



**Development Permit Panel
Electronic Meeting**

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

**Wednesday, August 27, 2025
3:30 p.m.**

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on July 30, 2025



1. DEVELOPMENT PERMIT 19-869484
(REDMS No. 8039192)

APPLICANT: David J. Ho Architecture Inc.

PROPERTY LOCATION: 7890 No. 5 Road

Director's Recommendations

That an Environmentally Sensitive Area Development Permit be issued at 7890 No. 5 Road, which would facilitate the construction of an elementary school and associated amenities within the area of the lot which is zoned "Assembly (ASY)".



ITEM

2. DEVELOPMENT PERMIT 25-009725
(REDMS No. 8112988)

APPLICANT: Alon Gal

PROPERTY LOCATION: 100 Douglas Crescent

Director's Recommendations

That a Development Permit be issued at 100 Douglas Crescent, which would:

- 1. permit the retention of an existing rear yard infill unit on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) reduce the minimum required side yard setback for the rear yard infill unit from 1.2 m to 1.0 m; and*
 - (b) reduce the minimum required building separation between the rear yard infill unit and principal dwelling from 6.0 m to 2.1 m.*



3. New Business

4. Date of Next Meeting: September 10, 2025

ADJOURNMENT



**Development Permit Panel
Wednesday, July 30, 2025**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Roeland Zwaag, General Manager, Engineering and Public Works, Chair
Marie Fenwick, Director, Arts, Culture and Heritage
James Cooper, Director, Building Approvals

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

MINUTES

It was moved and seconded

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

CARRIED

1. DEVELOPMENT PERMIT 23-016633
(REDMS No. 7770338)

APPLICANT: Andrew Cheung Architects Inc.

PROPERTY LOCATION: 3600 Lysander Lane

INTENT OF ESA DEVELOPMENT PERMIT:

1. Facilitate the subdivision of the site into two lots (Lot A and Lot B) and the construction of two, three-storey multi-tenant mixed office/industrial buildings on Lot B; and

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2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the required number of large loading bays for a non-residential use from one space to zero for Lot B; and
 - (b) reduce the minimum required parking spaces for Lot A from 259 spaces to 84 spaces.

Applicant's Comments

Kassra Tavakoli, of Andrew Cheung Architects, 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, including its site context and the architectural and sustainability aspects of the project, highlighting the following:

- the proposed subdivision of the subject property at 3600 Lysander Lane will result in two lots (Lot A and Lot B), with Lot A containing the existing five-storey office building and Lot B to be occupied by the two proposed three-storey mixed office/industrial buildings;
- shared parking is proposed between Lot A and Lot B;
- the two mixed industrial/office buildings on Lot B are accessed from the shared drive aisle between the two buildings and each building will contain seven light industrial units occupying the first two levels and seven office strata units located on the third level;
- individual garage and entry doors are proposed for each mixed industrial/office unit and access to the second floor of the industrial unit is provided by stairs and the third floor office space can be accessed from the ground floor via an elevator;
- the proposed design of the two mixed industrial/office buildings takes into consideration its site context and neighbouring developments; and
- sustainability features of the proposed development include, among others, the passive design of the buildings, use of local and recycled building materials, use of energy efficient materials and high-efficiency energy systems, installation of solar panels on the roof, and provision of electric vehicle charging.

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Andrew Briggs, of Durante Kreuk Ltd. Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the landscape aspect of the project, noting that (i) tree islands are proposed throughout the existing surface parking area, (ii) some existing on-site trees are proposed to be removed due to conflicts with site servicing and frontage improvements and replacement trees are proposed to be installed in new locations to restore the canopy cover and enhance the site's biodiversity, (iii) improvements to the dike and trail interface are proposed, including installation of planting, and (iv) the proposed landscape improvements on the subject property and along the riverbank would increase the greenery, break up the hardscape, provide potential habitat to birds and small wildlife, provide visual interest to dike trail users and enhance the ecological function of areas along the riverbank.

Thibault Doix, of ROE Environmental, with the aid of the same visual presentation, spoke about the environmental aspect of the project, noting that (i) there is an Environmentally Sensitive Area (ESA) adjacent to the existing building extending to the shoreline of the Fraser River which partially overlaps the northeast corner of the subject property, (ii) the dike footprint is permanent and will include riparian planting as part of the ESA compensation strategy, (iii) a replacement multi-use path is proposed on the dike, (iv) the existing habitat within the ESA includes a maintained lawn and a few trees that do not provide habitat to species at risk, (v) no species have been identified to be potentially impacted or disturbed during and after construction of the dike, (vi) the proposed ESA restoration area is approximately 832 square meters and will be planted with native species, and (vii) the proposed development on Lot B will not impact the ESA.

Aaron Chan, CTS Traffic Engineering Specialists, with the aid of the same visual presentation, presented the transportation aspect of the project, noting that (i) the traffic impact assessment for the proposed development on Lot B indicated that the volume of traffic that will be generated by the proposed development is minimal and its impact to the adjacent road network would be insignificant, (ii) given the proposed parking variance for Lot A, the proposed number of shared parking spaces for both Lot A and Lot B would still be in excess of the combined parking demand for both lots, and (iii) a number of Transportation Demand Management (TDM) measures are proposed to further reduce the parking demand and support the proposed parking variance.

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Staff Comments

Andrew Norton, Manager, Development -West, noted that (i) a comprehensive package of TDM measures will be provided by the applicant to support the proposed parking variance including one year two-zone monthly transit passes, a shuttle bus program, end of trip facility, Class 1 bicycle parking and maintenance facilities and one car share parking space with provision for electric vehicle (EV) charging for Lot B, (ii) the City's Transportation Department has reviewed and supported the proposed parking variance, the applicant's traffic impact assessment and proposed TDM measures, (iii) the proposed development will include dike design and construction to a dike elevation 4.7 m GSC taking into consideration the ultimate future dike elevation of 5.5 m GSC, (iv) the existing dike trail will be reconstructed by the applicant with a required minimum width of 5 metres, (v) 20 on-site trees are proposed to be retained and protected, (vi) 37 replacement trees are proposed to be planted on the site which would result in a net increase of on-site trees, (vii) a comprehensive riparian ESA planting plan has been provided by the applicant, including removal of existing invasive species on site, (viii) the applicant will be providing tree survival and landscape securities prior to Development Permit issuance, and (ix) the applicant will provide frontage and site servicing improvements on all site frontages including along Hudson Avenue, Lysander Lane and Cessna Drive.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the grade difference between the existing building and the proposed multi-use pathway will be addressed through the installation of retaining wall, stairs and handrails, (ii) storage of excess energy generated by the proposed solar panels would be determined at a later stage of the project, (iii) the light industrial units in the proposed development are intended to be occupied by small scale manufacturing/assembly and offices which only require medium loading bays and not a large loading bay given the size of their operations, (iv) individual office units on the third floor can be accessed via a common corridor and only the third level office units will be served by the elevator from the ground floor, (v) potential installation of stairs to access the third floor office units from the second floor industrial space is provided should all three levels of one unit be occupied by a single owner to meet their demand for additional space for their operations, (vi) appropriate fire protection measures for each of the three levels of the proposed units will be undertaken with consideration of their proposed uses, and (vii) the concrete material that will be used for the construction of the proposed buildings will be sourced locally, including recycled concrete.

Correspondence

None.

Gallery Comments

None.

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Panel Discussion

The Panel requested the applicant to (i) provide additional information and documentation regarding how the applicant will address future grade transitions between the new dike and some of the existing adjacent features, and (ii) look at the accessibility of the second floor of the industrial unit as only a stair connection from the ground floor is provided. Also, the Panel encouraged the applicant to work with the Sea Island Heritage Society when the proposed multi-use pathway is constructed as they would be able to assist in providing interpretation about Sea Island.

The Panel then expressed support for the project, noting the modern design of the proposed mixed office/industrial buildings and the potential for significant improvements to the landscaping of the subject site.

Panel Decision

It was moved and seconded

That an Environmentally Sensitive Area Development Permit be issued at 3600 Lysander Lane, which would:

1. *facilitate the subdivision of the site into two lots (Lot A and Lot B) and the construction of two, three-storey multi-tenant mixed office/industrial buildings on Lot B; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the required number of large loading bays for a non-residential use from one space to zero for Lot B; and*
 - (b) *reduce the minimum required parking spaces for Lot A from 259 spaces to 84 spaces.*

CARRIED

2. DEVELOPMENT PERMIT 23-030760

(REDMS No. 8096383)

APPLICANT: Kenneth Kim Architecture Inc.

PROPERTY LOCATION: 8240 Williams Road

INTENT OF DEVELOPMENT PERMIT:

1. Permit the construction of three townhouse units at 8240 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and

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2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum required lot width from 40.0 m to 18.0 m;
 - (b) reduce the minimum exterior side yard setback along Leonard Road from 6.0 m to 4.5 m; and
 - (c) allow three small vehicle parking spaces.

Applicant's Comments

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

- the proposed three-unit townhouse development has been designed with consideration of its surrounding low-density residential neighbourhood and the future redevelopment of the adjacent property to the east and to provide livable townhouse units on a narrow site;
- the owner of the subject property was unsuccessful in acquiring the adjacent property to the east to build a larger townhouse development;
- a full width driveway is proposed along the eastern edge of the site to provide shared vehicle access to the proposed development and the adjacent property to the east should it redevelop in the future;
- an exterior side yard setback variance is proposed along Leonard Road due to the provision of the shared driveway and to accommodate a building footprint that would provide livable townhouse units;
- all townhouse units will have four bedrooms and a den and will be provided with aging-in-place features;
- the project includes one convertible unit with potential for future installation of a stair lift;
- the development will provide two resident vehicle parking spaces (one regular and one small parking space) in the garage of each townhouse unit arranged in a side-by-side configuration and one visitor surface parking stall; and
- the project has been designed to achieve BC Energy Step Code 3 + Emission Level (EL) - 4 and its proposed environmental sustainability features include, among others, the provision of electric vehicle (EV) charging for each resident parking stall and installation of individual heat pumps for heating and cooling.

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Yong Xu Yu, Point Landscape Studio Inc., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the proposed common outdoor amenity space includes a playhouse, benches, and a shade tree, (ii) cedar hedges are proposed to be installed on the site to provide screening to the visitor parking stall and mail box and a buffer along the east property line, (iii) proposed planting for the site includes a variety of plants and trees to provide year-round interest and enhance the biodiversity of the site, (iv) twelve replacement trees are proposed to be planted on-site, and (v) permeable pavers are proposed on strategic areas of the site.

Staff Comments

Mr. Norton noted that (i) there is an associated rezoning bylaw for the subject property granted third reading by Council, (ii) the proposed variances to the Zoning Bylaw support site functionality and meet the Official Community Plan (OCP) design guidelines, (iii) the proposed shared vehicle access over the drive aisle provides for future access to the neighbouring property to the east should it redevelop in the future, (iv) the applicant is proposing to increase bicycle parking on the site as a Transportation Demand Management (TDM) measure to support the proposed variance to allow three small vehicle parking spaces, (v) the size of the proposed common outdoor amenity area exceeds the minimum OCP design guideline, (vi) each townhouse unit is provided with private outdoor amenity space, (vii) one convertible unit is proposed with conversion requiring the installation of a stair lift, (viii) all units will be provided with aging-in-place features, (ix) the applicant was proposing eight replacement trees at rezoning but staff worked with the applicant to increase the number of replacement trees to 12, (x) the applicant is required to submit a landscape security prior to Development Permit issuance, (xi) the project has been designed to meet BC Energy Step Code 3, and (xii) the applicant will be required to enter into a Servicing Agreement prior to rezoning bylaw adoption which includes storm and sanitary sewer upgrades and frontage improvements along Williams Road and Leonard Road.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there is adequate manoeuvring space on the drive aisle for a car exiting the visitor parking stall, (ii) the proposed convertible unit is consistent with the City's convertible unit guidelines, (iii) individual heat pump units will be installed on the ground floor of townhouse units fronting Leonard Road, (iv) the project's acoustical consultant has advised that the noise generated by the proposed heat pumps will comply with the City's Noise Bylaw, and (iv) the Servicing Agreement associated with the project includes an upgrade to street lighting.

In reply to a query from the Panel, staff noted that a stair lift is considered an appropriate accessibility feature for a convertible unit. In addition, staff noted that there will be further discussion with the applicant at the Building Permit stage to ensure compliance with any recent changes to the Building Code.

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Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) the project is well designed given the constraints of the site, (ii) the project fits well with its surrounding neighbourhood and provides an appropriate interface with adjacent single-family residential homes, (iii) the visitor parking stall is nicely screened with planting, and (iv) the proposed common outdoor amenity is a good feature of the project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of three townhouse units at 8240 Williams Road on a site zoned “Low Density Townhouses (RTL4)”;* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum required lot width from 40.0 m to 18.0 m;*
 - (b) *reduce the minimum exterior side yard setback along Leonard Road from 6.0 m to 4.5 m; and*
 - (c) *allow three small vehicle parking spaces.*

CARRIED

Development Permit Panel
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3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, August 13, 2025 be cancelled.

4. Date of Next Meeting: August 27, 2025

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:36 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, July 30, 2025.

Roeland Zwaag
Chair

Rustico Agawin
Committee Clerk



3600 LYSANDER LANE - DPP REVIEW

CONTEXT MAP



HOTEL AND MARINA TO THE NORTH



GYM & OFFICES TO THE SOUTH



EXISTING OFFICE BUILDING ON SITE



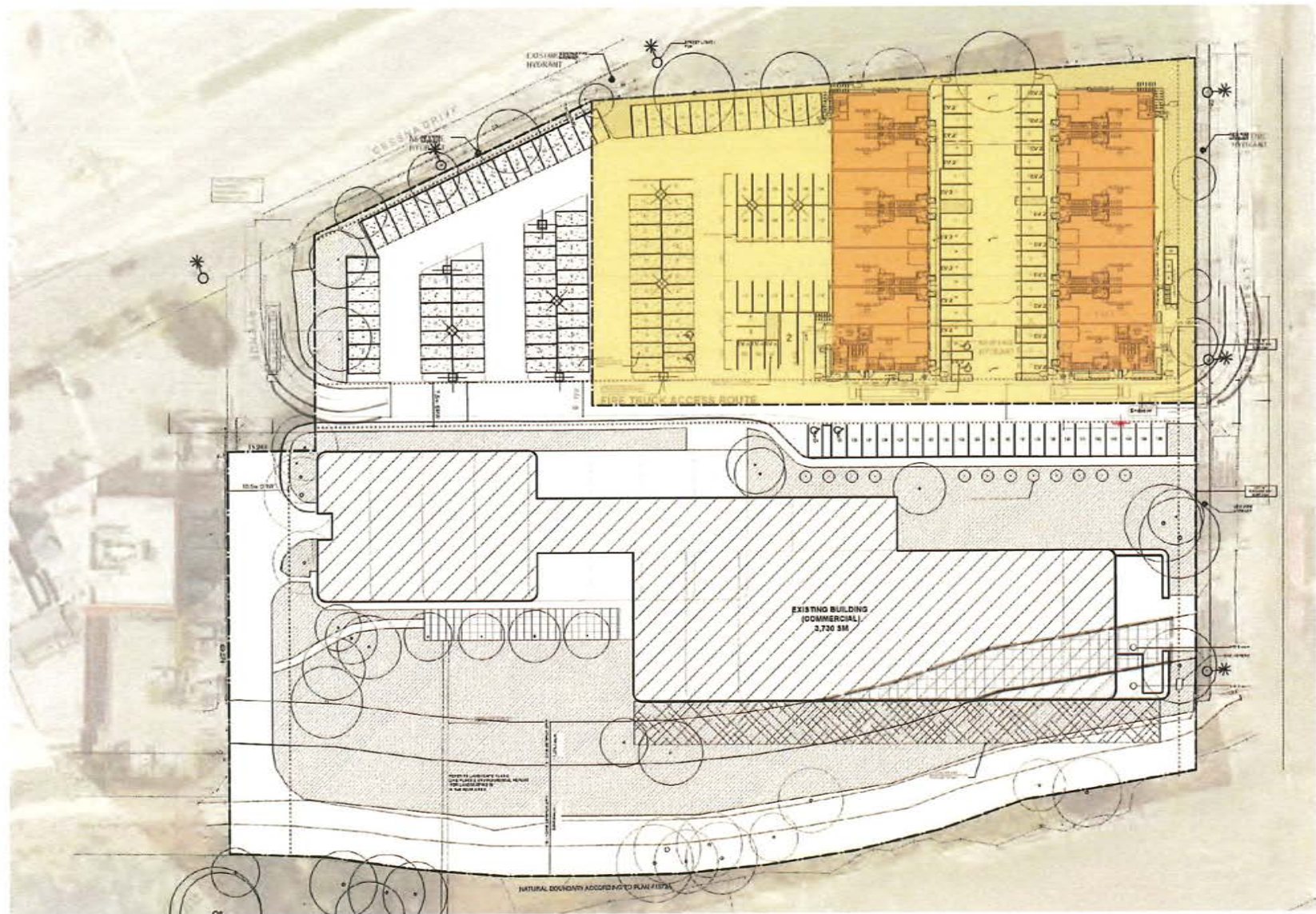
FRASER RIVER SHORELINE TO THE EAST



MAIN ROAD AND RESIDENTIAL BEYOND TO THE WEST

3600 LYSANDER LANE - DPP REVIEW

NEIGHBORING SITES



3600 LYSANDER LANE - DPP REVIEW

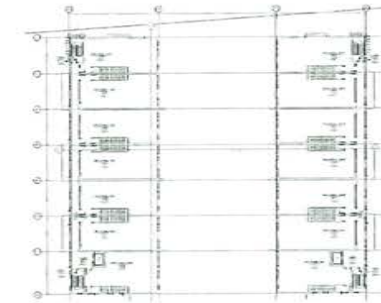
SITE PLAN



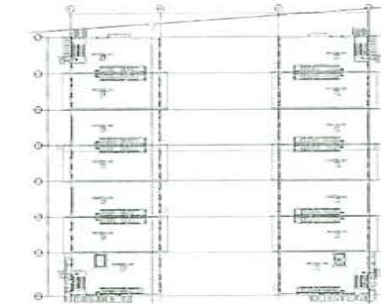
PROPOSED BUILDINGS- VIEW FROM EAST



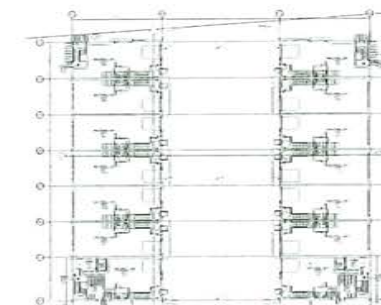
PROPOSED BUILDINGS- VIEW FROM WEST



LEVEL 3



LEVEL 2



LEVEL 1

3600 LYSANDER LANE - DPP REVIEW

FLOOR PLANS / BUILDING DESIGN

1. Passive Design : Tilt Up Construction

- **Reduced Waste**
- **Local Materials**
- **Recyclability**
- **Thermal Mass**
- **Insulation**
- **Efficient Construction**
- **Economical**
- **Long Lifespan**
- **Low Maintenance**
- **Adaptability**
- **Low Emissions**
- **Minimal Site Disruption**
- **On-Site Production**

2. Green Building Standards

- **Energy Efficiency:** Step Code, HVAC systems, high-performance glazing, and LED lighting
- **Building Design elements:** Sunshade elements built in
- **Renewable Energy:** Solar panels on the roof,
- **Electric Vehicle Charging:** more than 50 % level 2 charging stations 10%with opportunity charging
- **Rainwater Harvesting**
- **Low-Flow Fixtures**
- **Local and Recycled Materials**
- **Eco-Friendly Landscaping**

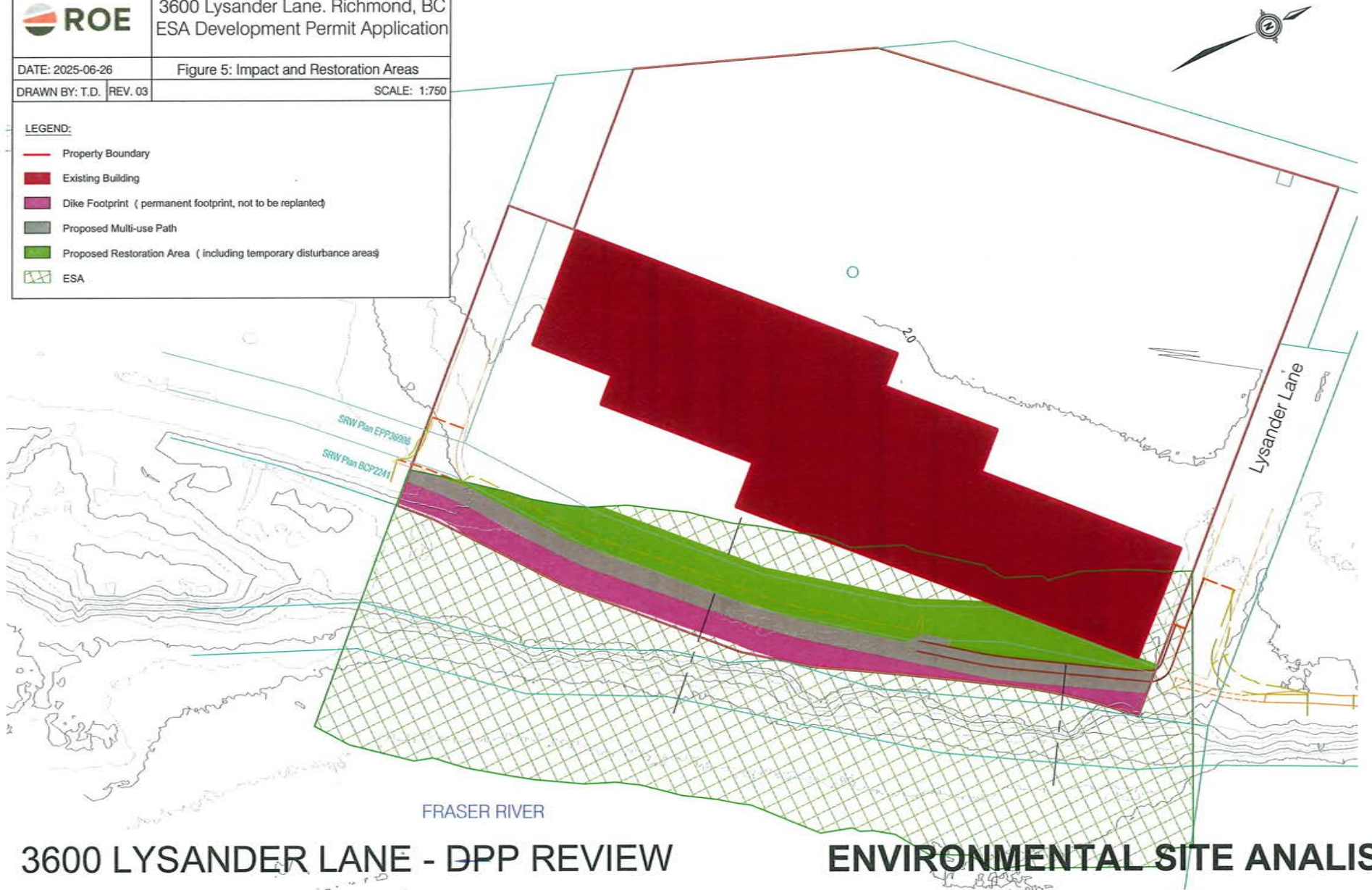
3.Social & Economic Sustainability

- **Public Spaces**
- **Local Partnerships**
- **Universal Design**
- **Job Creation**
- **Economic Growth**
- **Sustainable Transportation**



LANDSCAPE DESIGN

		3600 Lysander Lane, Richmond, BC ESA Development Permit Application	
DATE: 2025-06-26		Figure 5: Impact and Restoration Areas	
DRAWN BY: T.D. REV. 03		SCALE: 1:750	
LEGEND: <ul style="list-style-type: none"> Property Boundary Existing Building Dike Footprint (permanent footprint, not to be replanted) Proposed Multi-use Path Proposed Restoration Area (including temporary disturbance areas) ESA 			



3600 LYSANDER LANE - DPP REVIEW

ENVIRONMENTAL SITE ANALYSIS

TRANSPORTATION DEMAND MANAGEMENT

a) **Shared Parking / No Parking Assignment**

b) **Provide one year of two-zone monthly transit passes for 50% of employees at Lot A**

c) **Shuttle Bus Program:** Submission of an operations plan detailing the intended operator

d) **End of Trip Facility:** Registration of a legal agreement on title to secure the owner's commitment to provide an end of trip facility including showers, toilets, sinks and lockers.

e) **Enhanced Bicycle Parking:** provide all Class 1 bicycle parking indoors, and provide bicycle maintenance facilities on Lot B.

f) **Car Share:** provide one car share parking stall equipped with electric vehicle (EV) charging stations, Secured via a statutory right-of-way(s) and easement(s) registered on title,

TRAFFIC IMPACT ASSESSMENT

Time	Lysander		Hudson		Total Site	
	In	Out	In	Out	Change	Accumulation
7:00	-	-	-	-	-	13
7:30	3	3	4	0	4	17
8:00	12	4	10	1	17	34
8:30	13	3	10	3	17	51
9:00	21	13	28	5	31	82
9:30	24	13	22	16	17	99
10:00	17	9	7	10	5	104
10:30	8	5	8	5	6	110
11:00	10	4	4	3	7	117
11:30	6	10	2	7	-9	108
12:00	5	7	5	12	-9	99
12:30	4	10	8	5	-3	96
13:00	2	1	5	5	1	97
13:30	4	11	8	5	-4	93
14:00	7	1	0	2	4	97
14:30	3	1	4	5	1	98
15:00	1	2	0	3	-4	94
15:30	2	5	4	4	-3	91
16:00	7	5	2	9	-5	86
16:30	15	10	7	20	-8	78
17:00	16	14	10	20	-8	70
17:30	13	21	6	33	-35	35
18:00	2	7	1	14	-18	17
18:30	2	1	0	5	-4	13
19:00	0	1	1	2	-2	11

TABLE 2
SUMMARY OF SITE GENERATED TRAFFIC

Land Use	Trip Rate Source	Trip Generation Variable	Scope of Development	Peak Hour	Vehicle Trip Generation Rate	Directional Split		Peak Hour Volumes (vph)		
						% in	% out	in	out	total
Industrial Park	ITE 11th Edition Code 130	1,000 Sq. ft. GFA	53.21677	Weekday Morning	0.34	81%	19%	15	3	18
				Weekday Afternoon	0.34	22%	78%	4	14	18

LOT A)

VARIANCE REQUESTED: REDUCE PARKING PROVIDED FROM 259 TO 84.

