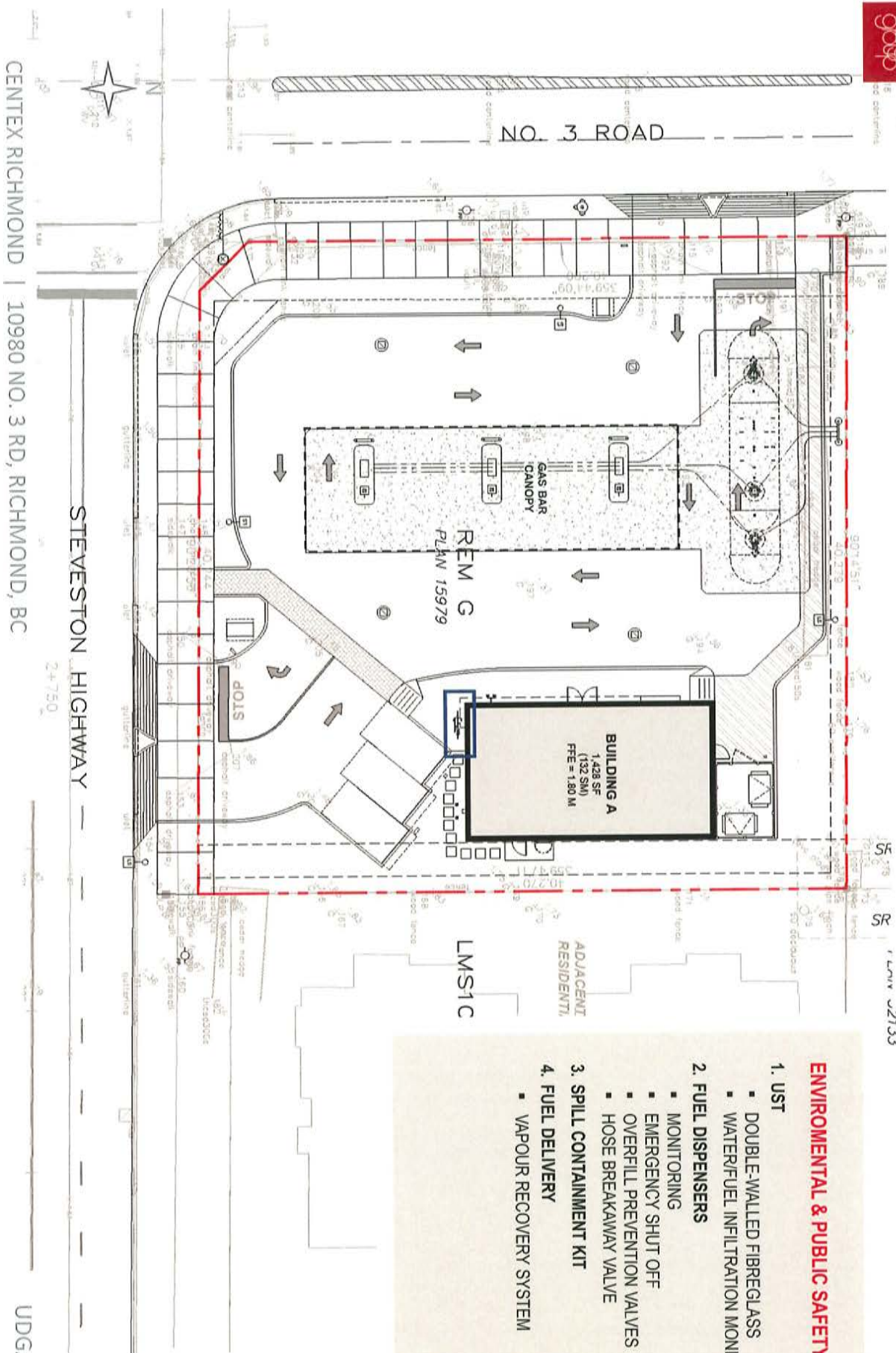
PROJECT
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JOB NO. 1000

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PARKING



ENVIRONMENTAL & PUBLIC SAFETY

1. UST
 - DOUBLE-WALLED FIBREGLASS
 - WATER/FUEL INFILTRATION MONITORING
2. FUEL DISPENSERS
 - MONITORING
 - EMERGENCY SHUT OFF
 - OVERFILL PREVENTION VALVES
 - HOSE BREAKAWAY VALVE
3. SPILL CONTAINMENT KIT
4. FUEL DELIVERY
 - VAPOUR RECOVERY SYSTEM



THANK YOU



CENTEX RICHMOND | 10980 NO. 3 RD, RICHMOND, BC

UDGA



Schedule 2 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
February 25, 2026

From: CityClerk
To: Rejs, Joshua; Hnatowich, James
Cc: Agawin, Rustico Romualdo
Subject: FW: 10980No.3 road
Date: Monday, February 23, 2026 1:03:06 PM

To Development Permit Panel
Date: FEB 25, 2026
Item # 1
Re: DP 21-928686

-----Original Message-----

From: Calvin L <tvb604@icloud.com>
Sent: February 23, 2026 12:28 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: 10980No.3 road

[You don't often get email from tvb604@icloud.com. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

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: Planning and Development Division
City of Richmond

Re: Development Permit Application – 10980 No. 3 Road (File No. DP 21-928686)

Dear Sir/Madam,

I am writing to formally express my opposition to the proposed Development Permit for 10980 No. 3 Road.

I have serious concerns regarding the approval of a gas and service station at this location. In particular, I am concerned about the potential impacts on traffic congestion and safety in the surrounding area. Increased vehicle volume, turning movements etc. in addition to, I am concerned about the environmental and health impacts, including air quality, noise levels and potential risks associated with fuel storage and operation.

I respectfully request that Council carefully reconsider this application before issuing the approval.

Regards
Law Tak W
Hung Shui P
10900 no 3 rd #18

Sent from my iPhone



Schedule 3 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
February 25, 2026

To Development Permit Panel
Date: FEB 25, 2026
Item # 1
Re: DP 21-928686

From: Benjamin Gobert <benjamin.gobert@gmail.com>
Sent: Wednesday, February 25, 2026 2:37 PM
To: CityClerk
Cc: B Nepomuceno; Jason Wong; Jon Vegt; June Wong; Kostina Chow; Raymond Lu
Subject: Submission – Objection to DP 21-928686 (10980 No. 3 Road)
Attachments: Formal objection to development permit DP 21-928686.pdf

[You don't often get email from benjamin.gobert@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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..

Dear City Clerk,

Please find attached a formal submission from the Garden Manor Strata (10900 No. 3 Road) regarding Development Permit DP 21-928686 for the proposed gas station at 10980 No. 3 Road.

This letter constitutes a formal objection to the proposed development and includes reference to documented historical environmental findings associated with the site. Supporting documents referenced in the letter are also attached for the City's review.

We respectfully request that this submission be included in the public record for DP 21-928686 and circulated to Council as part of the review process.

Please confirm receipt of this submission.

Sincerely,
Benjamin
On behalf of Garden Manor Strata Residents



PHOTOCOPIED
FEB 25 2026
& DISTRIBUTED

February 24th, 2026

Dear Mr. Hnatowich, Planning and Development Division

File: DP 21-928686/Subject Site: 10980 No. 3 Road

We write on behalf of the Garden Manor Strata (10900 No. 3 Road), a 20-unit townhouse complex immediately adjacent to the subject parcel formerly occupied by a Chevron service station.

This letter constitutes a formal objection to the proposed construction of a new gas station at 10980 No. 3 Road.

Our objection is grounded in documented site history, confirmed regulatory findings, environmental migration records, residential proximity, and land-use compatibility considerations.

1. Health and environmental hazards

The former Chevron station at 10980 No. 3 Road has a documented history of environmental contamination. Following decommissioning in 1994, extensive remediation was required over multiple years.

Strata Council minutes dated October 5, 2000 further record that portions of the Garden Manor property were described as "quite heavily contaminated by gas by-products."

Official records confirm that groundwater contamination migrated beyond the Chevron property line. In 2012, a formal Notification of Likely or Actual Offsite Migration was issued under the Environmental Management Act. Groundwater monitoring conducted that same year identified benzene concentrations exceeding British Columbia Drinking Water standards in monitoring wells adjacent to the site. Petroleum hydrocarbons exceeded Aquatic Life standards, and measurable vapour concentrations were recorded.

These records establish that documented contamination occurred at this site, that it migrated beyond the source parcel, and that provincial regulatory standards were exceeded. The environmental risk associated with underground fuel storage at this specific location is therefore historically documented.

In addition, the Agricultural Land Reserve boundary lies approximately 20 metres south of the subject site. Given the confirmed history of groundwater migration and regulatory exceedances, the proximity of this parcel to active agricultural land raises broader environmental considerations beyond the immediate residential interface.

More than two decades after the original contamination event, some residents continue to garden in raised planters rather than directly in soil due to historic contamination concerns. This reflects the lasting environmental stigma associated with the former gas station.

Reintroducing a gas station immediately adjacent to established homes would reasonably affect residential enjoyment, market perception, and long-term property confidence in the area.

5. Community character and official community plan alignment

The surrounding area consists primarily of established residential townhomes and lands within the Agricultural Land Reserve. The immediate context is low- to medium-density residential development adjacent to protected agricultural lands.

A high-intensity commercial fueling operation introduces continuous vehicle turnover, underground fuel storage infrastructure, tanker deliveries, lighting, and associated emissions immediately beside existing homes.

The Development Permit submission proposes reducing the required landscaping buffer from 3.0 metres to 2.1 metres in order to accommodate the station design. The need to reduce standard buffering requirements indicates site constraints and raises legitimate concerns regarding compatibility with adjacent residential uses.

Maintaining appropriate separation between intensive commercial uses and established homes is a fundamental planning principle. In our respectful submission, the proposed use is not well aligned with the established residential character of this area nor with long-term planning objectives intended to protect residential and agricultural interfaces.

Conclusion

The former Chevron site at 10980 No. 3 Road has a documented history of offsite groundwater contamination migration, exceedances of benzene under provincial Drinking Water standards, measurable vapour presence, and structural settlement impacts on neighbouring residential properties. The parcel is directly adjacent to established homes and approximately 20 metres from Agricultural Land Reserve.

Given this documented environmental record, the unusually close residential proximity, and the land-use compatibility concerns outlined above, approving Development Permit DP 21-928686 would reintroduce a high-intensity fueling operation at a site with proven environmental sensitivity and direct residential exposure.

For these reasons, we respectfully request that the City decline approval of the proposed gas station at 10980 No. 3 Road.

September 26, 2000: GeoPacific Consultants – Geotechnical Opinion (1/4)

October 5, 2000 01:19:12 PM

SUE AND BILL MAARTMAN

Page 1 of 6

OCT 05 '00 10:51 TO 2411650

FROM JANICE RUHL

T-034 P.01

Strata LMS 1080
c/o Neil Filipek
at The Maples
8171 Steveston Highway
Richmond, B.C.
V7A 1M4

September 26, 2000

**Re: Geotechnical Opinion: Structural Damage at The Maples Townhouse Development
8171 Steveston Highway, Richmond, B.C.**

1.0 Executive Summary

The Maples townhouse development was completed in about 1993. The development consists of two level wood framed townhouse on concrete strip foundations constructed with slab-on-grade floors. Test hole information from the area indicate that The Maples property is underlain by compacted river sand fill over clay silt and then interbedded sands with some silt.

Owners of the units located along the west side of the Maples townhouse property (units 13 through 16) have reported cracking of ceramic floor tiles and exposed aggregate concrete patios located west of the units. Some cracking has also occurred in the garage floor slabs of the west facing units.

The site owned by Chevron Canada Limited and located west of The Maples property has been undergoing remediation to treat contaminated soil on their property. Past remedial activity has included soil removal and in situ treatment. The in situ treatment included the extraction of vapour and water from the ground. The owners of the effected units contend that the cracking of ceramic floor tile and outside patios began to occur subsequent to the initiation of the remediation program on the neighbouring Chevron property.

I have completed a review of the units which are adjacent to the Chevron property as well as those located further east of the Chevron property. The intensity of damage (cracks) appears to increase toward the Chevron property. Test holes drilled on the Maples property on behalf of Chevron indicate the Maples property is underlain by soft clayey silt. This surficial clayey silt, which underlies most of west Richmond, is known to be sensitive to well point dewatering since the dewatering causes suction pressures to develop in the clayey silt, drawing water out of it and causing consolidation.

I have reviewed documents supplied by Mr. Neil Filipek including correspondence between the owners of the Chevron property, Chevron Canada Limited, and the designers of the remediation program, Seacor Environmental. A letter from Seacor dated February 19, 1996 identified that "a high volume dewatering program could adversely affect foundations of neighbouring structures". Seacor recommended a well point type dewatering system for the project. Our experience with active pumping systems, such as the the well point dewatering systems implemented at the Chevron site, is that they can generate significant suction in fine grained soils resulting in greater settlement and damage than passive (sump pump type) dewatering systems.

