



**Development Permit Panel
Electronic Meeting**

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

**Wednesday, January 15, 2025
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on December 11, 2024.*



1. DEVELOPMENT PERMIT 18-842750 - REMOVED
(REDMS No. 7847267)

APPLICANT: Richmond Auto Mall Holdings Ltd.

PROPERTY LOCATION: Smallwood Place, Parkwood Way and Parkwood Crescent

This item was removed and will be added to a future Development Permit Panel meeting agenda.

2. DEVELOPMENT PERMIT 21-944022
(REDMS No. 7839314)

APPLICANT: Coast Construction

PROPERTY LOCATION: 18840 River Road

Director's Recommendations

That a Development Permit be issued to permit the construction of a single-family dwelling at 18840 River Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).



Development Permit Panel – Wednesday, January 15, 2025

ITEM

3. New Business

4. Date of Next Meeting: January 29, 2025

ADJOURNMENT



Development Permit Panel
Wednesday, December 11, 2024

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

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 November 27, 2024 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 23-018128
(REDMS No. 7788454)

APPLICANT: Pacific Land Group

PROPERTY LOCATION: 9100 Cambie Road

INTENT OF PERMIT:

To permit the construction of a single-storey building with convenience store and restaurant uses at 9100 Cambie Road on a site zoned "Gas Station Commercial (ZC50) - West Cambie"

Applicant's Comments

Laura Jones, Pacific Land Group, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

Development Permit Panel Wednesday, December 11, 2024

- the project includes a new building with convenience store and quick service restaurant in addition to the existing gas station;
- the project has been designed to provide accessible pedestrian circulation on the site and accommodates cyclists, electric and regular vehicles;
- the development includes parking stalls for regular, accessible and electric vehicles, and electric vehicle (EV) charging infrastructure;
- bicycle parking is proposed near the quick service restaurant;
- additional landscaping is proposed along the perimeter of the subject site;
- partially underground Molok bins are proposed to enhance the appearance of the development's garbage and recycling area;
- weather protection for pedestrians is incorporated into the commercial building design;
- the convenience store and quick service restaurant are differentiated through variation in the colour scheme;
- a variety of high quality exterior cladding materials are proposed for the building; and
- the roof of the commercial building has been designed to provide visual interest in consideration of the potential midrise building that may be developed in the future on the adjacent property to the east.

Patricia Campbell, PMG Landscape Architects, briefed the Panel on the proposed landscaping for the project, noting that (i) tree planting and landscaping are proposed along both street frontages and along the south and east property lines, (ii) layered planting is proposed at the corners and along the edges of the subject site, (iii) the existing trees on the adjacent property along the east property line will be retained, and (iv) the walkway along the south property line provides pedestrian access to the proposed commercial building.

Staff Comments

Joshua Reis, Director, Development noted that (i) vehicle access to the site is provided from both street frontages, i.e. from Cambie Road and Garden City Road, (ii) two existing vehicle accesses are being removed to improve the condition of the development's street frontage, (iii) pedestrian access is provided from both street frontages from the City's sidewalk to the entrances of the building through a 1.5-metre wide accessible path, (iv) there is a Servicing Agreement associated with the project which includes the installation of new sidewalk, grassed/treed boulevard, and new raised centre median along Cambie Road and new sidewalk, grass/treed boulevard, pedestrian lighting, bicycle path and new water main along Garden City Road, and (v) staff have worked with the project's Landscape Architect to install 10 additional replacement trees on the subject site.

Development Permit Panel

Wednesday, December 11, 2024

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the proposed lighting for the site is directed to and contained within the subject site to avoid light pollution onto adjacent residential properties, (ii) there is an existing fence along the south and east property lines which will be retained, (iii) opaque spandrel glass is proposed to be installed along the east side of the commercial building, (iv) there is no direct pedestrian access to the back (east side) of the building and security cameras will be installed throughout the site including at the back of the building, (v) access controls to the rear of the building could be integrated into the landscaping if required in the future, (vi) the fuel tank vent stacks are proposed to be located in the new landscaped area along the south side of the property and are fully screened by landscaping, (vii) the rooftop ventilation system includes scrubbers that mitigate odour from restaurant operations, and (viii) the enclosures for the rooftop mechanical equipment and venting will have a custom design.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting (i) the closure of two of the four existing driveways would significantly reduce potential conflict between pedestrians and vehicles, (ii) the applicant's efforts to address concerns raised on the proposed development since rezoning, (iii) the applicant's efforts to address potential adjacency issues, and (iv) the provision of electric vehicle (EV) charging stations in the proposed commercial development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a single-storey building with convenience store and restaurant uses at 9100 Cambie Road on a site zoned "Gas Station Commercial (ZC50) – West Cambie".

CARRIED

Development Permit Panel

Wednesday, December 11, 2024

2. DEVELOPMENT PERMIT 23-011558

(REDMS No. 7739527)

APPLICANT: Lansdowne Phase 1 Limited Partnership

PROPERTY LOCATION: 5300 No. 3 Road

INTENT OF PERMIT:

To permit the construction of a mid-rise to high-rise mixed-use development with 1,075 residential dwelling units, including 141 Low End Market Rental (LEMR) housing units and 160 market rental housing units at 5300 No. 3 Road on a site zoned "Residential/Limited Commercial (ZMU55) - Lansdowne Village (City Centre)".

Applicant's Comments

Jesse Galicz and Dan Guenter, representing Vanprop Investments Ltd., introduced the project and Marianne Kwok, representing KPF, 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 development is the first phase (Phase 1A) of the multi-phase Lansdowne redevelopment project;
Phase 1 includes the development of three parcels, i.e. Parcel 2 which provides a mix of market strata residential housing units and commercial retail units (CRUs),
- Parcel 5 which provides market strata housing units, and Parcel 8 which provides Low-End-of-Market housing units and Market Rental housing units;
- the project's "first 40 feet" approach includes the use of light-coloured brick at the base of the building blocks along Alderbridge Way to help create a human scaled and pedestrian-centric design along this frontage;
- the proposed development includes a number of publicly accessible and landscaped pedestrian pathways along the perimeter of the subject site and in between the building blocks; and
- the project's proposed building design and sustainability features including the provision of an on-site Low-Carbon Energy Plant will enable the project to not only meet but exceed the sustainability requirements for the project.

In addition, with the aid of a video presentation (copy on file, City Clerk's Office), Ms. Kwok provided further information on the main features of the proposed development including, among others, the project's site context, history of the site, the buildings' architectural form and character, building elevations, landscaping, and proposed locations for on-site public art.

