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**Development Permit Panel  
Electronic Meeting**

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

**Wednesday, April 29, 2026  
3:30 p.m.**

**MINUTES**

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



**1. DEVELOPMENT PERMIT 25-019494**  
(REDMS No. 8372394)

APPLICANT: Brad Dore

PROPERTY LOCATION: 8591 Williams Road

**Director's Recommendations**

*That a Development Permit be issued which would permit the construction of Small-Scale Multi-Unit Housing on an Arterial Road, at 8591 Williams Road on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)".*



**2. New Business**

**3. Date of Next Meeting: May 13, 2026**

**ADJOURNMENT**



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

Time: 3:30 p.m.  
Place: Remote (Zoom) Meeting  
Present: Wayne Craig, General Manager, Planning and Development, Chair  
Roeland Zwaag, General Manager, Engineering and Public Works  
Marie Fenwick, Director, Arts, Culture and Heritage

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 March 11, 2026 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 25-009422**  
(REDMS No. 8332562)

APPLICANT: David Lee  
PROPERTY LOCATION: 12060 and 12080 No. 5 Road

INTENT OF PERMIT:  
Permit the development of a two-storey industrial building on a site zoned “Light Industrial (IL)” and associated Environmentally Sensitive Areas compensation.

**Applicant’s Comments**

Marco Ciriello, representing Lo Studio Architecture Inc., 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:

## Development Permit Panel

### Wednesday, March 25, 2026

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- the proposed development includes a two-storey office and industrial building facing No. 5 Road, an extension of the existing rear lane to the north that will run along the rear (east side) of the subject site, and associated off-site Environmentally Sensitive Areas (ESAs) compensation;
- pedestrian access to the proposed building will be from No. 5 Road and vehicle access will be from the rear lane;
- the architectural form and character of the proposed building is similar to the existing industrial developments to the north (12020 and 12040 No. 5 Road) which are also owned by the same business organization;
- the proposed building is differentiated from the adjacent buildings to the north through articulation of its building façade;
- stairs and ramps leading to the building entrance are proposed to address the proposed grade change to meet the required building elevation;
- parking, loading and garbage areas are proposed at the back of the building; and
- sustainability features of the proposed development include, among others, a higher energy efficiency than the minimum required by the BC Building Code, high efficiency LED lighting, provision of Level 2 charging infrastructure for electric vehicle (EV) parking stalls, water conservation features and provision for future rooftop solar infrastructure.

Alex Sartori, NEXT Environmental Inc., with the aid of the same visual presentation, spoke about the proposed development's impact on off-site Environmentally Sensitive Areas (ESAs), noting that (i) the required grading along the rear (east side) of the subject site to construct the rear lane extension will require the removal of six trees on the adjacent property to the east, and (ii) to compensate for the tree removals on the adjacent property to the east, the applicant is proposing off-site ESA compensation through planting of trees on the property to the north at 12851 Rice Mill Road and along the public pathway south of 12851 No. 5 Road.

Meredith Mitchell, M2 Landscape Architecture Inc., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the proposed landscaping for the subject site is similar in character to the landscaping on the adjacent development to the north, (ii) bike racks are proposed in front of the building, (iii) a landscaped area in front of the building is proposed to provide an outdoor amenity space for employees, which includes a picnic table and a cable trellis with climbing vines to soften the building wall behind, (iv) the three trees originally proposed to be planted on the street frontage will be moved into the larger landscaped area on the back of the property to achieve the required soil volume requirements, (v) proposed on-site planting includes a mix of evergreen and deciduous trees and other plant materials, and (vi) irrigation will be provided for all landscaped areas on the site.

## Development Permit Panel

### Wednesday, March 25, 2026

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#### Staff Comments

Joshua Reis, Director, Development, noted that (i) the subject development permit application includes an ESA compensation for the off-site ESA impacts of the proposed development, (ii) the proposed off-site ESA compensation will result in approximately 1,020 square metres of ESA net habitat gain to compensate for the approximately 405 square metres of ESA on neighbouring lots impacted as a result of the proposed development, (iii) the City's Parks Department has reviewed and supports the proposed ESA compensation and the applicant is required to enter into a servicing agreement to secure the ESA compensation works, and (iv) there is a Servicing Agreement associated with the project which includes, among others, frontage improvements, construction of the rear lane, and servicing and utility connections that have been secured through the rezoning application.

#### Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the green wall behind the seating area consists of a two-storey high cable trellis planted with a mix of broadleaf evergreen and deciduous climbing vines and are visible from the street, (ii) the proposed mix of deciduous and coniferous trees and shrubs for on-site planting would provide a good habitat for birds and insects, and (iii) the proposed on-site lighting will include downward lighting fixtures and are DarkSky compliant to avoid light spillover onto neighbouring properties.

In reply to a query from the Panel regarding the off-site ESA compensation planting on two City properties near the subject site, staff noted that (i) the applicant will be required to enter into a servicing agreement with the City prior to Development Permit issuance, (ii) the applicant will coordinate with the City's Parks Department but will be responsible for the planting and maintenance of the proposed off-site ESA compensation planting during the five-year maintenance period, and (iii) the applicant is required to enter into a Landscape Agreement that includes a five-year monitoring and annual reporting of the ESA plantings by a Qualified Environmental Professional (QEP).

The Panel noted that the applicant only highlighted the Rice Mill Road location for the proposed off-site ESA compensation plantings but there is a second location on No. 5 Road near the subject site where off-site ESA compensation plantings will occur.

Also, staff noted that (i) the landscape plans presented by the applicant in the meeting differ from the plans provided to the panel for consideration, in particular the applicant proposes the relocation of the three trees originally proposed to be planted on the street frontage to the rear of the property, and (ii) staff will work with the applicant to ensure that the proposed landscape plan, as presented by the applicant, will be properly updated prior to the application moving forward to Council should the Panel endorse the application.

## Development Permit Panel

### Wednesday, March 25, 2026

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In reply, the applicant clarified that the planting beds on the street frontage will not be removed and that the three trees originally proposed to be planted on the street frontage will be moved to the larger planting beds on the back of the site to achieve the required soil volumes.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Panel expressed support for the application subject to the revisions to the landscape plan. In addition, the Panel noted the applicant's thorough presentation, attention to detail, and the comprehensive ESA compensation planting program.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued at 12060 and 12080 No. 5 Road, which would permit the development of a two-storey industrial building on a site zoned "Light Industrial (IL)" and associated Environmentally Sensitive Areas compensation.*

**CARRIED**

## 2. **DEVELOPMENT PERMIT 25-037550** (REDMS No. 8280988)

APPLICANT: JM Architecture Inc.

PROPERTY LOCATION: 3071 St. Edwards Drive

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 3071 St. Edwards Drive on a site zoned "Auto-Orientated Commercial (CA)".

#### Applicant's Comments

Joe Minton, JM Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

## **Development Permit Panel**

### **Wednesday, March 25, 2026**

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- the subject development permit application includes revisions to the exterior cladding materials and colours of the existing 11-storey hotel building, landscape improvements, provision of bicycle storage in the pavilion building, and provision of electric vehicle (EV) parking spaces;
- the proposed exterior building renovation is the first stage of a larger future redevelopment of the subject site;
- the proposed exterior cladding materials for the hotel building includes an Exterior Insulation and Finish System (EIFS) with three different colour arrangements and textures;
- the existing porte cochère materials will be updated to include porcelain slabs and strip lighting;
- the existing building roof and façade and will be repainted to dark blue and white and light gray, respectively;
- the pavilion building will be repainted to match the updated façade of the hotel tower; and
- an enclosed garbage and recycling area is proposed at the back of the building pavilion.

Donald Duncan, of Donald VS Duncan Landscape Architect, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) a new pedestrian access between the main hotel building entrance and St. Edwards Drive that includes a new paving stone pathway is proposed, (ii) existing planted areas on the site will be enhanced with new plantings, and (iii) invasive ivy around the rear of the building is proposed to be removed.

#### **Staff Comments**

Joshua Reis, Director, Development noted that (i) the subject development permit application will facilitate improvements to the exterior of the building including changes in materials and colours and localized landscape improvements, (ii) the proposed pedestrian connection from St. Edwards Drive to the hotel main entrance will support additional pedestrian activity and provides a clearly marked path for the safety of pedestrians, (iii) four electric vehicle (EV) parking stalls provided with Level 2 charging infrastructure are proposed on-site and a legal agreement securing EV parking stalls is to be registered on Title prior to Development Permit issuance, (iv) there is no Servicing Agreement associated with the proposal given the scale of the development, and (v) no new signage is proposed as part of the subject Development Permit application as all signage on-site is currently existing.

## Development Permit Panel

### Wednesday, March 25, 2026

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#### Panel Discussion

In reply to queries from the Panel, the applicant confirmed that (i) the proposed pedestrian pathway includes provisions for letdowns and curb cuts and has been designed to provide accessibility to pedestrians with mobility challenges, (ii) the proposed strip lighting for the hotel building runs vertically on each frontage and only provides lighting over the face of the building and not directed to neighbouring developments, (iii) the proposed LED strip lighting can be programmed to different colours and is located against the white surface of the building, and (iv) the proposed building lighting is not anticipated to impact neighbouring developments.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Panel expressed support for the application and staff were directed to work with the applicant to clarify the intensity of the proposed strip lighting and other lighting details on the building to avoid light pollution to neighbouring developments.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit exterior renovations to the existing building at 3071 St. Edwards Drive on a site zoned "Auto-Orientated Commercial (CA)".*

**CARRIED**

### 3. New Business

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled on Wednesday, April 15, 2026, be cancelled.*

**CARRIED**

### 4. Date of Next Meeting: April 29, 2026

6.

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

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**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:22 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, March 25, 2026.

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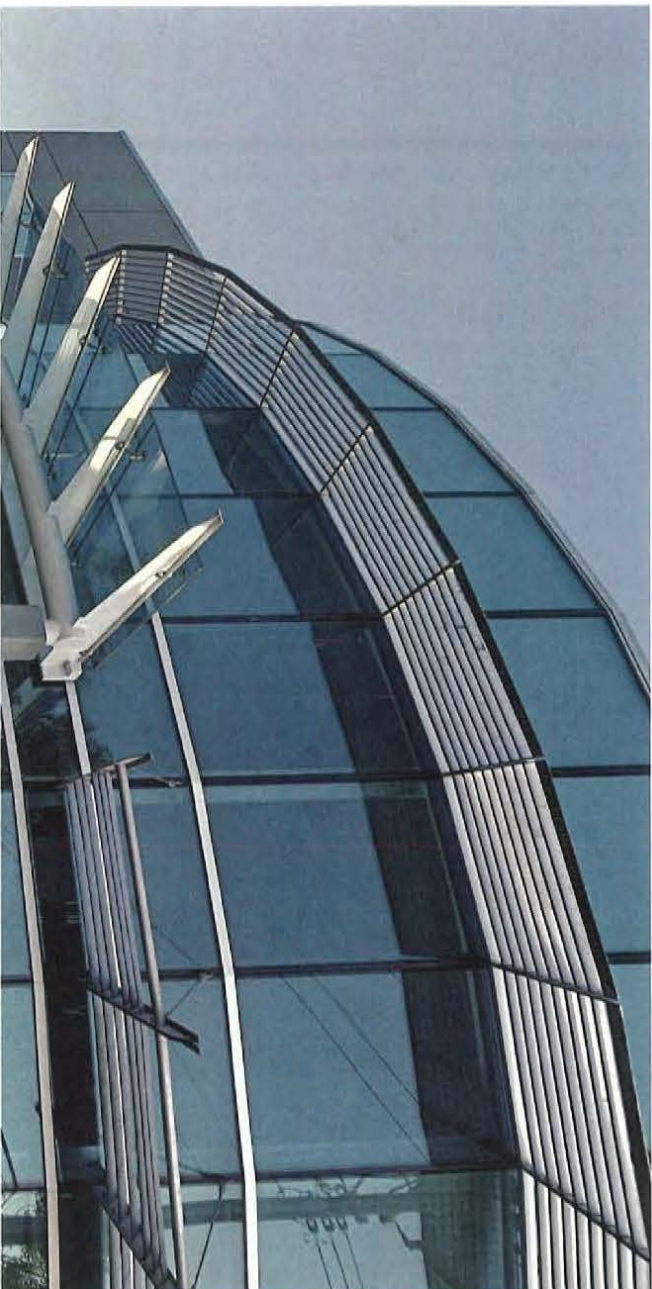
Wayne Craig  
Chair

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Rustico Agawin  
Committee Clerk

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

LSA LO STUDIO  
architecture

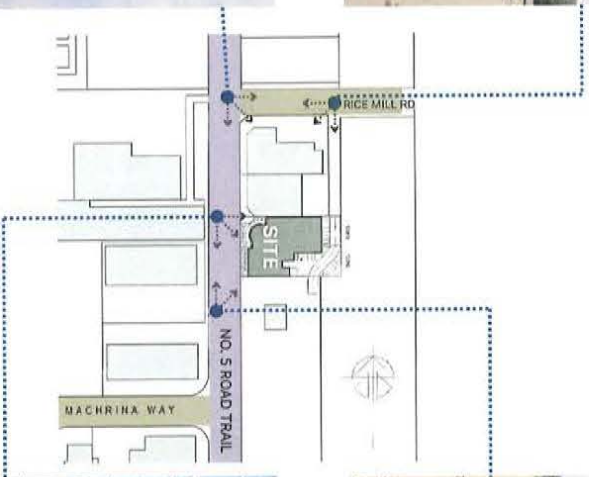


Hayden Phase III  
12060 No. 5 Road Richmond, British Columbia

## DP Panel Presentation

- Architectural Plans
- Design Rationale and Sustainability Strategy
- Environmental Plans
- Landscape Plans
- Accessibility strategy





## Design Rationale

This letter is a description of the two-storey industrial development proposed for the sites located at the above captioned address. The building faces No 5 Road, where the main entrance and pedestrian path are located. The main floor is elevated from the level of the street and, therefore, stairs and a ramp provide a way to reach this higher elevation.

Vehicular access is provided from the proposed lane along the east Property Line (where also parking, loading and garbage enclosure are located). Main-doors create a secondary entrance from the lane as well. Steps and ramps are not necessary on this side since the grading of the lane are approximately at the main floor elevation.

The architectural character of the building carries a style that is common to the two existing structures North of the subject site (owned by the same client). The main feature is at the entrance, where a round form highlights its location. The main door is covered by a glazed canopy that protects the door from the elements and, at the same time, defines its location at a smaller scale. The entrance opens into an interior double-height atrium where the reception and curved stairs are located and lead to the second floor. At the top of the stairs, double-glazed doors provide access to a conference room that, through internal glazing, overlooks the atrium. Another door leads to the remaining offices on the second floor.

The building is fundamentally divided into two functions: The two storeys at the front (with a double-height atrium and curved stairs) are occupied by offices. The area at the back is mainly industrial with high ceilings.

Materials are constituted principally by glazing and painted concrete walls (Tilt-up). Elegant landscaped areas front the construction. Landscaping is mainly grass, to complement the architectural forms, without obstructing them. A green wall project the landscaping vertically on the façade.

The bike storage is located on the interior to provide a secure, controlled area having continuous visual security, protected from rain, wind & temperature variations, lit by interior lights of the building, and potential to have electrical ground fault outlets for use.

## Sustainability Strategies

### Sustainability Targets

The City of Richmond has requirement for 10% better energy efficiency than minimum code requirements. The applicable minimum code requirements are established via Section 10.2 – Energy Efficiency of the British Columbia Building Code 2024 (BCBC). The project's chosen path to demonstrate compliance is via the Energy Cost Budget Method of the ASHRAE 90.1-2019 standard – a pathway permitted under Section 10.2 of the BCBC. This established the energy-related target for the building. There were no other sustainability targets established for the project to inform the design.

### Energy Target - Methodology

An energy modelling simulation was completed to assess the project design against the energy-related target. The proposed design energy cost is modelled against the baseline design which is based on mandatory and prescriptive provisions under Section 11 – Energy Cost Budget of ASHRAE 90.1-2019. The necessary level of performance improvement beyond the baseline was achieved through a combination of enhanced building envelope performance, efficient mechanical systems, and optimized lighting energy use.

### Energy Conservation Features

The energy conservation features included in the project design are outlined below across three categories. Together, these strategies reduce overall building energy consumption and operational costs while supporting the project's sustainability goals and energy performance target

#### 1. Envelope:

The building envelope has been designed to exceed baseline requirements through the use of high-performance elements, including:

- Glazing with improved thermal performance relative to the baseline, with a U-value of 1.87 W/m<sup>2</sup>K.
- Insulation in walls, roof, and doors beyond the minimum requirements of the ASHRAE baseline.

#### 2. Mechanical:

- Mechanical systems strategies significantly contributed reduced heating demand
- Utilization of energy recovery Ventilators to recover heat from exhaust air and transfer it to incoming fresh air, reducing heating demand.
- Inclusion of demand control ventilation technology on rooftop units, allowing ventilation rates to adjust based on occupancy levels for office spaces. This reduces unnecessary ventilation during periods of low occupancy and lowers the associated heating

#### 3. Lighting:

Lighting energy consumption is reduced by optimized lighting power densities of 0.30 W/ft<sup>2</sup> in warehouse and 0.48 W/ft<sup>2</sup> in offices, resulting in approximately 37% lower lighting energy use compared to the ASHRAE baseline. Lower lighting loads also contribute to reduced cooling demand.





**LEGEND**

- Site Boundary
- Proposed Building Footprint
- Proposed Driveway
- Area to be Removed from ESA
- City of Richmond Environmental Sensitive Area

**Scale**

0 500 1000

0 10m

**NOTES:**

The content is part of a NOT FOR CONSTRUCTION PERMITTING PURPOSES ONLY. It is intended for informational purposes only and should not be used for any other purpose. It is the responsibility of the user to verify the accuracy of the information provided.

**Plan Construction Ltd.**

Environmentally Sensitive Area Development Permit

PROJECT NO: PR031002

DATE: 04



Symbol	Common Name	Latin Name	Count	Comments
A	black cottonwood	Populus nigra	5	2.0m diameter growth (min. no. 7 prof.); densely branched; well established
Am	bigleaf maple	Acer macrophyllum	6	2.0m diameter growth (min. no. 7 prof.); densely branched; well established
Ec	boxer cherry	Prunus americana	5	no. 5 prof. 1.5m min.; densely branched; well established



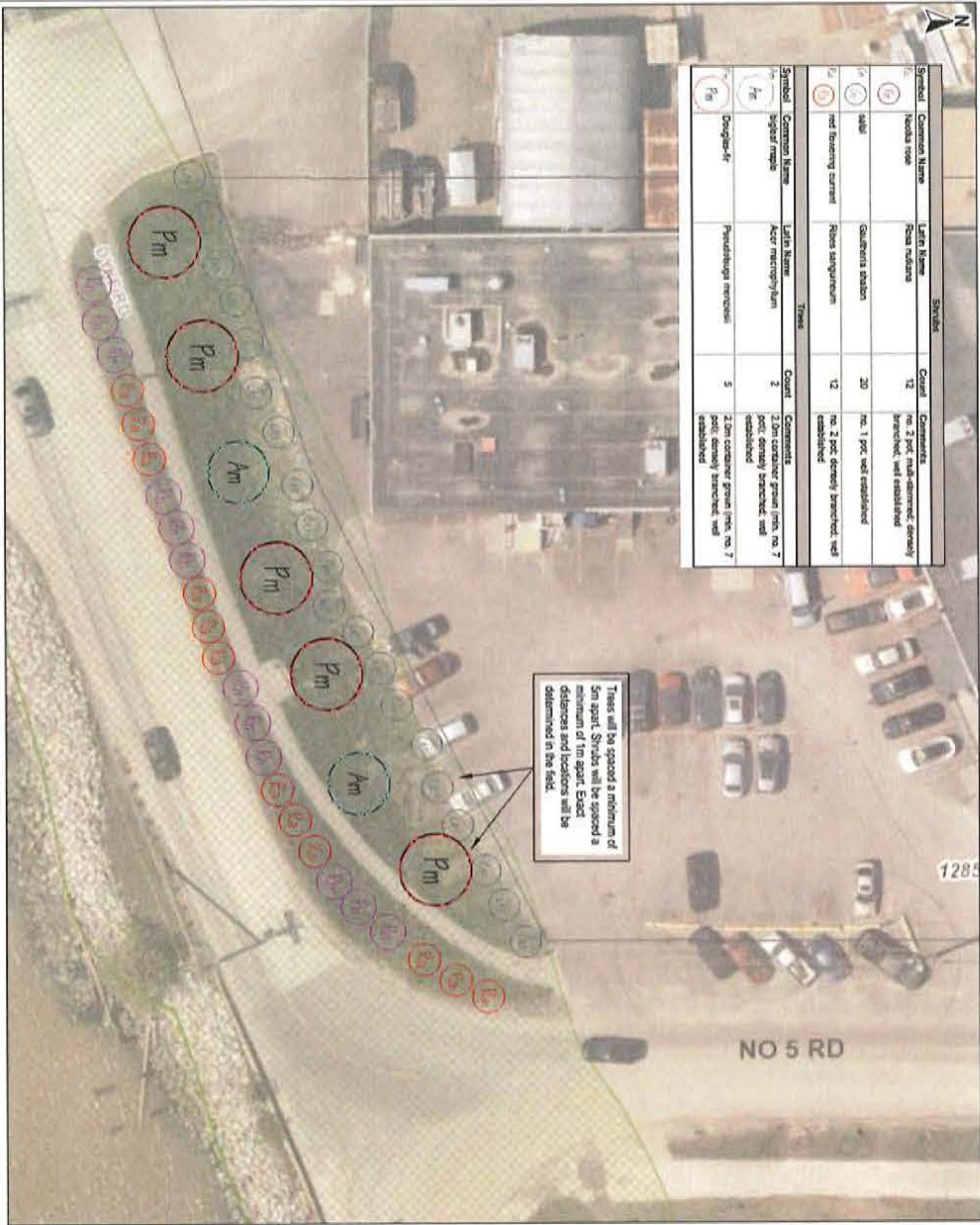
**LEGEND**  
 City of Seward Environmentally Sensitive Area  
 Agricultural Land (Inventory Area 5502)



**PROJECT INFORMATION**  
 Project: Environmentally Sensitive Area Development Permit  
 Client: Seward County  
 Date: 03/20/2023  
 Project No: P00291002



Symbol	Common Name	Scientific Name	Count	Comments
①	Redbud	Flora rubra	12	no. 2 pot. mid-stemmed; densely branched; well established
②	Redbud	Flora rubra	20	no. 1 pot. well established
③	Redbud	Flora rubra	12	no. 2 pot. densely branched; well established
④	Redbud	Flora rubra	12	no. 2 pot. densely branched; well established
⑤	Redbud	Flora rubra	5	2.0m container grown tree; no. 7 established
⑥	Redbud	Flora rubra	2	2.0m container grown tree; no. 7 established
⑦	Redbud	Flora rubra	2	2.0m container grown tree; no. 7 established
⑧	Redbud	Flora rubra	2	2.0m container grown tree; no. 7 established
⑨	Redbud	Flora rubra	2	2.0m container grown tree; no. 7 established
⑩	Redbud	Flora rubra	2	2.0m container grown tree; no. 7 established
⑪	Redbud	Flora rubra	2	2.0m container grown tree; no. 7 established
⑫	Redbud	Flora rubra	2	2.0m container grown tree; no. 7 established
⑬	Redbud	Flora rubra	2	2.0m container grown tree; no. 7 established
⑭	Redbud	Flora rubra	2	2.0m container grown tree; no. 7 established
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㊿	Redbud	Flora rubra	2	2.0m container grown tree; no. 7 established



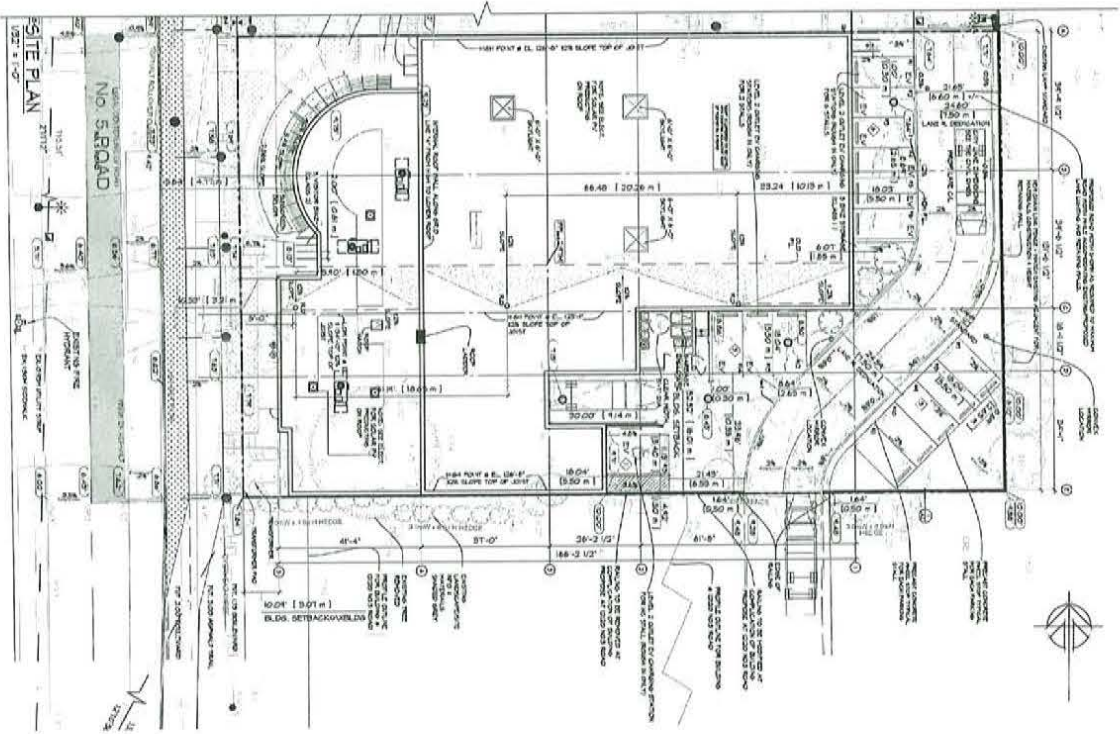
**NEXT ENVIRONMENTAL**



**LEGEND**  
 Site Boundary  
 City of Redwood Environmental Services Area  
 Approximate 'Tree Rehabilitation Area' Etcetera



<b>ES&amp;A Compensation Plan</b> 04	
Temporary Use Permit O&P Report Prepared by: [Name] Date: 15, 2023	Project Construction Ltd. 1285 1285



**PROPERTY DESCRIPTION**

**CLIC ADDRESS, DISTRICT**  
 2325 S. 10th Street  
 DISTRICT 12

**ZONING DISTRICT NO.**  
 ZONING DISTRICT NO. 12

**LEGAL DESCRIPTION**  
 1/4 SECTION 12, T4N, R12E, DISTRICT 12, S.D. 12

**SITE AREA**  
 2,300 SQ. FT.

**BLDG. AREA**  
 1,300 SQ. FT.

**SETBACKS**  
 10' FRONT, 5' SIDE, 10' REAR

**FLOOR AREAS**  
 1,300 SQ. FT.

STORY	AREA	NET AREA	GROSS AREA	TOTAL
1ST FLOOR	1,300 SQ. FT.	1,300 SQ. FT.	1,300 SQ. FT.	1,300 SQ. FT.
2ND FLOOR	1,300 SQ. FT.	1,300 SQ. FT.	1,300 SQ. FT.	1,300 SQ. FT.
TOTAL	2,600 SQ. FT.	2,600 SQ. FT.	2,600 SQ. FT.	2,600 SQ. FT.

**FLOOR AREA SUMMARY**

**BLDG. AREA**  
 1,300 SQ. FT.

**BLDG. AREA**  
 1,300 SQ. FT.

**BLDG. AREA**  
 1,300 SQ. FT.

**EXTERIOR FEATURES**

**EXTERIOR FEATURES**  
 1. 10' FRONT SETBACK  
 2. 5' SIDE SETBACK  
 3. 10' REAR SETBACK

**LOADINGS**

**LOADINGS**  
 1. 10' FRONT SETBACK  
 2. 5' SIDE SETBACK  
 3. 10' REAR SETBACK



**2.2.2.1. Group B, up to 2 Storers, Sprinklers**

- 1) A building identified as Group B is permitted to conform to Section 2) provided:
  - a) except as permitted by Sections 2.2.2.1(1) and 2.2.2.1(2) the building is provided with fire alarm and fire sprinkler systems.
  - b) 2,400 sq ft or less in building height and
  - c) 2,400 sq ft or less in building height.
- 2) The building defined in Section (1) is permitted to be of combustible construction or non-combustible construction used singly or in combination, and have fire-resistance rating and floor area of each and
- a) building walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
  - i) have a fire-resistance rating not less than 45 min. or
  - ii) be of noncombustible construction.

**2.2.2.2. Group F, Division 2, up to 2 Storers, Sprinklers**

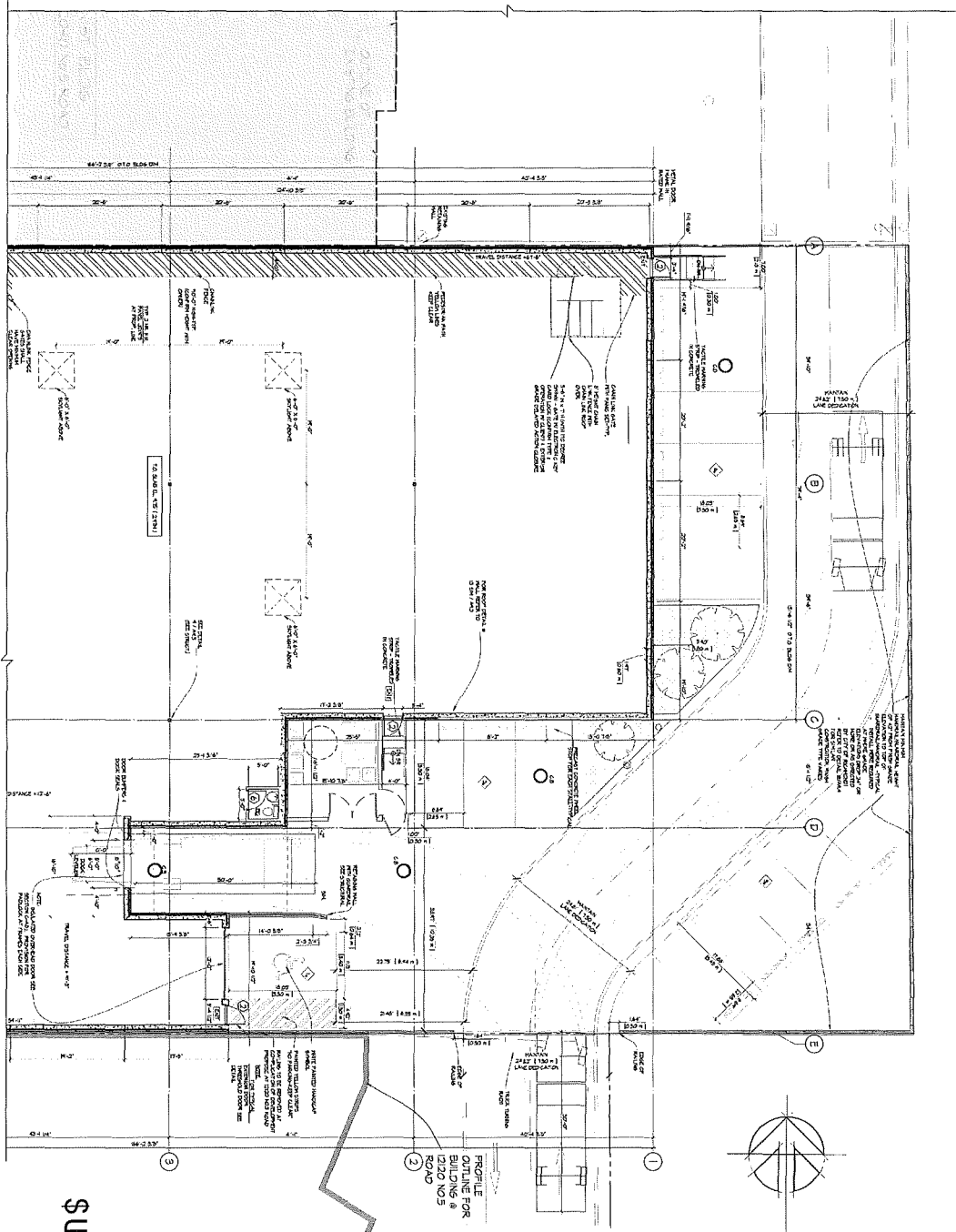
- 1) A building classified as Group F, Division 2 is permitted to conform to Section 2) provided:
  - a) except as permitted by Sections 2.2.2.1(1) and 2.2.2.1(2), the building is provided with fire alarm and fire sprinkler systems.
  - b) 2,400 sq ft or less in building height and
  - c) 2,400 sq ft or less in building height.
- 2) The building defined in Section (1) is permitted to be of combustible construction or non-combustible construction used singly or in combination, and have fire-resistance rating and floor area of each and
- a) building walls, columns and arches supporting an assembly required to have a fire-resistance rating and floor area of each and
- b) have a fire-resistance rating not less than 45 min. or
- ii) be of noncombustible construction.