It is my opinion that the excavation work carried out on the adjacent Chevron site is unlikely to have resulted

File 3498: Geotechnical Opinion on Structural Damage at the Maples Townhouse Development, 8171 Steveston Highway

Page 1

September 26, 2000: GeoPacific Consultants – Geotechnical Opinion (3/4)

October 5, 2000 01:19:12 PM

SUE AND BILL MAALTIMAN

Page 3 of 6

OCT 05 '00 10:52 TO 2411650

FROM JUDICE PUBL

1-034 P.03

3.0 Development History at the Site

The following is the sequence of development understood to have taken place at the Maples townhouse site and the adjacent site owned by Chevron Canada Limited:

The Maples townhouse development was constructed in the spring to summer of 1993 and completed by about February 23, 1994.

Chevron Canada operated a service station at their property located at the corner of Steveston Highway and No. 3 Road until November 1994 when the site was decommissioned.

Chevron Canada installed a soil vapour and groundwater extraction system to assist in remediation of the site in the summer of 1996 and had the system in operation until at least the end of 1998, though it appears that dewatering was terminated at the north end of the site on about June 26, 2000.

The owners of units 13 through 16 at the Maples townhouse development began to notice cracking of patio slabs, garage slabs since about the spring of 1999 and more recently, since about March of this year, cracks have begun to appear in ceramic floor tile in the kitchens of units 13 through 16

4.0 Site Description and Subsurface Conditions

The subject property is located on the north side of Steveston Highway, west of No. 3 Road in Richmond, B.C. The site is essentially level and there is evidence that grade has been raised above pre-development grades. As noted above, the site is improved with existing at grade townhouse buildings and associated paved access ways, parking, concrete sidewalks and concrete patio slabs. Test holes advanced by Seacor, along the west side of units 13 through 16 indicate the site is underlain by 1 to 1.5 metres of sand fill over native soils consisting of 1 to 3 metres of clay silt over fine to medium grained sand. The well points installed on the Chevron site were screened in the sand layer.

The clay silt is described as soft to very soft and grey. It is unclear if the buildings were pre-loaded in advance of construction from the information available to me. My experience as a Geotechnical Engineer, having worked on many projects in the City of Richmond, is that the soft surficial clay silt which is pervasive in west Richmond is normally consolidated and thus will undergo consolidation settlement if subject to a higher stress level than that which was present prior to development.

5.0 Detailed Property Survey

6.0 Opinion

7.0 Closure

The opinions expressed herein are based on analyses that have been carried out and my expertise and experience in geotechnical engineering. In preparing these opinions I have relied upon my site observations, information contained in the plaintiffs and defense affidavits and geotechnical reports prepared by this office and by others. I trust that the information is presented in a manner that is both descriptive and communicative however if you require further details or require clarification of the above, please do not hesitate to call.

**MINUTES OF THE STRATA COUNCIL MEETING
GARDEN MANOR – STRATA CORPORATION NWS
Held on October 5, 2000**

The meeting was called to order at 8:05 p.m. by Chairperson, Bill Maartman and the agenda were to discuss Seacor Environmental's letters.

Present were: Tam Brooks Bill Maartman Chairperson
Ed Lay

MINUTES

The minutes of the Council Meeting of April 18, 2000 were reviewed and on motion by Tam Brooks, seconded by Ed Lay and passed, these minutes were approved as circulated.

OLD BUSINESS

1. Update re: Chevron Station Clean-up

Discussion of The Maples emergency meeting on the Chevron Site.

The Maples meeting was attended by Ed Lay, Donna Pearson and Bill Maartman, representing Garden Manor.


At this meeting a Geotechnical Engineer presented an outline of the damage to The Maples complex due to the removal of water from the ground water table and the settlement of the ground under the buildings and landscape around the buildings.

A large cone of clay material that the water under ground lies in, and a fast removal of this water to quickly results in settlement of this clay shelf causing surface damage. To date no owners of Garden Manor complex have advised us of any damage to their units from this remediation project. The damage that all units have, was assumed as a result of The Admiral Walk complex being built across No. 3 Road from us and the vibrations from heavy vehicles travelling up and down No. 3 Road.

Also discussed was methods of removing the contaminants in the gas by-products from the ground water. Other methods of removal were discussed.

2012: BC Ministry of Environment – Notification of Likely or Actual Offsite Migration (1/6)

Version 6.0

	<p>Ministry of Environment</p>	<p>NOTIFICATION OF LIKELY OR ACTUAL MIGRATION</p>	<p>Land Remediation Section PO Box 9342 Stn Prov Govt Victoria B.C. V8W 9M1 Telephone: (250) 387-1441 Fax: (250) 387-8697</p>
---	--------------------------------	--	---

Sections 57 and 60.1 of the Environmental Management Act's Contaminated Sites Regulation require a responsible person who carries out independent remediation or a site investigation and who knows that one or more substances has migrated or is likely to have migrated to a neighbouring parcel and is or is likely causing contamination to notify the person or persons who own the neighbouring parcel in writing and submit a copy of the notification to the Director of Waste Management, within 15 days after the responsible person becomes aware of the migration or likely migration to the neighbouring parcel. Note that "affected parcel" is defined as a parcel which is contaminated by the migration of substances from a neighbouring parcel.

Information for Affected and Likely Affected Parcels

Owner Name Manor Gardens Strata Council (Mr. Ceasar Madarang, Strata Council Member)

Parcel address Number and Street Unit 20 – 10900 No.3 Road

City Richmond Province BC

Country Canada Postal Code V7A 1X1

Phone 604-839-0806 Fax

Parcel Civic Address or Location (i.e., nearest roadway): 10900 No.3 Road, Richmond

Parcel PID or PIN (if applicable): 000-981-079 Parcel Site ID number (if applicable):

Latitude and Longitude for Centre of Parcel:

Latitude Degrees 49 Minutes 08 Seconds 02 N

Longitude Degrees 123 Minutes 08 Seconds 10 W

Type(s) of utility affected (if applicable, e.g. sewer, telephone, electrical): N/A

Does this parcel have likely or actual high risk conditions (as described under the Act's Protocol 12) associated with the likely or actual migration of substances from the source parcel? Yes No

Please include a separate sketch plan with this form for this parcel.

Owner Name

Parcel address Number and Street

City Province

Country Postal Code

Phone Fax

Parcel Civic Address or Location (i.e., nearest roadway):

Parcel PID or PIN (if applicable): Parcel Site ID number (if applicable):

Latitude and Longitude for Centre of Parcel:

Latitude Degrees Minutes Seconds

Longitude Degrees Minutes Seconds

Type(s) of utility affected (if applicable, e.g. sewer, telephone, electrical):

Does this parcel have likely or actual high risk conditions (as described under the Act's Protocol 12) associated with the likely or actual migration of substances from the source parcel? Yes No

Please include a separate sketch plan with this form for this parcel.

Please add additional pages if more than two affected or likely affected parcels have been identified.

2012: BC Ministry of Environment – Notification of Likely or Actual Offsite Migration (3/6)

100-1000-1000-1000

Section I Notification Trigger

Check the following items as applicable. Likely or actual migration of substances from the source parcel was identified during:

Independent remediation (Section 57, Contaminated Sites Regulation)*

Site Investigation (Section 60.1, Contaminated Sites Regulation)

* You must also complete and submit a notification of independent remediation. The form is available on the ministry's web site at: <http://www.env.gov.bc.ca/epd/remediation/forms/>.

Section II Land Description of Source Parcel

Site ID Number (if known)	1801
PID	003-469-834 or PIN
Legal Description	Parcel "G" (Reference Plan 15979) Section 33 Block 4 North Range 6 West Nwd
Latitude	Degrees 49 Minutes 08 Seconds 01 N
Longitude	Degrees 123 Minutes 08 Seconds 20 W
Site Civic Address or Location (i.e., nearest roadway)	Street 10980 No.3 Road City Richmond Postal Code V7A 2K6

Section III Property Owner and/or Operator (Source Parcel)

Name	Chevron Canada Ltd		
Address	Number and Street	1200 - 1050 West Pender Street	
	City	Vancouver	Province/State BC
	Country	Canada	Postal /Zip Code V6E 3T4
Phone	604-668-5569	Fax	604-668-5369

Include both a site plan and a Land Title record.

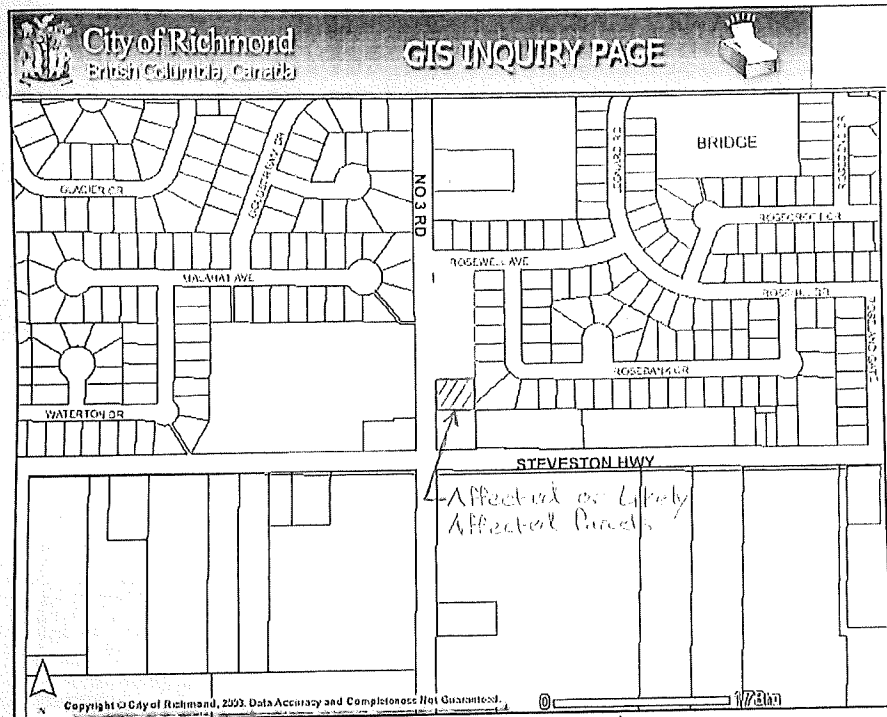
Section IV Environmental Consultant / Agent Contact (if applicable)

Name	SLR Consulting (Canada) Ltd		
Address	Street	200 - 1620 West 8 th Avenue	
	City	Vancouver	Province/State BC
	Country	Canada	Postal /Zip Code V6J 1V4
Phone	604-738-2500	Fax	604-738-2508

Section V Confirmed or Suspected Source of Contamination (e.g. leaking underground storage tank)

Former gasoline station activities

2012: BC Ministry of Environment – Notification of Likely or Actual Offsite Migration (5/6)



City of Richmond Property Information

Address: Unit 20-10900 No 3 Rd
 Richmond Key: 16360
 Lot: 20
 Zoning: RTL1
 FCL: 2.9m GSC - Area A
 ALR: No Heritage; No HAP Required; No RAR; No NEF; No Latecomer's Agreement: No
 Parcel Area: 0 sq.m.
 BCAA Legal: 20 SEC 33 BLK4N RG6W PL NWS5 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Roll: 074405020
 SEC: 33-4-6
 OCP SCH:
 Rights of Way: 32134

PID: 000-981-168
 PL: NWS5
 Sewer Area: WEST
 Recycling Pick up Day: WEDNESDAY

Assessments

Gross Taxes: \$1,634.74	Parcel Area: 0 sq.m.	Gross Total: \$403,000.00
Gross Land: \$358,000.00	Gross Improvement: \$47,000.00	Net Total: \$403,000.00
Net Land: \$356,000.00	Net Improvement: \$47,000.00	

Disclaimer
 GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster. These maps are NOT a legal document, and is published for information and convenience purposes only.
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2012: SLR Consulting – Groundwater Investigation Report (1/5)



December 20, 2012

Manor Gardens Strata Council
c/o Mr. Cesar Madarang, Strata Council Member
Unit #20 – 10900 No. 3 Road
Richmond, BC V7A 1X1

Project No.: 201.00591.00004

Dear Mr. Madarang,

RE: GROUNDWATER INVESTIGATION AT 10900 NO. 3 ROAD, ADJACENT TO 10980 NO. 3 ROAD, RICHMOND, BC

On behalf of Chevron Canada Limited (Chevron), SLR Consulting (Canada) Ltd. (SLR) completed a groundwater investigation of existing wells located at 10900 No. 3 Road, Richmond, BC in April, July and November, 2012. The objective was to assess groundwater conditions since the last monitoring and sampling program in 2008.

This report summarizes the findings of the groundwater sampling program. Data summary tables, a site plan (Drawing 1), and detailed analytical chemistry reports follow the text for reference.

SCOPE OF WORK

All work was carried out in accordance with Chevron's "Environmental Scope of Work, version 5.0 October 2002", Chevron's "Independent Contractor Health, Environment and Safety Guidelines", SLR's standard field procedures and as per our work plan approved by Chevron.