LOT B)

VARIANCE REQUESTED: REDUCE LARGE LOADING BAY FROM 1 TO 0

8240 WILLIAMS RD - 3-UNIT TOWNHOUSE DEVELOPMENT

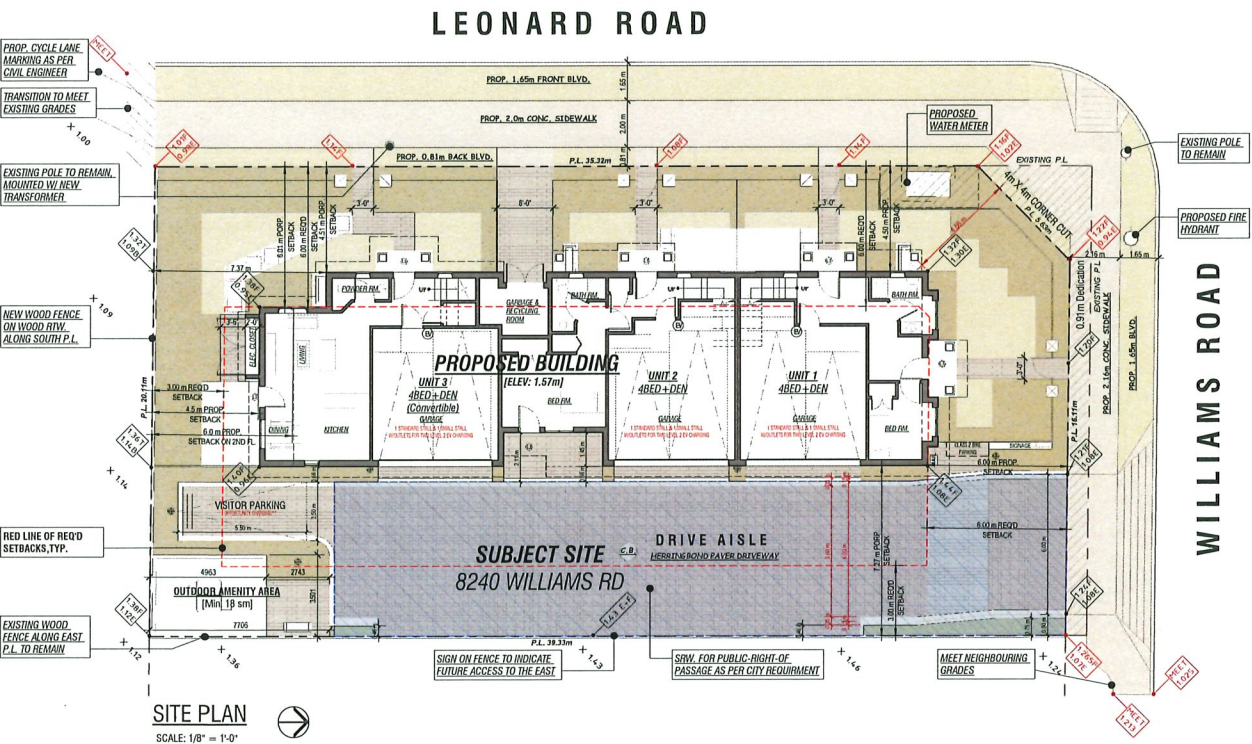
PROJECT DATA

Civic Address	8240 Williams Road, Richmond BC
Legal Description	LOT 3 SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 14866
PID	001-947-338
Gross Site Area	809.02 sm (8708.18 st)
Dedications	4m X 4m Corner Cut & 0.91m Front Road Dedication - 26.47 sm [284.94 st]
Net Site Area	782.54 sm [8423.23 st]

Land Uses	Existing	Proposed
Occupation	Single-family	Townhouses
Zoning	Neighbourhood Residential	Neighbourhood Residential
Number of Units	1	3

On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	0.56	None
Buildable Floor Area (sm)	Max. 469.53 sm (5053.94 st)	445.57 sm (4796.12 st)	None
Lot Coverage (% of Net Site Area)	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: 33% Non-porous Surfaces: 64% Live Landscaping: 26%	None
Lot Size (sm)	None	782.54 sm	None
Lot Dimensions (m)	Width: 40m Front: Min. 6.0m Rear: Min. 3.0m Exterior Side: Min. 6.0m Interior Side: Min. 3.0m	Width: 23.1m (average 18.1m) Front: 6.0m Rear: 4.5m @ 1st FL & 6.0m @ 2nd FL Exterior Side: 4.5m Interior Side: 7.27m	Relaxation needed
Setbacks (m)	None	None	Relaxation needed for Exterior Side yard (please refer to Site plan where the build footprint extends beyond the Red line of required setbacks)
Height (m)	Max. 12.0m	11.4m	None
Off-street Parking	6 Residents (2 per unit) + 1 Visitor (0.2 per unit)	6 Residents + 1 Visitor	None
Small Parking	None if fewer than 31	3 (50%)	Relaxation needed
Tandem Parking	Max. 50%	None	None
Accessible Parking	None	None	None
EV charging	100% of resident parking spaces	100% of resident parking spaces Residential parking to have Level 2 charging. Visitor parking to have opportunity charging**	None
Bicycle Parking	4 Class 1 (1.25 per unit) + 1 Class 2 (0.2 per unit)	6 Class 1 + 1 Class 2	None
Amenity Space - Indoor	Min 50 sm or Cash-in-lieu	Cash-in-lieu	None
Amenity Space - Outdoor	Min. 18 sm (6.0 m ² per Unit)	26.9 sm	None
Convertible Unit	Min. 1 Unit	1 Convertible Unit	None
Aging-in-Place Features	All Units	Provided in All Units	None

* Opportunity charging is defined as Level 2 charging (or higher) for an electric vehicle supported by a minimum 40A with dedicated electrical circuit for the parking space.



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

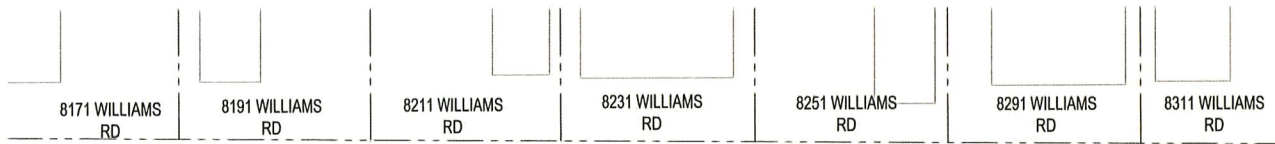
NOTE:
THE DESIGN OF FRONTAGE IMPROVEMENTS IS TO
BE FINALIZED THROUGH THE SA REVIEW PROCESS



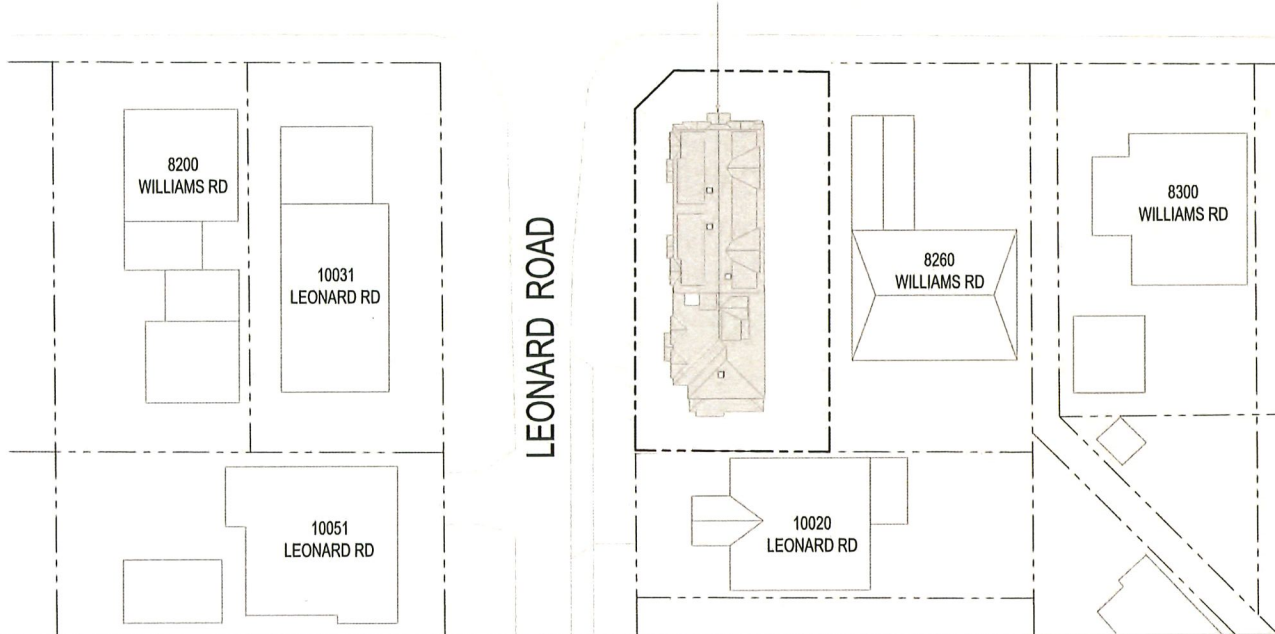
SITE AERIAL PHOTO

 Kenneth Kim Architecture Inc. 1-778-379-0918 / 604-600-0075 e kennethkim@kka.ca 211 2023 Wood Boundary Vancouver, B.C. V6V 2E4	THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED THIS DRAWING IS THE PROPERTY OF KENNETH KIM ARCHITECTURE INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.	No	Date	Revision	No	Date	Revision	Consultants	
		5	Jun 6 2024	RZ Revision 3					
		4	Nov 30 2023	RZ Revision 2					
		3	Nov 3 2023	DP Submission	8	Jul 25 2025	DP Presentation		
		2	Dec 16 2022	RZ Revision 1	7	Jul 7 2025	DP Revision 2		
		1	July 8 2021	RZ Submission	6	Jun 20 2025	DP Revision 1		
Project Title		3-UNIT TOWNHOUSE		Sheet Title		PROJECT DATA		File number:	Scale
8240 Williams Rd, Richmond								Drawn	CL
								Checked	KK
								Print date:	Jul 22, 2025

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SUBJECT SITE WILLIAMS ROAD



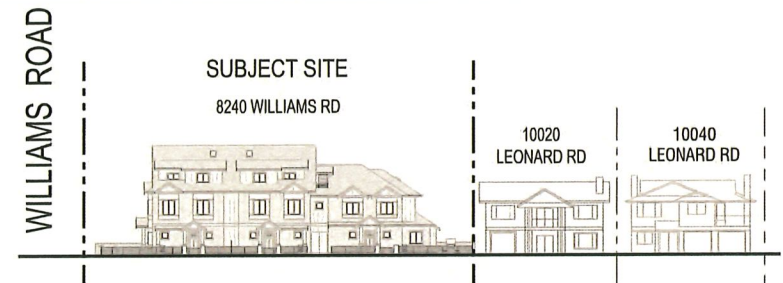
LOCATION PLAN
N.T.S



SITE CONTEXT PLAN
N.T.S

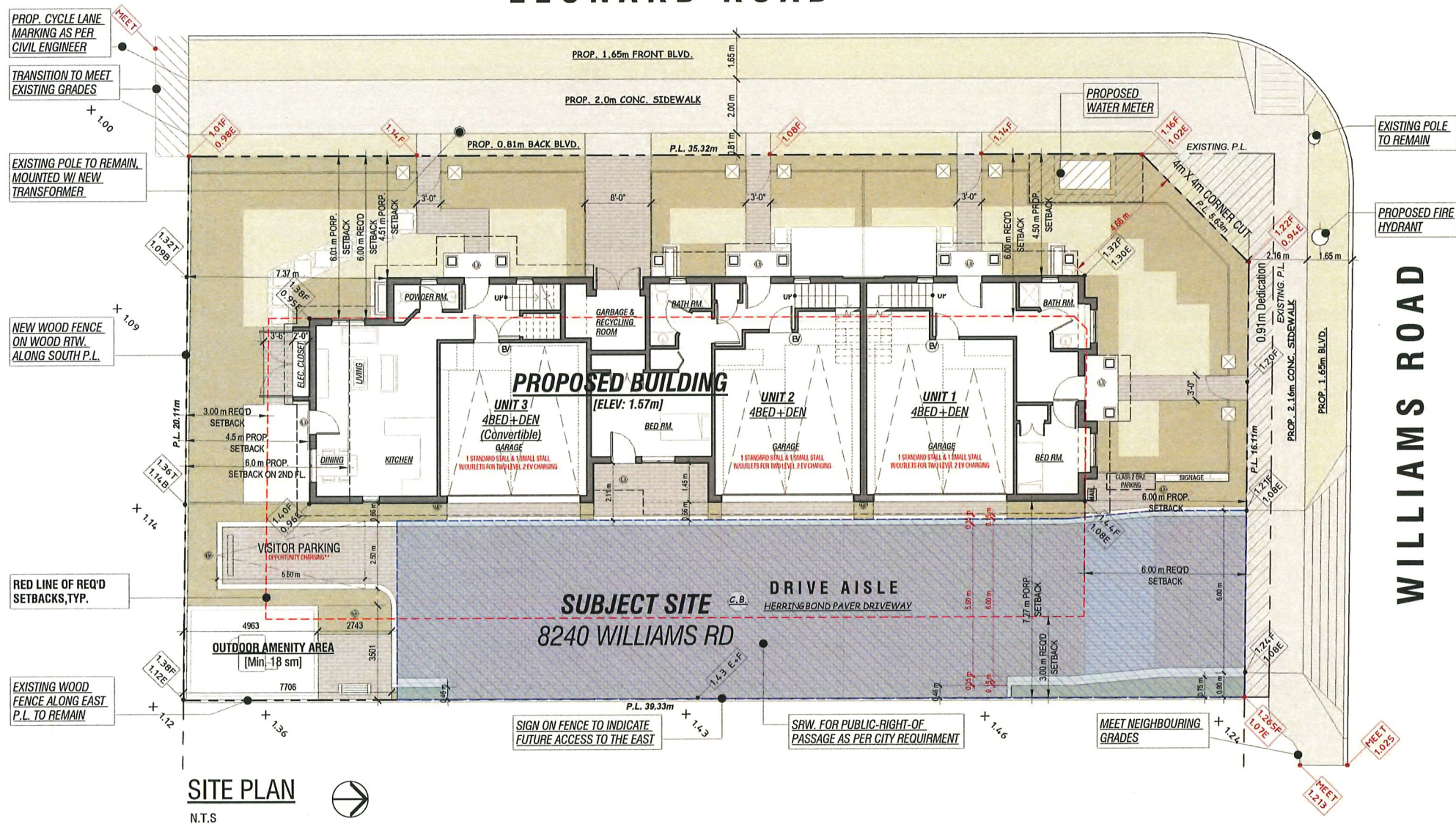


STREETSCAPE ELEVATION (WILLIAMS RD)
N.T.S

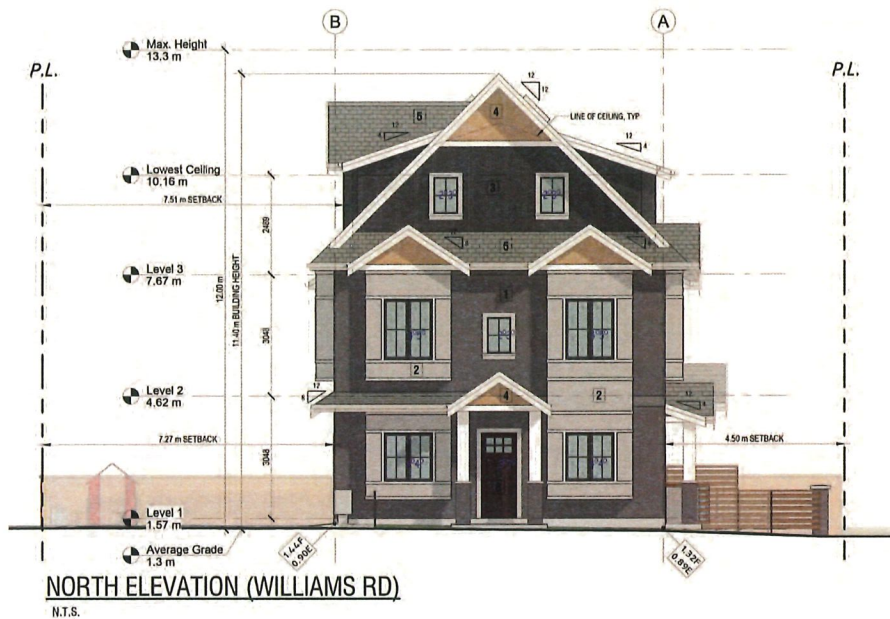


STREETSCAPE ELEVATION (LEONARD RD)
N.T.S

LEONARD ROAD



WILLIAMS ROAD



MATERIAL LEGEND

1 Thin Brick, Redish Charcoal, Endicott Sinna Ironspot Velour, or Similar

2 Hardie Board with Trims, Grey Benjamin Moore 2112-50, or Similar

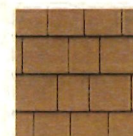
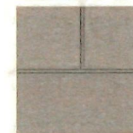
3 Board & Batten Siding, Charcoal Benjamin Moore 2130-30, or Similar

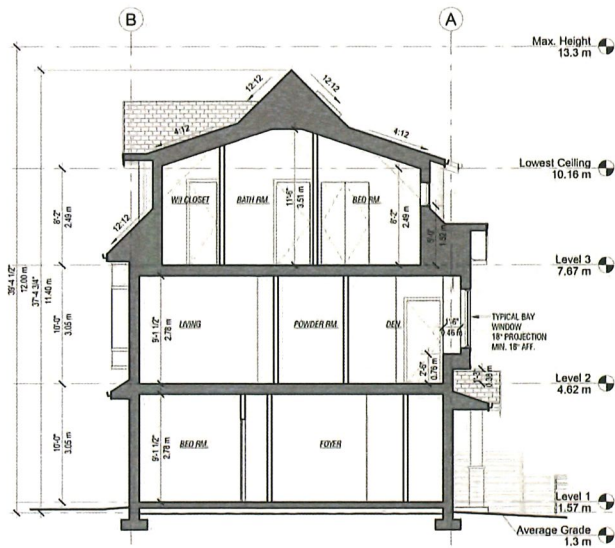
4 Hardie Shingle Siding, Tan Brown Benjamin Moore HC-37, or Similar

5 Asphalt Shingles, Charcoal

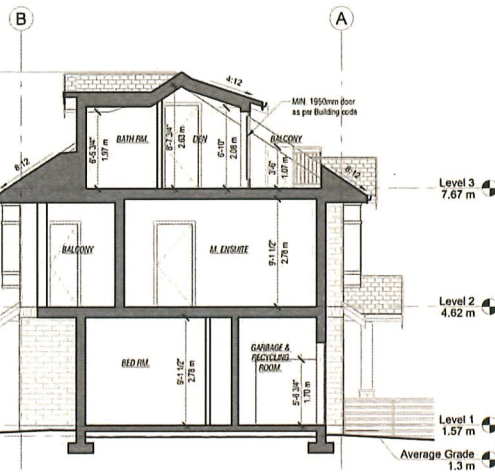
8 Unit Exterior door, Dark brown Benjamin Moore CG-2, or Similar

9 Utility Door & Door trim, Charcoal Benjamin Moore 2129-30, or Similar

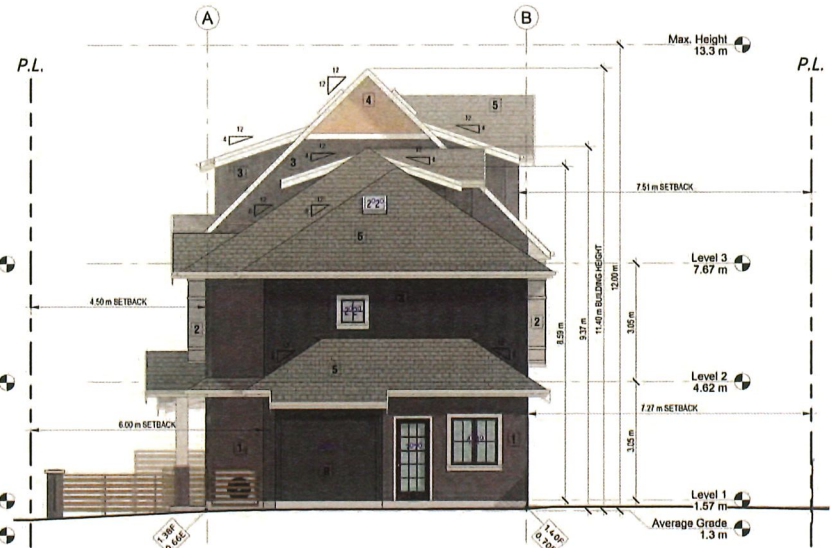




1. CROSS SECTION 1
N.T.S.



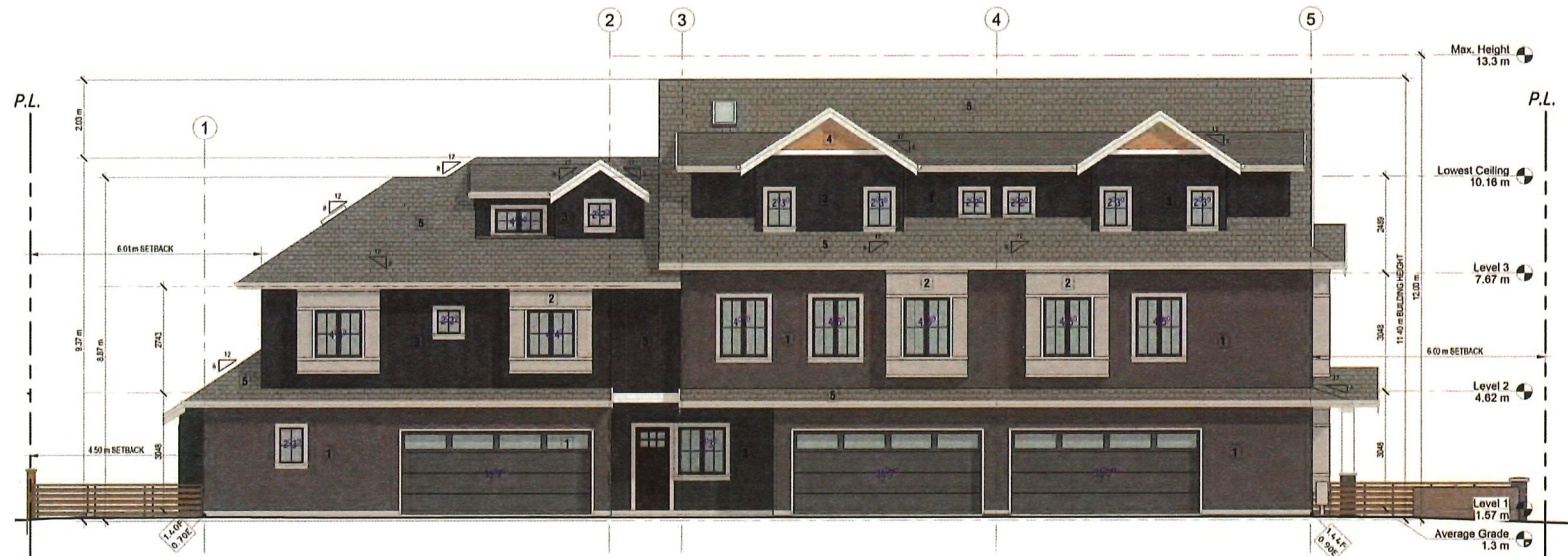
2. CROSS SECTION 2
N.T.S.