Development Permit Panel

Wednesday, December 11, 2024

Nastaran Moradinejad, representing PFS Studio, briefed the Panel on the main landscape features of the project, noting that (i) street frontages will be landscaped to provide a soft edge to the subject site, including the installation of stepped and layered planting to provide buffers along the streetscape, (ii) two existing significant trees will be retained to highlight the entrance to the North-South Greenway on Alderbridge Way that will ultimately connect to the future Lansdowne Park, (iii) 253 new trees are proposed to be planted on the site at-grade and on the outdoor amenity areas exceeding requirements, (iv) a multi-use path will be installed along the Alderbridge Way frontage, (v) the East-West Mews along the south side of the subject site is envisioned and designed to prioritize pedestrians and cyclists with limited portions providing vehicle access to the underground parkade, and (vi) common outdoor amenity spaces are proposed on lower and upper levels of the buildings on the three parcels.

Staff Comments

Mr. Reis noted that (i) the proposed development is Phase 1A of the multi-phase Lansdowne redevelopment project, (ii) the development will provide 141 Low-End-of-Market Rental (LEMR) housing units and 160 market rental housing units as part of the first phase of the development which must be completed prior to occupancy of any of the market strata housing units that will also be provided in the development, (iii) the LEMR and market rental housing units will be accommodated in a standalone building on Parcel 8 and will be managed by a non-profit operator, (iv) there is an agreement in place between the developer and the non-profit operator for the ongoing operation and maintenance of the rental units, and (v) the development will provide 409 Basic Universal Housing (BUHJ) units, including 94 percent of the LEMR units and 100 percent of the market rental housing units.

In addition, Mr. Reis stated that (i) there are a number of Transportation Demand Management (TDM) measures that were secured through the rezoning process including, among others, a Transit Pass Program, car-share vehicles and parking spaces and car-share memberships for LEMR and Market Rental housing units, and (ii) there is an extensive Servicing Agreement associated with the proposed development, including, among others, the installation of standard utilities and frontage improvements along the subject site, the design and construction of the North-South Greenway, the East-West Mews, the area along Kwantlen Street, the multi-use path along Alderbridge Way and other proposed publicly accessible pedestrian walkways on the subject site, and upgrades of all intersections along the development frontages including the installation of new left turn lanes on Alderbridge and new traffic signal devices.

Mr. Reis further noted that the Servicing Agreement includes the proposed Lansdowne Linear Park along Lansdowne Road which will be designed in phases and stages as it is implemented.

Development Permit Panel

Wednesday, December 11, 2024

Panel Discussion

In reply to queries and comments from the Panel, the applicant noted that (i) the location of the BC Hydro infrastructure at the southeast corner of Parcel 8 meets the BC Hydro requirements in terms of size and accessibility, (ii) there are a variety of proposed materials and colours in the internal courtyard area of the Parcel 8 building, (iii) the proposed use of light coloured brick at the base of the building on Parcel 8 and on Parcels 2 and 5 is intended to maintain the continuity of materiality for all buildings in Phase 1, and (iv) the applicant is considering using textured concrete for the portions where concrete walls of buildings are at street level to provide visual interest and appropriate plant species will be installed to ensure the long-term maintenance of plantings to screen the concrete walls.

In reply to queries from the Panel regarding the Tree Management Plan for the subject site, the applicant noted that (i) in addition to the two on-site existing trees within Phase 1A, a number of existing trees on the north and south sections of Phase 1A will be retained, (ii) a total of 72 existing on-site trees were identified for removal with 253 trees proposed for planting, (iii) 11 existing City trees along the central boulevard along Alderbridge Way will be removed to accommodate left hand turning bays, and (iv) the replacement trees to be planted on the site would be as large/mature as possible.

In reply to queries from the Panel regarding the proposed Low-Carbon Energy Plant (LCEP) on the roof of the Parcel 5 building, the applicant noted that (i) the plant will be two storeys high and enclosed in a perforated metal screen, (ii) the plant will be designed and constructed at the sole cost of the developer and will be turned over at occupancy to the Lulu Island Energy Company for ownership and maintenance, and (iii) the applicant is working with their acoustic consultant to ensure that the City's required noise mitigation standards to mitigate impact on surrounding residential units will be achieved and the City's Noise Bylaw will be complied with.

In reply to queries from the Panel regarding the installation of public art in Phase 1A, the applicant noted that (i) public art is proposed to be located along the East-West Mews, in particular at the southeast corner of Parcel 2, on the southern facades of Parcels 2 and 5 between the brick colonnades and bays, and on the underside of the bridge that connects the Parcel 2 and Parcel 5 buildings, (ii) other details of the project's Public Art Plan will be determined through a separate public art process, and (iii) the applicant is working on the legal agreement with the future stratas to secure the ongoing maintenance of public art.

It was noted that upon completion of the separate public art process, a General Compliance application could be expected from the applicant to integrate public art in the building design.

Development Permit Panel

Wednesday, December 11, 2024

In reply to queries from the Panel regarding the interim and ultimate condition of the East-West Mews, the applicant noted that in the interim condition of the Mews along the south side of Parcels 2 and 5, there will be full vehicular access through the Mews while the existing mall to the south is still functional to maintain its operational needs. In its ultimate condition, the majority of the Mews will be fully pedestrianized with limited portions of the Mews allowing access to emergency vehicles and vehicles accessing the underground parkades.

With regard to the Mews along the south side of Parcel 8, the applicant noted that in its ultimate condition, a significant portion of the Mews will become a pedestrian zone only and the rest of the Mews providing shared vehicular and pedestrian access.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion ensued regarding (i) the treatment to the façades of the three buildings, with the Parcel 8 building façade having less variety of materiality and colour in comparison to the building façades on Parcels 2 and 5, and (ii) the need to provide more visual interest to the Parcel 8 building façade.

As a result of the discussion, staff were directed to work with the applicant prior to the application moving forward to Council to investigate opportunities to enhance the treatment to the Parcel 8 building facade in terms of materiality and colour to provide more visual interest.

The Panel then expressed support for the project, noting (i) the applicant's attention to various details in the project, (ii) efforts to design a pedestrian-friendly mixed-use development from an existing auto-oriented commercial development, and (iii) the sustainability initiatives and Transportation Demand Management (TDM) measures associated with the development.

