



**Development Permit Panel
Electronic Meeting**

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

**Wednesday, June 25, 2025
3:30 p.m.**

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on June 11, 2025.



1. DEVELOPMENT PERMIT 23-031345

APPLICANT: Jack Peccia

PROPERTY LOCATION: 12399 Steveston Highway

Director's Recommendations

That a Development Permit be issued which would permit the construction of a two-storey commercial building at 12399 Steveston Highway on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)".



2. New Business

3. Date of Next Meeting: July 16, 2025

ADJOURNMENT



**Development Permit Panel
Wednesday, June 11, 2025**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Milton Chan, Director, Engineering
Lloyd Bie, Director, Transportation

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 May 28, 2025 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 23-028741
(REDMS No. 7781399)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7511 St. Albans Road

INTENT OF PERMIT:

Permit the construction of five townhouse units at 7511 St. Albans Road on a site zoned "High Density Townhouse (RTH1)".

Applicant's Comments

Matthew Cheng, of Matthew Cheng Architect Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

Development Permit Panel

Wednesday, June 11, 2025

- the proposed development consists of five three-storey units in two building clusters separated by a north-south internal drive aisle;
- the proposed form and character of the townhouse buildings are compatible with adjacent developments;
- there is no direct vehicular access permitted from the subject site to St. Alban's Road;
- the proposed vehicle access to the site is through an existing access easement over the drive aisle of the neighbouring townhouse development to the north at 7433 St. Albans Road;
- a Statutory Right-of-Way (SRW) over the internal drive aisle and hammerhead turnaround area on the subject site has been secured at Rezoning to enable residents and visitors of 7433 St. Albans Road to use the turnaround area;
- seven residential parking stalls and one visitor parking stall are provided for the development;
- internal and external bicycle parking stalls are provided for the development;
- a pedestrian walkway is proposed along the south property line to connect the internal drive aisle and St. Alban's Road and a mailbox kiosk, garbage, recycling and organic waste storage rooms are located along this walkway;
- the proposed outdoor private space exceeds the minimum requirement;
- one convertible unit is proposed and designed with potential to be renovated to accommodate a future resident in a wheelchair;
- a rooftop patio is proposed for each of the two rear units;
- all units are provided with aging-in-place features; and
- the project is expected to achieve BC Energy Step Code Level 3 with Emission Level 4.

Donald Duncan, of Donald V.S. Duncan Development Consultant Landscape Architect, briefed the Panel on the proposed landscaping for the project, noting that (i) a number of trees on the property adjacent to the south property line of the subject site will be retained and protected, (ii) there is no opportunity to plant trees on the private back yards of rear units as they are located over a service right-of-way, (iii) the proposed common outdoor amenity area includes, among others, a climbing web, chalkboard, and bench for caregivers, (iv) lighting is proposed for the mailbox, garbage, recycling and organic waste storage rooms, and playground, (v) hedge planting is proposed along the front and rear units to provide privacy for the front and rear yards, and (vi) a significant number of hedging trees are proposed along the north property line.

Development Permit Panel

Wednesday, June 11, 2025

Staff Comments

Joshua Reis, Director, Development noted that (i) there is a Servicing Agreement associated with the proposed development which includes frontage works along St. Alban's Road, relocation of an existing fire hydrant out of the proposed sidewalk, and new service connections which were secured as part of the Rezoning application and are required prior to Rezoning Bylaw adoption, (ii) driveway access for the proposed development is proposed through an existing easement registered over the drive aisle of the neighbouring townhouse development to the north at 7433 St. Alban's Road, (iii) staff have received a legal opinion from the applicant's lawyer that confirms the City can rely on this access easement and this legal opinion has also been reviewed by the City's Law Department, (iv) the applicant is working with the strata of 7433 St. Alban's Road on cost-sharing arrangement and shared use of the drive aisle, (v) staff continue to encourage the applicant to continue to work with the strata of 7433 St. Alban's Road towards an agreement, (vi) there are five trees on the adjacent property to the south that are proposed to be retained and protected, and (vii) an on-site irrigation system is proposed for the maintenance of planted areas on the site.

Panel Discussion

In reply to queries from the Panel, staff noted that the Servicing Agreement associated with the project for frontage improvements includes beautification works along the property frontage and planting of street trees along the boulevard which will be determined through the Servicing Agreement process,

In reply to queries from the Panel, the applicant noted that (i) proposed on-site lighting includes installation of lighting on the perimeter of the buildings adjacent to strategic locations in the site and are shielded to avoid light spillover onto neighbouring properties, (ii) there are no potential overlook concerns from the rooftop patios of the two rear units in the subject site to the neighbouring four-storey apartment building to the west, (iii) the proposed heat pump units are small and could be installed on the rooftops or balconies of buildings without screening, (iv) the proposed walkway along the south property line would be able maintain its accessibility for pedestrians when the garbage and recycling storage room is in use, and (v) there is proposed lighting in the mailbox area and security cameras could be installed in this area should they be required by the future strata.

Correspondence

Eddie Li, 6 - 7433 St. Albans Road ([Schedule 2](#))

Staff have responded to Mr. Li's concerns regarding traffic that will be generated from the proposed development and the shared use of the drive aisle of the neighbouring townhouse development to the north. Staff have responded directly to the inquirer.

Gallery Comments

None.

Development Permit Panel

Wednesday, June 11, 2025

Panel Discussion

The Panel expressed support for the project, noting the applicant's comprehensive presentation of the project and the applicant's efforts to address landscaping constraints. Also, the Panel encouraged the applicant to continue to work with the strata of the neighbouring development to the north towards an agreement on cost-sharing for the maintenance of the shared drive aisle.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of five townhouse units at 7511 St. Albans Road on a site zoned "High Density Townhouse (RTH1)".

CARRIED

2. DEVELOPMENT PERMIT 23-035352

(REDMS No. 7946078)

APPLICANT: Public Services and Procurement Canada

PROPERTY LOCATION: 3540 and 3800 Bayview Street

INTENT OF PERMIT:

Permit an adjustment of the lot lines of the two lots located at 3540 and 3800 Bayview Street, zoned "Light Industrial (IL)" and "Steveston Commercial and Pub (ZMU10)" respectively and designated as an Environmentally Sensitive Area (ESA).

Applicant's Comments

Mark Burger, Public Services and Procurement Canada, Katie Rattan, Fisheries and Oceans Canada (DFO) - Small Craft Harbours (SCH), and John Clark, Department of Justice, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the subject Environmentally Sensitive Area (ESA) Development Permit (DP) application, highlighting the following:

- the subject ESA DP application includes the proposed subdivision of the existing property at 3800 Bayview Street into two parcels and consolidate the subdivided "L"-shaped portion to the adjacent existing property at 3540 Bayview Street;

Development Permit Panel

Wednesday, June 11, 2025

- the proposed subdivision would result in two proposed lots (i.e., Lot A and Lot B) out of the Crown-owned properties at 3800 Bayview Street and 3540 Bayview Street and would prepare Lot A (the property at 3800 Bayview Street after subdivision which would include the existing buildings and parking stalls) for potential sale in the future due to the DFO-SCH program's strategic direction to focus on its core mandate;
- the proposed subdivision would secure public access from Bayview Street to the boardwalk and the harbour, secure riparian rights for continued harbour operations, and align with existing leases to Steveston Waterfront Properties and Steveston Harbour Authority;
- no new construction or planned development is proposed as part of the subject application; and
- new landscaping is proposed on the north side of proposed Lot B which includes installation of new landscaping planters.

Staff Comments

Mr. Reis noted that (i) no new buildings or new construction will take place as part of the subject ESA DP application, (ii) the proposed subdivision requires an ESA Development Permit because the subject properties are located within both the "Intertidal" and "Shoreline" ESA areas, (iii) the Qualified Environmental Professional (QEP) retained by the applicant has confirmed that no disturbance to any ecologically active or high functioning areas on-site are impacted as a result of the proposed lot line adjustment, and (iv) staff appreciate the efforts undertaken by the applicant to secure the public rights of passage for the boardwalk and the harbour in favour of the City which is consistent with the objectives of the Steveston Area Plan.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the proposed adjustment of lot lines and potential future disposition of 3800 Bayview Street (Lot A after subdivision) is in line with the strategic direction that the Small Craft Harbours (SCH) program's is taking to prioritize its core activities, and (ii) the applicant would register a legal agreement or covenant against Title in favour of proposed Lot B to address encroachments of eaves and patios of existing restaurants on proposed Lot A onto proposed Lot B.

Discussion ensued regarding other potential mechanisms in lieu of a legal agreement to address encroachments of eaves of buildings on proposed Lot A onto proposed Lot B which include adjusting the proposed lot lines.

With regard to potential future disposition of the proposed Lot A, the Panel requested the applicant to advise the City prior to the disposition of the said property given its high-profile nature and prominent location within Steveston Village.

Development Permit Panel

Wednesday, June 11, 2025

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application, noting the applicant's efforts to ensure legally secured public access to the boardwalk and harbour.

Panel Decision

It was moved and seconded

That a Development Permit be issued to permit an adjustment of the lot lines of the two lots located at 3540 and 3800 Bayview Street, zoned "Light Industrial (IL)" and "Steveston Commercial and Pub (ZMU10)" respectively and designated as an Environmentally Sensitive Area (ESA).

CARRIED

3. DEVELOPMENT VARIANCE PERMIT 24-012933 (REDMS No. 8042115)

APPLICANT: Dagneault Planning Consultants Ltd.

PROPERTY LOCATION: 12791 and 12951 Blundell Road

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to:

1. increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface floor sunk into, at or below the natural grade of the site from 750 m² to 2,108.3 m²;
2. reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 0.1 m; and
3. reduce the minimum lot area from 2.0 ha to 1.609 ha for Proposed Lot B.

Development Permit Panel

Wednesday, June 11, 2025

Applicant's Comments

Bruce McTavish, of McTavish Resource and Management Consultants Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 4), provided background information on the subject development variance permit application, highlighting the following:

- the subject properties are currently used for farming operations, storage and winery and processing facilities;
- the existing lot lines of the western property at 12791 Blundell Road and eastern property at 12951 Blundell Road are proposed to be reconfigured to create two proposed lots, i.e., Lot A on the north and Lot B on the south;
- the proposed subdivision/lot line adjustment would ensure permanent access to the existing winery and processing facility at 12791 Blundell Road from Sidaway Road should the property at 12951 Blundell Road be sold in the future;
- there is no net loss to agriculture and agricultural productive capability as a result of the proposed subdivision; and
- the proposed variances would retain existing agricultural buildings on the subject properties, allow their continued use, and formalize non-conforming structures that are essential to the agricultural operations.

Panel Discussion

In reply to queries from the Panel, Brian Dagneault, of Dagneault Planning Consultants Ltd., noted that (i) the building on the south adjacent to Blundell Road is the owner's residence and access to this residence is not suitable for agricultural use, and (ii) the proposed subdivision will ensure the long-term viability of the farm and manufacturing operations on the subject site.

In reply to queries from the Panel, staff confirmed that (i) no net new lots that are created as a result of the proposed subdivision/lot line adjustment and there would be no net increase in development potential, (ii) there is opportunity for the proposed Lot B on the north to be developed in the future consistent with the Zoning Bylaw for "Agriculture (AG1)" zoned properties, (iii) the variances only apply to existing buildings and structures on the subject site, and (iv) the applicant is required to submit Building Permit applications for existing non-permitted buildings as one of the conditions for approval of the Development Variance Permit.

Development Permit Panel

Wednesday, June 11, 2025

With regard to the proposed variance to increase the maximum cumulative lot area for impervious surfaces for agricultural buildings on the subject site, staff noted that (i) the agricultural buildings on the subject site were constructed several years prior to the introduction of the bylaw requirement on limits to the use of concrete for agricultural buildings, (ii) the proposed variance would legitimize these structures, and (iii) the applicant will register a covenant on Title prohibiting the use of the buildings on-site for medical or non-medical cannabis production prior to the issuance of the Development Variance Permit.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application, noting (i) the applicant's long-term planning for the subject site, (ii) the applicant's intention to ensure the long-term viability of the farm and manufacturing operations on the site, and (iii) there would be no net increase in the development potential of the site as a result of the subject application.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1. increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface floor sunk into, at or below the natural grade of the site from 750 m² to 2,108.3 m²;*
- 2. reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 0.1 m; and*
- 3. reduce the minimum lot area from 2.0 ha to 1.609 ha for Proposed Lot B.*

CARRIED

4. New Business

None.

Development Permit Panel
Wednesday, June 11, 2025

5. **Date of Next Meeting: June 25, 2025**

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:40 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, June 11, 2025.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

5-UNIT TOWNHOUSES

7511 ST. ALBANS RD.

Owner	1118992 BC Ltd.
Architect	Matthew Cheng Architect Inc
Landscape Architect	Donald V S Duncan Landscape Architect



5 Unit Townhouse Development
7511 St. Albans Rd.

Context

- On St Albans Rd. Between General Currie Rd & Jones
- To north 3 & 2 storey Townhouse complexes
- To south 3 storey Townhouse complexes
- To west 4 storey buildings
(w/ 1 level parking structure)



Context West side of St. Albans



3 storey Townhouses – north of block



2 storey Townhouse – north of site

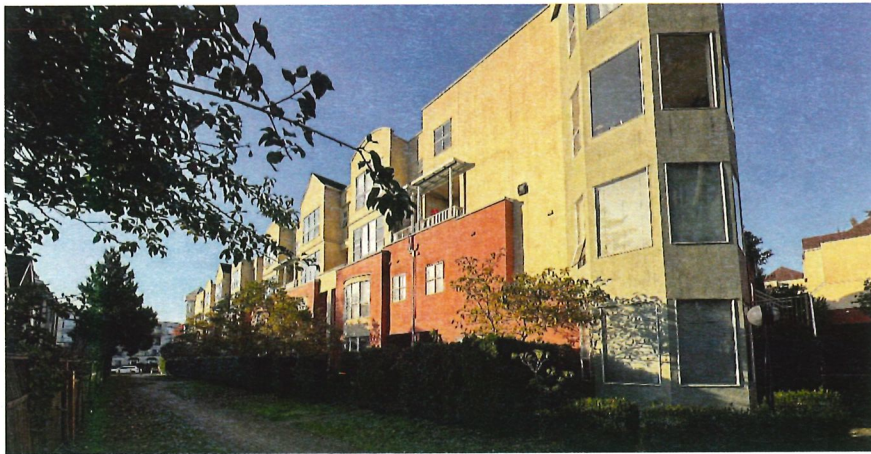
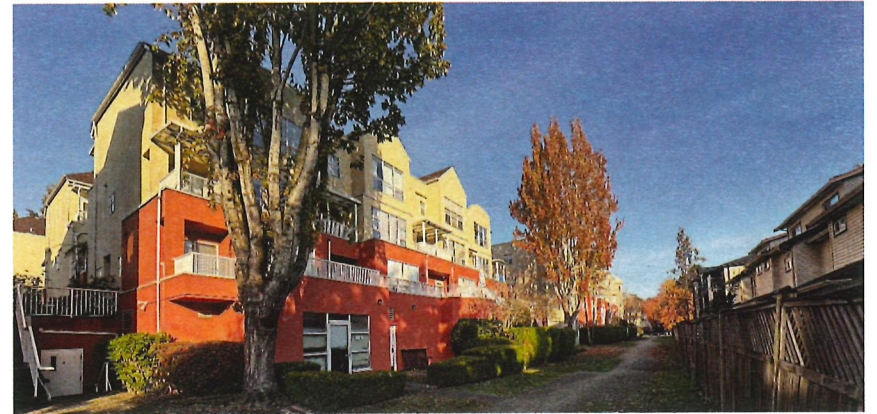


3 storey Townhouses – south of site



3 storey Townhouses – south of block

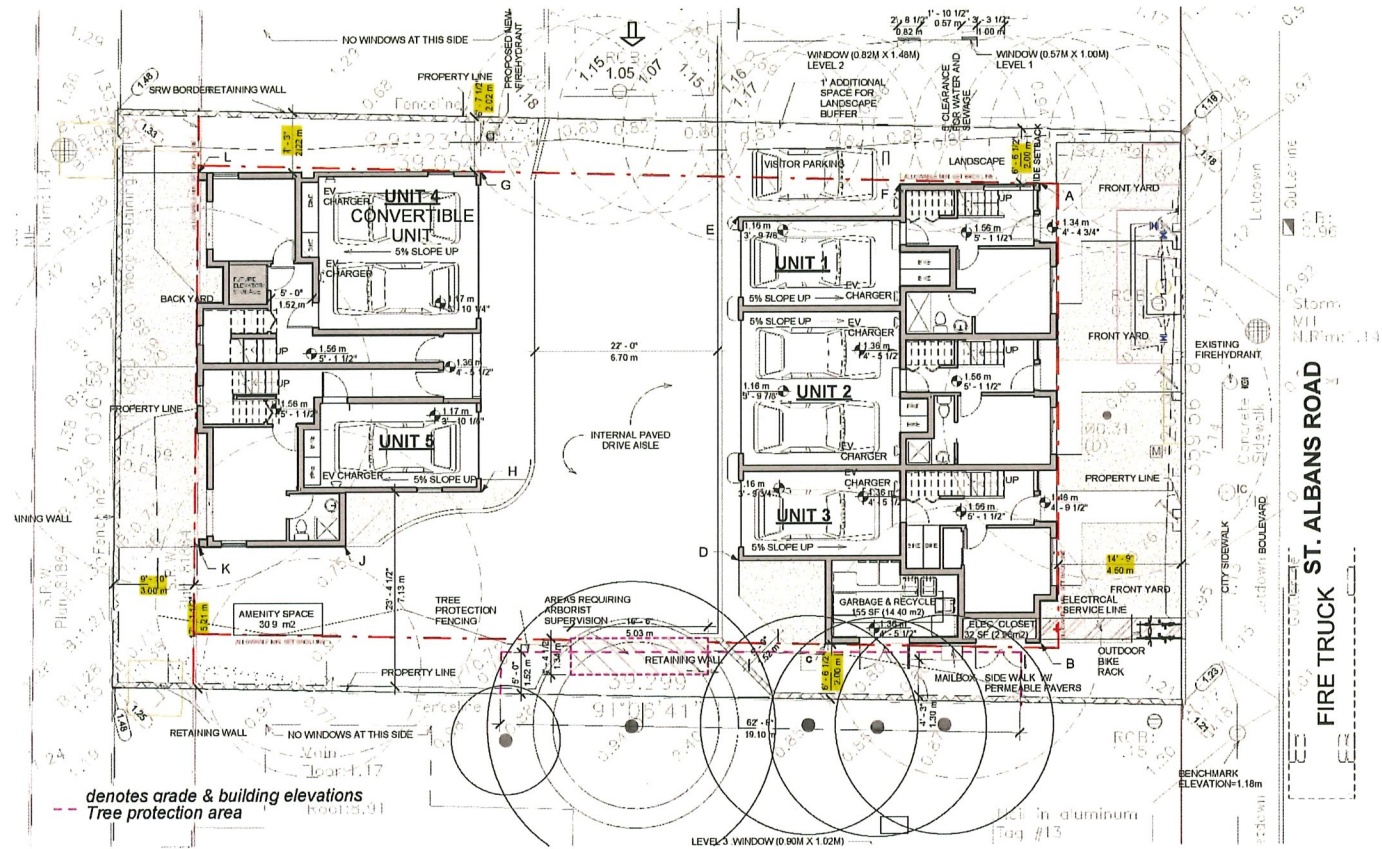
Context At rear of site



4 story apartment – Across pedestrian walkway

Site Plan

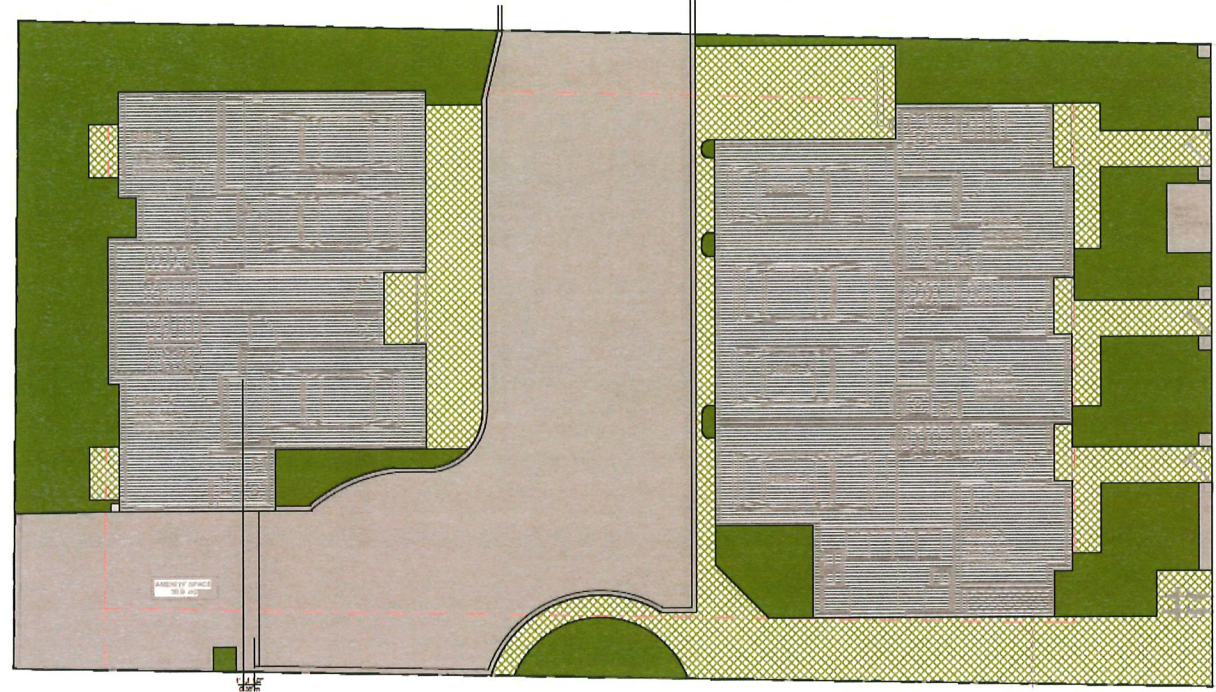
OCP	City Centre Area Plan St Albans Sub Area	
Zoning	RSM/L to RTH 1	
Site Area	825 sm.	
No of units	5	
FAR	Required 0.75	Provided 0.75



Site Plan



	Required	Provided
Coverage	45%	36.51%
Driveway & Playground		27.45%
Non-porous area	70%	63.96%
Live Plant	20%	20.34%
Permeable Pavers		15.70%
Porous Area		36.04%



NON-POROUS AREA 5,680 SF (527.70 m2)
63.96%

POROUS AREA 3,200 SF (297.30 m2)
36.04%

- DRIVEWAY AND PLAYGROUND 2,437 SF (226.40 m2) 27.45%
- BUILDING COVERAGE 3,243 SF (301.28 m2) 36.51%
- LIVING PLANTS AREA 1,806 SF (167.78 m2) 20.34%
- PERMEABLE PAVING 1,394 SF (129.51 m2) 15.70%



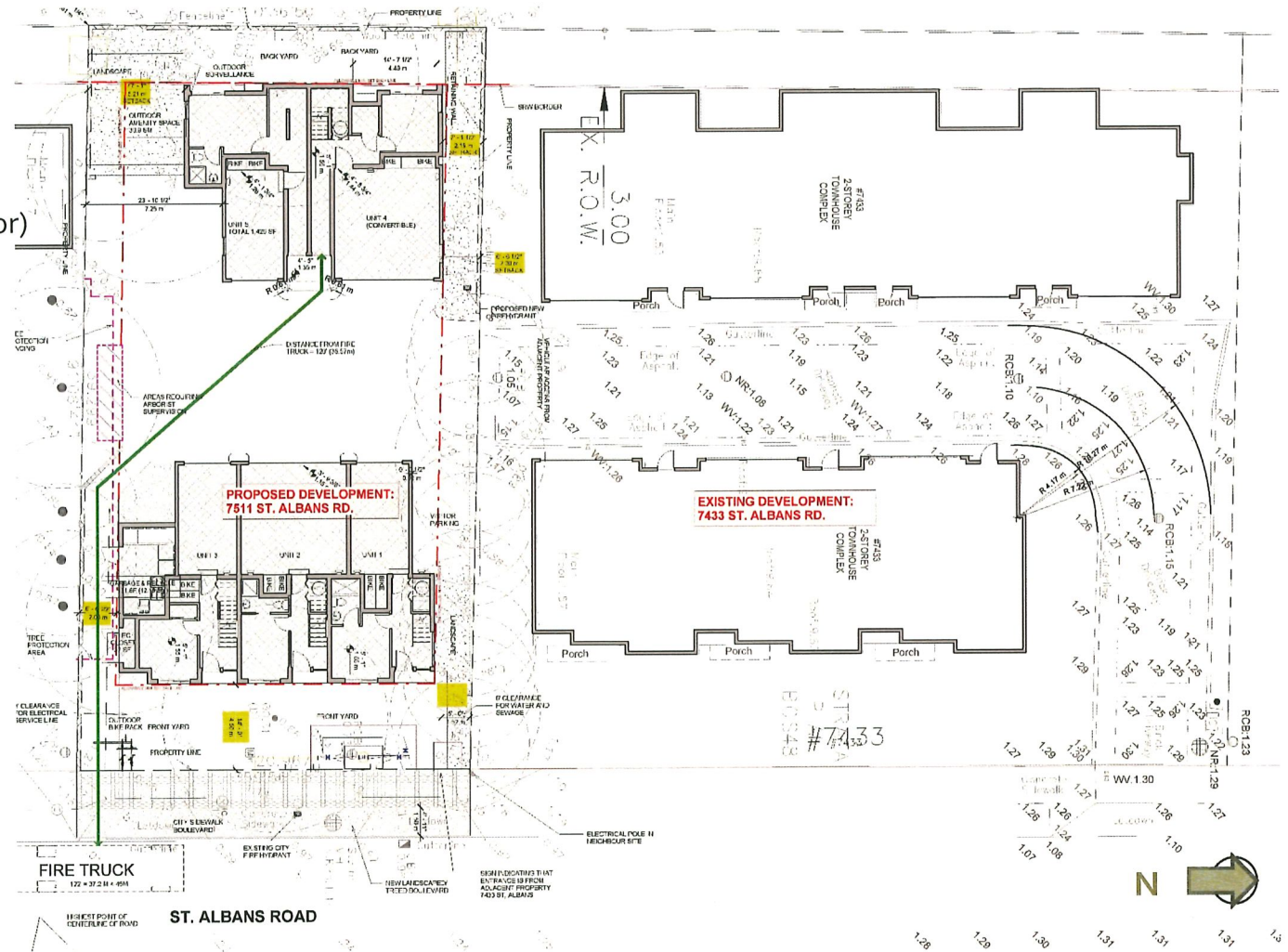
Context Plan

- Vehicular Access**

From 7433 St Albans (north neighbor)

- Fireman Access**

36.57 m from curb to last door



Swept Path Analysis / Parking



• SWEPT PATH ANALYSIS

SU-9

• Parking

City Centre Zone 3

(1.4 / unit)

7.0 7.0

• Visitor

(0.2 / unit)

1.0 1.0

• Bike (Class 1)

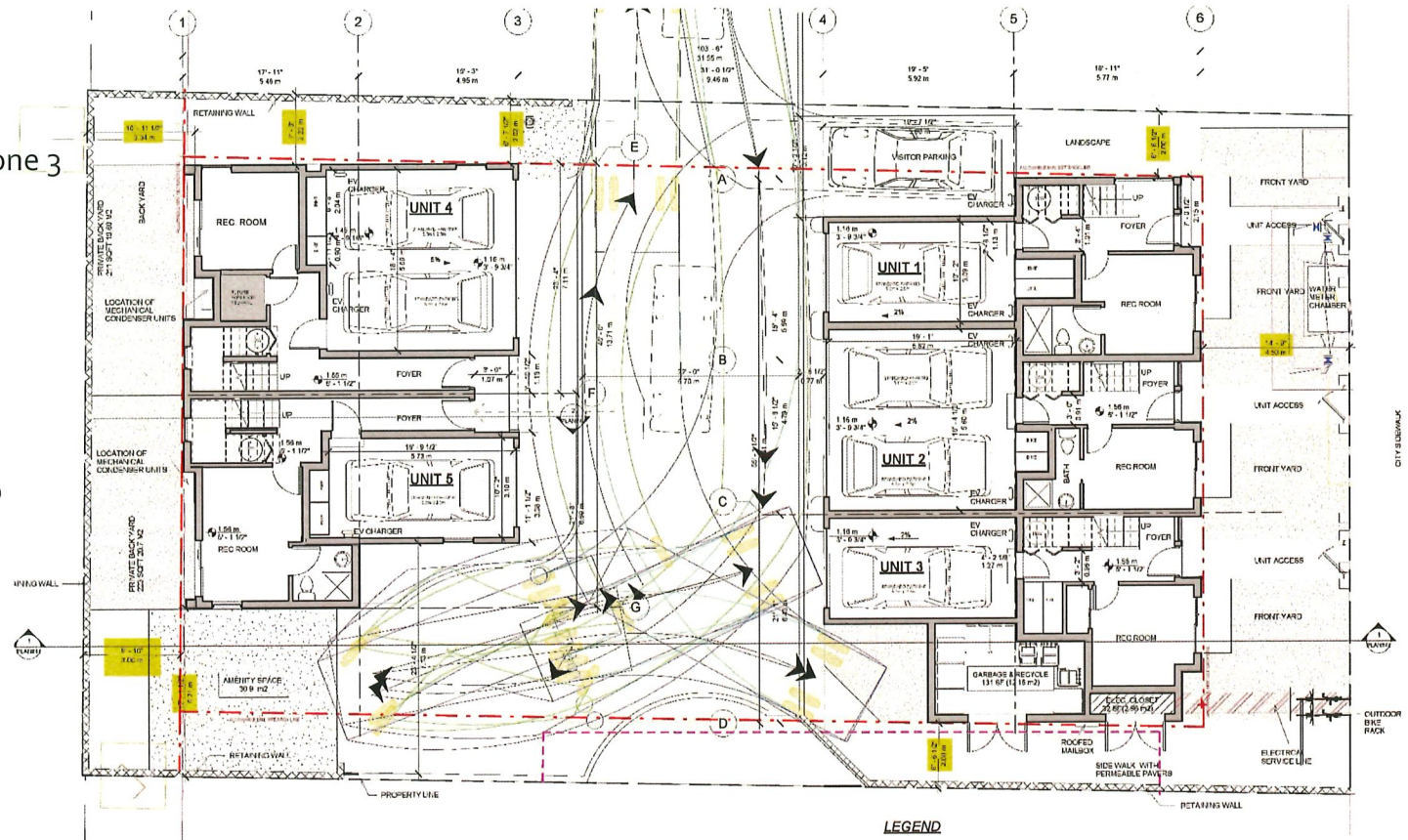
(1.25 / unit)

6.25 (7) 10.0

• Bike (Class 1)

(0.2 / unit)

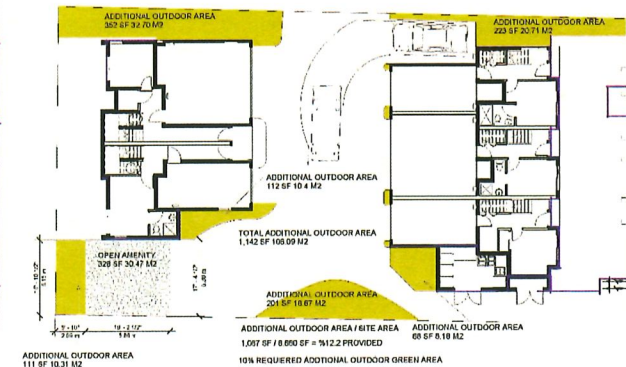
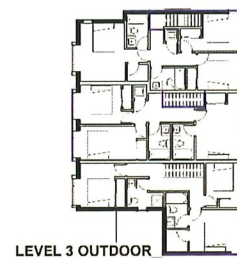
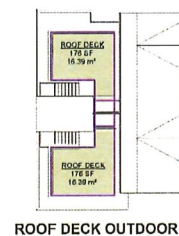
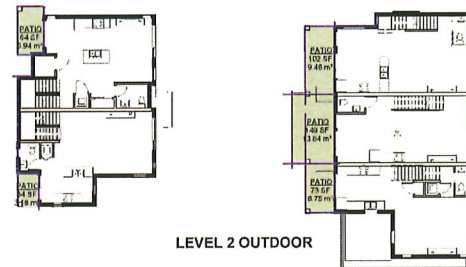
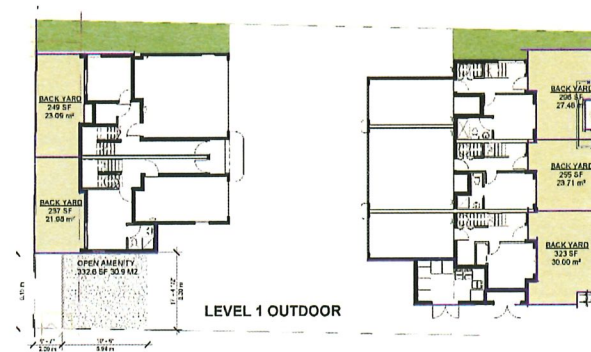
1.0 2.0



Outdoor spaces

Outdoor private space

Unit 1	Front yard	28 sm.
	Patio	9 sm.
		37 sm.
Unit 2	Front yard	24 sm.
	Patio	13 sm.
		37 sm.
Unit 3	Back yard	30 sm.
	Patio	7 sm.
		37 sm.
Unit 4	Back yard	23 sm.
	Patio	6 sm.
	Roof top	16 sm.
		45 sm.
Unit 5	Back yard	22 sm.
	Patio	3 sm.
	Roof top	16 sm.
		41 sm.