3. SOUTH ELEVATION
N.T.S.

ELEVATION NOTES

- 1 Thin Brick, Redish Charcoal, Endicott Sinna Ironspot Velour, or Similar
- 2 Hardie Board with Trims, Grey Benjamin Moore 2112-50, or Similar
- 3 Board & Batten Siding, Charcoal Benjamin Moore 2130-30, or Similar
- 4 Hardie Shingle Siding, Tan Brown Benjamin Moore HC-37, or Similar
- 5 Asphalt Shingles, Charcoal
- 6 Unit Exterior door, Dark brown Benjamin Moore CC-2, or Similar
- 9 Utility Door & Door trim, Charcoal Benjamin Moore 2129-30, or Similar



4. EAST ELEVATION
N.T.S.



Street View from Road Intersection



Aerial View from Road Intersection



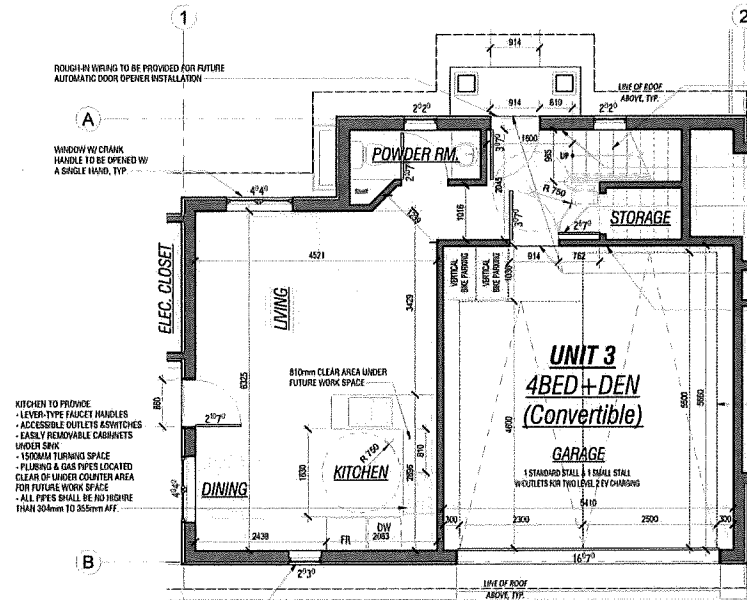
Aerial View from Leonard Rd



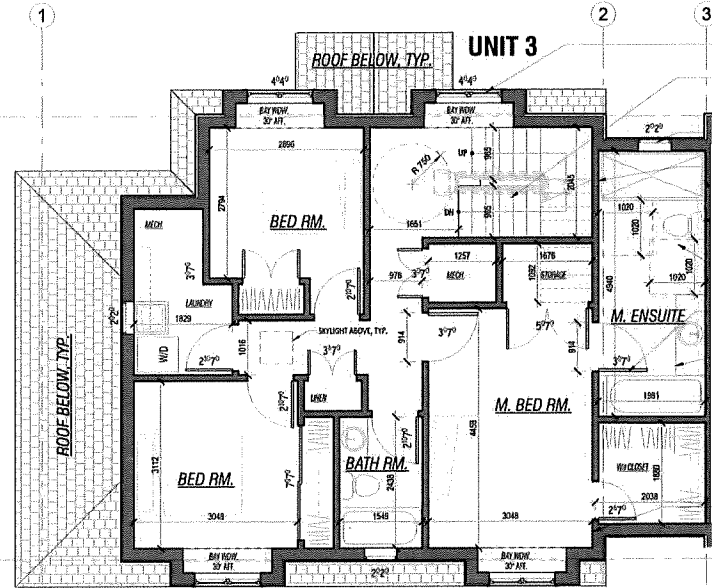
Aerial View from Williams Rd



Aerial View from the Eastern Neighboring Property



- START TO ACCOMMODATE FUTURE STAIR LIFT W/ FRAMING SUPPORT
- ACCESSIBLE OUTLETS & SWITCHES ACROSS 1ST FLOOR, TYP.
- LEVER-TYPE HANDLES FOR ALL DOORS, TYP.
- MAX. 13MM GRADE CHANGE AT DOOR SILL, TYP.
- GARAGE CAPABLE TO ACCOMMODATE MIN. 4m ACCESSIBLE PARKING SPACE
- GARAGE CAPABLE TO ACCOMMODATE MIN. 4m ACCESSIBLE PARKING SPACE



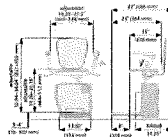
- WINDOW W/ CRANK HANDLE TO BE OPENED W/ A SINGLE HAND, TYP.
- STARTS TO ACCOMMODATE FUTURE STAIR LIFT W/ FRAMING SUPPORT
- ACCESSIBLE SHOWER CONTROLS W/ PRESSURE & TEMPERATURE CONTROL VALVES
- WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB & SHOWER, TYP.
- TOILET CLEAR FLOOR SPACE MIN. 1020mm AT SIDE AND FRONT
- LEVER-TYPE HANDLES FOR ALL DOORS, TYP.
- EASILY REMOVABLE CABINETS UNDER SINK
- ACCESSIBLE OUTLETS & SWITCHES ACROSS 2ND FLOOR, TYP.

CONVERTIBLE UNIT GUIDELINES	
ENTRY DOORS	MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS
ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE	MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH-IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)
INTERIOR DOORS	TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN HALLWAY AND ROOMS AND VERTICAL HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS
PATIO/BALCONY	MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.
ALL INTERIOR THRESHOLDS	WITHIN UNITS COMPLY WITH DCGC.
LEVER-TYPE HANDLES	FOR ALL DOORS
STAIR LIFT	STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATION
AT THE TOP OF ALL STAIRWAYS,	WALLS ARE REINFORCED WITH 2"x12" SOLID LUMBER AT 914 MM TO CENTRE.
HALLWAYS	MIN. 900 MM WIDTH
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER. REINFORCED WITH 2"x12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS
BATHROOMS (MIN. 1/UNIT)	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS CABINETS UNDERNEATH SINK ARE EASILY REMOVED DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES (IN WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL CABINETS UNDERNEATH SINK ARE EASILY REMOVED 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM LEVER-TYPE HANDLES FOR PLUMBING FIXTURES
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLET & SWITCHES	PLACE LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM

- GENERAL NOTES**
- ALL UNITS SHALL HAVE AGING IN PLACE FEATURES INCLUDING:
 - LEVER HANDLES FOR PLUMBING FIXTURES AND DOORS
 - WALL BLOCKING FOR GRAB BARS AT TOILET, TUB, AND SHOWER
 - HANDRAILS IN STAIRWELLS
 - UNIT 3 TO BE A CONVERTIBLE UNIT, W/ FEATURES SHOWN IN DRAWINGS ABOVE TO CONFORM TO CITY CONVERTIBLE UNIT REQUIREMENTS AND BC BUILDING CODE

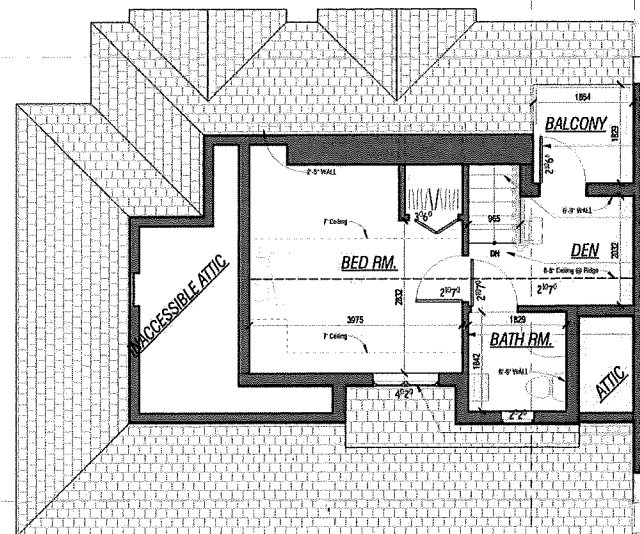
FUTURE STAIR LIFT DATA

DIMENSIONS



SPECIFICATIONS

- Application: Residential, indoor
- Capacity: 100 lbs (45 kg), optional 350 lbs (160 kg)
- Max speed: 20 ft/min (6.1 m/min), 12 ft/min (3.7 m/min) when going down
- Power: 115V, 60Hz, 15A power that changes on demand
- Handrail: Standard
- Handrail height: 30" (762 mm)
- Footrest: 12" (305 mm) wide, with 1" (25 mm) gap
- Range of motion: 180°
- Maneuverability: 180°
- Access: 180°



- LEVER-TYPE HANDLES FOR ALL DOORS, TYP.
- STARTS TO ACCOMMODATE FUTURE STAIR LIFT W/ FRAMING SUPPORT
- ALL FACILITIES IN THE 3RD FLOOR CAN BE INCLUDED AT THE FLOORS BELOW, THEREBY REDUCING THE NECESSITY TO CONVERT THIS FLOOR ACCESSIBLE.
- ACCESSIBLE OUTLETS & SWITCHES ACROSS 3RD FLOOR, TYP.
- WINDOW W/ CRANK HANDLE TO BE OPENED W/ A SINGLE HAND, TYP.



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 6, 2025

From: Joshua Reis
Director, Development

File: DP 19-869484

Re: Application by David J. Ho Architecture Inc. for a Development Permit at
7890 No. 5 Road

Staff Recommendation

That an Environmentally Sensitive Area Development Permit be issued at 7890 No. 5 Road, which would facilitate the construction of an elementary school and associated amenities within the area of the lot which is zoned "Assembly (ASY)".

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

JR:bb

Att. 4

Staff Report

Origin

David J. Ho Architecture Inc. has applied on behalf of Cornerstone Evangelical Baptist Church, to the City of Richmond for an Environmentally Sensitive Area (ESA) Development Permit (DP) to facilitate the construction of an elementary school and associated educational amenities within the portion of the subject site which is zoned “Assembly (ASY)”. An existing church building located on the subject site is proposed to be retained. Location and aerial maps of the subject site are provided in Attachment 1.

A Servicing Agreement (SA) is required prior to Building Permit (BP) issuance and includes, but is not limited to, the design and construction of City utility connections and upgrades, a new bus pad extension and road frontage improvements.

Development Information

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

Background

The subject site is zoned “Assembly (ASY)” in the western portion of the lot, and “Agriculture (AG1)” in the eastern portion, and is designated in the Official Community Plan (OCP) as “Community Institutional (INST)” in the western portion and “Agriculture (AGR)” in the eastern portion. Additionally, the site as a whole is located within the Agricultural Land Reserve (ALR). The subject site includes an existing two-storey church building and a school located across three single-storey portable buildings. The applicant has confirmed that the existing church building provides capacity for 100 people, while the existing school facilities accommodate 311 students and 50 staff members.

The north-western corner and eastern portions of the site are primarily used for farming activities by employees of Garden In Gardens Greenhouse Ltd., which is located on the adjacent site to the north. This is facilitated through a lease agreement that has been in place with the applicant of the subject site since 2013, set to be reviewed for extension on November 10, 2026, and annually thereafter. The applicant has provided a Letter of Confirmation to this effect (Attachment 3).

Development surrounding the subject site is as follows:

To the North: An agricultural operation (Gardens In Gardens Greenhouse Ltd.) on a site located within the ALR zoned “Agriculture (AG1)” and designated “Agriculture (AGR)” in the OCP.

To the East: Highway 99 and beyond that are lands located within the ALR and zoned “Agriculture (AG1)” and designated “Agriculture (AGR)” in the OCP.

To the South: Across Blundell Road, there are two religious assembly buildings at 8020 No. 5 Road and 12100 Blundell Road, respectively. Both sites are located within the ALR and are zoned “Assembly (ASY)” and designated as “Community Institutional (INST)” in the OCP.

To the West: Across No. 5 Road, there are two single-family dwellings on properties located within the ALR and zoned “Agriculture (AG1)” and designated “Agriculture (AGR)” in the OCP.

Staff Comments

The proposed development is consistent with the existing Non-Farm Use approval granted by the Agricultural Land Commission (ALC) in 2008. The proposed scheme attached to this report has satisfactorily addressed the environmental concerns and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the “Assembly (ASY)” zone.

Analysis

Conditions of Adjacency

- The proposed three-storey building would be 12.0 m in height, and is similar in height to the existing church building on-site, which measures approximately 10.0 m.
- The proposed building would be screened from the property to the north via proposed landscaping, including a variety of trees and shrubs.
- The proposed buildings are set back 80.0 m from Blundell Road to the south and 75.0 m from No. 5 Road to the west.
- The proposed building would be separated from the eastern portion of the site zoned “Agriculture (AG1)” by a new playground space and a landscaping buffer. This provides a softer and more natural transition from the western portion of the lot which would accommodate the proposed school and existing church, and the eastern portion of the site, which is to remain in use for agricultural purposes. A service road is proposed along the east elevation of the gymnasium and cafeteria component of the proposed development and would be for school use only. The area immediately to the east of the service road would be ecologically restored and landscaped, details of which are provided later in this report.

Site Planning and Design, Parking and Access

- The proposed development includes a new elementary school, gymnasium/cafeteria and auditorium. The existing one-storey portable school buildings would be removed from the site, and all educational operations would be transferred to the new school building. The new school would provide capacity for 475 students (an increase of 164 students from current enrollment).
- The proposed building form would be of a contemporary institutional architectural character that complements the design of the existing church building on-site.
- The proposed building facades include materials such as brick, cedar planks, stucco and stone accenting with glazed windows along the west and east elevations.

- There is an existing septic field located east of the proposed buildings that is to remain and is proposed to be enhanced for use as a Pollinator Meadow.
- The main pedestrian entrance for the proposed school building would be complemented by a built-in canopy along the west elevation to provide enhanced weather protection for students and pedestrians.
- A 2.0 m wide pedestrian pathway is proposed from the main school entrance across the parking area, providing uninterrupted access to and from No. 5 Road. This pathway is complemented by landscaping and curb details to separate the space from parking stalls. It is also texturized by interlocking pavers to differentiate the area from vehicular traffic.
- The subject site is currently accessible via a 12.0 m wide driveway on No. 5 Road. This driveway is proposed to be decommissioned and replaced by a 10.9 m wide driveway immediately south of the existing driveway. Existing vehicular access will be complemented by a second driveway further north of the existing driveway on No. 5 Road that will have a width of 7.5 m.
- In order to accommodate future road frontage improvements prior to development permit issuance, the owner shall provide 3.0 m wide Statutory Right-of-Ways (SRWs) providing Public Rights-of-Passage (PROP) adjacent to No. 5 Road and Blundell Road. A 6.0 m by 6.0 m corner cut SRW PROP is also to be provided at the intersection of No. 5 Road and Blundell Road. The applicant will be responsible for completing the design of the ultimate frontage works to confirm that the works can be provided within the required SRW areas. Details of road frontage improvements are included in Attachment 4 and further described in this report under the Site Servicing and Road Frontage Improvements section.
- A total of 354 parking stalls are proposed to serve both the existing church and the proposed school development in compliance with the Zoning Bylaw, which requires 309 parking stalls.
- The applicant is required to provide the minimum City Electric Vehicle (EV) requirements for a non-residential development, which includes the provision of EV charging capacity to 35 per cent of all proposed parking spaces, as well as an additional 10 per cent of parking spaces featuring opportunity charging with a minimum 40A dedicated circuit per space.
- A total of 22 Class 1 and 126 Class 2 bicycle stalls would be provided in compliance with Zoning Bylaw requirements, with designated bicycle storage areas located between the existing church building and the proposed elementary school building, as well as along the south-east corner of the existing church building. Bicycle amenities would be screened by landscaping and located away from vehicular traffic lanes and parking stalls to provide additional safety for users.
- A garbage and recycling enclosure is to be located behind the proposed school building and would be accessed via a drive aisle along the south of the existing church building. Prior to BP issuance, the applicant is required to provide written confirmation of or produce a copy of a contract with a private waste management company, detailing and confirming waste management operations for the school.

Floodplain Management

- The proposed development must meet the requirements of the Flood Plain Designation and Protection Bylaw 8204. The subject site is located in an area with a designated Flood Construction Level (FCL) of 2.9 m GSC.

- There is an existing Flood Covenant (No. AD275746) registered on title. Prior to DP issuance, the applicant will be required to discharge and replace this agreement with a new flood covenant (2.9 m GSC).

Environmentally Sensitive Area Assessment

- Approximately 3.9 Ha of the subject site is identified as “Freshwater Wetland” ESA. This includes the entire eastern segment of the site zoned “Agriculture (AG1)” and the area to the northwest zoned “Assembly (ASY)” fronting onto No. 5 Road. No buildings or structures are currently located within the ESA area.
- An Environmental Impact Assessment (EIA) prepared by a qualified environmental professional (QEP) was submitted by the applicant, which states that the ESA designated lands do not cover any sensitive or significant aquatic or terrestrial habitat features. The EIA notes that the eastern portion of the subject site contains trees and vegetation, including deciduous and coniferous trees and smaller native and invasive species of shrubs common in Richmond. These trees are proposed to be retained.
- The proposed development would occur within approximately 1.1 Ha of ESA land in the “Assembly (ASY)” zoned portion of the subject site. This area of the ESA has been assessed as having the lowest quality of biodiversity and does not include ecological assets that would be expected to be observed in Freshwater Wetland ESA designated lands.

Tree Inventory

- The applicant has submitted landscape plans prepared by a Registered Landscape Architect, identifying 11 bylaw-sized trees along Blundell Road and No. 5 Road.

Tree Retention

- 10 bylaw-sized Cherry trees, assessed to be healthy, along the No. 5 Road and Blundell Road frontages within the subject site, are proposed to be retained as part of the proposed development, but would conflict with the identified frontage improvements. Further review of these trees will be undertaken in coordination with the design of identified frontage improvements and subsequent future construction of the works.
- Tree protection fencing must be installed to City standards in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.

Tree Replacement

- One bylaw-sized cherry tree situated immediately south of the existing driveway along No. 5 Road is in fair condition but in conflict with the 10.9 m wide driveway proposed to replace the existing 12.0 m wide driveway.
- To account for the future removal of the 10 bylaw-sized trees for frontage improvements, and the removal of the one bylaw-sized cherry Tree due to driveway realignment along No. 5 Road, the applicant has agreed to provide replacement trees along the No. 5 Road frontage and within the “Assembly (ASY)” zoned portion of the subject site.

- A total of 26 replacement trees are proposed, which is more than the 2:1 replacement ratio required under Richmond's Tree Protection Bylaw No. 8057. Replacement trees will be a mix of deciduous species well-suited to the area and prescribed by the applicant's Landscape Architect. These trees will meet the minimum size and height requirements prescribed in Richmond's Tree Protection Bylaw No. 8057. Commitment for the planting of the replacement trees would be secured via a Landscaping Agreement, to be discussed in more detail below.

Proposed ESA Compensation and Landscape Improvements

- To offset the impact of the proposed development on ESA designated lands on-site (ESA Compensation), the applicant has submitted an Ecological Restoration Plan (ERP), prepared by a QEP. The ERP is focused on mitigation measures aimed at improving the ecological quality of the area of the subject site impacted by the proposed development. The ERP recommends a planting scheme which includes the installation of a range of native tree and plant species. The restoration area would be broken down into the following sub-categories of ecological planting types:
 - Shrubland Bog Forest area (3,061 m²);
 - Shrubland Old Field area (4,644 m²); and
 - Pollinator Meadow area (3,060 m²).
- The list of recommended species and their respective quantities are included in the table below:

Species	Quantity (no.)
Red-osier dogwood	200
Red elderberry	200
Hardhack	200
Salal	550
Indian Plum	300
Salmonberry	700
Nootka Rose	250
Black Cottonwood	100
Western Redcedar	50
White Birch	50
Shore Pine	50
Red Alder	100

- In addition to the ERP, the applicant proposes to provide on-site landscaping along the perimeter of the proposed building and within the parking area. This provides a screening buffer from No. 5 Road and improved site beautification. A diversity of trees and shrubs are proposed, including a variety of native species.

- The proposed development would provide for higher ecological value on-site on a more than 1:1 compensation ratio. A total of 10,764 m² of planting area is proposed to offset the 10,749 m² of ESA designated lands into which the proposed development would encroach. This approach satisfies the intent of the ESA DP Guidelines and OCP objectives relating to environmental enhancement.
- The applicant has agreed to enter into a Landscaping Agreement with the City to implement the required on-site landscaping and ecological restoration and to provide a security of \$132,466.80 for ecological restoration and enhancement and a security of \$45,000.00 for landscape planting (based on the cost estimate provided by the QEP). The applicant is required to enter into the Landscape Agreement, stipulating a monitoring and annual reporting period of five years on the status of the landscaping and ecological enhancement by a QEP, and make payment of the identified securities prior to DP issuance.
- The ALC has reviewed the proposed development, including general landscaping and ecological restoration plans for the site as a whole and is supportive of the proposal as it is consistent with previous plans reviewed by the ALC. Should the owners decide in the future to farm within the “Agriculture (AG1)” zoned portion of the site, they would be required to obtain approval from the ALC given it would be inconsistent with plans approved under the Non-Farm Use application in 2008, and farming of the agricultural lands would require provincial permitting for soil import or other land modifications.

Sustainability

- The proposed building would be required to be constructed in compliance with Part 8 of the NECB 2020 energy performance standards, as required under the BC Building Code 2024. Confirmation of compliance is required prior to BP issuance via the submission of a statement provided to the City prepared by the coordinating registered professional.

Site Servicing and Road Frontage Improvements

- The applicant is required to enter into a SA prior to the issuance of the BP for the design and construction of the identified frontage improvements and servicing connections and upgrades, which would include, but are not limited to, the following:
 - Water systems upgrades, including the installation of new fire hydrants to meet the City’s requirements;
 - Storm sewer upgrades along No. 5 Road frontage and capping and removing all existing storm connections to the development site and replacing them with one new storm connection;
 - A review of the existing on-site sanitary system and a strategy for sanitary services;
 - Decommissioning of the existing driveway along No. 5 Road and replacing the driveway with two new driveways, with one centrally placed in close proximity to the decommissioned driveway (with a width of 10.9 m) and another driveway placed further north along No. 5 Road (with a width of 7.5 m);
 - Permanent physical access control infrastructure to be built to enforce Right Out Only, either as a driveway channelized island or a raised centre median;

- A new bus pad, including electric connection, on No. 5 Road adjacent to the existing bus stop in front of the subject site; and
- Construct frontage improvements along No. 5 Road and Blundell Road to include an interim 1.5 m boulevard and 2.0 m sidewalk, accessible curb ramps and other improvements. Where possible, frontage works will seek to minimize tree impacts to the satisfaction of the Director of Transportation. The applicant is required to design and submit the drawings for the ultimate frontage works for No. 5 Road and Blundell Road to construct a 1.5 m wide boulevard buffer, 4.0 m wide multi-use pathway, 0.3 m wide landscaping buffer, and any retaining wall required to confirm that PROP SRWs on both streets are sufficient to be secured, prior to the issuance of the BP. The Ultimate frontage improvements along No. 5 Road and the Blundell Road frontage, would be constructed by the City at a later date, and when long-term cycling network improvements are undertaken on Blundell Road.

Financial Impact

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

Conclusion

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



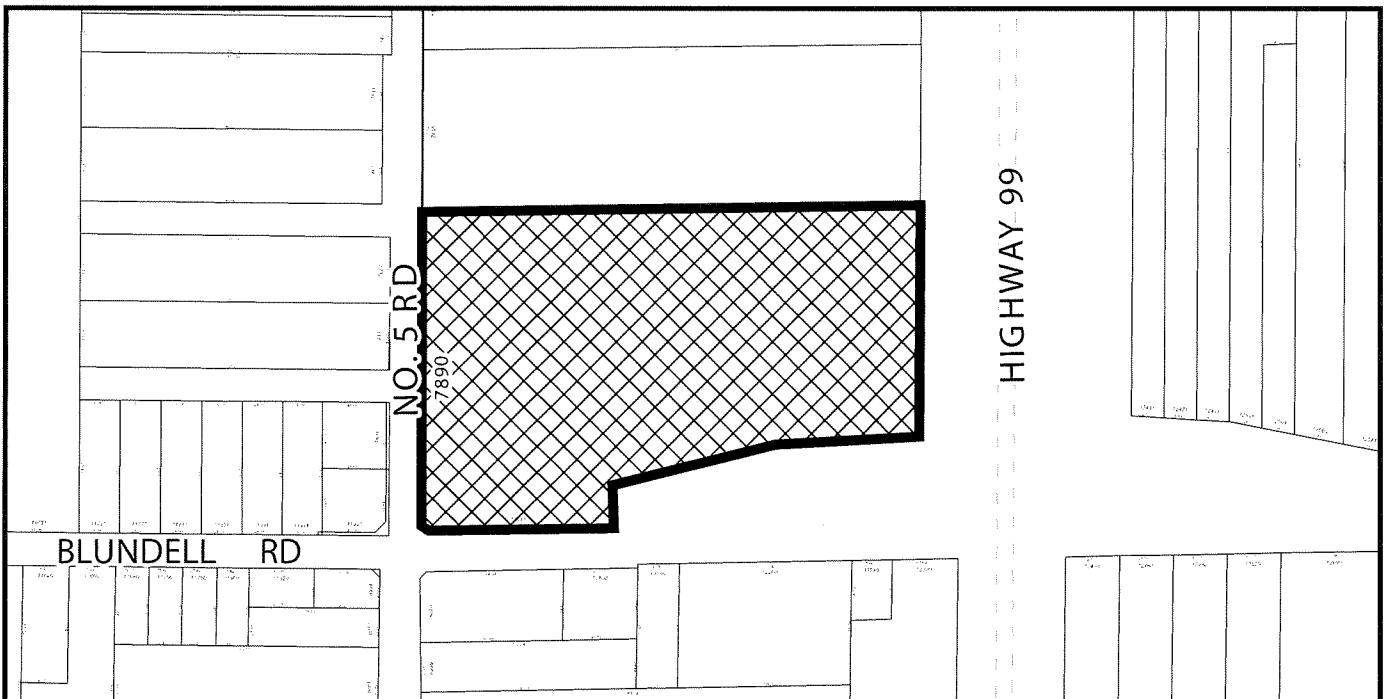
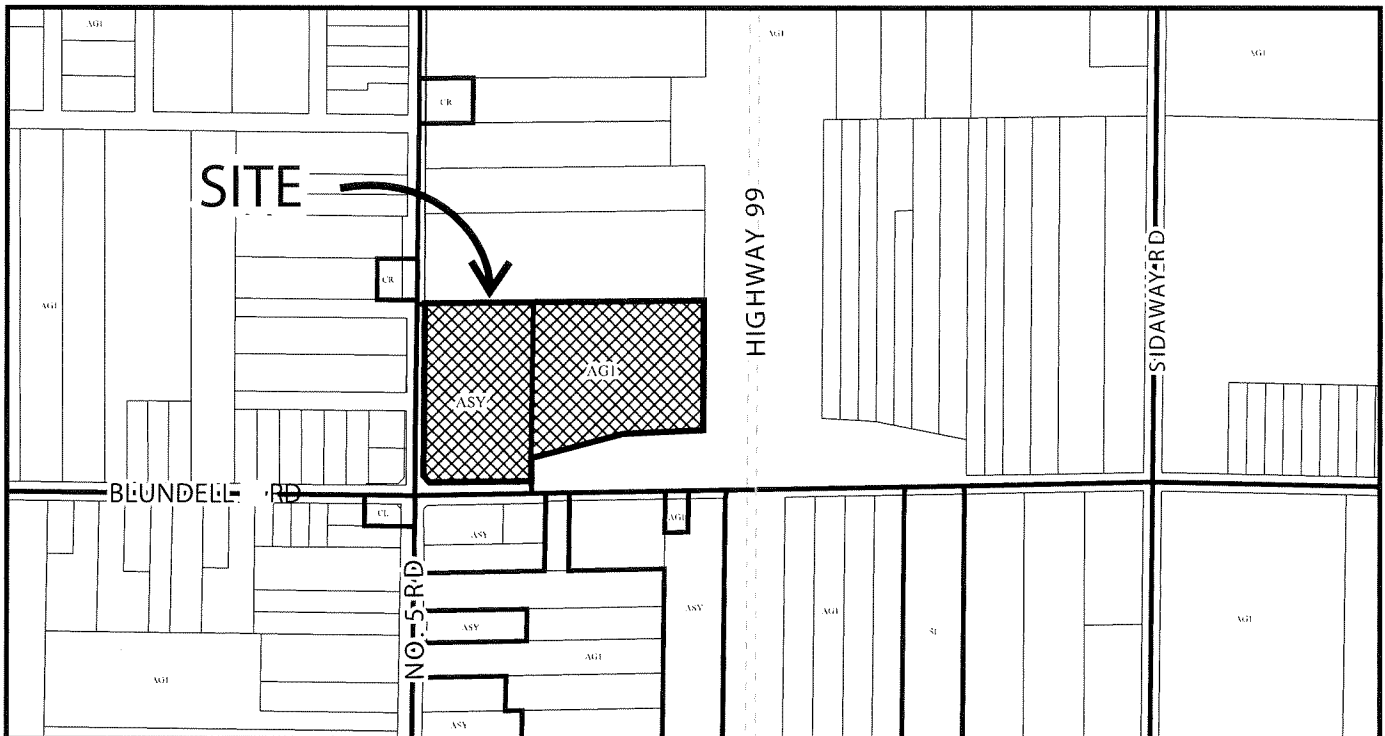
Babak Behnia
Planner 2
(604-204-8639)