Development Permit Panel
Wednesday, December 11, 2024

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of mid-rise to high-rise mixed-use development with 1,075 residential dwelling units, including 141 Low End Market Rental (LEMR) housing units and 160 market rental housing units at 5300 No. 3 Road on a site zoned "Residential/Limited Commercial (ZMU55) - Lansdowne Village (City Centre)".

CARRIED

3. New Business

None.

4. Date of Next Meeting: January 15, 2025

ADJOURNMENT

It was moved and seconded

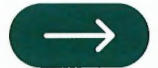
That the meeting adjourn (4:47 p.m.).

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, December 11, 2024.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk



9100 CAMBIE ROAD, RICHMOND

● DEVELOPMENT PERMIT PANEL PRESENTATION

December 11, 2024

City of Richmond File: DP 23-018128

PLG File: 19-1831



TABLE OF CONTENTS

01 DEVELOPMENT PROPOSAL

02 EXISTING SITE CONDITIONS

03 PROPOSED SITE RENDERINGS

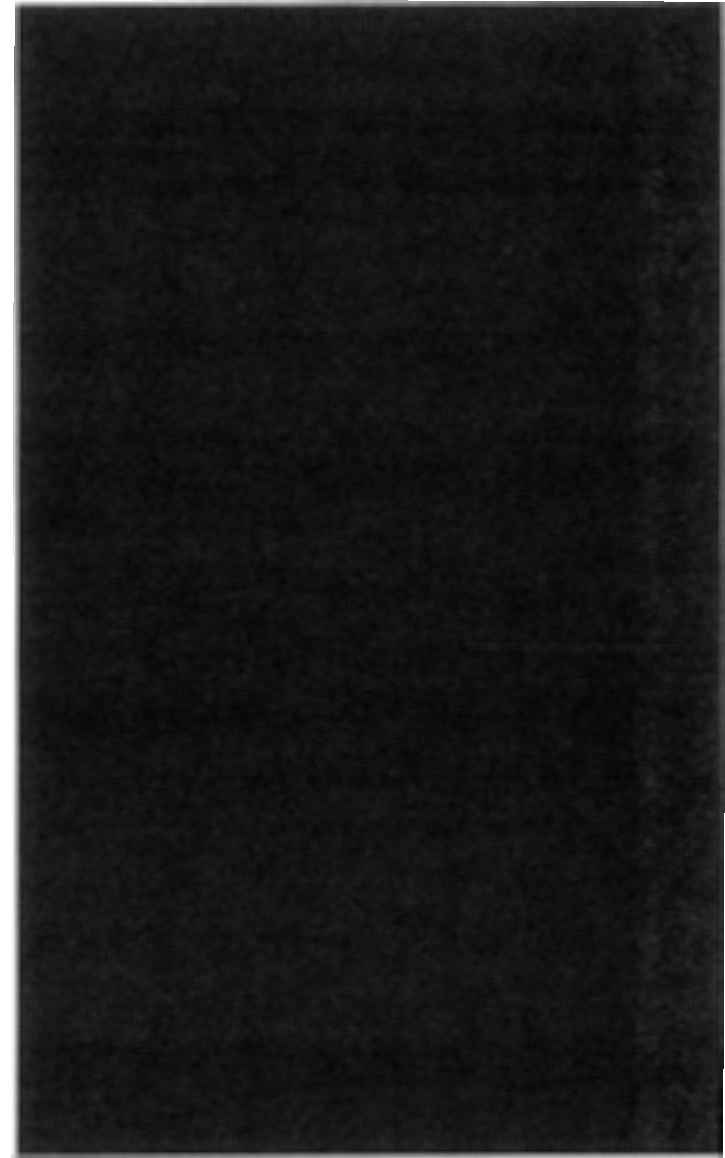
04 PROPOSED SITE PLAN & KEY FEATURES

05 WEST AND EAST ELEVATIONS

06 NORTH AND SOUTH ELEVATIONS

07 PROPOSED ROOF PLAN

08 LANDSCAPE PLAN



DEVELOPMENT PROPOSAL

The proposal is to renovate the existing Gas Station. The proposed upgrades include constructing a new 3,264 sq ft building with a 2,004 sq ft convenience store and a 1,260 sq ft quick service restaurant, while retaining the existing gas pumps and adding a new diesel tank area. The proposed site design, covering 12% of the lot, is thoughtfully configured to accommodate pedestrians, cyclists, accessible vehicles, electric vehicles, and traditional gasoline and diesel vehicles.

Zoning

- Existing: CG2 Zone
- Proposed: ZC50 West Cambie Zone

Official Community Plan Designation

- Mixed Use

Lot Area

- Existing: 2758.80 sq m (0.68 acres)
- Proposed: 2532.70 sq m (0.63 acres)

Proposed Gross Floor Area

- Convenience Store: 2,004 sq ft
- Quick Service Restaurant: 1,260 sq ft
- Total Building GFA: 3,264 sq ft