Outdoor Amenity 30.47 sm.
Additional 88.63 sm. (10.75%)



Streetscape

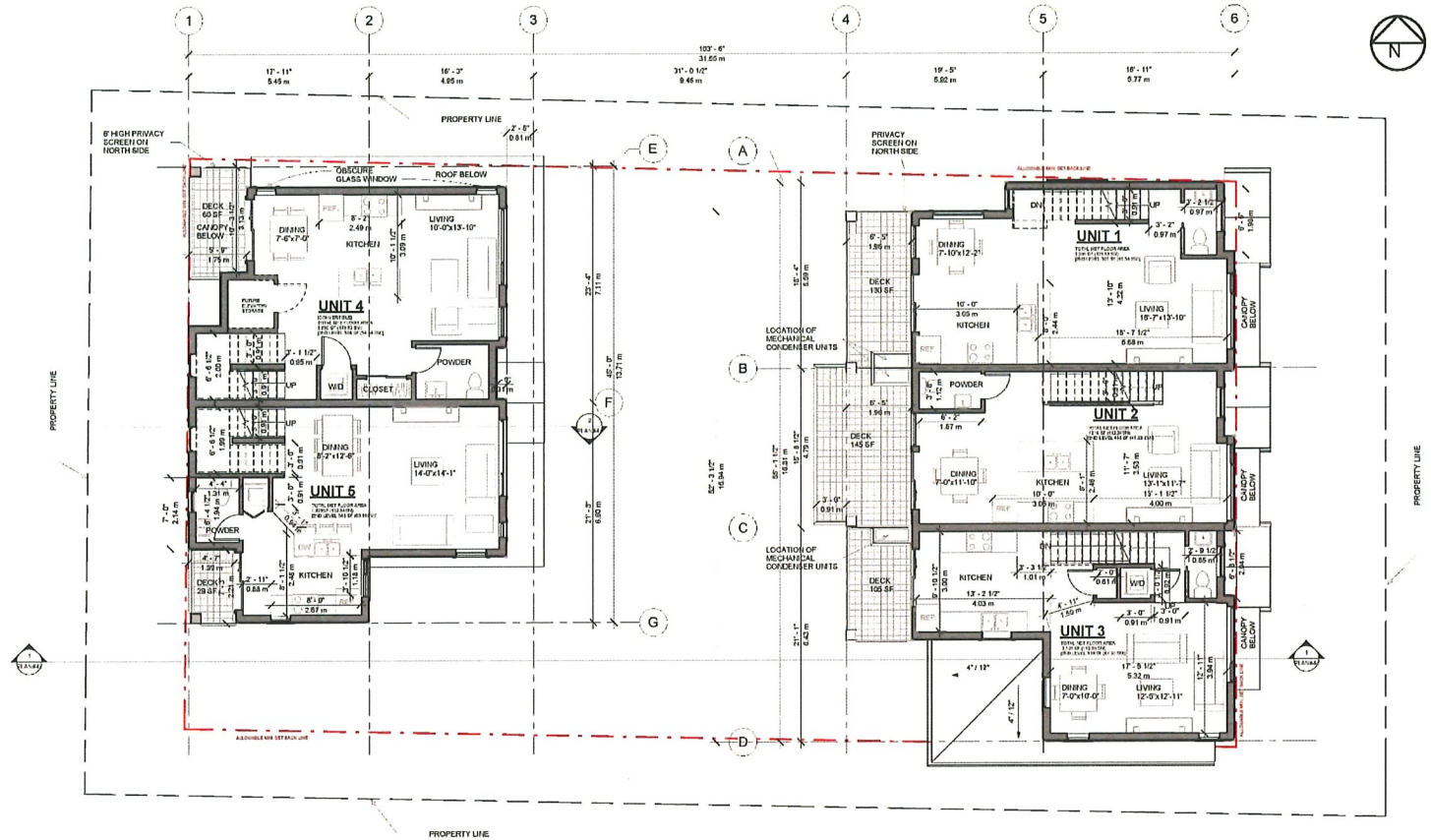


STREETSCAPE: ST. ALBANS ROAD

2/F Plan



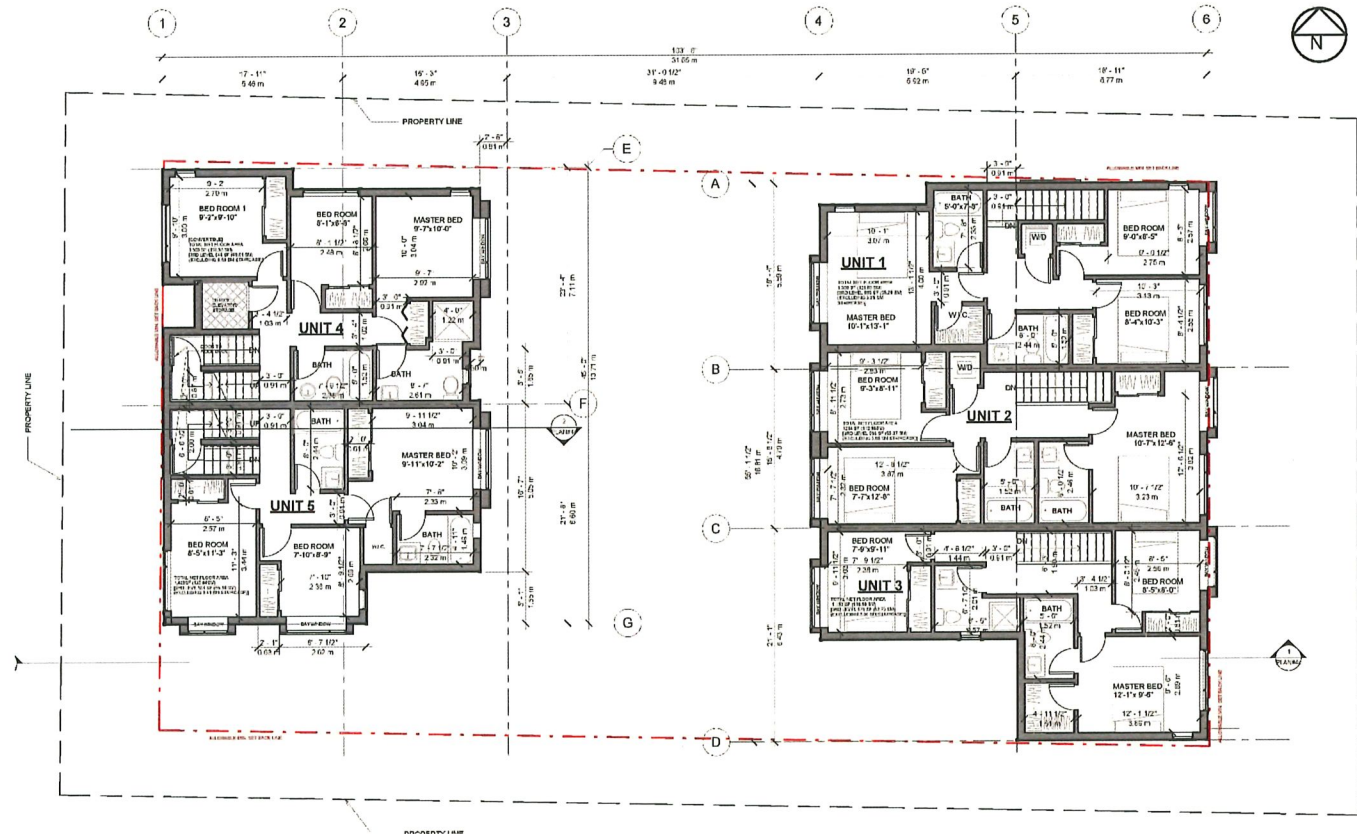
- Unit 1 Living area
- Unit 2 Living area
- Unit 3 Living area
- Unit 4 Living area
Convertible unit
- Unit 5 Living area



3/F Plan



- Unit 1 3 beds, 2 baths
- Unit 2 3 beds, 2 baths
- Unit 3 3 beds, 2 baths
- Unit 4 3 beds, 2 baths
Convertible unit
- Unit 5 3 beds, 2 baths

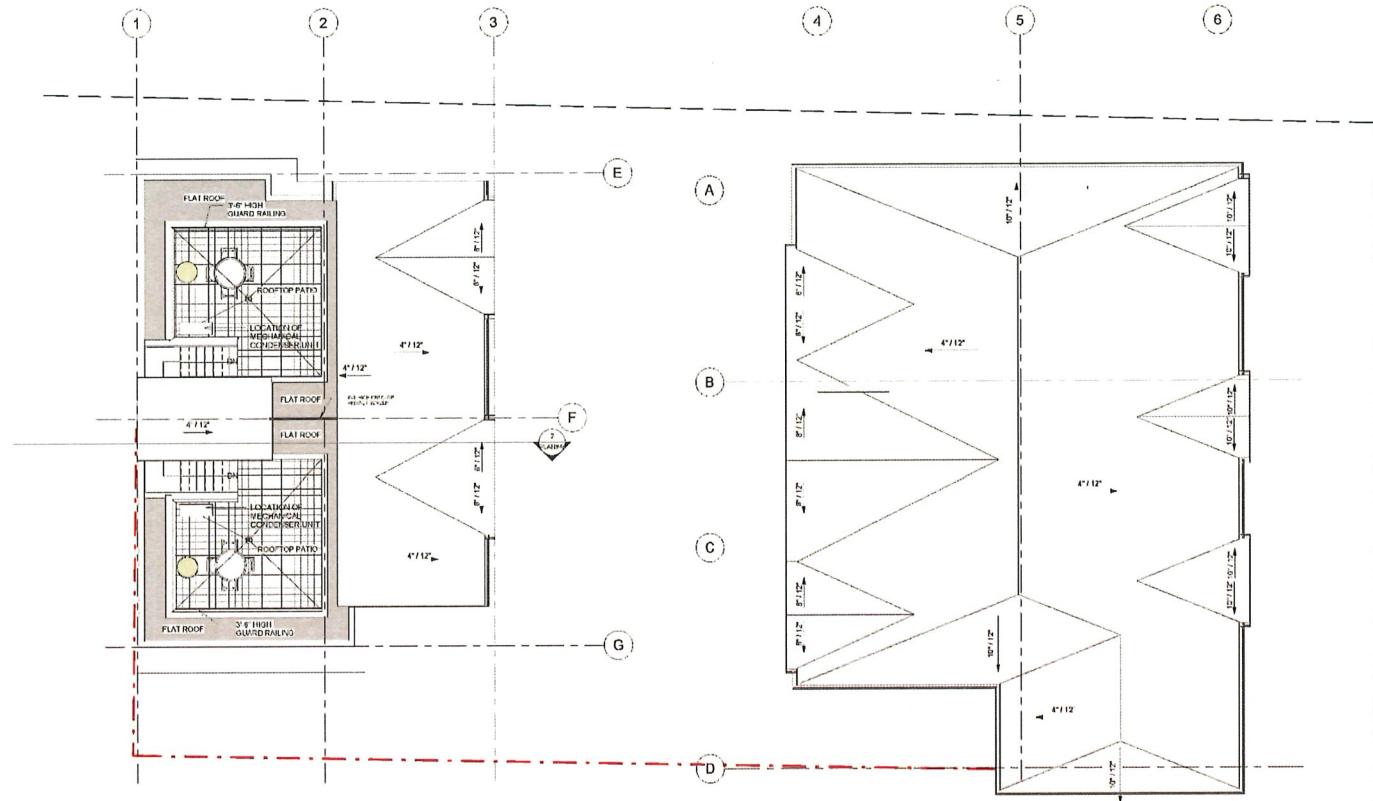


Roof Plan

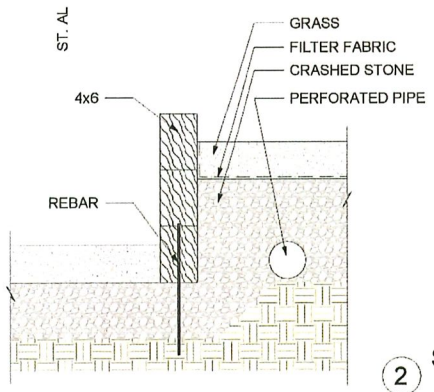
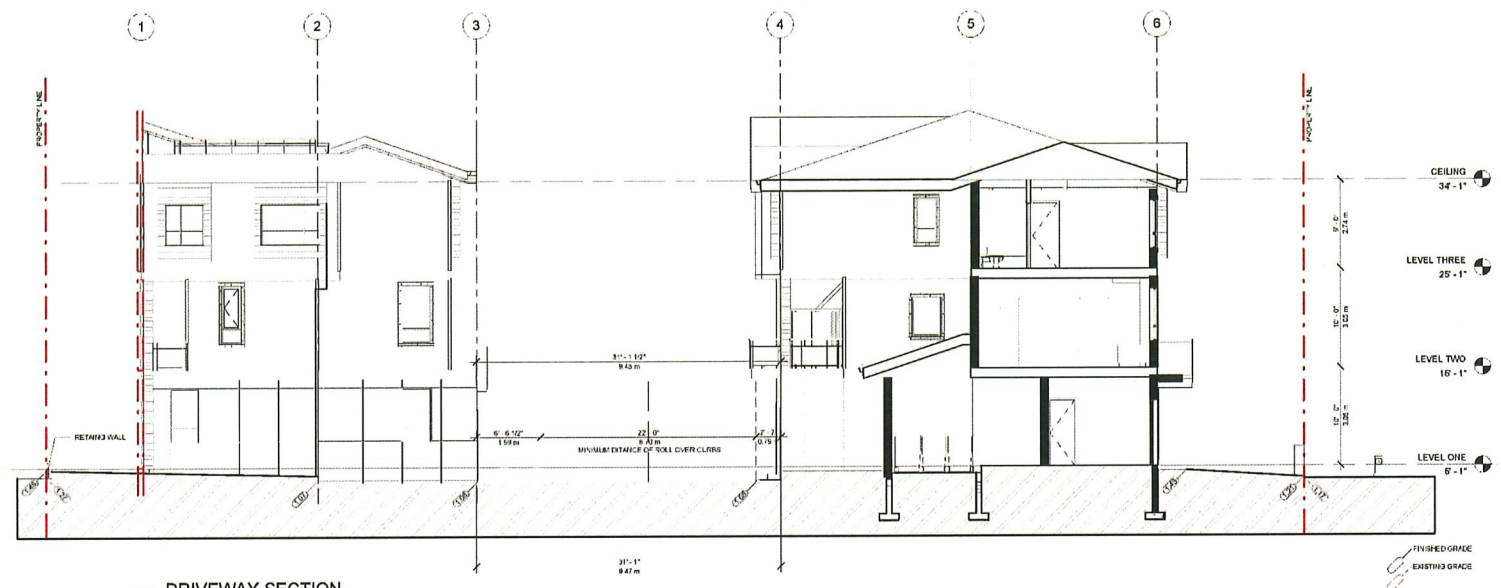


Unit 4 Roof Top Patio

Unit 5 Roof Top Patio



Section



RETAINING WALL DETAIL
3/4" = 1'-0"

Convertible Units

- Vertical lift to all levels
- 4m (13'-2") wide accessible parking space provided
- Entry door (2'-10" clear) (Rough in for future door opener) (No Step)
- Interior doors (2'-8" clear) (1 bed & 1 bath)
- Hallway (3'-0")

WC

- Toilet at side and in front (3'-4")
- Blocking for future grab bars (Toilet, Tub, Shower)
- Lever - style plumbing fixtures
- Cabinets easily removed
- Bath and shower controls accessible

Kitchen

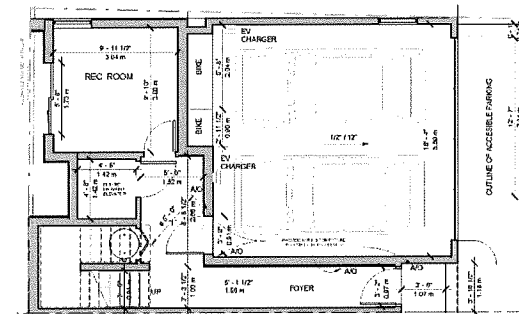
- Plumbing and gas pipes clear of under counter space
- Cabinets easily removed
- 5' turning diameter
- Level-type handles

Windows

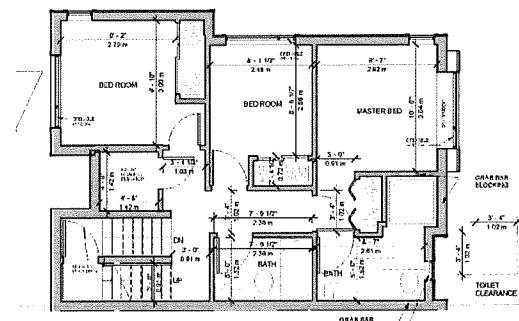
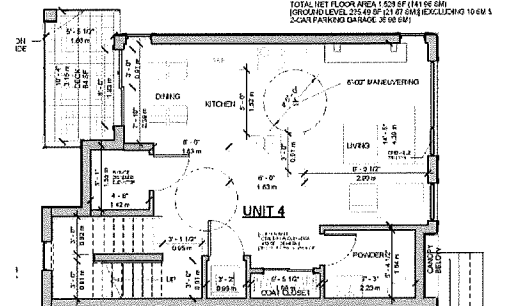
- Opened with 1 hand (Min. 1)

Outlets and switches

- Outlets beside window, bottom of stair, beside toilet, above exterior door, in front of kitchen counter
- Within proximity of control center for smart home option
- Upgrades to four-plex outlets in master bed, home office, garage & rec rm



UNIT 4- CONVERTIBLE
TOTAL NET FLOOR AREA: 1,528 SF (141.96 SM)
(GROUND LEVEL: 235.45 FT (71.67 SM) EXCLUDING 10.6 M²
SLOPE PARKING GARAGE: 28.08 SM)



Aging in place

Aging in place in all units

- Stairwell handrails
- Lever-style plumbing faucets & door handles
- Blocking in washroom walls for grab bars

Acoustic

- **Interior Noise Criteria (Quiet Zone)**
 - 55 dBA during Day time
 - 45 dBA during Night time
- **Exterior Walls Construction (No upgrade required)**
 - 2X6 construction
 - 5/8" Gypsum Wall Board
- **Exterior Windows & Glazed Doors (No upgrade required)**
 - All windows 3-13-3 Glazing
 - To meet A3 rating for air tightness
- **Ventilation**
 - Assumed windows closed
 - Fresh air ventilation system
- **Heat pump or condenser (No noise control required)**
 - Samsung 52 dBA



Figure 2: Aerial photograph showing bylaw PORs and predicted heat pump noise levels.

Sustainability

- **Energy Step Code 3 + Zero Carbon EL-4 Level**

- **Certified Energy Advisor**
Enersave Solutions Inc.

- **Heating & Cooling**
Air source heat pump

- **Domestic Hot water**
Electric storage tank

- **HRV**

- **Insulation**

Walls (2X8 @ 24")	R-28
Roof	R-50
Flat Roof	R-40
Floor over unheated space	R-28

- **Windows**

U value	1.30 or lower
SHGC (solar heat gain coefficient)	0.38 or higher

- **Airtightness**

ACH @50 Pa (Air exchange per hour)	2.5 or less
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Water Conservation

- Dual flush toilets
- Drought tolerant plants

Energy Conservation

- Energy star appliances
- LED lighting
- Electric car charging
- Programmable thermostats
- Motion sensing light in power rm & master ensuite
- Low E glass windows

Building materials

- Renewable materials – wood
- Local building materials
- Durable building materials

Waste Reduction

- 3 stream waste bins for construction
- Compost bins in kitchen
- Garbage and recycle bins in garage

Health and Air quality

- Retain and plant perimeter trees
- LOC paints, adhesives and floorings

Form & Character



Form & Character



Form & Character



Exterior colors and materials - Front buildings

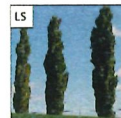


EXTERIOR MATERIAL LEGEND

	A - DARK CHERRY - METAL SIDING		B - PREPAINTED HARDIE PLANK-COBBLE STONE		C - PREPAINTED HARDIE BOARD-RICH ESPRESSO		D - SHINGLE - SHADOW GRAY		E - PREPAINTED HARDIE BOARD-COBLE STONE
	F - PAINTED FIBERGLASS DOOR		G - PAINTED STEEL GARAGE DOOR WITH TOP-LIGHT COBBLE STONE		H - DOUBLE GLAZED VINYL WINDOW WITH BLACK FRAME		K - PREPAINTED HARDIE TRIM COUNTRYLANE RED		L - ALUMINUM RAILING / PRIVACY SCREEN WITH GLASS PANEL

Landscape Plan 1

TREES



Liquidambar s. 'Slender Silhouette'

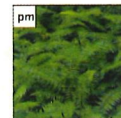


Pinus sylvestris 'Fastigiata'

CONIFEROUS SHRUBS



Thuja occidentalis 'Smaragd'



Polystichum munium

BROADLEAF EVERGREEN SHRUBS



Abelia grand. 'Edward Goucher'



Azalea japonica 'Yino Crimson'



Lonicera pilcata



Photinia x fraseri



Vaccinium ovatum

PLANT LIST

TREES						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE & SPACING
PS	8	Pinus sylvestris 'Fastigiata'	Scotch Sentinel Pine	4.0 m ht	100 mm x 4.0 m dbh 1.8 m height 1.8 m spread	2.5 m height 7.5 m spread as shown
LS	4	Liquidambar s. 'Slender Silhouette'	Slender Silhouette Sweetgum	8 cm cal	1.8 m height 1.8 m dbh, 1.8 m spread	1.8 m height 1.8 m spread as shown
CONIFEROUS SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE & SPACING
TS	42	Thuja occidentalis 'Smaragd'	Smaragd Hedges Cedar	1.2m B&B	minimum 25 cm height	1.2m height 25cm width 50cm
BROADLEAF EVERGREEN SHRUBS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE & SPACING
ag	8	Abelia grand. 'Edward Goucher'	Edward Goucher Abelia	#5 pot	minimum 45 cm height	1.2m height 1.2m width 60cm
aj	16	Azalea japonica 'Yino Crimson'	Crimson Japanese Azalea	#2 pot	minimum 45 cm height	1.2m height 1.2m width 50cm
lp	20	Lonicera pilcata	Knockout Honeyuckle	#3 pot	minimum 45 cm height	1.2m height 1.2m width 60cm
pf	7	Photinia x fraseri	Fraseri Photinia	#5 pot	minimum 45 cm height - barky	1.2m height 1.2m width 60cm
vo	38	Vaccinium ovatum	Evergreen Huckleberry	#3 pot	minimum 45 cm height	1.2m height 1.2m width 60cm
FERNS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE & SPACING
pm	83	Polystichum munium	Swordfern	#1 pot	minimum 45 cm height	1.2m height 1.2m width 30cm
GROUND COVERS						
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE & SPACING
ai	240	Arctostaphylos uva-ursi	Kinnikinnick	10cm pot	1.2m height 1.2m width	30cm
la		Lawn	Shade Tolerant Blend			

GENERAL NOTES

- COMPLIANCE, GOVERNMENT - ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF RICHMOND AND SHALL COMPLY WITH ALL STANDARDS AND REGULATIONS OF THE SAME. CONTRACTORS SHALL ENSURE COMPLIANCE OF ALL WORK PRIOR TO INSTALLATION.
- COMPLIANCE, STANDARDS - ALL MATERIAL, SHIPPING PROCEDURES, AND INSTALLATION OF LANDSCAPE ELEMENTS SHALL CONFORM TO LATEST EDITION OF CANADIAN LANDSCAPE STANDARD AVAILABLE AT COMMENCEMENT OF WORK.
- COMPLIANCE, IRMO - ALL WORKS SHALL CONFORM TO THE LATEST IRMO DETAILS AND SPECIFICATIONS AVAILABLE AT COMMENCEMENT OF WORK WHERE NO SPECIFIC DETAIL, NOTE OR SPECIFICATION IS PROVIDED IN THE DRAWING SET OR ATTACHED MATERIALS.
- EXISTING SERVICES - REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF ALL BURIED SERVICES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL UTILITIES LOCATIONS AND ANY AND ALL COSTS WHICH ARISE FROM DAMAGE TO SERVICES CAUSED BY ANY ACT OR FAILURE TO ACT OF THE CONTRACTOR.
- COORDINATION - THESE DRAWINGS SHALL BE TAKEN TO BE PART OF THE LARGER SET OF DRAWINGS AND SPECIFICATIONS, WHETHER DIRECTLY ATTACHED OR NOT, ISSUED FOR THE CONSTRUCTION OF THE ASSOCIATED BOUNDARY WORKS. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH SUCH DOCUMENTATION AND, WHERE CONFLICTS ARISE, THE CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONFLICTS TO THE LANDSCAPE ARCHITECT. THE WORK IS TO BE DONE IN COORDINATION WITH THE CONTRACTOR OR CONTRACTORS ENGAGED IN CONSTRUCTION OF SUCH ADJACENT WORKS.
- CONCRETE FORMS - THE CONTRACTOR SHALL COMPARE DIMENSIONS PROVIDED WITH SITE CONDITIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND THE ENGINEER. ONCE COMPLETED THE CONTRACTOR SHALL CALL FOR INSPECTION OF THE FORMS PRIOR TO PLACING STEEL REINFORCEMENT. CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.
- CONCRETE REINFORCEMENT - ALL CONCRETE REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE. CONTACT STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.
- GRADING, GENERAL - THE CONTRACTOR SHALL ESTABLISH GRADES SUCH THAT THERE IS, IN ALL AREAS, POSITIVE DRAINAGE TO AN ADJACENT DRAIN. MINIMUM SLOPES SHALL BE AS FOLLOWS:

PEDESTRIAN PAVED AREAS	1%
VEHICULAR PAVED AREAS	1%
LAWN AREAS	2%
PLANTED BEDS	2%
- GRADING, ALLOWANCES AND TOPSOIL PLACEMENT - OVERALL DEPTH OF PLANTING MEDIA AFTER SETTLEMENT SHALL BE:

GRASS AREAS	150 MM
SHRUB BEDS	450 MM
GROUND COVER AREAS	300 MM
TREES	600 MM

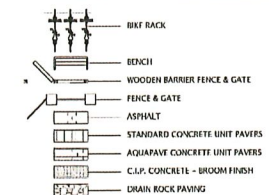
 MIN. 10 mm / DECIDUOUS TREE (MIN. 2 m) / CONIFEROUS TREE
- ALL SOIL SHALL BE TESTED NOT MORE THAN 14 DAYS PRIOR TO INSTALLATION ON SITE. TESTING SHALL BE SPECIFIC TO THIS WORK. CONTRACTOR SHALL ACHIEVE THE SOIL ACCORDING TO THE RECOMMENDATIONS OF THE SOILS TESTING LAB.
- GRADING, BUILDING FINISHED FLOOR & CORNER ELEVATIONS - SEE ARCHITECTURAL DRAWINGS.
- GRADING, GENERAL RETENTION WORKS - ALL RETENTION WORKS, EITHER SHOWN HERE OR REQUIRED DUE TO UNANTICIPATED CONDITIONS AT THE TIME OF CONSTRUCTION, SHALL BE BUILT FACED ALAN BLOCK, WITH THE EXCEPTION OF RETAINING WORKS IN THE SIDE YARD DRAINAGE AREAS SPECIFICALLY NOTED AS PRESSURE TREATED WOOD. SHOULD UNANTICIPATED RETAINING WALLS BE REQUIRED, THE CONTRACTOR SHALL INFORM THE TOWNSHIP OF LANGLY GREEN INFRASTRUCTURE SERVICES DEPARTMENT IN WRITING OF THE LOCATION, HEIGHT AND EXTENT OF SUCH WALL.
- PLANT MATERIAL, QUANTITIES - CONTRACTOR SHALL CONFIRM ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWING SHALL BE REPORTED TO THE CONSULTANT. IN CASE OF DISCREPANCY CONTRACTOR SHALL INSTALL PLANT MATERIAL AS PER DRAWING. IN CIRCUMSTANCES WHERE THERE IS A DISCREPANCY BETWEEN GROUND COVER QUANTITY AND SPACING THE SPACING REQUIREMENT WILL PREVAIL.
- PLANT MATERIAL, SUBSTITUTIONS - NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT.
- PLANT MATERIAL, HEALTH - ALL PLANT MATERIALS MUST BE DISEASE FREE FROM CERTIFIED NURSERY.
- MULCH - PLANTING AREAS SHALL BE MULCHED WITH 50 MM OF HEMLOCK BARK MULCH. THE USE OF CEDAR MULCH OR ANY MIX CONTAINING CEDAR IS NOT PERMITTED.
- IRRIGATION - AN IRRIGATION SYSTEM SHALL BE INSTALLED AS A DESIGN/BUILD BY AN ACCREDITED IRRIGATION CONTRACTOR. THE SYSTEM SHALL PROVIDE FULL COVERAGE. THE IRRIGATION CONTRACTOR SHALL PROVIDE SLEEVES AND COINGS AS NECESSARY. A PLAN OF THE PROPOSED SYSTEM SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

PROPOSED TOWNHOUSES 7511 ST. ALBANS ROAD RICHMOND BC

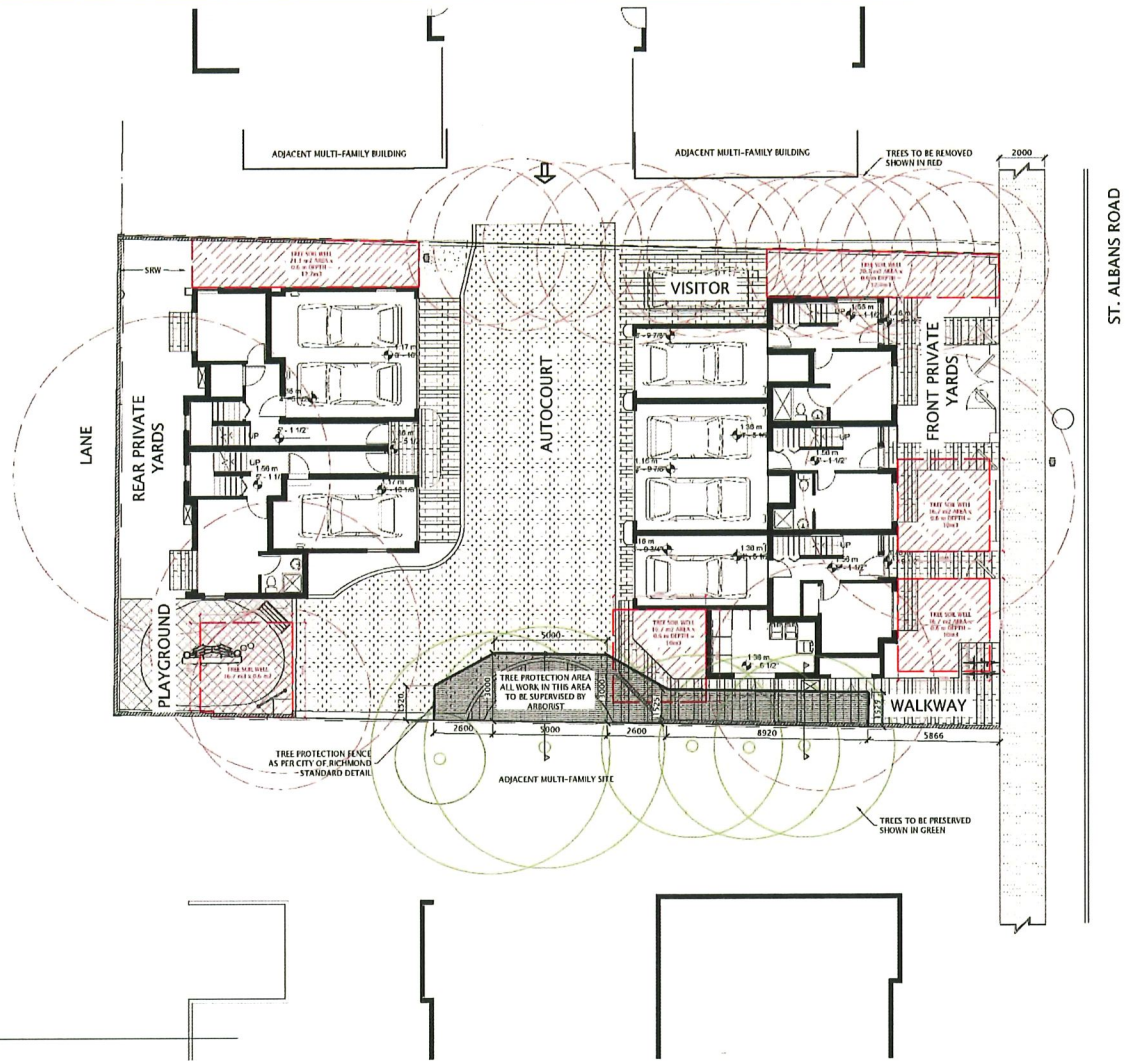
DRAWING INDEX

- | | |
|-----|---------------------------------|
| 3.0 | NOTES & SYMBOLS |
| 3.1 | KEY PLAN |
| 3.2 | PREVIOUS / IMPERVIOUS AREA PLAN |
| 3.3 | LANDSCAPE PLAN |
| 3.4 | LIGHTING / HOSE RISK |
| 3.5 | PLANTING PLAN |
| 3.6 | TREE MANAGEMENT PLAN |
| 3.7 | DETAILS |
| 3.8 | DETAILS |
| 3.9 | DETAILS |

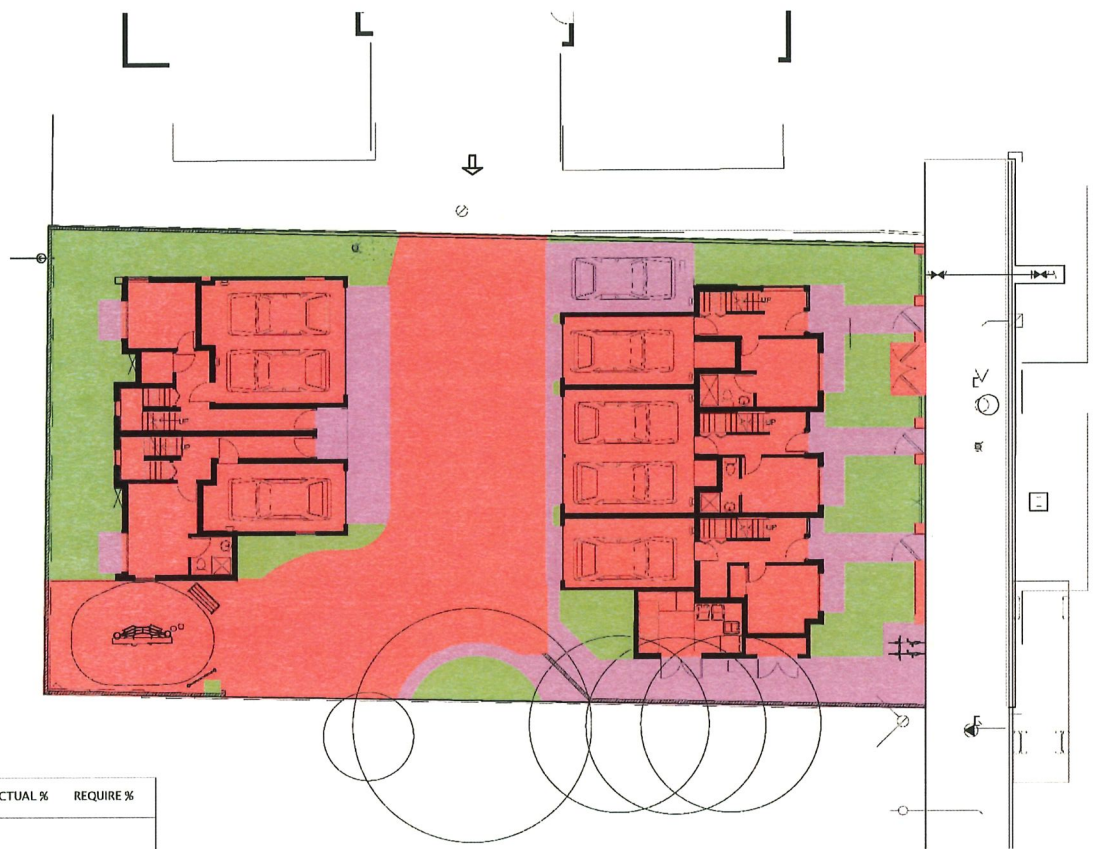
HARD LANDSCAPE KEY



Landscape
Plan 2



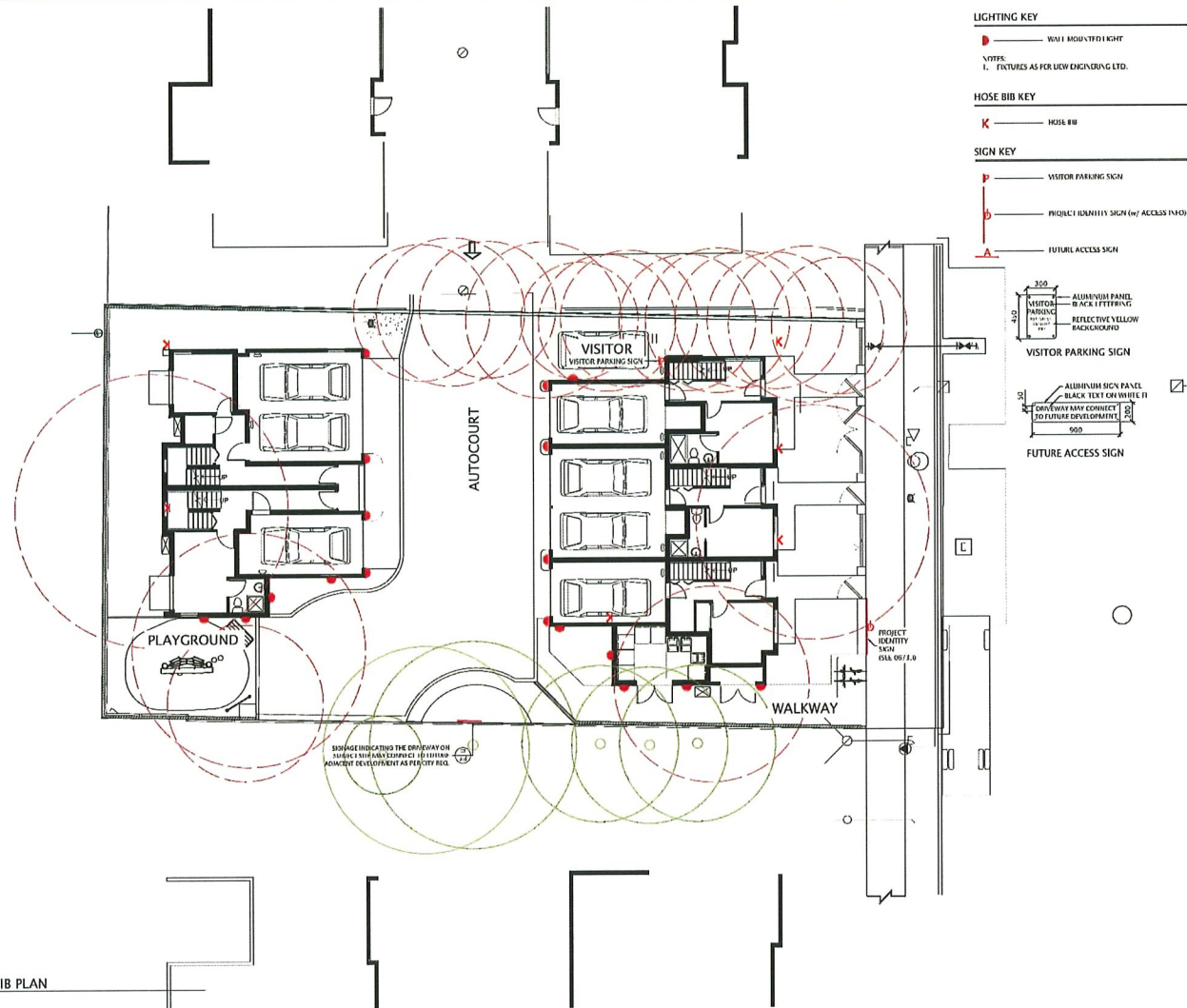
Landscape Plan 3



AREAS	AMOUNT	ACTUAL %	REQUIRE %
LOT AREA	825 m2		
IMPERVIOUS	526 m2	63 %	70 % MAX.
PERMEABLE PAVING	129 m2	16 %	
LIVING PLANT	170 m2	21 %	20 % MIN.

01 AREAS PLAN
3.C SCALE 1:100

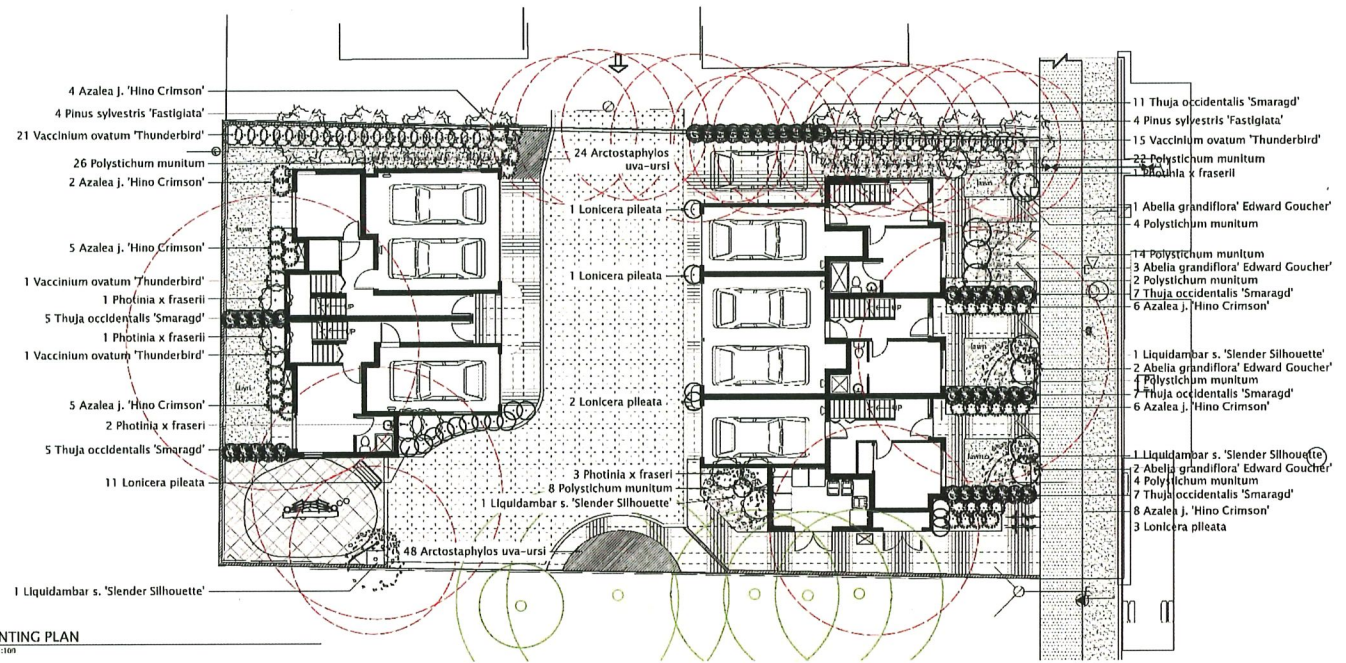
Landscape Plan 5



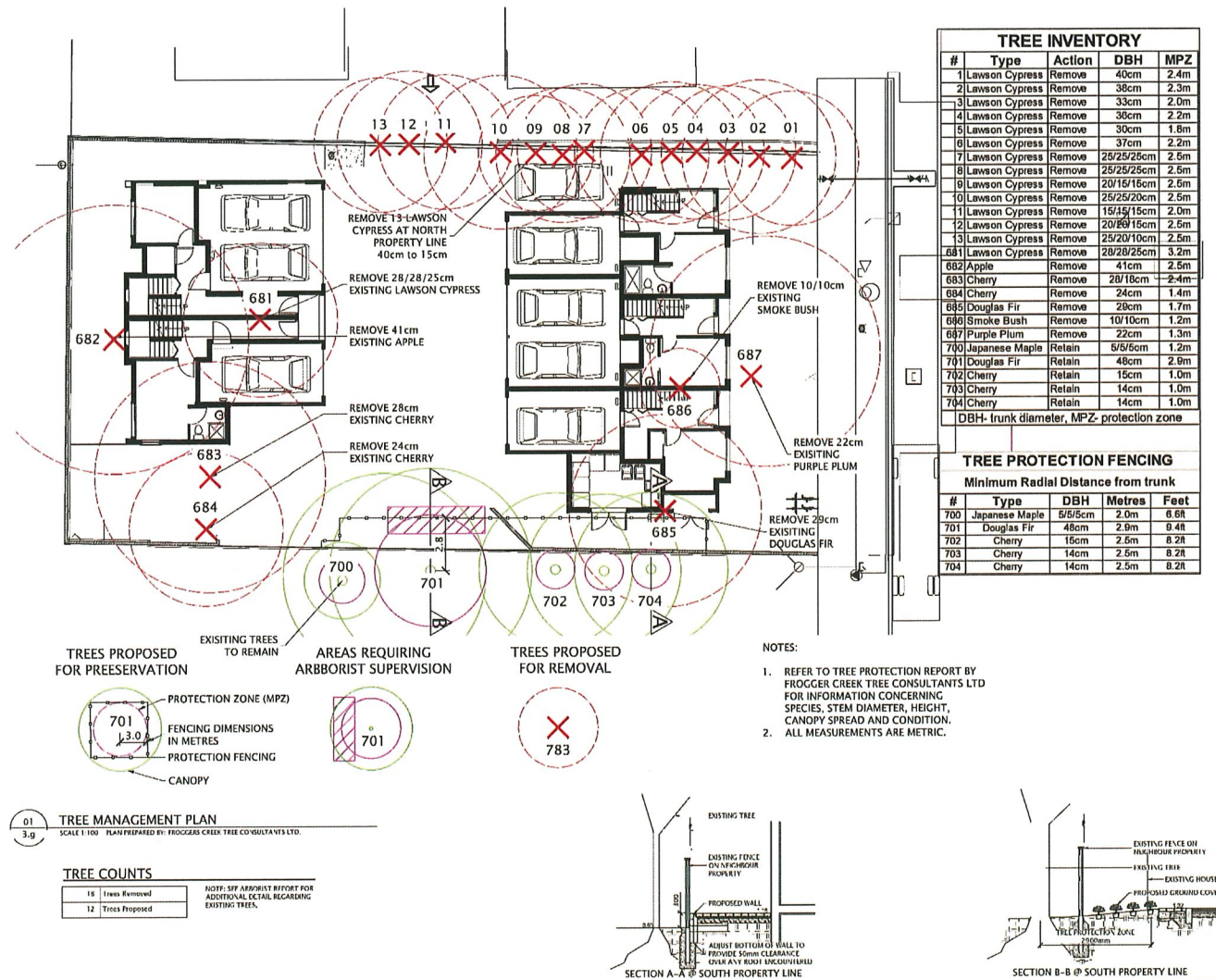
Landscape Plan 6

PLANT LIST

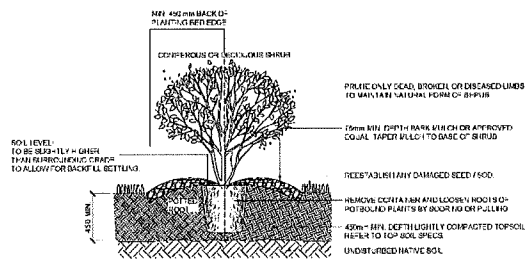
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
TREES							
8	4	<i>Pinus sylvestris</i> 'Fastiglata'	Scotch Scedal Pine	4.0 m ht.	100% in water 1	7.0 m ht. glf	as shown
4	1	<i>Liquidambar s. 'Slender Silhouette'</i>	'Slender Silhouette' Sweetgum	8.0 m ht.	100% in water 1	10.0 m ht. glf	as shown
CONIFEROUS SHRUBS							
4	1	<i>Thuja occidentalis 'Smaragd'</i>	Smaragd Hedging Cedar	1.2m B&B	100% in water 1	10.0 m ht. glf	10cm
DECIDUOUS SHRUBS							
8	1	<i>Abelia grandiflora</i> 'Edward Goucher'	Edward Goucher Abelia	1.5 pot	100% in water 1	10.0 m ht. glf	10cm
8	1	<i>Azalea japonica</i> 'Hino Crimson'	Crimson Japanese Azalea	1.5 pot	100% in water 1	10.0 m ht. glf	10cm
7	1	<i>Lonicera pileata</i>	Burford Honeyuckle	1.5 pot	100% in water 1	10.0 m ht. glf	10cm
7	1	<i>Photinia x fraseri</i>	Fraser Photinia	1.5 pot	100% in water 1	10.0 m ht. glf	10cm
7	1	<i>Vaccinium ovatum</i> 'Thunderbird'	Evergreen Huckleberry	1.5 pot	100% in water 1	10.0 m ht. glf	10cm
HERBS							
8	1	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1.5 pot	100% in water 1	10.0 m ht. glf	10cm
8	1	<i>Polystichum munitum</i>	Swordfern	1.5 pot	100% in water 1	10.0 m ht. glf	10cm
GROUND COVERS							
7	1	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1.5 pot	100% in water 1	10.0 m ht. glf	10cm
7	1	Lawn	Shade Tolerant Blend				



Landscape Plan 7

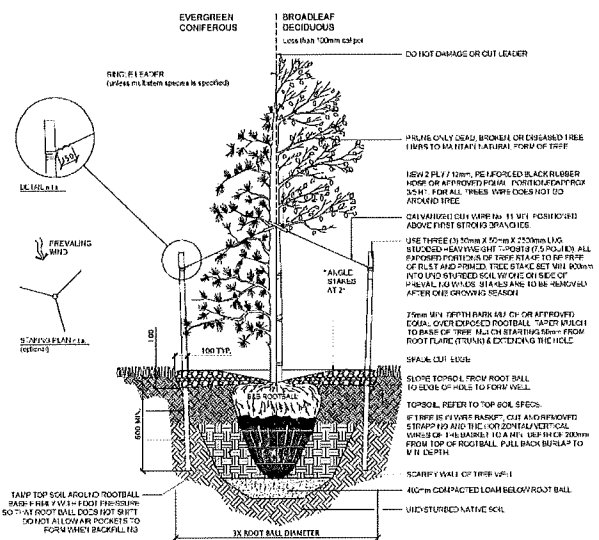


Landscape Plan 8

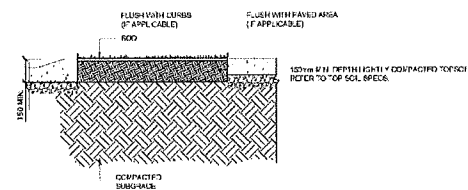


01
3.h

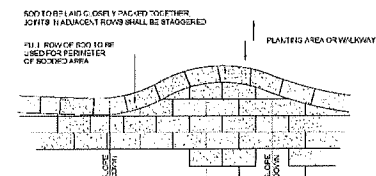
TYPICAL SHRUB INSTALLATION
SCALE 1:20



02
3.1
TYPICAL TREE INSTALLATION
SCALE 1:20



SECTION THROUGH 500'



PLAN VIEW OF SOIL LAYOUT AND EDGINGS
NOT TO SCALE

03
3.11

TYPICAL LAWN INSTALLATION
SCALE 1:20

Landscape Plan 9



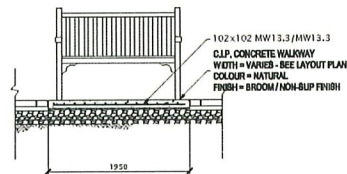
BENCH (TYP.)
MODEL: QUEEN CHARLOTTE
MANUF.: SARTIA

4x10mm DIA. GALV. STEEL ANGLE BRACKET ON BOTH REAR LEGS OF BENCH

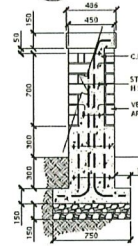
12mm GALV. STEEL CARRIAGE BOLT

12mm Ø THREADED ROD OR BOLT w/ 90° BEND SET INTO CONC. PAD

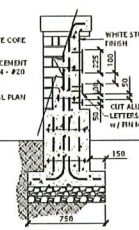
100mm DEPTH 20mm MINUS CRUSH GRAVEL COMPACTED TO 95% RFD



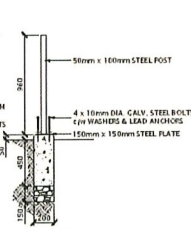
01 AMENITY AREA BENCH
SCALE 1:20



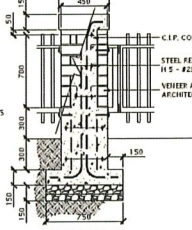
SIGN - SECTION A-A



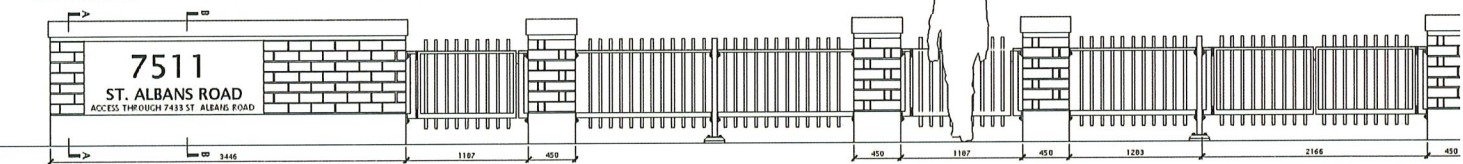
SIGN - SECTION B-B



SUPPORT POST



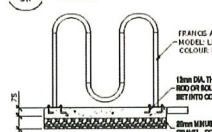
MASONRY PILLAR



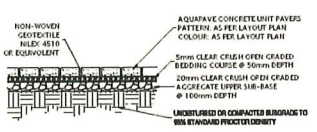
06 ST. ALBANS STREET FRONTAGE FENCE
SCALE 1:20

INTERIOR ELEVATION - GATE ENTRANCE

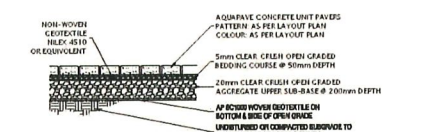
02 LANE FRONTAGE FENCE
SCALE 1:20



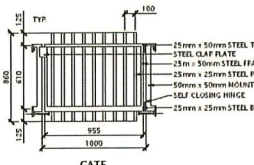
03 BICYCLE PARKING
SCALE 1:20



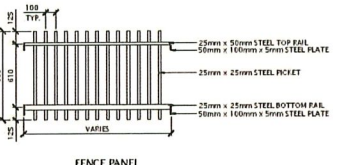
04 PEDESTRIAN UNIT PAVING
SCALE 1:20



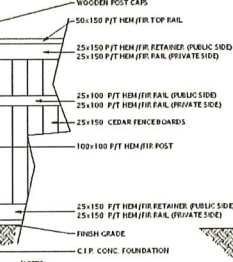
05 PERMEABLE UNIT PAVING
SCALE 1:20



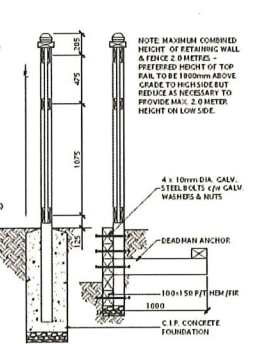
GATE



FENCE PANEL

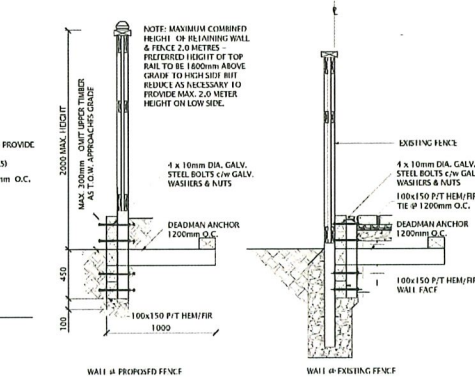
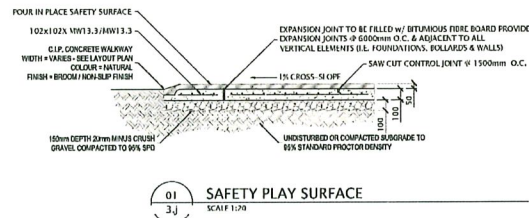


- NOTES:
1. ALL PORTIONS OF FENCE, INCLUDING FOUNDATIONS, TO BE WITHIN PRIVATE PROPERTY.
 2. ALL TIMBER SHALL BE WESTERN RED CEDAR OR PRESURE TREATED HEM (FR AS NOTED). ALL TIMBER TO BE STAIRKRAFT OR BETTER AND FREE OF CHECKS, SPLITS, WARPS OR OPEN JOINTS.
 3. SET FENCE POSTS IN CONCRETE FOOTING WITH MIN. OF 1/3 POST LENGTH.
 4. POST HOLES TO HAVE 400mm DIA.
 5. ENTRY TO BE OUT-2WING GATE COMPLETE WITH LATCH.
 6. ALL HARDWARE AND METAL FINISHES TO BE HOT DIPPED GALVANIZED.
 7. FENCE TO BE UNSTAINED/UNPAINTED.