BB:cas

- Att.
- 1: Location Map
 - 2: Development Application Data Sheet
 - 3: Letter of Confirmation of Lease Agreement for Farming Activities
 - 4: Development Permit Considerations



City of Richmond



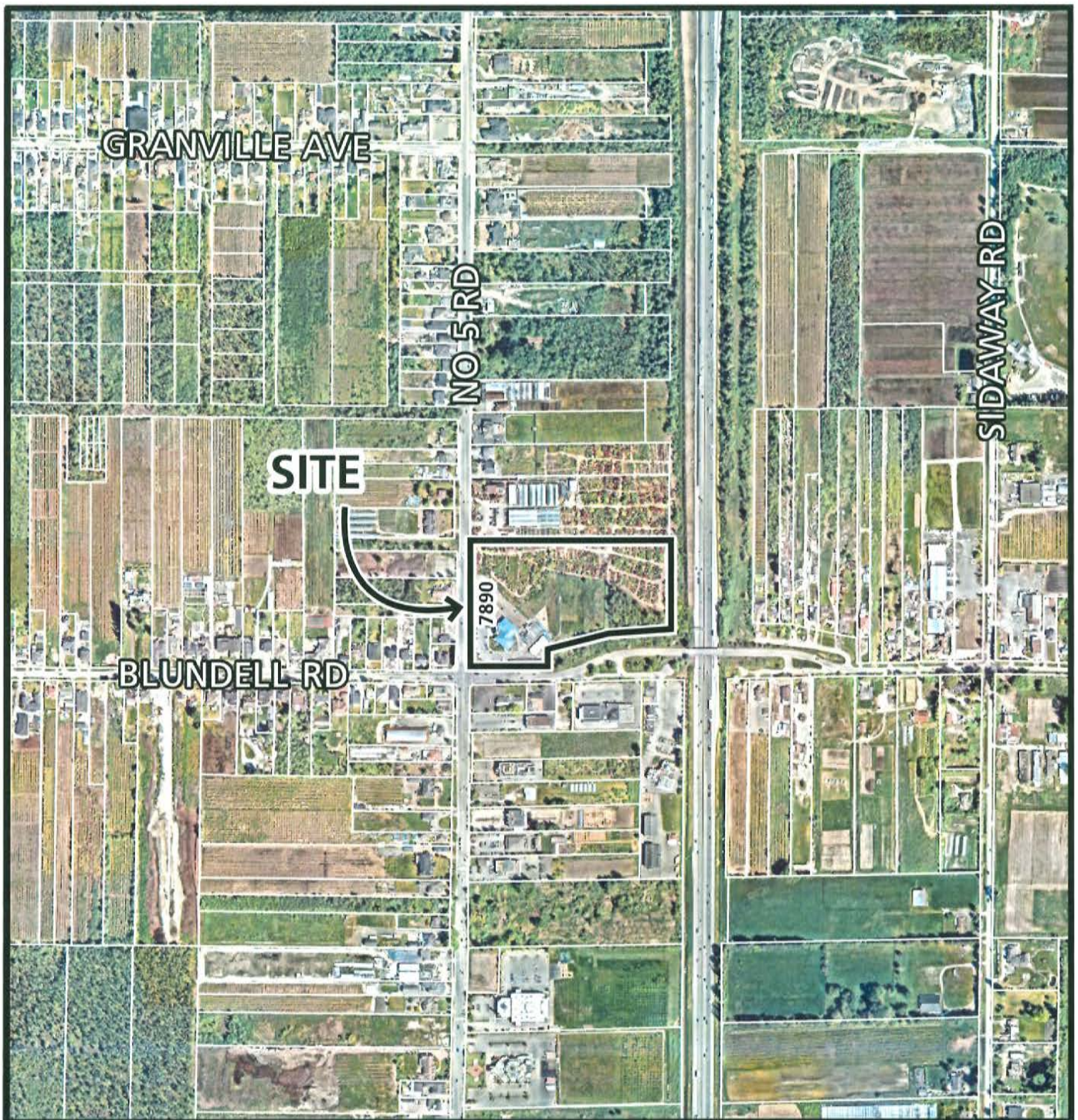
Original Date: 08/13/19

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 19-869484

Original Date: 06/23/25
Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet

Development Applications Department

DP19-869484

Attachment 2

Address: 7890 No. 5 Road

Applicant: David J. Ho. Architecture Inc. Owner: Cornerstone Baptist Church of Vancouver

Planning Area(s): East Richmond (Subject to No. 5 Road Backlands Policy)

	Existing	Proposed
Owner:	Cornerstone Evangelical Baptist Church of Vancouver	No Change
Site area (m²):	22,867.6 m ²	No Change
OCP Designation:	Agriculture (AGR) (partial) Community Institutional (INST) (partial)	No Change
Zoning:	Assembly (ASY) (partial) Agriculture (AG1) (partial)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max: 0.5	0.39	none permitted
Lot Coverage (% of lot area):	Building: Max. 35%	26.3%	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 7.5 m Side: Min. 7.5 m	Complies	none
Height	Max: 12.0 m	12.0 m	none
Off-street Parking Spaces – Total:	309 spaces required	354	none
Bicycle Parking Spaces	Class 1: 22 Class 2: 126	Class 1: 22 Class 2: 126	none



Garden In Gardens Greenhouse Ltd.

7600 No.5 Road Richmond, BC, V6Y 2V2

Phone: 604-233-2323

Fax: 604-233-0903

May 22, 2025

This Letter is to confirm Garden In Gardens have been actively farming 4+ acres of land leased from Cornerstone Evangelical Baptist Church (CEBC) of 7890 No 5 Rd, Richmond, BC since 2013. There is an ongoing agreement with CEBC, with the first contract review scheduled for November 10, 2026, and annually thereafter.

Trees and shrubs are currently being grown on the property leased. Our current B.C Assessment indicating farm status and/or our B.C Farmer ID card can be provided upon request from the City.

A handwritten signature in black ink, appearing to read 'Kevin Wu', with a stylized, cursive script.

Kevin Wu

General Manager



City of
Richmond

Development Permit Considerations

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

Address: 7890 No. 5 Road

File No.: DP 19-869484

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

1. **(Ecological Restoration Security)** Receipt of a Letter of Credit for Ecological Restoration of the ESA in the AG-1 Zone portion of the site in the amount of \$132,466.80 plus taxes, inclusive of a 10% contingency cost (as per the estimate provided by Garden In Gardens Greenhouse Ltd. on August 12, 2024).
2. **(Landscaping Security)** Receipt of a Letter of Credit for landscaping \$45,000 plus taxes, inclusive of a 10% contingency cost (as per the landscape cost estimate provided by Garden In Gardens Greenhouse Ltd., on August 12, 2024).
3. **(Landscaping Agreement)** Registration of a legal agreement on Title to identify ESA enhancement in lieu of the proposed development in the ESA and to ensure that landscaping is planted and retained as identified in the submitted Environmental Impact Assessment (EIA) Report prepared by AquaTerra Environmental Limited, dated March 2022 as well as per the Habitat Restoration Plan prepared by AquaTerra Limited, dated December 2023. The Agreement would also require a monitoring and annual reporting period of 5 years on the status of the landscaping and ecological enhancement by a QEP to be submitted to the City.
4. **(ESA Protection)** Installation of appropriate tree protection fencing around all vegetated areas and general ESA designated lands that are to be ecologically restored and remediated as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. **(ESA Monitoring)** Submission of a contract between the owner and a Qualified Environmental Professional (QEP) confirming monitoring and supervising of any works occurring in close proximity to the ESA during development of the site.
6. **(Flood Covenant Discharge and Registration of New Flood Covenant)** Discharge Flood Covenant AD275746 from title and registration of a new Flood Indemnity Covenant on Title (2.9 GSC).
7. **(Statutory Right of Way No. 5 Road)** Granting a Public Right of Passage (PROP) Statutory Right-of-Way (SRW) of 3.0 m width along the No. 5 Road portion of the site to accommodate future road improvements which would include a 1.5 m wide boulevard, a 4.0 m wide multi-use pathway (MUP) and an additional 0.3 m wide boulevard.
8. **(Statutory Right of Way Blundell Road)** Granting a PROP SRW of 3.0 m width along the Blundell Road portion of the site to accommodate future road improvements which would include a 1.5 m wide boulevard, a 4.0 m wide multi-use pathway (MUP) and an additional 0.3 m wide boulevard. The SRW would include all frontage areas corresponding to the portion of the site that is zoned "Assembly (ASY)".
9. **(Corner SRW)** Granting a SRW with a corner cut of 6.0 m by 6.0 m at the intersection of No. 5 Road and Blundell Road.
10. **(Notice Fees)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.

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

1. **[Servicing Agreement]** The owner would be required to enter into a Servicing Agreement with the City for the design and construction of site servicing and off-site works and frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Initial: _____

1.1 Water Works:

- a) Using the OCP Model, there is 737 L/s of water available at a 20 psi residual at the No 5 Road frontage, and 851 L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. Based on preliminary review, an additional three hydrants will be required; two on No 5 Road and one on Blundell Road, to meet the 75 m spacing requirements.
 - iii) Confirm that the existing water service connection is adequate for the proposed development. If not, the City shall upsize the water connection at the developer's cost.
 - iv) Install a meter on the existing water service connection (or new water connection, if upsizing is required). Meter to be located onsite in a right-of-way, as described below.
 - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

1.2 Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Upgrade approximately 200 m of storm sewer along the development's No 5 Road frontage to OCP size. The new storm sewer shall be located within the driving portion of the roadway (i.e. not behind the curb).
 - iii) Perform a capacity analysis of the proposed storm sewer to determine the required size to suit OCP conditions.
 - iv) Cap and remove all existing storm connections to the development site. Provide one new storm connection, complete with inspection chamber, off the proposed storm sewer.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

1.3 Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide a strategy for sanitary servicing onsite. The developer may opt to connect to an onsite sanitary disposal system (such as the existing septic field), or propose a connection to the City's sanitary system for review and approval by the City. A strategy for sanitary servicing must be approved by the City prior to the development permit proceeding to development permit panel.

Initial: _____

1.4 Frontage Improvements:

- a) At Developer's cost, the Developer is required to:
- i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - ii) To underground overhead service lines.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - iv) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - v) Complete other frontage improvements accounting for the following:
 - Existing driveway along No. 5 Road to be decommissioned and replaced with two new driveways with one centrally located driveway with a width of 10.9 m and a northern driveway with a width of 7.5 m.
 - Permanent physical access control infrastructure to be built to enforce Right Out Only, either as driveway channelized island or raised centre median; and
 - Driveway widths to conform to engineering design specifications.
 - Design and construct a new bus pad (3 m x 9 m) along No. 5 Road adjacent to the existing bus stop fronting the subject property. The bus pad is to be complemented with electric connection to the satisfaction of the Director of Transportation.
 - Construct frontage improvements along No.5 Road and Blundell Road to include an interim 1.5 m boulevard and 2.0 m sidewalk, accessible curb ramps and other improvements to the satisfaction of the Director of Transportation in the City. Where possible, frontage improvements works will seek to minimize impact to existing trees. The applicant is required to design and submit the drawings for ultimate frontage works for No. 5 Road and Blundell Road to construct a 1.5 m wide boulevard buffer, 4.0 m wide multi-use pathway (MUP), 0.3 m wide landscaping buffer, and any retaining wall required to confirm that PROP SRWs on both streets are sufficient to be secured prior to the issuance of the building permit. The Ultimate frontage improvements, including the areas south of the new centrally located driveway along No. 5 Road and the Blundell Road frontage, will be constructed by the City at a later date, and when long term cycling network improvements are undertaken on Blundell Road.

Initial: _____

General Items:

1. At Developer's cost, the Developer is required to:
 - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - ii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
 - iii) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
2. The owner is required to provide written confirmation of or produce a copy of a contract entered into between the property owner of 7890 No. 5 Road and a private Waste Management company detailing and confirming waste management operations for the proposed school, gymnasium/cafeteria and auditorium.
3. The owner is required to provide plans confirming on-site parking area standards as it relates to primary school pathway for pedestrian access to the building being constructed to a minimum of 1.8 m width and being buffered on both sides by boulevards and wheel stops for additional protection from vehicular traffic, ensuring that all parking stalls fronting pedestrian areas would be complemented by wheel stops, and confirming that physical driveway infrastructure would be built to enforce Right Out Only, all driveways to line up with drive aisles on-site, and no delineators would be included on public right of way.
4. Submission of a statement of Energy Compliance with the BCBC 2024 (Part 8 of NECB 2020) must be provided by a Coordinating Registered Professional, confirming that the applicable Energy performance targets have been considered in the proposed design.
5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Initial: _____

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Signed copy on file]

Signed

Date



City of Richmond

Development Permit

No. DP 19-869484

To the Holder: Cornerstone Evangelical Baptist Church of
Vancouver B.C Inc. No. 13833S

Property Address: 7890 No. 5 Road
Richmond, BC V6Y 2V2

Address: 7890 No. 5 Road
Richmond, BC V6Y 2V2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4, attached hereto.
4. As a condition of the issuance of the Permit, the City is holding a security in the amount of \$132,466.80, to ensure the ecological restoration and enhancement on the site as well as security in the amount of \$45,000 to ensure landscaping planting on the site is in accordance with the terms and conditions of this Permit. the condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

No. DP 19-869484

To the Holder: Cornerstone Evangelical Baptist Church of
Vancouver B.C Inc. No. 13833S

Property Address: 7890 No. 5 Road
Richmond, BC V6Y 2V2

Address: 7890 No. 5 Road
Richmond, BC V6Y 2V2

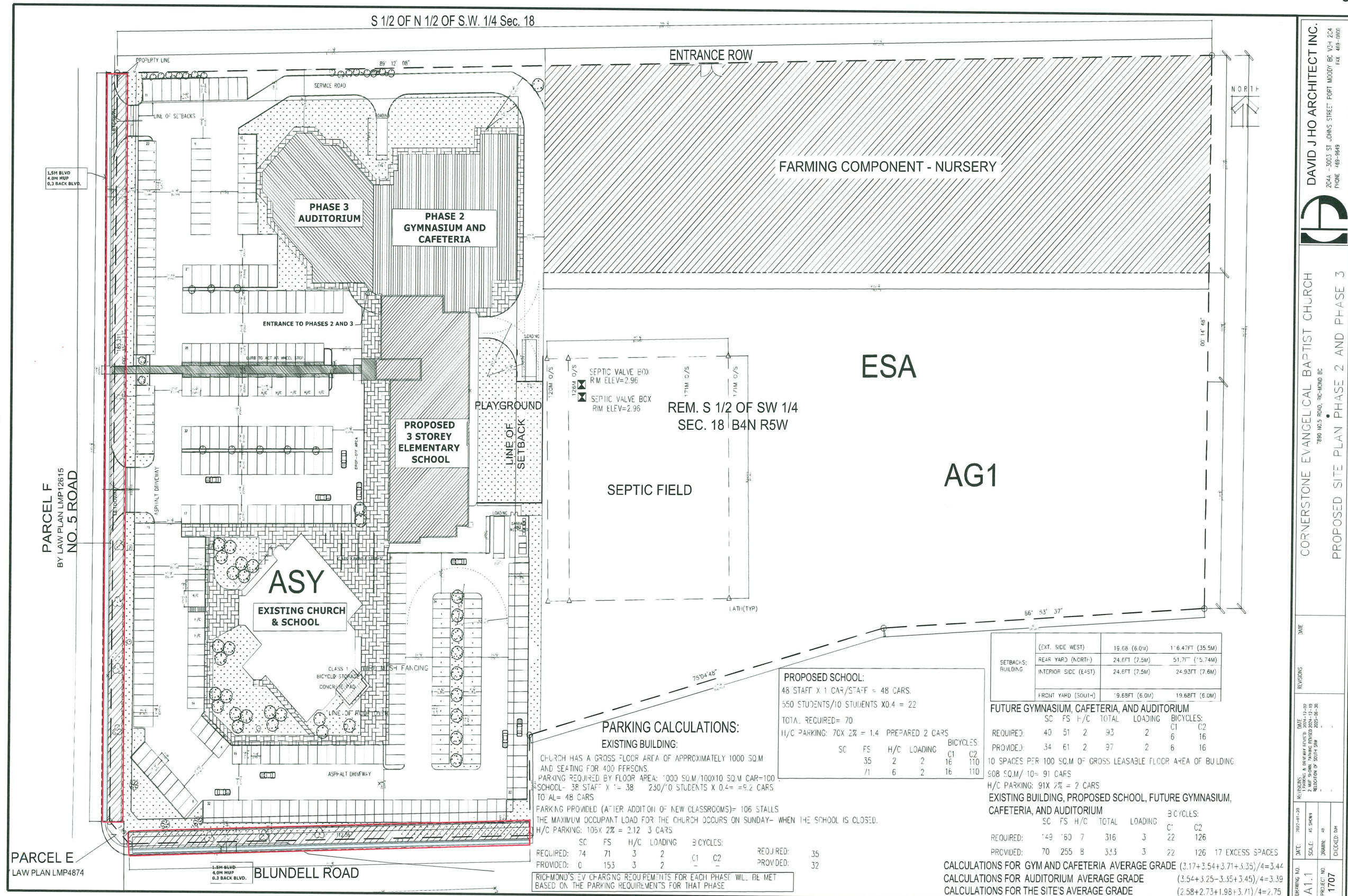
This Permit is not a Building Permit.

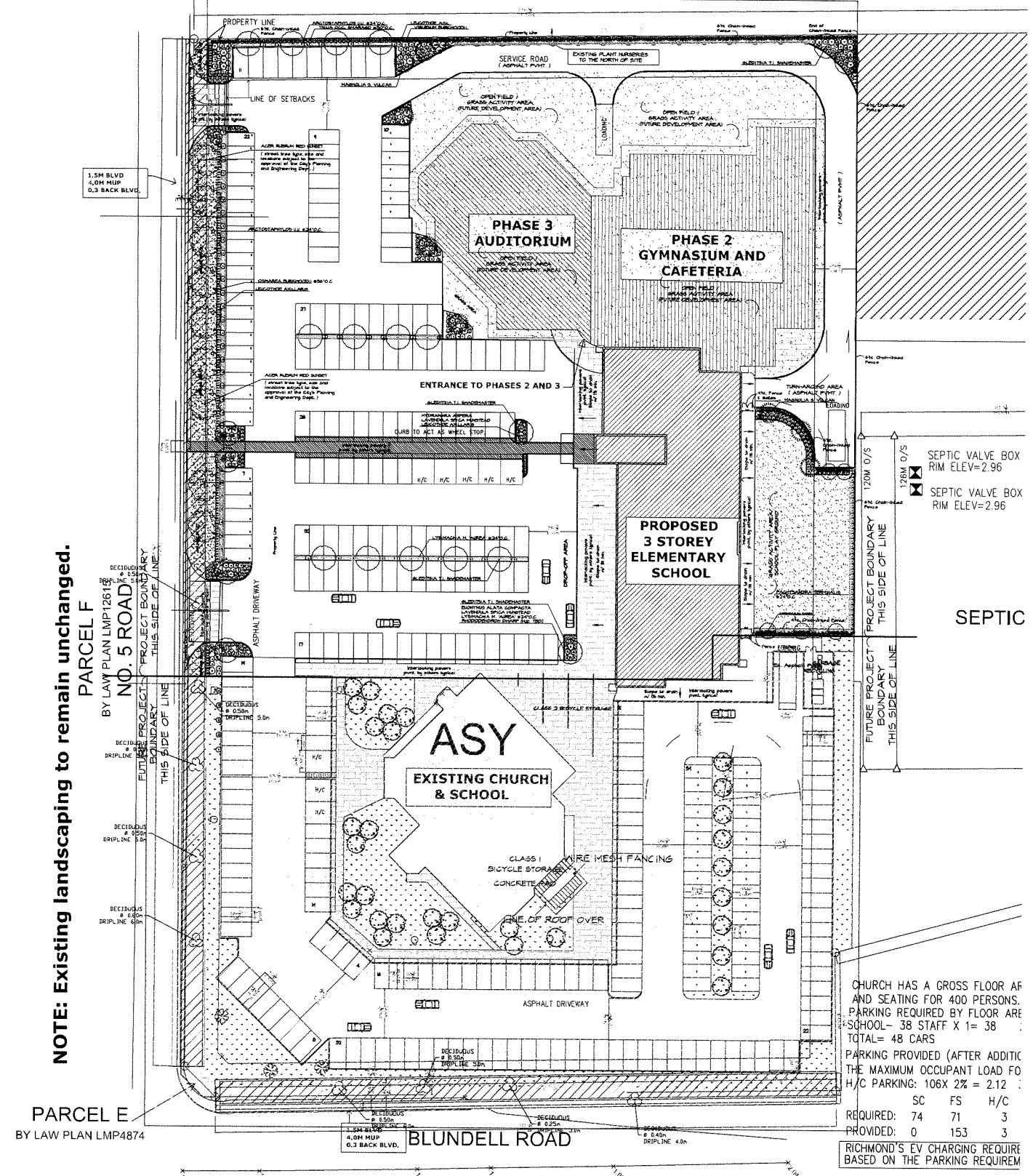
AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

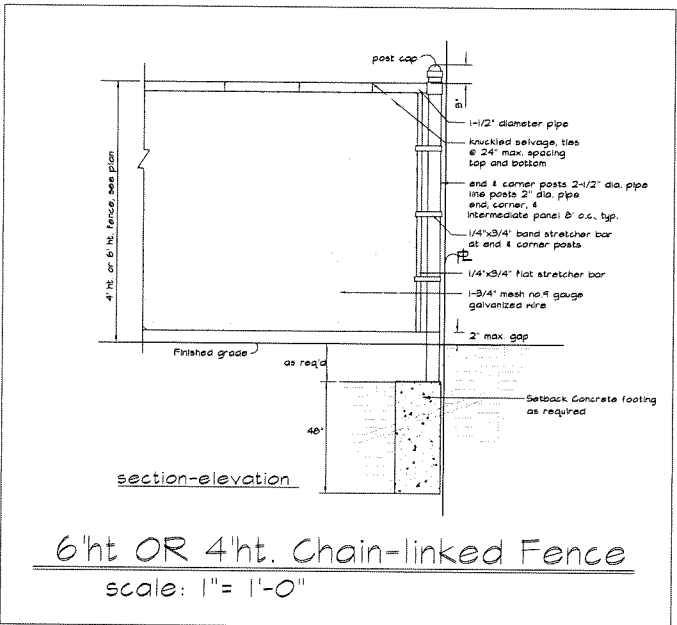




NOTE: Existing landscaping to remain unchanged.

PARCEL F
BY LAW PLAN LMP126115
NO. 5 ROAD
THIS SIDE OF LINE

PARCEL E
BY LAW PLAN LMP4874



NO.	DATE	REVISIONS
#6	July 1, 2025	Replacement of arch site plan dated 2025-07-02, overall adjustment to planting and added beds, revised plant list.
#5	June 30, 2025	Major overall revision as per arch dng. to entire parking lot and boulevard planting and plant list.
#4	Feb 3, 2025	Upgraded to full planting plan and plant list.
#3	Jan 26, 2020	Perimeter fences along North and East boundary changed to 6'ht. chain-linked fence, details added; planting and P. List adjusted. Fonts size increased for printing.
#2	Oct 19, 2020	Major overall revision as per Arch's NEW site plan dated 2021-04-19. ALL parking area planting beds and islands; addition of entry walkway, relocation of access driveway and turn-around area in the back. Adjustment of grass area, other area of planting beds and Plant List.
#1	Jul 6, 2020	Major overall revision as per Arch's NEW site plan dated June 10. ALL parking area planting beds and islands; addition of planting beds at North P.L. and on 3 sides of the Play Ground; notes and Plant List; added fence details.
NO.	DATE	REVISIONS

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FRED LIU & ASSOCIATES, INC.
Landscape Consultant
Vancouver BC V5P 2L3
Email: landarch3000@gmail.com TEL: (604) 327-7541

DRAWING NO. L2 of 2
SCALE: 1/8" = 1'-0"
PROJECT NO. 190404-010
DRAWN: MS
CHECKED: YL

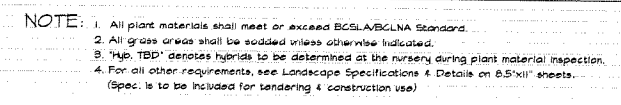
DAVID J HO ARCHITECT INC.
2044 - 3003 ST JOHNS STREET PORT MOODY BC V3H 2C4
PHONE 468-8868 FAX 468-8860

CORNERSTONE EVANGELICAL BAPTIST CHURCH
7890 WES ROAD, RICHMOND BC
LANDSCAPE KEY PLAN.