The scope of work conducted for the groundwater program is summarized below:

- A site- and task-specific Health and Safety Plan was completed.
- In advance of each program at 10900 No. 3 Road, SLR obtained access permission from property owners to conduct groundwater monitoring and sampling
- On April 17, 2012, two groundwater wells were monitored for well headspace vapour level (HSVL) and depth to groundwater and collected groundwater samples from two monitoring wells for select analysis.
- On July 5, 2012, five groundwater wells were monitored for well headspace vapour level (HSVL) and depth to groundwater and collected groundwater samples from five monitoring wells for select analysis.
- On November 1, 2012, four groundwater wells were monitored for well headspace vapour level (HSVL) and depth to groundwater and collected groundwater samples from four monitoring wells for select analysis.
- Chemistry results were reviewed and this update letter of the results was prepared



Printed on 100% Recycled Paper

SLR Consulting (Canada) Ltd. 300-1870 West 99th Ave. Richmond, BC V6V 1K7

Tel: 604-273-8888

2012: SLR Consulting – Groundwater Investigation Report (3/5)

Chevron Canada Ltd.
10900 No. 3 Road Update of Results (2012)

SLR Ref 201 00591 00004
December 2012

FIELD METHODOLOGIES

The various field monitoring and sampling methodologies used by SLR to conduct this work are provided in Appendix A.

INVESTIGATION RESULTS

Groundwater monitoring wells were monitored (two on April 17, five on July 5 and 6 and four on November 1, 2012) for head-space vapour levels (HSVL), depth to groundwater. Field observations are summarised in Table 1. The highest vapour level was 4730 ppmv found in BH86 on November 1, 2012 and the lowest vapour level was less than detection limit (LTDL) in BH41 on April 17, 2012. The average depth to groundwater was 0.96 metres below grade (mbg) in April 2012, 1.34 mbg in July 2012 and 0.69 mbg in November 2012.

Groundwater samples were analysed for hydrocarbon and/or metals analyses and a summary of results is as follows:

- BH41 in April 2012 – Benzene and ethylbenzene exceeded CSR DW standards and LEPHw exceeded CSR AWM and AWF standards.
- BH71 in July 2012 – Aluminium, arsenic, iron and zinc exceeded CSR AWM, AMF, DW and/or IW standards.
- BH72 in April 2012 – Ethylbenzene exceeded CSR DW standards and VPHw and LEPHw exceeded CSR AWM and AWF standards, arsenic and iron exceeded CSR DW and/or IW standards.
- BH73 in July 2012 – LEPHw exceeded the CSR AWM and AWF standards.
- The remaining samples analysed were less than the applicable CSR standards.

The groundwater analytical results are summarized in Tables 1 to 4. Analytical chemistry reports are included in Appendix B.

QUALITY ASSURANCE / QUALITY CONTROL (QA/QC)

A quality assurance and quality control (QA/QC) program was followed to ensure that the sampling and analytical data were interpretable, meaningful and reproducible. ALS Laboratory Group (ALS) of Burnaby BC analyzed the samples. ALS is a Canadian Association of Laboratory Accreditation Inc (CALA) accredited laboratory that uses the MOE recognized methods to conduct laboratory analyses. As conveyed by the laboratory, method blanks, control standards samples, certified reference material (CRM) standards, method spikes, replicates, duplicates and instrument blanks are routinely analyzed as part of their QA/QC programs.

As an internal quality control the project laboratory routinely reports the results of the laboratory duplicate analyses. The results of the laboratory QA/QC are reported in the laboratory certificates provided in Appendix B. SLR verified that the laboratory internal QA/QC results fell within the laboratory self-specified acceptance criteria.

Based on these QA/QC results, it is SLR's opinion that the data collected from the investigation can be relied upon.

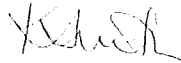
2012: SLR Consulting – Groundwater Investigation Report (5/5)

Chevron Canada Ltd.
10900 No. 3 Road Update of Results (2012)

SLR Ref: 201 00591 00004
December 2012

We trust this meets your needs. If you have any questions or require clarification, please contact the undersigned.

Yours sincerely
SLR Consulting Limited



Kate Smith, B.EnvSc.
Environmental Scientist



Mark White, B.Sc. Env., P.Ag.
Environmental Scientist



Jackie Smith, M.A.Sc., R.P.Bio., P.Ag.
Senior Project Manager

cc: Kristi Thornhill, Chevron Canada Limited

Enc: Drawing 1 – Site Plan
Tables 1 through 4
Appendix A: SLR Field Methodology
Appendix B: Analytical Chemistry Reports

W:\CLIENT FILES\Chevron\201 00591 No.3 Rd and Steveston Hwy Richmond\REPORTS\2012\3rd Party Results Letters\10900 No 3 Rd Results Letter\2012Dec - GW Results Ltr for 10900 No 3 Rd.doc

SLR

5

CONFIDENTIAL



To: Development Permit Panel

Date: February 18, 2026

From: Joshua Reis
Director, Development

File: DP 25-037757

Re: **Application Deluxe Custom Homes Ltd. for a Development Permit at
7480 & 7486 Williams Road**

Staff Recommendations

That a Development Permit be issued which would:

1. Permit the construction of two small-scale multi-unit housing developments on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”; and
2. Vary the provisions of the Richmond Zoning Bylaw 8500 to:
 - a) Reduce the required front yard setback from 6.0 m to 4.5 m;
 - b) Reduce the required rear yard setback from 6.0 m to 3.0 m;
 - c) Permit an attached garage to be located within 6.0 m of the rear lot line; and
 - d) Permit an exterior wall oriented to an interior side yard to have a continuous wall length greater than 55 per cent of the total lot depth.

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

JR:ac

Att. 2

Staff Report

Origin

Deluxe Custom Homes Ltd. (Director: Baljinder Sanghera), the property owner, has applied to the City of Richmond for permission to develop Small-Scale Multi-Unit Housing (SSMUH) at 7480 and 7486 Williams Road on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)” (Attachment 1). The proposal includes variances to the RSM zone relating to building setbacks, parking and exterior wall length. The lots are currently vacant.

Servicing works associated with the previous subdivision of the property are currently under construction as part of a registered Servicing Agreement (SA) and include a new sanitary sewer line across a portion of the rear yard, removal of the existing driveway letdown, and construction of a new sidewalk and a single shared drive aisle.

Development Information

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

Background

In January 2023, Council adopted a rezoning application by Deluxe Custom Homes Ltd. (RZ 21-930951) for the property at 7480 Williams Road, to permit compact residential development (two dwellings per lot) and facilitate the creation of two lots with shared driveway access under the “Coach House (ZS12) Broadmoor” zone. An associated subdivision application (SD 21-930952) to create two lots (7480 and 7486 Williams Road) was subsequently approved in July 2024.

In June 2024, 7480 and 7486 Williams Road were rezoned to the newly created RSM zone as part of the City’s implementation of Bill 44 and SSMUH. Consequently, the previously approved development was unable to be implemented as it did not comply with the new RSM zone. This application seeks to permit the general development form and site layout previously approved by Council.

The subject lots are currently vacant, as the former dwelling was demolished at the time of subdivision to facilitate the previously approved development.

Development surrounding the subject site is as follows:

To the North: Across Williams Road are single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/S and RSM/L)”.

To the South: Fronting Nevis Drive are single-detached dwellings on large lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the East and West: Lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”, each containing a principal dwelling and additional smaller dwelling units above an attached garage, with access from Williams Road via shared driveways.

Staff Comments

The proposed development generally complies with the intent of the Official Community Plan (OCP) and with the provisions of Zoning Bylaw No. 8500 for properties zoned “Small-Scale Multi-Unit Housing (RSM/L)”, except for the variances outlined below.

Zoning Compliance/Variance (staff comments in *bold italics*)

The applicant has requested the following variances to Zoning Bylaw 8500:

- a) Reduce the required front yard setback from 6.0 m to 4.5 m;
- b) Reduce the required rear yard setback from 6.0 m to 3.0 m;
- c) Permit an attached garage to be located within 6.0 m of the rear lot line; and
- d) Permit an exterior wall oriented to an interior side yard to have a continuous wall length greater than 55 per cent of the total lot depth.

The proposed variances support a SSMUH development that is generally consistent with the development form and site layout previously approved by Council (RZ 21-930951) and is in keeping with the existing use, form and character of adjacent lots on Williams Road, which also comprise of compact two-storey residential development with shared driveways.

The reduced front and rear yard setbacks reflect the established pattern of development and the shallow lot depths characteristic of this part of Williams Road. The proposed setbacks maintain appropriate streetscape character and provide functional private outdoor amenity space and live landscaping.

The proposed attached garage is partially located within 6.0 m of the rear lot line. The proposed design is consistent with the adjacent development pattern for similar housing forms along this section of Williams Road and is not anticipated to result in adverse impacts to neighbouring properties. It is also consistent with the previously approved development for the subject lots.

The proposed variance to permit a continuous exterior wall length greater than 55 per cent of the lot depth reflects the proposed building configuration and design that is generally consistent with the previously approved development for the subject lots and the development on adjacent properties along this section of Williams Road. Visual massing impacts are mitigated through articulation, setbacks and architectural treatment along the interior side yard.

Analysis

Conditions of Adjacency

- The development supports a compact two-storey residential form that is consistent with the surrounding low-density residential context along this section of Williams Road.
- The proposed development provides a clearly defined street-facing residential façade with articulated entry features, coordinated window placement and soft landscaping within the front setback.
- The proposed building typology incorporates a rear inset for each building, reducing the perceived massing along the back of the subject lots and preserving the block's established pattern of open rear yards.
- Upper-level windows are oriented to minimize overlook and maintain privacy for neighbouring properties to the east and the west.
- All exterior lighting has been designed to be downward-facing to prevent glare on neighbouring properties.

Site Planning, Access, and Parking

- The proposed development consists of two lots, with two dwelling units on each. Both lots are accessed via a shared drive aisle from Williams Road. As part of the previously approved rezoning (RZ 21-930951), reciprocal access and parking arrangements over the shared drive aisle were secured through legal agreements registered on Title.
- Each lot provides three resident parking spaces, with two spaces located within the enclosed garage serving the front unit and one at-grade stall at the rear of the lot assigned to the rear unit. The proposed development complies with Zoning Bylaw parking requirements.
- The drive aisle width is unchanged from the configuration approved as part of the original rezoning and continues to support on-site turnaround for all parking spaces.
- Pedestrian access to the front unit is provided directly from Williams Road to maintain street activation, while access to the rear unit is accommodated via the shared driveway, with additional access provided along the side yard pathways.
- Garbage and recycling are proposed to be stored within the individual garages and at the rear lots near the exterior parking stall.

Architectural Form and Character

- The proposed development reflects the previously approved building form and site layout, including activation of Williams Road through building orientation.
- The proposed elevations contribute to a pedestrian-oriented streetscape along Williams Road through defined entries, covered porches, articulated façades and varied roof forms.
- The proposed exterior building materials are consistent with the character of the surrounding neighbourhood and include horizontal Hardie-plank siding, stone veneer accents, asphalt shingle roofing and decorative trim elements.

The use of complementary materials and defined horizontal banding provides visual interest, reinforces the architectural character and reduces the perceived massing of the buildings.

- Private rear yard areas are provided on each lot and are configured to maximize functionality, sunlight access and compatibility with parking areas.
- A design covenant was previously registered on Title through the original rezoning to secure the approved design. With the introduction of the City's SSMUH regulations, design for the subject lots is now regulated through the Development Permit (DP) process, with all SSMUH development located on an arterial road subject to a Council issued DP. Accordingly, the existing covenant will be discharged as it is no longer required.

Landscape Design and Open Space Design

- At the time of rezoning (RZ 21-930951), the applicant received approval to remove two trees from the subject site, subject to a 2:1 tree replacement requirement. The two trees have subsequently been removed. In response, the applicant proposed the planting of six replacement trees on the subject lots, in excess of the 2:1 replacement ratio. Prior to rezoning bylaw adoption, the developer had provided the City with a landscape plan, which included the six replacement trees and had provided the City with a landscape security deposit of \$47,696.00, which the City continues to hold.
- A revised Landscape Plan has been provided as part of this proposed development permit and is generally consistent with what had been considered at the time of the rezoning and includes the six replacement trees. The proposed development continues to meet the live landscaping requirements.
- Private outdoor space is provided for each unit in compliance with minimum requirements for outdoor space in the RSM zone.

Crime Prevention Through Environmental Design (CPTED)

- The applicant has identified that the following CPTED principles are incorporated into the proposed design:
 - The street edge is defined with low fencing and lower planting on either side of the fence for visual porosity into the site.
 - Access control is provided by defined pedestrian pathways from the public sidewalk to the front units and shared pedestrian and vehicle access to the back units via the drive aisle.
 - Windows and downward-facing exterior lighting are provided on the proposed lighting plan overlooking the shared drive aisle and at the front/rear yards for natural surveillance.

Energy Efficiency

- Heat pumps are proposed on each lot and are sited in the rear yards adjacent to patio areas to minimize visual and noise impacts. Prior to BP issuance, the applicant is required to submit written confirmation that the noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8865.
- The applicant must demonstrate compliance with BC Energy Step Code Step 3 EL 4 as part of the BP process.

Conclusion

The proposed development would permit a two unit Small-Scale Multi-Unit Housing on each lot that is generally consistent with the form and site layout previously approved by Council and the subject lot's former ZS12 zoning (RZ 21-930951).