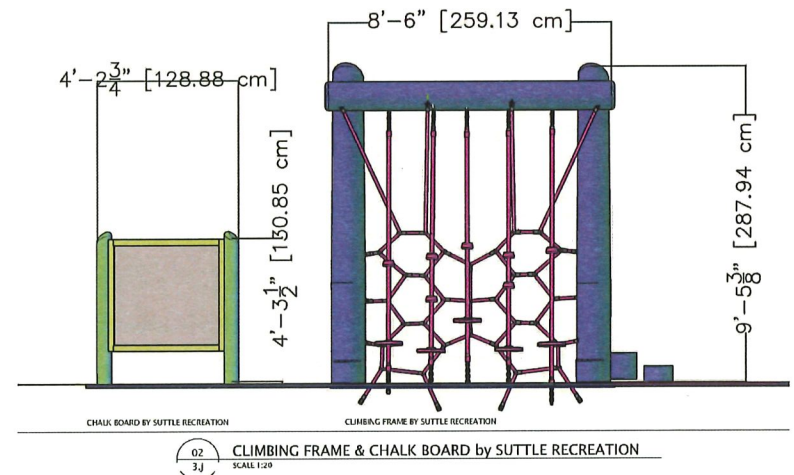
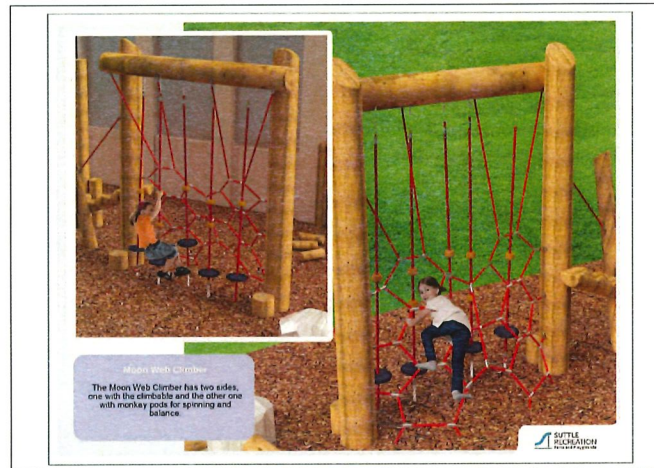
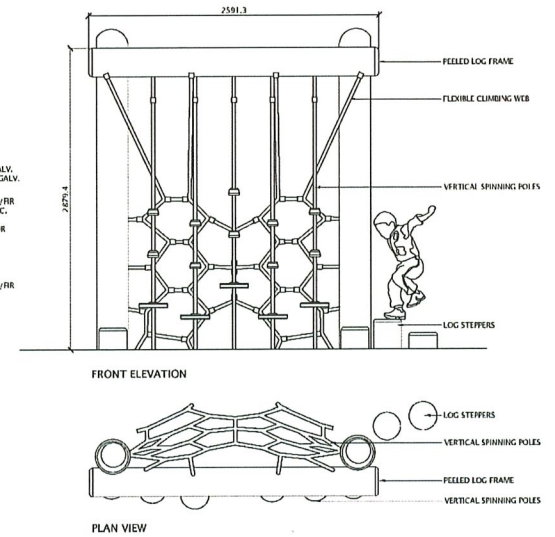


SECTION @ GRADE & ON WALL

Landscape Plan 10



03 RETAINING WALL
SCALE 1:20





THANK YOU

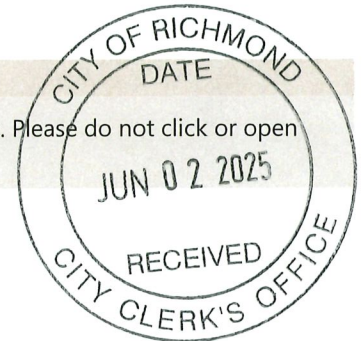
Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 11, 2025

To Development Permit Panel	
Date:	JUNE 11, 2025
Item #	1
Re:	DP 23-028741

From: Adeea Li <adeea@hotmail.com>
Sent: May 30, 2025 9:38 AM
To: CityClerk
Cc: Christopher Sisson; Grace Chen
Subject: Opposition to Development Permit Application(for meeting on June 11, 15:30) – 7511 St Albans Road

You don't often get email from adeea@hotmail.com. [Learn why this is important](#)

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



Dear Edwin Lee and Panel Members,

My name is Eddie Li, and I am the homeowner of Unit 6 – 7433 St Albans Road, which is located directly adjacent to the proposed development at 7511 St Albans Road. I am writing to express my opposition to the current development permit application and to request the Panel's careful consideration of the following concerns:

First, the intersection of St Albans Road and General Currie Road has become increasingly congested over the past 20 years, and traffic accidents occur there almost every week, based on my personal observation. During rush hours, the danger is particularly evident. The intersection is also next to a local elementary school, which means many children walk through this area daily. The increased traffic caused by this development would directly impact the safety of children, which is deeply concerning.

Second, the proposed development would share a driveway with our current residential complex. At this time, there is no mutual agreement or arrangement in place regarding shared access and maintenance. I strongly urge that no construction or approval should proceed unless and until a clear, written agreement is reached between our strata/residents and the developer regarding driveway usage and upkeep responsibilities.

While I understand the importance of urban development, public safety and the rights of existing residents must remain a top priority. I respectfully request that the Panel thoroughly review this application and ensure that these issues are fully addressed before any further action is taken.

Thank you for your attention to the concerns of local residents. I am available to provide further information or to participate in future discussions if needed.

Sincerely,

Eddie Li

Unit 6 – 7433 St Albans Road, Richmond

adeea@hotmail.com

May 30, 2025



Public Services and
Procurement Canada

Services publics et
Approvisionnement Canada



Fisheries and Oceans
Pêches et Océans

Schedule 3 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
June 11, 2025

PUBLIC SERVICES and PROCUREMENT CANADA

in collaboration with

FISHERIES and OCEANS CANADA **Small Craft Harbours**

Development Permit Panel Meeting – June 11, 2025
DP Permit # 035352

Presentation by:

Mark Berger, Public Services and Procurement Canada

Katie Rattan, Fisheries and Oceans Canada

John Clark, Department of Justice



Canada



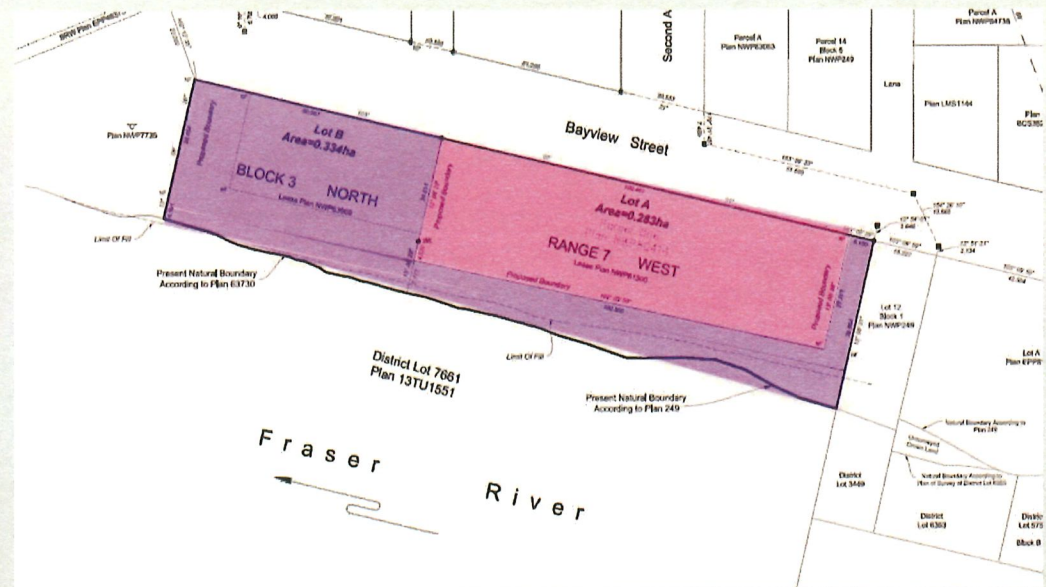
Intent: Subdivide 3800 Bayview Street into two parcels and consolidate the subdivided “L” shape portion to the neighboring property, 3540 Bayview Street

Note: There is no construction or planned development as part of this project.

Why?:

To prepare property at 3800 Bayview Street for potential future divestiture or transfer. Subdivision will ensure:

- Public access to Steveston harbour from Bayview Street
- DFO's retention of riparian rights of adjacent waterlot
- Pedestrian Right of Passage on the boardwalk with access to Bayview Street

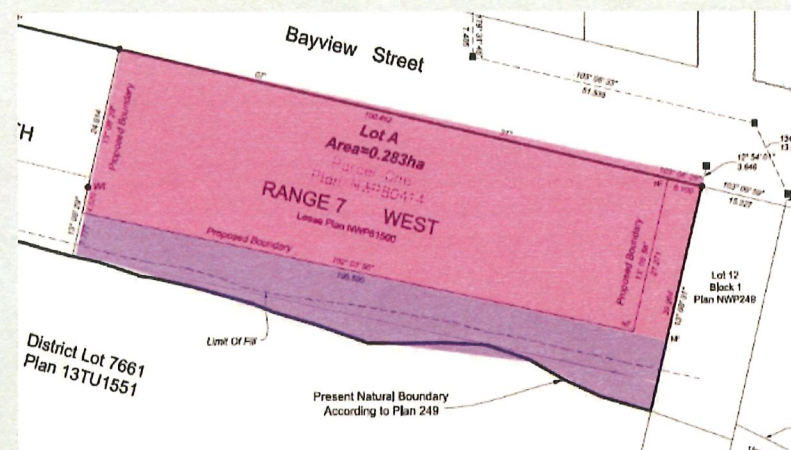




Small Craft Harbours (SCH)

Context:

- Who are we?
- Steveston SCH Facility
- Program's Strategic Direction
- Subdivision
- Alignment with Existing Leases



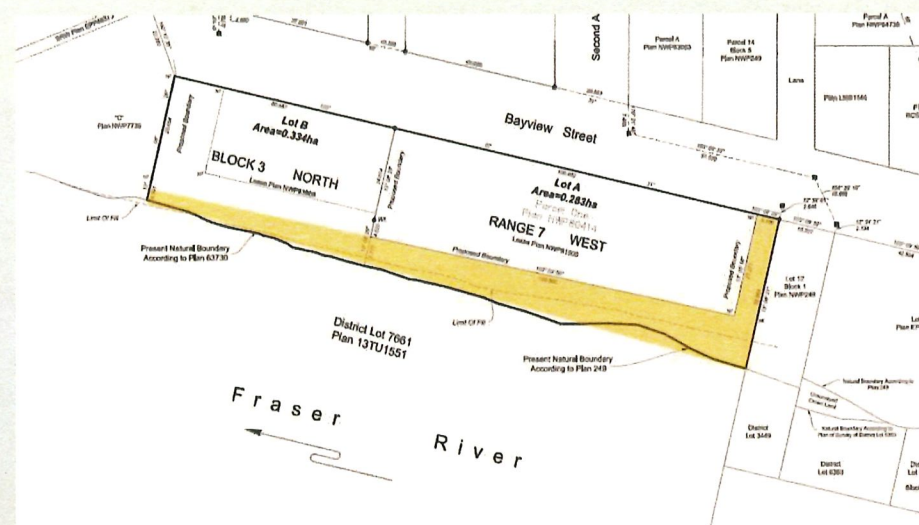


Statutory Right of Way Agreement in Favour of City of Richmond

Pedestrian Right of Passage

- security of public access from road to boardwalk and the harbour

Economic Relevance of the Harbour to the City of Richmond





Riparian Rights

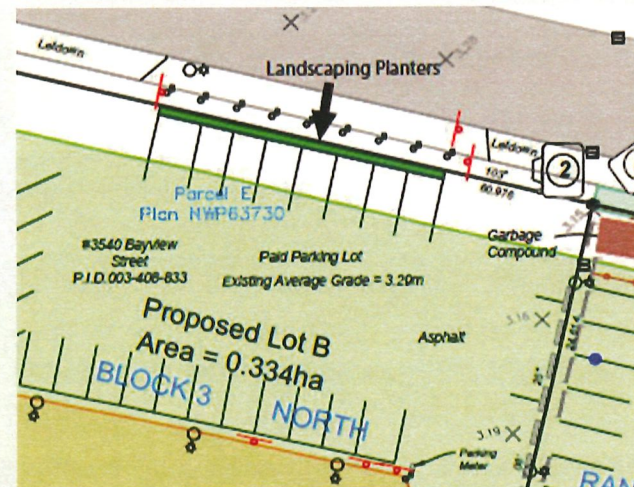
Subdividing and retaining the Boardwalk will allow SCH to retain Riparian Rights to adjacent waterlot containing major harbour infrastructure





Landscaping

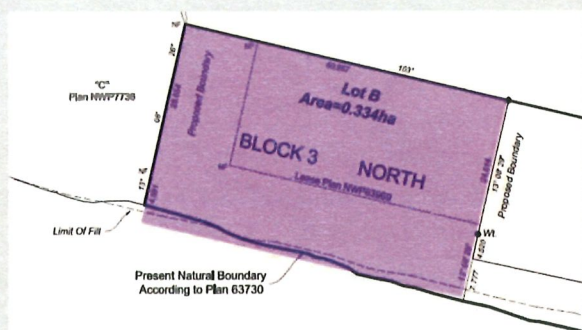
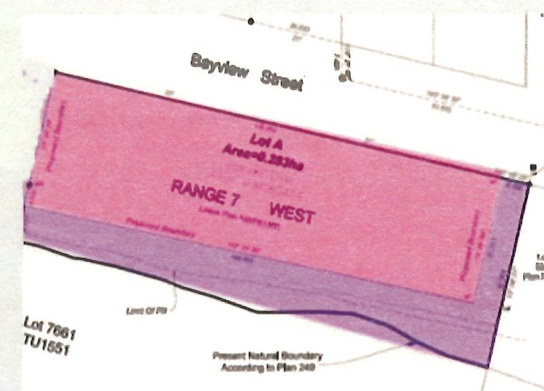
- Enhance and beautify the area by placing 10 planters at 3540 Bayview Street.
- Collaboration with Steveston Harbour Authority and Richmond Garden Club.
- Intent is to have a similar look to the planters that are already maintained on the Boardwalk.
- Native and seasonal plants
- Steveston Harbour Authority undertaking for 5 years





Alignment of Existing Leases

- The property at 3800 Bayview Street is leased to two entities
 - Steveston Waterfront Properties (pink)
 - Steveston Harbour Authority (purple)



- The property at 3540 Bayview Street is leased to Steveston Harbour Authority



Summary

- Subdivide 3800 Bayview Street and attach the subdivided “L” portion to the neighboring property of 3540 Bayview Street. To secure public access from Bayview Street to the boardwalk and harbour to prepare 3800 Bayview for any future potential transfer/divestiture
- Secure riparian rights for continued harbour operations
- Secure Pedestrian Right of Passage (PROP) with a Statutory Right of Way Agreement in favour of City of Richmond
- Better align with existing leases on properties
- Enhance Landscape



Public Services and
Procurement Canada

Services publics et
Approvisionnement Canada



Fisheries and Oceans
Pêches et Océans

Questions?

Katie Rattan, Senior Manager of Client and Indigenous Relations, DFO
Katie.rattan@dfo-mpo.gc.ca or 604-838-6971

Mark Burger, Regional Manager, Architecture and Engineering Services,
Professional and Technical Services, PSPC
mark.burger@tpsgc-pwgsc.gc.ca / Tel: 604-376-0596

John Clark, Counsel, Department of Justice
John.clark@justice.gc.ca or 604-364-7399

Value-added services of Sanduz Farms

Sanduz Estate Wines & Cal-San



City of Richmond Presentation



Cal-San

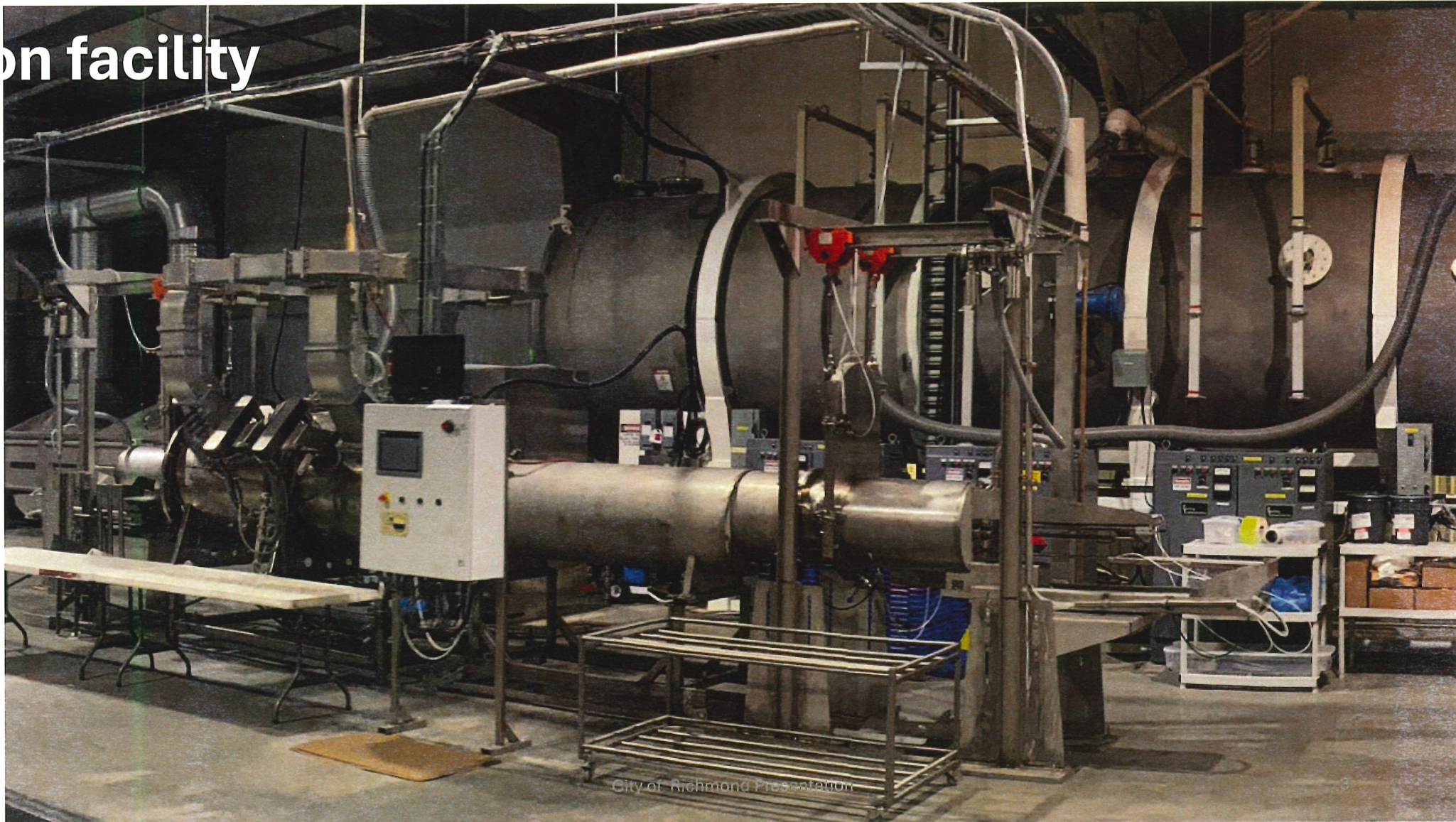
- Only independent processor in Richmond.
- International wholesale distributor of British Columbia grown blueberry and cranberry products
- Make shelf stable food products using BC grade fruit

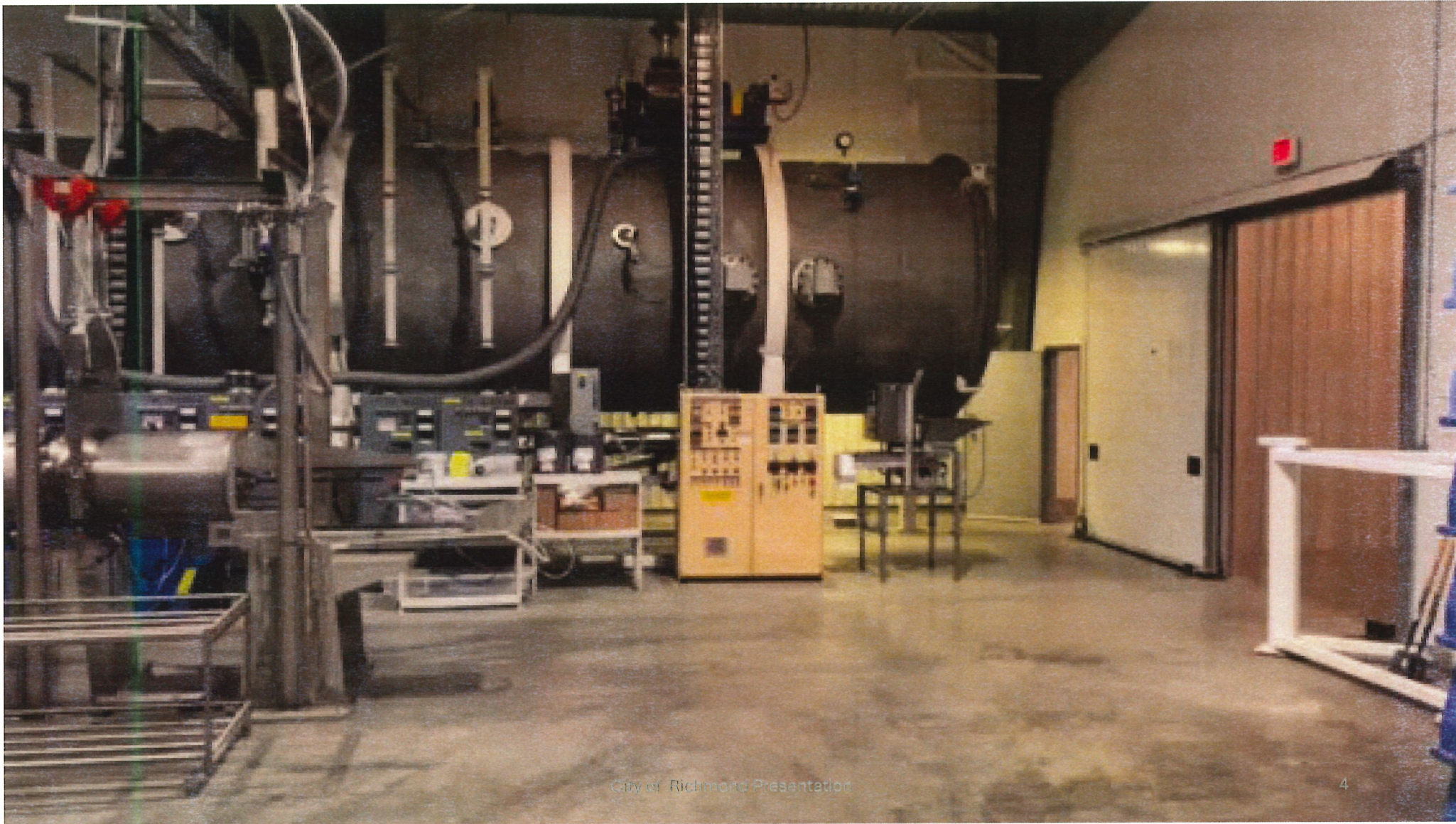


City of Richmond Presentation



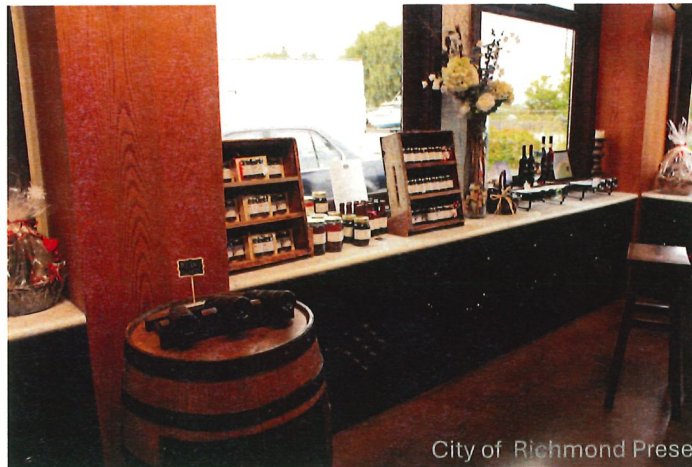
on facility





Sanduz Wines

- Sources grapes and berries from a number of local growers to make wines
- Uses retail space to bring local farm products to market.



City of Richmond Presentation



Subdivision Request & Rational

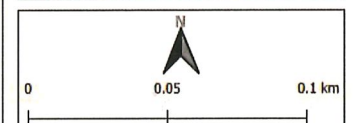
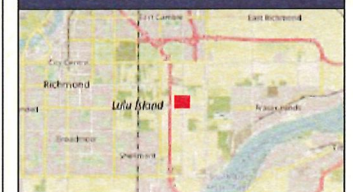
- The current layout of the Site limits the access to the processing facility and winery on Parcel 2 via Blundell Rd, which is a narrow and tortuous path not suitable for delivery trucks
- The ideal access to the processing and winery facility is from Sidaway Road (as currently exists)
- The owners of Cal-San have concerns about the impact of not having a secure long-term access to their facilities as long-term access is not guaranteed under the current parcel division.
- The proposed subdivision will maintain agricultural land on both properties and secure long term access to the processing and winery facility



LEGEND

- Parcel boundaries
- 5m RAR Buffer
- Proposed subdivision
 - LOT A
 - LOT B
- Proposed access
 - Gravel
 - Paved

LOCATION OVERVIEW



Scale: 1:2000
Spatial Reference: NAD83 / UTM zone 10N

Project ID: BD-07
Project Description: Sandhu
Created By: F.L.
Date: 2025-05-26

PROPOSED PARCEL SUBDIVISION LAYOUT

Subdivision Summary

Parcel	Proposed Layout	Ownership
Proposed Lot A	<ul style="list-style-type: none"> • Main access/egress point: Sidaway Rd. Wide access with shortest and most direct path to processing facility and loading bay. • Other access/egress points: Blundell Rd paved access (small vehicle access) • Contains: Residential dwelling, vineyard, processing facility, winery, and small field production area at the north end of the property. 	Sukhdev Singh Sandhu and Navjit Kaur Sandhu
Proposed Lot B	<ul style="list-style-type: none"> • Main access/egress point: Sidaway Rd northern gravel access. This access was approved to use by the City of Richmond. • Contains: Northern agricultural fields. 	Canada Berries Winery Ltd.