DATE: APRIL 2019
SCALE: 1/8" = 1'-0"
PROJECT NO. 190404-010
DRAWN: MS
CHECKED: YL

REVISIONS
DATE: 11-01-2025
REVISIONS
DATE: 11-01-2025

Pls#20250101



#6	July 1, 2025	Replacement of arch site plan dated 2025-07-02, overall adjustment to planting and added beds, revised plant list.
#5	June 30, 2025	Major overall revision as per Arch. drawing, to entire parking lot and boulevard, planting and plant list.
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#2	Oct. 19, 2020	Major overall revision as per Arch's NEW site plan dated 2021-04-15: ALL parking area planting beds and islands; addition of entry walkway; relocation of access driveway and turn-around area in the back; Adjustment of grass area, other area of planting beds and Plant List.
#1	Jul. 6, 2020	Major overall revision as per Arch's NEW site plan dated June 10: ALL parking area planting beds and islands; addition of planting beds at North P.L., and on 3 sides of the Play Ground; notes and Plant List; added fence details.
NO.	DATE	REVISIONS

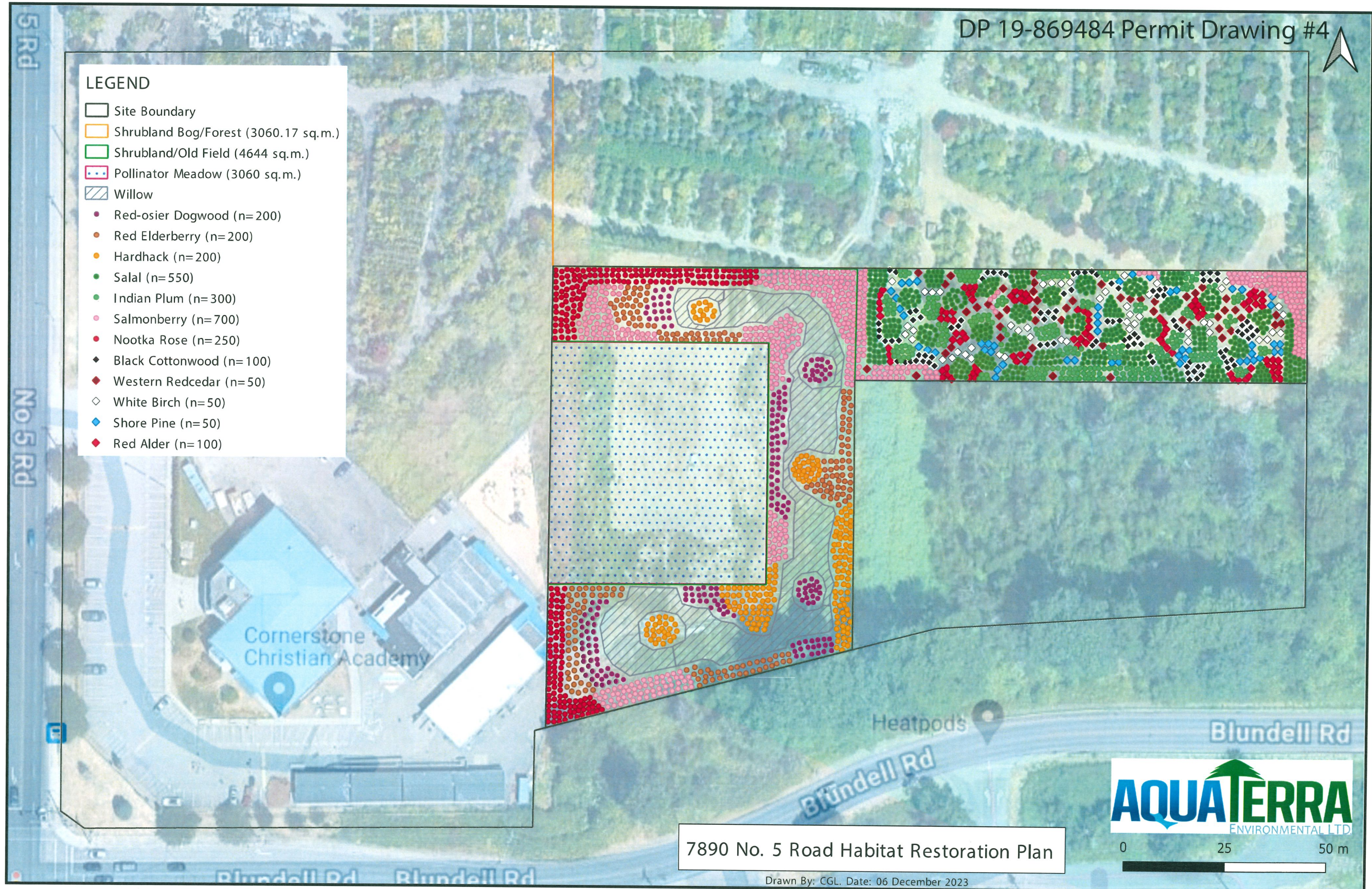
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FRED LIU & ASSOCIATES, INC.
Landscape Consultant
Vancouver BC V5P 2L3

Email: landarch3000@gmail.com TEL: (604)327.7541

LEGEND

- Site Boundary
- Shrubland Bog/Forest (3060.17 sq.m.)
- Shrubland/Old Field (4644 sq.m.)
- Pollinator Meadow (3060 sq.m.)
- Willow
- Red-osier Dogwood (n=200)
- Red Elderberry (n=200)
- Hardhack (n=200)
- Salal (n=550)
- Indian Plum (n=300)
- Salmonberry (n=700)
- Nootka Rose (n=250)
- ◆ Black Cottonwood (n=100)
- ◆ Western Redcedar (n=50)
- ◇ White Birch (n=50)
- ◆ Shore Pine (n=50)
- ◆ Red Alder (n=100)

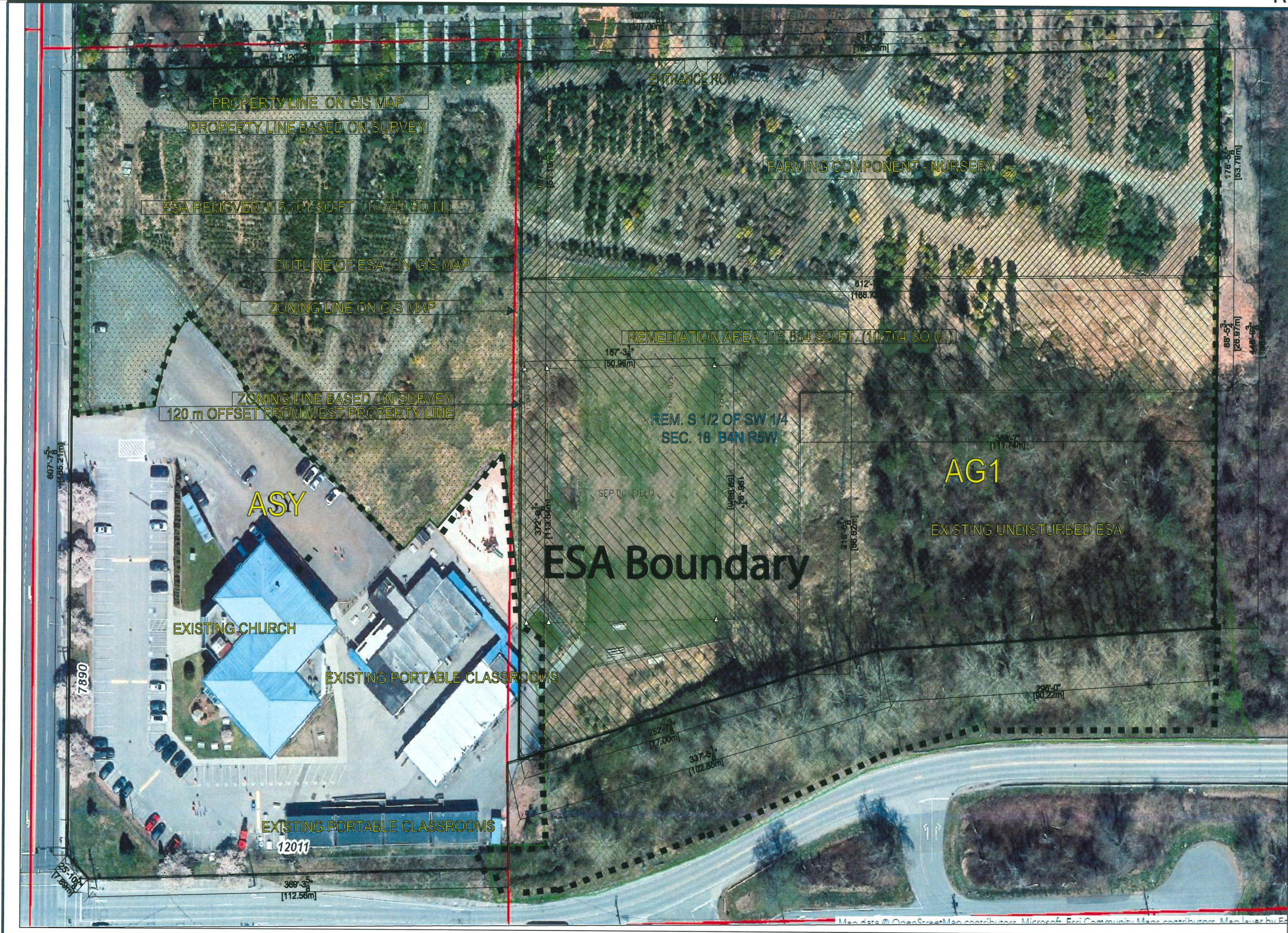


7890 No. 5 Road Habitat Restoration Plan

Drawn By: CGL. Date: 06 December 2023



Reference Plan



DRAWING NO. A1.2	DATE: 2022.01.20	REVISIONS	DATE	<p>CORNERSTONE EVANGELICAL BAPTIST CHURCH</p> <p>7890 NO.5 ROAD RICHMOND B.C.</p> <p>COMPARISON OF GIS MAP AND SURVEY</p>
	SCALE: 1/8"=1'	DATE	REVISIONS	
	DRAWN: AM	DATE	REVISIONS	
	CHECKED: AM	DATE	REVISIONS	
PROJECT NO. 1707	<p>DAVID J HO ARCHITECT INC.</p> <p>2044 -3003 ST JOHNS STREET FORT MOODY BC V3H 2C4</p> <p>PHONE 469-9649 FAX 469-0800</p>			

DAVID J HO ARCHITECT INC.
204A -3003 ST JOHNS STREET PORT MOODY BC V3H 2C4
PHONE 469-9649 FAX 469-0800

Reference Plan





City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 6, 2025

From: Joshua Reis
Director, Development

File: DP 25-009725

Re: Application by Alon Gal for a Development Permit at 100 Douglas Crescent

Staff Recommendations

That a Development Permit be issued at 100 Douglas Crescent, which would:

1. Permit the retention of an existing rear yard infill unit on a site zoned “Small-Scale Multi-Unit Housing (RSM/L)”;
2. Vary the provisions of the Richmond Zoning Bylaw 8500 to:
 - a. Reduce the minimum required side yard setback for the rear yard infill unit from 1.2 m to 1.0 m; and
 - b. Reduce the minimum required building separation between the rear yard infill unit and principal dwelling from 6.0 m to 2.1 m.

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

JR:ac
Att. 3

Staff Report

Origin

Alon Gal has applied to the City of Richmond for permission to retain an approximately 90 m² (972 ft²) two-storey rear yard infill unit at 100 Douglas Crescent (Attachment 1) on a site zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

The proposed Development Permit (DP) does not result in frontage upgrades, and any utility and servicing requirements will be further confirmed at the time of Building Permit (BP) application. The capacity of the onsite sanitary service connection will be reviewed as part of the BP process.

Development Information

A site survey (Attachment 2) is provided. Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site currently contains a single-family dwelling which includes an unauthorized single-storey rear addition and an unpermitted two-storey rear yard infill unit. The applicant is seeking to retain and formalize the two-storey rear yard infill unit through the subject DP and subsequent BP process. The unauthorized single-storey rear addition to the single-family dwelling is not part of this DP application as it complies with the subject site’s “Small-Scale Multi-Unit Housing (RSM/L)” zoning but does require a separate BP application to be made to the City.

Development surrounding the subject site is as follows:

- To the North: Across Douglas Crescent, a single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from Wellington Crescent.
- To the South: A single-family residential development fronting onto Catalina Crescent on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from Catalina Crescent and the rear lane.
- To the East: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from the rear lane.
- To the West: A single-family residential lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”. The lot is currently vacant except for an existing single-storey garage located adjacent to the subject site (100 Douglas Crescent). The previous single-family dwelling was demolished in 2024. There is an active BP application (BP 25-020315) for a new single-family dwelling on the lot, with vehicle access to remain from the rear lane.

Staff Comments

The existing rear yard infill unit demonstrates general alignment with the intent of design guidelines in the City's Official Community Plan (OCP) and complies with the regulations of the "Small-Scale Multi-Unit Housing (RSM/L)" zone, except as noted below.

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

The applicant requests to vary the provisions of the Richmond Zoning Bylaw 8500 to:

- a) Reduce the minimum required side yard setback for the rear yard infill unit from 1.2 m to 1.0 m.

The 1.0 m setback between the existing two-storey rear yard infill unit and the property line with 60 Douglas Crescent (west lot line) is not expected to result in negative impacts on the neighbouring property by way of overlooking or overshadowing. The existing rear yard infill unit has no windows on the west elevation facing 60 Douglas Crescent and is located adjacent to an existing single-storey garage on a lot where the former single-family dwelling was recently demolished. The rear yard infill unit has a 7.2 m setback from 140 Douglas Crescent (east lot line) in compliance with the "Small-Scale Multi-Unit Housing (RSM/L)" zone.

- b) Reduce the minimum required building separation between the rear yard infill unit and principal dwelling from 6.0 m to 2.1 m.

The existing separation of 2.1 m between the rear yard infill unit and the existing single-family dwelling on the subject lot is at the ground floor only, where there are no facing windows. Prior to DP issuance, the applicant is required to submit a BP application to address BCBC compliance relating to fire protection. At the second-floor level, there is a separation of 8.6 m between the rear yard infill unit and the single-family dwelling. The existing separation is not expected to result in a loss of privacy for the rear yard infill unit or adjacent single-family dwelling and does not impact the provision of the required private outdoor space for the site, which is provided in the east side yard.

Analysis***Conditions of Adjacency***

- To the north of the rear yard infill unit is the primary dwelling unit on the subject lot. Separation and design considerations are addressed in the following section of this report.
- Windows are located on the east elevation of the existing rear yard infill unit. The presence of tall cedar hedging helps to limit privacy concerns for the neighbouring property at 140 Douglas Crescent.
- There are no windows on the south elevation overlooking the rear lane. The rear lane provides separation between the two-storey rear yard infill unit and the property at 231 Catalina Crescent.

- There are no windows located on the west elevation of the existing rear yard infill unit, which is located adjacent to an existing single-storey garage at 60 Douglas Crescent. There is currently no residential property at 60 Douglas Crescent, with the former single-family dwelling recently demolished.
- The subject property is located within the “Aircraft Noise Notification Area (Area 2)”. In accordance with the Aircraft Noise Sensitive Development (ANSND) Policy Areas, all aircraft noise-sensitive land uses may be considered. Prior to DP issuance, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into the rear yard infill unit’s design.

Urban Design and Site Planning

- The applicant has submitted a BCBC Compliance Report prepared by a registered professional identifying deficiencies with the rear yard infill unit. Prior to DP issuance, the applicant is required to apply for a BP to address identified BCBC deficiencies. Staff will confirm BCBC compliance through the BP process, including follow-up inspections.
- Existing windows on the second floor of the rear infill unit provide natural light to the interior while setbacks and existing landscaping support the privacy of neighbouring homes.
- The south elevation of the rear yard infill unit fronting the lane incorporates faux carriage-style barn doors to enhance the appearance of the lane.
- A single shared garbage and recycling area is proposed for the subject site for use by the residents of the property. The area, which is adequately sized to contain the required number of containers for the single-detached dwelling and rear yard infill unit, is located between the main house and the infill unit and is easily accessible to both units.
- The subject site provides on-site parking in compliance with the Zoning Bylaw, including two unenclosed gravel parking spaces adjacent to the rear yard infill unit. These spaces are accessed from the lane and are for the shared use of both units.
- Registration of a flood plain indemnity covenant on Title is required prior to DP issuance.

Architectural Form and Character

- The design of the existing two-storey rear yard infill unit broadly reflects the form, character and scale of development on the subject lot, and surrounding low-density neighbourhood. The design, materiality and colour of the rear yard infill unit is consistent with the character of the primary dwelling on the property.
- The exterior materials and colours of the existing rear yard infill building include horizontal blue Hardie-board siding on the upper level, smooth blue stucco cladding on the lower level and white-painted wood trim around the doors, windows and building corners.
- A covered entry with a modest roof overhang is proposed to be added to the existing rear yard infill unit, which will provide weather protection for residents of the property and add architectural interest, helping to enhance the human scale of the overall design.

Landscape Design and Open Space Design

- Two city trees are located in the front yard along the front property line. Both trees will be retained, as no construction activity is permitted in their vicinity. There are no trees located in the rear yard.
- Cedar hedging exists along the entire east property line and partially along the west property line and will be retained to provide privacy to neighbouring lots. More than 20 per cent of the lot is comprised of live plant material in compliance with the Zoning Bylaw.
- The area surrounding the main entrance of the rear yard infill unit, adjacent to the parking pad, is treated with a combination of landscaping elements and downward facing lighting to enhance the appearance of the unit entry and limit spillover to the adjacent lot.
- Outdoor space for the rear yard infill unit is located at grade in the side yard to the east of the unit. The proposed open space is approximately 121.4 m² and includes a 25 m² shared deck connecting the principal dwelling and the infill unit. Since the infill unit is occupied by family members, the outdoor space is intended to be shared and used collectively by both households. The outdoor space complies with the requirements of the 'Small-Scale Multi-Unit Housing (RSM/L)' zone. Prior to DP issuance, a restrictive covenant and/or alternative legal agreement is to be registered on title to prohibit the stratification of the individual rear yard infill unit.

Crime Prevention Through Environmental Design

- Consistent with the design guidelines for rear yard infill development in the OCP, the existing windows on the east elevation provide natural surveillance of the primary parking area fronting the lane.
- The existing rear yard infill unit provides wall-mounted lighting at the main entry as well as adjacent to the shared deck to maintain visibility and safety. The lighting is downward facing and will avoid spillover onto neighbouring lots.

Conclusions

The applicant is seeking permission to retain an unpermitted two-storey rear yard infill unit at 100 Douglas Crescent on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)". As retention of the two-storey rear yard infill unit would meet all applicable policies and guidelines beyond the requested variances, staff recommend that the DP be endorsed and issuance by Council be recommended.



Alex Costin
Planner I
(604-276-4200)

AC:aa

Att. 1: Location Map
2: Survey Plan
3: Development Application Data Sheet

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

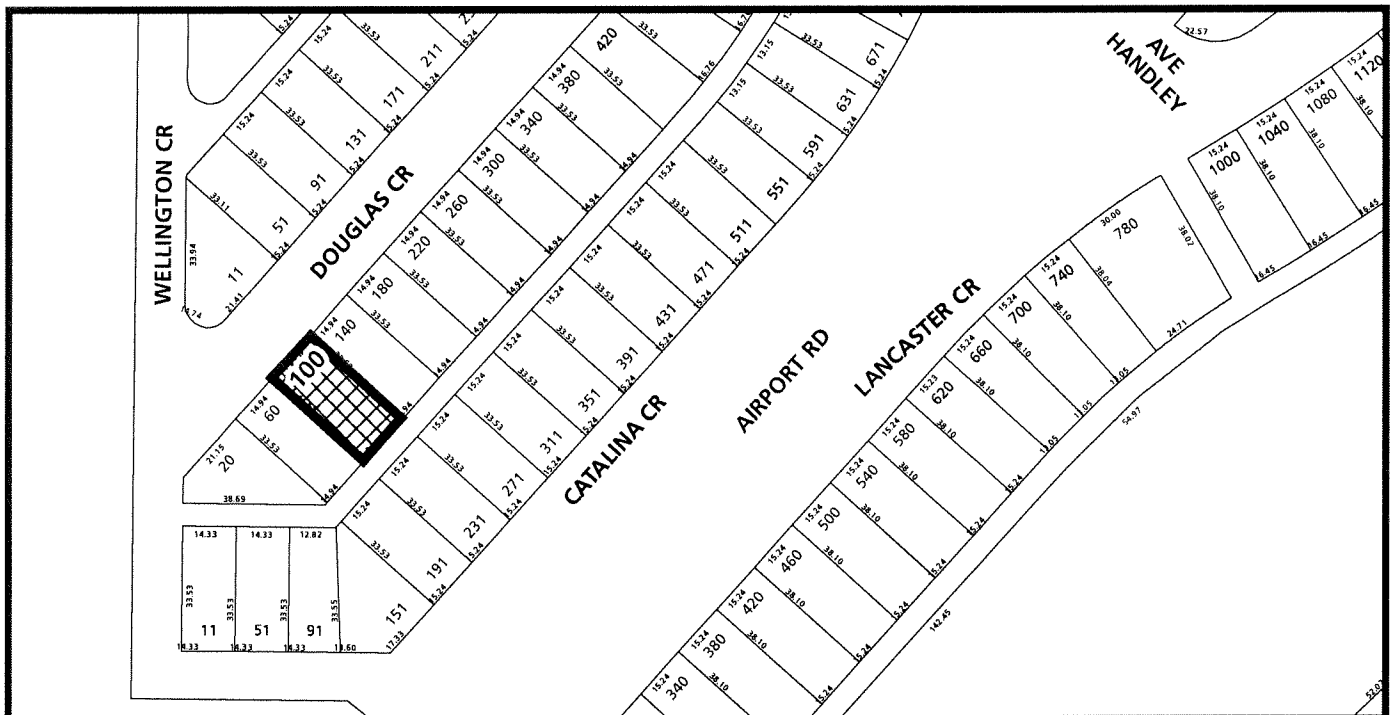
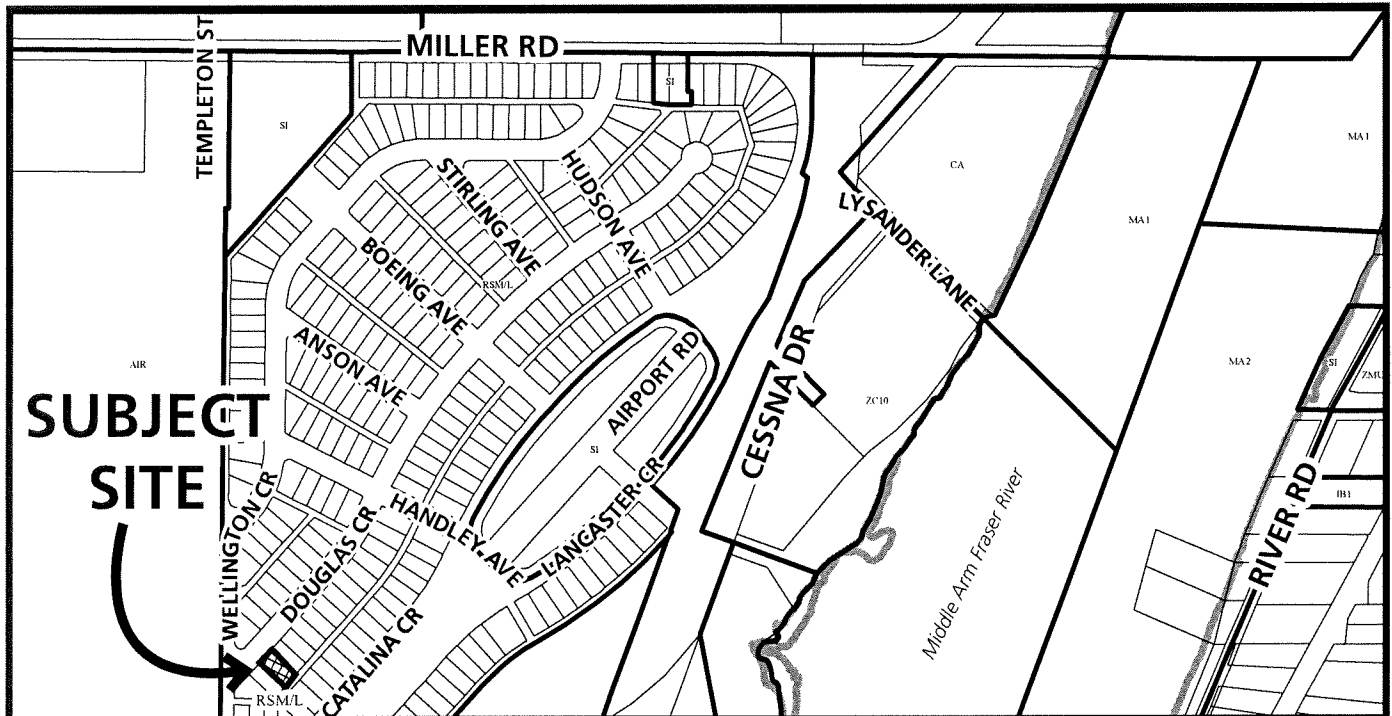
1. Apply for a Building Permit to address the unpermitted construction of the rear yard infill unit and requirements outlined as part of the Building Code compliance report and pay all associated application fees.
2. Registration of a flood indemnity covenant on title (Burkeville – 4.35 GSC).
3. Registration of an aircraft noise sensitive covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into the building design.
4. Registration of a restrictive covenant and/or alternative legal agreement, to the satisfaction of the City, to require that stratification of individual rear yard infill unit shall be prohibited.
5. Payment of all fees in full for costs associated with Public Notices.