As the proposed development would meet applicable policies, the applicable DP guidelines, and the sites current RSM Zoning, with the exception of the noted variances, staff recommend that the DP be endorsed, and issuance by Council be recommended.



Alexander Costin
Planning 1
(604-276-4200)

AC:js

Att. 1: Location Map
2: Development Application Data Sheet

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

- Discharge of Restrictive Design Covenant (CB367594) from each title.
- Payment of all fees in full for costs associated with Public Notices.

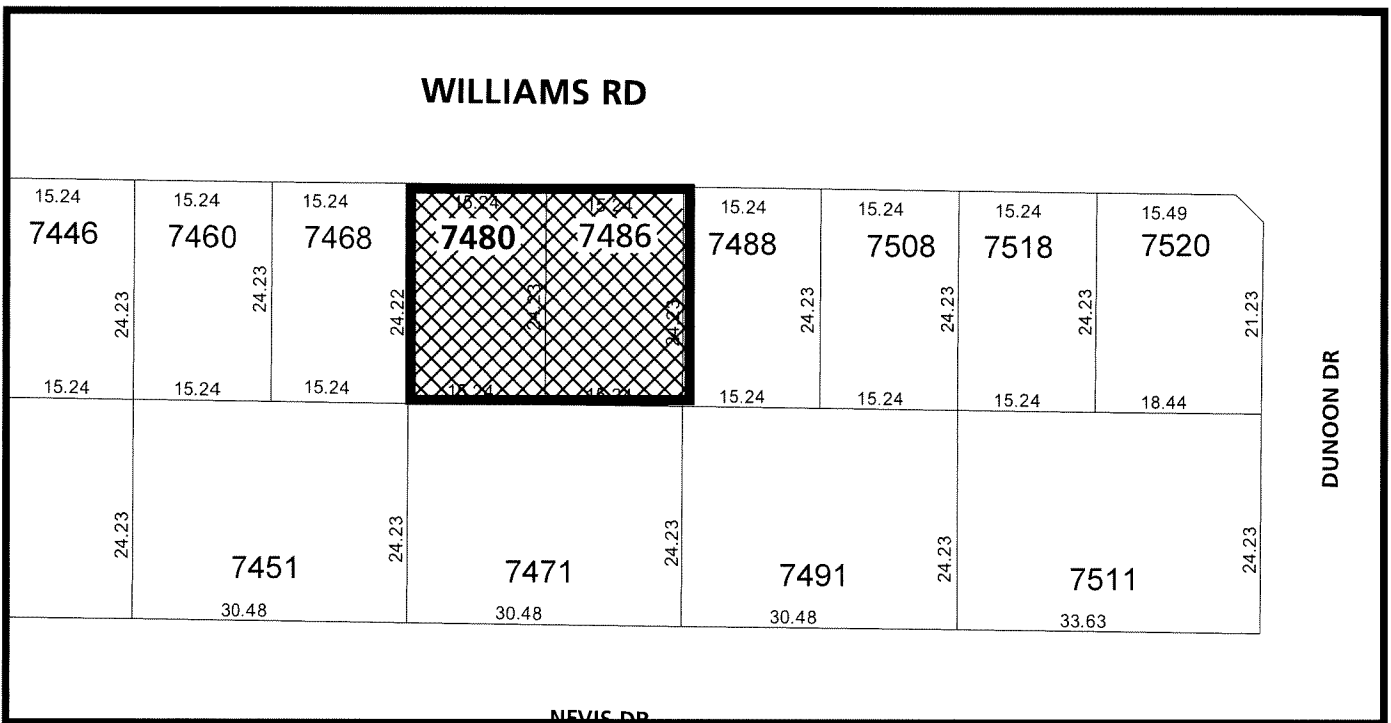
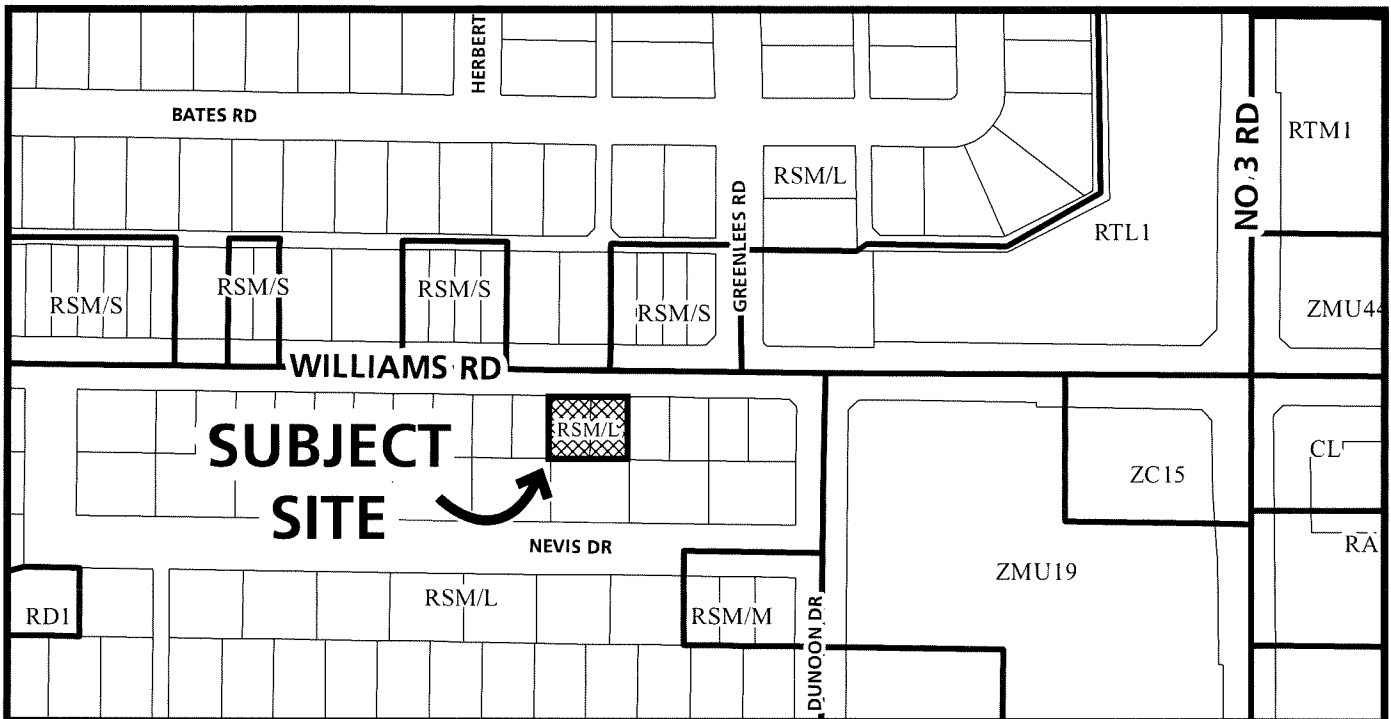
Prior to Building Permit* issuance, the developer is required to complete the following:

- Esurance that the appropriate tree protection fencing is still installed around all trees/hedges to be retained as part of the development prior. Tree protection fencing is to remain in place until construction and landscaping on-site is completed.
- Demonstrate compliance with BC Energy Step Code Step Code 3 EL 4.
- Provide written confirmation that the noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

*This requires a separate permit.



City of
Richmond



	<p style="text-align: center; font-size: 24pt; font-weight: bold;">DP 25-037757</p>	<p>Original Date: 02/02/26 Revision Date: 2/2/26</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



DP 25-037757

Original Date: 02/02/26
Revision Date: 02/02/26

Note: Dimensions are in METRES



DP 25-037757

Attachment 2

Address: 7480 & 7486 Williams Road

Applicant: Deluxe Custom Homes Ltd.

Owner: Deluxe Custom Homes Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Site Area:	Lot 1: 369.2 m ² Lot 2: 369.2 m ²	Lot 1: 369.2 m ² Lot 2: 369.2 m ²
Land Uses:	Vacant	Two principal dwellings, each with an additional dwelling unit above an attached garage
OCP Designation:	Local Villages – Tier 2	No change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	Small-Scale Multi-Unit Housing (RSM/L)
Number of Units:	0	4 (2 on each lot)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: Max. 43% Non-porous Surfaces: 67% Landscaping: 32%	None
Front Setback	Min. 6.0 m	4.5 m	Yes
Side Yard Setback	Min. 1.2 m	1.2 m	No
Rear Yard Setback	Min. 6.0 m	3.0 m	Yes
Height (m):	10.0 m	9.2 m	No
Continuous Wall Length	13.3 m	17.2 m	Yes
Parking Spaces:	2 spaces per lot	3 spaces per lot	No
Attached garage within the year yard	Not permitted	Permitted	Yes
Private Outdoor Space:	Min. 6 m ² per unit	6 m ² provided per unit	No

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage



No. DP 25-037757

To the Holder: Deluxe Custom Homes Ltd.
Property Address: 7480 & 7486 Williams Road
Address: 10151 Leonard Road, Richmond, V7A 2N4 CAN

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 required front yard setback from 6.0 m to 4.5 m;
 - b) Reduce the required rear yard setback from 6.0 m to 3.0 m;
 - c) Permit an attached garage to be located within 6.0 m of the rear lot line; and
 - d) Permit an exterior wall oriented to an interior side yard to have a continuous wall length greater than 55% of the total lot depth.
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 # 10 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security of \$47,696.00, to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 25-037757

To the Holder: Deluxe Custom Homes Ltd.

Property Address: 7480 & 7486 Williams Road

Address: 10151 Leonard Road, Richmond, V7A 2N4 CAN

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

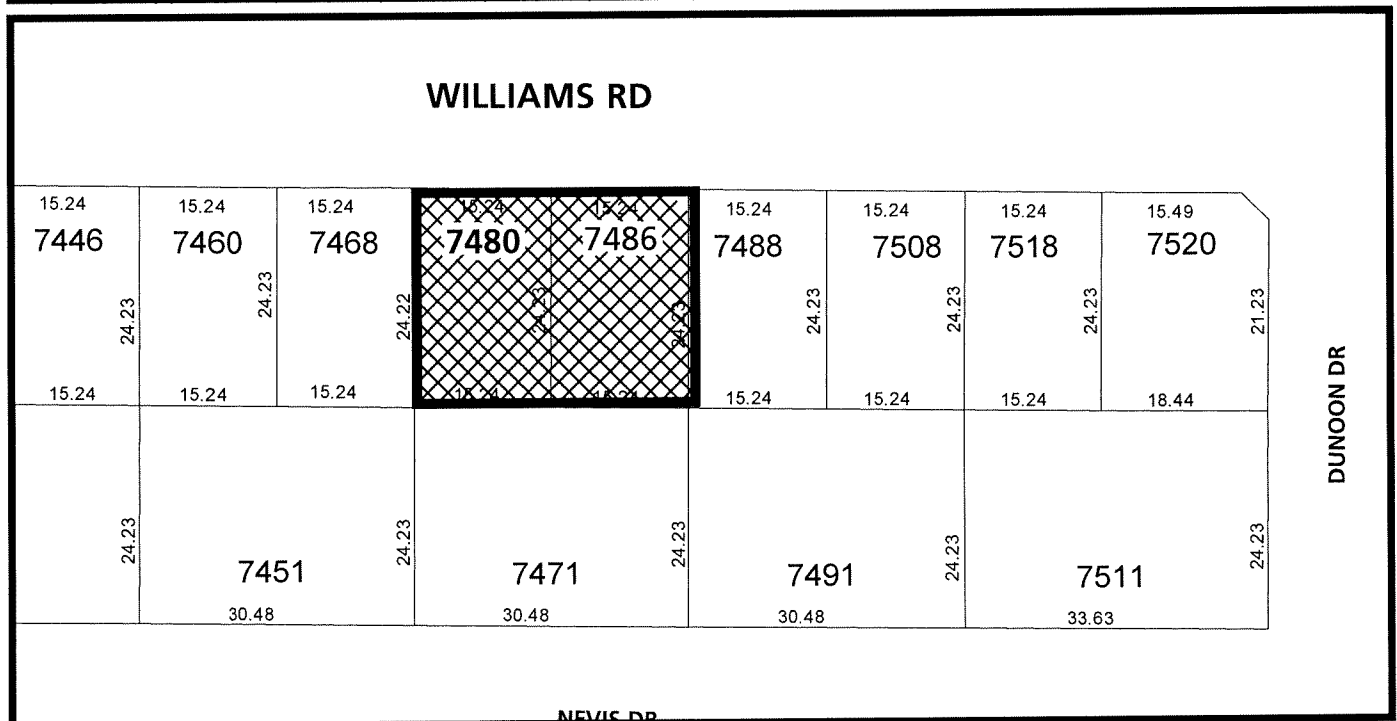
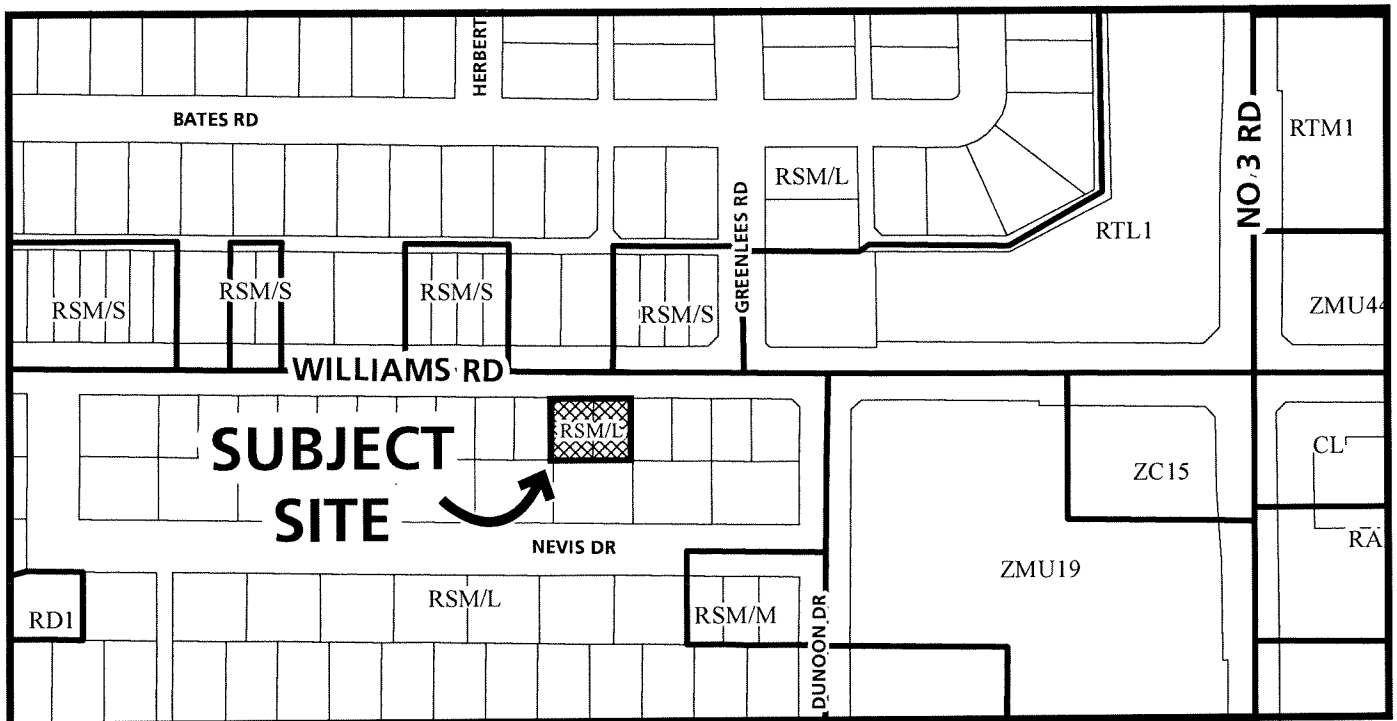
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