Proposed Parking

- Total Stalls : 16
 - Restaurant: 10
 - Convenience Store: 6

Bicycle Parking

- Class 1 (long-term): 1
- Class 2 (short-term): 3



A STREET VIEW (INTERSECTION OF CAMBIE RD AND GARDEN CITY RD)
As-Built SCALE: NTS



B NORTH EAST VIEW (CAMBIE RD)
As-Built SCALE: NTS

EXISTING SITE CONDITIONS



C SOUTH WEST VIEW (GARDEN CITY RD)
As-Built SCALE: NTS



D WEST VIEW (GARDEN CITY RD)
As-Built SCALE: NTS



A STREET VIEW (INTERSECTION OF CAMBIE RD AND GARDEN CITY RD)
AD-02 SCALE:1/15



B NORTH EAST VIEW (CAMBIE RD)
AD-02 SCALE:1/15

PROPOSED SITE RENDERINGS

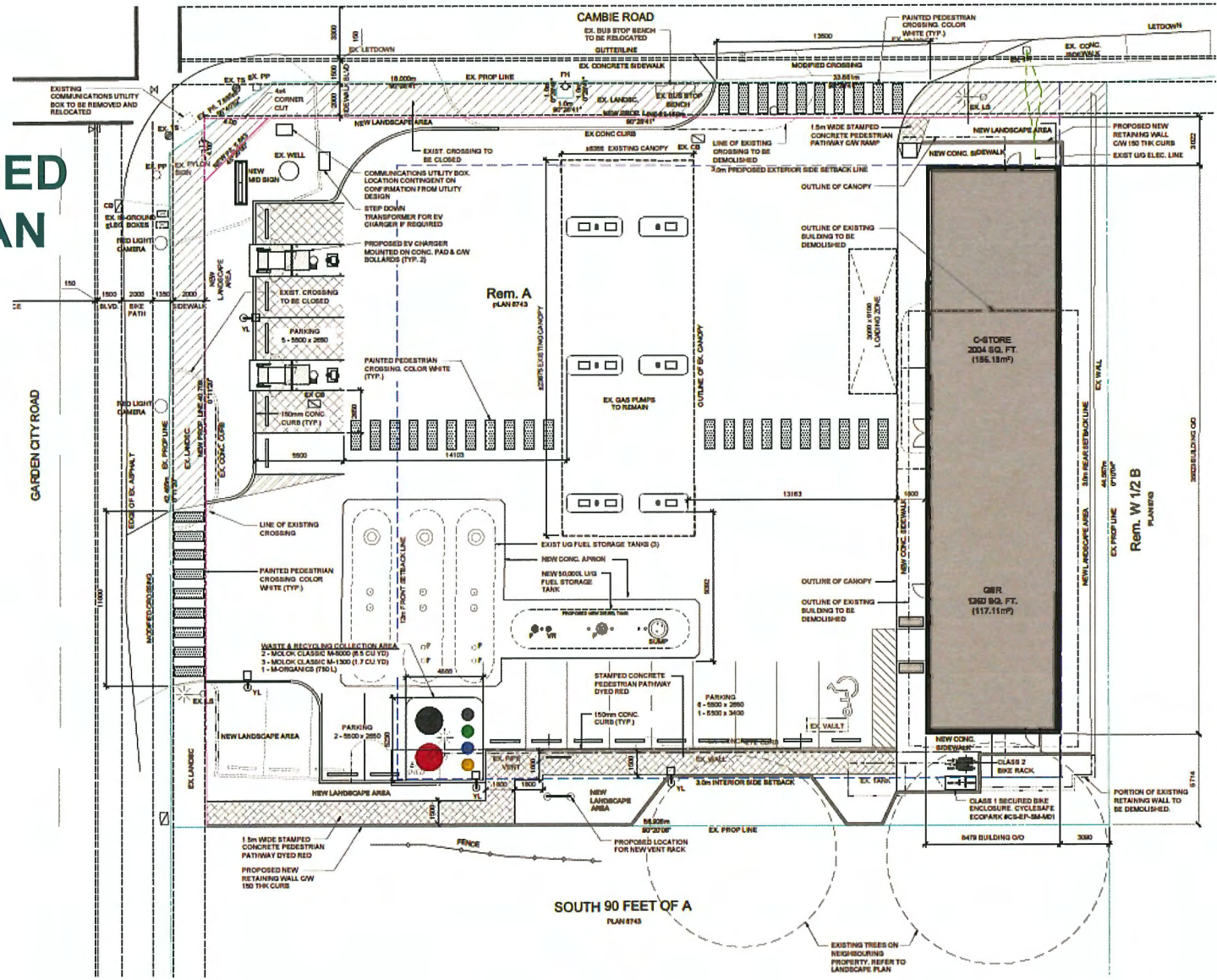


C SOUTH WEST VIEW (GARDEN CITY RD)
AD-02 SCALE:1/15