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

6. Demonstrate compliance with the Development Permit plans.
7. Demonstrate that the onsite sanitary service connection has sufficient capacity to service the proposed development.
8. Demonstrate compliance with the applicable level of the BC Energy Step Code.
9. 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.*
10. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of
Richmond



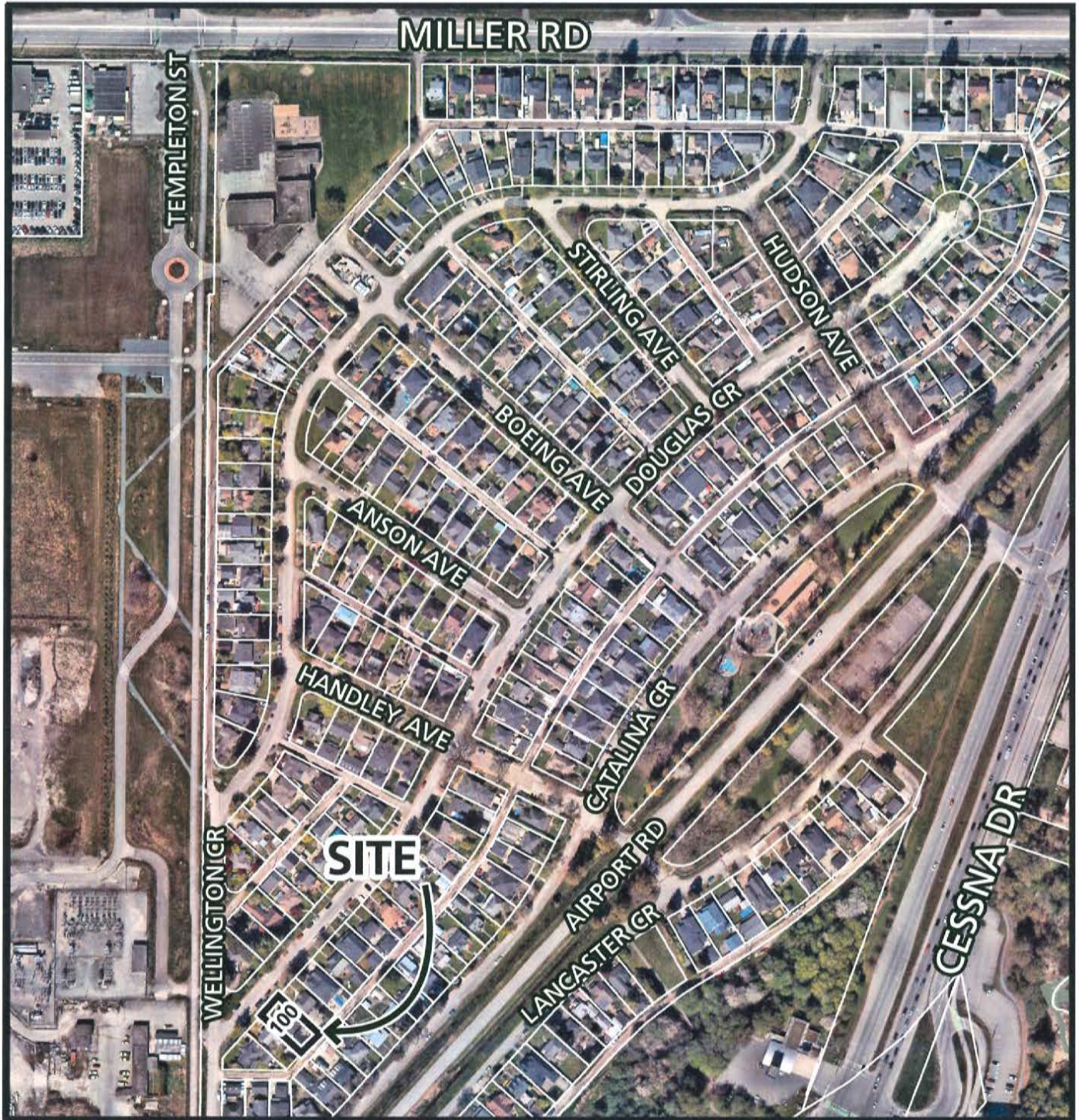
DP 25-009725

Original Date: 03/13/25
Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 25-009725

Original Date: 03/12/25

Revision Date:

Note: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION SHOWING BUILDINGS ON LOT 3 BLOCK "J" SECTION 30 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN 9740

PARCEL IDENTIFIER (PID): 003-523-241

CIVIC ADDRESS

#100 DOUGLAS CRESCENT
RICHMOND, B.C.

SCALE 1:150

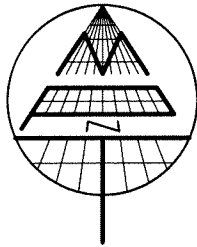
ALL DISTANCES ARE IN METRES
UNLESS INDICATED OTHERWISE.

DIMENSIONS ARE MEASURED
AT GRADE, TO VERTICAL FACE
OF EXTERIOR BUILDING WALLS
UNLESS INDICATED OTHERWISE.

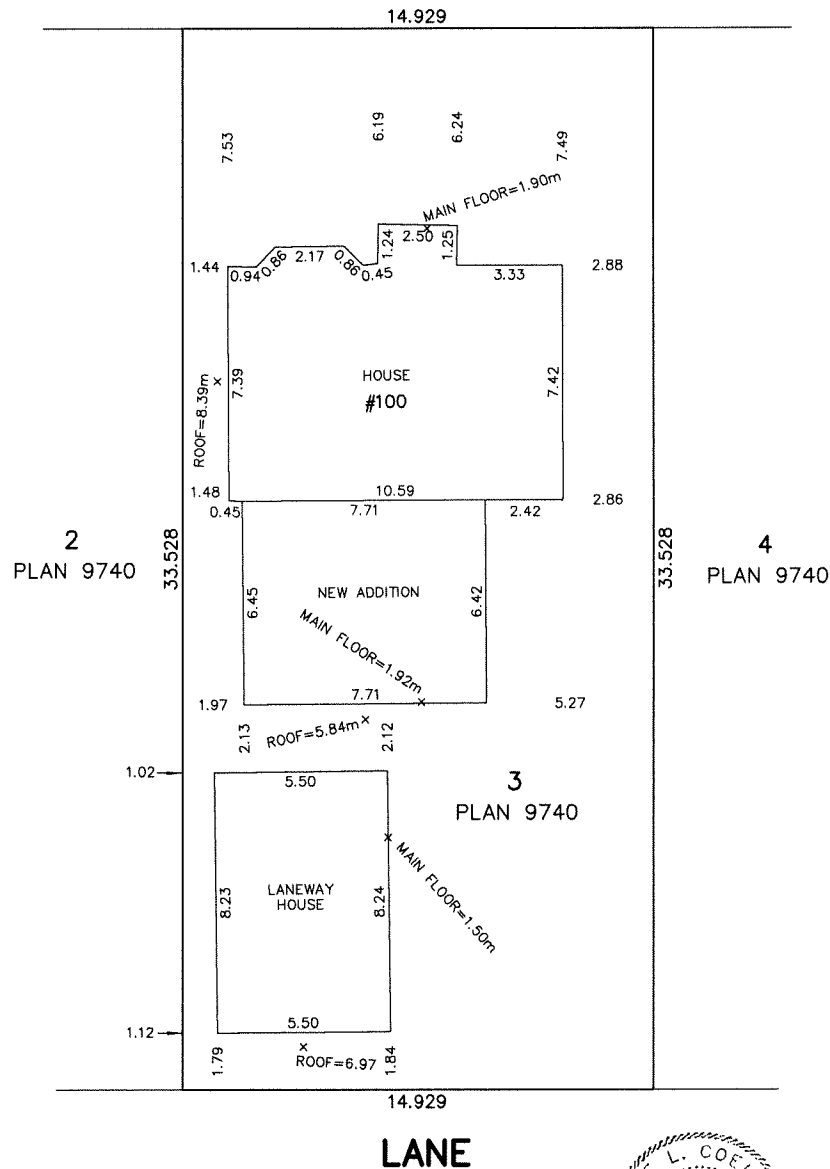
ELEVATIONS:

℄ ROAD (HIGHEST) = 1.29 METRES

ELEVATIONS ARE REFERENCED TO
RICHMOND GEODETIC DATUM (HPN).



DOUGLAS CRESCENT



LANE

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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 19645-001-CERT-000.DWG

R-22-19645-CERT

THIS CERTIFICATE IS VALID ONLY UNDER THE
ORIGINAL TERMS AND CONDITIONS OF OUR
CONTRACT WITH THE PARTY FOR WHICH IT WAS
PREPARED, AND AS SUCH ONLY ON THE DATE
CERTIFIED HEREON. SUBSEQUENT ADDITIONS AND
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OR IMPROVEMENTS AND THE PASSAGE OF TIME
WILL CAUSE IT TO BE INVALID AND OUT OF DATE.

THIS PLAN IS INTENDED ONLY TO SHOW THE POSITION OF
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NO OTHER INFORMATION IS IMPLIED.
IN PARTICULAR THIS IS NOT TO BE USED FOR THE LOCATION
OF PROPERTY LINES OR FOR BUILDING MODIFICATIONS.
WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

DATE OF SURVEY: MAY 24, 2022

Jose Coelho
Digitally signed by
JOSE COELHO H78565
Date: 2022.05.26
07:57:43 -07'00'

JOSE L. COELHO
B.C. LAND SURVEYOR (#750)

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.





DP 25-009725

Attachment 3

Address: 100 Douglas Crescent

Applicant: Alon Gal

Owners: Alon & Orly Gal

Planning Area(s): Sea Island (Burkeville)

	Existing	Proposed
Site Area:	501 m ²	501 m ²
Land Uses:	Single detached residential & rear yard infill unit	Single detached residential & rear yard infill unit
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	No Change
Number of Units:	2	2

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	none permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	none
Front Yard Setback (Front Principal building)	Min. 6.0 m	> 6.0 m	none
Side Yard Setback (Front Principal Building)	Min. 1.2 m	> 1.2 m	none
Side Yard Setback (Rear Yard Infill Unit)	Min. 1.2 m	1.0 m	Yes
Rear Yard Setback (Rear Yard Infill Unit)	Min. 0.9 m	> 0.9 m	none
Separation between single detached house and infill unit:	Min. 6.0 m	2.12 m	Yes
Rear Yard Infill Unit Height (m):	Max. 10.0 m	6.39 m	none
Off-street Parking Spaces	Min. 0.5 Per Unit	2	none
Private Outdoor Space	Min. 6.0 m ² Per Unit	Min. 6.0 m ² Per Unit	none



City of Richmond

Development Permit

No. DP 25-009725

To the Holder: Alon & Orly Gal
Property Address: 100 Douglas Crescent
Address: 100 Douglas Crescent

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
 - a) Reduce the minimum required side yard setback for the rear yard infill unit from 1.2 m to 1.0 m.
 - b) The Reduce the minimum required building separation between the rear yard infill unit and principal dwelling from 6.0 m to 2.1 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. If the Holder does not commence the development permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 25-009725

To the Holder: Alon & Orly Gal
Property Address: 100 Douglas Crescent
Address: 100 Douglas Crescent

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 , .

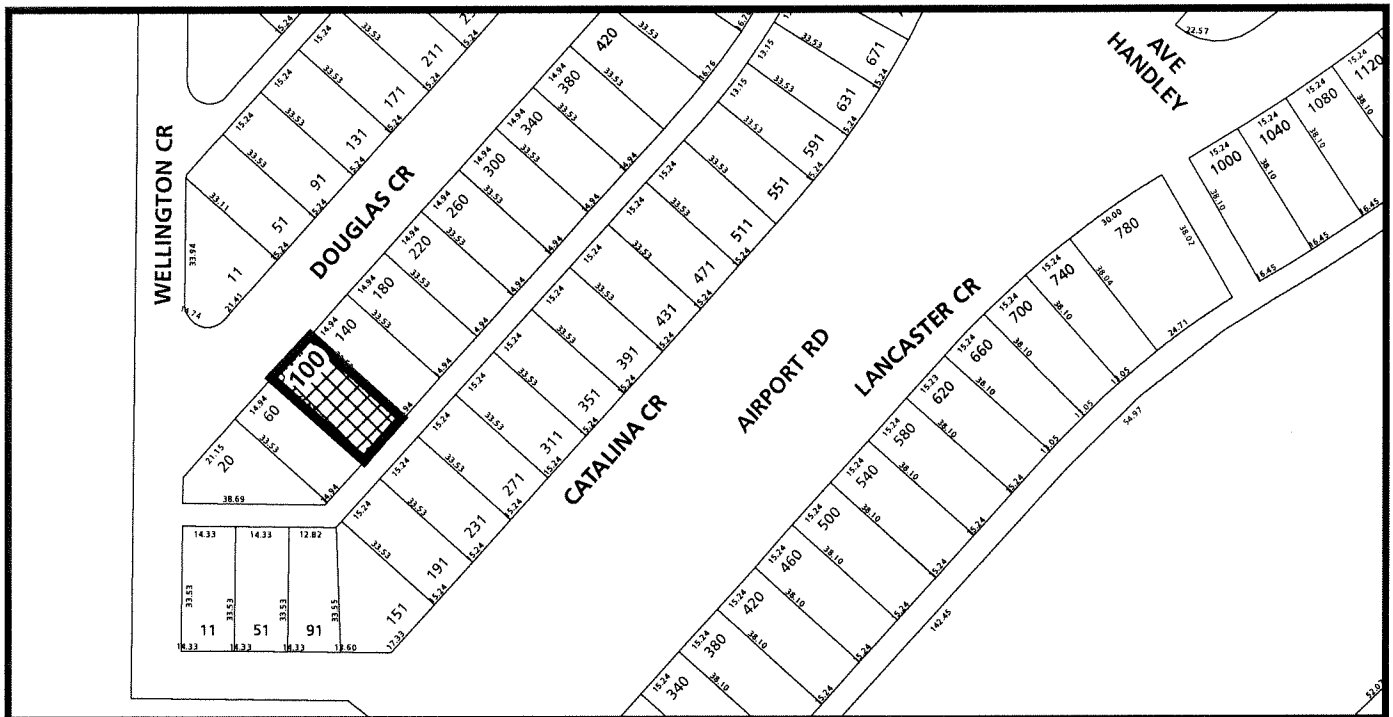
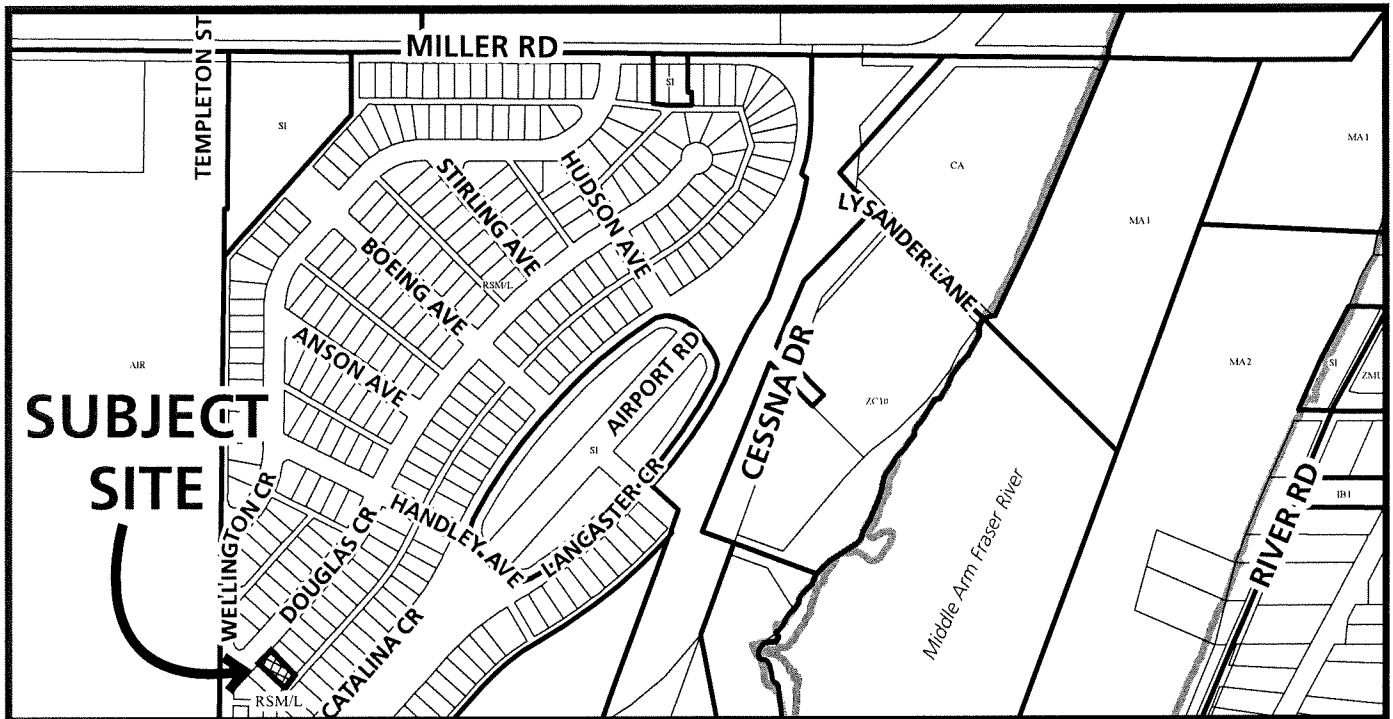
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 25-009725
SCHEDULE "A"

Original Date: 03/13/25
Revision Date:

Note: Dimensions are in METRES


FAMILY GAL

100-DOUGLAS CRESCENT

SINGLE DETACH HOUSING ADDICTION | RICHMOND, BC

MAY 9, 2025 -ISSUED FOR RE DEVELOPMENT PERMIT

PRESENT:



espacios[®] LTD.

Drafting + design

EDMONTON

778.899.3544

the.yanes.company@gmail.com

8774-74 Avenue

Edmonton AB T6C 2B2 Canada

VANCOUVER

778.899.3544

the.yanes.company@gmail.com

15573 Frisby CTR

White Rock B.C. V4B 5H3 Canada

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ALL DIMENSIONS OF EXISTING FOUNDATIONS ARE BASED ON AVAILABLE ORIGINAL DRAWINGS. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HERE IN WITH THE CONDITIONS ON SITE AND IS HELD RESPONSIBLE AND LIABLE FOR REPORTING ANY DISCREPANCY TO ESPACIOS FOR ADJUSTMENT.
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LAYOUT AND DIMENSIONS

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING LAYOUT OF THE WORK. CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION OF ANY STAGE OF THE WORK. OBTAIN CLARIFICATION FROM THE DESIGNER WHERE CONFLICTS ARISE.
2. DRAWINGS ARE NOT TO BE SCALED. REFER TO DIMENSIONS ONLY OR OBTAIN CLARIFICATION FROM THE DESIGNER.
3. INTERIOR WALL DIMENSIONS ARE TO FACE OF OR CENTER LINE OF STUDS.
4. DOOR AND WINDOW DIMENSIONS ARE TO ROUGH OPENINGS.

ARCHITECTURAL

espacios

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778.899.3544

the.yanes.company@gmail.com

8774-74 Avenue

Edmonton AB T6C 2B2 Canada

VANCOUVER

778.899.3544

the.yanes.company@gmail.com

15573 Frisby CTR

White Rock B.C. V4B 5H3 Canada

- A000

Cover Sheet / Drawing Index
- A001

General Notes
- A002

Content plan & photos
- A100

Lot/ Floor Areas Overlays
- A101

Key Plan & Existing Site Plan
- A110

Propose - Main Floor Plan
- A111

Propose - Second Floor Plan
- A200

Exterior Elevations - House
- A201

Exterior Elevations - Secondary Suite
- A300

Sections - House & Secondary Suite
- L001

LANDSCAPE SITE PLAN



CITY OF RICHMOND:
CITY OF RICHMOND
British Columbia,
Canada.



CLIENT:

Alan & Orli Gal.
100 Douglas Crescent
Richmond, BC V7B 1E5
Phone 778.865.1465 - 778.788.8005
Email: alanmgal@gmail.com

LIST OF DRAWINGS

ELECTRICAL

E-1 -

MECHANICAL

M-1 -

STRUCTURAL

S1- -

LANDSCAPE

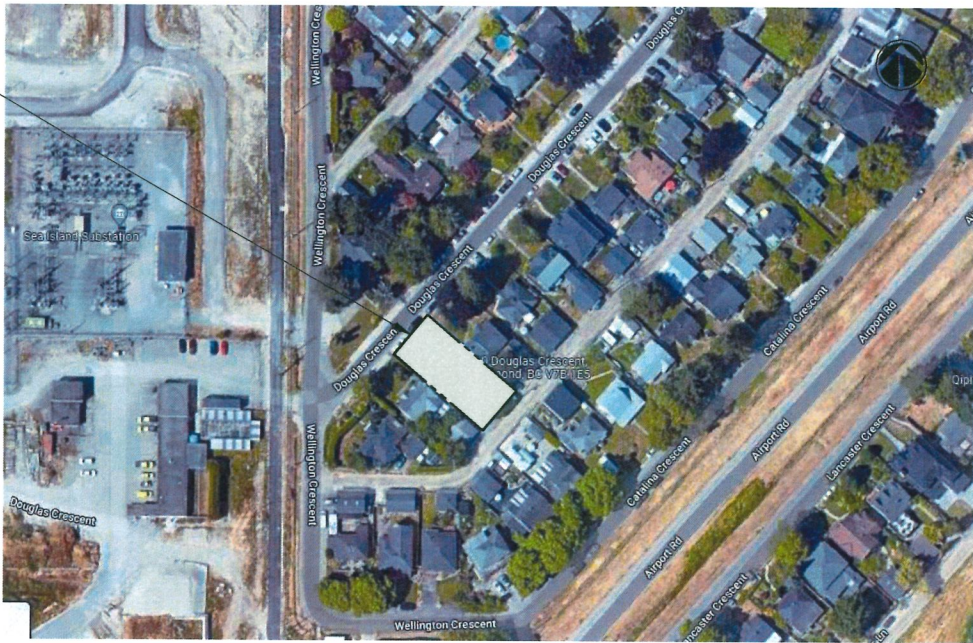
L1- -

August 11, 2025
DP 25-009725
Plan # 1

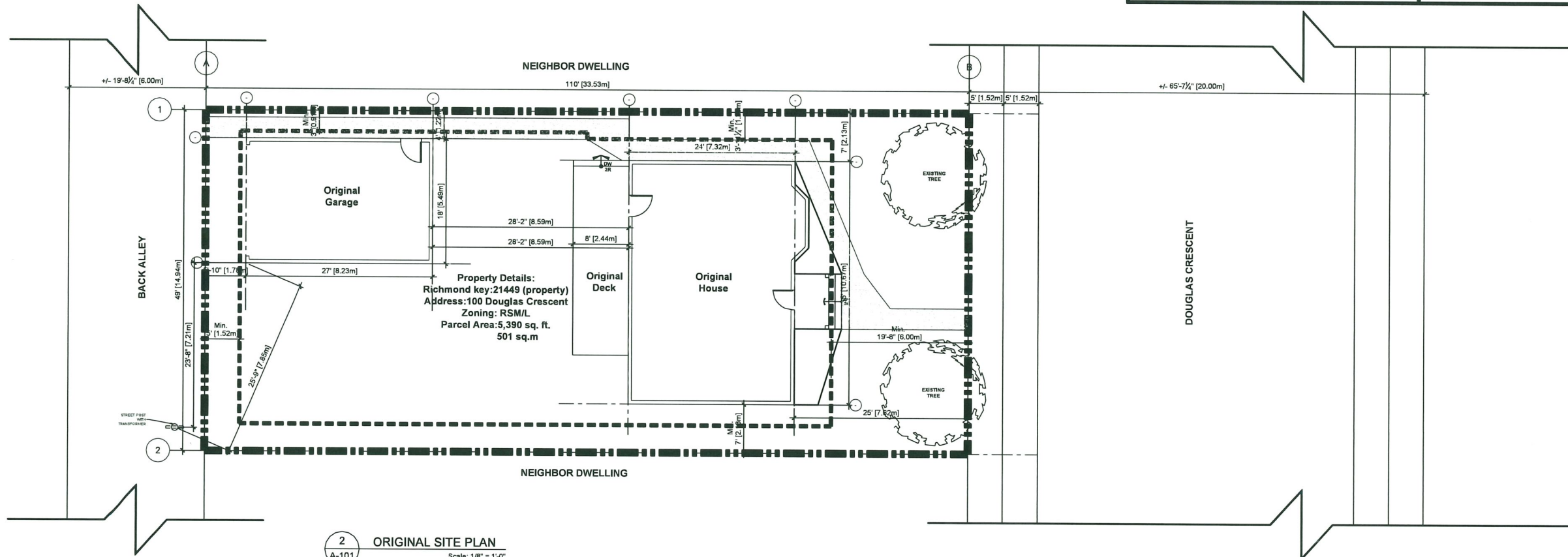
SHADE AREAS INDICATE AREA OF WORK
Family Gal | 100 Douglas Crescent, Richmond, BC.