	<h2>DP 25-037757</h2> <h1>SCHEDULE "A"</h1>	Original Date: 02/02/26 Revision Date: 2/2/26 Note: Dimensions are in METRES
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WILLIAMS ROAD

CROWN OF ROAD = 1.31m

NOTE: ALL OFF-SITE WORKS PROVIDED BY SA 23-016766 VIA SD 2021-930952 APPLICATION.

CALCULATIONS FOR LOT 1

PROJECT ANALYSIS		
Proposal	Small Scale Multi-Unit	
Site Area	369.20 m ²	3,974.35 s.f.
ALLOWABLE		
ALLOWABLE FAR: (0.6 X 369.20 m ²)	221.52 m ²	2,384.50 s.f.
Flex Space Allowable	50.00 m ²	538.21 s.f.
Stair Credit (PERMITTED 10 M ² MAX)	8.24 m ²	88.73 s.f.
4.3A.1(c) Green Building System (Max)		
2.35m ² per dwelling	0.36 m ²	3.92 s.f.
Total BUILDING AREA	280.12 m ²	3,015.29 s.f.
Total BUILDING AREA (PROPOSED)	279.99 m ²	3,011.65 s.f.
ALLOWABLE SITE COVERAGE: (45%)	166.13 m ²	1,788.17 s.f.
PROPOSED SITE COVERAGE: (42.67%)	157.51 m ²	1,695.53 s.f.
COVERED PORCH (ACTUAL)	11.08 m ²	119.08 s.f.
COVERED GARAGE (ACTUAL)	35.71 m ²	384.38 s.f.

SITE COVERAGE AND LIVE LANDSCAPING:

FRONT YARD LANDSCAPING REQUIREMENT CALCULATION:
55% OF FRONT YARD (37.72M²): 37.72M² (55%)
PROPOSED LANDSCAPING: 39.80M² (58.04%)

LIVE LANDSCAPING REQUIREMENT CALCULATION:
20% OF LOT AREA (369.20M²): 73.84M² (20%)
TOTAL PROPOSED: 120.30M² (32.58%)

SITE COVERAGE FOR IMPERMEABLE AREAS CALCULATION:
MAXIMUM ALLOWABLE 70%: 258 M² (70%)
TOTAL IMPERMEABLE AREAS: 247.24 M² (66.97%)

EXISTING ROAD CENTRE LINE GRADE ELEV.: 1.31M
EXISTING AVERAGE GRADE ELEV.: 0.85M
PROPOSED AVERAGE LOT GRADE ELEV.: 1.28M
FINISHED GRADE AT HOUSE CORNERS ELEV.: 1.41M
TOP OF SLAB ELEV. = 1.61M
BUILDING HEIGHT MEASURED FROM: 1.41M

LIGHTING LEGEND

- WALKWAY LIGHTING (BALLISTER)
- EAVE LIGHTING (POINTING DOWNWARDS FRONT TOP FLOOR ROOF EAVE)

Legend
P: Proposed Elevation
E: Existing Elevation

SITE PLAN Scale 3/16" = 1'-0"

CALCULATIONS FOR LOT 2

PROJECT ANALYSIS		
Proposal	Small Scale Multi-Unit	
Site Area	369.20 m ²	3,974.35 s.f.
ALLOWABLE		
ALLOWABLE FAR: (0.6 X 369.20 m ²)	221.52 m ²	2,384.50 s.f.
Flex Space Allowable	50.00 m ²	538.21 s.f.
Stair Credit (PERMITTED 10 M ² MAX)	8.24 m ²	88.73 s.f.
4.3A.1(c) Green Building System (Max)		
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SITE COVERAGE AND LIVE LANDSCAPING:

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PROPOSED LANDSCAPING: 39.80M² (58.03%)

LIVE LANDSCAPING REQUIREMENT CALCULATION:
20% OF LOT AREA (369.20M²): 73.84M² (20%)
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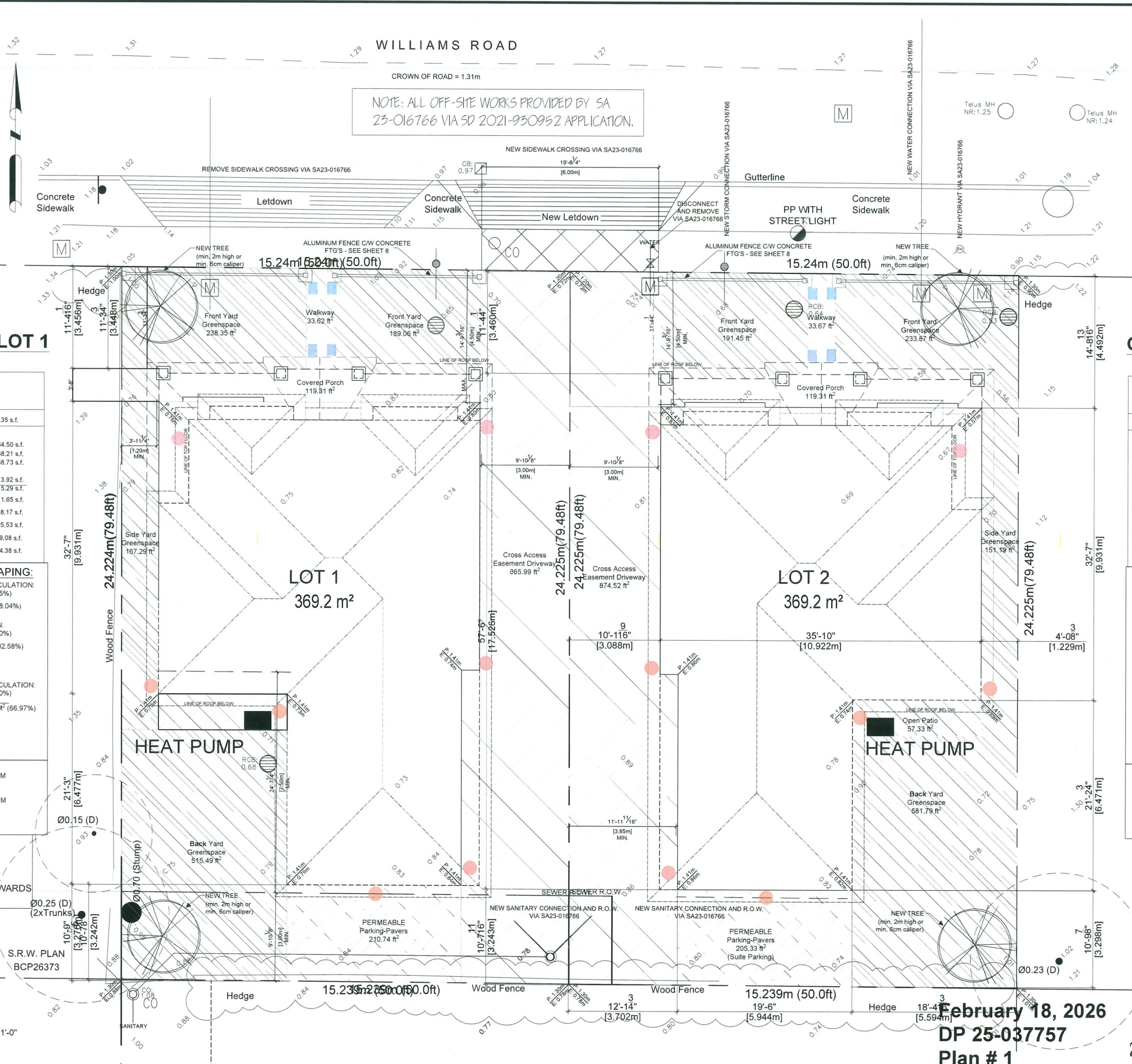
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LIGHTING LEGEND

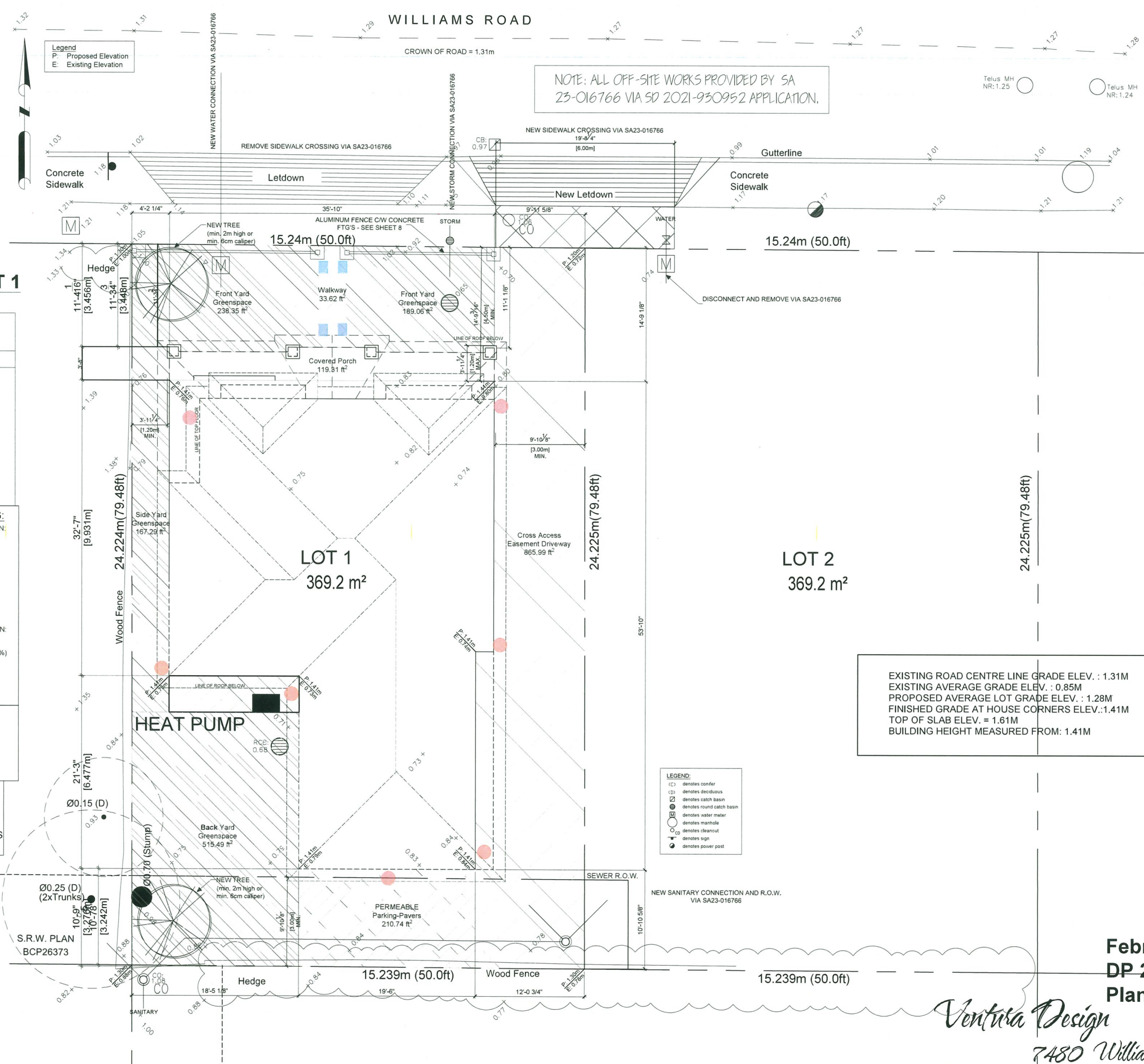
- WALKWAY LIGHTING (BALLISTER)
- EAVE LIGHTING (POINTING DOWNWARDS FRONT TOP FLOOR ROOF EAVE)

Legend
P: Proposed Elevation
E: Existing Elevation



February 18, 2026
DP 25-037757
Plan # 1

Ventura Design
7480/7486 Williams Rd



NOTE: ALL OFF-SITE WORKS PROVIDED BY SA 23-016766 VIA SD 2021-930952 APPLICATION.