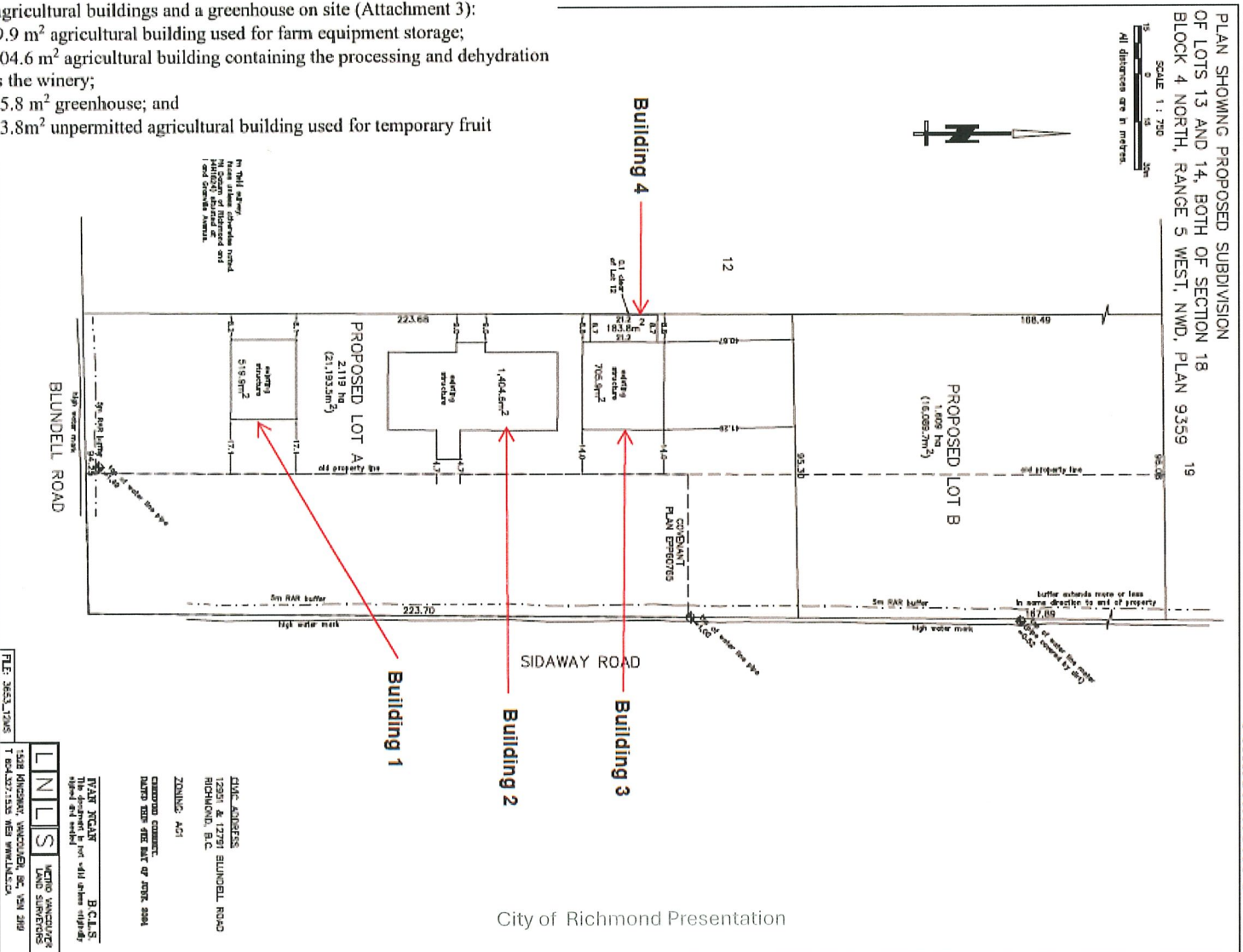
Subdivision Request & Rational

- There is no net loss to agriculture from subdividing east to west as compared to the current north south lot lines. Both lots still have agricultural productive capability.
- Under the current situation, the sale of 12951 Blundell Road (Parcel 1) would eliminate the access to the processing and winery facility. There is a small driveway off Blundell that provides access to the house but is not large enough to accommodate large trucks or farm vehicles. The proposed subdivision will secure long term access to the processing and winery facility.
- The winery and agritourism activities taking place on 12791 Blundell Road (Parcel 2) will have their access and parking protected by the proposed subdivision.

Variance Request

1. Subdivision of a lot below the minimum permitted size
2. Side yard setback variance for an existing structure
3. Variance to allow additional concrete flooring in agricultural buildings

Attachment 3



City of Richmond Presentation

11

There are three existing agricultural buildings and a greenhouse on site (Attachment 3):

- Building 1 - a 519.9 m² agricultural building used for farm equipment storage;
- Building 2 - a 1,404.6 m² agricultural building containing the processing and dehydration facility, as well as the winery;
- Building 3 - a 705.8 m² greenhouse; and
- Building 4 - a 183.8m² unpermitted agricultural building used for temporary fruit storage.

Agrologist Variance Summary

- The additional non-permitted building is used seasonally for temporary fruit storage and does not include services.
 - the continued use of the agricultural buildings are essential to the farm operation.
- The side yard setback variance for this structure will not hinder agricultural operations and is supported by the adjacent landowner Habib Khan
- Overall, the proposed variances align with the scale and operational needs of this established farm business and support continued agricultural viability on both parcels.
- The request for additional concrete flooring is primarily retroactive, formalizing non-conforming structures that support year-round processing storage, and wine production. In addition, this will permit a non-permitted building important to the success of the farm operation

Agrologist Summary

- The proposed subdivision and associated variances are not expected to negatively impact the agricultural use or productivity of the subject properties. In fact, they are necessary for the ongoing success of the winery and berry processing facilities.
- Both proposed lots will retain agricultural capability, and the realignment will ensure long-term access to the winery and federally-inspected processing facility, which is essential for local blueberry and grape production
- The request for additional concrete flooring is primarily retroactive, formalizing non-conforming structures that support year-round processing, storage, and wine production.



LEGEND

- Parcel boundaries
- 5m RAR Buffer
- Current access
 - Gravel
 - Paved

LOCATION OVERVIEW

Scale: 1:2000
Spatial Reference: NAD83 / UTM zone 10N

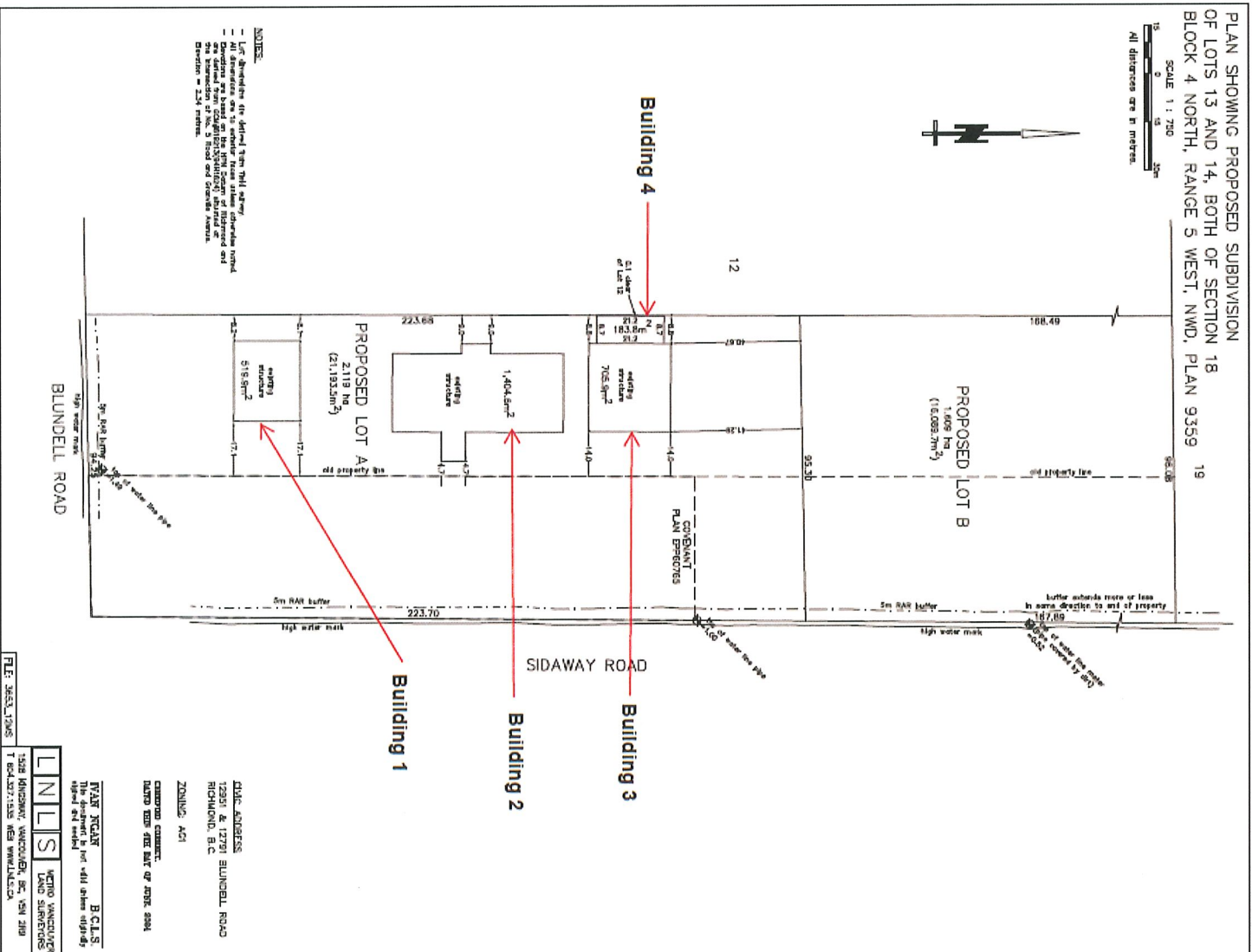
Project ID: BD-07
Project Description: Sandhu
Created By: F.L.
Date: 2025-05-26

CURRENT SITE LAYOUT WITH ACCESS POINTS

SCALE 1 : 750

15 0 15 30m

All distances are in metres.





City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 5, 2025

From: Joshua Reis
Director, Development

File: DP 23-031345

Re: Application by Jack Peccia for a Development Permit at
12399 Steveston Highway

Staff Recommendation

That a Development Permit be issued which would permit the construction of a two-storey commercial building at 12399 Steveston Highway on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)".

Joshua Reis
Director, Development

JR:ak
Att. 3

Staff Report

Origin

Jack Peccia, on behalf of 0864227 BC Ltd (Director: Rick Ilich), has applied to the City of Richmond for permission to develop a two-storey commercial building at 12399 Steveston Highway on Air Space Parcel 3, zoned “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)”. Air Space Parcel 3 (ASP3) is situated on top of an existing parkade and concrete pad that was constructed as part of the overall development known as “The Gardens”, which was approved by a separate Rezoning and Development Permit (RZ 08-450659 and DP 10-544504). A location map of the site is provided in Attachment 1.

There is no new servicing agreement associated with this Development Permit (DP) application, given the limited scope of the proposed development. The new building will be serviced by the existing privately owned and maintained on-site systems, which also service the adjacent properties forming part of “The Gardens” development. The applicant understands that the City will not grant utility connections such as storm sewer, sanitary sewer, watermain and streetlight to the new development.

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: Across the internal roadway is a three-storey townhouse development and an eight-storey apartment building.
- To the east: The southbound Highway 99 off-ramp. Beyond that Highway 99 running north-south.
- To the south: Across Steveston Highway are industrial and auto-oriented commercial buildings with access from No. 5 Road.
- To the west: Across the internal driveway are two, four-storey mixed-use buildings with commercial at grade, and three-storeys of apartment residential above. Both buildings are part of “The Gardens” development.

Staff Comments

The proposed development attached to this report has satisfactorily addressed the urban design issues and staff comments identified as part of the review of the subject DP application. In addition, the proposed development complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the “Commercial Mixed Use (ZMU18) – The Gardens” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposed development on February 20, 2025, and supported the project, subject to the applicant giving consideration to the comments identified by the Panel. A copy of the relevant excerpt from the ADP meeting minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Existing Encumbrances

There are a number of legal agreements and covenants registered on Title, including but not limited to:

- CA2088667, City flood covenant.
- CA2088672, City noise attenuation covenant to ensure that buildings are constructed with traffic noise mitigation measures, in accordance with the acoustic report referenced in the legal agreement. This covenant is not applicable to the new commercial development as its intent was to minimize potential traffic noise for residential buildings.
- CA2088628, Statutory Right-of-Way (SRW) to provide for City and public access over the owner constructed and maintained road works.
- CA2088692 and CA2088693, a blanket SRW in favour of the City and all members of the public for access.

The applicant's lawyer has provided a Title summary confirming that the proposed development does not conflict with these existing encumbrances.

Conditions of Adjacency

- The subject site is located within "The Gardens" in Air Space Parcel 3 (ASP3). This is situated at the southeast corner of "The Gardens" development site, above the existing shared underground parking structure. The stairs and elevator space from the parkade to the ground level has already been constructed as part of the original development and will be incorporated into the new construction.
- The internal driveway network separates the new development from existing residential buildings to the north and mixed-use buildings to the west. The proposed two-storey building form mitigates any overlook concerns, with perimeter planting providing a natural buffer between the adjacent buildings and the proposed.
- Existing landscaping, along with additional planting, provides a natural buffer between the proposed development and Highway 99 to the east, and Steveston Highway to the south. A new north-south sidewalk connection is proposed, improving pedestrian access from Steveston Highway to "The Gardens" development.
- Landscape improvements, including planters and the proposed pedestrian connection to the sidewalk on Steveston Highway are located outside ASP3 and have been approved by the remainder lot owner, who is also the owner of ASP3. These planters will be maintained by the remainder lot owner.
- To the southeast of ASP3 is a Riparian Management Area (RMA) which the applicant proposes to enhance with native planting, consistent with the Qualified Environmental

Professional's recommendations, and as approved by City Climate and Environment staff. The proposed building complies with RMA setback requirements. No encroachments into the RMA are permitted. Prior to DP issuance, a security of \$44,069.00 and an accompanying legal agreement for the RMA enhancement are required. The RMA is subject to a three-year maintenance and monitoring period to help ensure planting viability.

Urban Design and Site Planning

- Under "The Gardens" concept plan and sub-area plan, the subject parcel is designated for small scale commercial activity with an emphasis on creating a pedestrian-friendly environment. Continuous weather protection, glazing along the building's façade and street furniture all provide for a human-scale development, and anchor the site as a local small-scale commercial space.
- Continuous pedestrian access is provided along the building's north and west frontages through 1.5 m wide accessible sidewalks. Landscape planters along the edge of the sidewalks provide a buffer between pedestrians and vehicles.
- No additional parking spaces are proposed. The existing shared underground parkade will fully accommodate the parking requirements of the proposed development. Vertical circulation from the underground parkade to the ground floor access will be provided via stairs and an elevator from the existing roughed-in shaft and stairwell.
- The existing shared underground parkade contains a Class 1 bicycle storage room and provides for bicycle parking spaces consistent with the Zoning Bylaw (three Class 1 spaces). Four Class 2 bicycle parking spaces are proposed north of the building and are integrated with the landscaping.
- The proposed development will be serviced by a new garbage enclosure located within a designated easement area south of the subject building. A wooden enclosure and pergola style roof will screen the waste and recycling bins from view.
- A loading space for the new commercial development is proposed directly to the south of the building. A portion of the area to the west of the garbage enclosure is required to further facilitate truck turning. Modifications to this area, including signage and painting, will be undertaken to warn pedestrians of possible truck manoeuvring.

Architectural Form and Character

- The proposed development contributes towards a "Pacific Coast" architectural expression, characterized by expansive glazing, stepped massing, wood tones and neutral colours. The materials and colour palette were inspired from the surrounding existing developments to the north and west, this new commercial building to integrate with the area's established character.
- The use of windows and glazing is maximized to provide transparency and activate the pedestrian realm.
- Staff have worked with the applicant to ensure that the mechanical systems on the roof are screened from adjacent uses and located to minimize visual impacts and potential noise by incorporating black aluminum screening and locating the mechanical units east of the elevator overrun.
- Separate site permits are required for any future signage proposed on-site.

Landscape Design and Open Space Design

- Landscaping is proposed on all sides of the new building to support its integration within “The Gardens” and the wider streetscape. This includes planting along the north and west sidewalks, trellises at the rear of the building, and riparian planting in the RMA.
- To further enhance pedestrian connectivity in the surrounding area, the applicant is proposing to provide a new north-south sidewalk connection from “The Gardens” development to Steveston Highway. New planting and additional low-glare lighting will be provided along this new connection.
- There are no trees in ASP3. However, the proposed north-south sidewalk connection will be constructed in close proximity to some existing trees that may require trimming. All on-site trees are proposed to be protected and retained. Prior to DP issuance, the applicant is required to submit an Arborist Report highlighting all adjacent trees that may be impacted, install tree protection fencing consistent with the Tree Protection Bylaw, and provide a tree survival security.
- Drought tolerant and native landscaping are proposed to reduce water consumption and enhance local ecology. All landscaped areas will be irrigated with a high-efficiency irrigation system.
- To ensure the proposed landscaping works are completed, including the planters located outside of ASP3 and along the new north/south sidewalk, the applicant is required to submit a landscape security of \$64,400.82 prior to DP issuance.

Crime Prevention Through Environmental Design


- Low-glare downward-facing lighting is proposed around the perimeter of the building and is incorporated within the landscaping to enhance security and prevent dark corners.
- The site design and use of glazing and low shrub planting provide clear, unobstructed views and enhance natural surveillance.
- The applicant has indicated that security cameras will be installed on site, including at the rear of the building.

Sustainability

- The project will be constructed to Step Code 2 with Low Carbon Energy System (LCES), consistent with City energy requirements.
- The following sustainability related features will be incorporated into the development and will be secured through legal agreements registered on Title prior to DP issuance:
 - Energy-efficient LED lighting with smart controls and daylight sensors to reduce energy consumption;
 - Installation of low-flow and water efficient plumbing fixtures; and
 - Rough-in for future rooftop solar photovoltaic infrastructure as an alternative energy source for future tenants.

Conclusions

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



Ashley Kwan
Planner 1
(604) 276-4173

AK:js

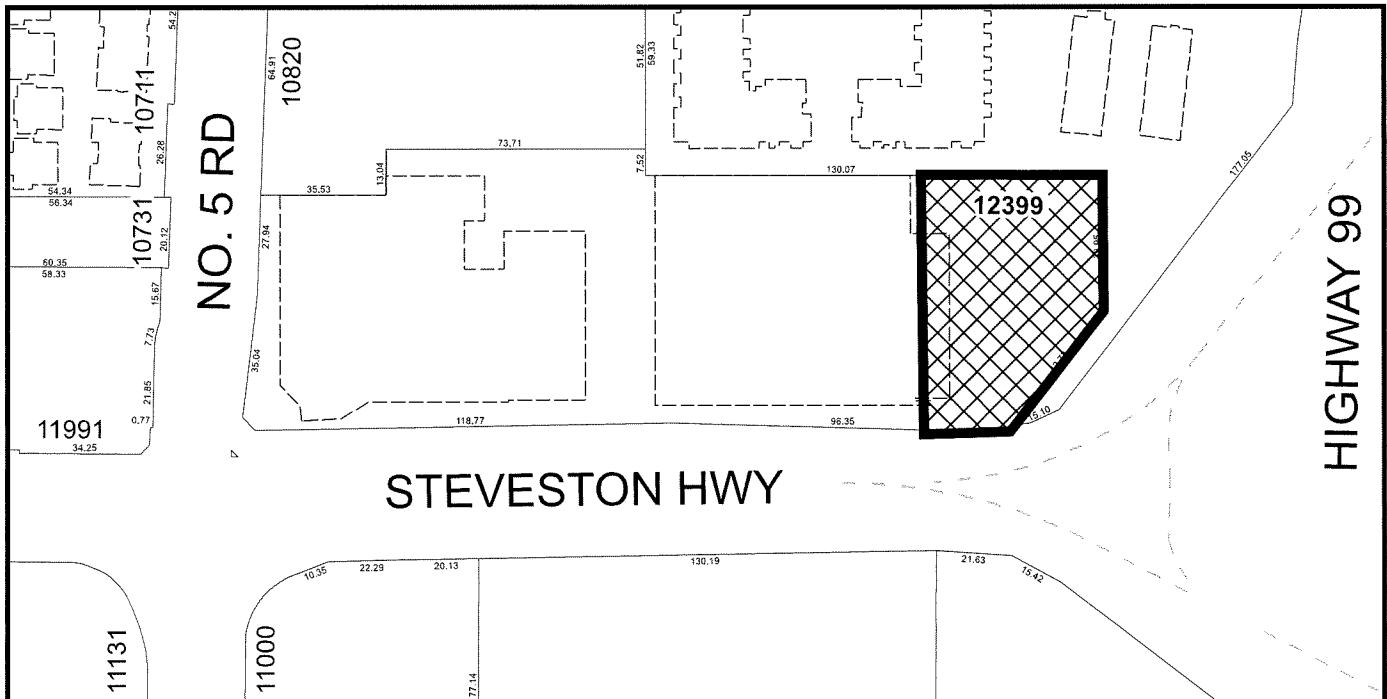
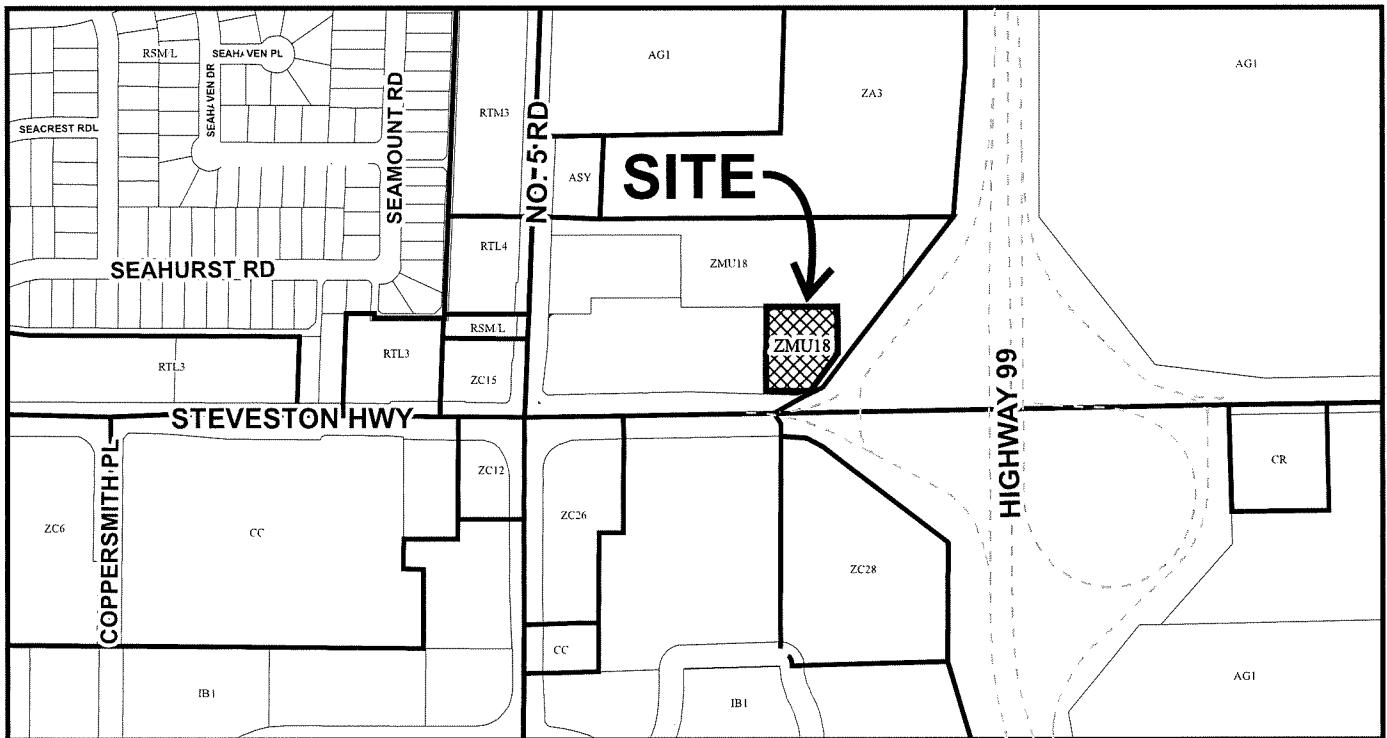
- Att. 1: Location Map
 2: Development Application Data Sheet
 3: Advisory Design Panel Meeting Minutes

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

- Receipt of a landscape security in the amount of \$64,400.82 and a legal agreement outlining the terms of release.
- Submission of an Arborist Report highlighting all adjacent trees that may be impacted due to new sidewalk construction, install tree protection fencing consistent with the Tree Protection Bylaw, and receipt of a tree survival security for the trees to be retained.
- 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.
- Receipt of security in the amount of \$44,069.00 for the RMA planting and registration of a legal agreement on Title securing a 3-year maintenance period as outlined in the Construction Environmental Management Plan (CEMP)
- Registration of a legal agreement on Title ensuring that the constructed building provides low-flow plumbing fixtures, motion sensor energy efficient interior lighting, and rough-ins for future rooftop solar photovoltaic infrastructure opportunities, to the satisfaction of the Director of Building Approvals.
- Payment of all fees in full cost for costs associated with the DP permit and Public Notices.

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

- The applicant must provide written acknowledgement accepting that the City will not grant connections to City utility services (eg. water, storm, sanitary, street lighting, electrical, tel/cable) and the new development will be serviced by the existing privately owned and maintained onsite systems, including but not limited to, water, storm, sanitary, street lighting, electrical, tel/cable, and drive isles.
- 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.*
- 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>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



DP 23-031345

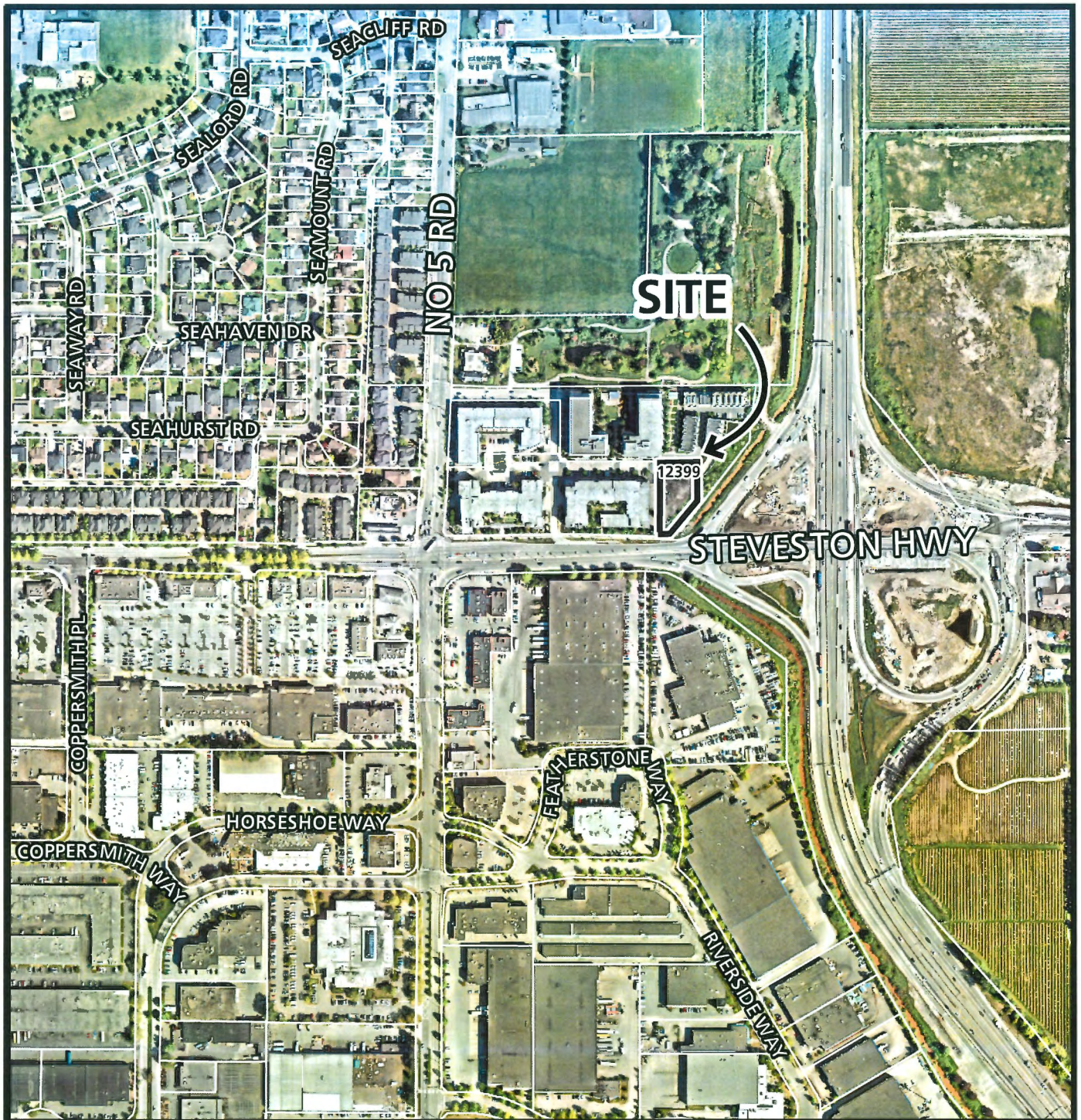
Original Date: 11/01/23

Revision Date: 06/05/25

Note: Dimensions are in METRES



City of
Richmond



DP 23-031345

Original Date: 06/05/25
Revision Date: 06/05/25

Note: Dimensions are in METRES



DP 23-031345

Attachment 2

Address: 12399 Steveston Highway

Applicant: Jack Peccia

Owner: 0864227 BC Ltd.