**edge**

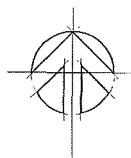
Architectural Firm Information and Logo

**Architectural Plans - Site Plan & Project Data**

**LSA LO STUDIO**  
 architecture

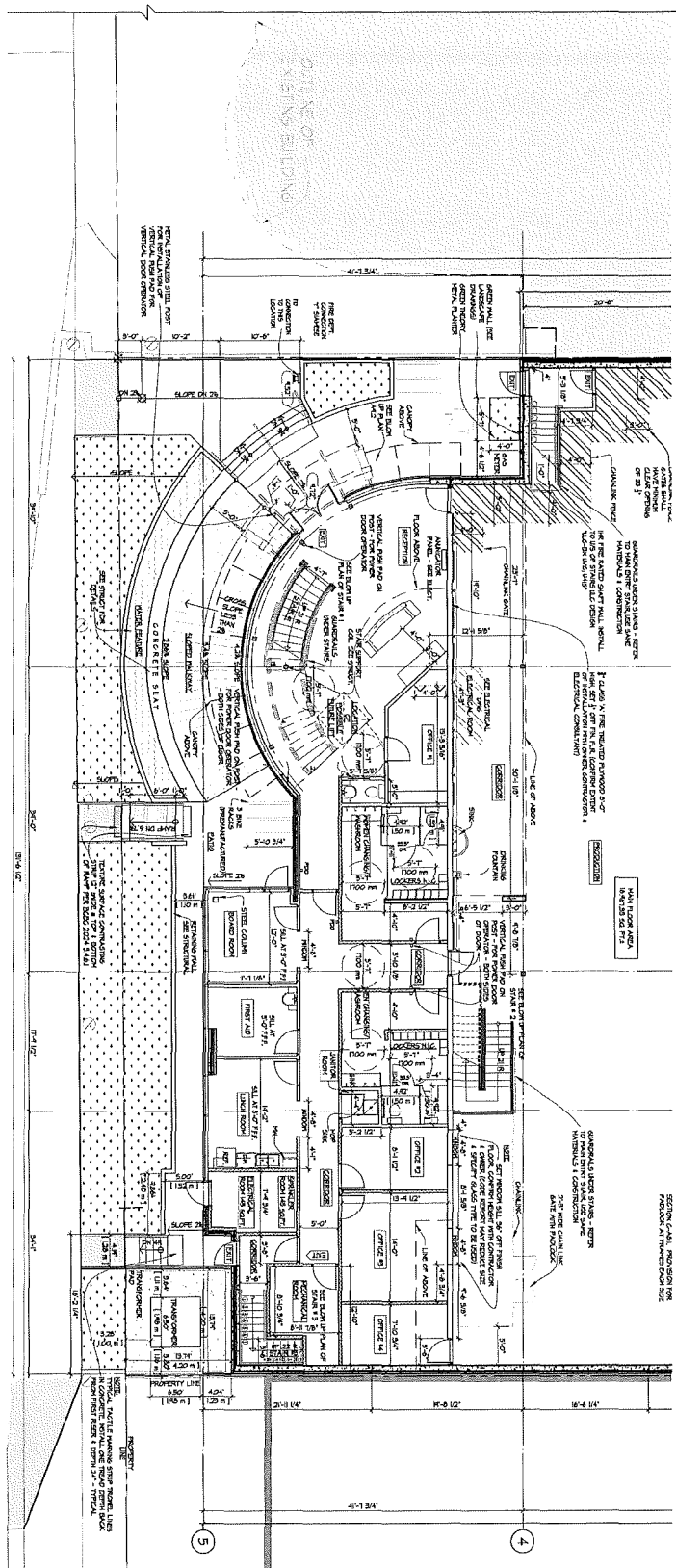
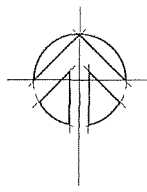


PROPOSED BUILDING  
 EXISTING BUILDING  
 LANDSCAPE  
 PARKING  
 SITE



SUFKAMPWOODROW O'DONOGHUE

PERLSOX  
 LSA  
 LO STUDIO  
 architecture

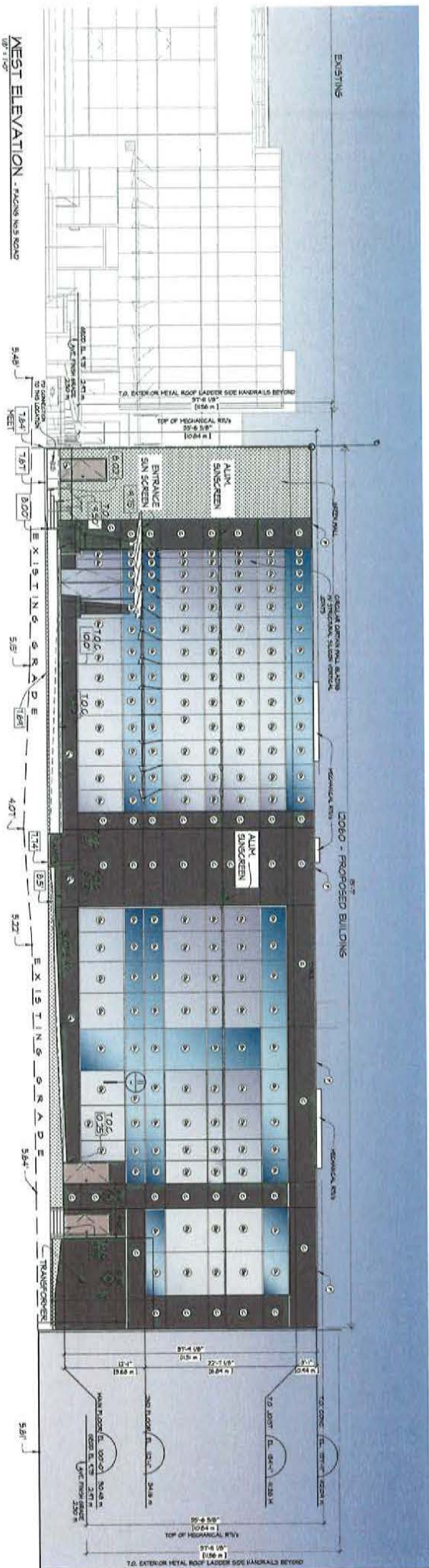


**LEGEND - GENERAL**

1	CONCRETE
2	STRUCTURAL STEEL
3	MECHANICAL ROOMS
4	MECHANICAL ROOMS
5	MECHANICAL ROOMS
6	MECHANICAL ROOMS
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8	MECHANICAL ROOMS
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**MAIN FLOOR PLAN**

S J P K I M F W L D O B O V O D I O P R I S O N  
 L S A LO STUDIO  
 architecture

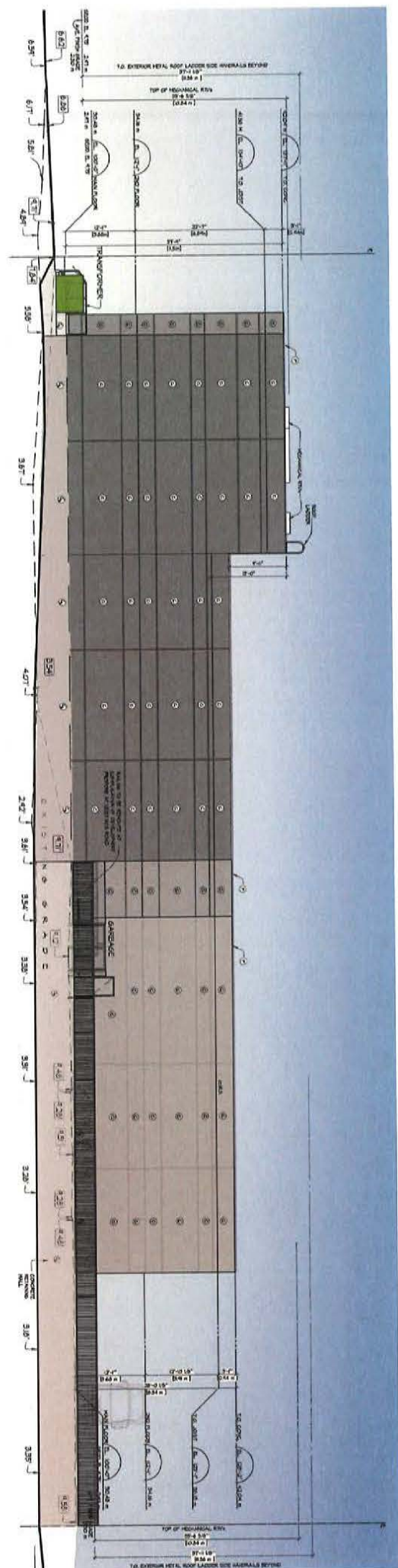


**MATERIAL BOARD**

EXT. FINISH SCHEDULE	PAINT SEQUENCE COLOR
1. POLYURETHANE PAINT	1. POLYURETHANE PAINT
2. POLYURETHANE PAINT	2. POLYURETHANE PAINT
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19. POLYURETHANE PAINT	19. POLYURETHANE PAINT
20. POLYURETHANE PAINT	20. POLYURETHANE PAINT

**SLABING SCHEDULE**

1. POLYURETHANE PAINT	1. POLYURETHANE PAINT
2. POLYURETHANE PAINT	2. POLYURETHANE PAINT
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**MATERIAL BOARD**

EXT. FINISH SCHEDULE	PAINT REFERENCE COLORS
(1) SOLID PLYWOOD, 1/2" THICK, UNPAINTED	(1) DOWNY ROSE - C-11 (MEDIUM) 2000
(2) SOLID PLYWOOD, 1/2" THICK, UNPAINTED	(2) DOWNY ROSE - C-11 (MEDIUM) 2000
(3) SOLID PLYWOOD, 1/2" THICK, UNPAINTED	(3) DOWNY ROSE - C-11 (MEDIUM) 2000
(4) SOLID PLYWOOD, 1/2" THICK, UNPAINTED	(4) DOWNY ROSE - C-11 (MEDIUM) 2000
(5) SOLID PLYWOOD, 1/2" THICK, UNPAINTED	(5) DOWNY ROSE - C-11 (MEDIUM) 2000
(6) SOLID PLYWOOD, 1/2" THICK, UNPAINTED	(6) DOWNY ROSE - C-11 (MEDIUM) 2000
(7) SOLID PLYWOOD, 1/2" THICK, UNPAINTED	(7) DOWNY ROSE - C-11 (MEDIUM) 2000
(8) SOLID PLYWOOD, 1/2" THICK, UNPAINTED	(8) DOWNY ROSE - C-11 (MEDIUM) 2000
(9) SOLID PLYWOOD, 1/2" THICK, UNPAINTED	(9) DOWNY ROSE - C-11 (MEDIUM) 2000
(10) SOLID PLYWOOD, 1/2" THICK, UNPAINTED	(10) DOWNY ROSE - C-11 (MEDIUM) 2000

**GLASS SCHEDULE**

(1) 1/2" CLEAR GLASS, 1/2" THICK, UNPAINTED

(2) 1/2" CLEAR GLASS, 1/2" THICK, UNPAINTED

(3) 1/2" CLEAR GLASS, 1/2" THICK, UNPAINTED

(4) 1/2" CLEAR GLASS, 1/2" THICK, UNPAINTED

(5) 1/2" CLEAR GLASS, 1/2" THICK, UNPAINTED

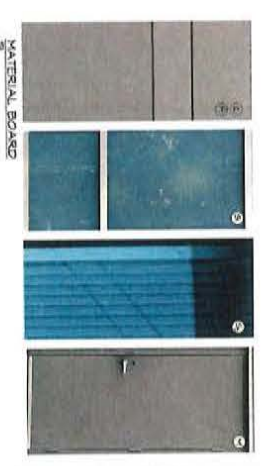
(6) 1/2" CLEAR GLASS, 1/2" THICK, UNPAINTED

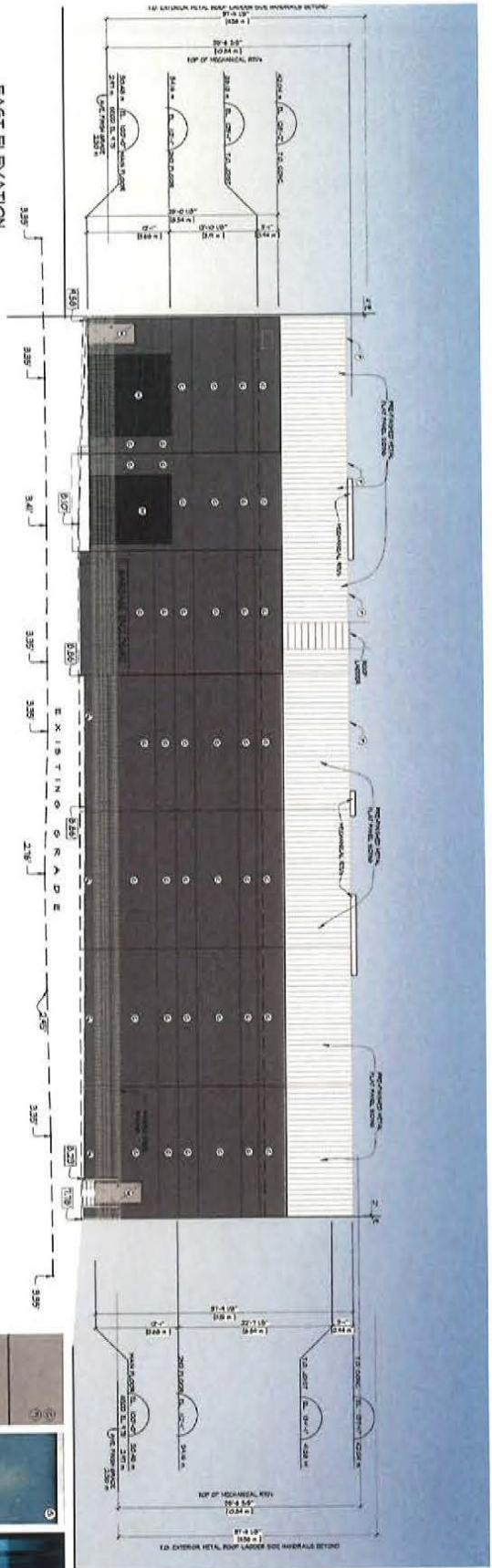
(7) 1/2" CLEAR GLASS, 1/2" THICK, UNPAINTED

(8) 1/2" CLEAR GLASS, 1/2" THICK, UNPAINTED

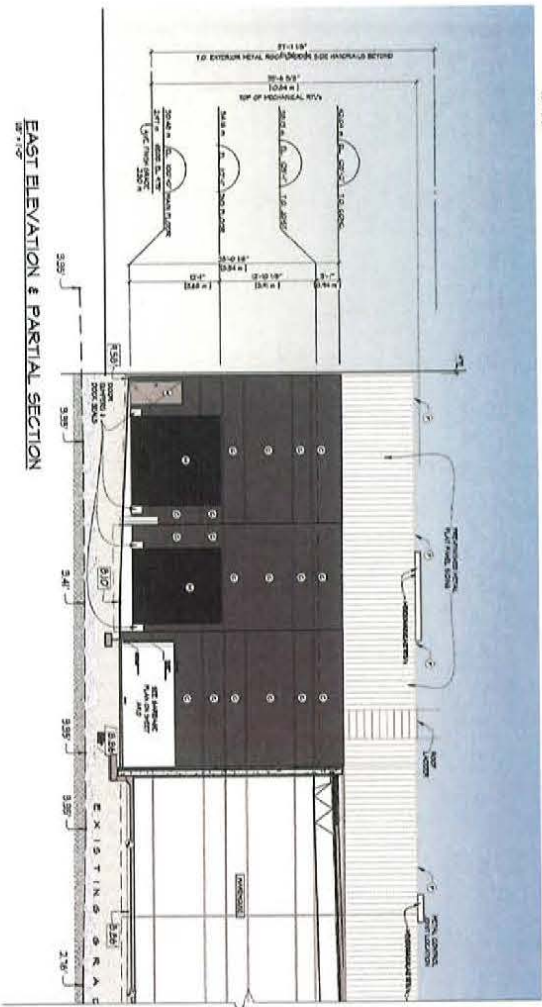
(9) 1/2" CLEAR GLASS, 1/2" THICK, UNPAINTED

(10) 1/2" CLEAR GLASS, 1/2" THICK, UNPAINTED

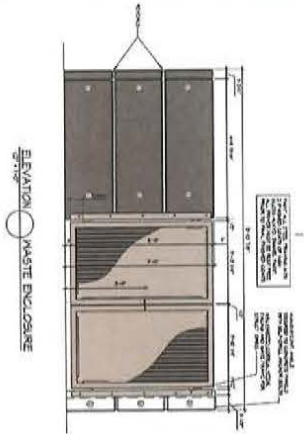




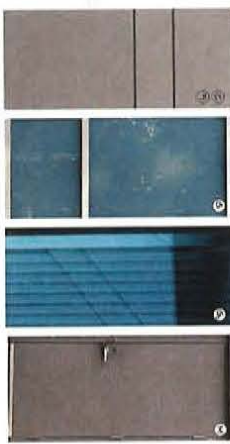
EAST ELEVATION



EAST ELEVATION & PARTIAL SECTION



ELEVATION WASTE ENCLOSURE



MATERIAL BOARD

MATERIAL BOARD

EXT FINISH SCHEDULE

PAINT REFERENCE COLORS

EXT FINISH SCHEDULE	PAINT REFERENCE COLORS
1. LIGHT BROWN	1. LIGHT BROWN
2. DARK BROWN	2. DARK BROWN
3. DARK BLUE	3. DARK BLUE

**FINISHING SCHEDULE**

1. EXTERIOR WALLS: LIGHT BROWN PAINT
2. EXTERIOR WALLS: DARK BROWN PAINT
3. EXTERIOR WALLS: DARK BLUE PAINT
4. EXTERIOR WALLS: LIGHT BROWN PAINT
5. EXTERIOR WALLS: DARK BROWN PAINT
6. EXTERIOR WALLS: DARK BLUE PAINT
7. EXTERIOR WALLS: LIGHT BROWN PAINT
8. EXTERIOR WALLS: DARK BROWN PAINT
9. EXTERIOR WALLS: DARK BLUE PAINT
10. EXTERIOR WALLS: LIGHT BROWN PAINT
11. EXTERIOR WALLS: DARK BROWN PAINT
12. EXTERIOR WALLS: DARK BLUE PAINT

Architectural Plans - East Elevations & Partial Section

LSA LO STUDIO architecture



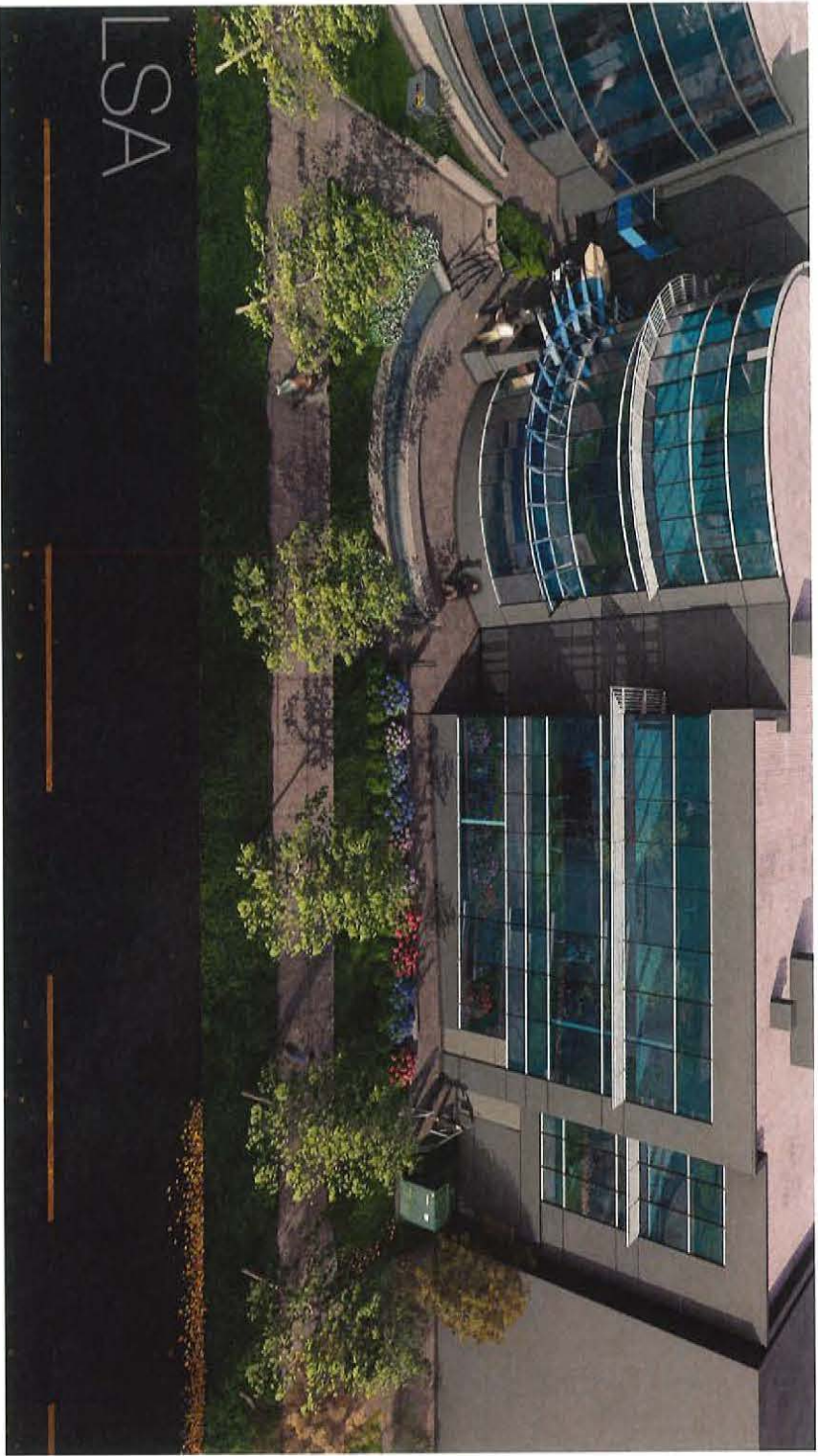


Architectural Plans - Streetscapes  
LO STUDIO  
LSA architecture



Architectural Plans - Perspectives

LSA LO STUDIO  
architecture



Architectural Plans - Perspectives

LSA LO STUDIO  
architecture



LSA

Architectural Plans - Perspectives  
LSA LO STUDIO  
architecture

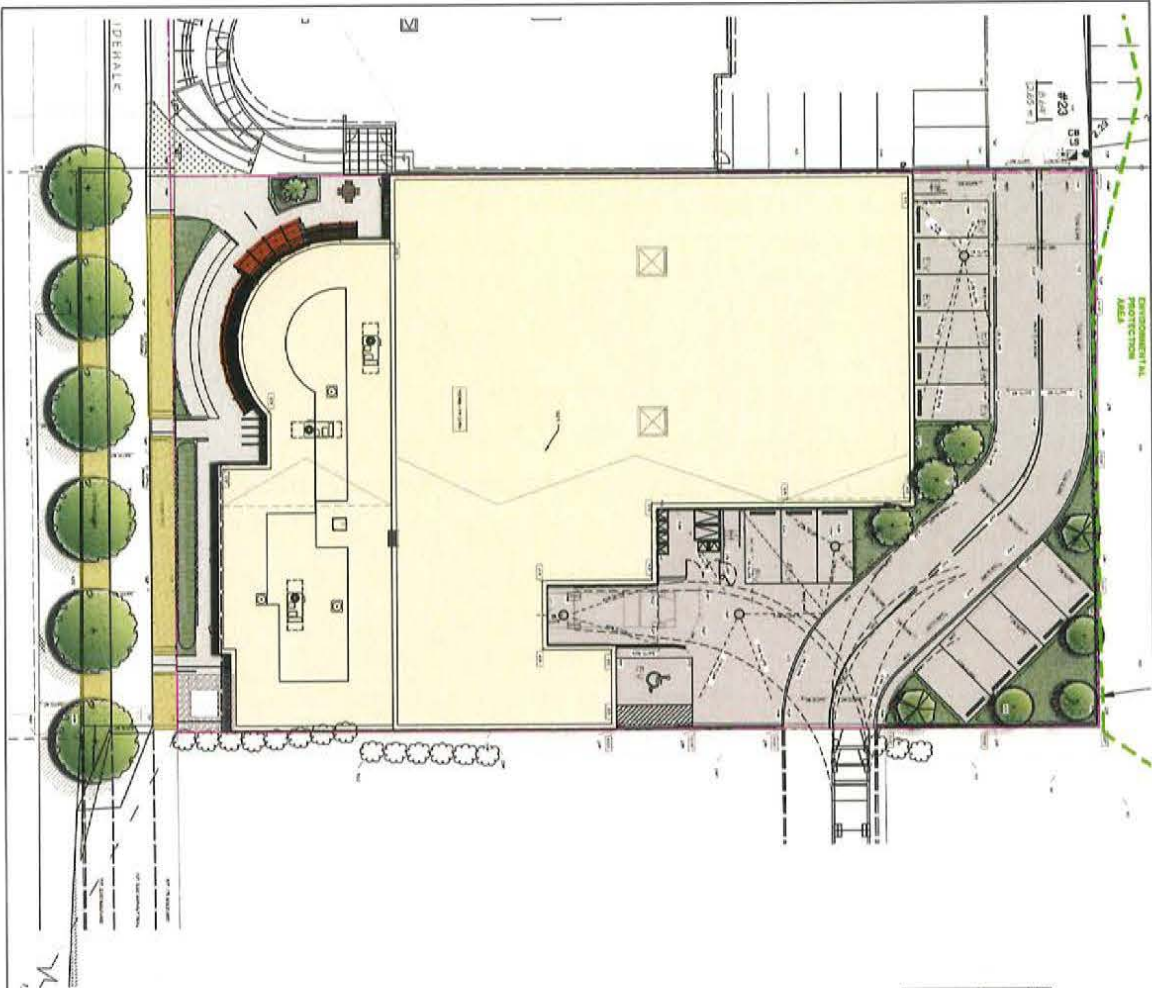


Architectural Plans - Perspectives

LSA LO STUDIO  
architecture



Architectural Plans - Perspectives  
LSA LO STUDIO  
architecture



**PLANT SCHEDULE - ON-SITE TREES**

NO.	SYM.	SYMBOL	COMMON NAME	PLANTED	NO. OF TREES
1	○	○	COMMON NAME	PLANTED	NO. OF TREES
2	○	○	COMMON NAME	PLANTED	NO. OF TREES
3	○	○	COMMON NAME	PLANTED	NO. OF TREES

**PLANT SCHEDULE - OFF-SITE STREET TREES**

NO. 1 - PLANT TREES TO BE PROVIDED FROM CERTIFIED STREET TREE NURSERY. PROVIDER CERTIFICATION UPON REQUEST.

NO. 2 - PLANT TREES TO BE PROVIDED FROM CERTIFIED STREET TREE NURSERY. PROVIDER CERTIFICATION UPON REQUEST.

NO. 3 - PLANT TREES TO BE PROVIDED FROM CERTIFIED STREET TREE NURSERY. PROVIDER CERTIFICATION UPON REQUEST.