CALCULATIONS FOR LOT 1

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Proposal	Small Scale Multi-Unit	
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ALLOWABLE		
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2.35m ² per dwelling	0.36 m ²	3.92 s.f.
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[] WALKWAY LIGHTING (BALLISTER)
 () EAVE LIGHTING (POINTING DOWNWARDS FRONT TOP FLOOR ROOF EAVE)

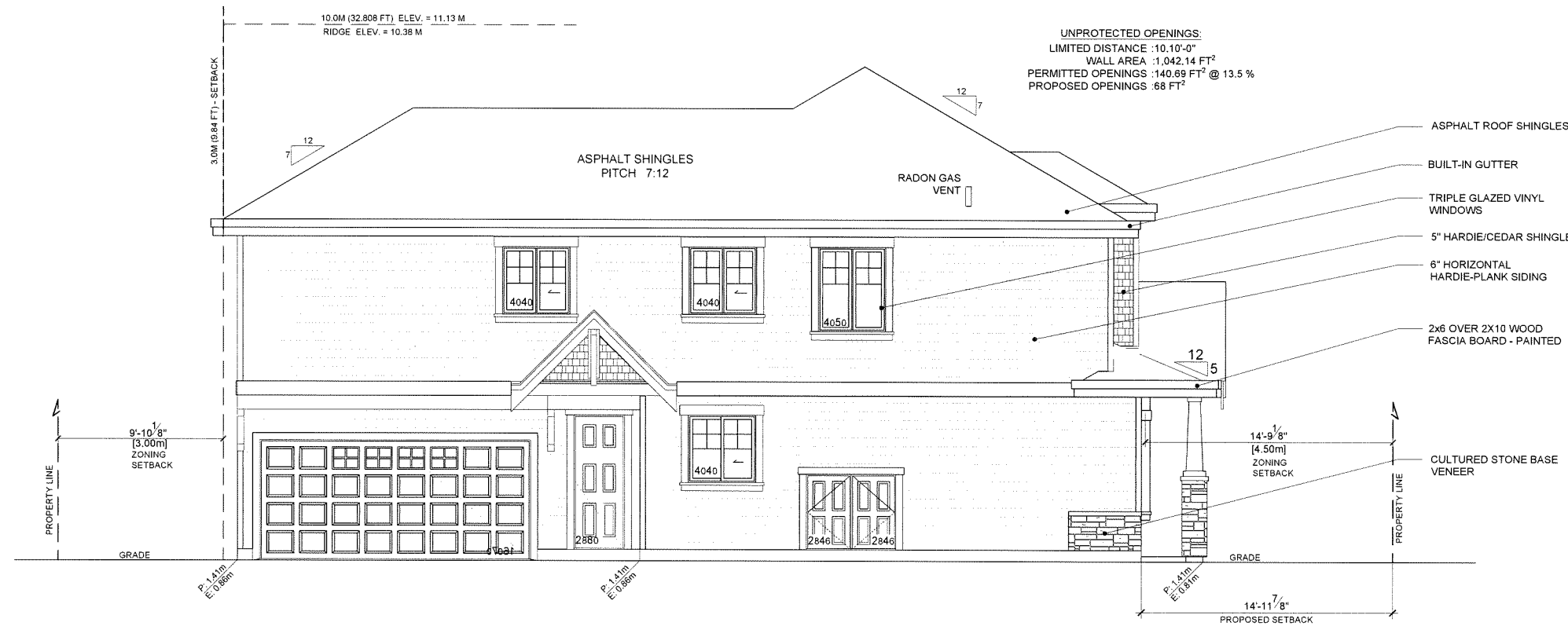
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 TOP OF SLAB ELEV. = 1.61M
 BUILDING HEIGHT MEASURED FROM: 1.41M

Site Plan c/w Roofing Layout
 Scale 3/16" = 1'-0"

February 18, 2026
 DP 25-037757
 Plan # 2

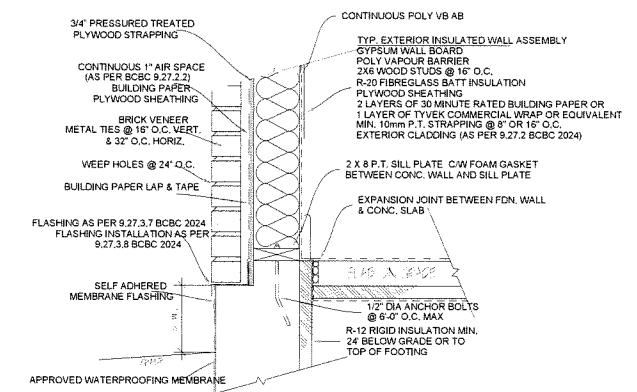
Ventura Design
 7480 Williams Rd - Sk. 2



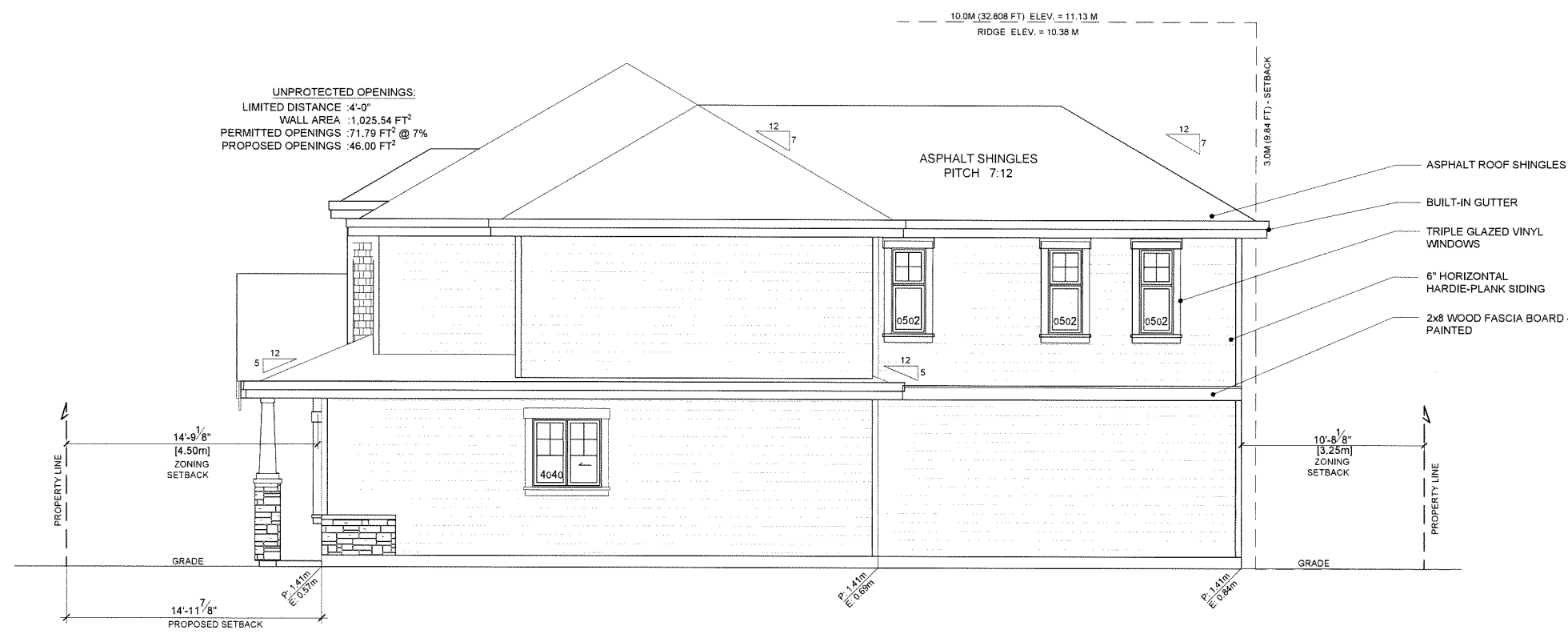
Side (West) Elevation
Scale 1/4" = 1'-0"

UNPROTECTED OPENINGS:
LIMITED DISTANCE :10,10'-0"
WALL AREA :1,042.14 FT²
PERMITTED OPENINGS :140.69 FT² @ 13.5 %
PROPOSED OPENINGS :68 FT²

ROCK VENEER ROCK DETAIL



Rock DETAIL
Scale 1/4" = 1'-0"



Side (East) Elevation
Scale 1/4" = 1'-0"

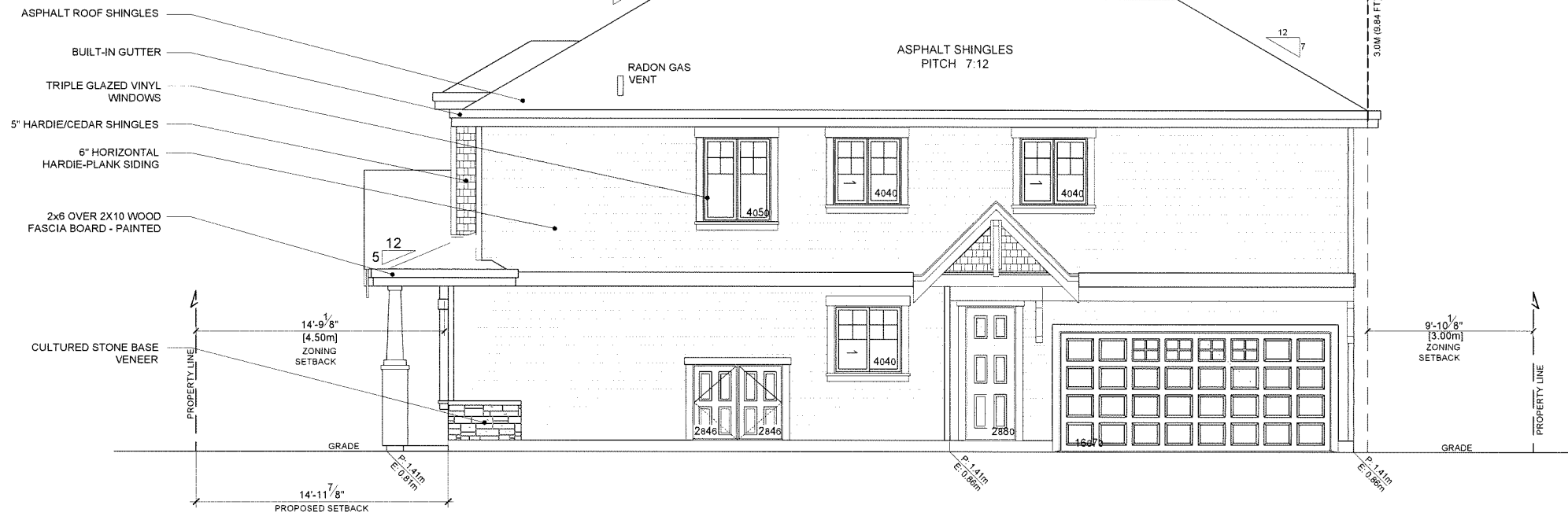
UNPROTECTED OPENINGS:
LIMITED DISTANCE :4'-0"
WALL AREA :1,025.54 FT²
PERMITTED OPENINGS :71.79 FT² @ 7%
PROPOSED OPENINGS :46.00 FT²

- ASPHALT ROOF SHINGLES
- BUILT-IN GUTTER
- TRIPLE GLAZED VINYL WINDOWS
- 6" HORIZONTAL HARDIE-PLANK SIDING
- 2x8 WOOD FASCIA BOARD - PAINTED