Planning Area(s): Shellmont Area, Ironwood Sub-Area Plan

Floor Area Gross: 992.85 m² (10,687 ft²) Floor Area Net: 914.82 m² (9,847 ft²)

	Existing	Proposed
Site Area (ASP 3):	985.7 m ² (10,610 ft ²)	No Change
Land Uses:	Vacant Lot	Commercial
OCP Designation:	Limited Mixed Use	No Change
Zoning:	Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)	No Change
Number of Units:	1	7

	Bylaw Requirement	Proposed	Variance
<i>Calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the ALR unless otherwise specified</i>			
Floor Area Ratio:	1.43	1.40	none permitted
Lot Coverage:	Max. 50%	34%	none
Height (m):	Max. 25.0 m	11.0 m	none
Off-street Parking Spaces – Regular/Accessible (ASP 3):	32 (R) and 1 (A)	32 (R) and 1 (A)	none
Total off-street Spaces (ASP 3):	33	33	none
Loading spaces	1 Medium sized	1 Medium sized	none

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, February 20, 2025 – 4:00 p.m.
Remote (Teams) Meeting

**DP 23-031345 - TWO-STOREY COMMERCIAL BUILDING WITHIN AN AIR SPACE
PARCEL**

ARCHITECT: Matthew Cheng Architect Inc.
LANDSCAPE ARCHITECT: PMG Landscape Architects
PROPERTY LOCATION: 12399 Steveston Highway

Applicant's Presentation

Architect Matthew Cheng, of Matthew Cheng Architect Inc., and Landscape Architect Yiwen Ruan, of PMG Landscape Architects, presented the project and together with Reynold Orogo, of Matthew Cheng Architect Inc., Eric Hughes and Jack Peccia of Peterson Group, answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the applicant's presentation; the proposed accessibility plan provides adequate access to and within the proposed two-storey commercial building; *Noted, thank you.*
- understand the concerns of installing a green roof on a wood frame building; consider instead installing solar panels on the roof; *We will provide a rough in for future solar connection, please refer to the Architectural Drawings sheet A101 (Plan #9).*
- the soil volume of planters for the proposed two small trees on the north side of the proposed building will not be adequate and could be better located in the larger planting bed in front of the building, but considering the small size of the planters and their shady location, consider installing only shrubs in the planters; *We have added a small Japanese Maple in the North planting area, please refer to the Landscape Drawings sheet L2 (Plan #14). Moreover, the triangular area has ample soil volume to support the proposed planting at 21.5 cubic meters.*

- understand the limitations of the building on concrete slab; however, there are available solutions to provide more soil depth for planting on concrete slab; *The landscape planter walls have been raised to achieve the required soil depth. In addition, we have added additional planting to tie the North and West side together.*
- the project has the potential to be a gateway to the Ironwood Area Sub-Area which includes “The Gardens”; however, the units are oriented towards the north and west; the east and south façades fronting Steveston Highway and Highway 99 read like the back of the building; consider further development to these façades to provide more visual interest to this prominent corner; *We have added additional planting, windows and increased the existing CRU window sizes by 10” in length to create a more welcoming elevation. Additionally, we have simplified and squared off the second-floor massing. Overall, by having more windows, outdoor patios with planters and additional planting, it creates a more welcoming feel and provides additional interest to the SE corner.*
- consider additional planting along the Riparian Management Area to the east of the proposed development to provide more buffer along Highway 99; *We have planted the maximum allowable area in the RMA, please refer to page L2 (Plan #14) on the Landscape drawings for reference. We have also proactively added bearberry evergreen shrubs, perennial rose shrub and red twig dogwood along the Hwy 99 elevation between the RMA and the building to create a more vibrant and inviting elevation.*
- consider increasing the size of the doors or glazing for the commercial frontages of the building (i.e. west and north) to help provide a more seamless transition in terms of the scale of buildings from west to east in “The Gardens”; *We have increased the storefront windows by 10” in length to create a more welcoming feel and bring in more natural light, please refer to the Architectural Drawings.*
- the CRU at the northeast corner appears orphaned in terms of landscaping; provide more detail regarding its interface with the ramp to the basement parking entry; *The northeast corner functions as a strong end cap to the building, minimizing the sense of it being "orphaned". Architecturally, maintaining the consistent canopy design creates a cohesive frontage alongside enlarged windows to create a welcoming entry. Landscaping elements, including the triangular planting bed, have been incorporated to soften the ramp interface and provide a visual buffer while respecting existing curbing constraints. The corner has been planned to accommodate a future CRU with a prominent entrance and pedestrian-friendly interface. Limited blade signage may be added at the tenant fit-out stage to support visibility.*
- consider further development to the design of the roof, e.g. installing solar panels, as it is visible from adjacent taller buildings; *We have added a rough in for future panel connection, please refer to sheet A101 (Plan #9) of the Architectural Drawings.*

- consider further design development to the back of the building in order for the building to read more like a “gateway” building; *The Southwest and East elevations have been further developed to enhance the building’s role as a gateway. Architectural finishes and built-up wall treatments have been extended around these façades to create a more cohesive and prominent visual presence. Additional glazing has been added to increase transparency, activating the elevations and contributing to a more open, beacon-like character. Simplifying the massing by removing angular corners has not only clarified the building form but also created opportunities for enhanced landscaping, reinforcing the sense of arrival.*
- the relationship between the proposed design of the south and east façades of the proposed building and the design of the adjacent buildings appears weak (e.g. the checkered façade treatment and trellis for climbing vines); the proposed materials and colours (e.g. dark cementitious panels) for the proposed building appear out of context in relationship to adjacent buildings; consider a lighter colour in lieu of the proposed dark colours; *The proposed design and colour schemes are inspired by its neighbouring properties such as the Jasime Townhomes north of the subject site. Our proposed building borrowed some elements from its adjacent buildings in an effort to have this building as a unifying element. But because of its location closer to the highway, we borrowed most of the elements from the nearby townhomes. The elements include the use of grey and white cementitious panels, faux wood, and planting.*
- in terms of building massing, consider a more human scale design with clean and simple base and top; also consider improvements to the design of CRU Unit 3 and CRU Unit 4 to make them more attractive and accessible to potential customers as they are not located in prominent locations; *The second-level massing has been simplified by squaring off the edges along the East (Highway) elevation, creating a more human-scaled and visually coherent base and top. While the internal demising of CRU Units 3 and 4 remains conceptual and tenant-dependent, the design has incorporated key features to ensure these spaces are viable and attractive if developed as individual units. These include generous glazing along the street frontage to enhance visibility and natural light. Additionally, the landscaping creates a welcoming and pedestrian friendly entrance to the end CRU’s.*
- understand the limitations of planting on concrete slab; the applicant will need to be more strategic in terms of the choice of planting; also consider a more cohesive landscape design along the north and west sides of the development; *The landscape planter walls have been raised to achieve the required soil depth. The landscape design has been updated along the north and west sides of the development to create a more connected/cohesive look. A consistent paving design and planter wall material for a cohesive look. The planting has been updated to ensure continuity between the north and west side.*

- the building canopies appear scattered; consider a continuous canopy from the north side to the main building entrance to the second floor units in the west side to create a corner element; *The building canopies have been updated to be continuous wrapping around the North and West elevation overall creating a cohesive look. This was accomplished by pushing the planters on the West elevation out towards the street side and the sidewalk adjacent to the building – this also matches the same design as the North elevation creating a cohesive and consistent look. With doing so the planters do not sit directly under the canopies which allows them to receive adequate sunlight, though it is worth noting that the planting proposed is shade and drought tolerant.*
- the applicant needs to provide more details regarding the project's energy and environmental sustainability features; consider further development to the energy sustainability aspect of the project, e.g. installing a sustainability feature on the roof; the applicant needs to provide more information regarding stormwater management at grade level; consider installing a path along the east side to take advantage of the Riparian Management Area at the back of the building; *We will achieve Step Code 2 of the BC Energy Step Code and Emissions Level 2 of the BC Emissions Level 2, as required by the City of Richmond for Part 3 buildings. Additional sustainable initiatives include LED energy efficient lighting with daylight sensors, low flow plumbing fixtures, drought resistant planting, prioritization of locally sourced materials. The RMA zone provides natural stormwater management with excess water naturally flowing into the creek area. Additionally, please note that public access to the RMA is discouraged in the Sub-Area Plan and is meant to act as a buffer to the development/surrounding area.*
- consider opening up the stairs and make them more attractive and welcoming; consider installing glazing in lieu of the cementitious panel to make them more visible and to encourage their use; *We have added and enlarged window for the stair well. The glazing along the East elevation/staircase has been widened and elongated to create a more transparent look.*
- the success of the proposed development depends on the east-west and north-south connection at the corner to draw and attract people to the proposed development; *We have created a more inviting elevation by adding planting, changing the massing and providing additional windows.*

- the rear of the building (south and east elevations) needs further development as it is fronting a visible corner (at Steveston Highway and Highway 99) and presents an opportunity to become a beacon at this corner; consider incorporating an element taller than the proposed building to address this corner; *We have made enhancements to the southwest and east elevations to better address their visibility from the prominent corner at Steveston Highway and Highway 99. These façades now feature consistent architectural finishing and articulated built-up walls that mirror the detailing found on the more public-facing sides of the building, creating a cohesive and polished appearance from all directions.*

To further activate these elevations, we've increased the number and size of windows, which not only improves the visual openness of the units but also introduces more rhythm and transparency to the façade. The massing has been refined by softening some of the angular geometry at the corners, which has in turn created opportunities for additional landscaping and a more pedestrian-friendly edge.

In response to the request to create a more prominent architectural feature, we've emphasized a vertical expression along this corner to act as a visual marker from the highway. This gesture, paired with enhanced corner detailing and a deliberate use of lighting and materials, helps define the development as a gateway or beacon when approaching from the highway, offering both a visual cue and a sense of arrival.

- consider enhancing the planting along the Riparian Management Area and incorporate taller trees around the building to enhance the overall landscape of the proposed development; *The RMA planting has been chosen by Keystone Environmental. Based on their field reviews they have proposed native, safe planting. We have added additional planting along the Hwy 99 elevation a few feet outside of the RMA zone as shown on the Landscape drawings sheet L2 (Plan #14). With regards to the surrounding area of the RMA, to the North is tied to the DP of the Jasmine Townhomes and to the East there is a MOTT ROW which limits the width towards Hwy 99 of our RMA Planting.*
- the building is attempting to do too much; consider removing some of the elements to create a simpler design; *The massing is further simplified by cutting off some of the crooked corners. This allowed some more space for landscaping as well. The function of the building played a large role in determining the massing. For commercial reasons, it is desirable that the level 2 be as rectangular as possible, hence the creation of stepped corners. Moreover, we took elements from the neighbouring "Gardens", specifically the "Jasmine" townhomes. Here we resemble the light and dark cementitious panel look while adding a faux wood which provides west coast accent and speaks to the neighbouring area.*

- the building needs further design development given its site context; *In addition to our response above we appreciate the feedback regarding the need for further design refinement. In response, we've approached the building's massing and articulation with the dual goals of contextual sensitivity and functional efficiency. The design reflects a simplification of form through the removal of non-essential angular elements—particularly at the corners—to enhance clarity in the building's overall geometry. This not only contributes to a cleaner architectural design but also opens opportunities for improved landscaping.*

In terms of contextual design development, we have taken careful cues from the surrounding built environment, particularly the adjacent "Gardens" development and its "Jasmine" townhomes. By integrating light and dark cementitious paneling, our design aims to harmonize with the area's established material palette. The introduction of faux wood accents adds a layer of warmth and reinforces a west coast character, tying the building visually to the local vernacular and creating a more welcoming and place-specific identity.

Ultimately, the building is intended to strike a balance between contemporary expression and contextual compatibility, acting as a thoughtful commercial anchor that responds to both functional demands and the character of its surroundings.

- the building feels bare due to its location on top of a concrete pad; consider increasing the size of the planters to provide more soil volume for more substantial planting; tree planting on the north side of the building near the ramp would provide a good buffer to a future busy area; *We have added a tree in the north planting section, regarding the planter size we have slightly increased to accommodate more soil/planting.*
- consider reorienting the proposed garbage and recycling area to minimize its visibility from the north-south pedestrian pathway along the west side of the proposed building; also consider incorporating a feature tree in this area; *The Garbage enclosure has been oriented for convenient and accessible garbage pickup. The Garbage enclosure is thoroughly designed with nice wooden doors to screen the garbage bins from the north-south pedestrian walkway. A feature tree is not necessary as there is already mature shrubs and trees surrounding the garbage enclosure. The mature trees directly behind the garbage enclosure along Steveston Hwy provide a natural barrier and the tree planter neighbouring "The Magnolia" acts as a feature element.*
- consider enhancing the landscaping along the Riparian Management Area; and *Planting in the RMA area has been maximized. Additional planting along the building's rear has been provided.*
- ensure there is no conflict between the back door in CRU Unit No. 4 and the proposed planter along the east side of the building. *Landscaping has been revised to ensure there is no conflict with doors.*

Panel Decision

It was moved and seconded

That DP 23-031345 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

Opposed: Alan Tse and Winston Chong



City of Richmond

Development Permit

No. DP 23-031345

To the Holder: Jack Peccia, Peterson BC

Property Address: 12399 Steveston Highway

Address: 1701 – 1166 Alberni Street, Vancouver BC, V6E 3Z3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #17 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 \$64,400.82. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 23-031345

To the Holder: Jack Peccia, Peterson BC

Property Address: 12399 Steveston Highway

Address: 1701 – 1166 Alberni Street, Vancouver BC, V6E 3Z3

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 , .

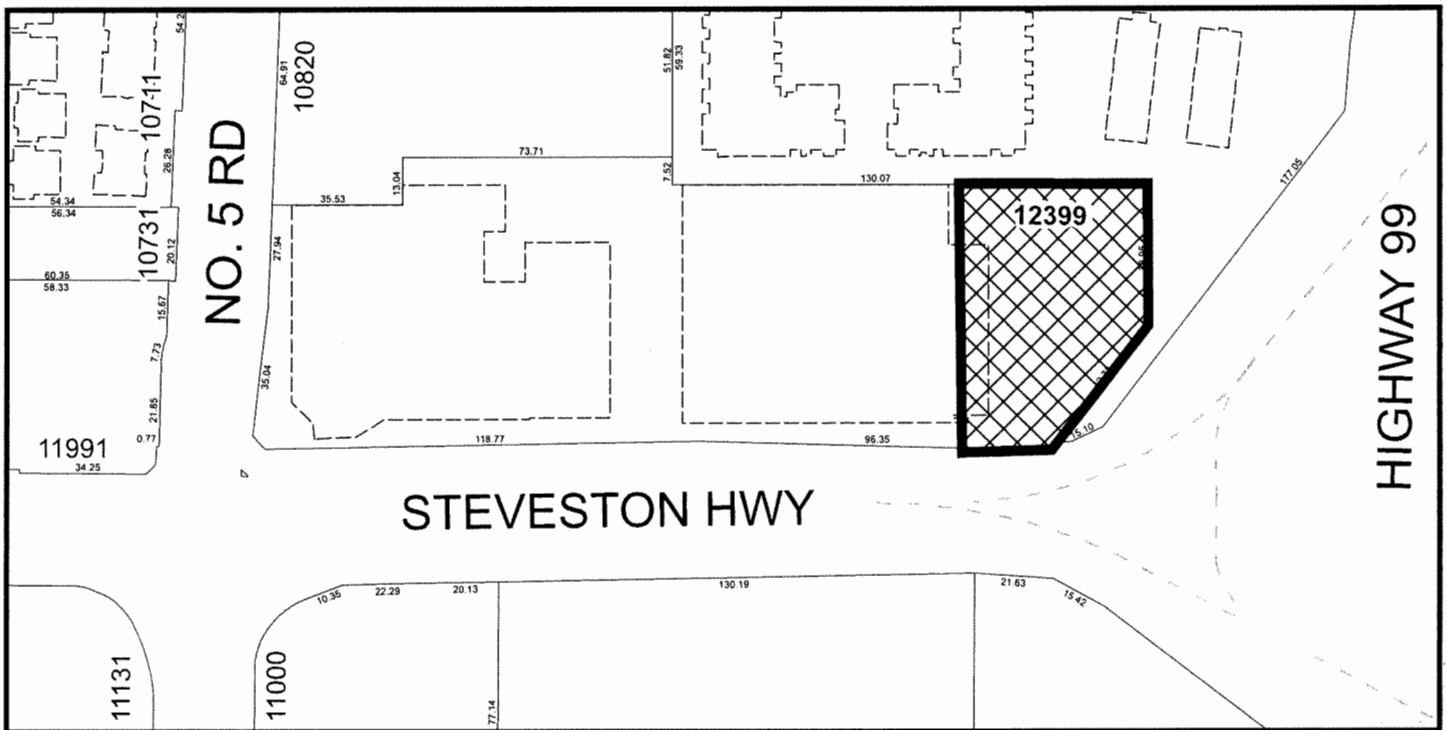
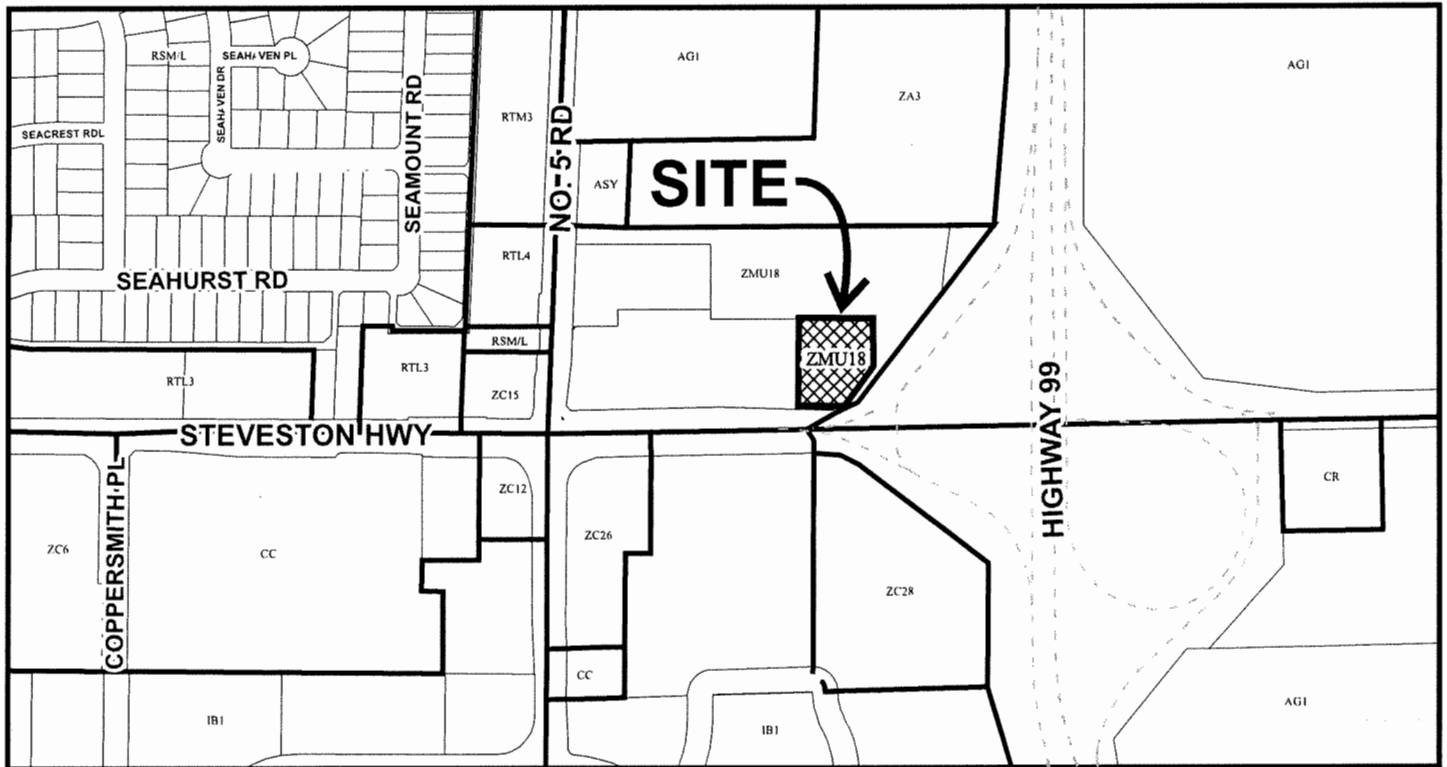
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

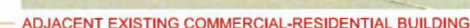
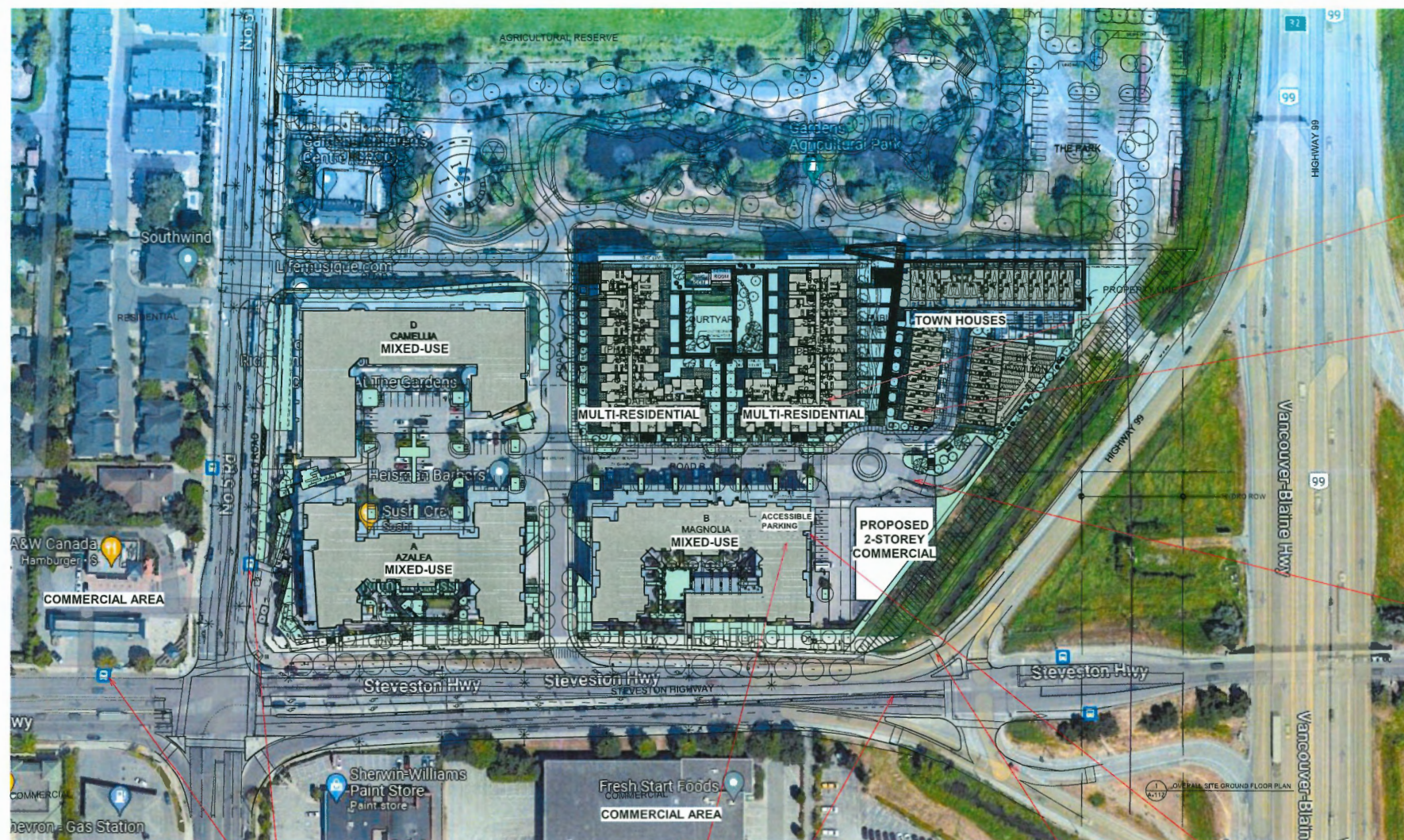


DP 23-031345
SCHEDULE "A"

Original Date: 11/01/23

Revision Date: 06/05/25

Note: Dimensions are in METRES



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May. 30 2025

[illegible]

DP 23-031345
June 5, 2025
Plan #2

2-STOREY COMMERCIAL BUILDING

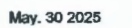
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY. RICHMOND

CONTEXT SITE PLAN

Project number	Project Number
Date	Issue Date
Drawn by	RNC
Checked by	MC
A002	
Scale	1 : 1000



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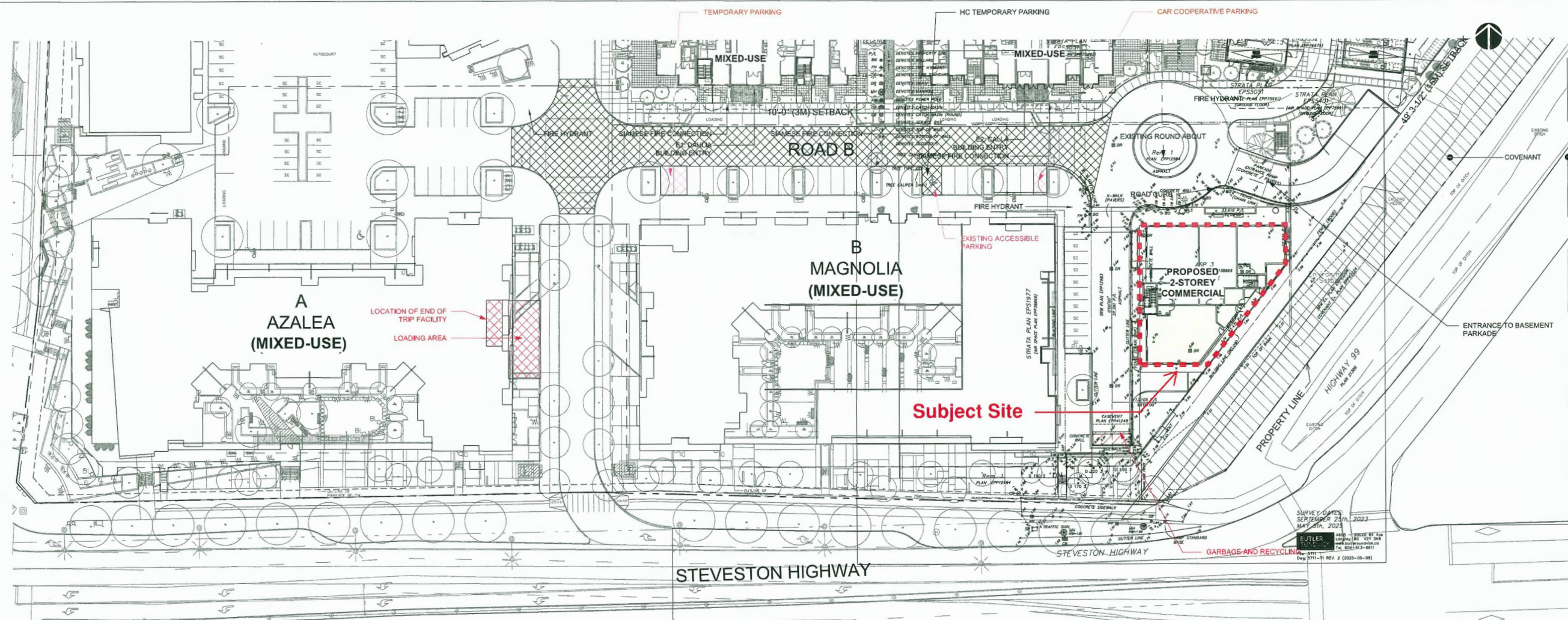
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DP 23-031345
June 5, 2025
Plan #3