8220 - 26 Street Avenue  
 New Westminster, British Columbia  
 T9M 5S3 0M4  
 Phone: 604.553.0045  
 Fax: 604.553.0045  
 Email: office@m2la.com

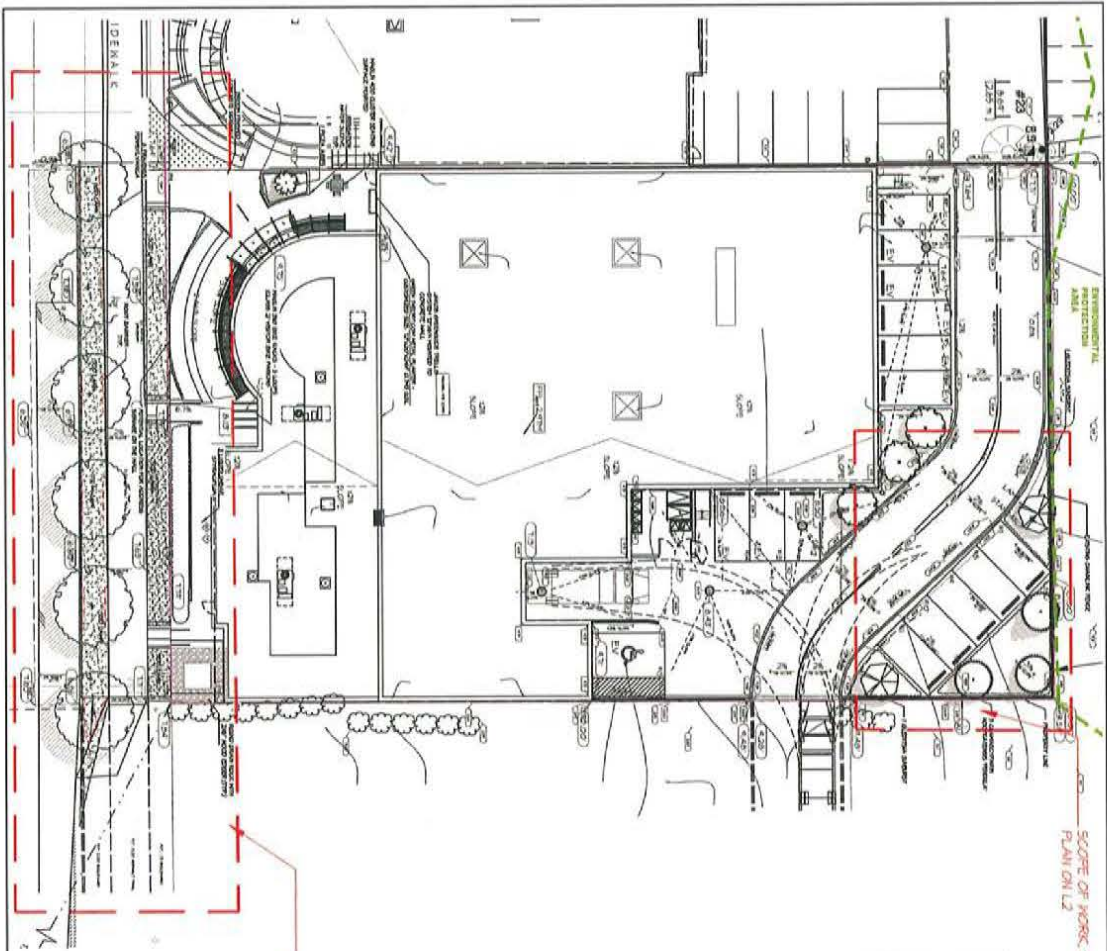


NO.	SYM.	SYMBOL	COMMON NAME	PLANTED	NO. OF TREES
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**INDUSTRIAL OFFICE DEVELOPMENT**  
 2306 NO. 5 RD.  
 RICHMOND, BC

**RENDERING**

DATE: 08/11/2019  
 DRAWN BY: L1  
 CHECKED BY: L1  
 SCALE: 1/8" = 1'-0"



SCORE OF WORK SEE #3 ENLARGEMENT  
PLAN ON L2

SCORE OF WORK SEE #1 ENLARGEMENT  
PLAN ON L2

**PLANT SCHEDULE - ONSITE TREES**

NO.	SYMBOL	DESCRIPTION	QUANTITY	REMARKS
1	(Symbol)	PLANT SCHEDULE - ONSITE TREES	1	SEE PLAN FOR LOCATION
2	(Symbol)	PLANT SCHEDULE - ONSITE TREES	1	SEE PLAN FOR LOCATION

**PLANT SCHEDULE - OFFSITE TREES**

NO.	SYMBOL	DESCRIPTION	QUANTITY	REMARKS
1	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
2	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION

**M2**  
LANDSCAPE ARCHITECTURE  
8225 - 25 Street West  
New Westminster, British Columbia  
V6C 3R8  
TEL: 604.553.1004  
FAX: 604.553.1005  
EMAIL: M2@M2LANDSCAPE.COM

←  
M2

NO.	SYMBOL	DESCRIPTION	QUANTITY	REMARKS
1	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
2	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
3	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
4	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
5	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
6	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
7	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
8	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
9	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
10	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
11	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
12	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
13	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
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18	(Symbol)	PLANT SCHEDULE - OFFSITE TREES	1	SEE PLAN FOR LOCATION
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**INDUSTRIAL OFFICE DEVELOPMENT**  
12080 NO. 5 RD.  
RICHMOND, BC

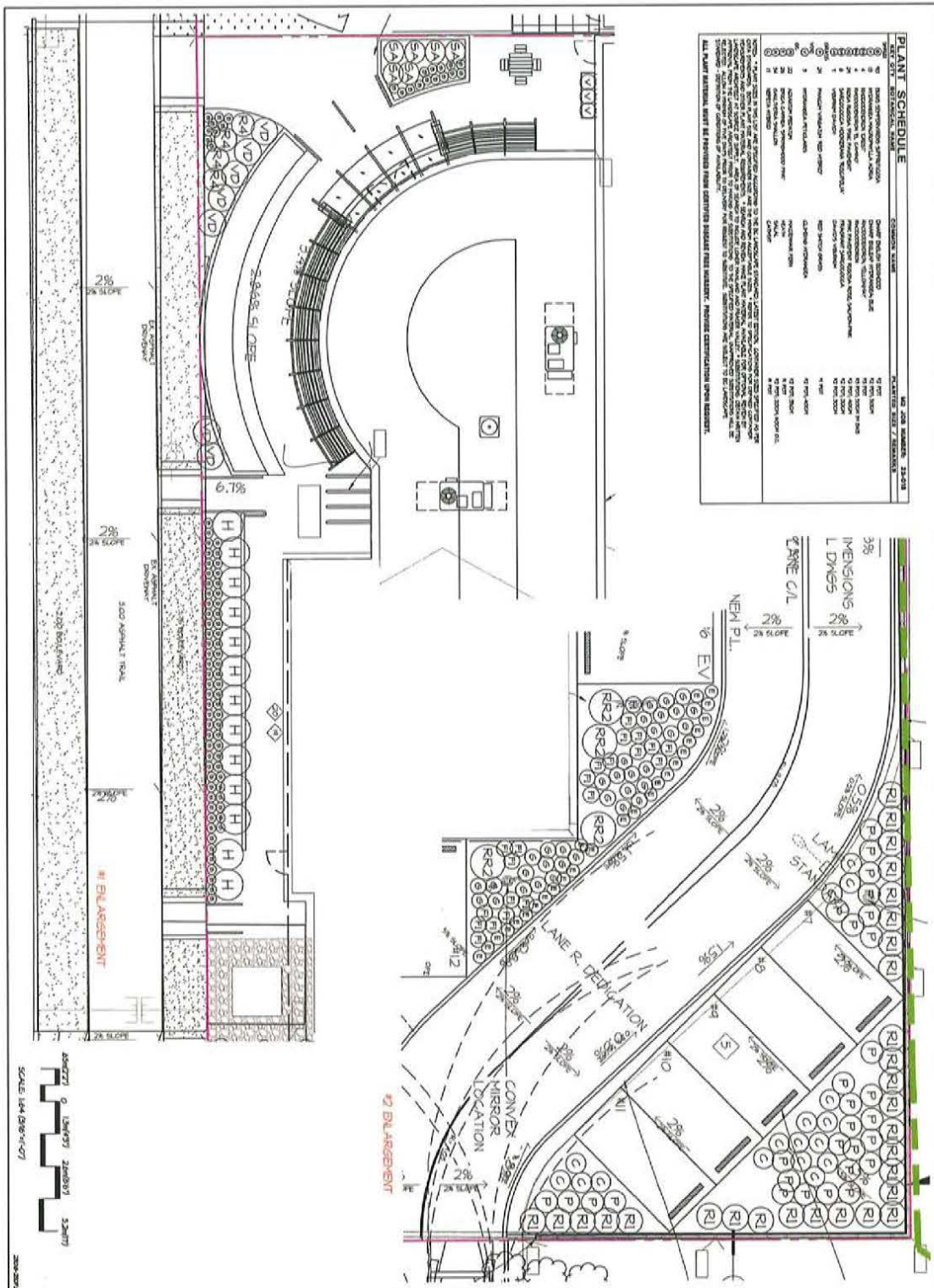
**TREE PLAN**

DATE: 2017-07-17  
SCALE: 1/8" = 1'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 2017-07-17

NO. 12080-05-001

**PLANT SCHEDULE**

SYMBOL	DESCRIPTION	QUANTITY	UNIT
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**INDUSTRIAL OFFICE DEVELOPMENT**  
 12080 NO. 5 RD,  
 RICHMOND, BC

**SHRUB PLAN**

DATE: 07/24/22  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

**L2**

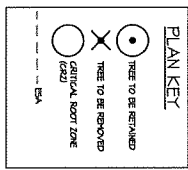
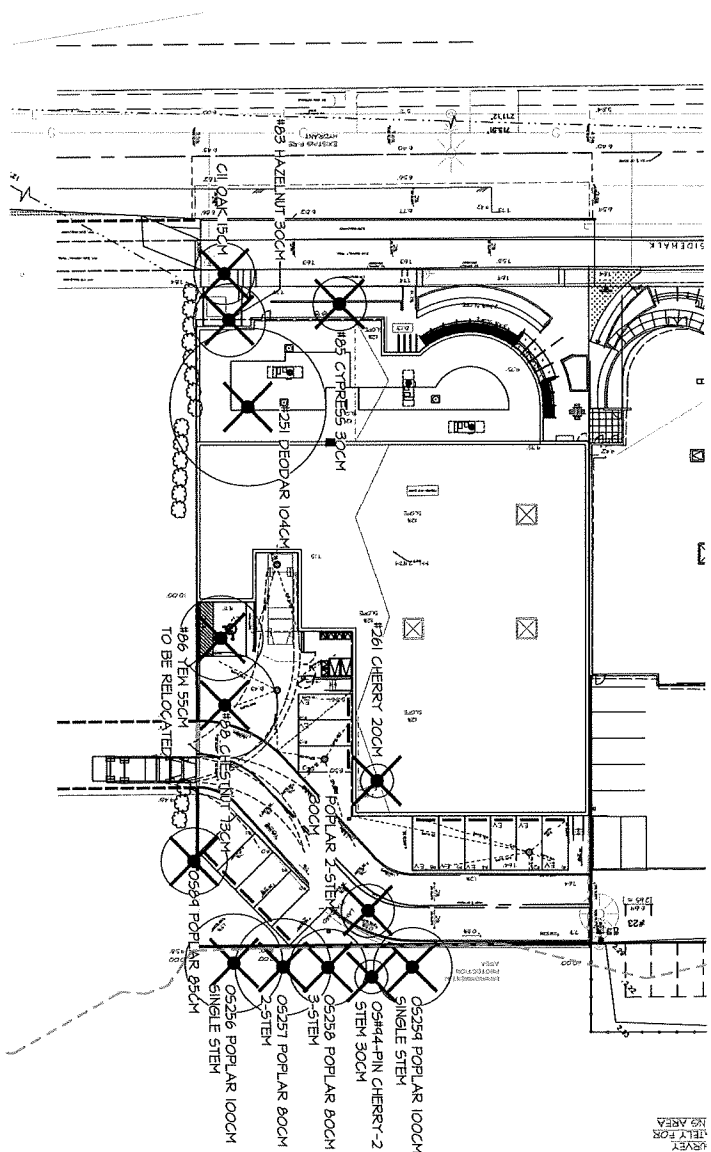
DATE: 07/24/22  
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 CHECKED BY: [Name]  
 DATE: [Date]

NO.	SYMBOL	DESCRIPTION	QUANTITY	UNIT
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**M2**

LANDSCAPE ARCHITECTURE

8220 - 25 Lorne Avenue  
 New Westminster, British Columbia  
 V3V 2K7  
 TEL: 604.553.0044  
 FAX: 604.553.0045  
 Email: office@m2.ca



NO.	DATE	DESCRIPTION	BY	CHK.
1	2008-03-27	ISSUED FOR PERMIT	ML	ML
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29	2008-03-27	ISSUED FOR PERMIT	ML	ML
30	2008-03-27	ISSUED FOR PERMIT	ML	ML

PROJECT:  
**INDUSTRIAL OFFICE DEVELOPMENT**  
 12060 NO. 5 RD,  
 RICHMOND, BC

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: 2008-03-27  
 SCALE: AS SHOWN  
 SHEET NO: 18  
 OF 17  
 DRAWING NUMBER: 2008-0327-18

**M2**  
 LANDSCAPE ARCHITECTURE  
 4020 - 35 Street West  
 New Westminster, British Columbia  
 V3M 3J7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com

MLA-ML

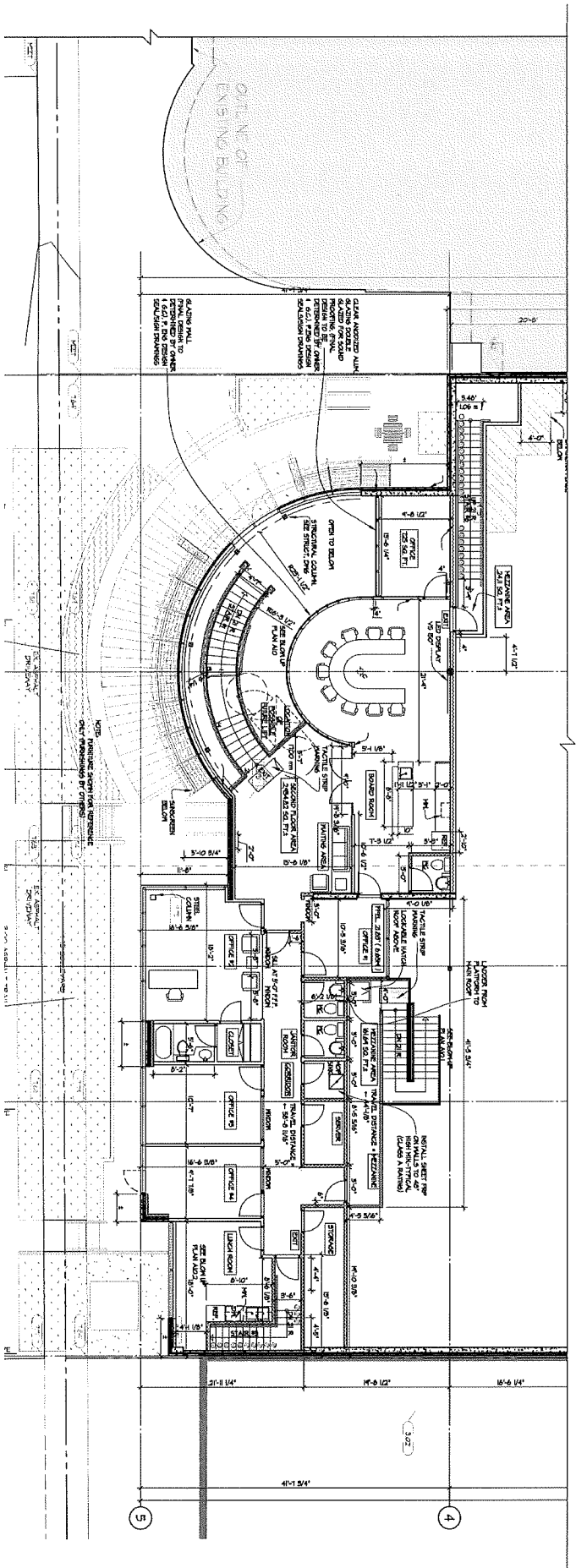
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LSA LO STUDIO  
architecture

Thank You





Architectural Plans - Second Floorplan  
 LSA LO STUDIO  
 architecture





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

ISSUED FOR DEVELOPMENT PERMIT  
DATED : 17TH MARCH 2026

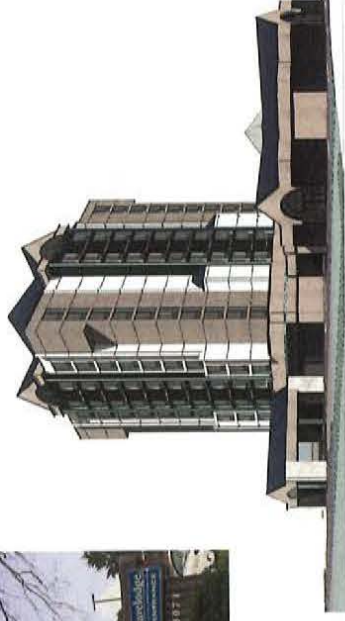
3077 SLEEDWARDS DR.  
RICHMOND, BC

DRAWING LIST	
A-000	COVER SHEET
A-000	ISSUED FOR DEVELOPMENT PERMIT
A-100	SITE PLAN
A-100	ISSUED FOR DEVELOPMENT PERMIT
A-901	PERSPECTIVES
A-901	ISSUED FOR DEVELOPMENT PERMIT
A-902	PERSPECTIVES
A-902	ISSUED FOR DEVELOPMENT PERMIT
A-903	PERSPECTIVES
A-903	ISSUED FOR DEVELOPMENT PERMIT
A-204	ELEVATION
A-204	ISSUED FOR DEVELOPMENT PERMIT
A-205	ELEVATION
A-205	ISSUED FOR DEVELOPMENT PERMIT
A-206	ELEVATION
A-206	ISSUED FOR DEVELOPMENT PERMIT
A-101	LEVEL 01 -PLAN
A-101	ISSUED FOR DEVELOPMENT PERMIT
A-102	LEVEL 02 -04-PLAN
A-102	ISSUED FOR DEVELOPMENT PERMIT
A-103	LEVEL 05-09 - PLAN
A-103	ISSUED FOR DEVELOPMENT PERMIT
A-104	LEVEL 10-11-PLAN
A-104	ISSUED FOR DEVELOPMENT PERMIT
A-105	ROOF PLAN
A-105	ISSUED FOR DEVELOPMENT PERMIT

**SCOPE OF WORK :**

Includes exterior facade colour change with minor additions of lights and trim elements.

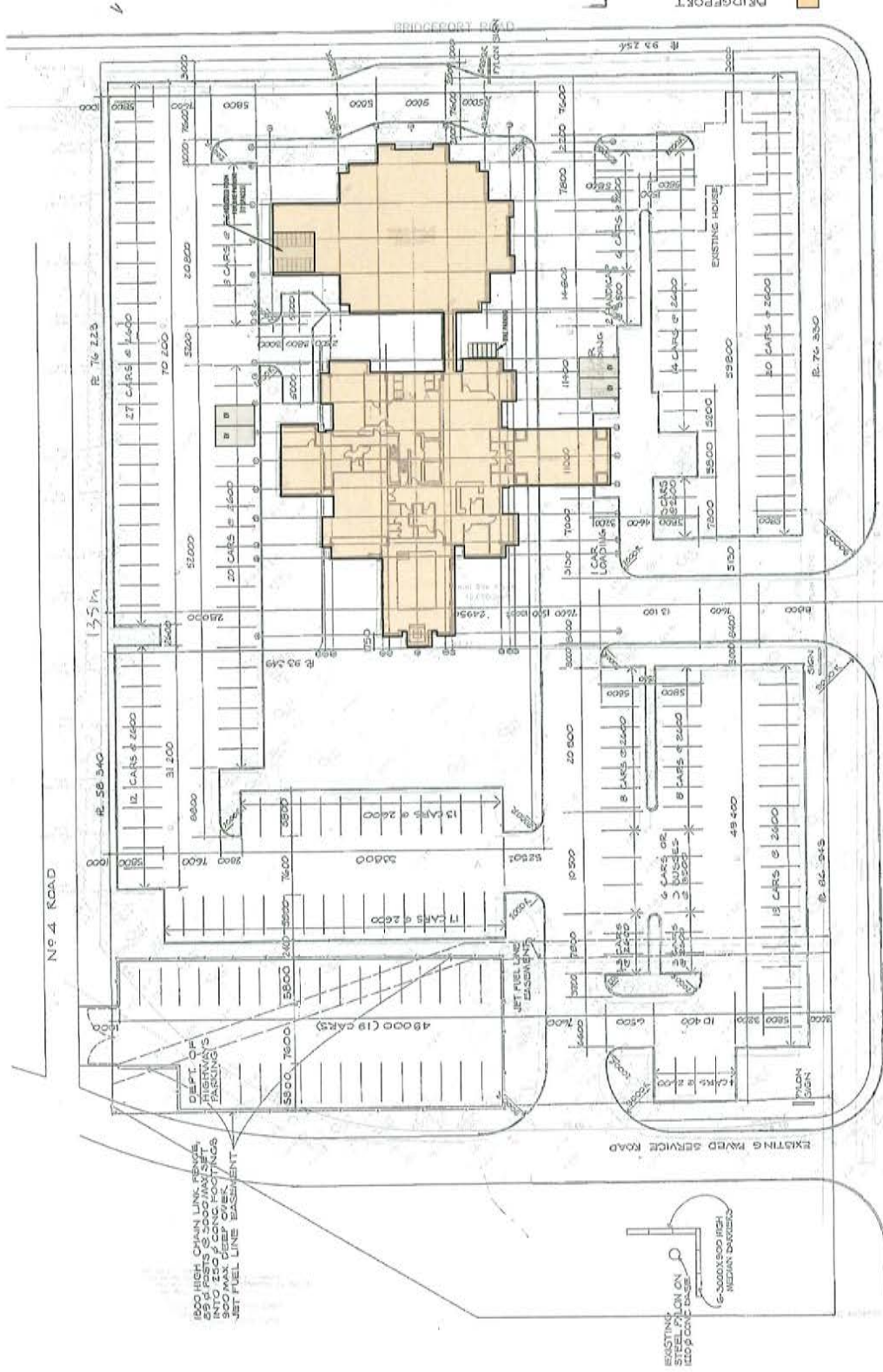
No changes to building height, area, massing, or exterior spaces.



DIRECTORY	
OWNER	WESTMONT HOSPITALITY GROUP 5099 EXPLORER DRIVE, UNIT 500, MISSISSAUGA, ON, L4W4T9 547-297-4795 EMAIL: allen.yang@whg.com Contact: Allen Yang
ARCHITECT	JM ARCHITECTURE INC. UNIT 107, 15655 50A AVENUE, SURREY, BC V0R 6P6 EMAIL: joe@jmarshitectures.ca CONTACT: MR. JOE MINTEN architect_alb.aaa_mraic
DEVELOPING CONSULTANTS	LEVEL 5 CONSULTING LTD 275 EAST 27th STREET NORTH VANCOUVER, V7L 1V9 904-929-9893 EMAIL: brenda@level5consulting.ca Contact: BRENDA SHAW

# 2025-07 TRAVEL LODGE EXTERIORS

**JM Architecture Inc.**  
DESIGNING THE WORLD AS IT SHOULD BE



AREA SETTING SCOPE OF WORK

**TRAVELODGE EXTERIORS**

PROJECT NO. 2023-02

**JW Architecture, Inc.**

DATE: 02/20/23

PROJECT: TRAVELODGE EXTERIORS

SCALE: AS SHOWN

**SITE PLAN**

DATE: 02/20/23

PROJECT: TRAVELODGE EXTERIORS

SCALE: AS SHOWN

PROJECT NO. 2023-02

DATE: 02/20/23

SCALE: AS SHOWN

PROJECT: TRAVELODGE EXTERIORS

SCALE: AS SHOWN

PROJECT NO. 2023-02

DATE: 02/20/23

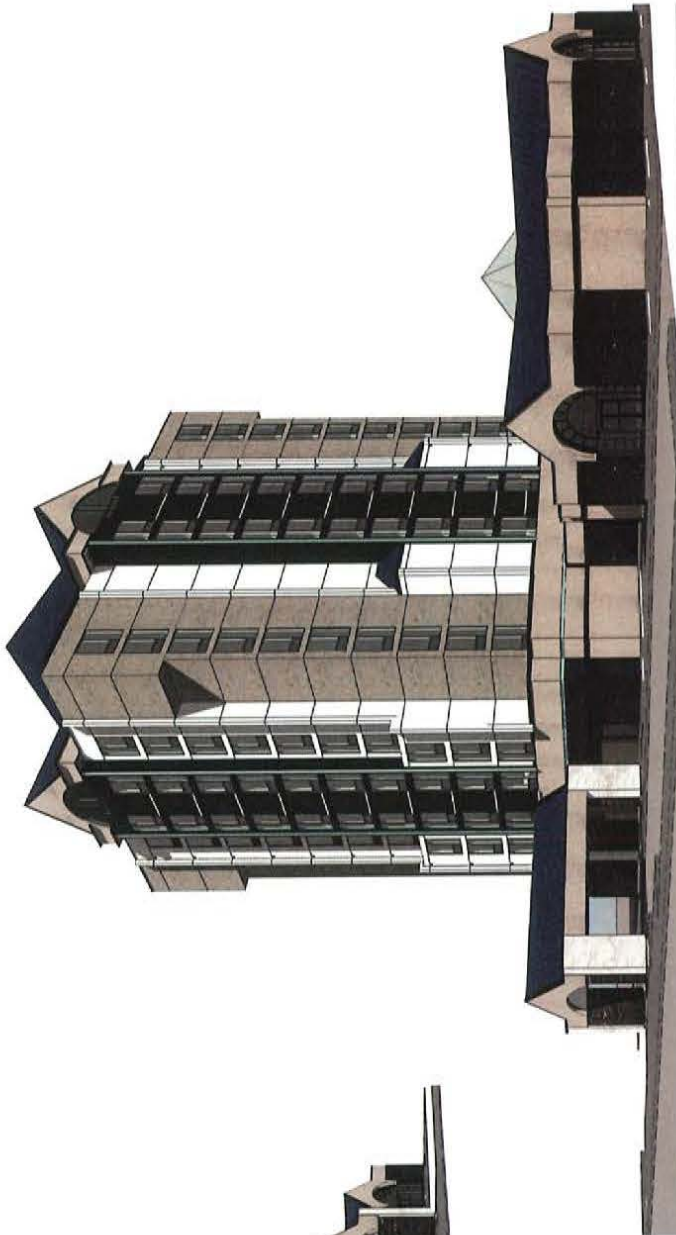
SCALE: AS SHOWN

PROJECT: TRAVELODGE EXTERIORS

SCALE: AS SHOWN



1 20'-0"  
Scale 1/8"



2 20'-0"  
Scale 1/8"

**FOR THE USE OF EXAMINERS**  
 This drawing is submitted for the purpose of obtaining a permit for construction. It is the responsibility of the applicant to ensure that all information provided is accurate and complete. The architect and engineer are not responsible for any errors or omissions in this drawing or for any consequences that may result from its use. The permit authority is not responsible for any errors or omissions in this drawing or for any consequences that may result from its use.

NO	DATE	DESCRIPTION
1	2024-03	REVISION: SEE PERMITS OFFICE
2	2024-03	REVISION: SEE PERMITS OFFICE
3	2024-03	REVISION: SEE PERMITS OFFICE
4	2024-03	REVISION: SEE PERMITS OFFICE
5	2024-03	REVISION: SEE PERMITS OFFICE
6	2024-03	REVISION: SEE PERMITS OFFICE
7	2024-03	REVISION: SEE PERMITS OFFICE
8	2024-03	REVISION: SEE PERMITS OFFICE
9	2024-03	REVISION: SEE PERMITS OFFICE
10	2024-03	REVISION: SEE PERMITS OFFICE

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5	2024-03	REVISION: SEE PERMITS OFFICE
6	2024-03	REVISION: SEE PERMITS OFFICE
7	2024-03	REVISION: SEE PERMITS OFFICE
8	2024-03	REVISION: SEE PERMITS OFFICE
9	2024-03	REVISION: SEE PERMITS OFFICE
10	2024-03	REVISION: SEE PERMITS OFFICE

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NO	DATE	DESCRIPTION
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4	2024-03	REVISION: SEE PERMITS OFFICE
5	2024-03	REVISION: SEE PERMITS OFFICE
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7	2024-03	REVISION: SEE PERMITS OFFICE
8	2024-03	REVISION: SEE PERMITS OFFICE
9	2024-03	REVISION: SEE PERMITS OFFICE
10	2024-03	REVISION: SEE PERMITS OFFICE

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PROJECT NAME: TRAVELODGE EXTERIORS  
 PROJECT NO: 2024-03  
 SHEET NO: 2024-03  
 DATE: 03/2024  
 SCALE: 1/8"  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: 2024-03  
 SHEET: 2024-03  
 PROJECT NO: 2024-03  
 SHEET NO: 2024-03

**JMA Architecture LLC**  
 Registered Professional Architect  
 JMA Architecture LLC  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 Phone: (404) 525-1111  
 Fax: (404) 525-1112  
 www.jmaarchitecture.com

**PERSPECTIVES**  
 SCALE: 1/8"  
 SHEET: 2024-03  
 PROJECT: 2024-03





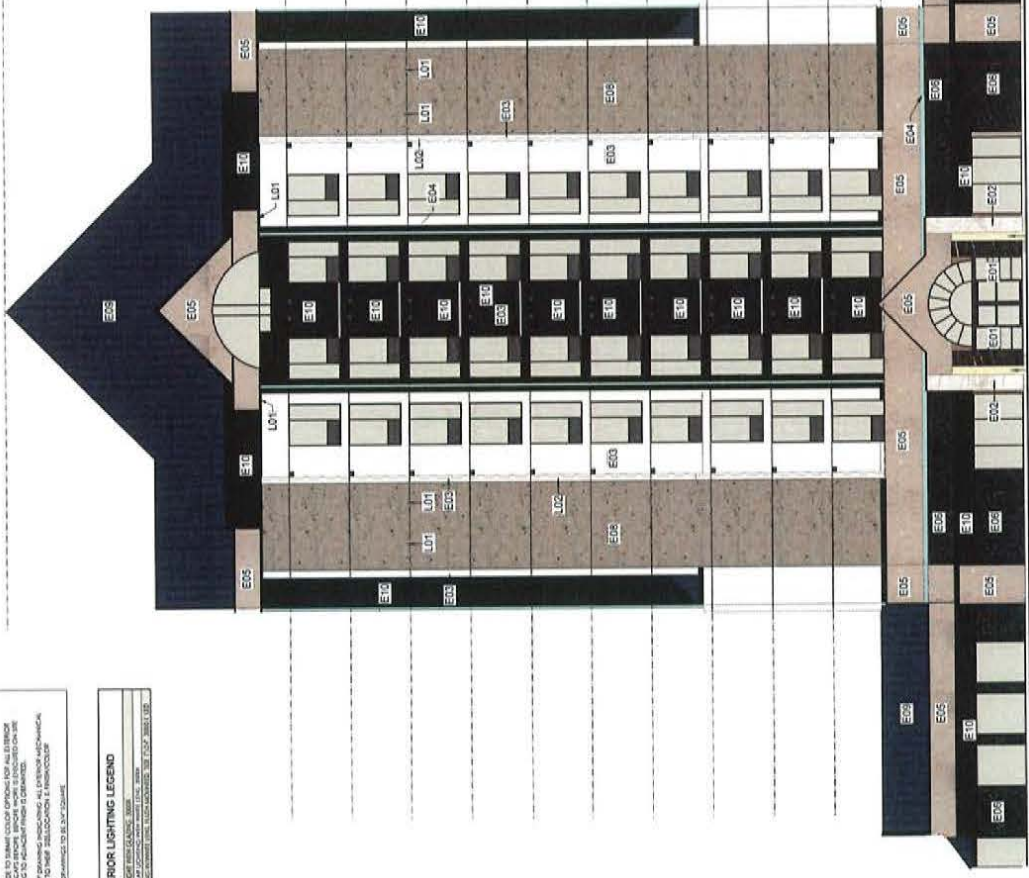
TOP OF ROOF  
143'-0.9"

NOTE:  
ALL COLOUR TRANSITIONS ON EXTERIOR ELEVATION  
ON LEVEL 1 SHALL BE SEPARATED BY A RECESSED  
GROOVE, UNLESS NOTED OTHERWISE

NOTES:  
1. MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL AUTHORITY.  
2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL AUTHORITY.  
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4. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL AUTHORITY.