Info:
Richmond Zoning Bylaw 8500
Zoning: RSM/L
Parcel Area: 501 sq.m

Building Size:
Front 49' X Depth 110'
TOTAL = 5,390 SQFT
501 s.m.



1 KEY PLAN
A-101 Scale: NIS



2 ORIGINAL SITE PLAN
A-101 Scale: 1/8" = 1'-0"

100 Douglas Crescent House.

Address:
100 Douglas Crescent
Zoning:
RSM/L

Richmond key:
21449 (property)

-Legal Description:
Lot 3: Section: 30-5-6 Plan: 9740

Reference Documents:
British Columbia Building Code
Richmond Zoning Bylaw 8500
PART B -STANDARDS ZONES
8.19 RSM/L

Lot Area: 501 sq.m.
5,392.72 sq.ft.
0.12 acres
0.05 hectares

General Statistics and zoning compliance.

-FLOOR AREA RATIO (F.A.R.):

for RSM/L Small Scale Multi-Unit Housing MAX. F.S.R:
(Clause 8.19.5.3.(b))
MAX. FAR = 0.6 apply to 465.5M sqm of the lot area
+0.3 apply to the balance
+50 sqm for Flex space)

F.A.R. Permitted Calculation:

1) Lot Coverage 49'X110' 5,390 sq.ft.
(14.93m X 33.55m) (500.90sq.m.)

2) Max. Lot Area 4,999.84 sq.ft. (464.5 s.m.) Applied 0.6 Floor Area Ratio
4,999.84 sq.ft. X 0.6 = 2,999.90 sq.ft. (278.70 s.m.)

3) Balance of the Lot Area 391.80 sq.ft. (36.4s.m.)
5389.902sq.ft. (500.74) - 4,999.84 sq.ft. (464.5 s.m.) = 391.80 sq.ft. (36.40 s.m.)

4) Balance of the Lot Area 391.80 sq.ft. (36.40s.m.) Applied 0.30 Floor Area Ratio
391.80 sq.ft. (36.40 s.m.) x 0.30 = 117.54 sq.ft. (10.92 s.m.)

5) Plus Flex Area 538.19 sq. ft. (50 s.m.)

6) Final allowed 2)+4)+5)=
2,999.90 sq.ft. (278.70 s.m.) + 117.54 sq.ft. (10.92 s.m.) + 538.19 sq. ft. (50 s.m.)
= 3,655.63 sq.ft. (339.62 s.m.)

F.A.R. Propose Calculation:

Lower Floor House 1416.75 sq.ft. (131.62 s.m.) +
Upper Floor House 882.20 sq.ft. (81.96 s.m.) +
Secondary Suite lower floor 486.00 sq.ft. (45.15 s.m.) +
Secondary Suite upper floor 486.00 sq.ft. (45.15 s.m.)
= 3,270.95 sq.ft. (303.88 s.m.)

Permitted: 3,655.63 sq.ft. (339.62 s.m.)

Proposed: 3,270.95 sq.ft. (303.88 s.m.)

-Lot Coverage:

Permitted: 45% Max. for building
Proposed: 35%

Lot Area Calculation:
49'X110' 5,390 sq.ft.
(14.93 s.m. X 33.55 s.m.) (500.90 s.m.)

Horizontal Building Coverage Area:

(Excluding Deck)
1,416.75 sq.ft. + 486 sq.ft. = 1902.75sq.ft.
(131.62s.m.) (45.15s.m.) (176.77s.m.)

Propose Total: 1,902.75 sq. ft. / 5,390 sq.ft. = 0.35%
(176.77s.m.) / (500.90 s.m.)

PRESENT:



Drafting + Design
www.espacios.ca
EDMONTON 78.899.3544
8714-94 Avenue
Edmonton AB T6C 2B2 Canada
VANCOUVER 78.899.3544
155/319 Hwy C1E
White Rock B.C. V4B 3H3 Canada

CITY OF RICHMOND
British Columbia,
Canada.



CLIENT:

Alan & Orli Gal.
100 Douglas Crescent
Richmond BC V7B 1E5
Phone 778.865.1465 - 778.788.8005
Email: alomgal@gmail.com

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No.	Description	Date
1	ISSUED FOR REVIEW	30/AUG/2024
2	ISSUED FOR D.P.	07/MAR/2025
3	ISSUED FOR REDP	09/MAY/2025

August 11, 2025
DP 25-009725
Plan # 2

PROJECT:
FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

SHEET TITLE
Key Plan & Existing Site Plan

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MMM-YYYY) 15.APR.2022	Sheet No. A-101	
Project No. 2022_01		

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
SHOWING BUILDINGS ON LOT 3 BLOCK "J" SECTION 30
BLOCK 5 NORTH RANGE 6 WEST NWD PLAN 9740

PARCEL IDENTIFIER (PID): 003-523-241

CIVIC ADDRESS
#100 DOUGLAS CRESCENT
RICHMOND, B.C.

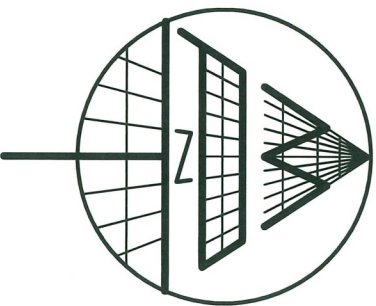
SCALE 1:150
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DIMENSIONS ARE MEASURED
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OF EXTERIOR BUILDING WALLS
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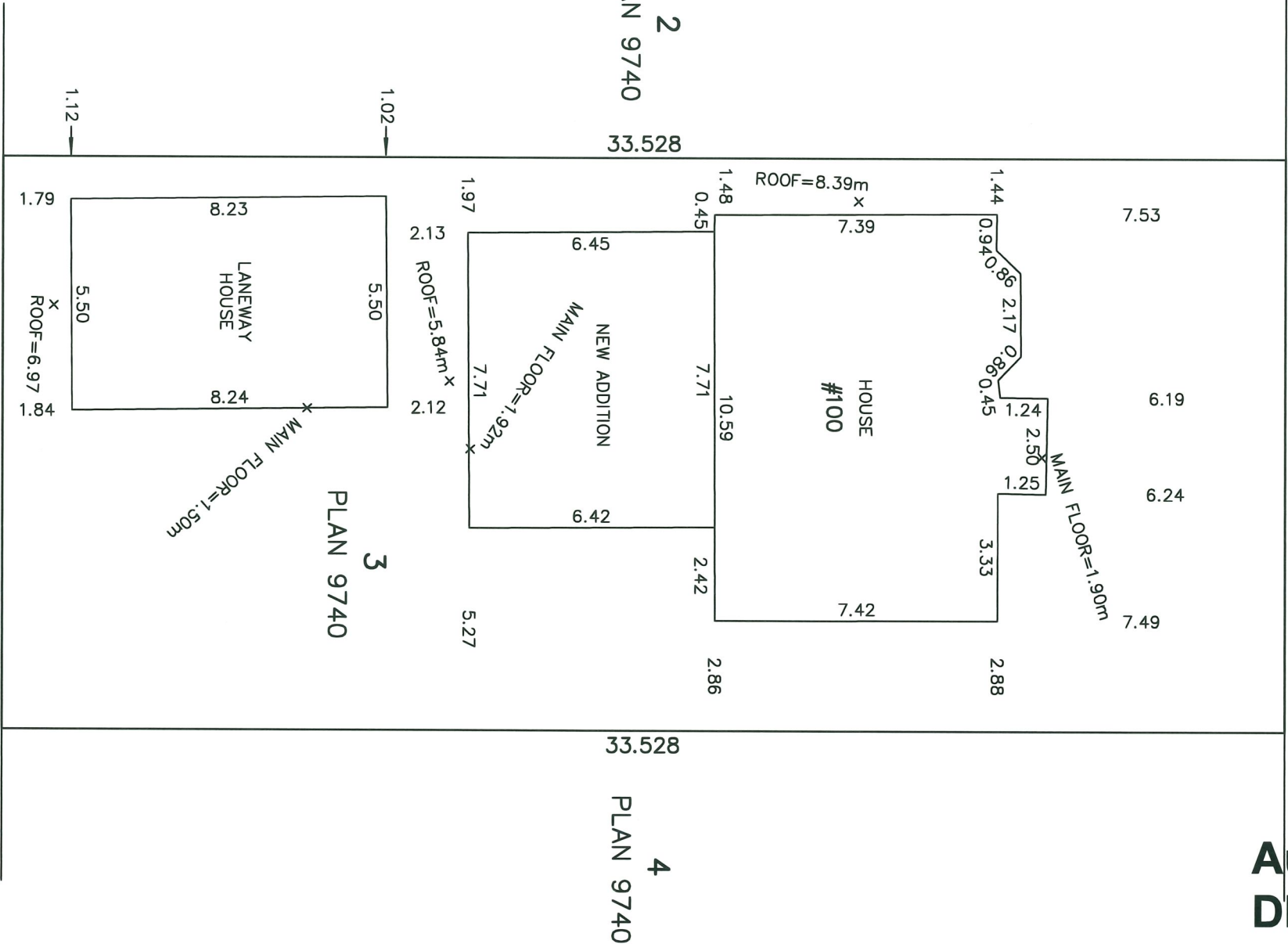
ELEVATIONS:

℄ ROAD (HIGHEST) = 1.29 METRES

ELEVATIONS ARE REFERENCED TO
RICHMOND GEODETIC DATUM (HPN).



2
PLAN 9740
33.528



DOUGLAS CRESCENT

14.929

August 11, 2025
DP 25-009725
Plan # 3

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SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7

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FAX: 604-270-4137

CADFILE: 19645-001-CERT-000.DWG

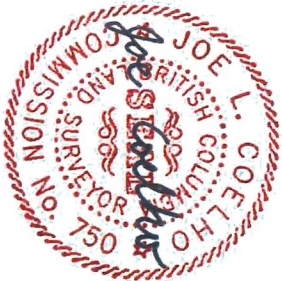
R-22-19645-CERT

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LANE

14.929

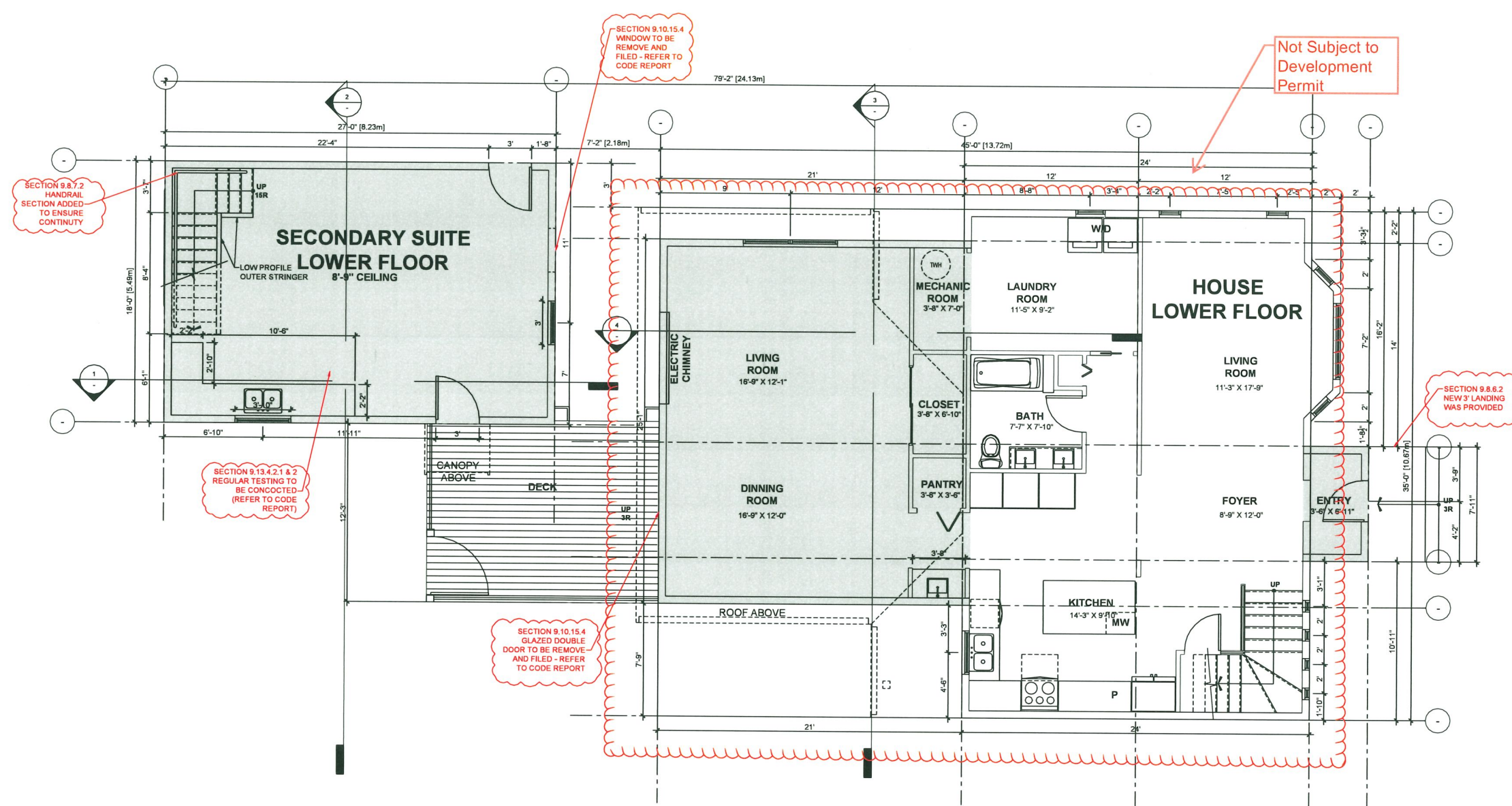


DATE OF SURVEY: MAY 24, 2022

Digitally signed by
Joe Coelho JOSE COELHO H78565
Date: 2022.05.26
07:57:43 -07'00'

JOSE L. COELHO
B.C. LAND SURVEYOR (#750)

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.



1
A-110 GROUND FLOOR PLAN
Scale: 1/4" = 1'-0"

SHADE AREAS INDICATE,
PROPOSE ADDITIONS AREAS

PRESENT:

espacios
Drafting + Design
www.espacios.ca

EDMONTON 778.899.3544
8774-96 Avenue
Edmonton AB, T4C 2B7 Canada

VANCOUVER 778.899.3544
15573 Friskay CTR
White Rock B.C. V4B 3D3 Canada

CITY OF RICHMOND
British Columbia,
Canada.

Richmond
canada

CLIENT:

Alan & Orli Gal.
100 Douglas Crescent
Richmond, BC, V7B 1E5
Phone 778.865.1465 - 778.788.8005
Email alanorgal@gmail.com

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No.	Description	Date
1	ISSUED FOR REVIEW	30/AUG/2024
2	ISSUED FOR D.P.	07/MAR/2025
3	ISSUED FOR REDP	09/MAY/2025

August 11, 2025
DP 25-009725
Plan # 4

PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

SHEET TITLE

Propose - Main floor Plan

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MMM-YYYY) 15.APR.2022	Sheet No. A-110	Project No. 2022_01



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CITY OF RICHMOND
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August 11, 2025
DP 25-009725
Plan # 5

PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT

SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

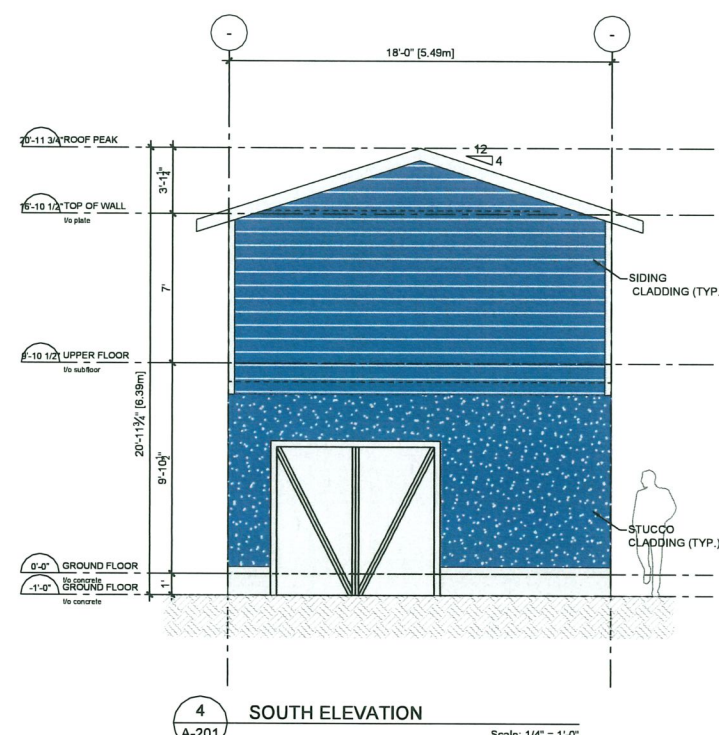
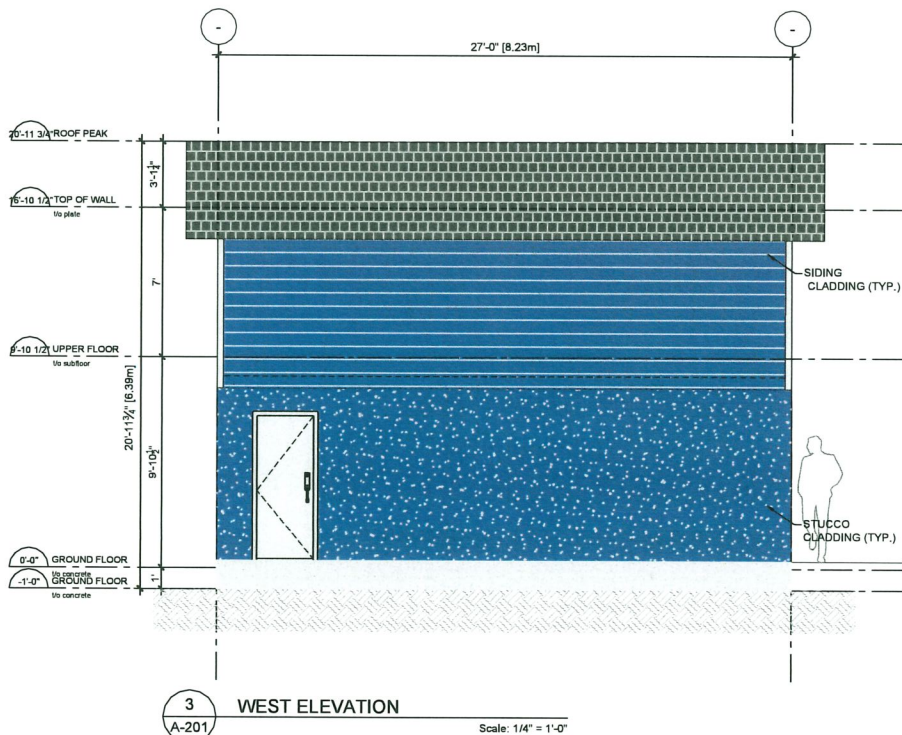
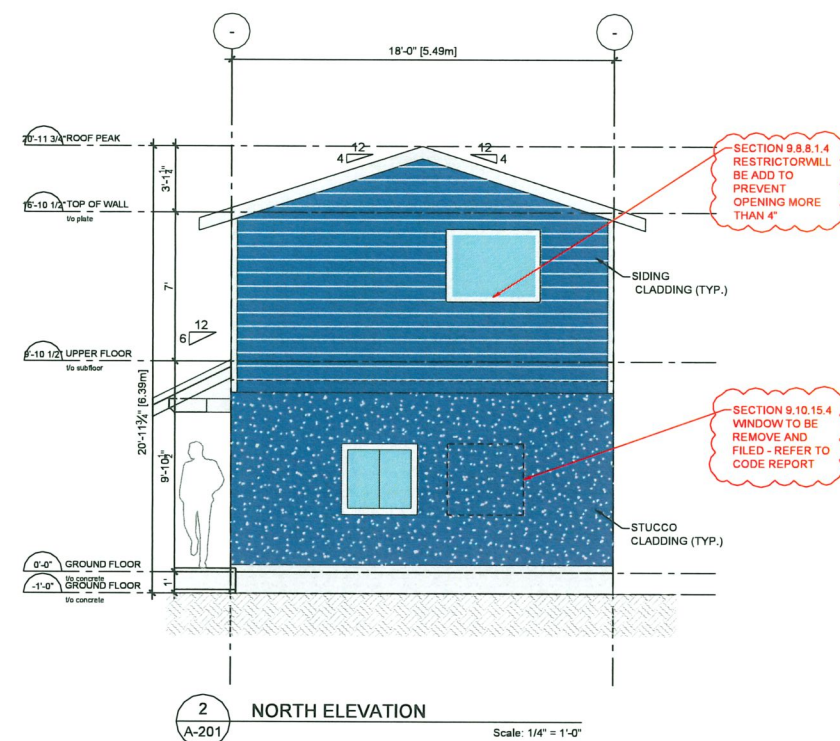
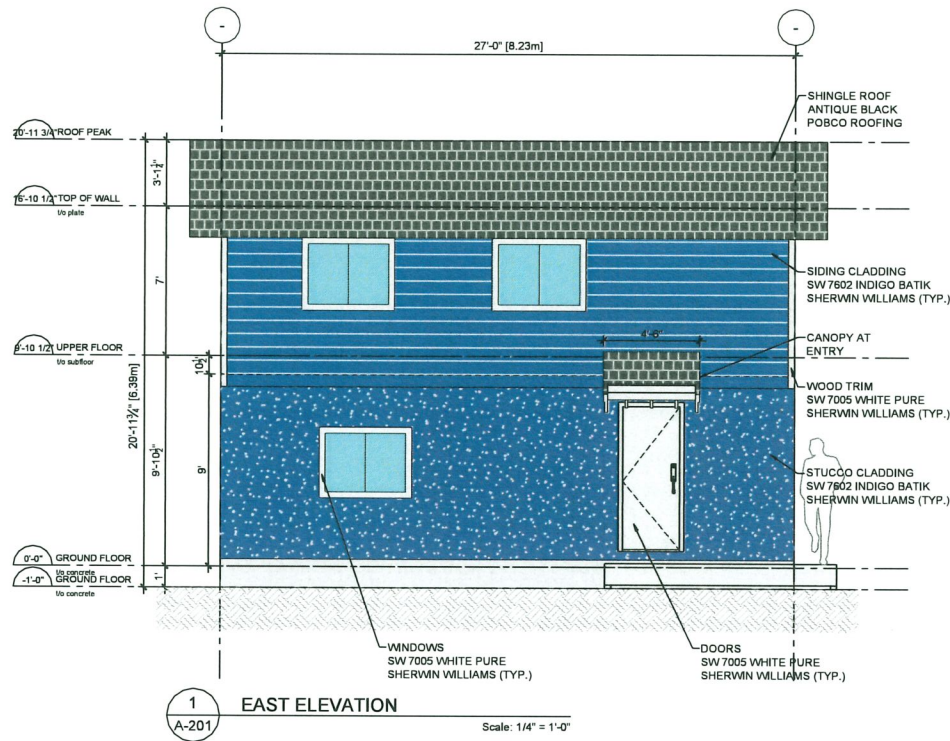
SHEET TITLE

Propose - Second Floor Plan

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MM-YYYY) 15.APR.2022	Sheet No.	
Project No. 2022 01	A-110	



SHADE AREAS INDICATE,
PROPOSE ADDITIONS AREAS



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August 11, 2025
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Plan # 6

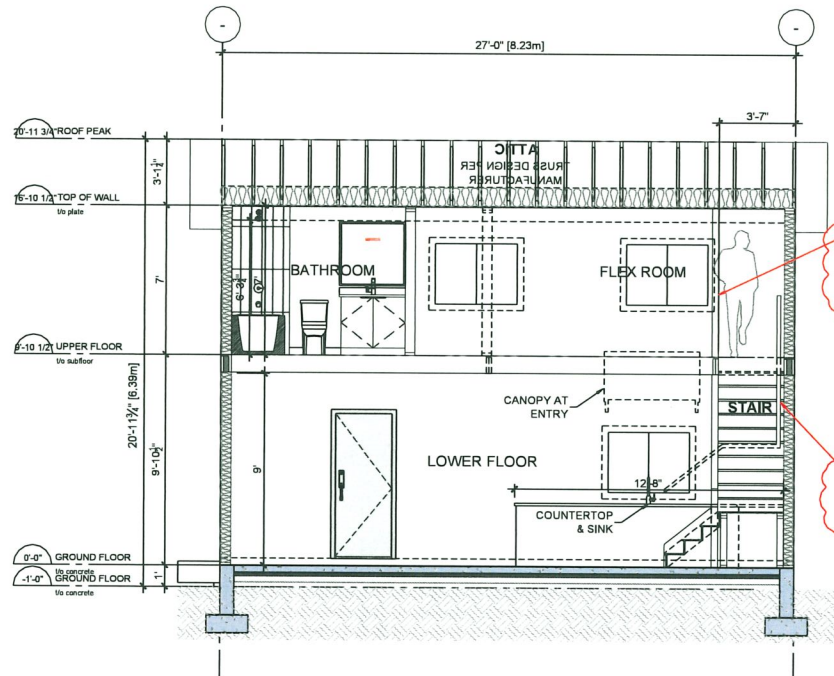
PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