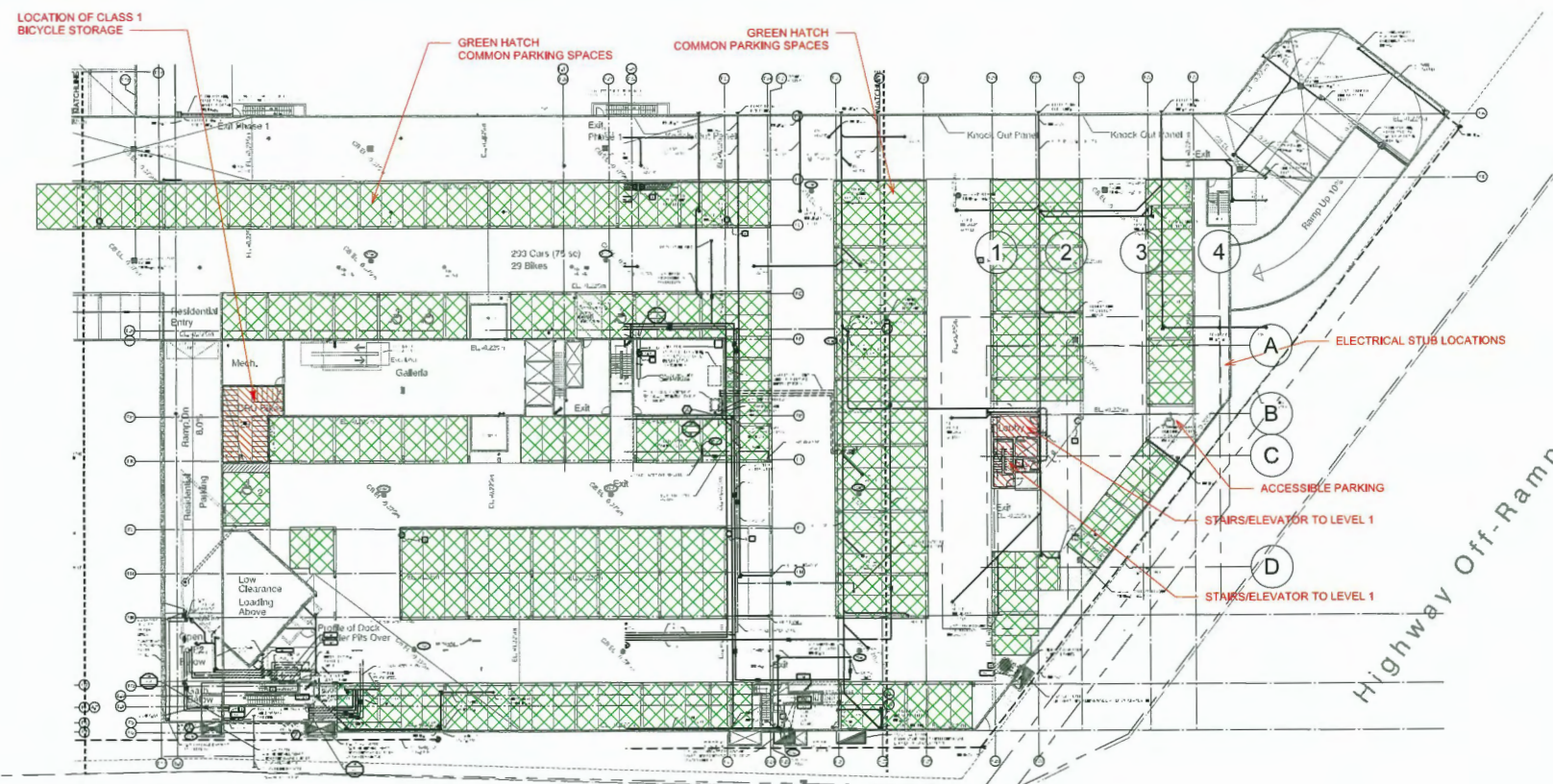
AMENITIES,
SERVICES, UTILITIES
LOCATIONS

A003

Scale	1 : 400
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② GROUND LEVEL CONTEXT PLAN
1 : 400



EXISTING UG BASEMENT - UTILITIES
AND PARKING
1 : 400



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[illegible]

DP 23-031345
June 5, 2025
Plan #4

2-STOREY COMMERCIAL BUILDING

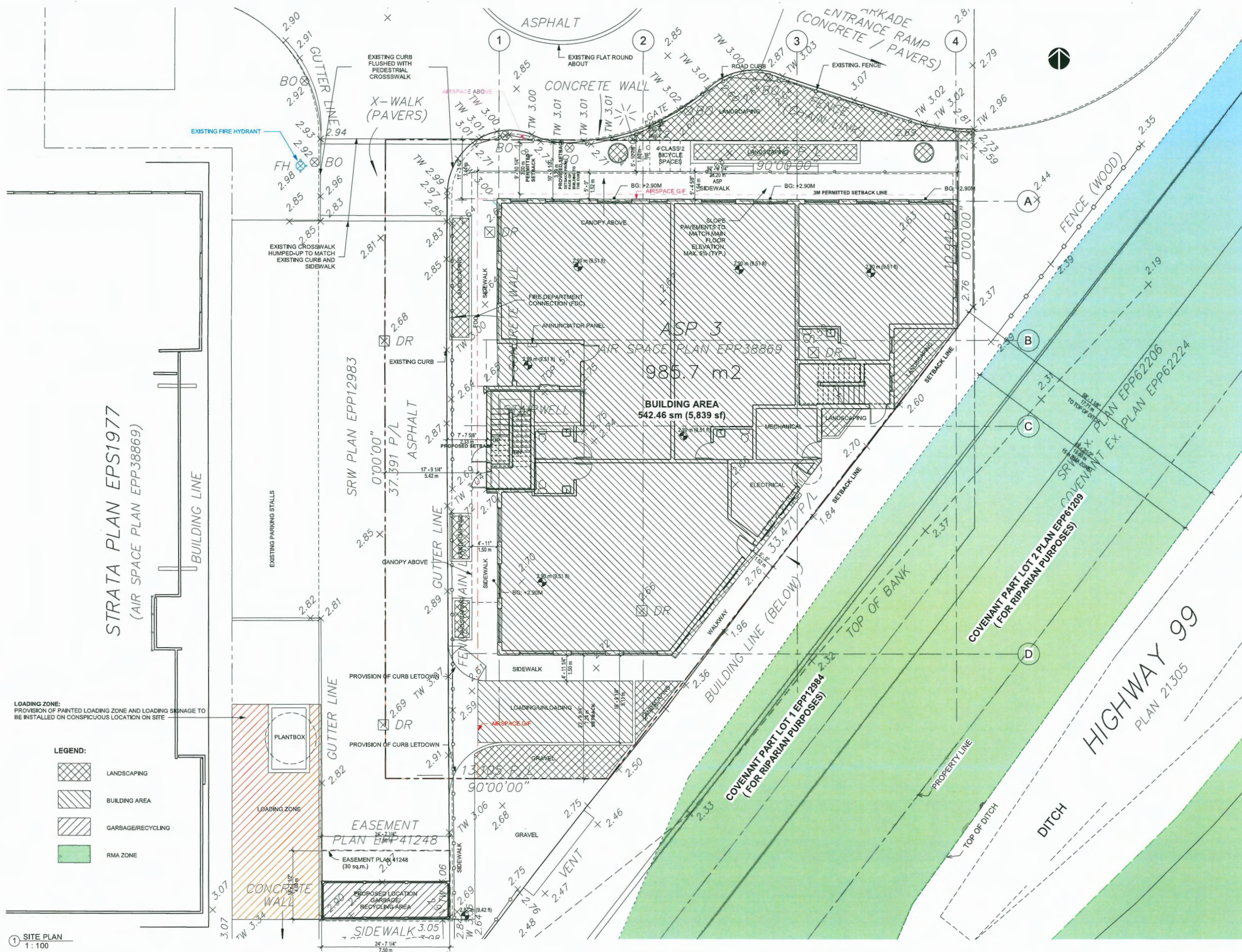
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

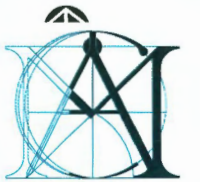
SITE PLAN

Project number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC

A004

Scale 1 : 100





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May. 30 2025

No.	Date	Revision
2	20240705	DP RESUBMISSION
3	20241205	DP RESUBMISSION
4	20250207	ADP
5	20250424	DPP
6	20250522	DPP RESUBMISSION
7	20250529	DPP RESUBMISSION

**DP 23-031345
June 5, 2025
Plan #5**

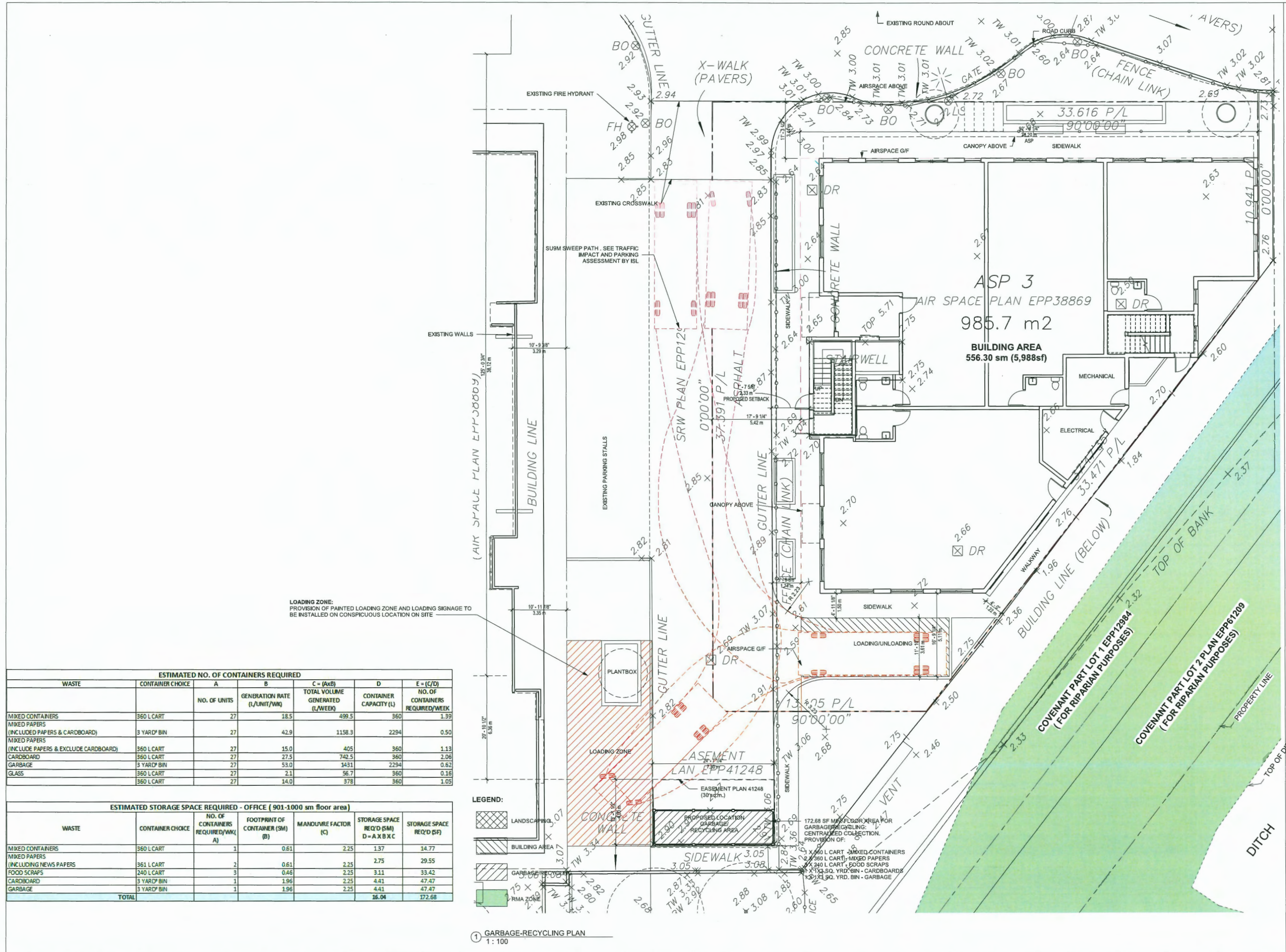
2-STORY COMMERCIAL BUILDING
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

**GARBAGE AND
RECYCLING PLAN**

Project number Project Number
Date Issue Date
Drawn by Author
Checked by Checker

A008

Scale 1 : 100



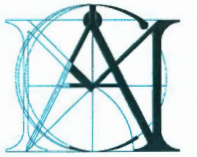
ESTIMATED NO. OF CONTAINERS REQUIRED						
WASTE	CONTAINER CHOICE	A	B	C = (AxB)	D	E = (C/D)
		NO. OF UNITS	GENERATION RATE (L/UNIT/WK)	TOTAL VOLUME GENERATED (L/WK)	CONTAINER CAPACITY (L)	NO. OF CONTAINERS REQUIRED/WK
MIXED CONTAINERS	360 L CART	27	18.5	499.5	360	1.39
MIXED PAPERS (INCLUDE PAPERS & CARDBOARD)	3 YARD BIN	27	42.9	1158.3	2294	0.50
MIXED PAPERS (INCLUDE PAPERS & EXCLUDE CARDBOARD)	360 L CART	27	15.0	405	360	1.13
CARDBOARD	360 L CART	27	27.5	742.5	360	2.06
GARBAGE	3 YARD BIN	27	53.0	1431	2294	0.62
GLASS	360 L CART	27	2.1	56.7	360	0.16
	360 L CART	27	14.0	378	360	1.05

ESTIMATED STORAGE SPACE REQUIRED - OFFICE (901-1000 sm floor area)					
WASTE	CONTAINER CHOICE	NO. OF CONTAINERS REQUIRED/WK (A)	FOOTPRINT OF CONTAINER (SM) (B)	MANOUEVRE FACTOR (C)	STORAGE SPACE REQ'D (SM) D = A X B X C
MIXED CONTAINERS	360 L CART	1	0.61	2.25	1.37
MIXED PAPERS (INCLUDING NEWS PAPERS)	361 L CART	2	0.61	2.25	2.75
FOOD SCRAPS	240 L CART	3	0.46	2.25	3.11
CARDBOARD	3 YARD BIN	1	1.96	2.25	4.41
GARBAGE	3 YARD BIN	1	1.96	2.25	4.41
TOTAL					16.04

LEGEND:



① GARBAGE-RECYCLING PLAN
1 : 100



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May, 30 2025

No.	Date	Revision
1	20230905	OP APPLICATION
2	20240705	OP RESUBMISSION
3	20241205	OP RESUBMISSION
4	20250207	ADP
5	20250424	OPP
6	20250522	OPP RESUBMISSION
7	20250529	OPP RESUBMISSION

DP 23-031345
June 5, 2025
Plan #7

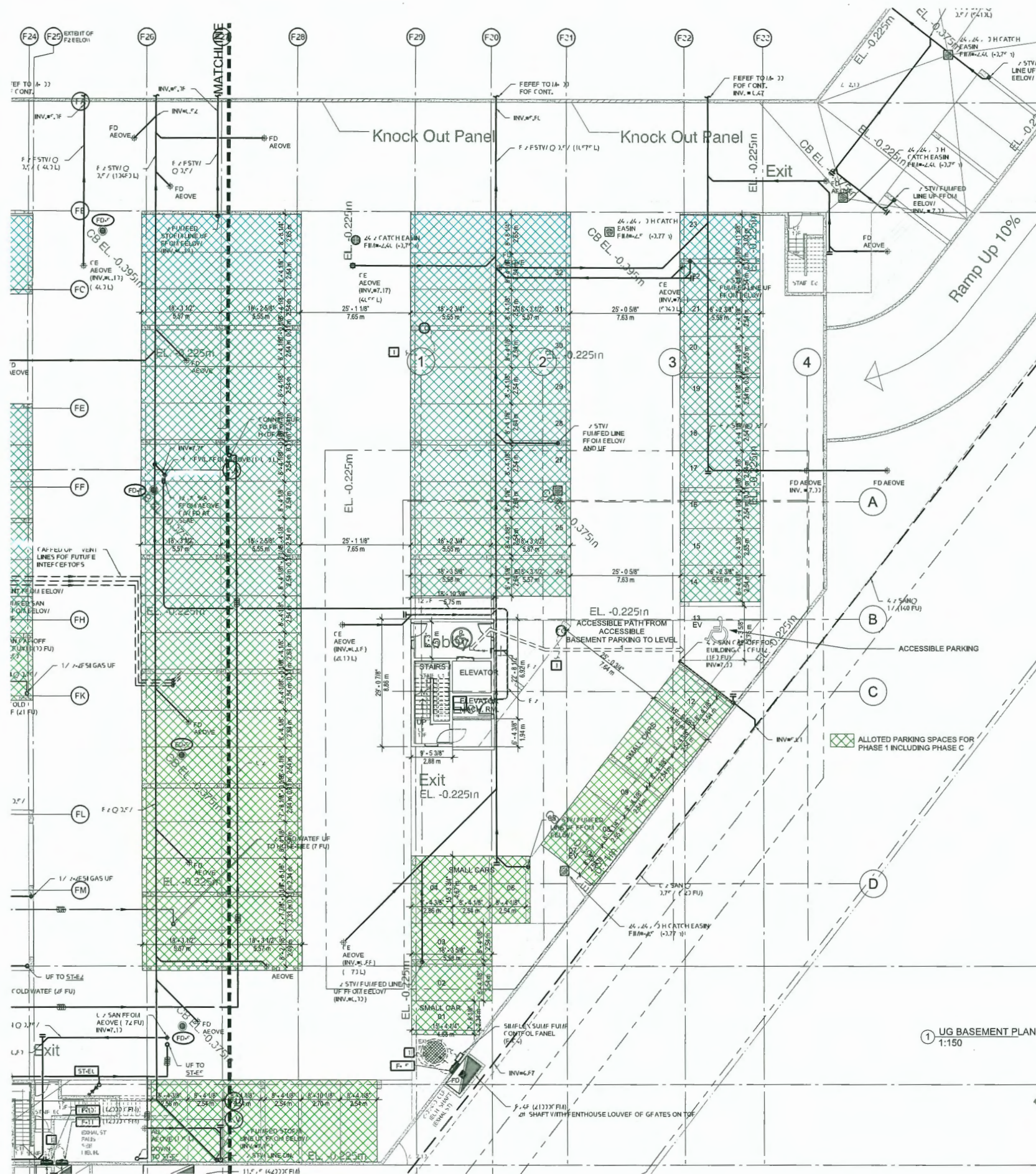
2-STORY COMMERCIAL BUILDING
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

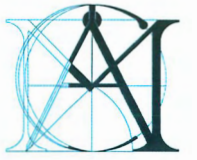
**BASEMENT LEVEL 1
PARKING**

Project number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC
A009	
Scale	1:150

NOTE:

EXISTING PARKADE





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May. 30 2025

No.	Date	Revision
1	20230905	DP APPLICATION
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3	20241205	DP RESUBMISSION
4	20250207	ADP
5	20250424	DPP
6	20250522	DPP RESUBMISSION
7	20250529	DPP RESUBMISSION

DP 23-031345
June 5, 2025
Plan #8

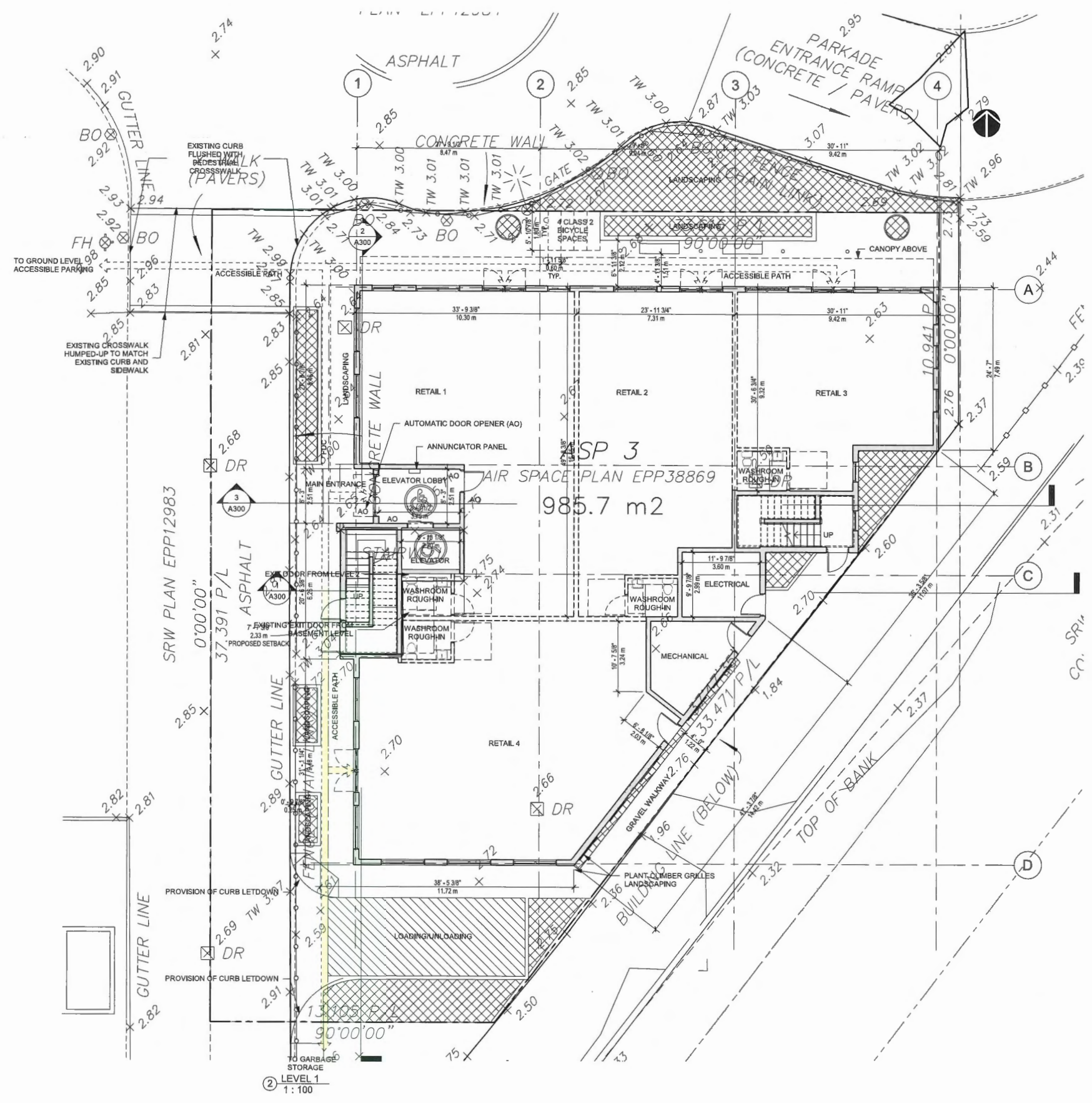
2-STORY COMMERCIAL BUILDING
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

**LEVEL 1 FLOOR
PLAN**

Project number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC

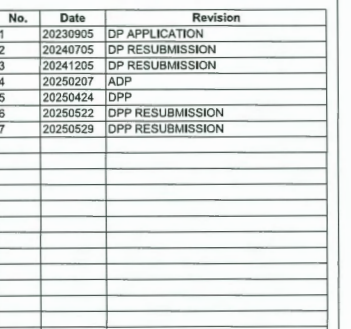
A100

Scale 1 : 100





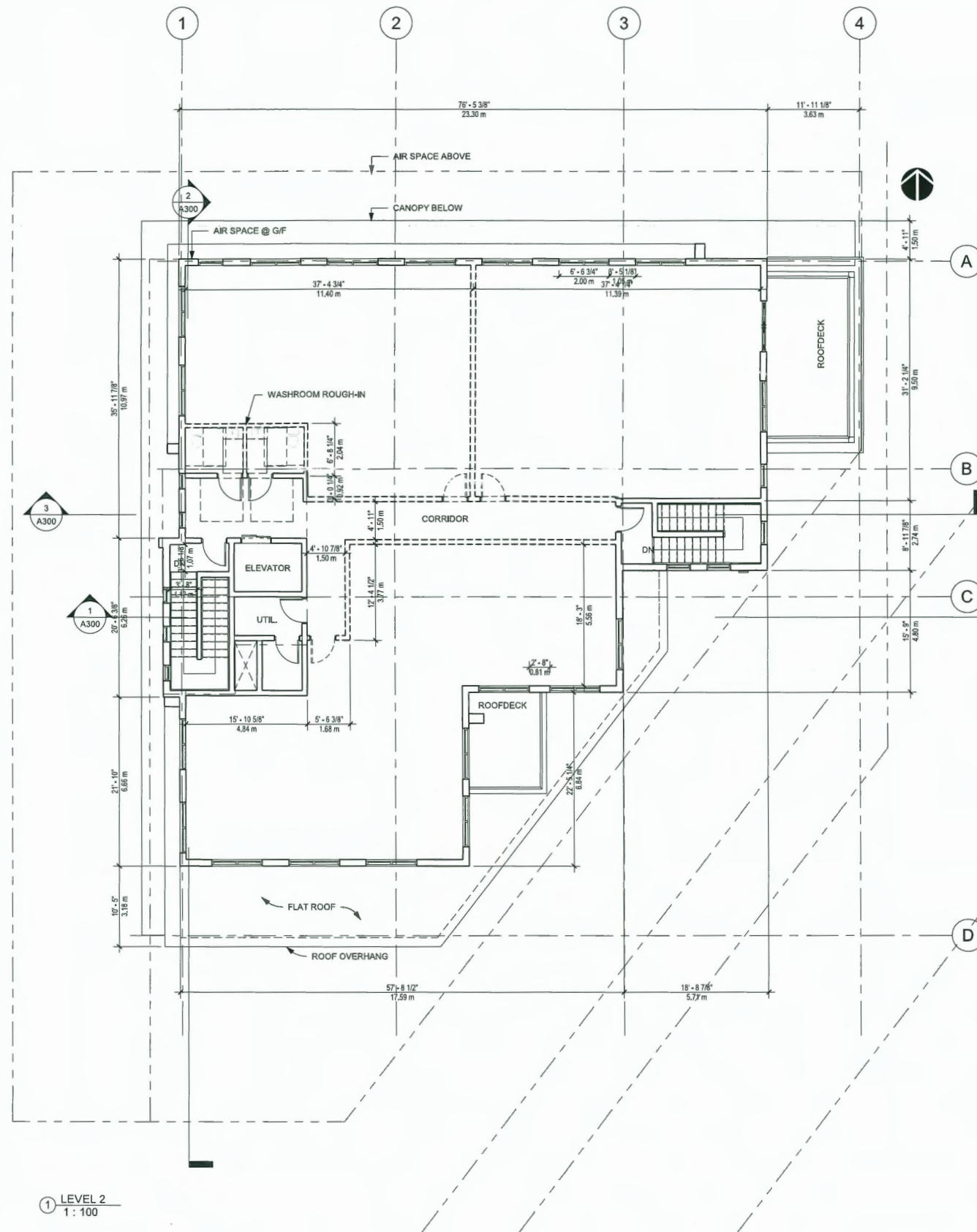
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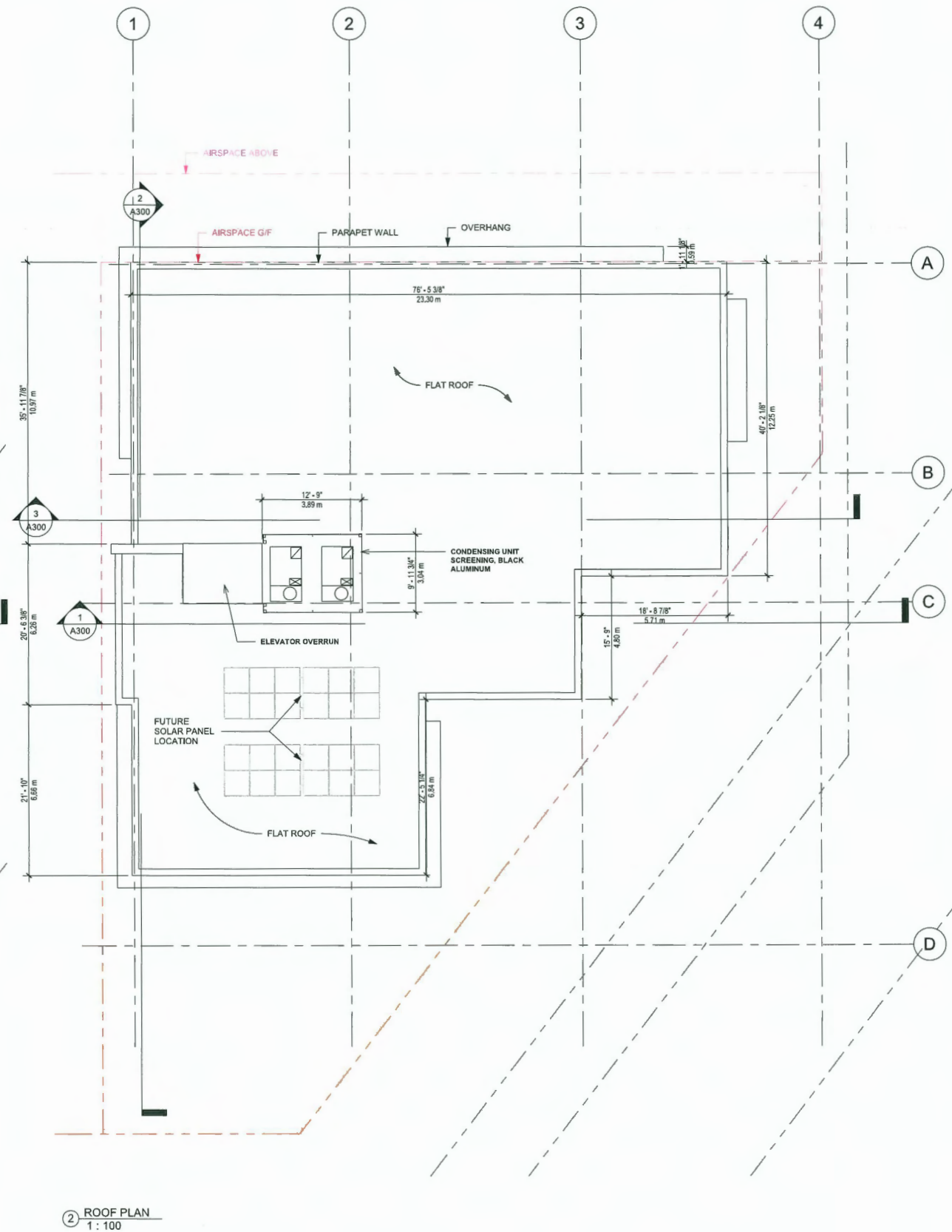
DP 23-031345
June 5, 2025
Plan #9