EXTERIOR LIGHTING LEGEND	
1	1" P/2" DIA. DOWNLIGHT
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99	99" P/2" DIA. DOWNLIGHT
100	100" P/2" DIA. DOWNLIGHT

MT	EXTERNAL MATERIAL LEGEND	REFERENCE IMAGE
E01	800 GLOSS PORCELAIN SLAB	
E02	CALCANTA CALIDA PORCELAIN SLAB	
E03	EPK SYSTEM MARBLE COAT FINISHED BY DURABOND, FINISH: WHITE DOVE BM	
E04	EPK SYSTEM MARBLE COAT FINISHED BY DURABOND, FINISH: NAVY BLUE	
E05	BENJAMIN MOORE: 2065-50	
E06	EPK SYSTEM MARBLE COAT FINISHED BY DURABOND, FINISH: CONCRETE POLARITE WHITE	
E07	EPK SYSTEM MARBLE COAT FINISHED BY DURABOND, FINISH: LIGHT GREY	
E08	BENJAMIN MOORE: 2125-20	
E09	EPK SYSTEM MARBLE COAT FINISHED BY DURABOND, FINISH: ATHAGGA SANDS WITH GREEN	
E10	STANDARD 200 METAL ROOF, NAVY BLUE COLOR	
E11	EPK SYSTEM MARBLE COAT FINISHED BY DURABOND, FINISH: KERALA CHARCOAL HC-16	
E12	BENJAMIN MOORE: 2124-10	



**1** EAST ELEVATION

Project Name: TRAVELOGUE EXTERIORS

Client: TRAVELOGUE EXTERIORS

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

Sheet: A-204

DATE: 2024-11-01

PROJECT NO: 2024-11-01

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

DO NOT SCALE DRAWING

JMA Architecture Inc.  
Professional Seal: [Redacted]  
Architect: [Redacted]  
Address: [Redacted]

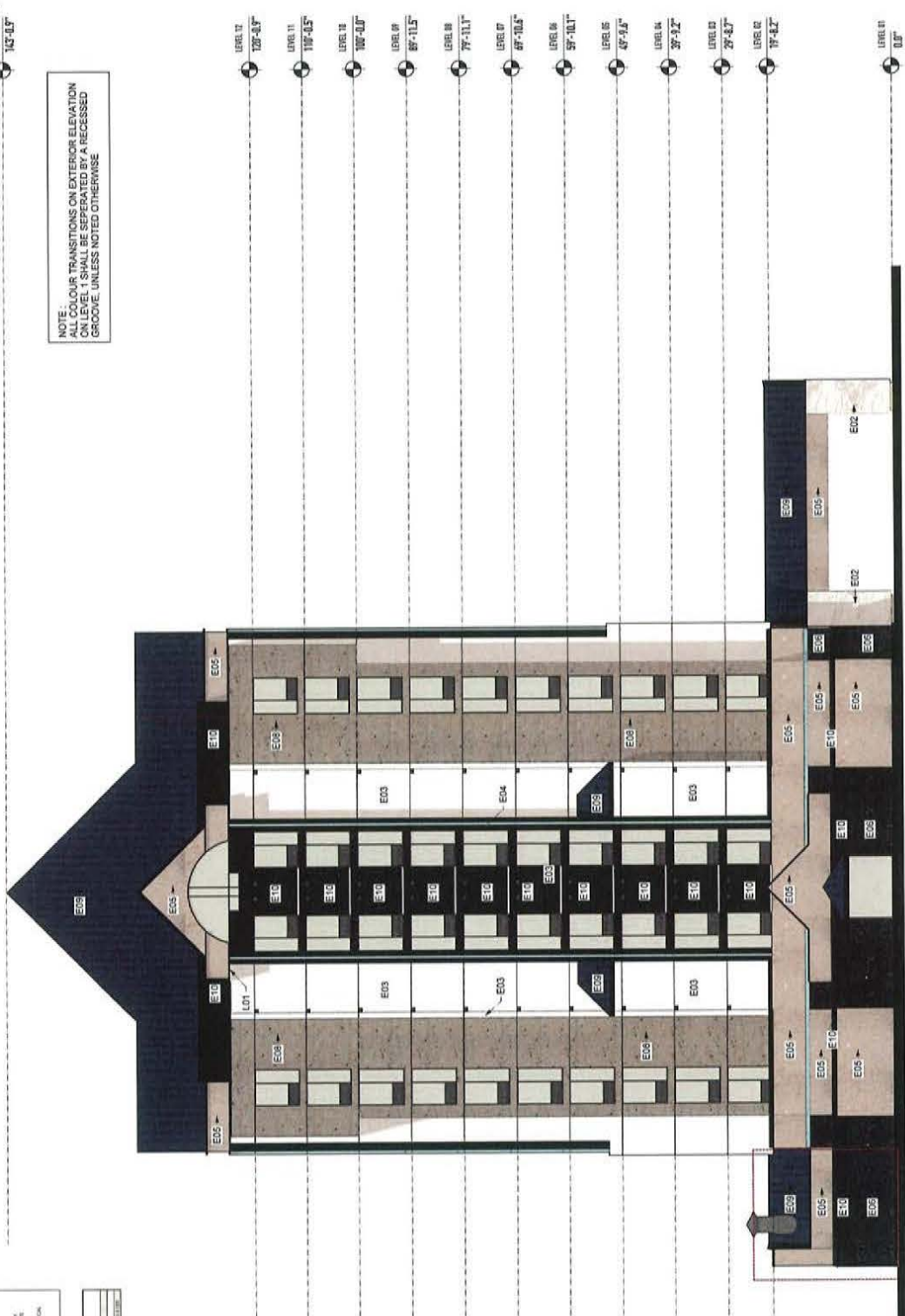
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98	2024-11-01	ISSUED FOR PERMIT
99	2024-11-01	ISSUED FOR PERMIT
100	2024-11-01	ISSUED FOR PERMIT

TOP OF ROOF  
143'-6.7"

NOTE:  
ALL COLOUR TRANSITIONS ON EXTERIOR ELEVATION  
ON LEVEL 1 SHALL BE SEPARATED BY A RECESSED  
GROOVE, UNLESS NOTED OTHERWISE



EXTERNAL MATERIAL LEGEND	
REF	DESCRIPTION
E01	NOTE DESER PORCELAIN SLAB
E02	DESER VINE, CALERA PORCELAIN SLAB
E03	EPFS SYSTEM COAT FINISHES WITH EPFARY FOR STAIN RESISTANCE BY DURABOND, WHITE COVE BE
E04	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, NAVY BLUE BENJAMIN MOORE, 2028-50
E05	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, CRESTONE COLOMITE WHITE
E06	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, BLACK MARNE
E07	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, LIGHT GREY BENJAMIN MOORE, 2128-50
E08	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, ATLASGCA SANDS WITH GREEN BENJAMIN MOORE, 2174-10
E09	STAINING REMAINING ROOF, NAVY BLUE COLOR
E10	EPFS SYSTEM MARBLE COAT FINISHED BY DURABOND, SANDAL CAROLINA (PC-58) BENJAMIN MOORE, 2174-10
	GROOVE
	FLASHING

EXTERIOR LIGHTING LEGEND	
REF	DESCRIPTION
L01	RECESSED LIGHTING

NOTE:  
DRAWING SHOWS THE PROPOSED LIGHTING TO BE INSTALLED TO THE EXTERIOR OF THE BUILDING. THE LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LIGHTING SCHEDULE AND THE LIGHTING SCHEDULE SHALL BE PROVIDED BY THE ARCHITECT. THE LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LIGHTING SCHEDULE AND THE LIGHTING SCHEDULE SHALL BE PROVIDED BY THE ARCHITECT.

1	SOUTH ELEVATION
1	SCALE

Project Name: TRAVELLOGE EXTERIORS  
 JMA Architects Inc.  
 1000 10th Avenue SW  
 Calgary, Alberta T2P 1C1  
 Tel: 403.243.1111  
 Fax: 403.243.1112  
 Email: info@jma.ca

START DATE	2023-02
PROJECT NO.	2023-047
DATE	04/2024
SCALE	1:500
PROJECT NO.	2023-047
SCALE	1:500
PROJECT NO.	2023-047
SCALE	1:500

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NO.	REV.	DESCRIPTION
1	01	ISSUED FOR PERMIT
2	02	ISSUED FOR PERMIT
3	03	ISSUED FOR PERMIT
4	04	ISSUED FOR PERMIT
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7	07	ISSUED FOR PERMIT
8	08	ISSUED FOR PERMIT
9	09	ISSUED FOR PERMIT
10	10	ISSUED FOR PERMIT

DATE: 04/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: 2023-047  
 SCALE: 1:500  
 SHEET NO.: 1 OF 4

PROJECT NO.: 2023-047  
 SCALE: 1:500  
 SHEET NO.: 1 OF 4

PROJECT NO.: 2023-047  
 SCALE: 1:500  
 SHEET NO.: 1 OF 4

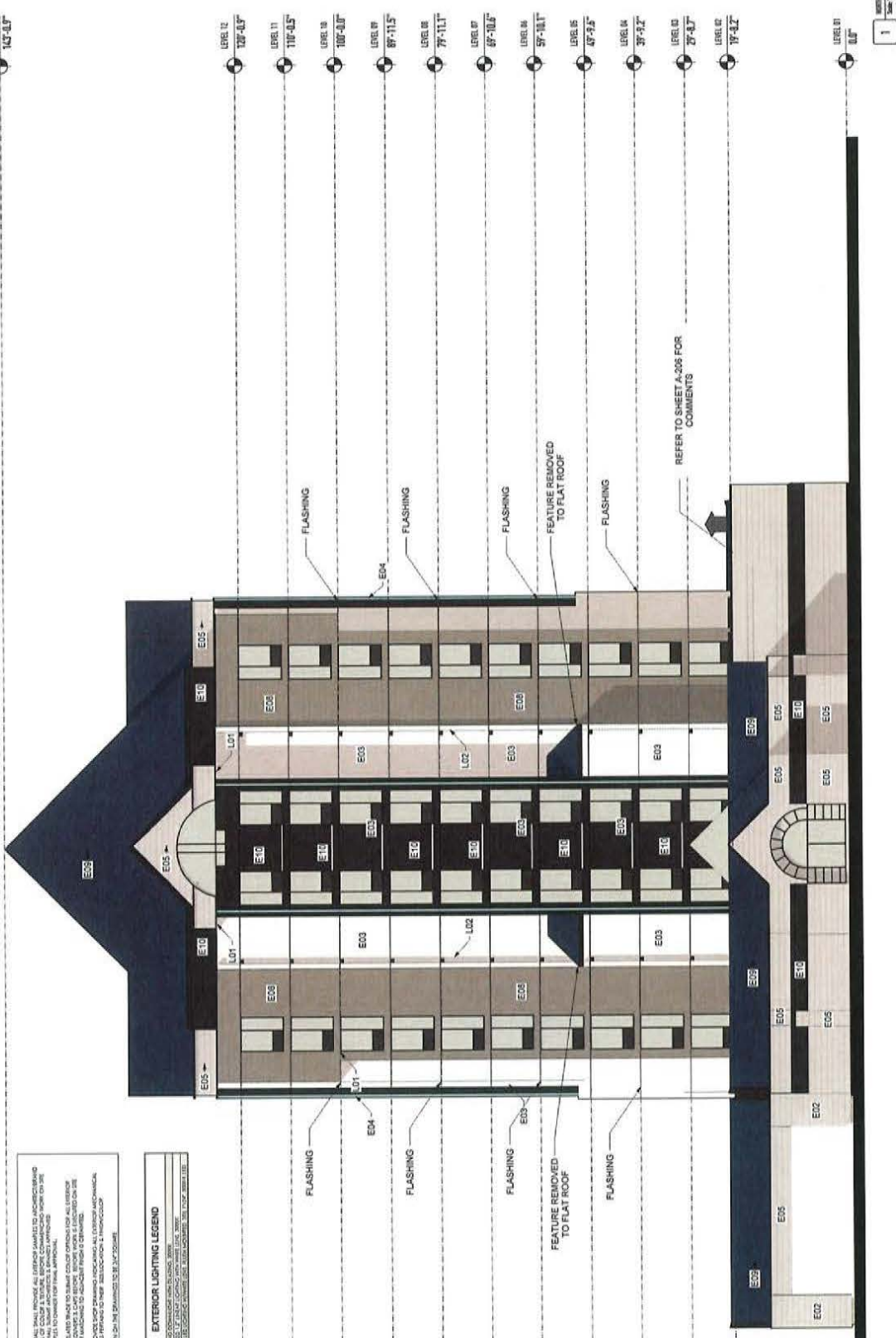
PROJECT NO.: 2023-047  
 SCALE: 1:500  
 SHEET NO.: 1 OF 4

TOP OF ROOF  
14'-4 1/2"

EXTERNAL MATERIAL LEGEND	
REF.	DESCRIPTION
E01	NOVA DESER PORCELANE SLAB
E02	DUJACHTY CALUSA PORCELANE SLAB
E03	EFS SYSTEM MARBLE COAT FINISHED WITH EPOXY FOR STAIN RESISTANCE BY DURABOND, WHITE DOVE BI
E04	EFS SYSTEM MARBLE COAT FINISHED BY DURABOND, NAVY BLUE
E05	BENJAMIN MOORE 2095-50
E06	EFS SYSTEM MARBLE COAT FINISHED BY DURABOND, GRANSTONE COLOMATE WHITE
E07	EFS SYSTEM MARBLE COAT FINISHED BY DURABOND, BLACK MARNE
E08	EFS SYSTEM MARBLE COAT FINISHED BY DURABOND, LIGHT GREY
E09	BENJAMIN MOORE 2106-30
E10	EFS SYSTEM MARBLE COAT FINISHED BY DURABOND, ALUMINUM GRAYS WITH GRAY
E11	SPARKLE GRAY METAL ROOF PAINT BLUE COLOR
E12	EFS SYSTEM MARBLE COAT FINISHED BY DURABOND, SPECIAL CHARCOAL TO-186
E13	BENJAMIN MOORE 2114-10

MODEL  
 1. FINISHES SHALL BE APPLIED TO EXTERIOR SURFACES ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.  
 2. THE APPLICATOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT AREAS AND SURFACES FROM DAMAGE.  
 3. ON-AN-DONOR RELATED TO THE COLOR COORDINATION FOR ALL EXTERIOR FINISHES SHALL BE PROVIDED TO THE ARCHITECT FOR APPROVAL.  
 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT AREAS AND SURFACES FROM DAMAGE.  
 5. CHANGE TO PROVIDE FOR DRAINAGE AND/OR VENTILATION AND/OR VENTILATION AS SHOWN IN THE ARCHITECT'S DRAWINGS.  
 6. FINISHES SHOULD BE IN ACCORDANCE WITH THE ARCHITECT'S DRAWINGS.

EXTERIOR LIGHTING LEGEND	
REF.	DESCRIPTION
L01	RECESSED DOWNLIGHT
L02	RECESSED DOWNLIGHT



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DATE: 08/20/2024  
 PROJECT NO: 2024-01  
 DRAWING NO: 01  
 SCALE: 1/8" = 1'-0"  
 SHEET: 4 OF 4  
 PROJECT: A-205

**TRAVELCOE EXTERIORS**

ARCHITECT

DATE: 08/20/2024

**NORTH ELEVATION  
 -REVEAL LOCATIONS**

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

SHEET: 4 OF 4

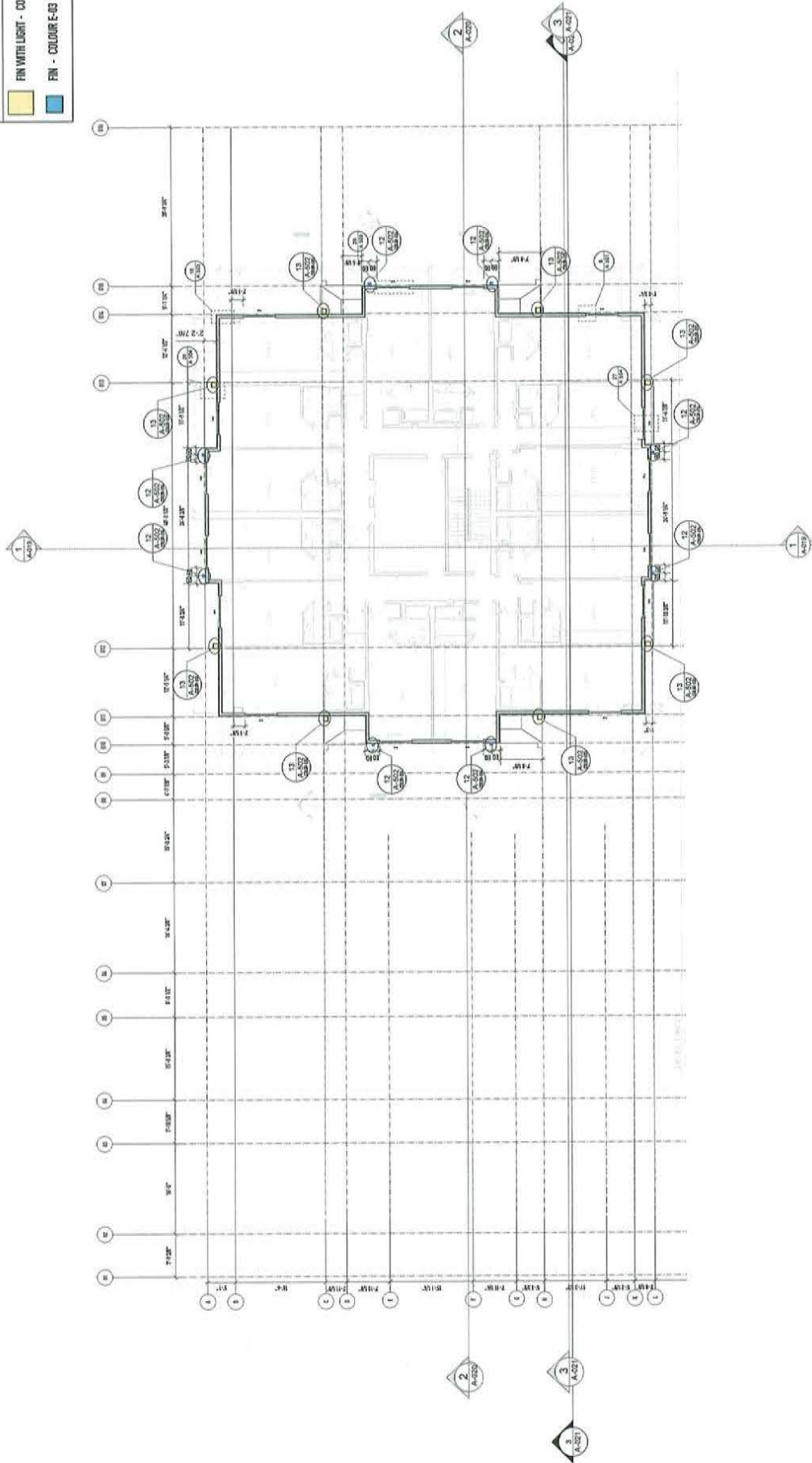
PROJECT: A-205







LEGEND	
	FIN WITH LIGHT - COLOUR E-04
	FIN - COLOUR E-03

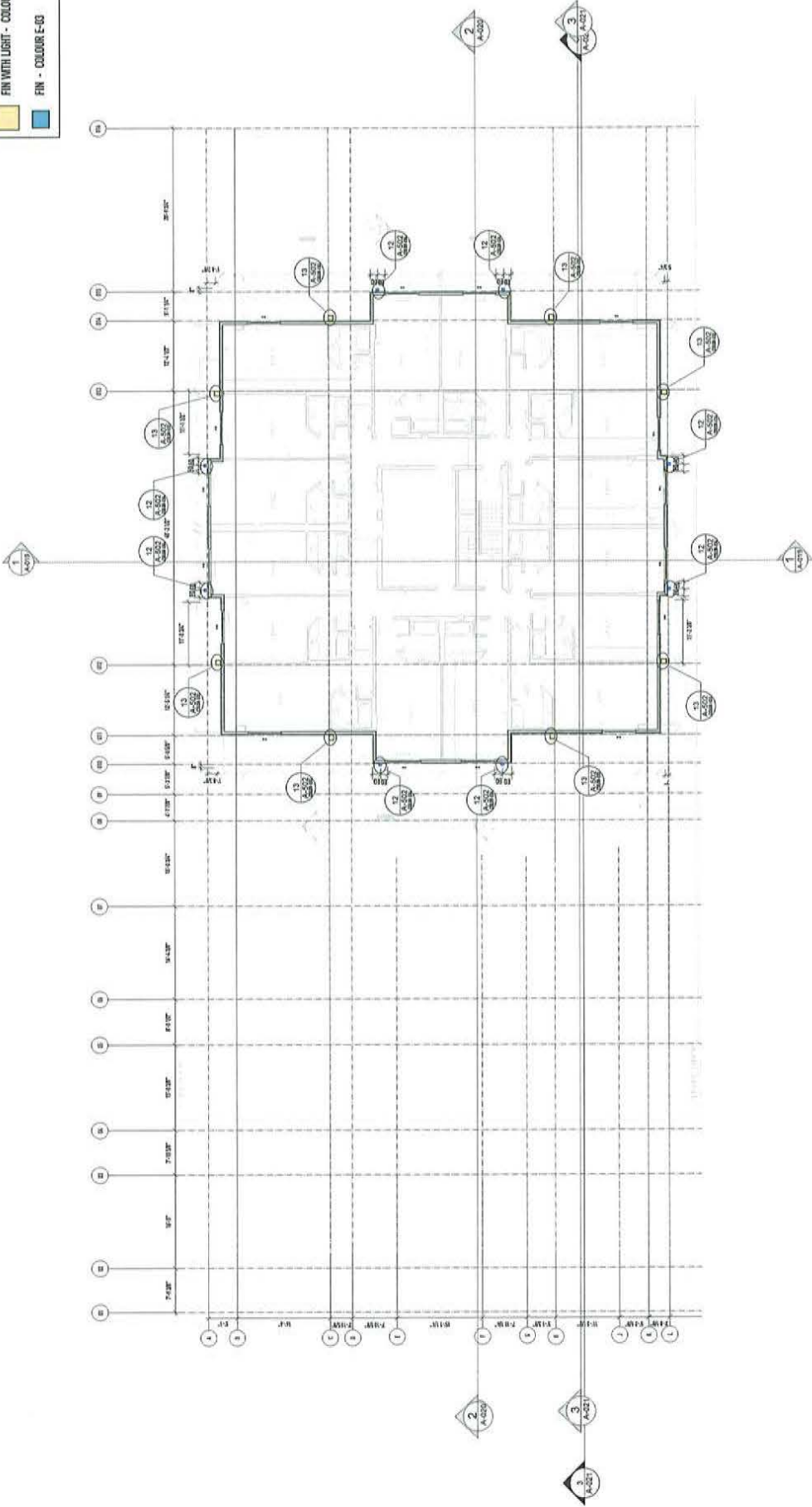


PROJECT INFORMATION	
Project Name	TRAVELODE EXTERIORS
Client	RENDERER
Drawn	
Checked	
Start Date	2024-03
Project No	2024-01
Scale	1:100
Sheet No	7
Sheet Title	TYPICAL PLAN
Revision	A-103

COMPONENT & LEVEL OF DOCUMENTS	
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364	2024-12-29
365	2024-12-30
366	2024-12-31

LEGEND	
	FIN WITH LIGHT - COLOUR E-04
	FIN - COLOUR E-03



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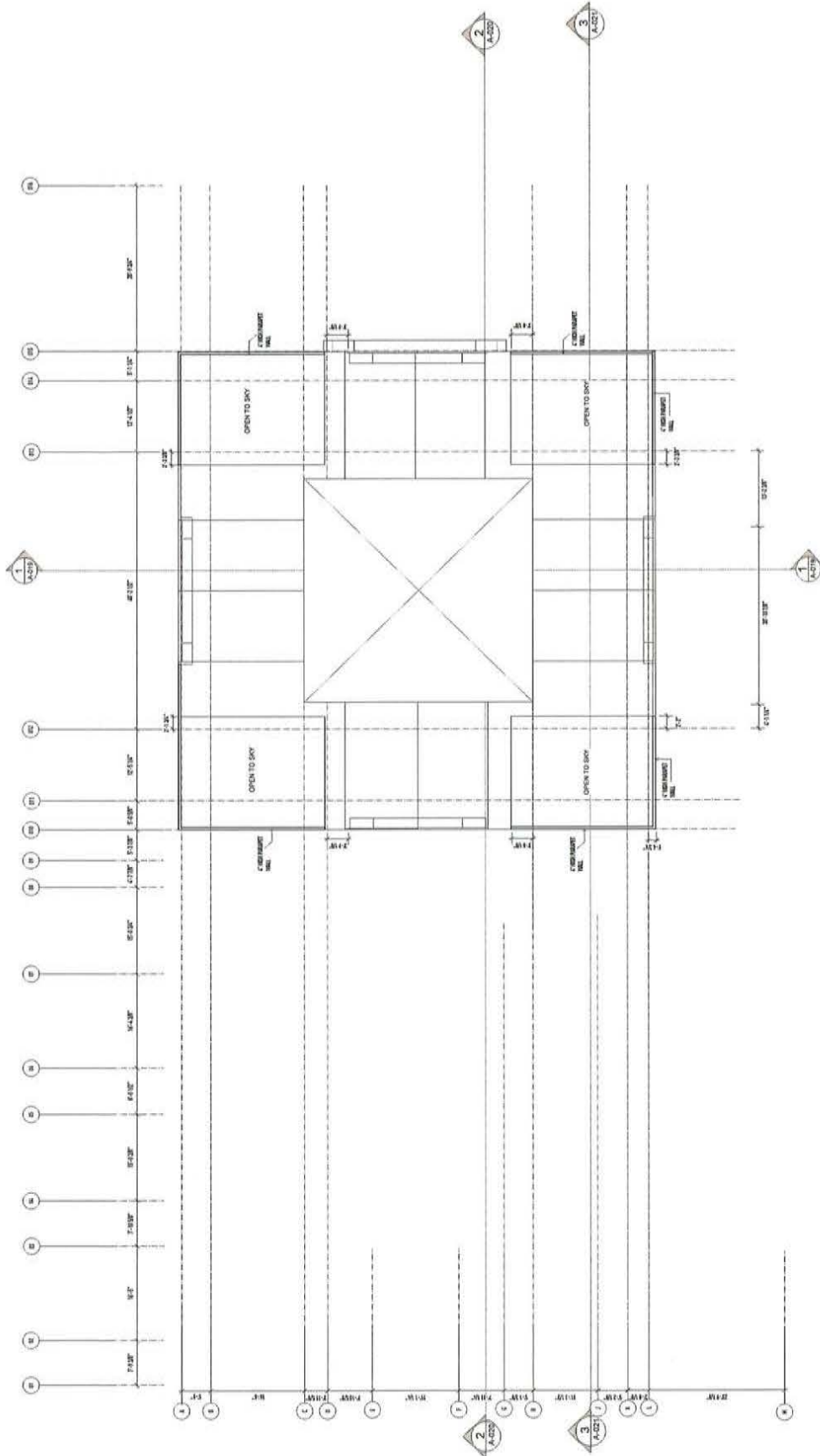
**JMA Architecture Inc.**  
 100 King Street West, Suite 1000  
 Toronto, Ontario M5X 1C5  
 Tel: (416) 593-8888  
 Fax: (416) 593-8889  
 Email: info@jma.ca

**PROJECT INFORMATION**

Project Name	TRAVELOOSE EXTERIORS
Location	INDIAN HEAD
Level	LEVEL 10-11
Project No.	2023-01
Project Name	TYPICAL PLAN
Scale	1:100
Sheet No.	7
Project No.	A-104

**DATE SCALE DRAWING**

DATE	SCALE	DRAWING
10/11/23	1:100	A-104



**TRAVELLOGE EXTERIORS**  
 10000 10th Ave, Suite 100, Denver, CO 80231  
 (303) 733-1111

**JMA Architecture, Inc.**  
 10000 10th Ave, Suite 100, Denver, CO 80231  
 (303) 733-1111

**LEVEL 12 ROOF PLAN**

DATE: 2024-12-12  
 PROJECT: TRAVELLOGE EXTERIORS  
 SCALE: 1/8" = 1'-0"

7  
 10000 10th Ave, Suite 100, Denver, CO 80231  
 (303) 733-1111

DO NOT SCALE DRAWING

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NO.	DATE	DESCRIPTION
1	2024-12-12	ISSUED FOR PERMITTING
2	2024-12-12	ISSUED FOR PERMITTING
3	2024-12-12	ISSUED FOR PERMITTING
4	2024-12-12	ISSUED FOR PERMITTING
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8	2024-12-12	ISSUED FOR PERMITTING
9	2024-12-12	ISSUED FOR PERMITTING
10	2024-12-12	ISSUED FOR PERMITTING



City of  
Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** April 10, 2026

**From:** Joshua Reis  
Director, Development

**File:** DP 25-019494

**Re:** **Application by Brad Dore for a Development Permit at 8591 Williams Road**

---

### Staff Recommendation

That a Development Permit be issued which would permit the construction of Small-Scale Multi-Unit Housing on an Arterial Road, at 8591 Williams Road on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)".

Joshua Reis  
Director, Development  
(604-247-4625)

JR:eml  
Att. 3

## Staff Report

### Origin

Brad Dore, on behalf of the property owners (Mukhtar Singh Pahl), has applied to the City of Richmond for permission to develop three-unit Small-Scale Multi-Unit Housing (SSMUH) development, at 8591 Williams Road on a site zoned “Small-Scale Multi-Unit Housing (RSM/L)” (Attachment 1). The site currently contains a tenant-occupied one-storey single-family house.

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

### Development Information

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

### Background

Development surrounding the subject site is as follows:

To the North: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from Pigott Road;

To the South: South Arm Community Centre, located on a lot zoned “School and Institutional Use (SI)”;

To the East: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from Williams Road; and

To the West: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from Williams Road.

### 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 the “Small-Scale Multi-Unit Housing (RSM/L)” zone.

### Existing Legal Encumbrances

There is an existing 3.0 m wide sanitary utility Statutory Right-of-Way (SRW) located along the north property line. The proposed development does not encroach into the SRW.

### Analysis

#### *Conditions of Adjacency*

- The development proposes a compact two-storey residential form that is consistent with the surrounding residential context along this section of Williams Road.

- The proposed development provides a clearly defined street-facing residential façade with entry features, coordinated window placement and landscaping within the front yard.
- The proposed development abuts existing single-family dwellings to the north, east and west. The applicant proposes to construct a new 1.8 m tall (6.0 ft) fence along the north, east and west property line.
- Upper-level windows have been oriented to minimize overlook and maintain privacy for adjacent properties.

### ***Urban Design and Site Planning***

- Consistent with the OCP guidelines for SSMUH development, the primary entrance to the street fronting unit will be fronting Williams Road.
- The lot provides a total of three (3) resident parking spaces, one space per unit, and two (2) unassigned visitor parking spaces. The visitor parking spaces will be located between Units 1 and 2. The proposed development complies with the Zoning Bylaw parking requirements.
- Pedestrian access to Unit 3 is provided directly from Williams Road to maintain street activation. Access to Units 1 and 2 is accommodated via the drive aisle.
- One communal garbage enclosure is proposed in the east side yard, adjacent to Unit 1.
- Private ground-oriented outdoor spaces are provided for each unit and are designed to maximize functionality and sunlight access.
- The proposed development will be constructed to meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on title is required prior to DP issuance.

### ***Architectural Form and Character***

- The proposed exterior building materials are generally consistent with the character of the surrounding neighbourhood and include a variation of gray stucco, terrazzo, limestone and fibreglass shingle roofing. The south elevation fronting Williams Road presents a balanced use of quality materials.
- The proposed elevations will enhance the pedestrian-oriented streetscape along Williams Road through the defined entry, covered porch and varied roof forms. Recessed entries and covered porches are also proposed for Units 1 and 2, to add visual interest and individuality for internal-facing units.

### ***Landscape Design and Open Space Design***

- There is one bylaw-sized tree on the property (Crimson King Norway maple tree (82 cm caliper) Tag #364), located in the middle of the subject property along the west property line. The tree is noted as being in moderate condition but exhibits an asymmetrical crown and canopy and has been pruned back to avoid encroaching into the neighbouring property to the west. The tree is proposed to be removed as recommended by the project arborist and concurrence with the City's arborist, based on the condition and conflicts with the proposed development (grade raising, building foundation and landscape improvements).
- One (1) birch tree (untagged) was removed in 2025 due to an advanced infestation of bronze birch borer. The removal was authorized under an approved and issued non-development tree removal permit.
- There is one (1) off-site tree (English holly tree (35 cm caliper) Tag #A2) that is in moderate condition.

The tree is located on the neighbouring property and is to be retained and protected. An Arborist's Letter of Undertaking for tree retention measures is required to be submitted prior to DP issuance.