D WEST VIEW (GARDEN CITY RD)
AD-02 SCALE:1/15

PROPOSED SITE PLAN



SOUTH 90 FEET OF A
PLAN #713

KEY FEATURES

EV Charging Stations

Molok Bin Garbage and Recycling

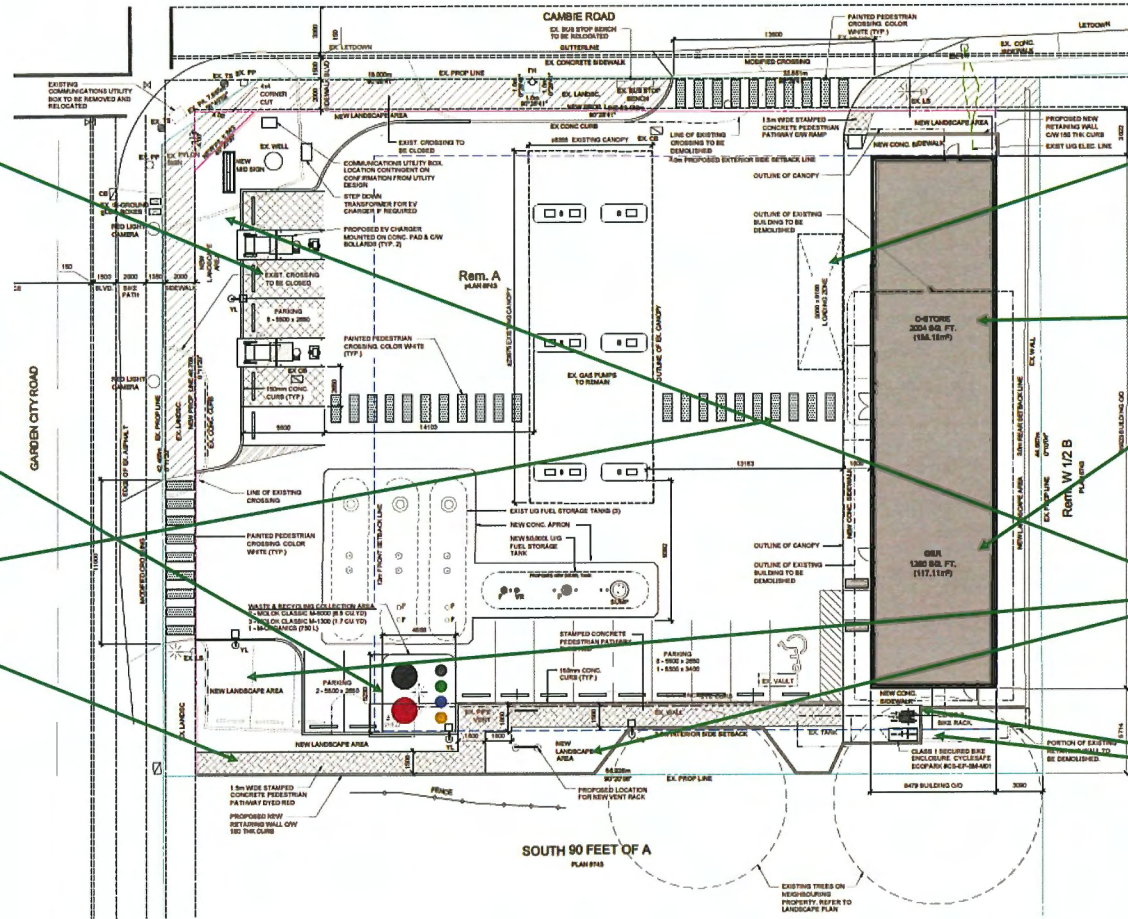
Added Pedestrian Connectivity

Loading Zone

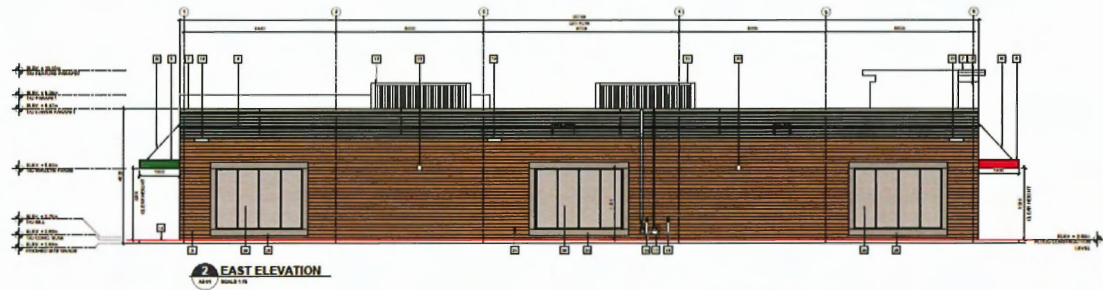
Convenience Store & Restaurant

Landscaping

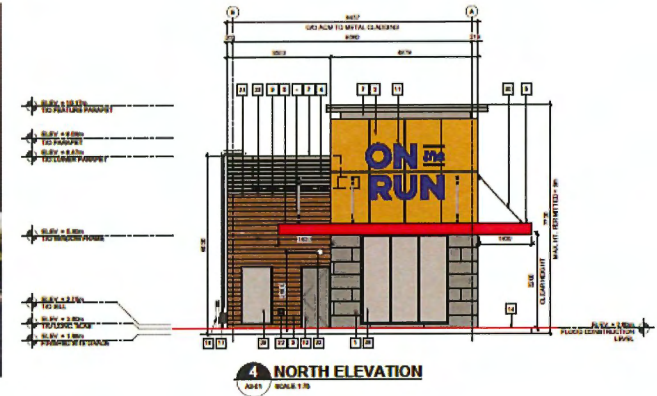
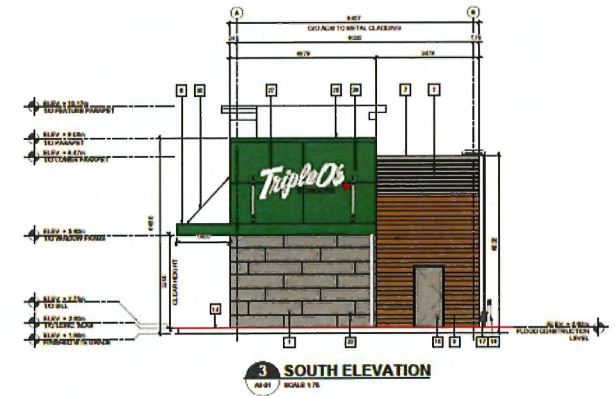
Bicycle Parking



WEST AND EAST ELEVATIONS



NORTH AND SOUTH ELEVATIONS



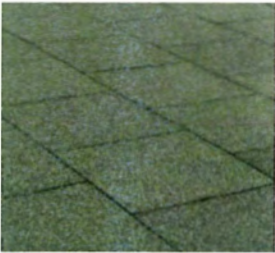


AERIAL RENDERING

PROPOSED ROOF PLAN



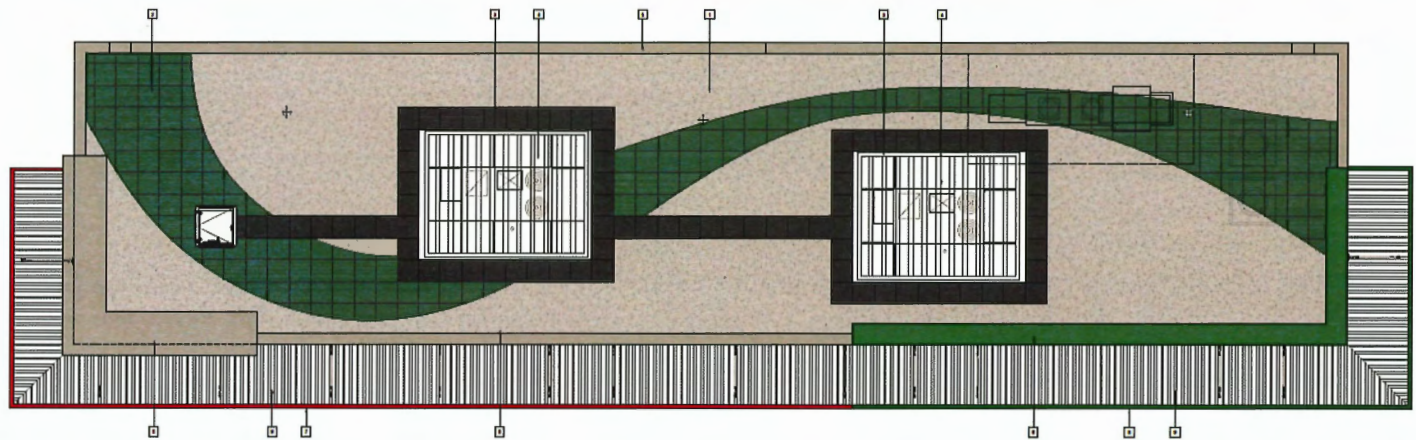
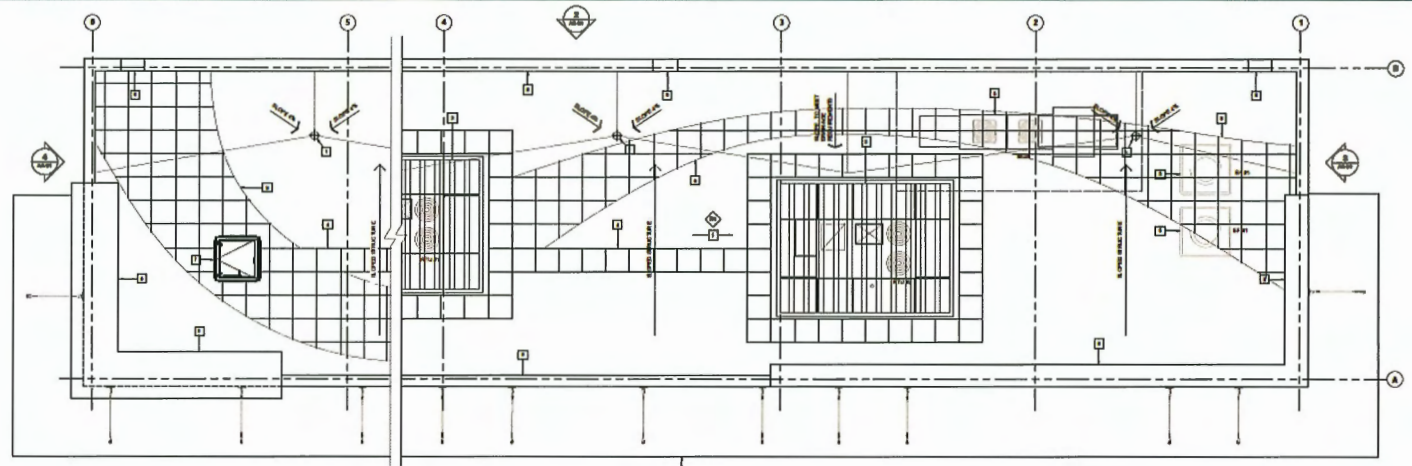
EPDM ROOF MEMBRANE ROCK BALLAST