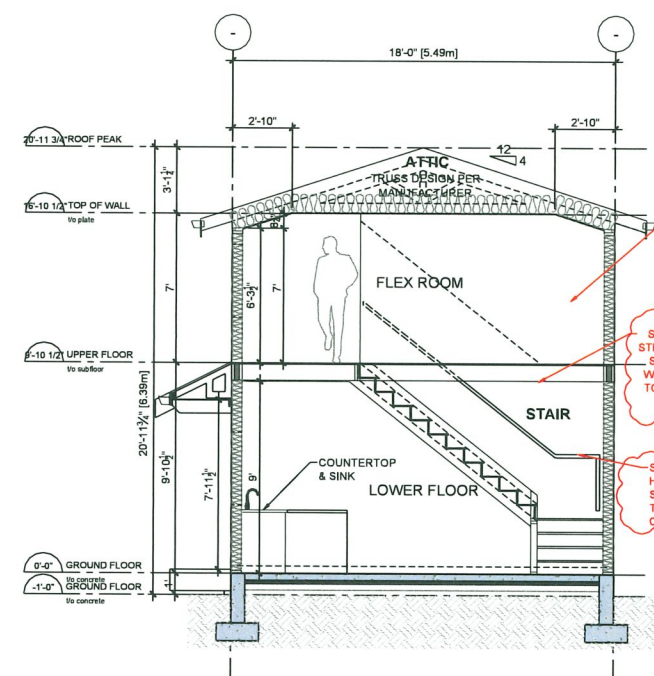
SHEET TITLE

Exterior Elevations
Secondary Suite

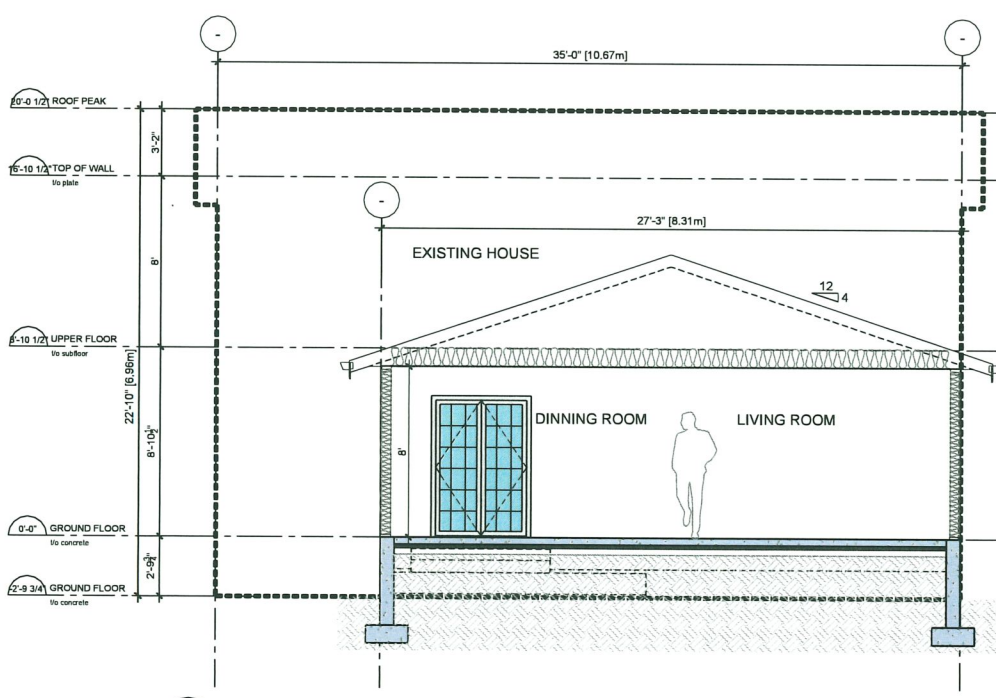
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Date (DD-MMM-YYYY) 15.APR.2022	A-201	
Project No. 2022_01		



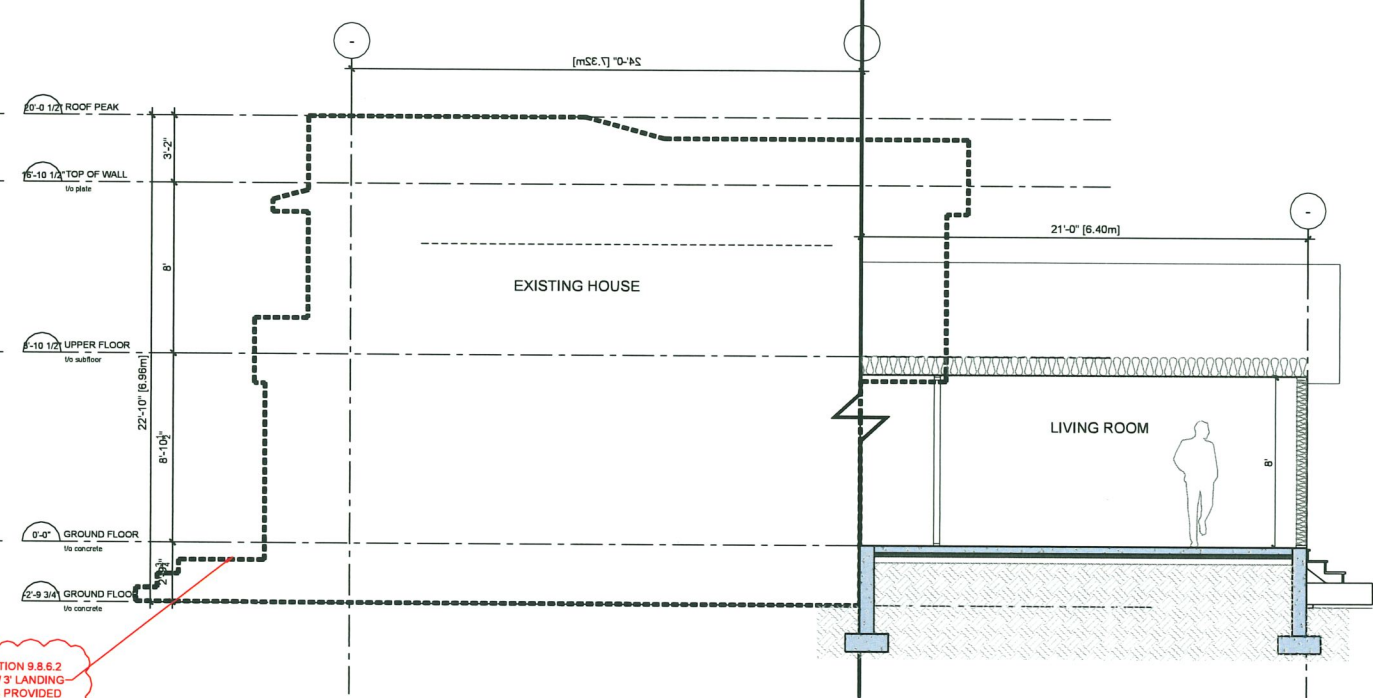
1 SECONDARY SUITE SECTION 1
A-300 Scale: 1/4" = 1'-0"



2 SECONDARY SUITE SECTION 2
A-300 Scale: 1/4" = 1'-0"



3 HOUSE SECTION 3
A-300 Scale: 1/4" = 1'-0"



4 HOUSE SECTION 4
A-300 Scale: 1/4" = 1'-0"

No.	Description	Date
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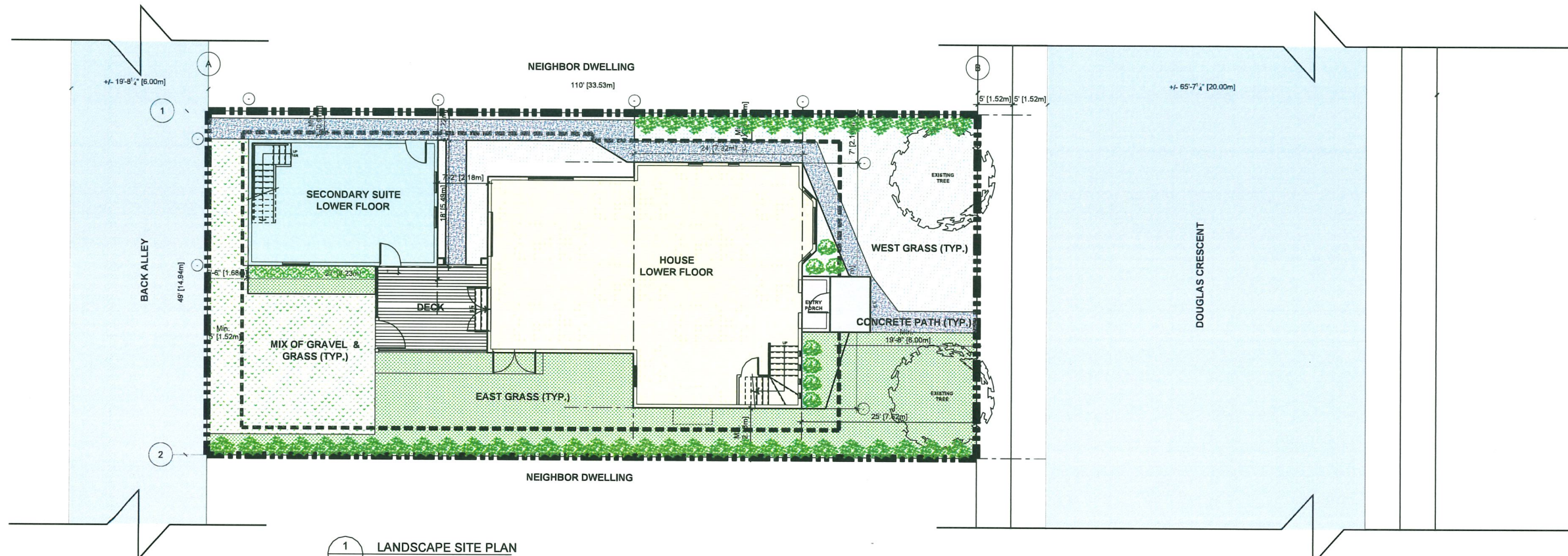
August 11, 2025
DP 25-009725
Plan # 7

PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

SHEET TITLE

Sections - House & Secondary Suite




PERMEABLE SURFACE	<i>S.F.</i>	<i>S.M.</i>
- HOUSE LOWER FLOOR	1385.08	128.68
- HOUSE FRONT PORCH	31.67	2.84
- SECONDARY SUITE	486.00	45.15
- STAIRS	45.52	4.23
- DECK	288.75	26.56
- CONCRETE PATHWAY	433.90	40.31
- SITE COVERAGE PROPOSED = 38%	1,809.75	176.77
- SITE COVERAGE ALLOWED = 45%	2,425.15	228.28
- ALLOWED-PROPOSED = BUFFER	522.75	48.51

LIVE LANDSCAPE COVERAGE	<i>S.F.</i>	<i>S.M.</i>
- WET GRASS	895.37	83.12
- EAST GRASS	5,006.33	471.36
- MUD GRAVEL GRASS	5,006.33	471.36
- COVERAGE PROPOSED = 48.8%	3,301.71	304.56
- COVERAGE ALLOWED = 29% MIN.	1,078	100.15
- COVERAGE PROPOSED + EXTRA	3188.29	298.20

Minimum landscaping with the plant material: 20% of the lot area (5800 sq. ft.).

CITY OF RICHMOND:

CITY OF RICHMOND
British Columbia,
Canada.

The logo for the City of Richmond, British Columbia, Canada. It features a stylized white wave graphic on a blue background, with the text "Richmond" in a large serif font and "canada" in a smaller sans-serif font below it.

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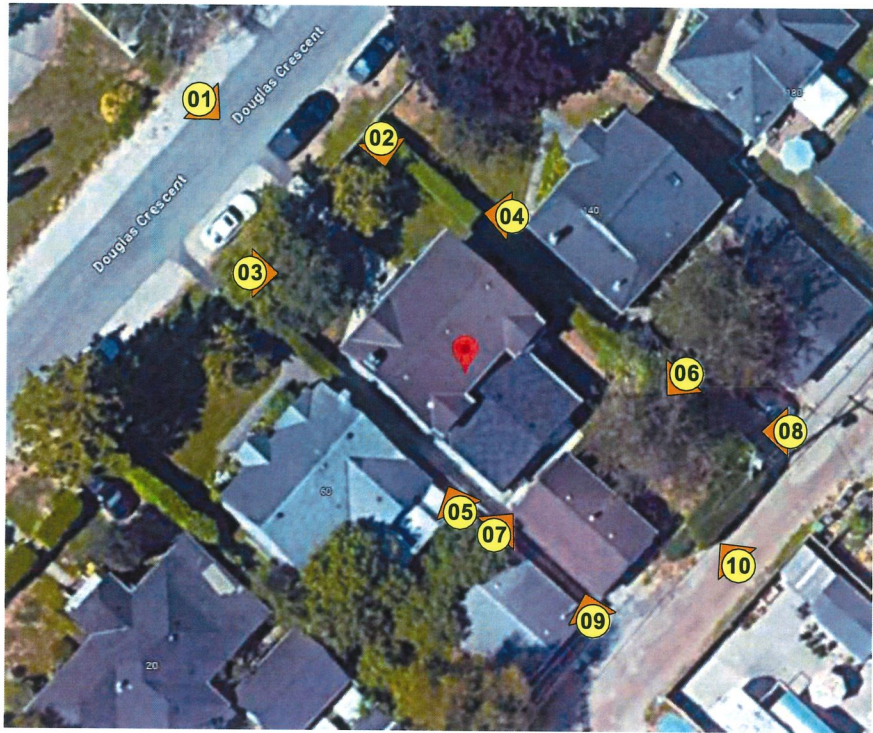
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August 11, 2025	
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Plan # 8	

SHEET TITLE

LANDSCAPE SITE PLAN

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MM-YYYY) 15.APR.2022	Sheet No.	
Project No. 2022_01	A-300	



1
A-002

CONTEXT PLAN

Scale: NOT SCALE



1
A-002

CONTEXT PHOTO #1

Scale: Not Scale



2
A-002

CONTEXT PHOTO #2

Scale: Not Scale



3
A-002

CONTEXT PHOTO #3

Scale: Not Scale



4
A-002

CONTEXT PHOTO #4

Scale: Not Scale



5
A-002

CONTEXT PHOTO #5

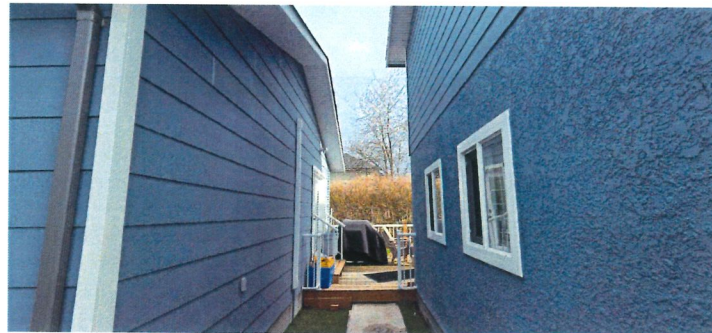
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A-002

CONTEXT PHOTO #6

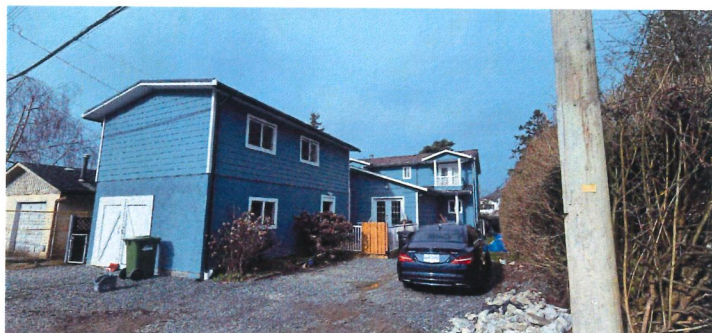
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A-002

CONTEXT PHOTO #7

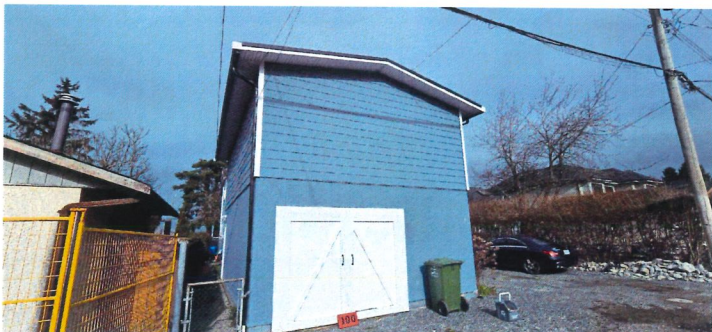
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A-002

CONTEXT PHOTO #8

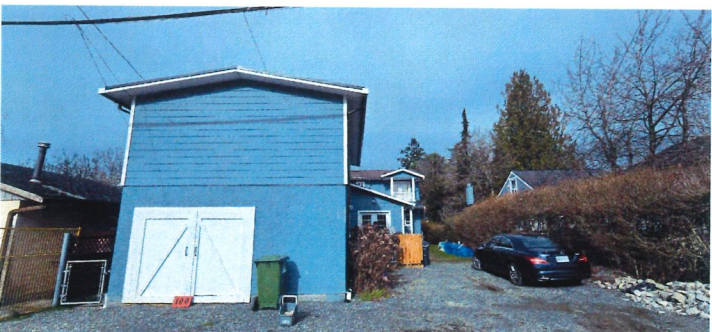
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9
A-002

CONTEXT PHOTO #9

Scale: Not Scale



10
A-002

CONTEXT PHOTO #10

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August 11, 2025
DP 25-009725
Reference Plan

PROJECT:

FAMILY GAL
100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

SHEET TITLE

CONTENT PLAN & PHOTOS

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MMM-YYYY) 15.APR.2022	Sheet No. A-001	
Project No. 2022_01		

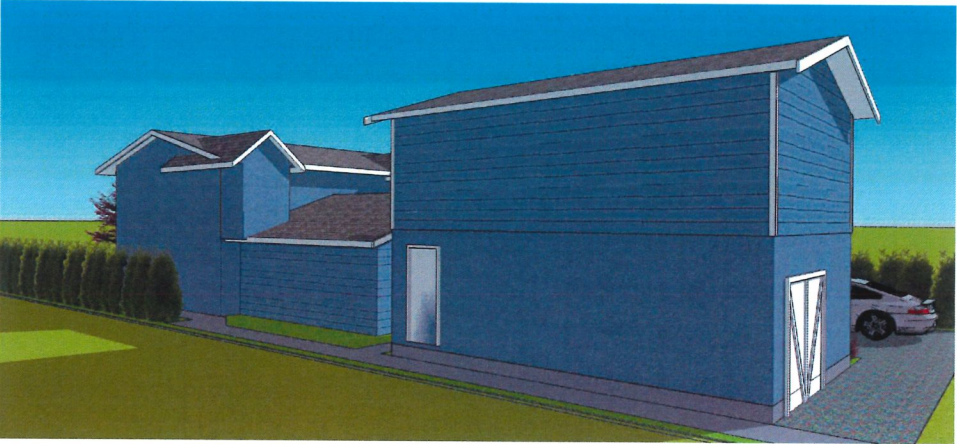
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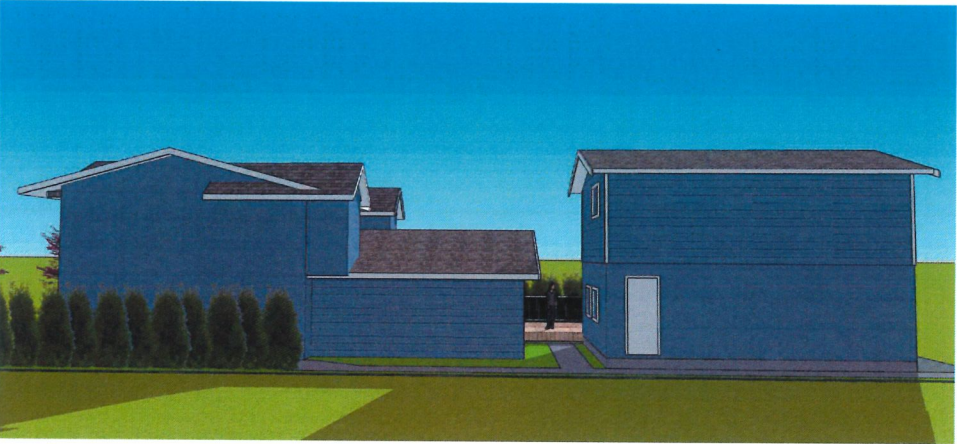
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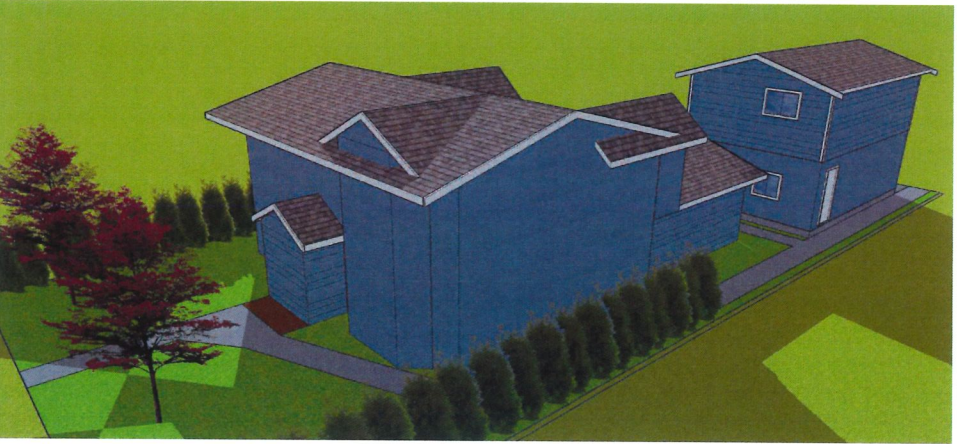
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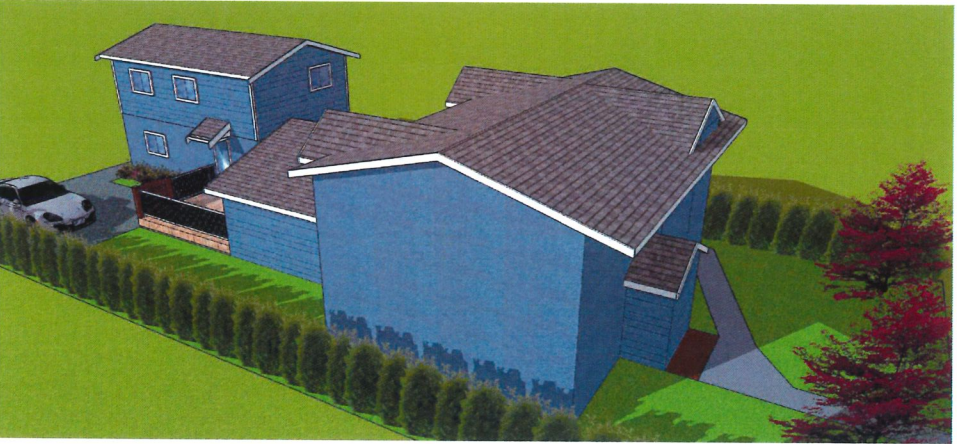
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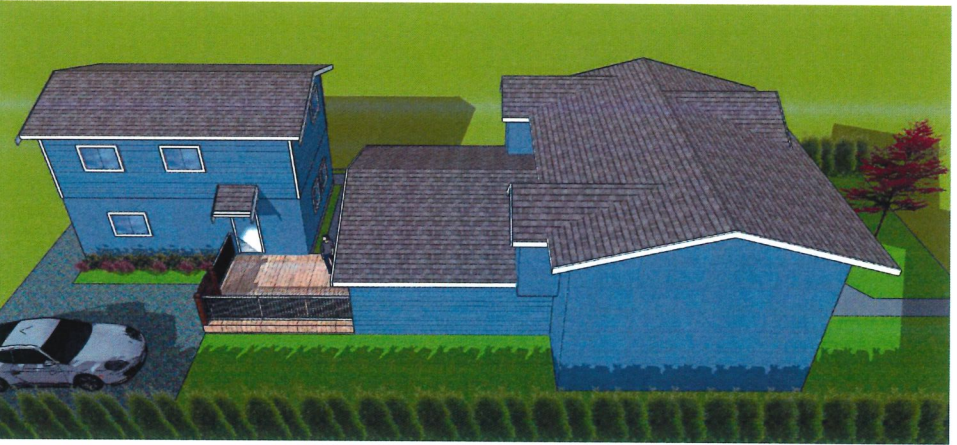
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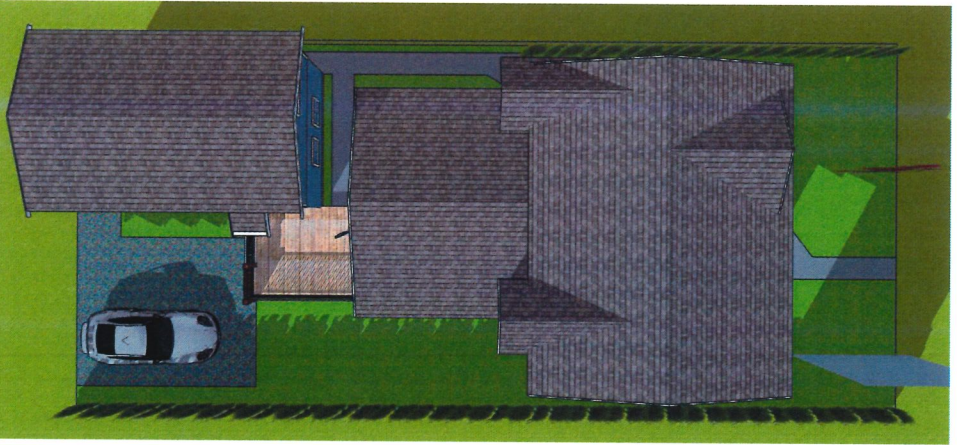
6 3D RENDER 6
A-400 NOT SCALE



7 3D RENDER 7
A-400 NOT SCALE



8 3D RENDER 8
A-400 NOT SCALE



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100-DOUGLAS CRESCENT
SINGLE DETACH HOUSING ADDITION | RICHMOND, BC

SHEET TITLE

3D Renders
House & Secondary Suite

Scale 1/4"=1'-0"	Drawn H.V.	Checked J.Y.
Date (DD-MMM-YYYY) 15.APR.2022	Sheet No. A-300	Project No. 2022_01