- A minimum of four (4) replacement trees are to be provided for the removal of Tree 364 and the untagged birch tree, consistent with the 2:1 replacement ratio and are to be of a minimum size of 8.0 cm caliper deciduous or 4.0m high coniferous variety.
- The applicant proposes to plant six (6) new trees on site. One Japanese maple tree is proposed to be planted in the northeast corner of the subject site. Two Red Sunset maple trees are proposed, one to the south of the subject site, in the front yard, one to the west of the subject site, in the interior side yard. Three cypress trees are proposed, all along the west portion of the subject site.
- The applicant proposes to include a range of landscaping enhancements across the site. These include shrubs, hedging, sodded lawn and permeable pavers. A wood fence will be installed along the north, east and west property lines. An aluminium 1.06 m fence will be installed along the south property line, between the sidewalk and private outdoor space for Unit 3.
- Private outdoor space is provided for each unit and is in compliance with the minimum requirements for private outdoor space as per the RSM zone.
- All exterior lighting has been designed to be downward-facing to prevent glare on neighbouring properties.
- Prior to DP issuance, the applicant is required to submit a Landscape Security in the amount of \$38,139.20 (based on the cost estimate prepared by the Landscape Architect, including all materials, installation and a 10 per cent contingency) prior to DP issuance.

#### ***Crime Prevention Through Environmental Design***

- The street edge will be defined with low fencing and low hedge planting on either side of the pedestrian path to Unit 3, to enhance visual porosity into the site.
- Access to the site is provided by defined pedestrian pathways from the public sidewalk to the front unit. A shared pedestrian and vehicle access to the back units is provided via the drive aisle.
- Windows and downward-facing exterior lighting are provided, overlooking the drive aisle and at the front and rear yards for natural surveillance.

#### ***Sustainability***

- The applicant must demonstrate compliance with the BC Energy Step Code as part of the BP process. The applicant intends to meet Step Code 4 with EL-3 requirements.
- Heat pumps are proposed for each unit. The heat pumps for units 2 and 3 are to be located adjacent to the garage. The heat pump for Unit 1 is to be located at the southwest corner of the building. The heat pumps for Units 1 and 2 are to be partially screened with low shrub landscaping. Prior to BP issuance, the applicant is required to submit written confirmation that the noise associated with the heat pump operation will comply with the City's Noise Regulation Bylaw 8856.

#### ***Site Servicing***

- Prior to BP issuance, the applicant is required to enter into a work order to complete site servicing works and improvements, including water, storm and sanitary connections together

with the registration of any SRW's for the purposes of granting the City access to infrastructure, including the water meter, storm service connection and inspection chamber.

- Details of the site servicing works are provided in Attachment 3.

### **Conclusions**

The proposed development would permit a Small-Scale Multi-Unit Housing development, including a two-storey duplex and one two-storey building in the rear, at 8591 Williams Road. As the proposed development would meet applicable policies and DP Guidelines, staff recommend that the DP be endorsed and issuance by Council is recommended.



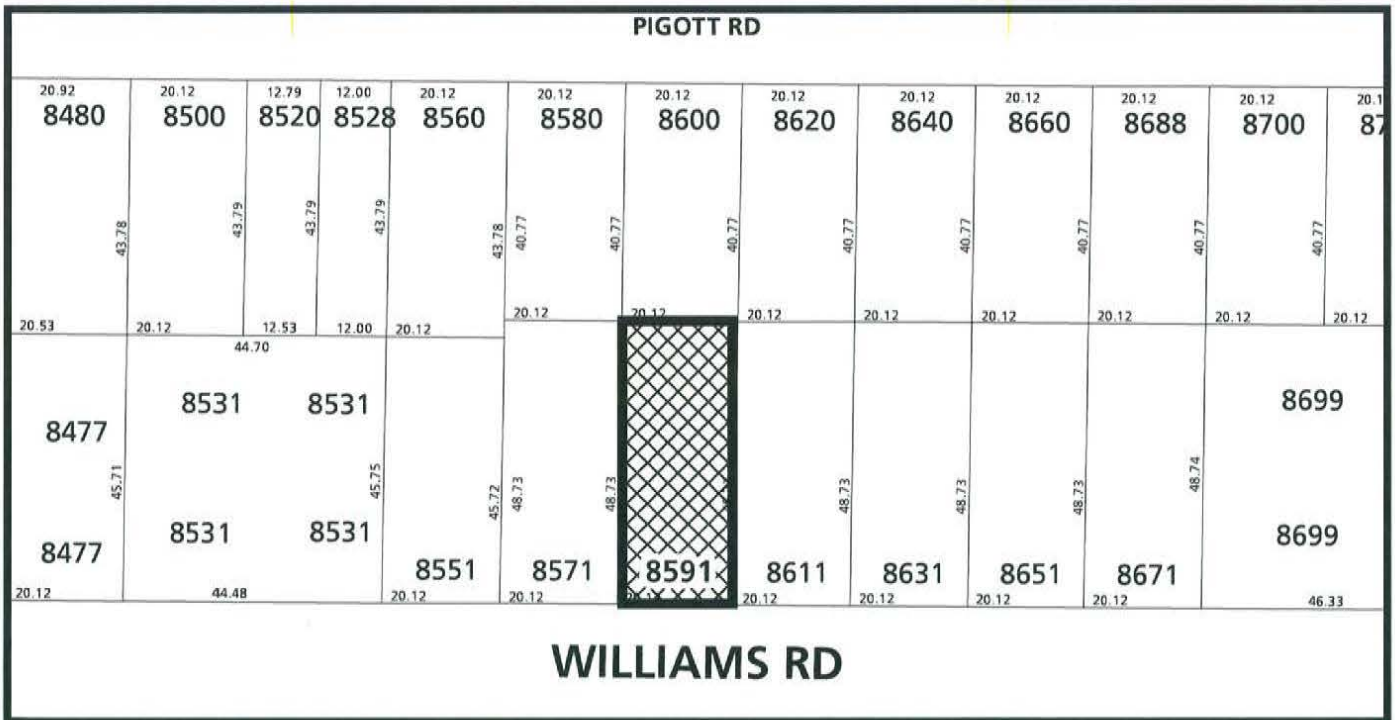
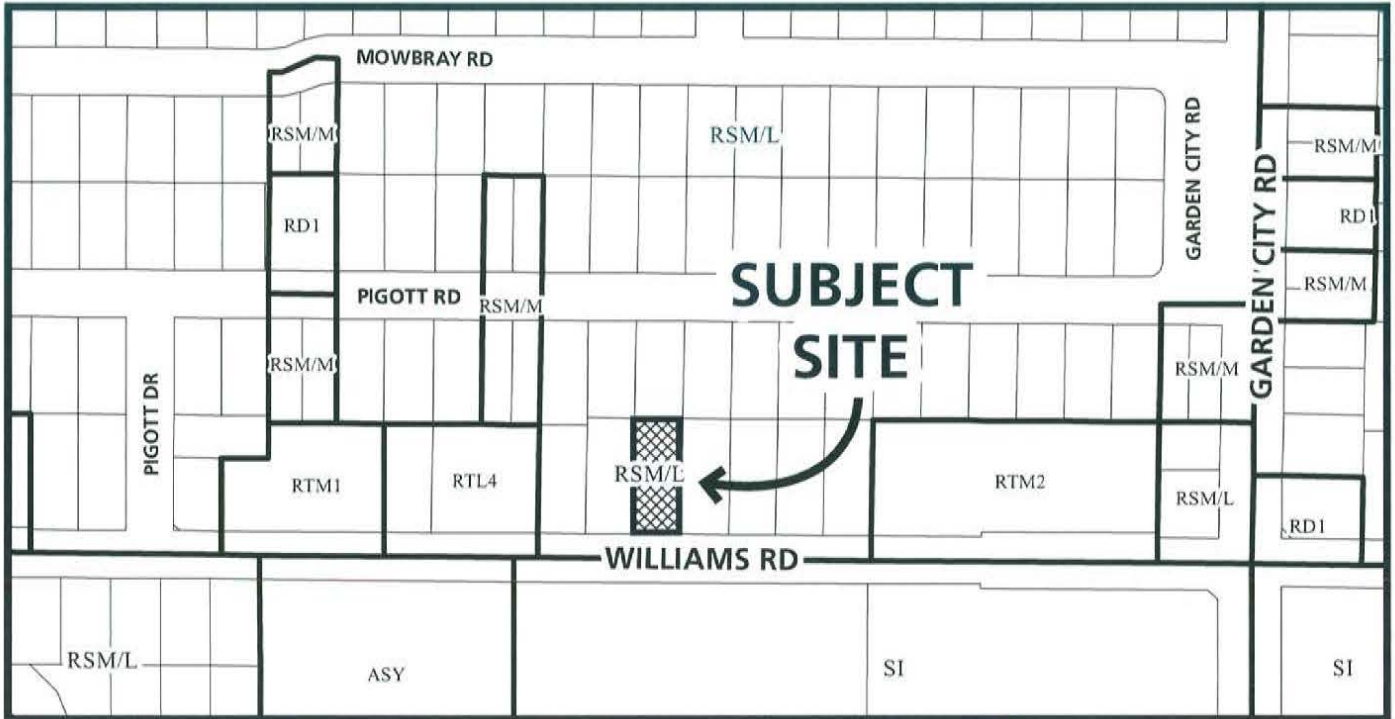
Emma Lovas  
Planning Technician – Design  
(604-276-4262)

EML:aa

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



# City of Richmond



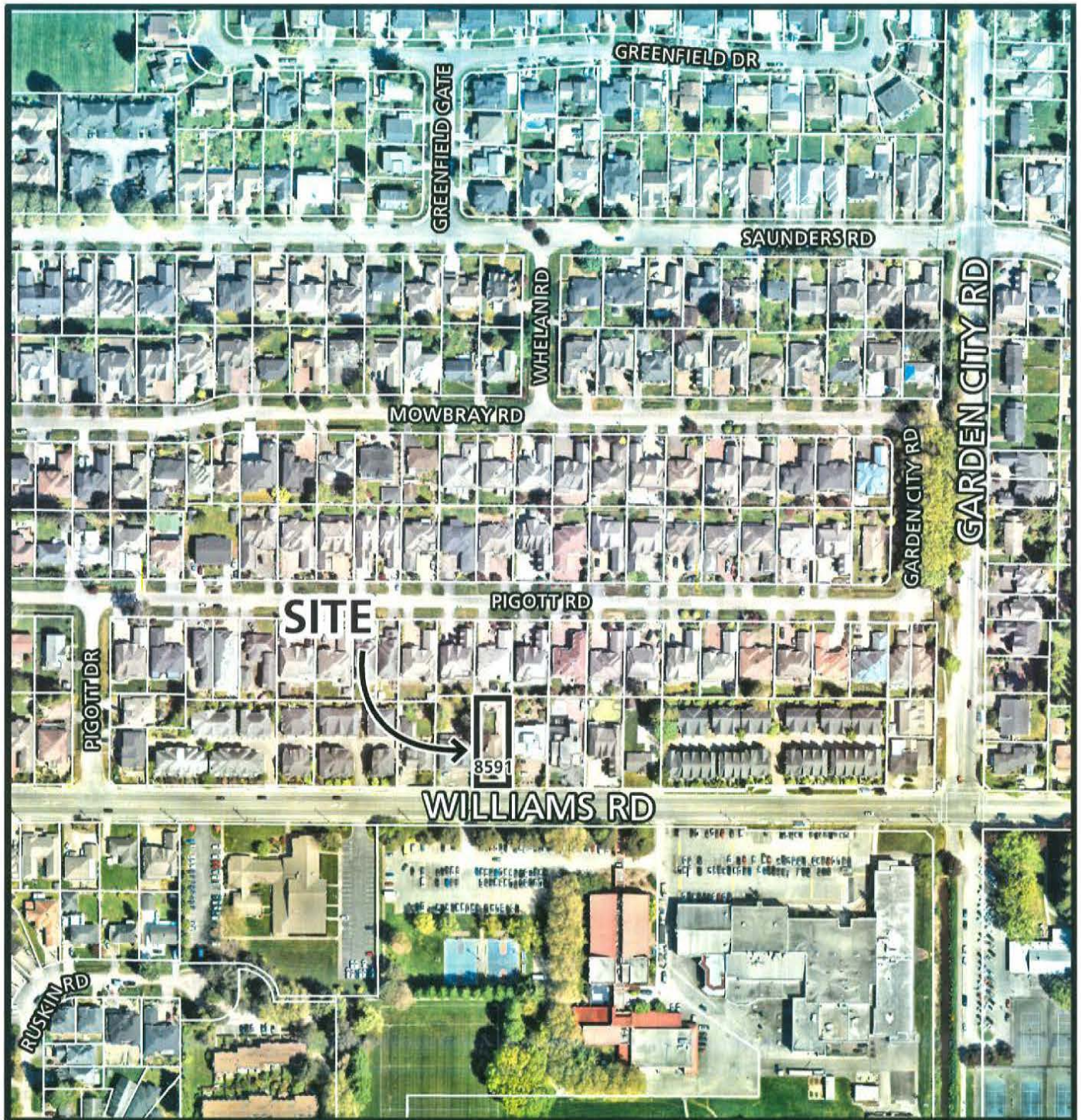
## DP 25-019494

Original Date: 07/15/25  
Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



DP 25-019494

Original Date: 07/15/25  
Revision Date:

Note: Dimensions are in METRES



**DP 25-019494**

**Attachment 2**

Address: 8591 Williams Road

Applicant: Brad Dore

Owner: Mukhtar Singh Pahl

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Site Area:</b>	979.0 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Single Detached Residential	One Two-Storey Duplex and One One-Storey Building in the Rear Yard
<b>OCP Designation:</b>	Arterial Connector 1	No Change
<b>Zoning:</b>	Small-Scale Multi-Unit Housing (RSM/L)	No Change
<b>Number of Units:</b>	1	3

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR for up to 464.5 m <sup>2</sup> of lot area, plus 0.3 FAR for the remainder	Max. 0.6 FAR for up to 464.5 m <sup>2</sup> of lot area, plus 0.3 FAR for the remainder	none permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Building: 29% Non-porous surfaces: 63% Live Landscaping: 30%	none
Setback – Front Yard	Min. 6.0 m	6.82 m	none
Setback – East Side Yard:	Min. 2.0 m for lots 20.0 m or greater	Front Bldg: 7.29 m Rear Bldg: 2.0 m	none
Setback- West Side Yard:	Min. 2.0 m for lots 20.0 m or greater	Front Bldg: 2.0 m Rear Bldg: 5.74 m	none
Setback – Rear Yard:	Min. 6.0 m	6.0 m	none
Building Height	Max. 10.0 m	Front Bldg: 8.74 m Rear Bldg: 8.18 m	none
Off-street Parking Spaces:	Min. 0.5 Per Dwelling Unit	3 (Resident) 2 (Visitor)	none



## Development Permit Considerations

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

**Address:** 8591 Williams Road

**File No.:** DP 25-019494

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

1. **(Flood Covenant)** Registration of a flood indemnity covenant on title (Area A).
2. **(Arborist Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. **(Landscape Security)** Submission of a Letter of Credit for landscaping in the amount of \$38,139.20 (based on the cost estimate provided by a Registered Landscape Architect, including costs and 10% contingency), to the satisfaction of the Director of Development.
  - a. Includes the required minimum (4) replacement trees. Replacement trees are to be of a minimum size of 8.0 cm caliper deciduous or 4.0 metre high coniferous.
4. **(Notice Fees)** Payment of all fees in full for costs associated with Public Notices.

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

1. **(Compliance with DP Plans)** Demonstrate compliance with the Development Permit Plans.
2. **(Demolition of Existing Building)** A Demolition Permit is required for removing all existing buildings and structures on the lot.
3. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. **(Acoustic Report)** Provide an acoustic report and written confirmation that the noise associated with the heat pump operation will comply with the City's Noise Regulation Bylaw 8856.
5. **(BC Energy Step Code)** Demonstrate compliance with the applicable level of the BC Energy (Step Code 4 with EL-3 requirements).
6. **(Servicing Works)** entering into a City Work Order to provide for the following, but not limited to, servicing improvements:
 

**Water Works:**

  - a. Using the OCP Model, there is 668.0 L/s of water available at 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
  - b. At developers' cost, the developer is required to:
    - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
    - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
    - iii. Provide a right-of-way for the water meter. Minimum right-of-way dimensions are to be the size of 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.
  - c. At Developer's cost, the City will:
    - i. Cut and cap the existing water service connection and remove the existing water meter and water meter box located at the frontage of the subject site.
    - ii. Install a new water service connection complete with a new water meter and water meter box in a right-of-way as per City's specifications along Williams Road frontage.
    - iii. Complete all tie-ins for the proposed works to existing City infrastructure.

### Storm Sewer Works

- a. At Developers' cost, the Developer is required to:
  - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing works design.
  - ii. Provide a right-of-way for the existing storm service connection and inspection chamber along the east property line. Exact right-of-way dimensions are to be finalized during the building permit process.

Initial: \_\_\_\_\_

- iii. Provide a right-of-way for the existing storm service connection and inspection chamber along the west property line. Exact right-of-way dimensions to be finalized during the building permit process.
- b. At Developer's cost, the City will:
  - i. Cut and cap existing storm connection at inspection chamber for subject lot at South-West property line and retain existing storm inspection chamber and service connection for the neighbouring lot
  - ii. Cut and cap existing storm connection at inspection chamber for subject lot at South-East property line and retain existing storm inspection chamber and service connection for the neighbouring lot.
  - iii. Install a new inspection chamber in a right-of-way as per City's specifications along Williams Road frontage.
  - iv. Complete all tie-ins for the proposed works to existing City infrastructure.

**Sanitary Sewer Works:**

- a. At developer's cost, the developer is required to:
  - v. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b. At developer's cost, the City will:
  - vi. Cut and cap the existing sanitary service connection at sanitary manhole.
  - vii. Install new service connection and connect the existing sanitary manhole at the rear yard.
  - viii. Adjust existing sanitary manhole to suit grade and reseal risers at rear-yard within existing right-of-way
  - ix. Complete all tie-ins for the proposed works to existing City infrastructure.

**Street Lighting**

- a. At developer's cost, the developer is required to:
  - i. Review street lighting levels along all road and lane frontages, and upgrade as required.
  - ii. Submit street lighting drawing and street lighting level calculations for review during Building Permit process.

**General Items:**

- a. At developer's cost, the developer is required to:
  - a. Complete other frontage improvements as per Transportation requirements.
  - b. Coordinate with BC Hydro, TELUS and other private communication service providers:
    - i. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - c. 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.
- b. Enter into if required, additional legal agreements, as determined through the subject development's Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- c. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>).
- d. The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*



No. DP 25-019494

To the Holder: Brad Dore  
Property Address: 8591 Williams Road  
Address: 8631 Williams Road

---

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1-12 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$38,139.20 ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 25-019494**

To the Holder: Brad Dore  
Property Address: 8591 Williams Road  
Address: 8631 Williams Road

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

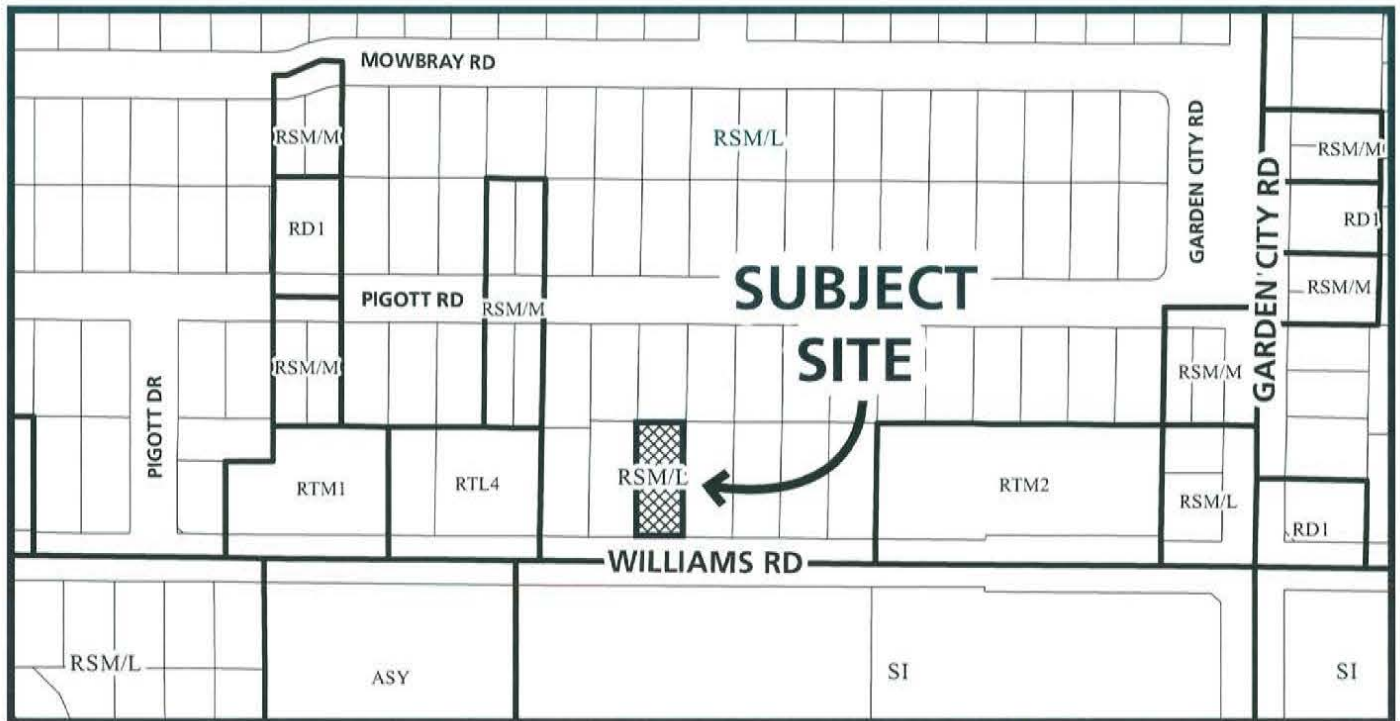
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR



# City of Richmond



PIGOTT RD												
20.92 8480	20.12 8500	12.79 8520	12.00 8528	20.12 8560	20.12 8580	20.12 8600	20.12 8620	20.12 8640	20.12 8660	20.12 8688	20.12 8700	20.12 8700
43.78	43.79	43.79	43.79	43.78	40.77	40.77	40.77	40.77	40.77	40.77	40.77	40.77
20.53	20.12	12.53	12.00	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12
44.70												
8477	8531	8531										8699
45.71	45.75	45.72	48.73	48.73	48.73	48.73	48.73	48.73	48.73	48.73	48.74	
8477	8531	8531				8591	8611	8631	8651	8671		8699
20.12	44.48	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	46.33
WILLIAMS RD												



**DP 25-019494**  
**SCHEDULE "A"**

Original Date: 07/15/25  
Revision Date:

Note: Dimensions are in METRES

# Proposed SSMUH 8591 Williams Road



8591 Williams Road Units 2 & 3 - Front Perspective

### Project Summary

Proposal	Small Scale Multi-Unit			
Address	8591 Williams Road			
Zoning	RSM SSMUH			
Lot Size				
Lot Width	20.120 m.	66.0 ft.		
Lot Depth	48.730 m.	159.9 ft.		
Site Area	980.4 m <sup>2</sup>	10,553 s.f.	Allowable FAR	54.7%
	<b>ALLOWABLE</b>		<b>PROPOSED</b>	
FAR 0.6 on 464.5 m <sup>2</sup>	278.70 m <sup>2</sup>	3000 s.f.		
FAR 0.30 in access of 464.5 m <sup>2</sup>	154.78 m <sup>2</sup>	1666 s.f.		
Allowable FAR	433.48 m <sup>2</sup>	4666 s.f.		
Flex Space Allowable	80.00 m <sup>2</sup>	861 s.f.		
Stairs maximum 10m <sup>2</sup> per dwelling	18.00 m <sup>2</sup>	194 s.f.		
4.3A.1(c)(i) Green Building System 2.35m <sup>2</sup> per dwelling	5.11 m <sup>2</sup>	55 s.f.		
Total FAR	536.59 m <sup>2</sup>	5776 s.f.	535.2 m <sup>2</sup>	5761 s.f.
10% of floor area for covered areas	53.66 m <sup>2</sup>	578 s.f.	24.70 m <sup>2</sup>	266 s.f.
Permitted Lot Coverage 45% for buildings	441.20 m <sup>2</sup>	4749 s.f.	293.85 m <sup>2</sup>	3163 s.f.
Permitted non-porous surfaces 70%	686.31 m <sup>2</sup>	7387 s.f.	620.59 m <sup>2</sup>	6680 s.f.
Landscaping with live plant material 20%	196.09 m <sup>2</sup>	2111 s.f.	296.08 m <sup>2</sup>	3187 s.f.
Live landscaping min. 55% of required front yard	66.40 m <sup>2</sup>	715 s.f.	71.26 m <sup>2</sup>	767 s.f.
<b>Heights</b> Based on proposed site elevations at site corners of 1.55 m.				
Maximum building height pitched roof	10.00 m.	32.81 ft.	8.74 m.	28.67 ft.
<b>Yards &amp; Setbacks</b>				
Front Yard	6.00 m.	19.69 ft.	6.82 m.	22.38 ft.
Rear Yard	6.00 m.	19.69 ft.	6.00 m.	19.69 ft.
Side yard for lots with a lot width of 20.0 m or greater	2.00 m.	6.56 ft.	1.31 m.	4.30 ft.
Maximum Continuous Wall 55%	26.80 m.	87.93 ft.		

Unit 1 Garage	224.31	Unit 2 Garage	225.35	Unit 3 Garage	225.35
Unit 1 Main Level	779.03	Unit 2 Main Level	737.80	Unit 3 Main Level	760.05
Unit 1 Upper Level	901.89	Unit 2 Upper Level	960.51	Unit 3 Upper Level	946.76
	1,905.23 ft <sup>2</sup>		1,923.66 ft <sup>2</sup>		1,932.16 ft <sup>2</sup>



8591 Williams Road Units 2 - Perspective



8591 Williams Road Units 1 - Perspective

Layout ID	Layout Name
A01	Cover Sheet
A02	Site Plan & Survey
A03	Floor Area Overlays
A04	Units 2 & 3 Coloured Elevations
A05	Unit 1 Coloured Elevations
A06	Main Floor Plans
A07	Upper Floor Plans
A08	Roof Plans
A09	Unit 2 & 3 Elevations
A10	Unit 1 Elevations
A11	Cross Sections
A12	Shadow Study
L1	Landscape Plan
L2	Landscape Shrub Plan
L3	Landscape Coverage Plan
L4	Landscape Details

### Proposed SSMUH 8591 Williams Road Richmond, BC

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**DORE DESIGN & DEVELOPMENT**  
info@doredesign.ca www.doredesign.ca

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

Cover Sheet	
Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026
<b>A01</b>	



QBC Tree Consulting and Services Ltd.  
Tel: 778-833-0348  
Email: qbctree@gmail.com

QBC Tree Consulting and Services Ltd.



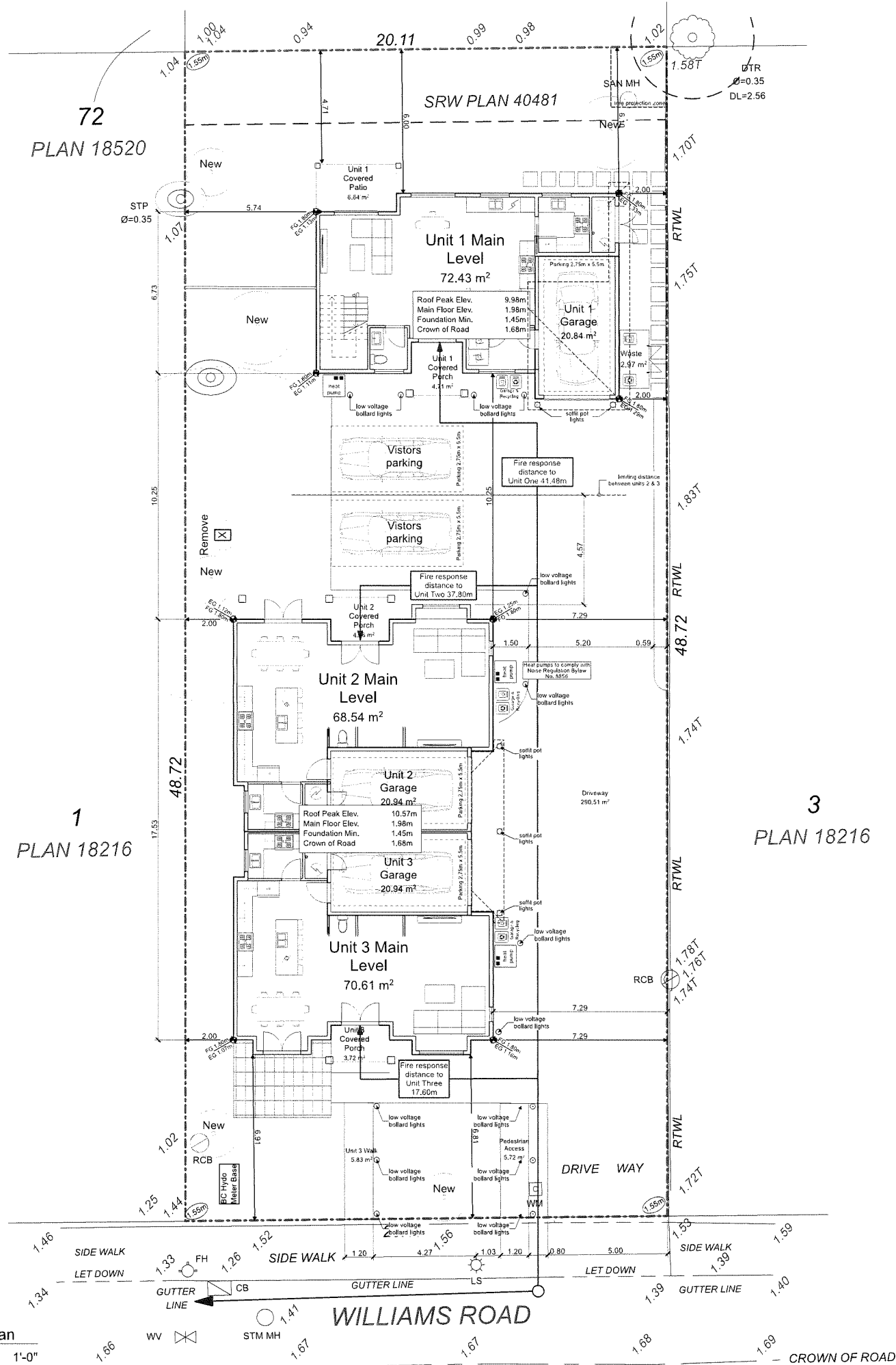
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

**GREWAL & ASSOCIATES**  
**PROFESSIONAL LAND SURVEYORS**  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com

### Legal Address

LOT B, BLOCK 4N, PLAN NWP 17358, SECTION 24, RANGE 7W,  
NEW WESTMINSTER LAND DISTRICT.  
PID 002 261 511

**April 9, 2026**  
**DP 25-019494**  
**Plan #1**



**TOPOGRAPHICAL SURVEY PLAN OF LOT 2  
SECTION 28 BLOCK 4  
NORTH RANGE 6 WEST  
NWD PLAN 18216**

PID : 010-364-676

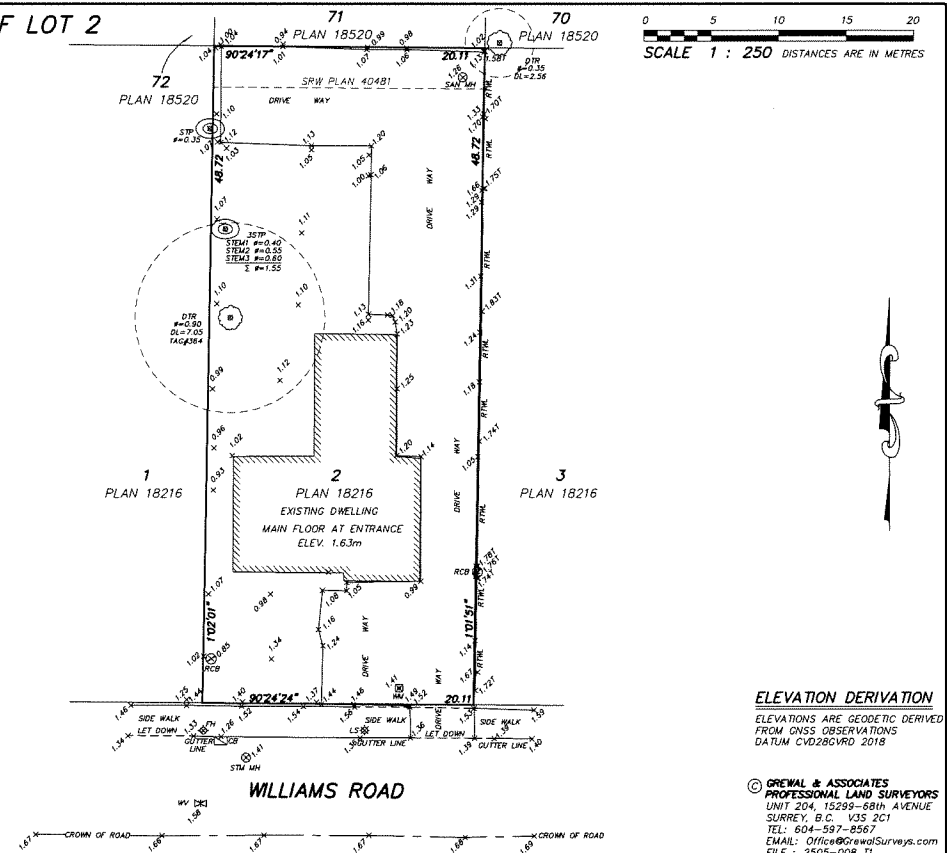
**CIVIC ADDRESS :**  
8591 - WILLIAMS ROAD  
RICHMOND, B.C.