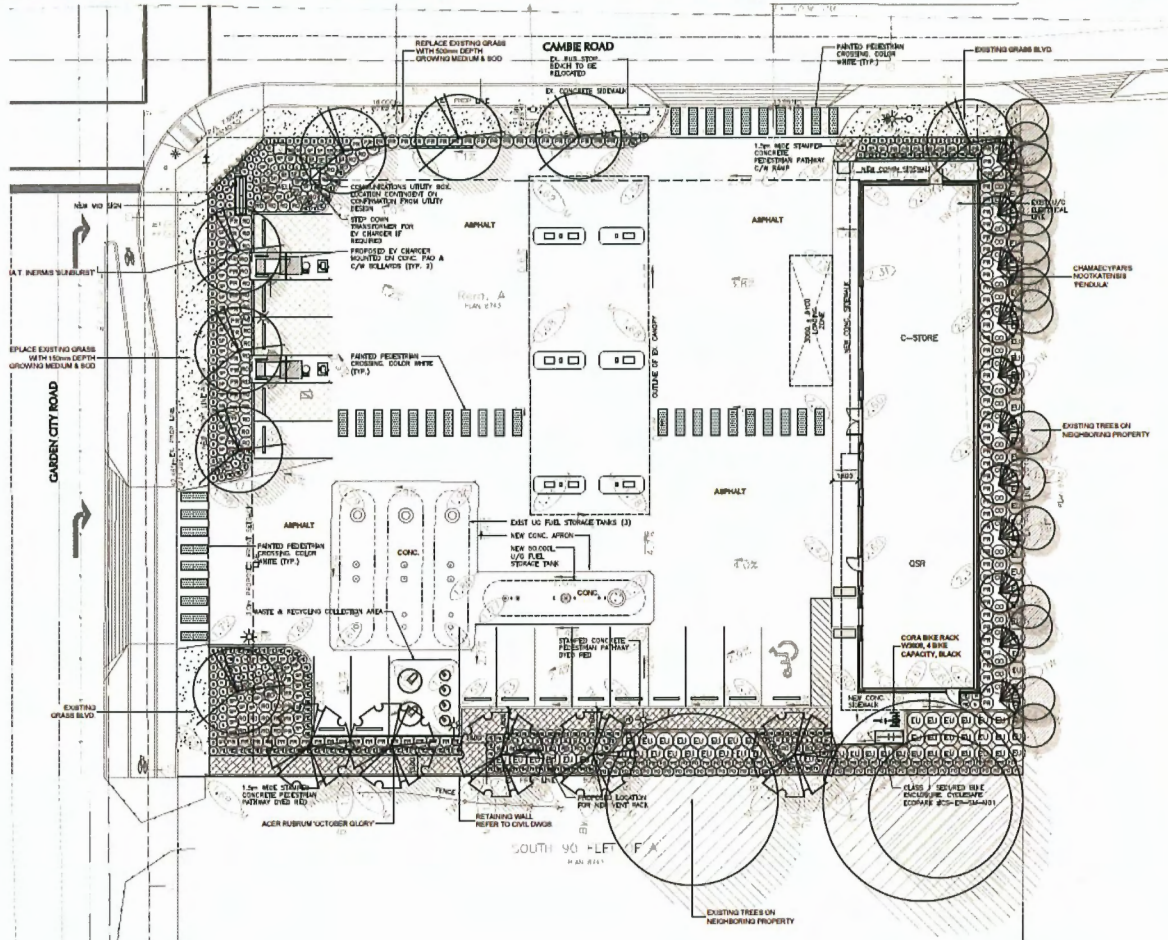
INTERLOCKING RUBBER TILES - COLOR FOREST GREEN