LEVEL 2 & ROOF
PLAN

Project number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC
A101	
Scale	1 : 100



① LEVEL 2
1 : 100



② ROOF PLAN
1 : 100



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May. 30 2025

[illegible]

DP 23-031345
June 5, 2025
Plan #10

2-STOREY COMMERCIAL BUILDING
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

STREETSCAPE

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A002.1

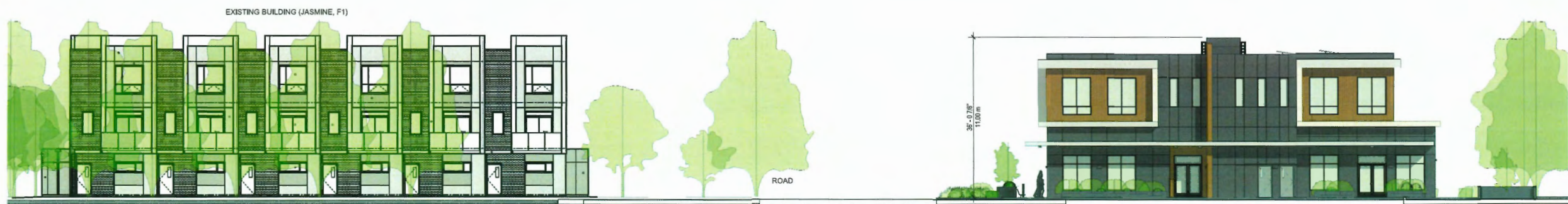
Scale	1 : 150
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① NORTH CONTEXT ELEVATION
1 : 150



② EAST CONTEXT ELEVATION
1 : 150



③ WEST CONTEXT ELEVATION
1 : 150



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[illegible]

DP 23-031345
June 5, 2025
Plan #11

ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC
A200	
Scale	1 : 100



NOTE:
BUILDING SIGNAGE TO DEAL WITH VIA A SEPARATE
SIGN PERMIT



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[illegible]

DP 23-031345
June 5, 2025
Plan #12

ELEVATIONS

A201

Scale	1 : 100
-------	---------



NOTE:
BUILDING SIGNAGE TO DEAL WITH VIA A SEPARATE
SIGN PERMIT

SEAL:

PLANT SCHEDULE					PMG PROJECT NUMBER: 23-106
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	NOTES
TREE	1	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT; B&B; UPRIGHT FORM	
	2	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	1.5M HT; B&B	
	84	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM	DROUGHT TOLERANT
	9	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM	DROUGHT TOLERANT & NATIVE
	7	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM	DROUGHT TOLERANT
	11	RHODODENDRON 'BOW BELLS'	RHODODENDRON	#3 POT; 50CM	DROUGHT TOLERANT
	15	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM	DROUGHT TOLERANT
	3	ROSA NUTKAN	NOOTKA ROSE	#3 POT; 60CM	DROUGHT TOLERANT & NATIVE
	75	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	DROUGHT TOLERANT
	66	FESTUCA IDAHOENSIS	IDAHO FESCUE	#1 POT	DROUGHT TOLERANT & NATIVE
GRASS	33	PENNISETUM ALOPECUROIDES 'HAEMUL'	DWARF FOUNTAIN GRASS	#1 POT	DROUGHT TOLERANT
	9	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	#2 POT; 75CM; STAKED	DROUGHT TOLERANT
VINE	17	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE	DROUGHT TOLERANT
	39	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT	DROUGHT TOLERANT
PERENNIAL	8	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT	DROUGHT TOLERANT
	6	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	DROUGHT TOLERANT & NATIVE
GC	51	ARCTOSTAPHYLOS UVA-URSI	KINKERINICK	#1 POT; 20CM	DROUGHT TOLERANT & NATIVE

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

NOTE:
HIGH EFFICIENCY IRRIGATION (INCLUDE RAIN SENSOR) TO IABC STANDARDS TO BE PROVIDED BY IRRIGATION CONTRACTOR THROUGH DESIGN-BUILD SYSTEM.
PROVIDE SHOP DRAWINGS TO PMG FOR REVIEW PRIOR TO INSTALLATION.

RMA PLANTING SCHEDULE - BY ENVIRONMENTAL CONSULTANT

SPECIES					
SYMBOL	COMMON NAME	LATIN NAME	COUNT	SPECIFICATIONS	ECOLOGICAL VALUE
	Indian Plum	Oemleria cerasiformis	8	no. 2 pot, multi-stemmed; densley branched; well established	Fruit bearing, shade value
	Pacific Honeysuckle	Physocarpus capitatus	5	no. 2 pot; densley branched; well established	Litter inputs, shade value
	Red-Osier Dogwood	Cornus sericea	5	no. 2 pot; densley branched; well established	Fruit bearing, slope stability, shade value
	red elderberry	Sambucus racemosa	4	no. 2 pot; densley branched; well established	Fruit bearing, shade value
	Salmonberry	Rubus spectabilis	5	no. 2 pot, multi-stemmed; densley branched; well established	Fruit bearing, slope stability, shade value
	Snowberry	Symphoricarpos albus	11	no. 2 pot; densley branched; well established	Fruit bearing
TREES					
	Red Alder	Alnus rubra	1	no. 5 pot; densley branched; well established	Litter inputs, shade value, slope stability
	Pacific Willow	Salix lucida ssp. lasiantha	0	no. 5 pot; densley branched; well established	Litter inputs, shade value, slope stability
	Black Hawthorn	Crataegus douglasii	1	no. 5 pot; densley branched; well established	Litter inputs, fruit bearing
	Western Red Cedar	Thuja plicata	3	no. 5 pot; densley branched; well established	Shade value, nesting habitat
TOTAL			43		

NO.	DATE	REVISION DESCRIPTION	DR.
16	25 JUN 04	ADD RMA PLANTING SCHEDULE	RJ
15	25 MAY 30	25% BP	RJ
14	25 MAY 30	NEW SITE PLAN	RJ
13	25 MAY 28	CITY COMMENTS	RJ
12	25 MAY 22	NEW SITE PLAN	RJ
11	25 APR 22	CITY COMMENTS	RJ
10	25 MAR 13	NEW SITE PLAN/CITY COMMENTS	RJ/YR
9	25 FEB 05	CITY COMMENTS	RJ/YR
8	24 DEC 02	NEW SITE PLAN	RJ
7	24 NOV 20	LOT COVERAGE CALCULATION	RJ
6	24 JUN 25	NEW SITE PLAN	RJ
5	24 JUN 20	NEW SITE PLAN	RJ/YR
4	24 JUN 06	NEW SITEPLAN	WZ
3	24 MAY 03	PLANTER UPDATE	RJ
2	24 MAR 20	NEW SITE PLAN/COMMENTS	MM
1	23 JUL 28	DP APPLICATION	RJ

DP 23-031345
June 5, 2025
Plan #14

2-STOREY COMMERCIAL BUILDING

NO. 5 ROAD AND STEVESTON HWY
RICHMOND, BC

DRAWING TITLE:

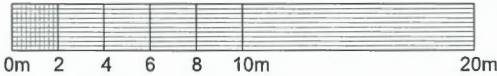
**LANDSCAPE
PLAN**

DATE: 23 JUL 10
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHKD: YR

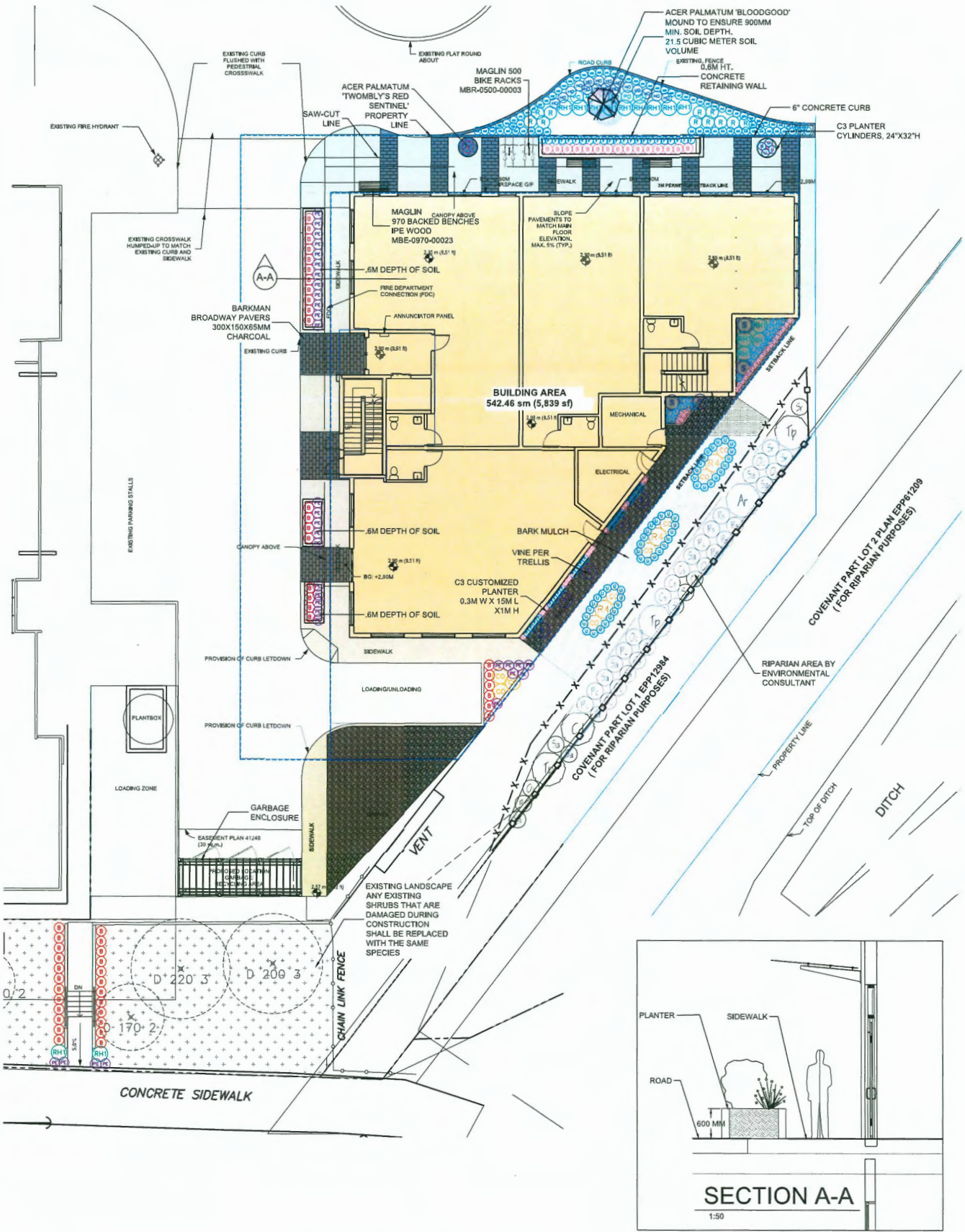
DRAWING NUMBER:
L2
OF 5

PMG PROJECT NUMBER:

23-106



23106-8 25%BP.ZIP



NO.	DATE	REVISION DESCRIPTION	DR.
13	25.MAY.28	CITY COMMENTS	RJ
12	25.MAY.22	NEW SITE PLAN	RJ
11	25.APR.22	CITY COMMENTS	RJ
10	25.MAR.13	NEW SITE PLAN/CITY COMMENTS	RJ/RJ
9	25.FEB.05	CITY COMMENTS	RJ/RJ
8	24.DEC.02	NEW SITE PLAN	RJ
7	24.NOV.20	LOT COVERAGE CALCULATION	RJ
6	24.JUN.25	NEW SITE PLAN	RJ
5	24.JUN.20	NEW SITE PLAN	RJ/RJ
4	24.JUN.06	NEW SITEPLAN	WJZ
3	24.MAY.03	PLANTER UPDATE	RJ
2	24.MAR.20	NEW SITE PLAN/COMMENTS	MM
1	23.JUL.28	DP APPLICATION	RJ

NO. 5 ROAD AND STEVESTON HWY
RICHMOND, BC

DATE: 23.JUL.10 DRAWING NUMBER:
SCALE: 1:100
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

L3

OF 5

23-106

AIR SPACE ABOVE

AIR SPACE @ G/F

CANOPY BELOW

WASHROOM ROUGH-IN

CORRIDOR

DN

ELEVATOR

UTIL.

DN

MAGLIN
MTB-1800-00001
BATTERY TABLE AND CHAIR
SILVER 14

BELGARD CONCRETE SLAB
BASALT
457X457X60MM
SCANDINA GREY

C3 PLANTERS
46 x 12 x 42"H
STERLING

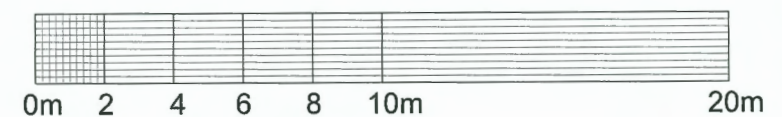
FLAT ROOF

ROOF OVERHANG

MAGLIN
970 BACKED BENCHES
IPE WOOD
MBE-0970-00023

BELGARD CONCRETE SLAB
BASALT
457X457X60MM
SCANDINA GREY

C3 PLANTERS
46 x 12 x 42"H
STERLING

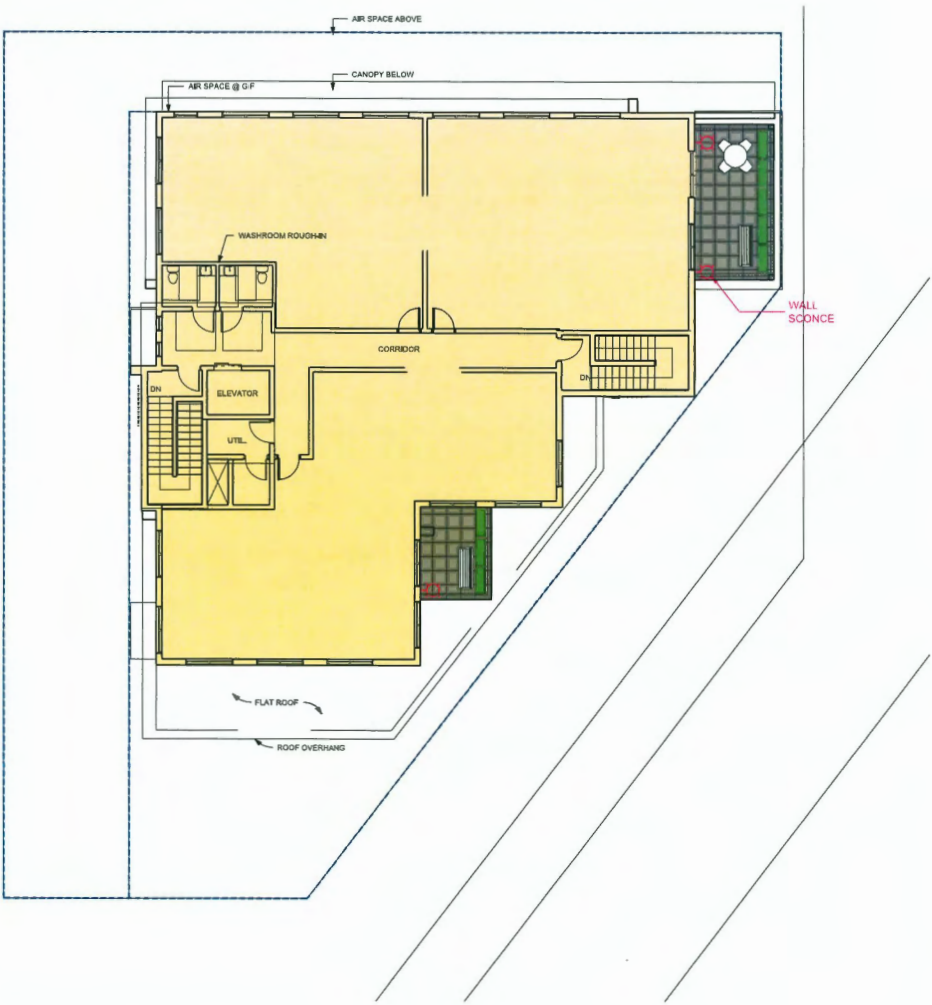
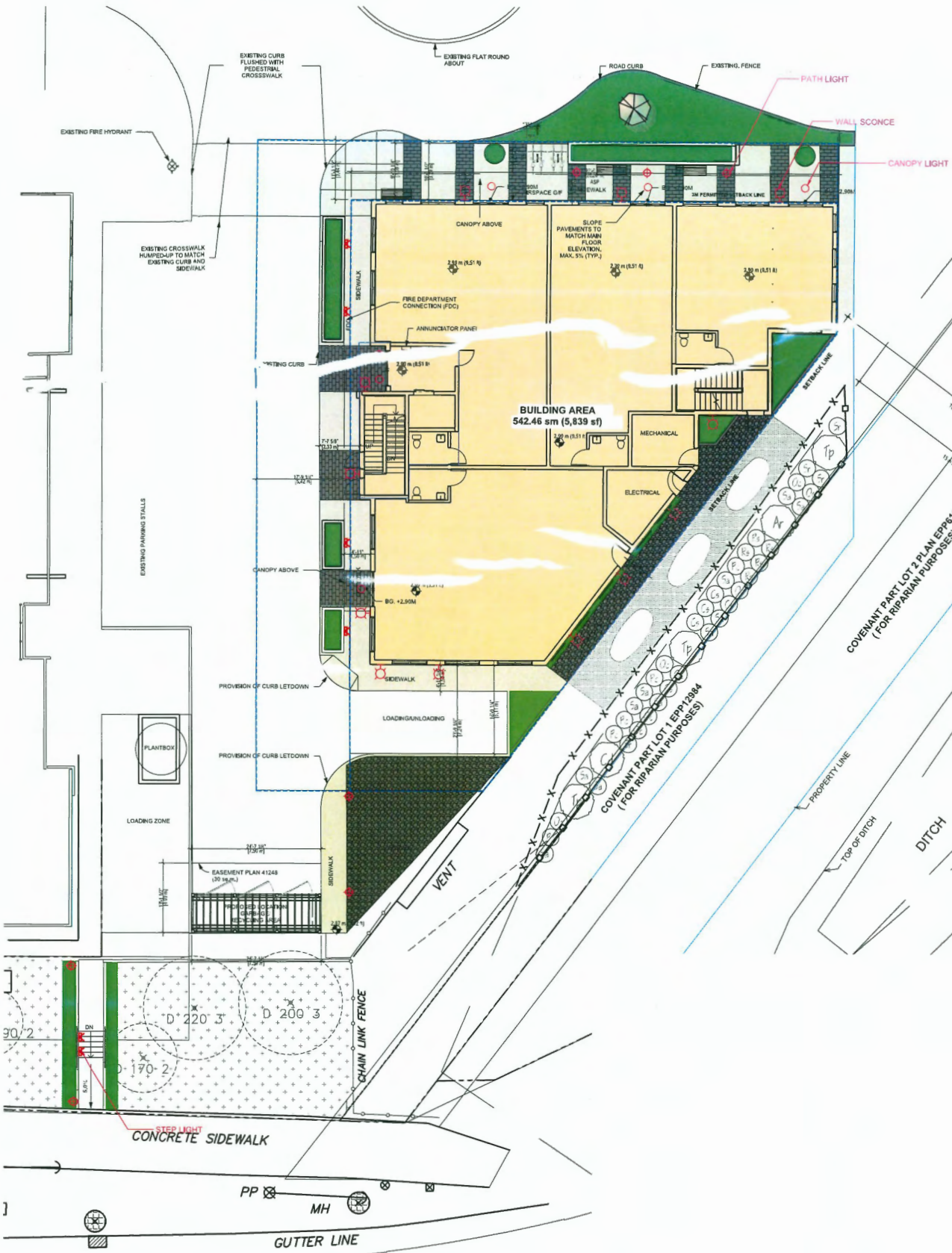


SEAL:

	STEP LIGHT	WAC LED200 STEP LIGHT
	PATH LIGHT	WAC 6021-27BK SLOPED PATH LIGHT
	CANOPY LIGHT	DELTA LED #CFLEDR COLOUR: BLACK DOWNWARD FACING
	WALL SCONCE	BEGA LED UP/DOWN WALL CYLINDER SCONCE #66519-K3-BLK/19537 COLOUR: BLACK DOWNWARD FACING



NOTE:
ELECTRICAL DRAWING TO BE COORDINATED WITH LANDSCAPE PLANS.
PLEASE REFER TO ELECTRICAL DRAWING FOR FINAL LIGHTING DESIGN.



NO.	DATE	REVISION DESCRIPTION	DR.
13	25 MAY 28	CITY COMMENTS	RJ
12	25 MAY 22	NEW SITE PLAN	RJ
11	25 APR 22	CITY COMMENTS	RJ
10	25 MAR 13	NEW SITE PLAN/CITY COMMENTS	RJ/YR
9	25 FEB 05	CITY COMMENTS	RJ/YR
8	24 DEC 02	NEW SITE PLAN	RJ
7	24 NOV 20	LOT COVERAGE CALCULATION	RJ
6	24 JUN 25	NEW SITE PLAN	RJ
5	24 JUN 20	NEW SITE PLAN	RJ/YR
4	24 JUN 06	NEW SITEPLAN	WZ
3	24 MAY 03	PLANTER UPDATE	RJ
2	24 MAR 20	NEW SITE PLAN/COMMENTS	MM
1	23 JUL 28	DP APPLICATION	RJ

DP 23-031345

June 5, 2025

Plan #16

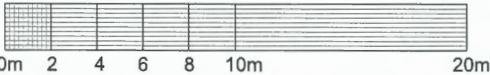
2-STOREY COMMERCIAL BUILDING

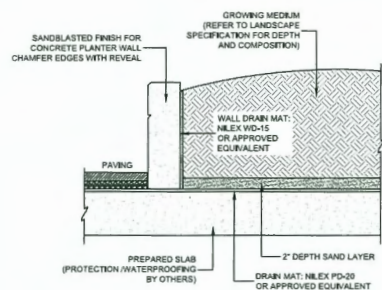
NO. 5 ROAD AND STEVESTON HWY
RICHMOND, BC

DRAWING TITLE:
**LIGHTING
PLAN**

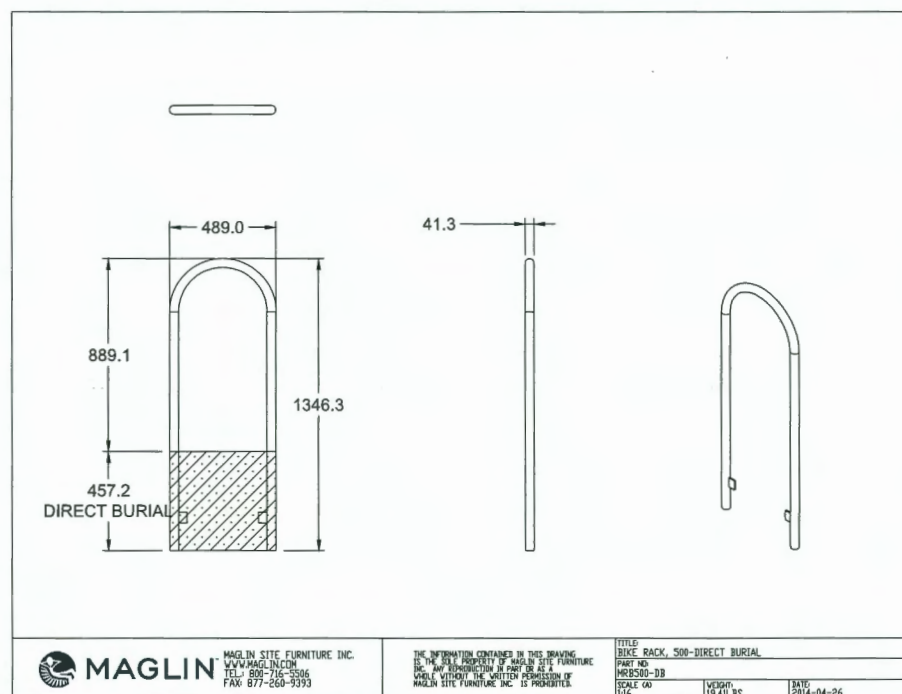
DATE: 23 JUL 10
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER:
L4
OF 5

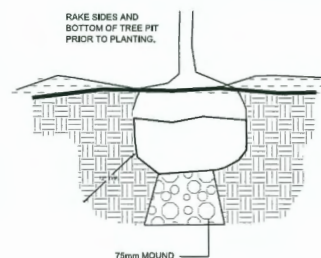




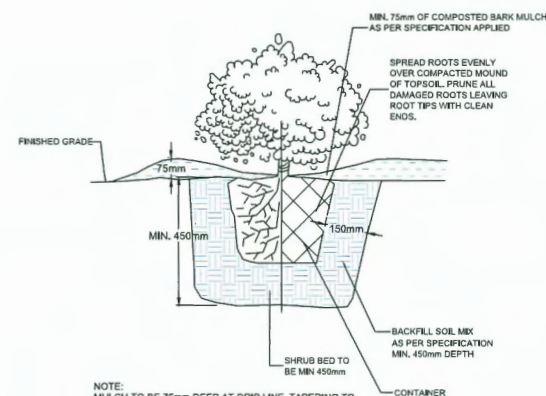
2 PLANTER WALL ON SLAB
L5 1:50



3 HYDRAPRESSED SLABS ON PEDESTALS
L5 110



4 GARBAGE ENCLOSURE
L5 1150



5 TREE/SHRUB PLANTING DETAIL

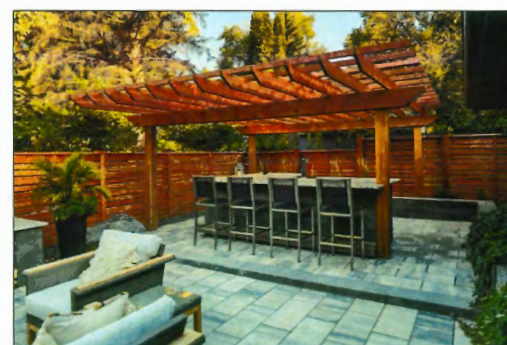


MAGLIN BENCH



C3 PLANTER

BELGARD CONCRETE SLAB



BARKMAN BROADWAY PAVER



MAGLIN BATTERY TABLE AND CHAIR

SEAL:

NO.	DATE	REVISION DESCRIPTION	DATE
13	25.MAY.28	CITY COMMENTS	R
12	25.MAY.22	NEW SITE PLAN	R
11	15.APR.22	CITY COMMENTS	R
10	25.MAR.13	NEW SITE PLAN/CITY COMMENTS	R
9	25.FEB.05	CITY COMMENTS	R
8	24.DEC.02	NEW SITE PLAN	R
7	24.NOV.20	LOT COVERAGE CALCULATION	R
6	24.JUN.25	NEW SITE PLAN	R
5	24.JUN.20	NEW SITE PLAN	R
4	24.JUN.06	NEW SITEPLAN	V
3	24.MAY.03	PLANTER UPDATE	R
2	24.MAR.20	NEW SITE PLAN/COMMENTS	M
1	23.JUL.28	DP APPLICATION	D

DP 23-031345
June 5, 2025
Plan #17

2-STOREY COMMERCIAL BUILDING

NO. 5 ROAD AND STEVESTON HWY
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE: 23.JUL.10 DRAWING NUMBER: **L5**
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: YR OF 5

L5

OF 5



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[illegible]

DP 23-031345
June 5, 2025
Reference Plan



THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

PERSPECTIVES

A401

Scale



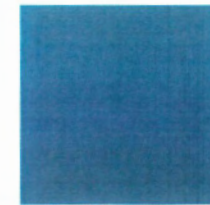
SE VIEW (LOOKING FROM RESIDENTIAL UNITS ABOVE)



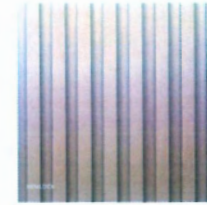
S VIEW (SHOWING THE GARBAGE/RECYCLING ENCLOSURE)



VIEW FROM STEVESTONS HWAY



M01
DARK GRAY FIBRE-CEMENT BOARD PANEL



M02
FLUTED METAL FAUX WOOD VERTICAL SIDING

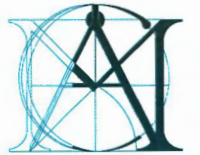


M04
BLACK COLORS FOR STOREFRONT AND WINDOW FRAMES



M03
WHITE FIBRE-CEMENT BOARD PANEL

M05
LIGHT GRAY FIBRE CEMENT BOARD SIDING



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No.	Date	Revision
4	20250207	ADP
5	20250424	DPP
6	20250522	DPP RESUBMISSION
7	20250529	DPP RESUBMISSION

DP 23-031345
June 5, 2025
Reference Plan

2-STOREY COMMERCIAL BUILDING
THE GARDENS (BUILDING C) AIR PARCEL
3 12399 STEVESTON HWY, RICHMOND

PERSPECTIVES

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A401.1

Scale