- LEGEND :**
- CR [Symbol] DENOTES RECTANGULAR CATCH BASIN
  - ROB [Symbol] DENOTES ROUND CATCH BASIN
  - WV [Symbol] DENOTES WATER VALVE
  - WM [Symbol] DENOTES WATER METER
  - DTR [Symbol] DENOTES DECIDUOUS TREE
  - STP [Symbol] DENOTES STUMP OF TREE
  - RTW [Symbol] DENOTES RETAINING WALL
  - SM MH [Symbol] DENOTES SANITARY MANHOLE
  - STM MH [Symbol] DENOTES STORM MANHOLE
  - FH [Symbol] DENOTES FIRE HYDRANT
  - LS [Symbol] DENOTES LAMP STANDARD

Lot dimensions and clearances according to Field Survey.  
This plan does not show non-plan charges, liens or interests.  
This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 14th DAY OF MAY, 2025.

LAKHJOT S. GREWAL B.C.L.S.



**ELEVATION DERIVATION**  
ELEVATIONS ARE GEODETIC DERIVED FROM GNSS OBSERVATIONS DATUM CVD28GVRD 2018

© GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE : 2505-008 T1

Survey 1:250

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

April 9, 2026  
DP 25-019494  
Plan #2

Proposed SSMUH  
8591 Williams Road  
Richmond, BC

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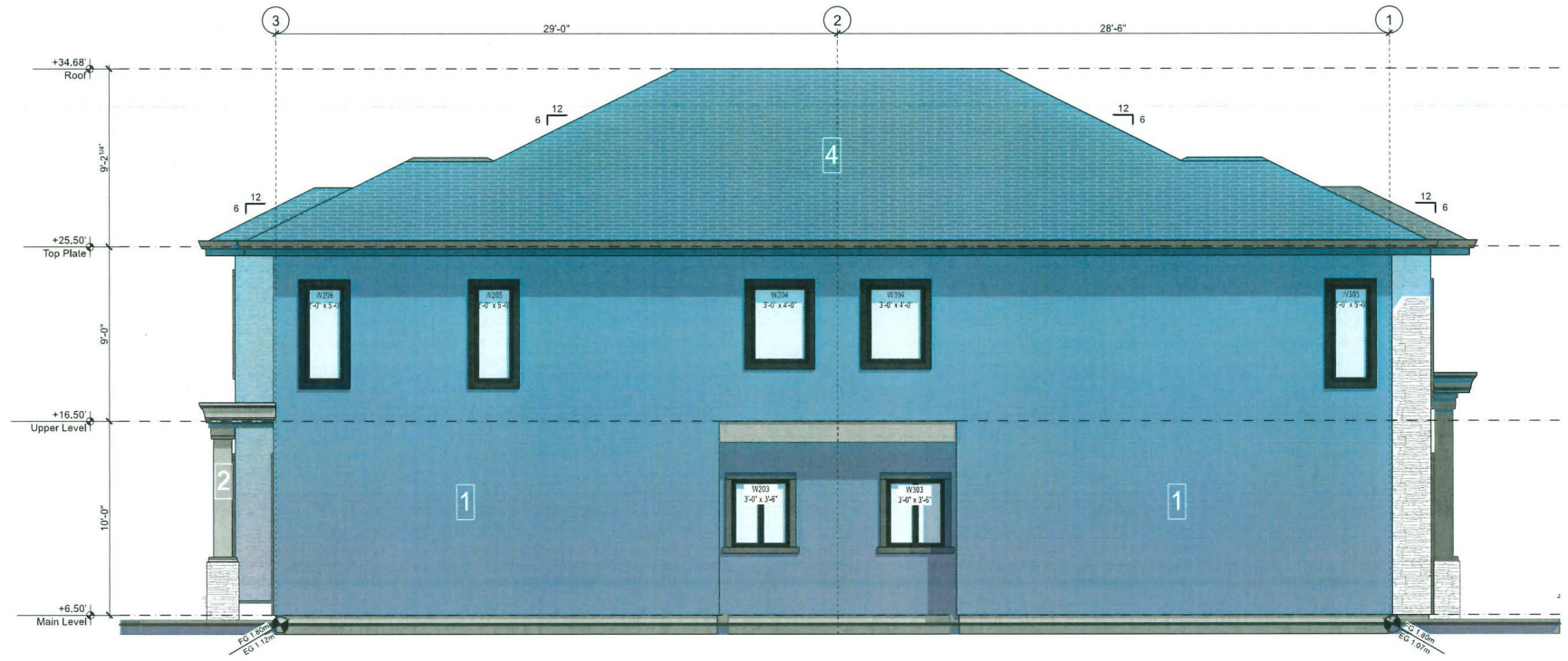
**DORE DESIGN & DEVELOPMENT**  
info@doredesign.ca www.doredesign.ca

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

Site Plan & Survey	
Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026
A02	



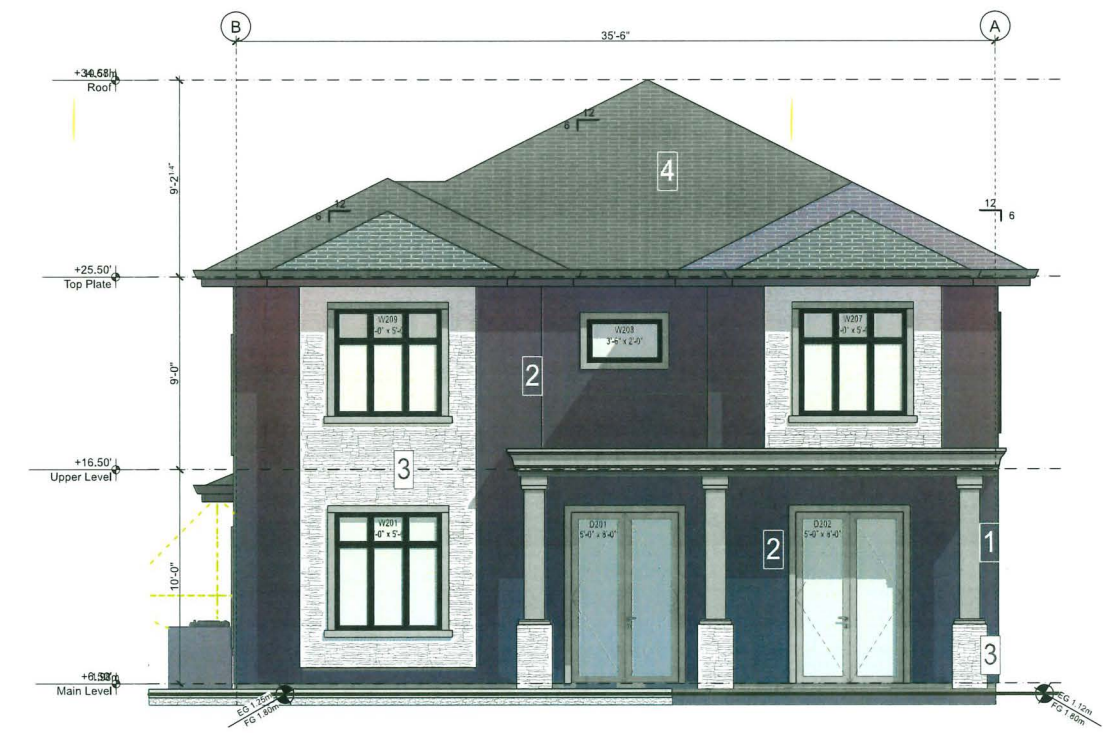
South  
1/4" = 1'-0"



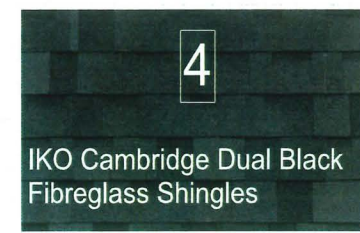
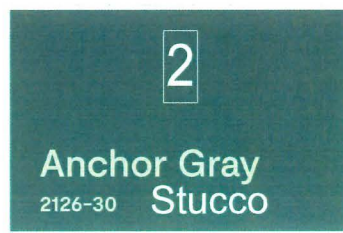
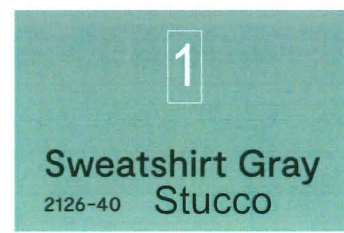
West  
1/4" = 1'-0"



East  
1/4" = 1'-0"



North  
1/4" = 1'-0"



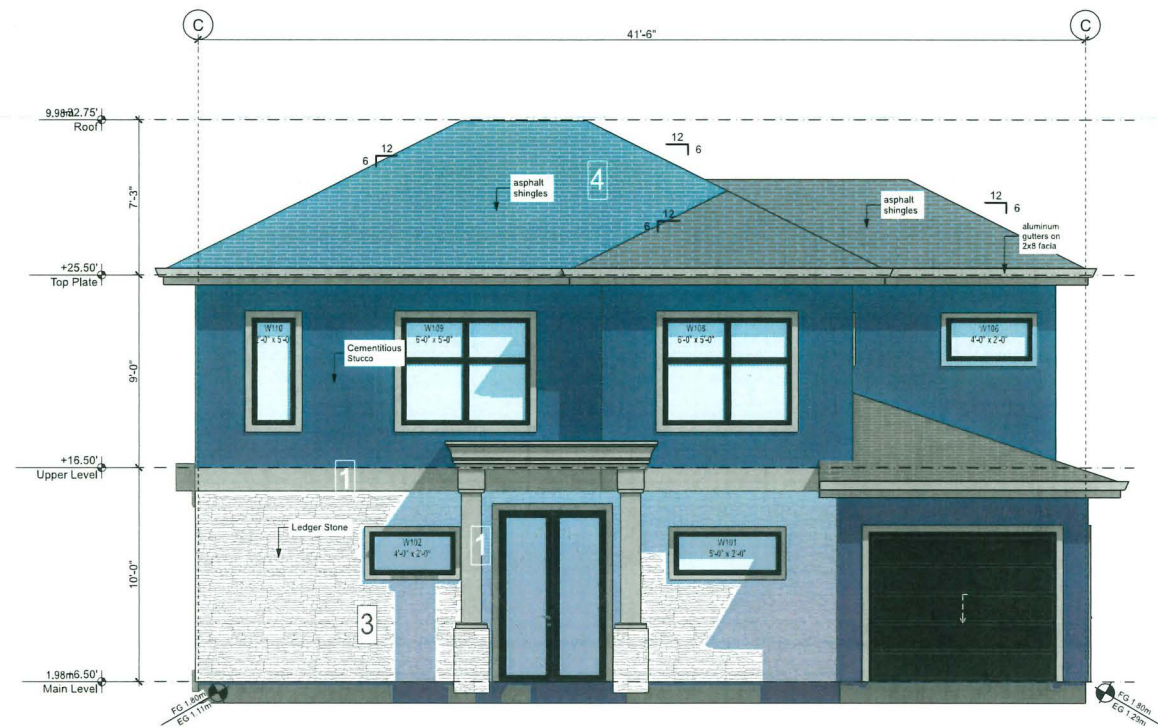
April 9, 2026  
DP 25-019494  
Plan #3

Proposed SSMUH  
8591 Williams Road  
Richmond, BC

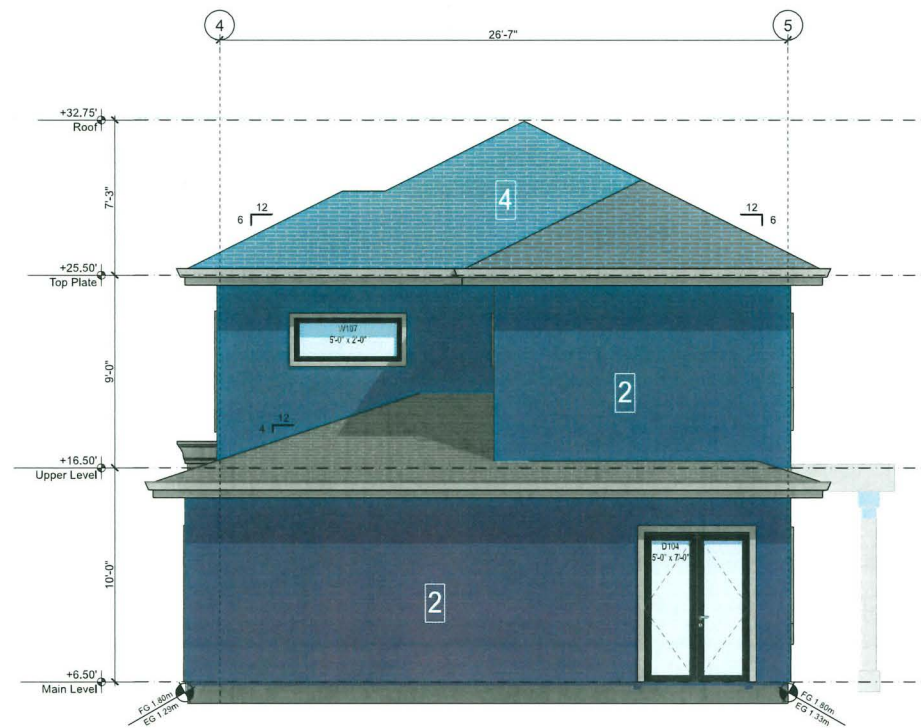
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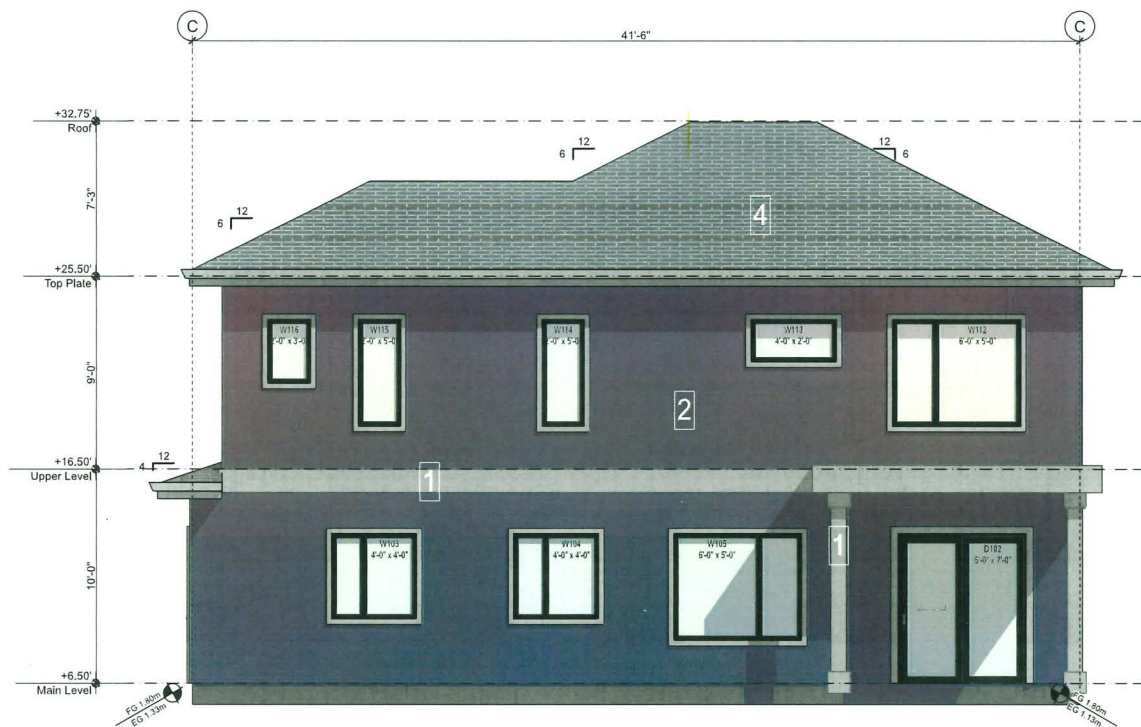
Units 2 & 3 Coloured Elevations	
Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026
<b>A04</b>	



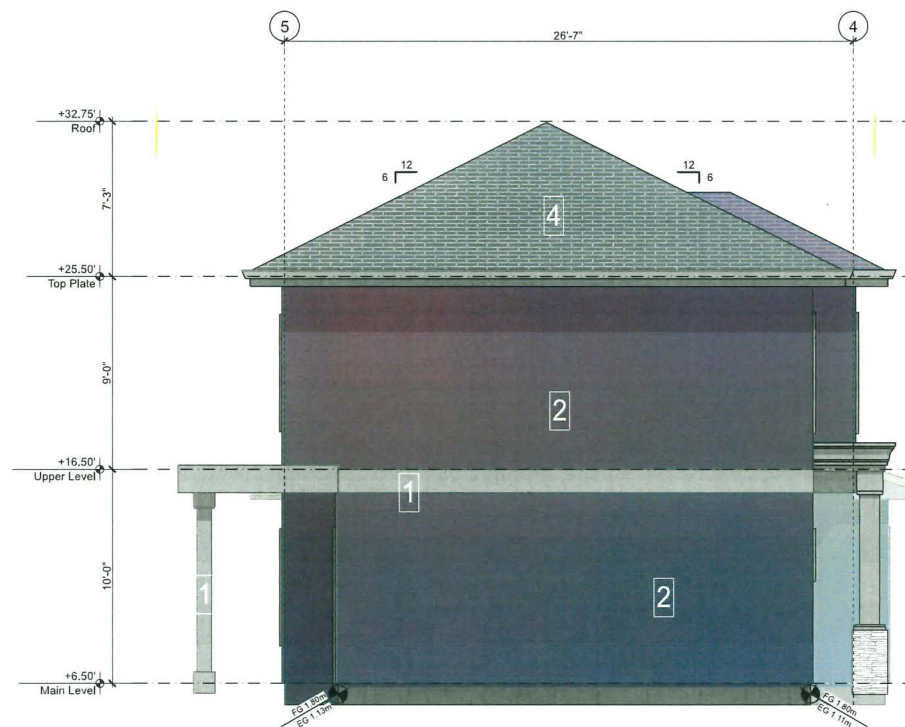
Unit 3 South  
1/4" = 1'-0"



Unit 3 East  
1/4" = 1'-0"

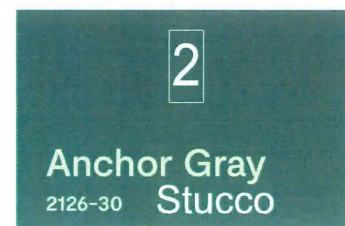
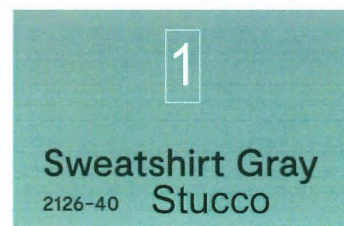


Unit 3 North  
1/4" = 1'-0"



Unit 3 West  
1/4" = 1'-0"

April 9, 2026  
DP 25-019494  
Plan #4

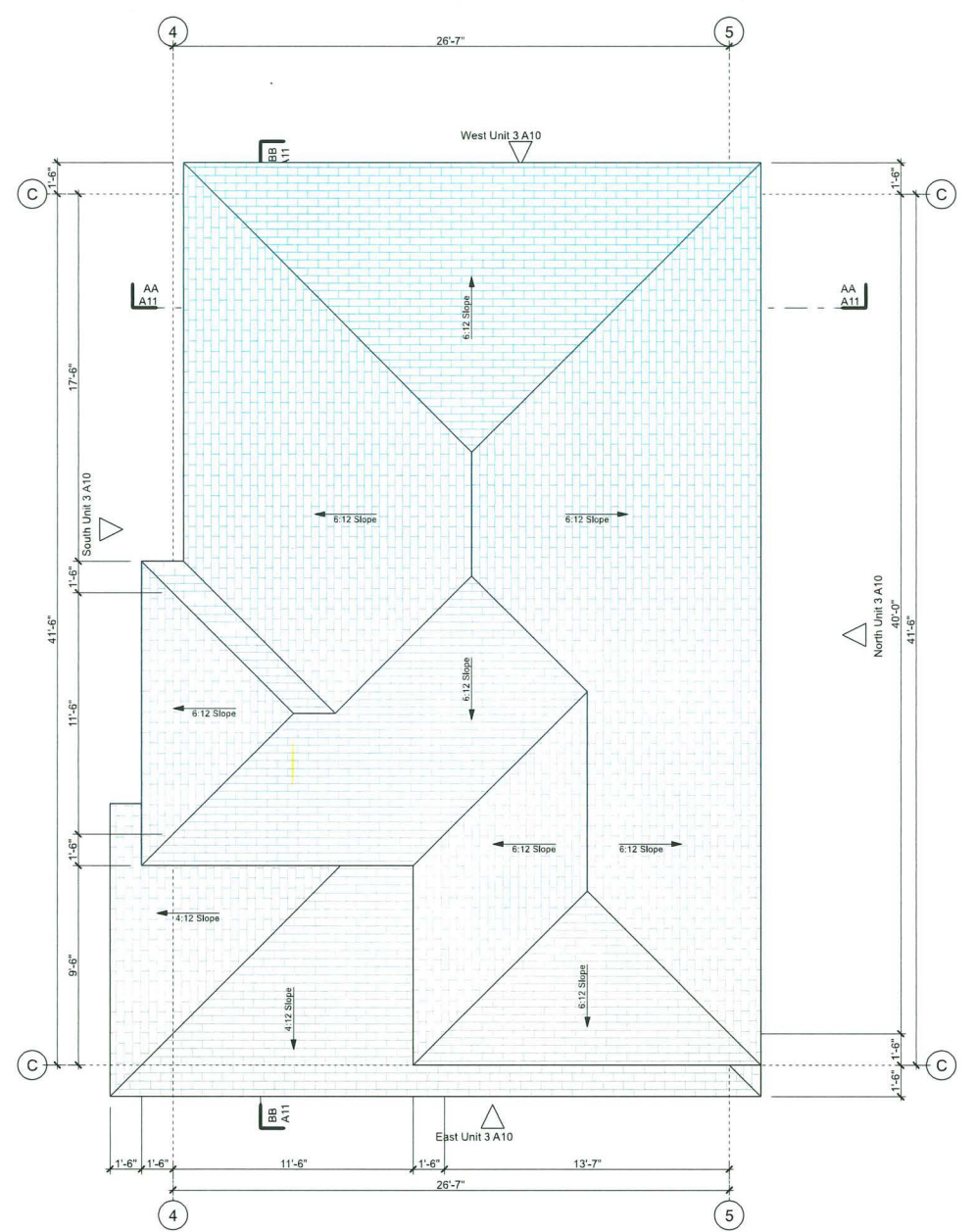
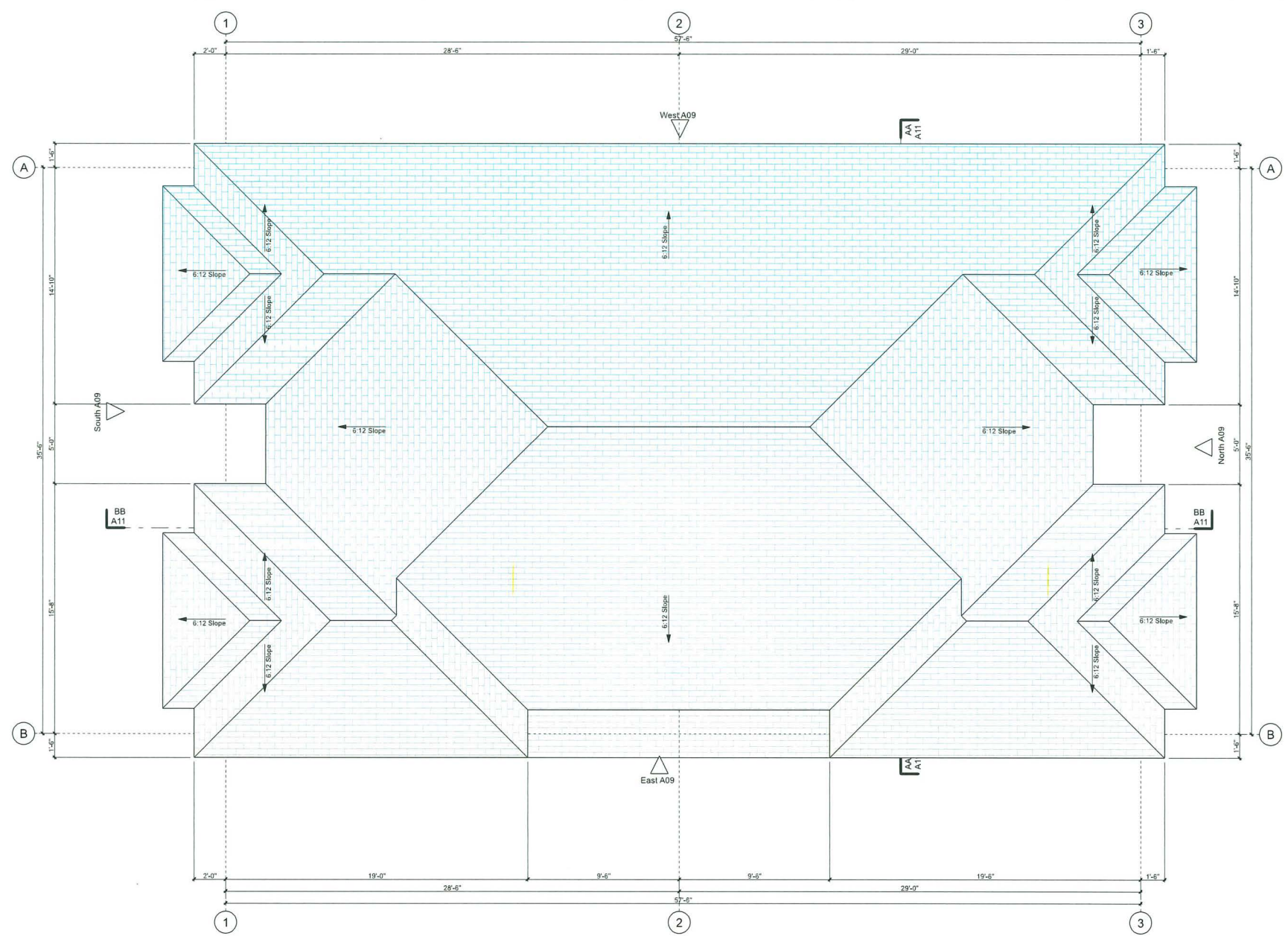


Proposed SSMUH  
8591 Williams Road  
Richmond, BC

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Unit 1 Coloured Elevations	
Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026
A05	



Roof  
1/4" = 1'-0"

Roof  
1/4" = 1'-0"