RUBBER TILE WALKWAY - COLOR BLACK



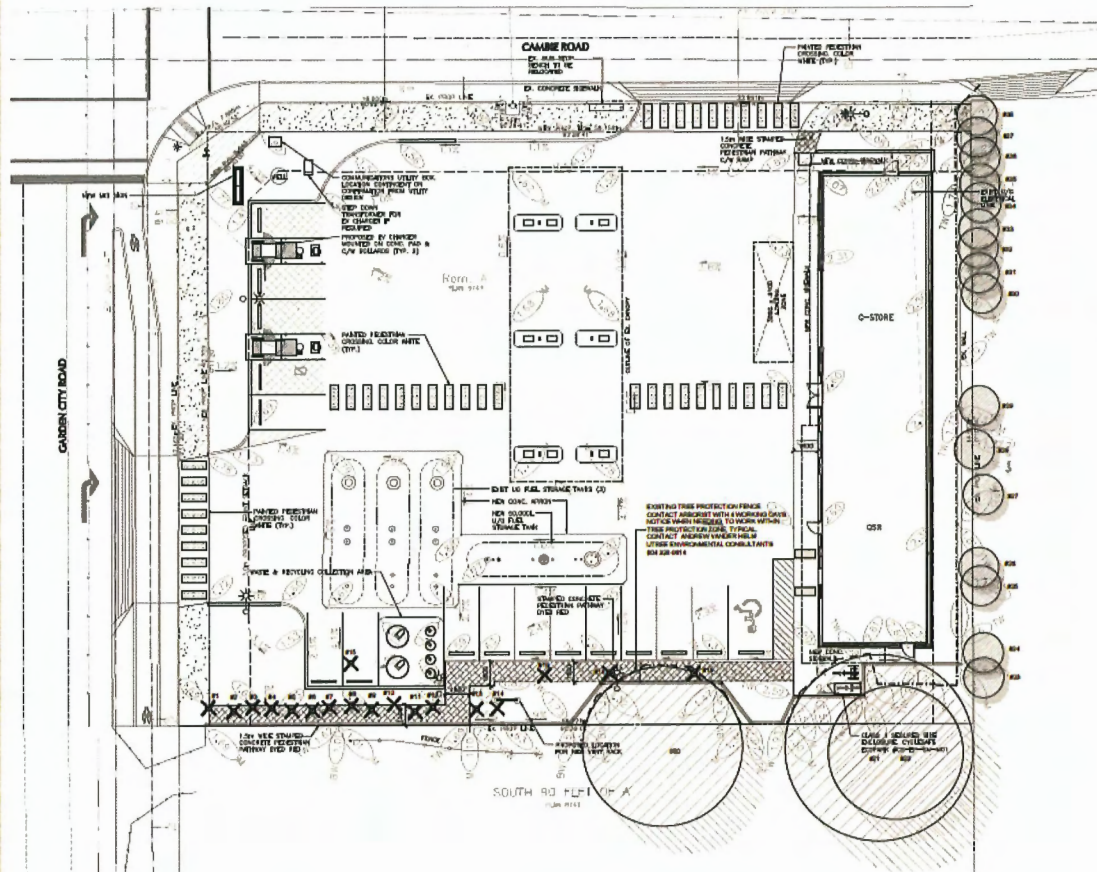
LANDSCAPE PLAN



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE			
(AG)	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE
(BU)	11	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS
(GL)	8	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST
SHRUB			
(CO)	30	CORNUS SERICEA KELSEYII	DWARF REDTWIG DOGWOOD
(EU)	86	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH
(LU)	117	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL
(ME)	57	ROSA MEIDLAND 'RED'	MEDILAND ROSE; RED; 0.9M MATURE HT
(SP)	81	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK
(TH)	30	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
GRASS			
(C)	19	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
(FE)	110	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS
PERENNIAL			
(B)	92	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK
(H)	67	NEPETA x JR WALKER	DWARF BLUE CATMINT
GC			
(PO)	70	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

Tree Management Plan



- X EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO BE RETAINED
 - - - TREE PROTECTION FENCE
- REFER TO ARBORIST REPORT

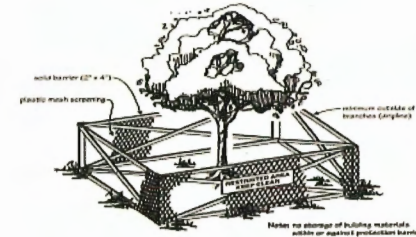


TABLE G3 - TREE PROTECTION DISTANCES

Trunk Diameter		Minimum Protection Required Around Trees
Centimetres	Inches	Distance from Trunk
20	8	1.2 metres
25	10	1.5 metres
30	12	1.8 metres
35	14	2.1 metres
40	16	2.4 metres
45	18	2.7 metres
50	20	3.0 metres
55	22	3.3 metres
60	24	3.6 metres
75	30	4.5 metres
90	36	5.0 metres
100	40	6.0 metres