February 18, 2026
DP 25-037757
Plan # 3

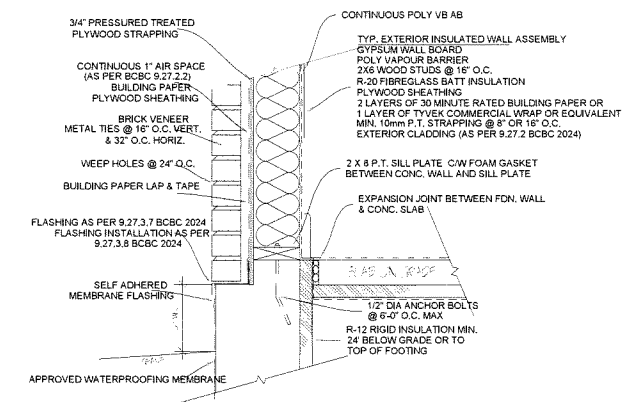
Ventura Design
7480 Williams Rd - Sh. 6

UNPROTECTED OPENINGS:
 LIMITED DISTANCE :10.10'-0"
 WALL AREA :1,042.14 FT²
 PERMITTED OPENINGS :140.69 FT² @ 13.5 %
 PROPOSED OPENINGS :88 FT²



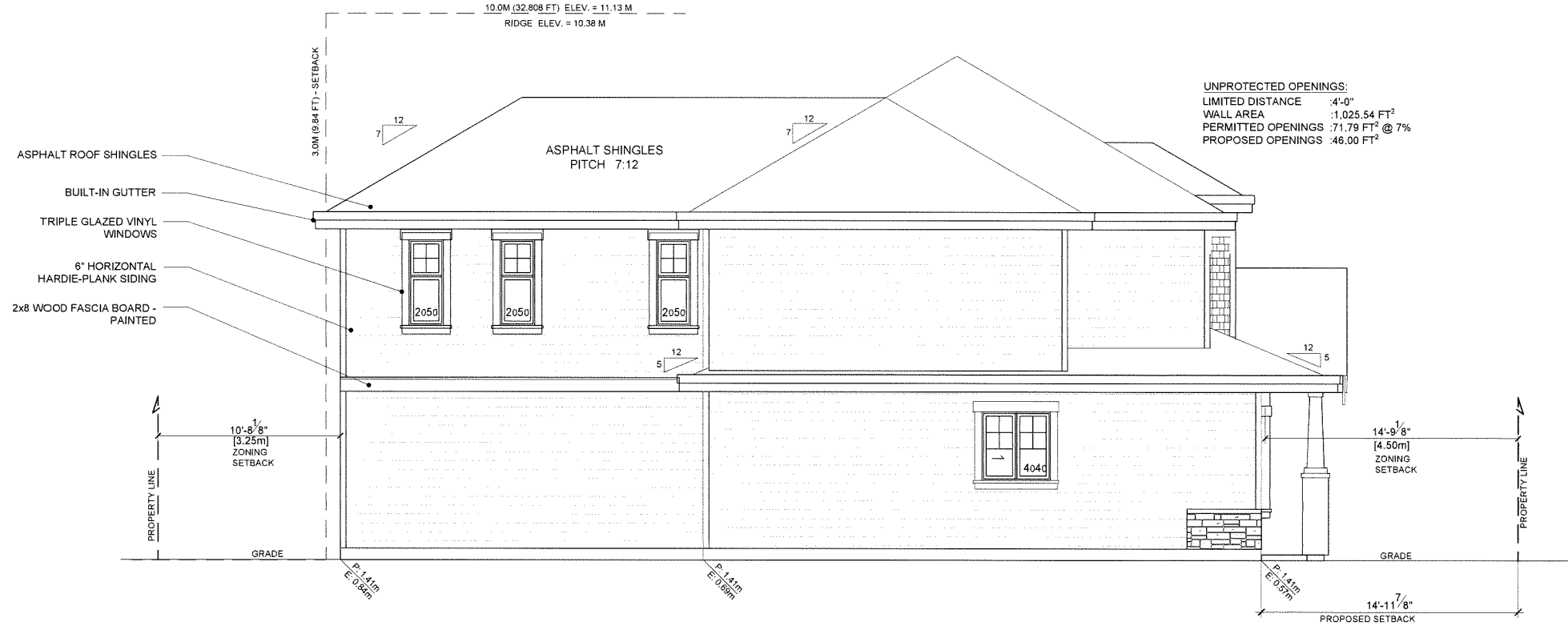
Side (West) Elevation
 Scale 1/4" = 1'-0"

ROCK VENEER ROCK DETAIL



Rock DETAIL
 Scale 1/4" = 1'-0"

UNPROTECTED OPENINGS:
 LIMITED DISTANCE :4'-0"
 WALL AREA :1,025.54 FT²
 PERMITTED OPENINGS :71.79 FT² @ 7%
 PROPOSED OPENINGS :46.00 FT²



Side (East) Elevation
 Scale 1/4" = 1'-0"

February 18, 2026
 DP 25-037757
 Plan # 6

Ventura Design
 7486 Williams Rd - Sh. 6

LANDSCAPE LEGENDS

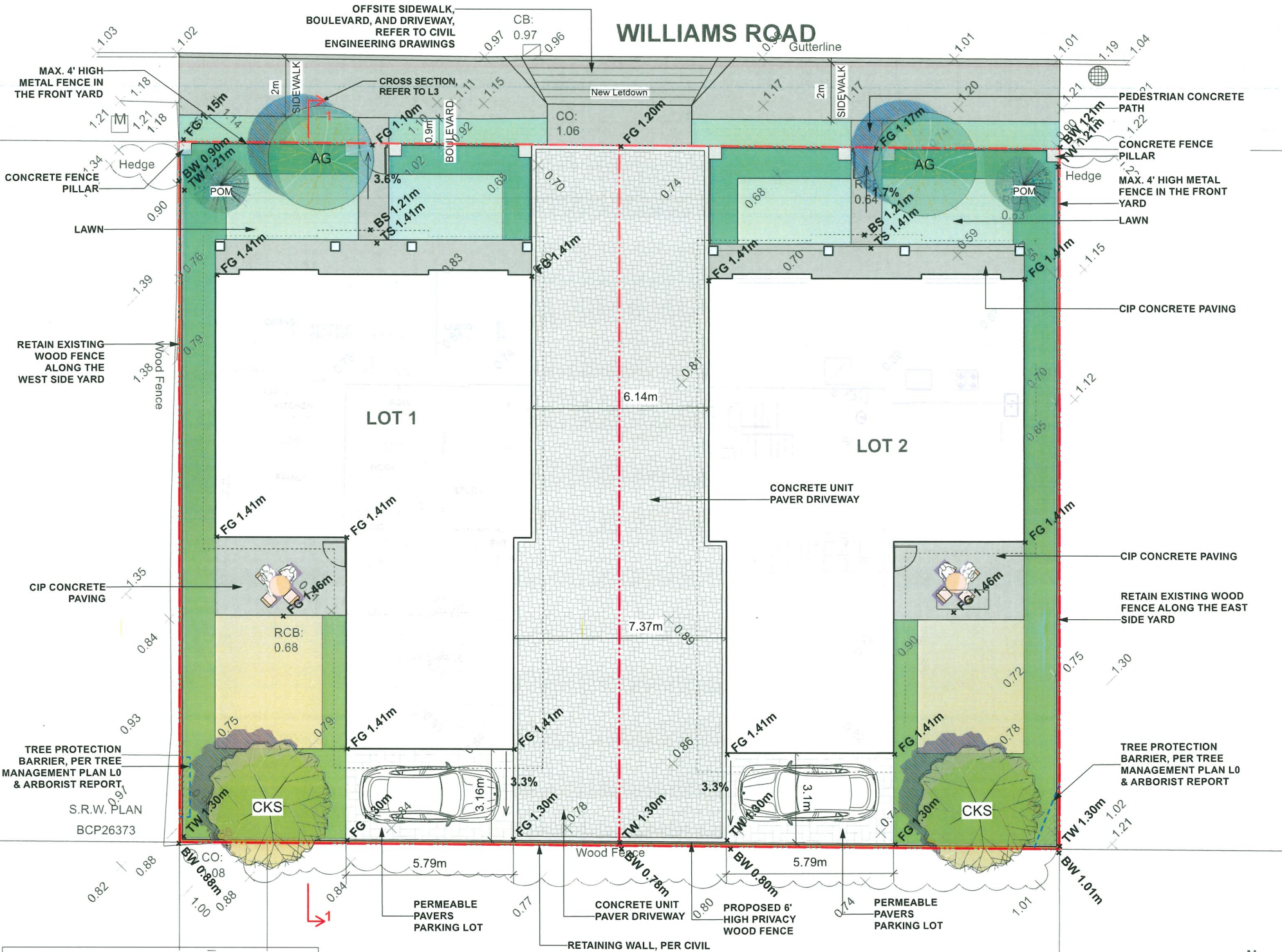
SYMBOL	MATERIALS
	CIP CONCRETE PAVING
	CONCRETE UNIT PAVER FOR DRIVEWAY
	PERMEABLE PAVER FOR PARKING LOT
	GRAVEL
	LAWN
	PLANTING BED
	6'-0" HIGH WOOD FENCE
	MAX. 4' HIGH METAL FENCE
	STEPPING STONE PATH

LANDSCAPE NOTES

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.

GRADING LEGEND

KEY	DESCRIPTION
+FG 1.30m	PROPOSED SPOT ELEVATIONS
+TW 1.60m	PROPOSED TOP OF WALL ELEVATION
+BW 1.30m	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.41m	PROPOSED TOP OF STAIR ELEVATION
+BS 1.21m	PROPOSED TOP OF STAIR ELEVATION
2%	SLOPE PERCENTAGE
+1.03	EXISTING ELEVATIONS, PER SURVEY



GRADING NOTES

- DO NOT SCALE DRAWINGS.
- ALL GRADING INFORMATION IS PRELIMINARY ONLY.
- REFER TO CIVIL DRAWINGS OFF-SITE ROAD GRADING INFORMATION.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.



**HOMING
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Revisions

NO.	Date	Note
A	2022-05-08	ISSUED FOR REZONING APPLICATION
B	2026-01-23	ISSUED FOR REZONING/DP

7480 WILLIAMS ROAD

PROJECT ADDRESS:
7480 WILLIAMS ROAD,
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-07

SCALE: 1:100

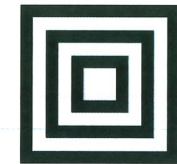
DRAWN BY: EL

REVIEWED BY: EL

Landscape Layout and Grading Plan

February 18, 2026
DP 25-037757
Plan # 8

L1



**HOMING
LANDSCAPE
ARCHITECTURE**

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Revisions

NO.	Date	Note
A	2022-05-08	ISSUED FOR REZONING APPLICATION
B	2026-01-23	ISSUED FOR REZONING/DP

7480 WILLIAMS ROAD

PROJECT ADDRESS:
7480 WILLIAMS ROAD,
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-07