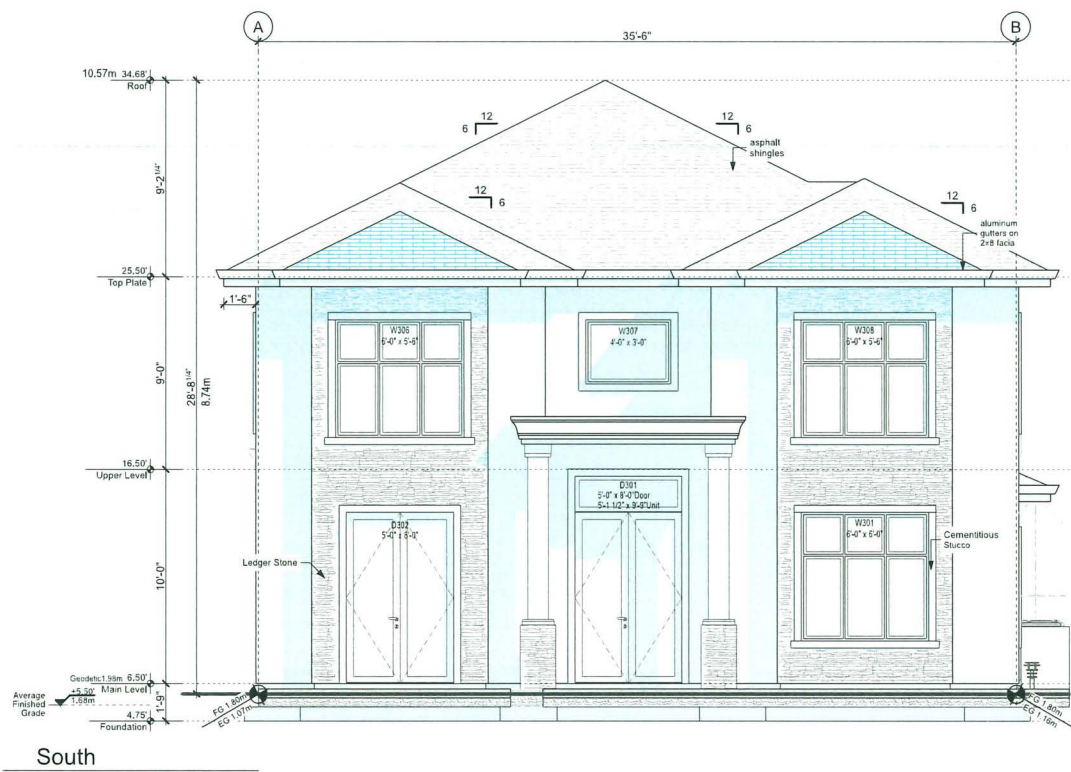
April 9, 2026  
DP 25-019494  
Plan #5

Proposed SSMUH  
8591 Williams Road  
Richmond, BC

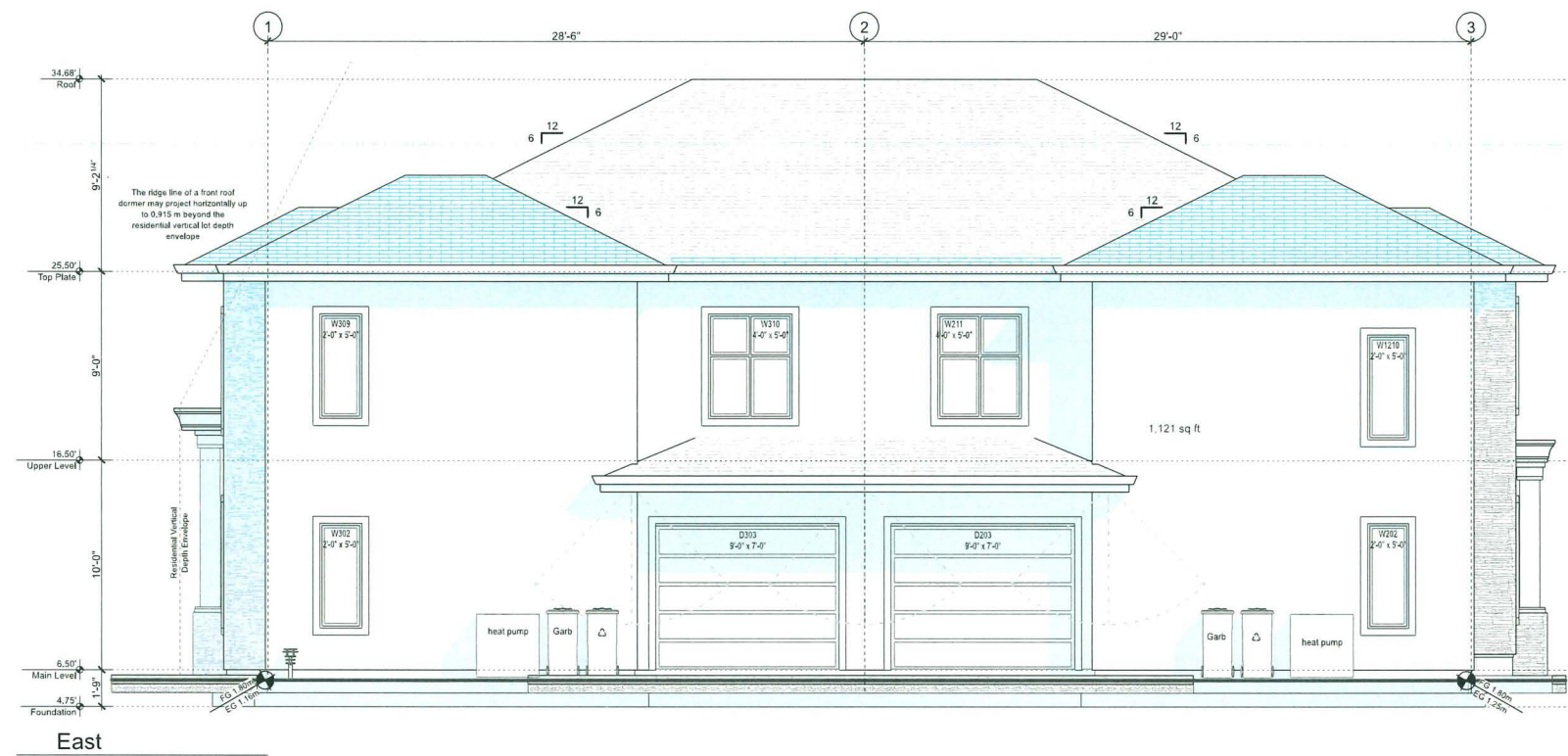
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Roof Plans	
Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026
<b>A08</b>	



South  
1/4" = 1'-0"



East  
1/4" = 1'-0"

Openings East Wall		
ID	Opening Size	Opening Area
W202	2'-0" x 5'-0"	10.00
W211	4'-0" x 5'-0"	20.00
W302	2'-0" x 5'-0"	10.00
W309	2'-0" x 5'-0"	10.00
W310	4'-0" x 5'-0"	20.00
W1210	2'-0" x 5'-0"	10.00
		80.00 ft <sup>2</sup>

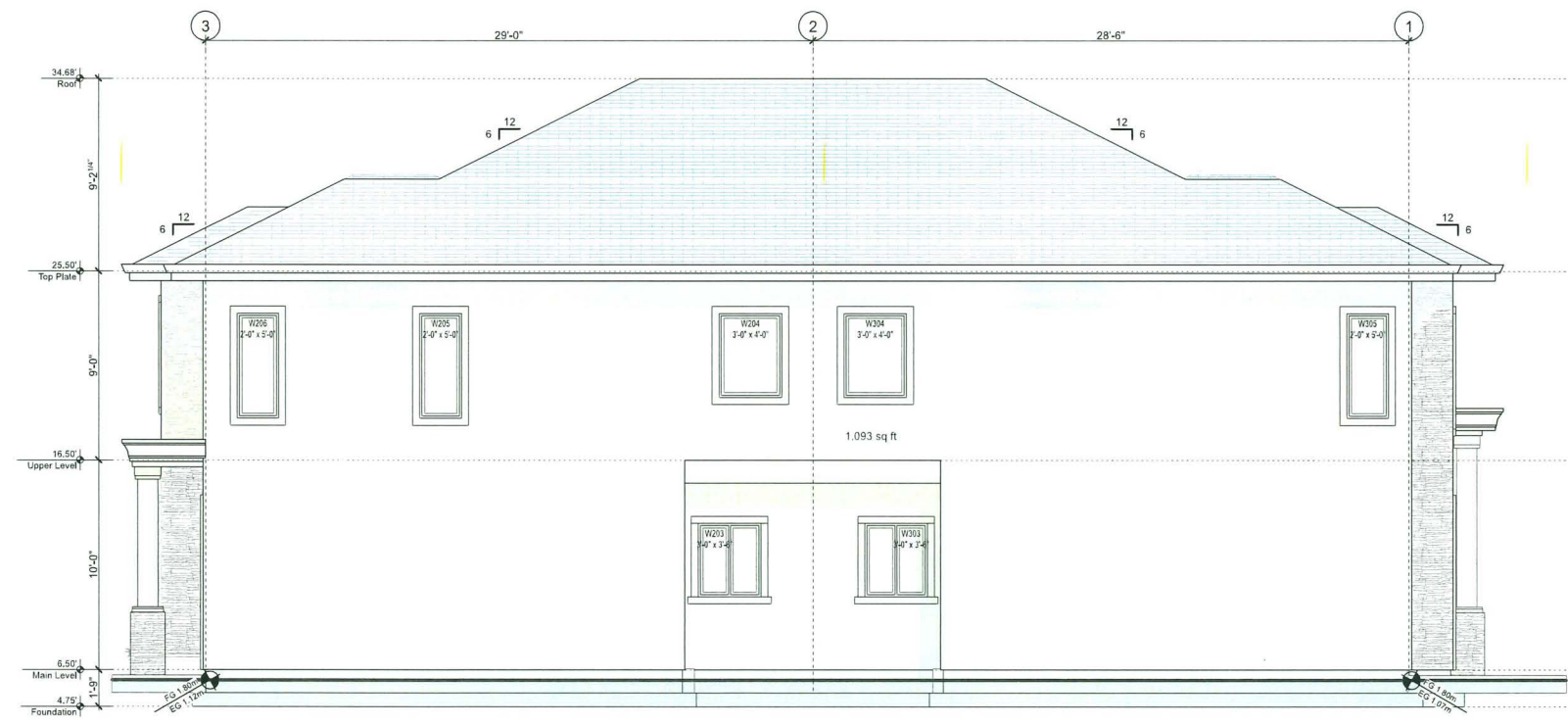
Limiting Distance 6.0m  
Wall area 1,162.5 s.f.  
Allowable openings 34% or 395 s.f.



North  
1/4" = 1'-0"

Openings North Wall		
ID	Opening Size	Opening Area
D202	5'-0" x 8'-0"	40.00
W201	5'-0" x 5'-6"	27.50
W207	5'-0" x 5'-0"	25.00
W208	3'-6" x 2'-0"	7.00
W209	5'-0" x 5'-0"	25.00
		124.50 ft <sup>2</sup>

Limiting Distance 4.0m  
Wall area 695 s.f.  
Allowable openings 18% or 125 s.f.



West  
1/4" = 1'-0"

Openings West Wall		
ID	Opening Size	Opening Area
W203	3'-0" x 3'-6"	10.50
W204	3'-0" x 4'-0"	12.00
W205	2'-0" x 5'-0"	10.00
W206	2'-0" x 5'-0"	10.00
W303	3'-0" x 3'-6"	10.50
W304	3'-0" x 4'-0"	12.00
W305	2'-0" x 5'-0"	10.00
		75.00 ft <sup>2</sup>

Limiting Distance 1.2m  
Wall area 1,093 s.f.  
Allowable openings 7% or 76.5 s.f.

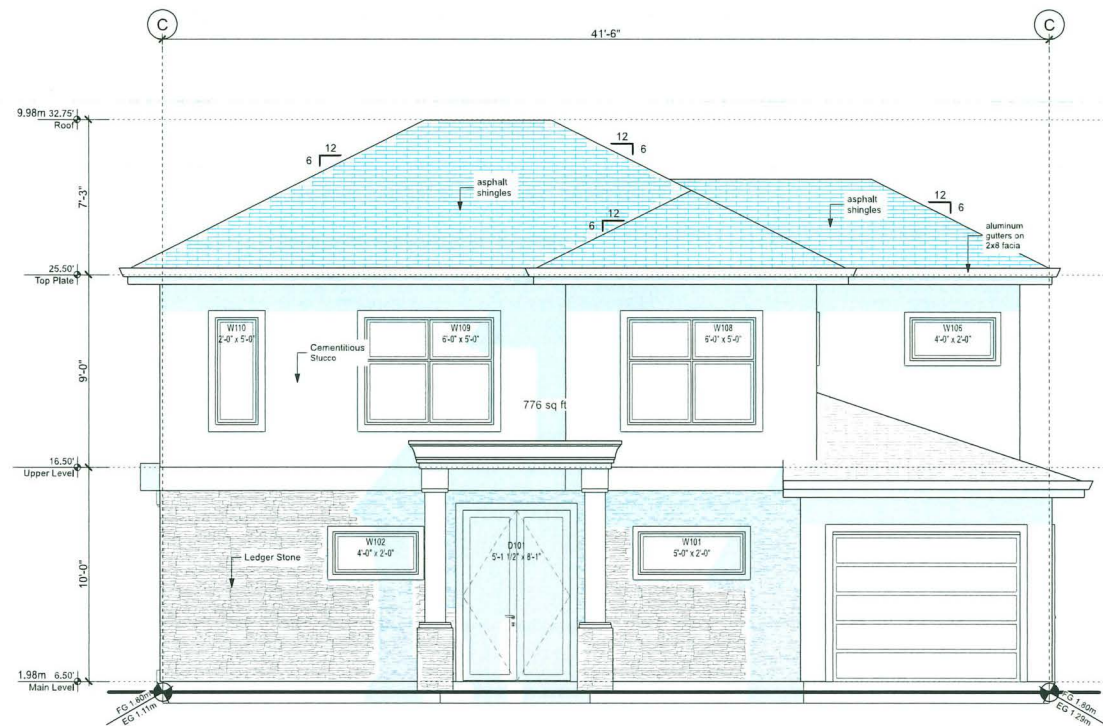
April 9, 2026  
DP 25-019494  
Plan #6

Proposed SSMUH  
8591 Williams Road  
Richmond, BC

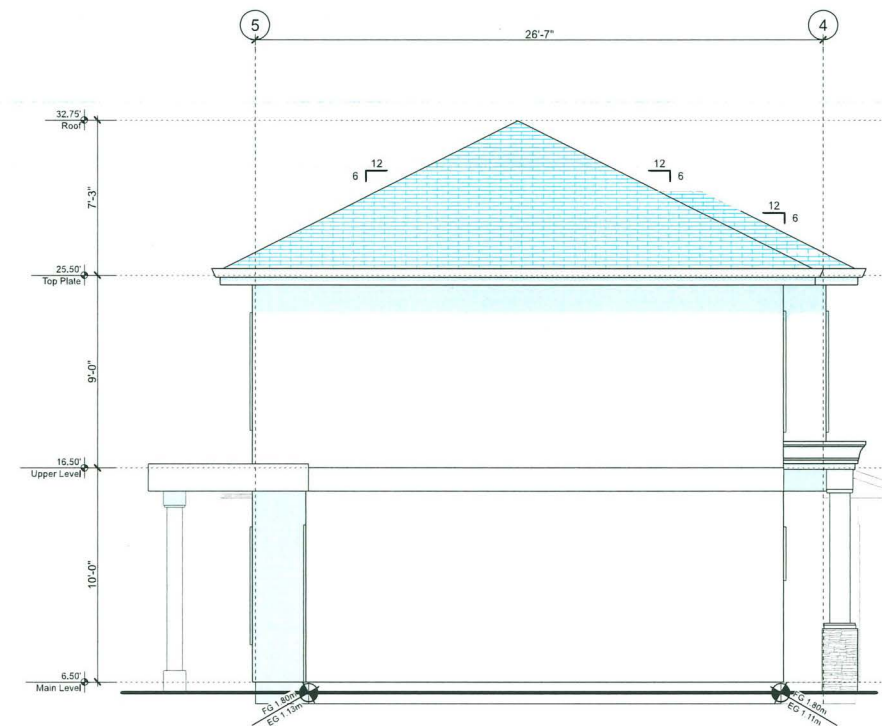
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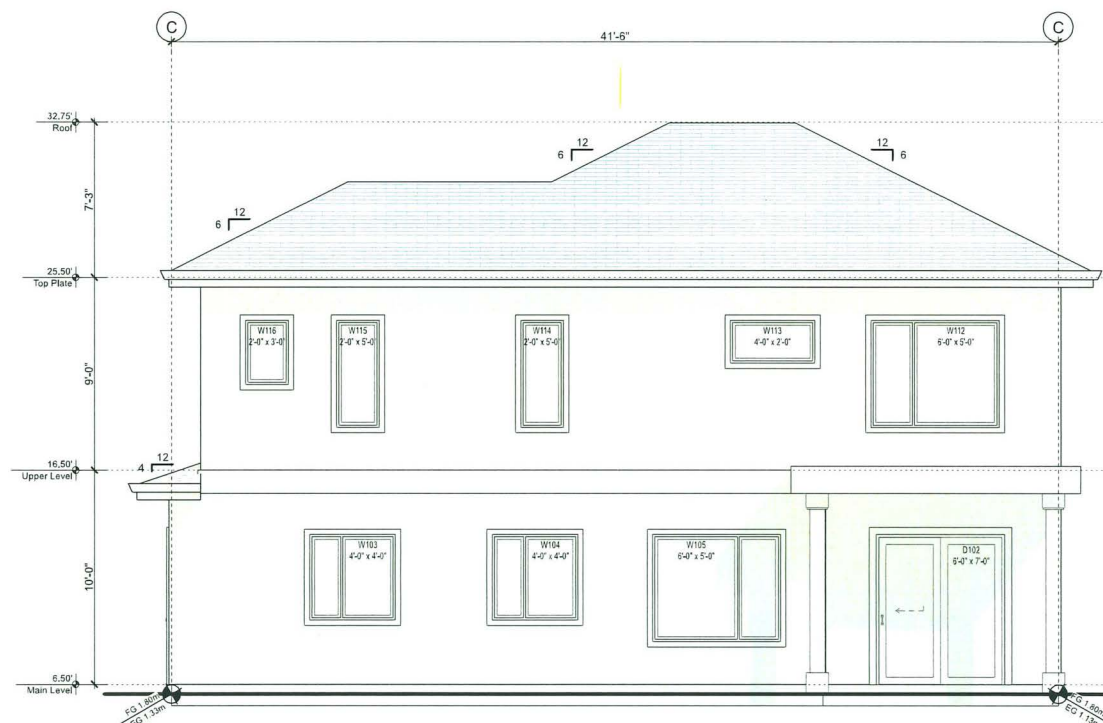
Unit 2 & 3 Elevations	
Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026
A09	



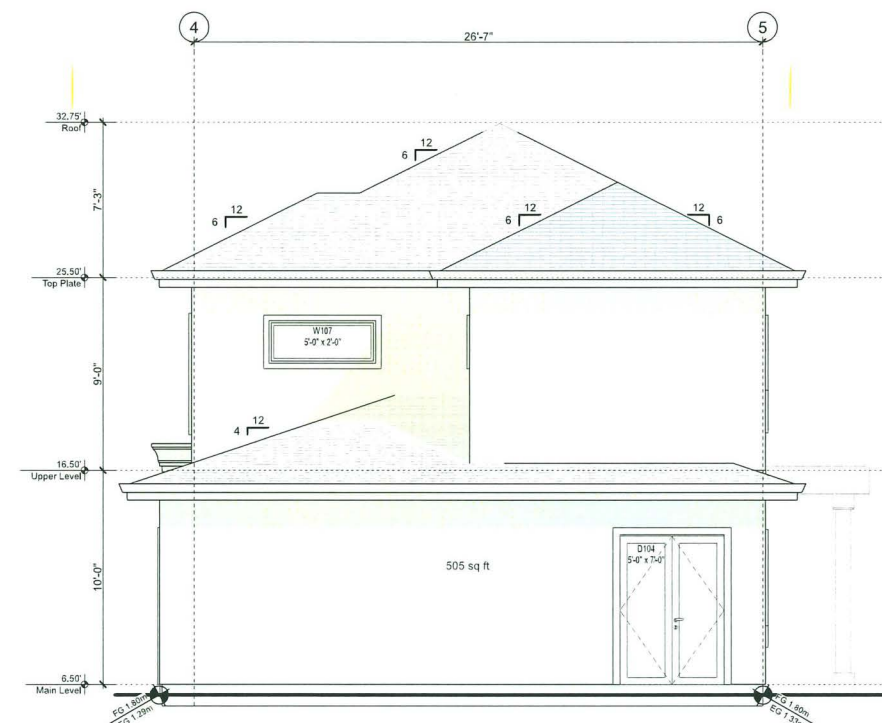
**South Unit 1**  
 1/4" = 1'-0"  
 Openings South Wall  
 ID Opening Size Opening Area  
 Limiting Distance 4.0m  
 Wall area 788 s.f  
 Allowable openings 18% or 141 s.f.



**West Unit 1**  
 1/4" = 1'-0"



**North Unit 1**  
 1/4" = 1'-0"



**East Unit 1**  
 1/4" = 1'-0"

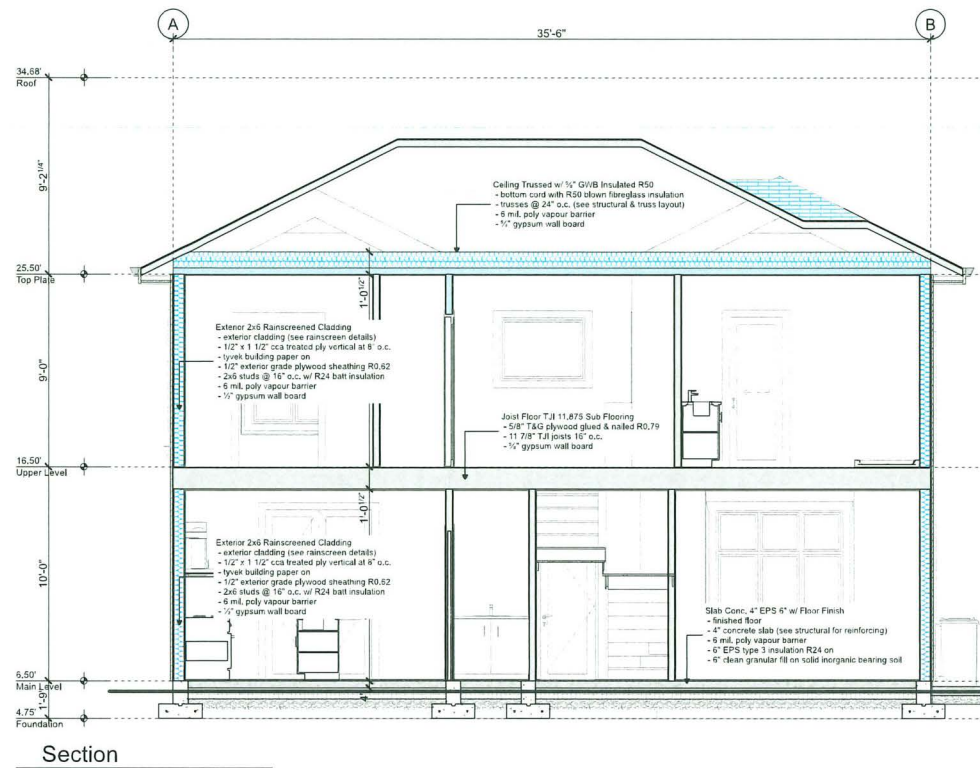
**April 9, 2026**  
**DP 25-019494**  
**Plan #7**

**Proposed SSMUH**  
 8591 Williams Road  
 Richmond, BC

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

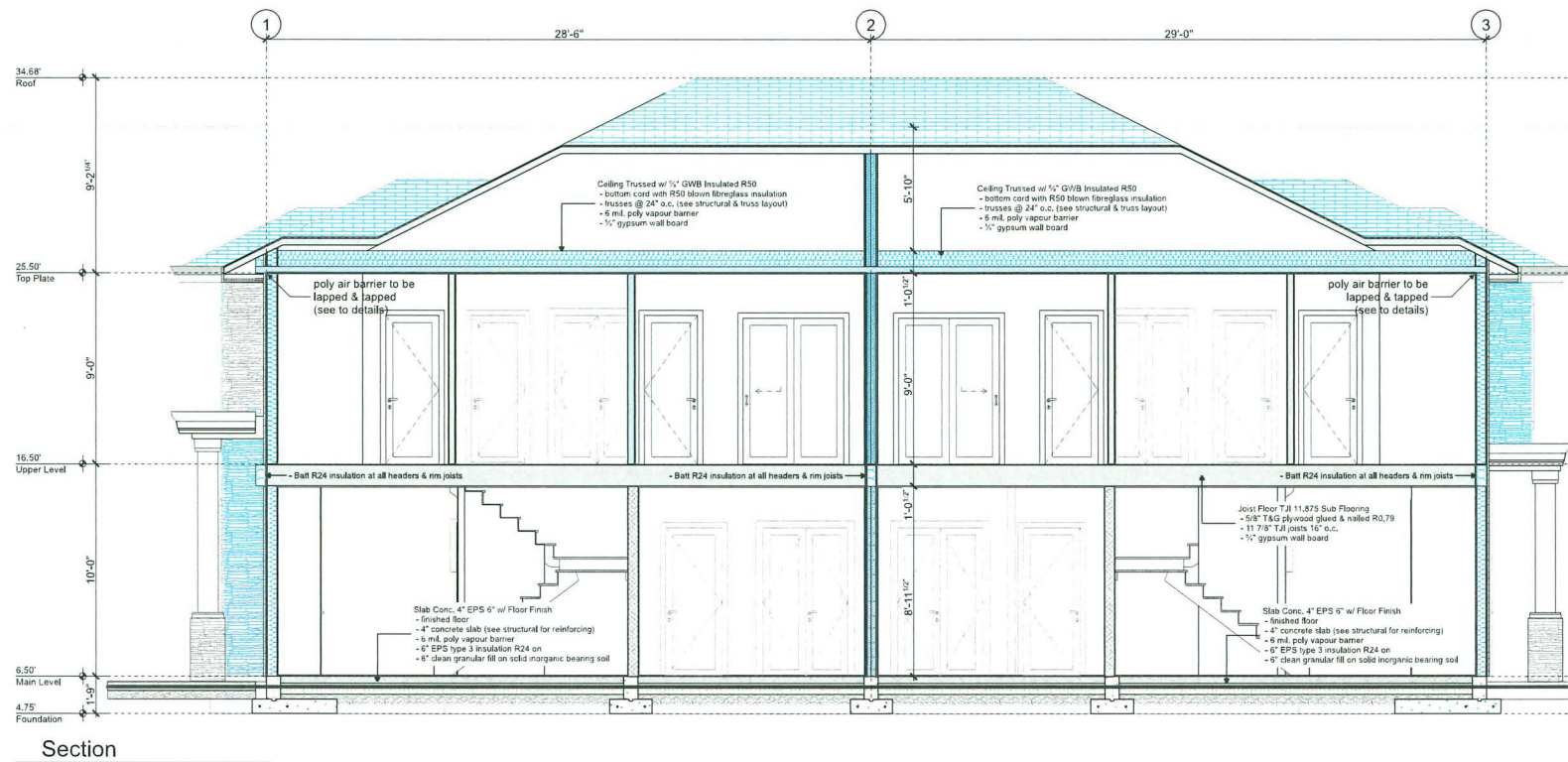
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Unit 1 Elevations	
Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026
<b>A10</b>	



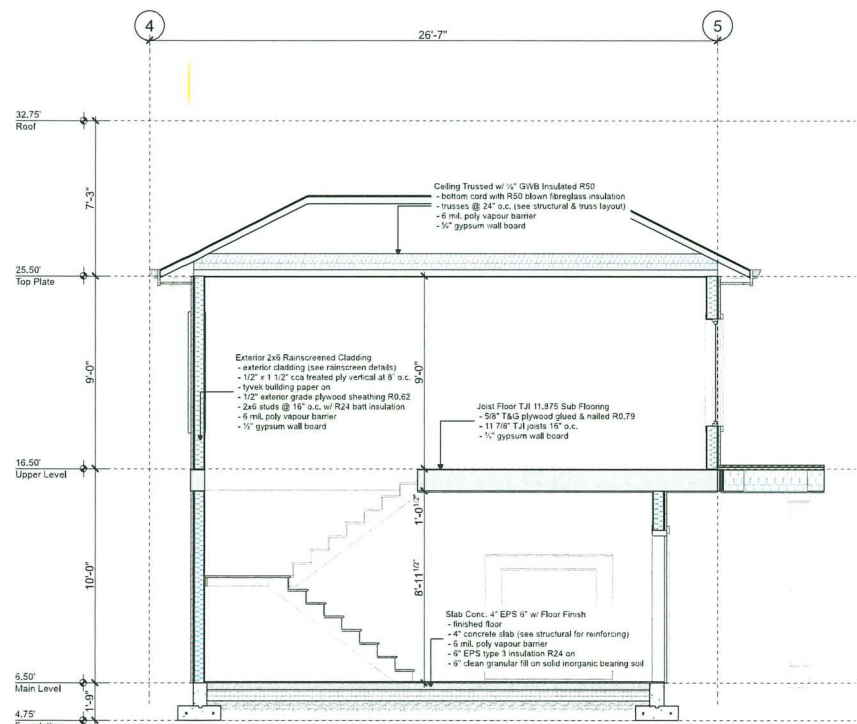
Section

1/4" = 1'-0"



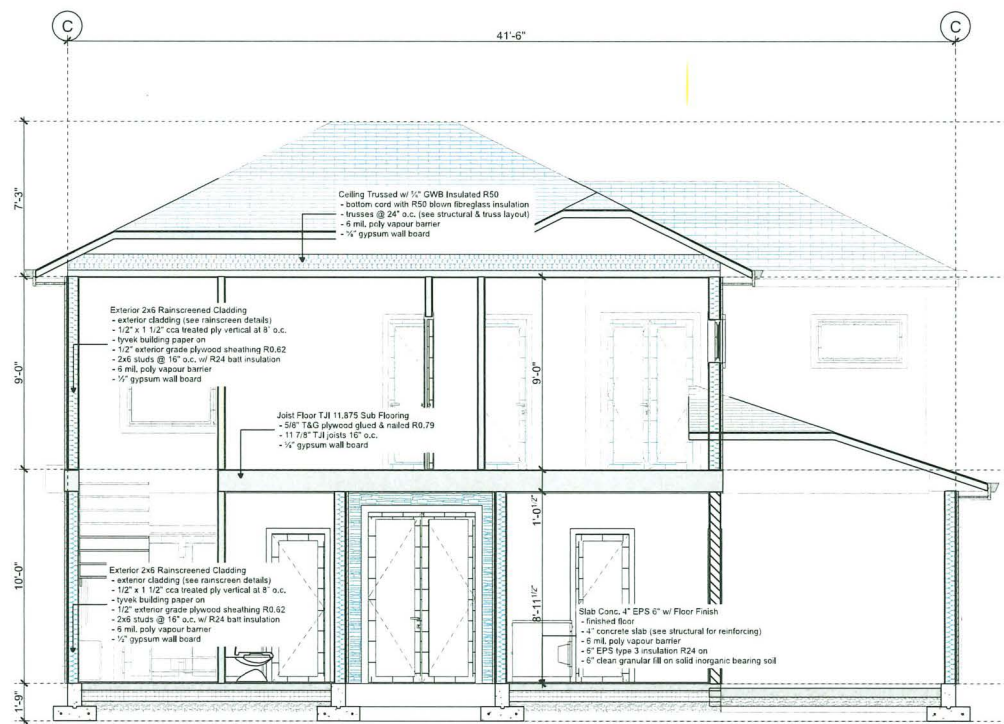
Section

1/4" = 1'-0"



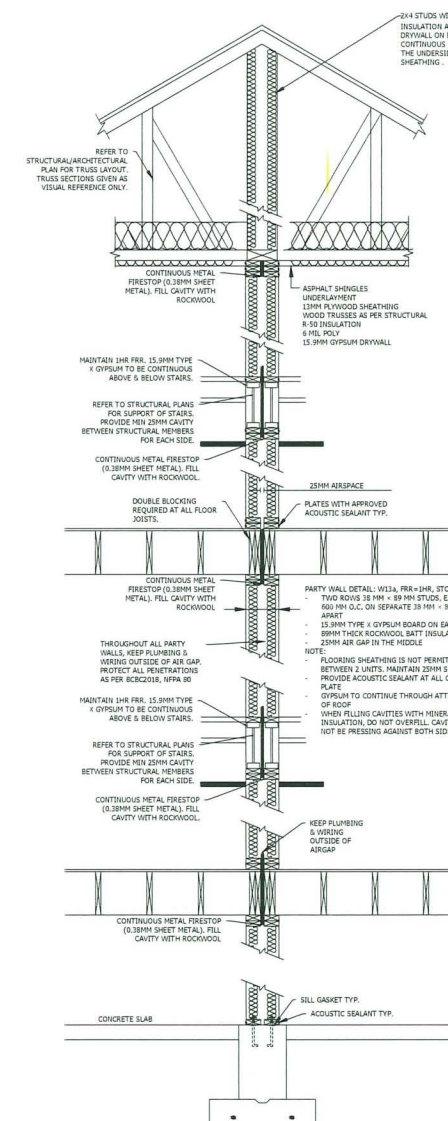
Section

1/4" = 1'-0"



Section

1/4" = 1'-0"



April 9, 2026  
DP 25-019494  
Plan #8

Proposed SSMUH  
8591 Williams Road  
Richmond, BC

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**DORE DESIGN & DEVELOPMENT**  
info@doredesign.ca www.doredesign.ca

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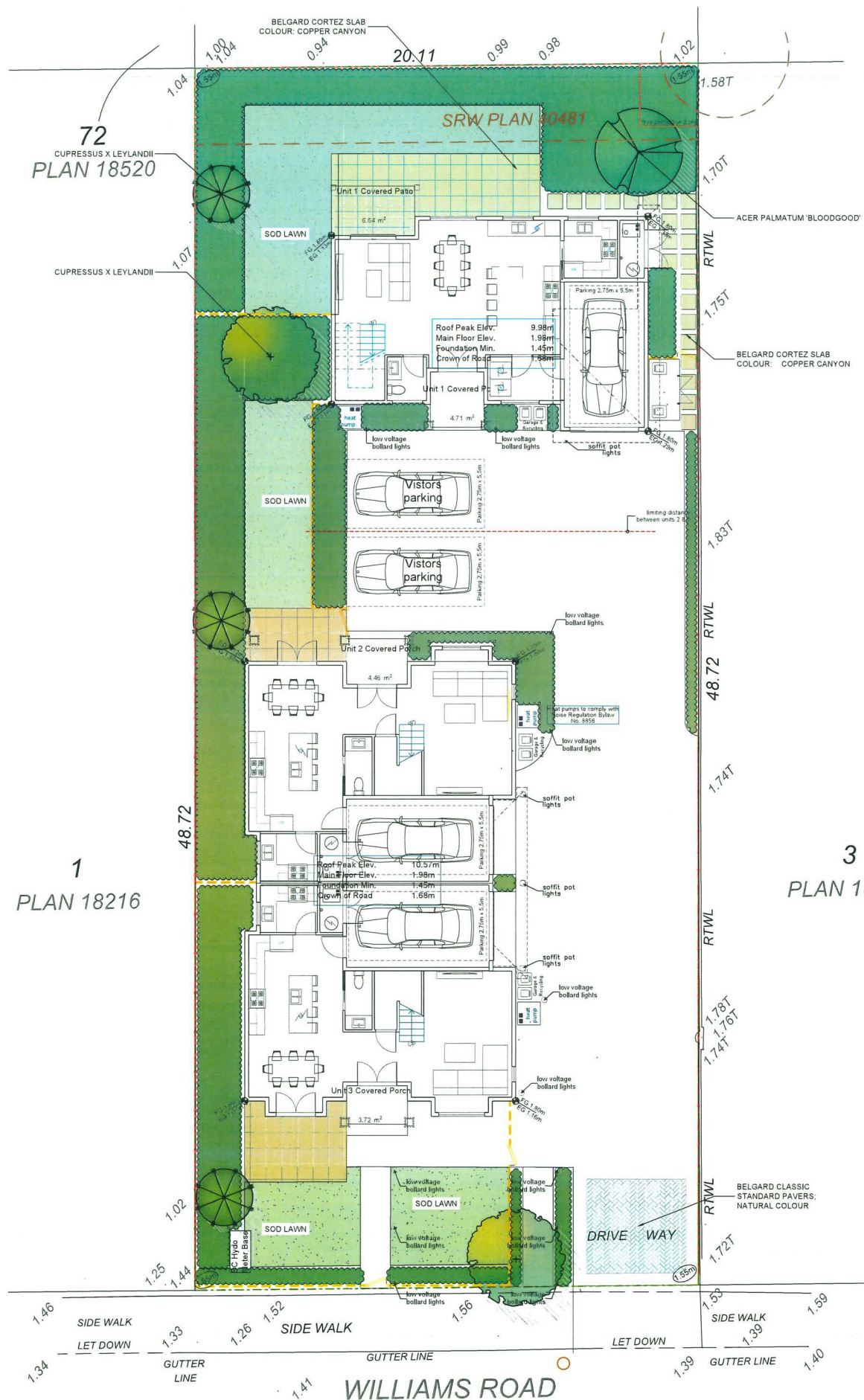
Cross Sections

Issued for Development Permit Wednesday, July 16, 2025

Issued in response to staff comments Monday, April 6, 2026

A11

SEAL:



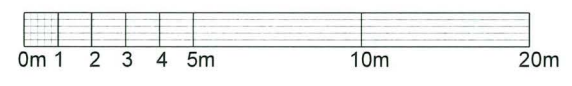
PLANT SCHEDULE				PMG PROJECT NUMBER: 25-123
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1		ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	8CM CAL. B&B
2		ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8CM CAL. 2M STD. B&B. CLIMATE RESILIENT
3		CUPRESSUS X LEYLANDII	LEYLAND SPYRESS	4M HT. 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.

TOTAL REPLACEMENT-SIZED TREES PROPOSED: 5

FENCING LEGEND	
	6' WOOD FENCE
	42" HT. ALUMINUM FENCE

April 9, 2026  
DP 25-019494  
Plan #9



NO.	DATE	REVISION DESCRIPTION	DR.
3	25 APR. 01	NEW SITE PLAN	RJ
2	26 JAN 15	PER NEW SITE PLAN SETBACKS	AR
1	25 DEC 23	PER CITY COMMENTS	AR

CLIENT:

PROJECT:  
**RESIDENTIAL DEVELOPMENT**

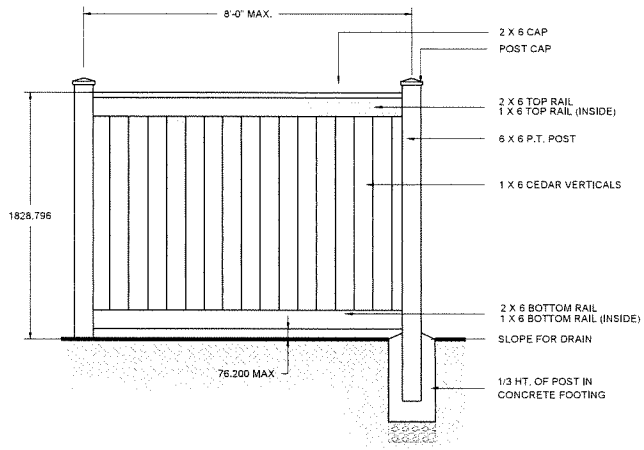
8591 WILLIAMS ROAD  
RICHMOND, B.C.

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE:	25 JUN. 12	DRAWING NUMBER:	<b>L1</b>
SCALE:	1:100		
DRAWN:	RJ		
DESIGN:	RJ		
CHKD:	YR		OF 4



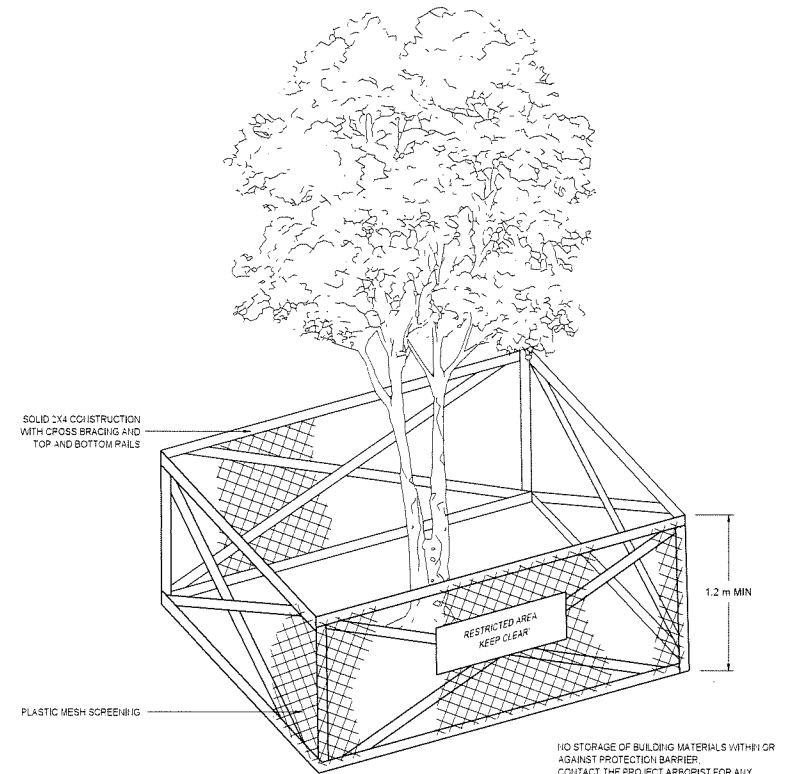
SEAL:



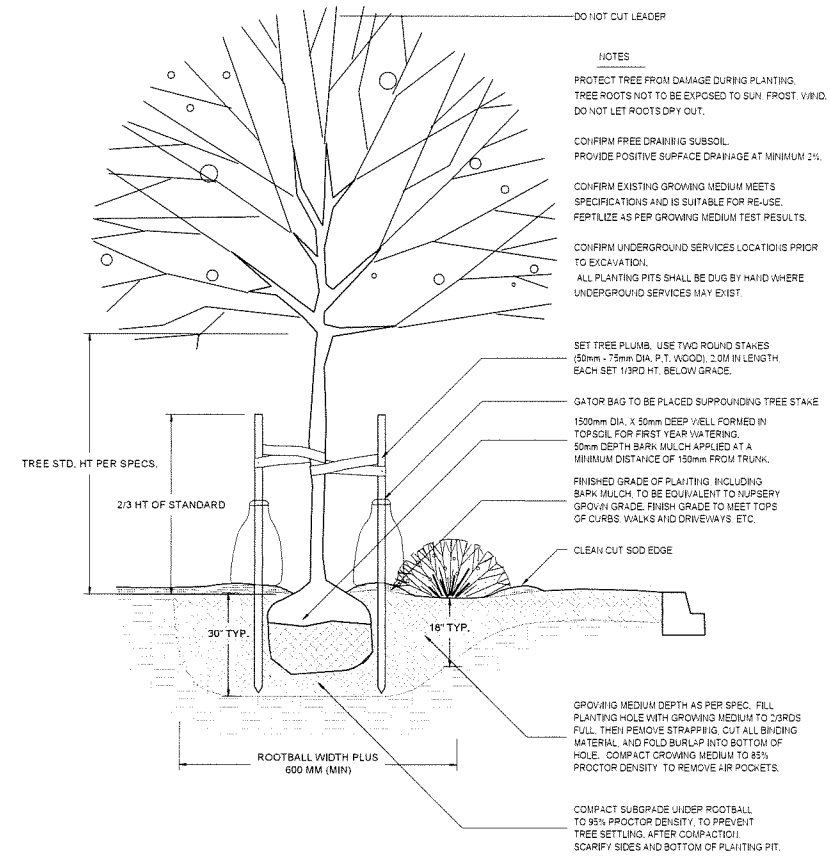
**NOTES**

1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

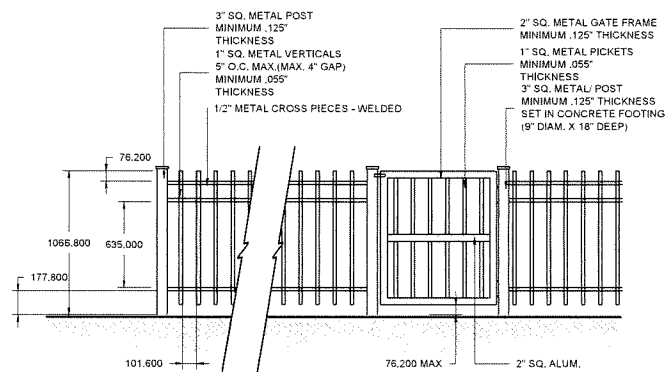
**1 6' HT. WOOD FENCE**  
1:25



**2 TREE PROTECTION FENCE**  
NTS



**3 TREE AND SHRUB PLANTING AT GRADE**  
1:25



NOTE:  
INDUSTRIAL-GRADE METAL FENCING  
HEAVY DUTY HANDLE & HINGES  
AAMA 2603 COMPLIANT POWDER-COATING  
COLOUR OF FENCE TO BE APPROVED BY LANDSCAPE ARCHITECT

**4 42\"/>**

NO.	DATE	REVISION DESCRIPTION	DR.
3	26 APR 21	NEW SITE PLAN	RJ
2	26 JAN 15	PER NEW SITE PLAN SETBACKS	AR
1	25 DEC 23	PER CITY COMMENTS	AR

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

8591 WILLIAMS ROAD  
RICHMOND, B.C.

DRAWING TITLE:

**LANDSCAPE  
DETAIL**

**April 9, 2026**  
**DP 25-019494**  
**Plan #11**

DATE: 25 JUN 12 DRAWING NUMBER:  
SCALE: AS SHOWN  
DRAWN: RJ  
DESIGN: RJ  
CHK'D: YR

**L4**  
OF 4

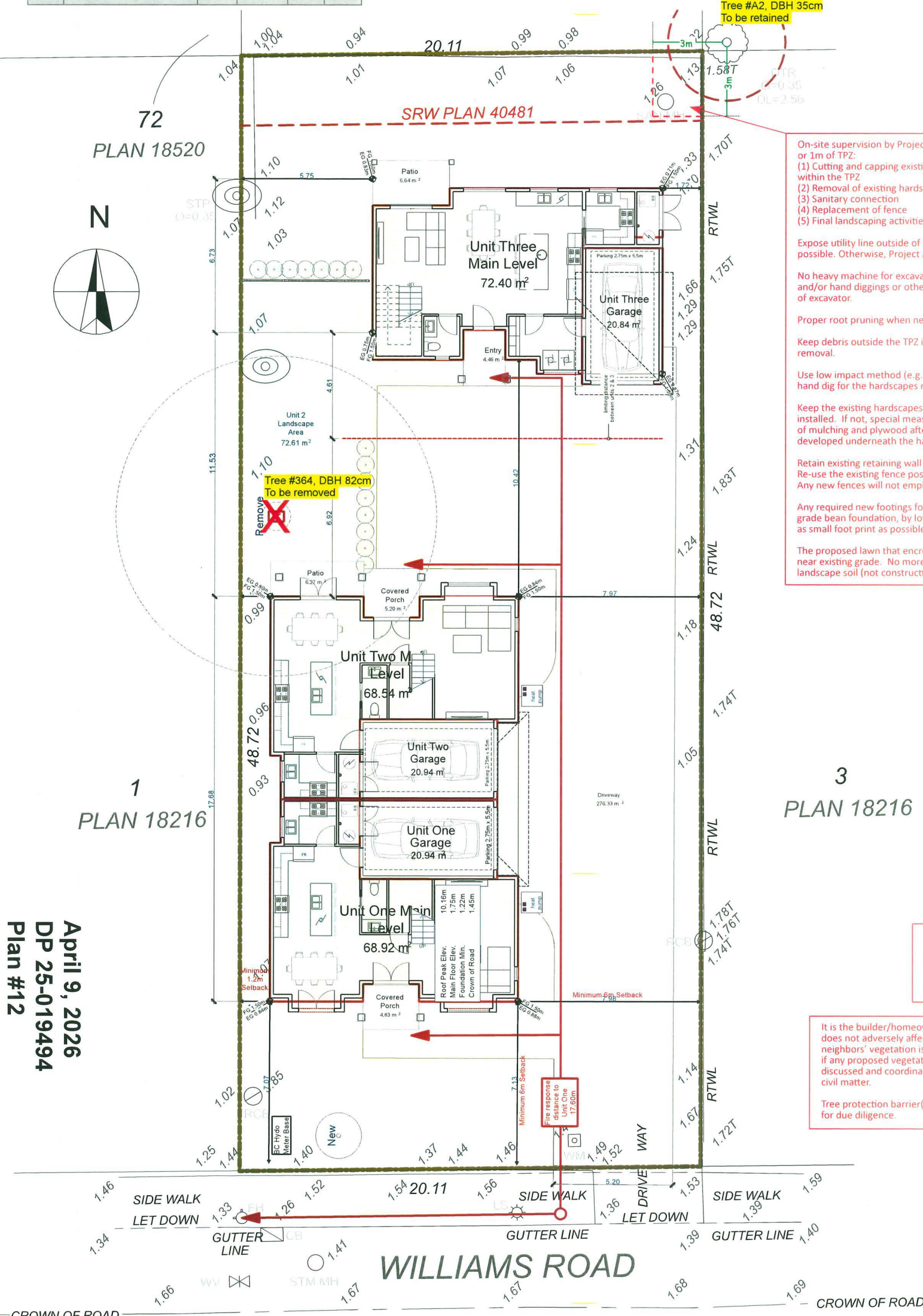
**Project Arborist:** Matthew Wong  
**Tel:** (778) 833-0348  
**Email:** QBCtree@gmail.com

**Reference Number:** VAN25382  
**Date of Issue:** June 21, 2025

----- Tree Protection Barrier  
X Tree To Be Removed  
Drawing Scale: 1/16" = 1'

Existing Tree Inventory					
Tree ID	Genus species (Botanical name)	DBH (cm)	Crown Spread Radius (m)	CRZ/TPZ (m, rad)	CRZ/TPZ (ft, rad)
364	Crimson King Norway Maple ( <i>Acer platanoides</i> 'Crimson King')	82	5.0	5.0	16.5
A2	English Holly ( <i>Ilex aquifolium</i> )	35	3.0	3.0	10.0

**Project Arborist onsite supervision is required for all work/access within and in 1m of tree protection zone.**



On-site supervision by Project Arborist is required for the activity within or 1m of TPZ:  
 (1) Cutting and capping existing sanitary connection PRIOR demolition within the TPZ  
 (2) Removal of existing hardscapes within the TPZ  
 (3) Sanitary connection  
 (4) Replacement of fence  
 (5) Final landscaping activities (e.g. lawn) within TPZ

Expose utility line outside of tree protection zone and test for re-use as possible. Otherwise, Project Arborist supervision will be required

No heavy machine for excavation. Use Hydro vac / AirSpade excavation and/or hand diggings or other low impact methods for trenching instead of excavator.

Proper root pruning when necessary and perform by Project Arborist

Keep debris outside the TPZ immediately following the hardscapes removal.

Use low impact method (e.g. jackhammer / AirSpade hammer) and/or hand dig for the hardscapes removal.

Keep the existing hardscapes until the proposed finishing is ready to be installed. If not, special measures may be required such as installation of mulching and plywood after removal depends on whether roots have developed underneath the hardscapes.

Retain existing retaining wall along the East property line  
 Re-use the existing fence post holes as possible.  
 Any new fences will not employ any continuous footings within TPZ.

Any required new footings for fence post will be use point footing with grade beam foundation, by low impact method hand digging and footing as small foot print as possible.

The proposed lawn that encroaches into the TPZ must be installed at or near existing grade. No more than 3" of additional good quality landscape soil (not construction fill) may be added into the TPZ.

Provincial or Federal Government statutes or regulations may apply to a property and you must adhere to those regulations regardless of whether the City has issued your tree cutting permit. This includes, but is not limited to, the Migratory Birds Convention Act and the BC Wildlife Act.

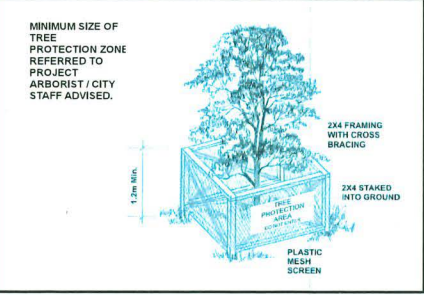
It is the builder/homeowner responsibility to ensure that the development does not adversely affect any neighboring plantings. Please ensure all neighbors' vegetation is respected throughout the project phases and that if any proposed vegetation removal that may be shared with neighbors' is discussed and coordinated with the adjacent property owner(s) to avoid a civil matter.

Tree protection barrier(s) is recommended on neighbor's hedges (if any) for due diligence.

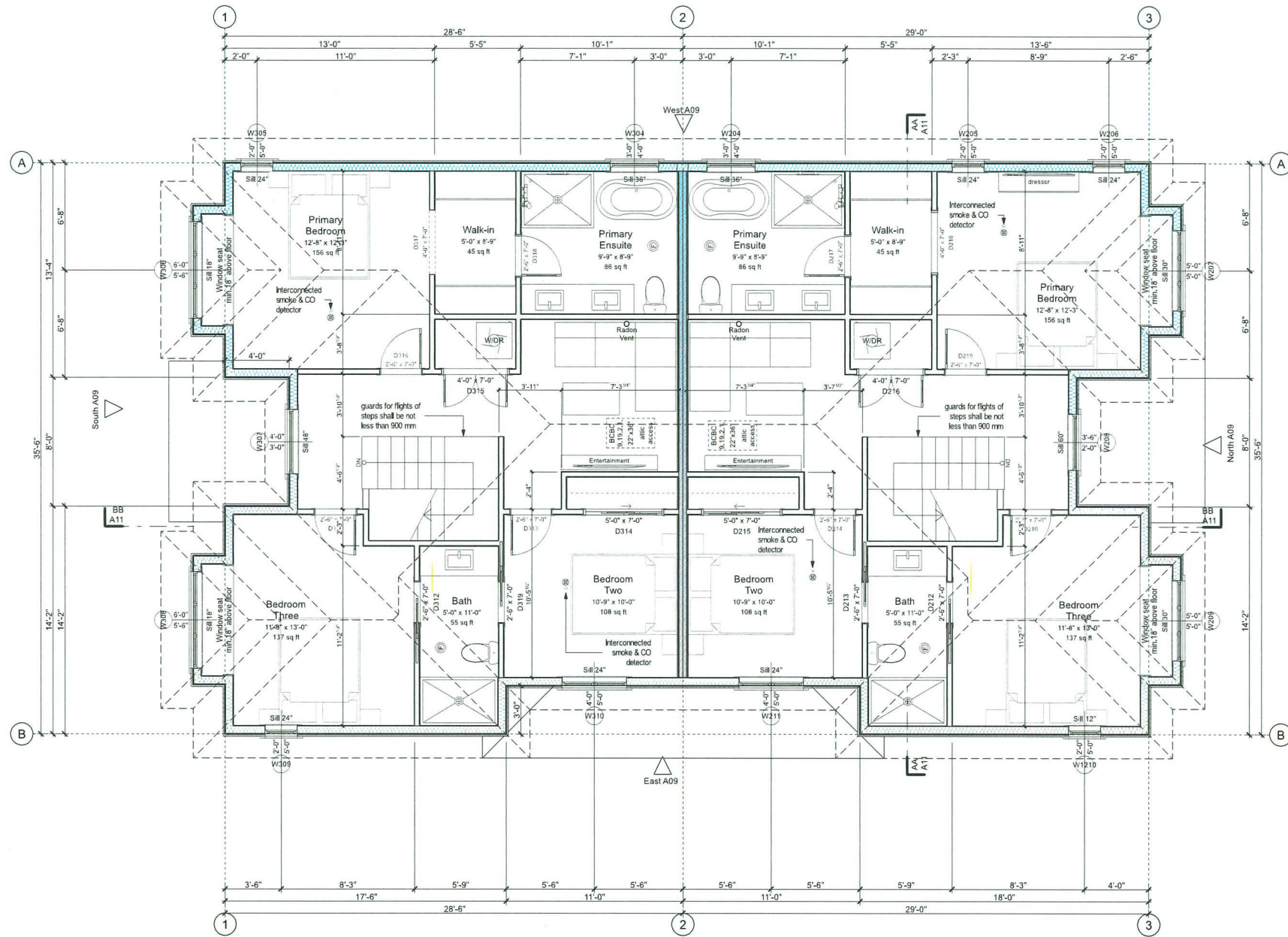
April 9, 2026  
DP 25-019494  
Plan #12

**Note to Owner / Constructor:**

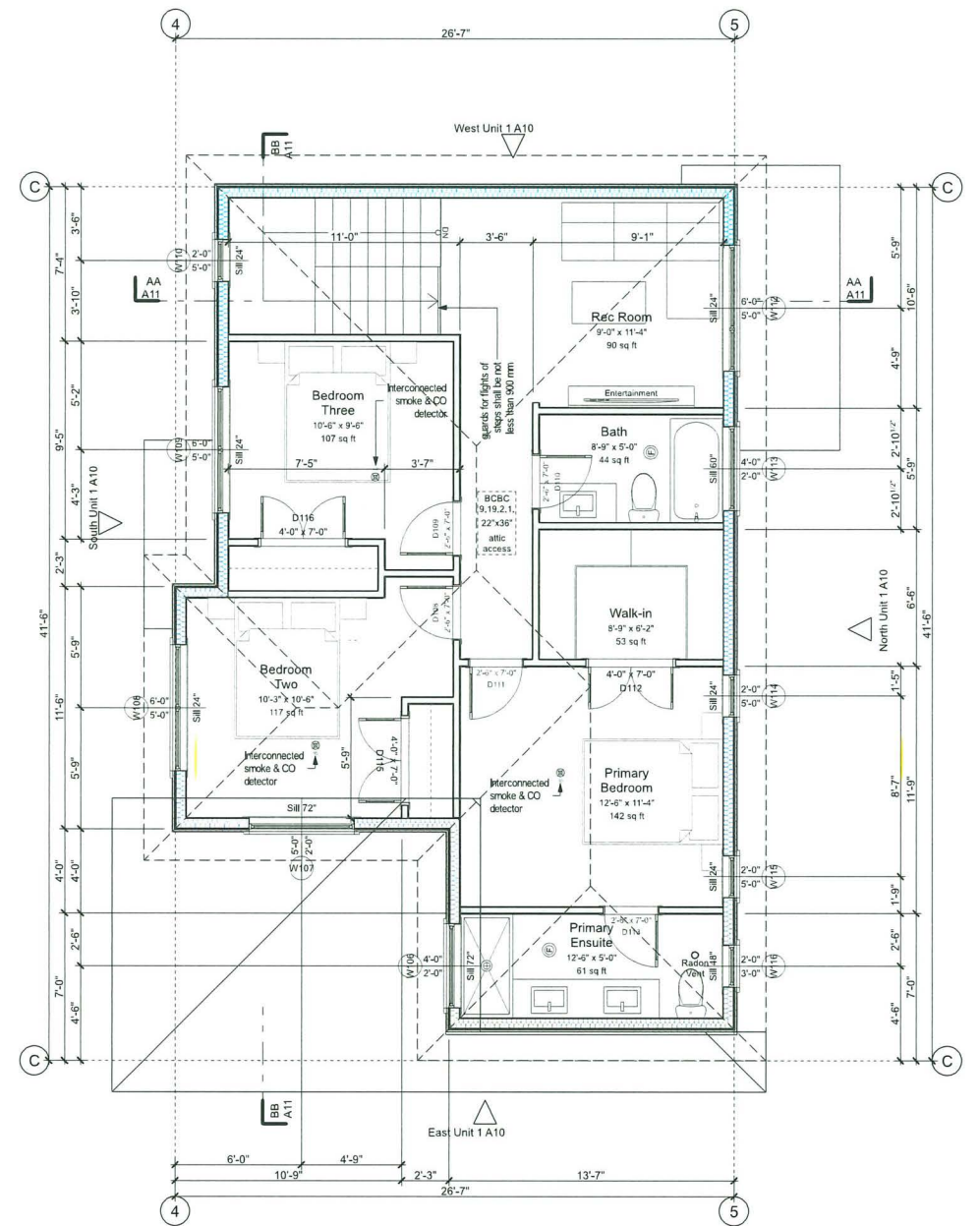
- The tree protection barrier's dimensions are in feet.
- All the dimensions are measured from the tree trunk and should refer to the figure mentioned.
- The tree protection barriers must be built and inspected prior any construction activities.
- All tree protection on street trees to be set back 0.3m from the edge of sidewalk to allow clear circulation, and 0.6m from the back of curb to allow door opening.
- The protection barrier or temporary fencing must be at least 1.2m in height and constructed of 2"x4" wood frame with cross brace construction with snow-fence and staked into the ground. The tree protection fence shall be clearly signed "Tree Protection Zone - Do Not Enter" and remain intact for any construction or demolition site throughout the entire period of demolition and/or construction. Maintain such protection barrier, repair any damage to it, and not alter or remove it until construction is completed.
- Certified Arborist on-site supervision is required for any construction activities within and 1m of the TPZ.
- Absolutely no further grade changes (increase or decrease in grade) can occur within any TPZ. All pre-loading, retaining walls, perimeter drainage and silt fencing must be installed outside of these zones, unless approved and supervised by City arborist / Project arborist.
- No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree drip lines.
- Proper pruning of the trees to be retained following ANSI A300 pruning standards, completed by a qualified tree care professionals, trees will also require mulching and watering for successful retention.







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



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

April 9, 2026 DP  
25-019494  
Reference Plan

Unit 1 Garage	224.31	Unit 2 Garage	225.35	Unit 3 Garage	225.35
Unit 1 Main Level	779.03	Unit 2 Main Level	737.80	Unit 3 Main Level	760.05
Unit 1 Upper Level	901.89	Unit 2 Upper Level	960.51	Unit 3 Upper Level	946.76
	1,905.23 sq ft		1,923.66 sq ft		1,932.16 sq ft

Proposed SSMUH  
8591 Williams Road  
Richmond, BC

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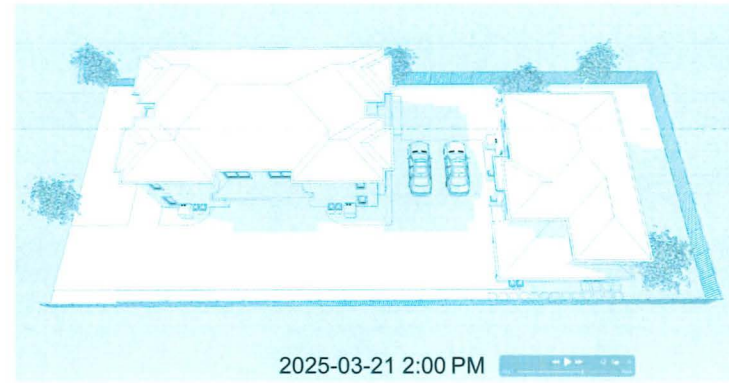
Upper Floor Plans	
Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026
<b>A07</b>	



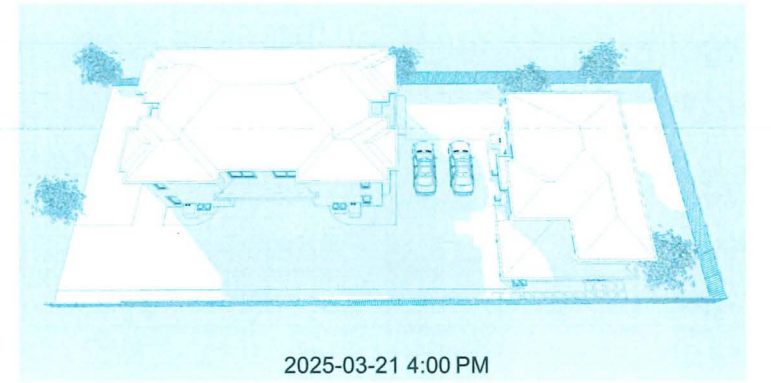
2025-03-21 10:00 AM



2025-03-21 12:00 PM



2025-03-21 2:00 PM



2025-03-21 4:00 PM



2025-06-21 10:00 AM



2025-06-21 12:00 PM



2025-06-21 2:00 PM



2025-06-21 4:00 PM



2025-09-21 10:00 AM



2025-09-21 12:00 PM



2025-09-21 2:00 PM



2025-09-21 4:00 PM



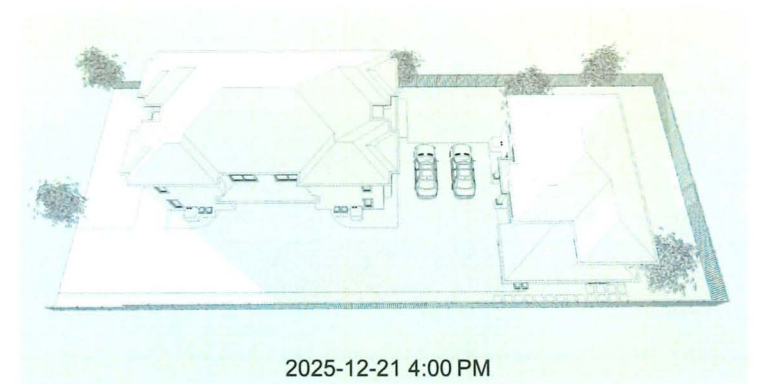
2025-12-21 10:00 AM



2025-12-21 12:00 PM



2025-12-21 2:00 PM



2025-12-21 4:00 PM

Shadow Study	
Issued for Development Permit	Wednesday, July 16, 2025
Issued for Development Permit	Monday, April 6, 2026
<b>A12</b>	