SCALE: 1:100

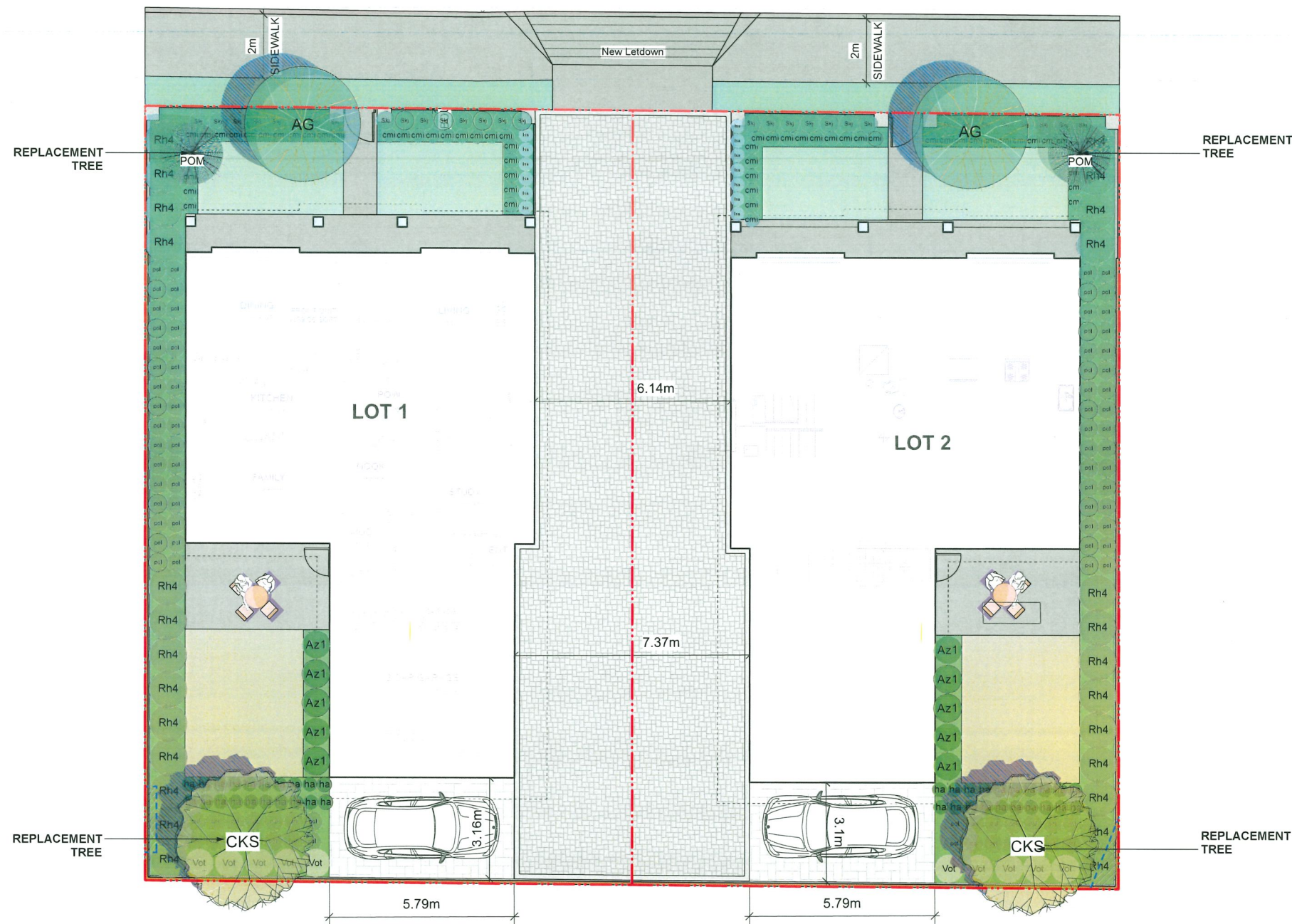
DRAWN BY: EL

REVIEWED BY: EL

**Planting Plan &
Plant List**

L2

WILLIAMS ROAD

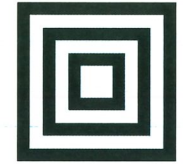


ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
ONSITE PLANT LIST					
TREES (DECIDUOUS & CONIFEROUS)					
AG	<i>Acer griseum</i>	Paperbark Maple	2	5cm cal.	
CKS	<i>Cornus kousa</i> 'Satomi'	Pink Japanese Dogwood	2	8cm cal.	replacement tree
POM	<i>Picea omorika</i>	Serbian Spruce	2	4.0m Height	replacement tree
SHRUBS					
Az1	<i>Azalea japonica</i> 'Gumpo Pink'	Gumpo Pink Azalea	10	#2 pot	
Rh4	<i>Rhododendron</i> 'PJM'	PJM Rhododendron	26	#3 pot	
Skj	<i>Skimmia japonica</i>	Japanese Skimmia	31	#2 pot	
Vot	<i>Vaccinium ovatum</i> 'Thunderbird'	Thunderbird Evergreen Huckleberry	10	#2 pot	
PERENNIALS & GROUNDCOVERS					
lsa	<i>Lavandula angustifolia</i>	English Spike Lavender	13	#2 pot	
pol	<i>Polystichum munitum</i>	Western sword fern	92	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
cmi	<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Japanese Sedge	60	#1 pot	
ha	<i>Hakonechloa macra</i> 'Aureola'	Golden Japanese Forest Grass	40	#1 pot	
VINES					

PLANTING NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4) Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/600 mm (around & beneath rootball)
- 5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.

**February 18, 2026
DP 25-037757
Plan # 9**



HOMING LANDSCAPE ARCHITECTURE

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Revisions

NO.	Date	Note
A	2022-05-08	ISSUED FOR REZONING APPLICATION
B	2026-01-23	ISSUED FOR REZONING/DP



1 CROSS SECTION
Scale: 1:50

7480 WILLIAMS ROAD

PROJECT ADDRESS:
7480 WILLIAMS ROAD,
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-07

SCALE: AS SHOWN

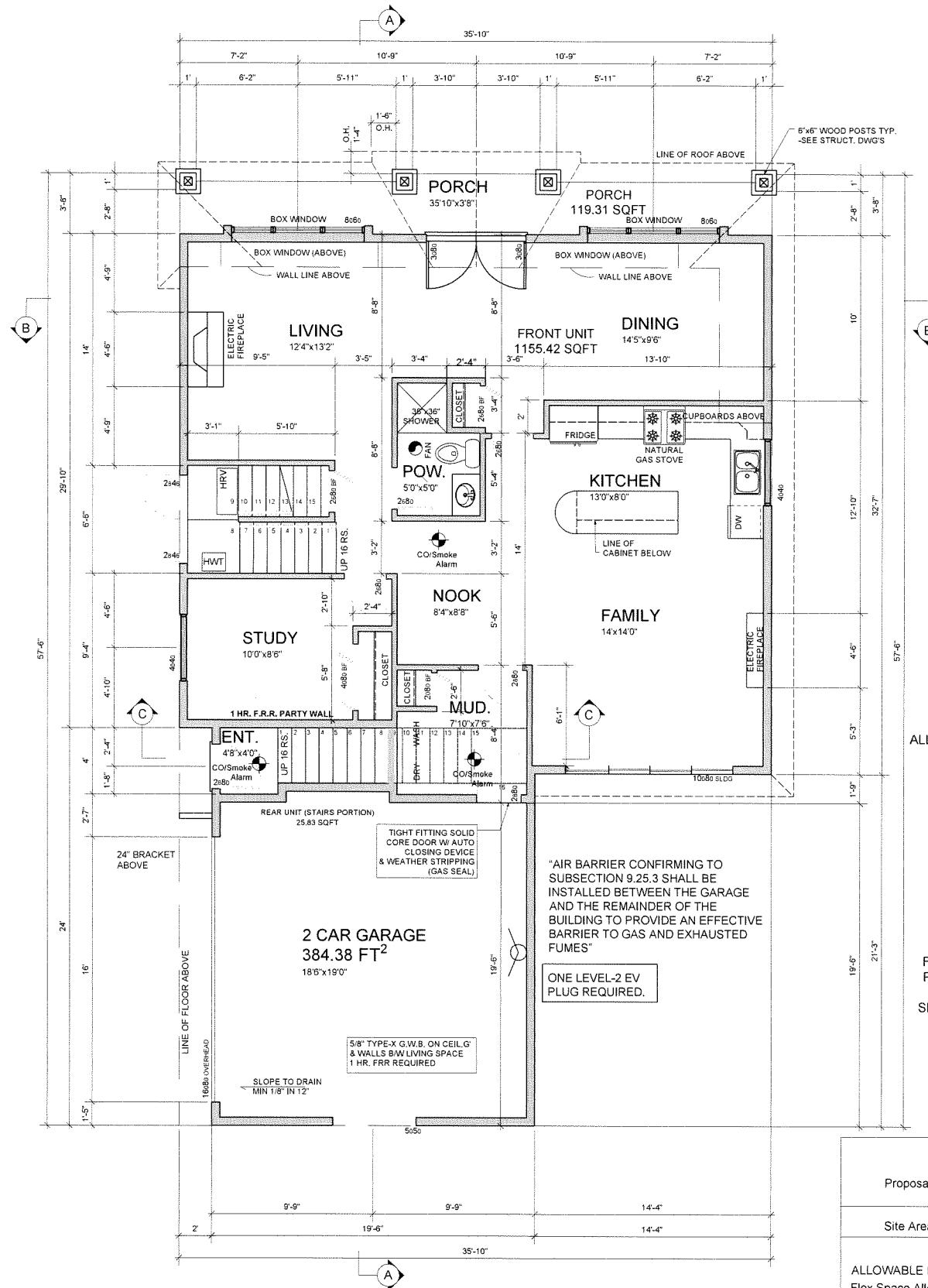
DRAWN BY: EL

REVIEWED BY: EL

Landscape Section

February 18, 2026
DP 25-037757
Plan # 10

L3

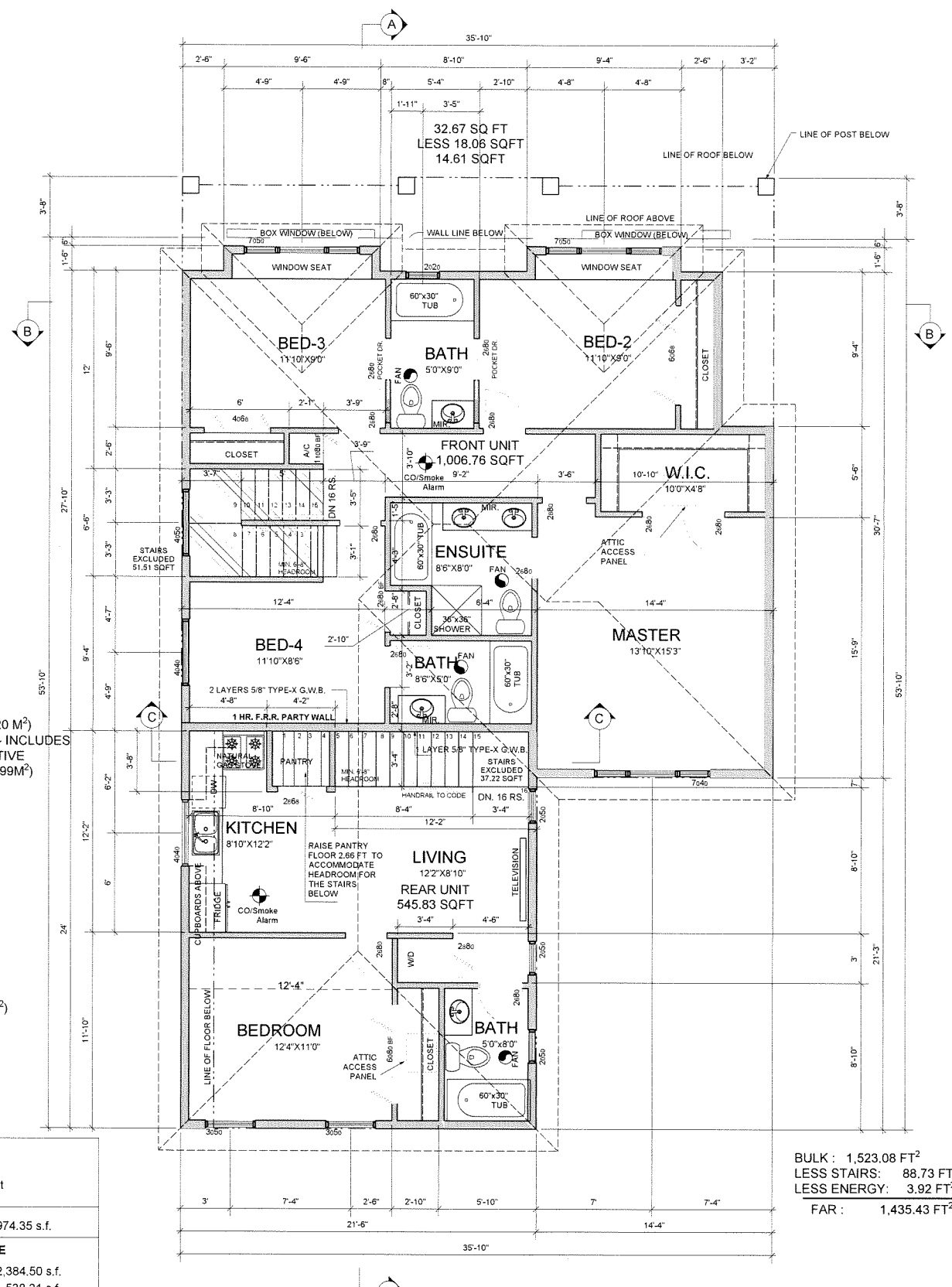


Ground Floor Plan
 Scale 1/4" = 1'-0"
 9'-0" Ceiling Height

LOT AREA: 3,974.35 FT² (369.20 M²)
 ALLOWABLE FAR: 3,015.29 FT² (280.12M²) - INCLUDES STAIR CREDIT AND ENERGY INCENTIVE
 ACTUAL FAR: 3,011.65 FT² (279.99M²)

FAR (GARAGE INCL'D): 1,576.22 FT²
 PATIOS/PORCH: 119.31 FT²
 SITE COVERAGE: 1,695.53 FT² (157.51 M²)

PROJECT ANALYSIS		
Proposal	Small Scale Multi-Unit	
Site Area	369.20 m ²	3,974.35 s.f.
ALLOWABLE		
ALLOWABLE FAR: (0.6 X 369.20 m ²)	221.52 m ²	2,384.50 s.f.
Flex Space Allowable	50.00 m ²	538.21 s.f.
Stair Credit (PERMITTED 310 M ² MAX)	8.24 m ²	88.73 s.f.
4.3A.1(c) Green Building System (Max) 2.35m ² per dwelling	0.36 m ²	3.92 s.f.
Total BUILDING AREA	280.12 m ²	3,015.29 s.f.



Top Floor Plan
 Scale 1/4" = 1'-0"
 9'-0" Ceiling Height

BULK: 1,523.08 FT²
 LESS STAIRS: 88.73 FT²
 LESS ENERGY: 3.92 FT²
 FAR: 1,435.43 FT²

Ventura Design
 7486 Williams Rd - Sk. 5

February 18, 2026
DP 25-037757
Reference Plan