B1804-01

THANK YOU

● 9100 CAMBIE ROAD, RICHMOND

December 11, 2024

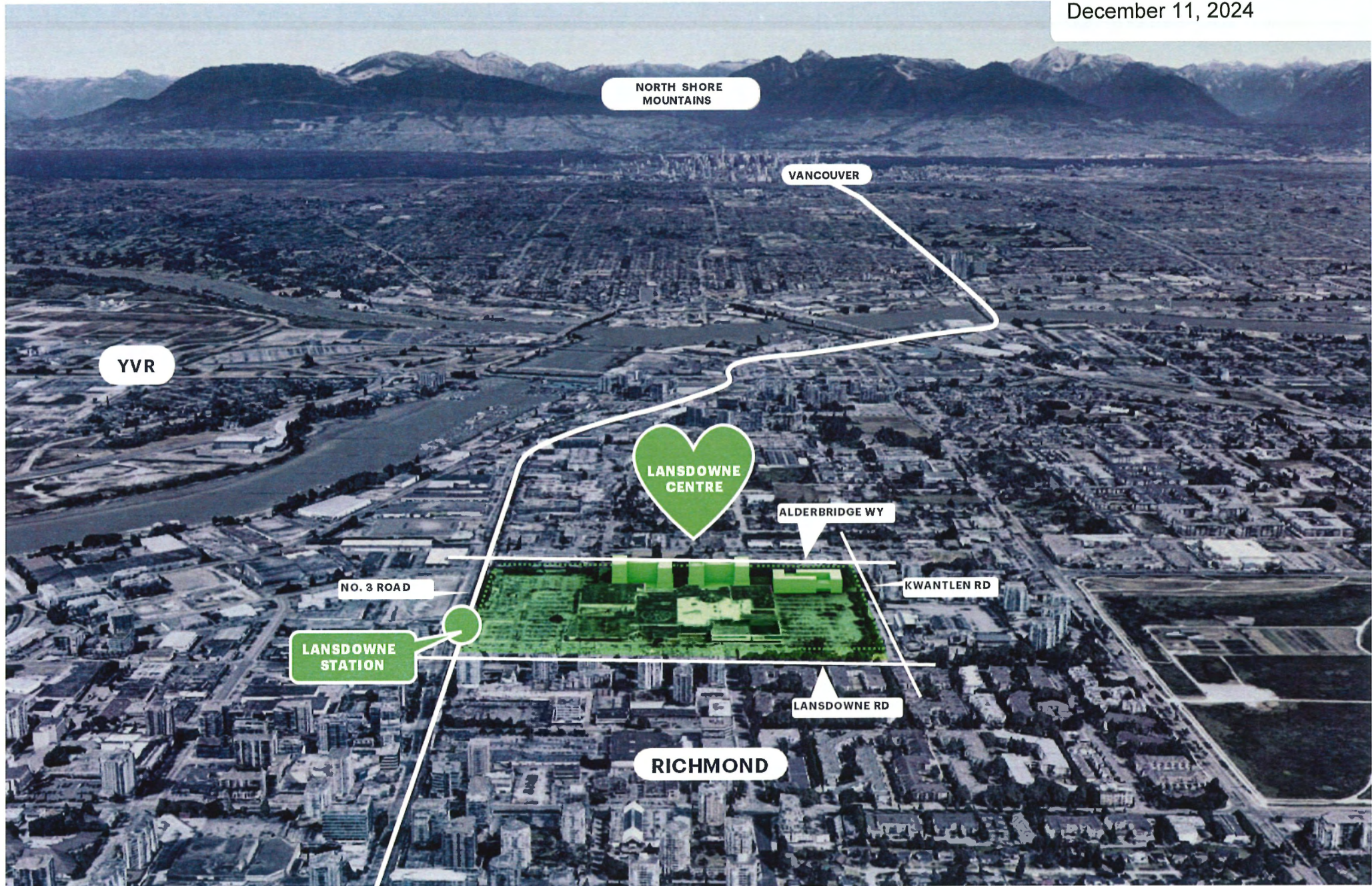
City of Richmond File: DP 23-018128

PLG File: 19-1831

PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

ctm
Design Services Ltd

The logo graphic for ctm Design Services Ltd consists of four colored squares arranged in a 2x2 grid: a green square at the top-left, a yellow square at the top-right, a blue square at the bottom-left, and a red square at the bottom-right.



Context & Development



RACETRACK

1924 - 1958



SHOPPING CENTRE

1977...



URBAN VILLAGE

2024...

Rural

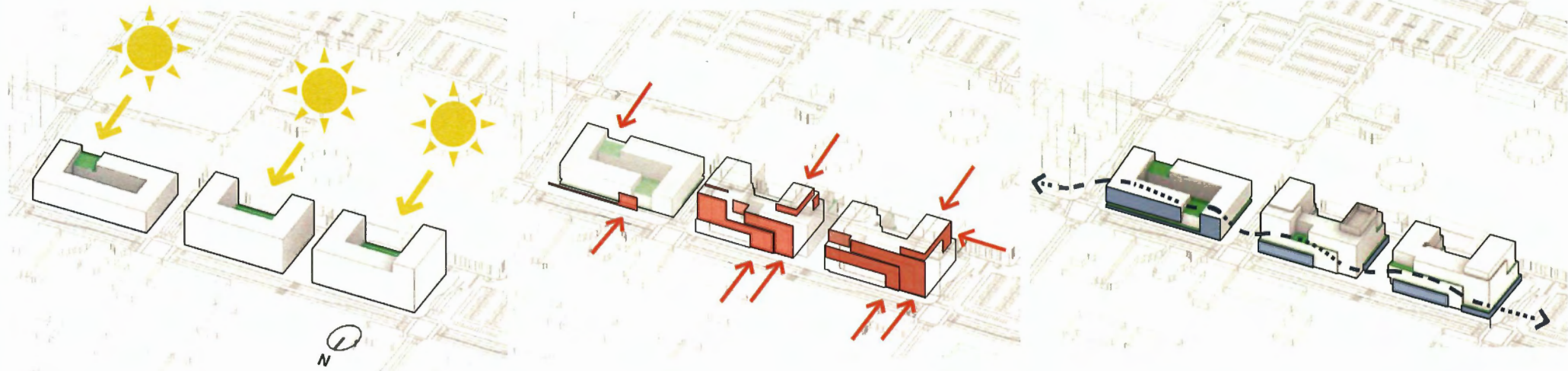


Asphalt Surface Parking



Green, Sustainable, Urban Neighborhood

Breaking Down the Scale



Step 1. **CARVE**

- Southern Solar Exposure for Courtyards and Community Spaces
- Mews with a Lower Podium for Pedestrian Comfort

Step 2. **PUSH**

- Alderbridge Frontage Scaled Down with Setbacks
- Setbacks at Varied Heights with Planted Edges

Step 3. **"FIRST 40 FEET"**

- "First 40 Feet" for Human Scale and Pedestrian Centric Design
- Introduce Special Textural Materials at the Pedestrian Level (Brick, Plants, Lighting, Etc.)

3 Blocks / Public Realm



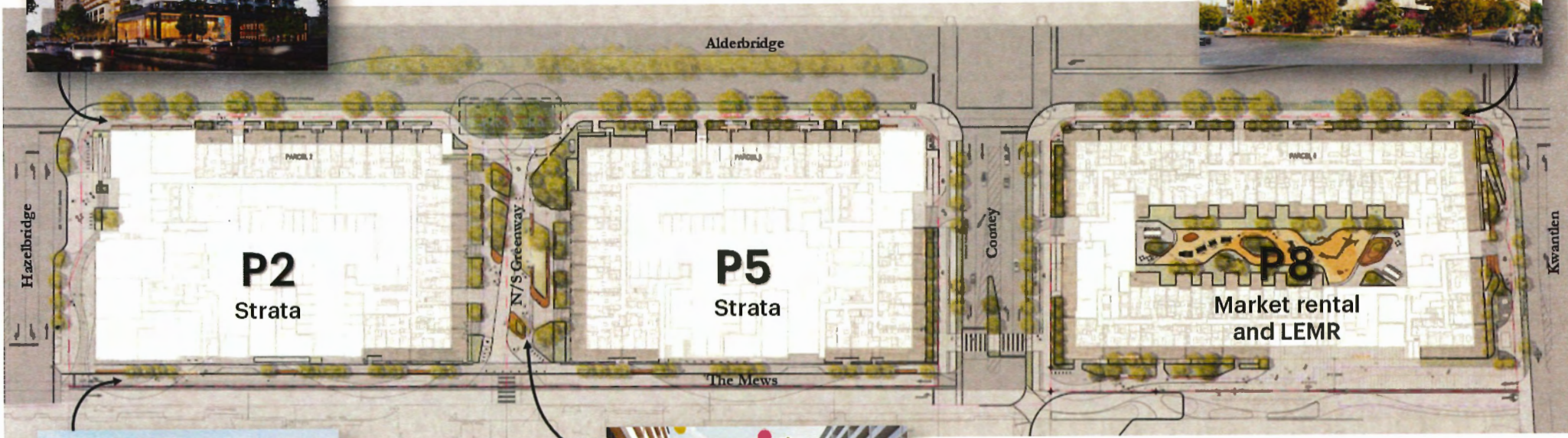
Alderbridge

- Urban Multimodal
- Active
- First 40 Feet



Kwantlen

- Abundant Planting for Green Pedestrian Experience



The Mews

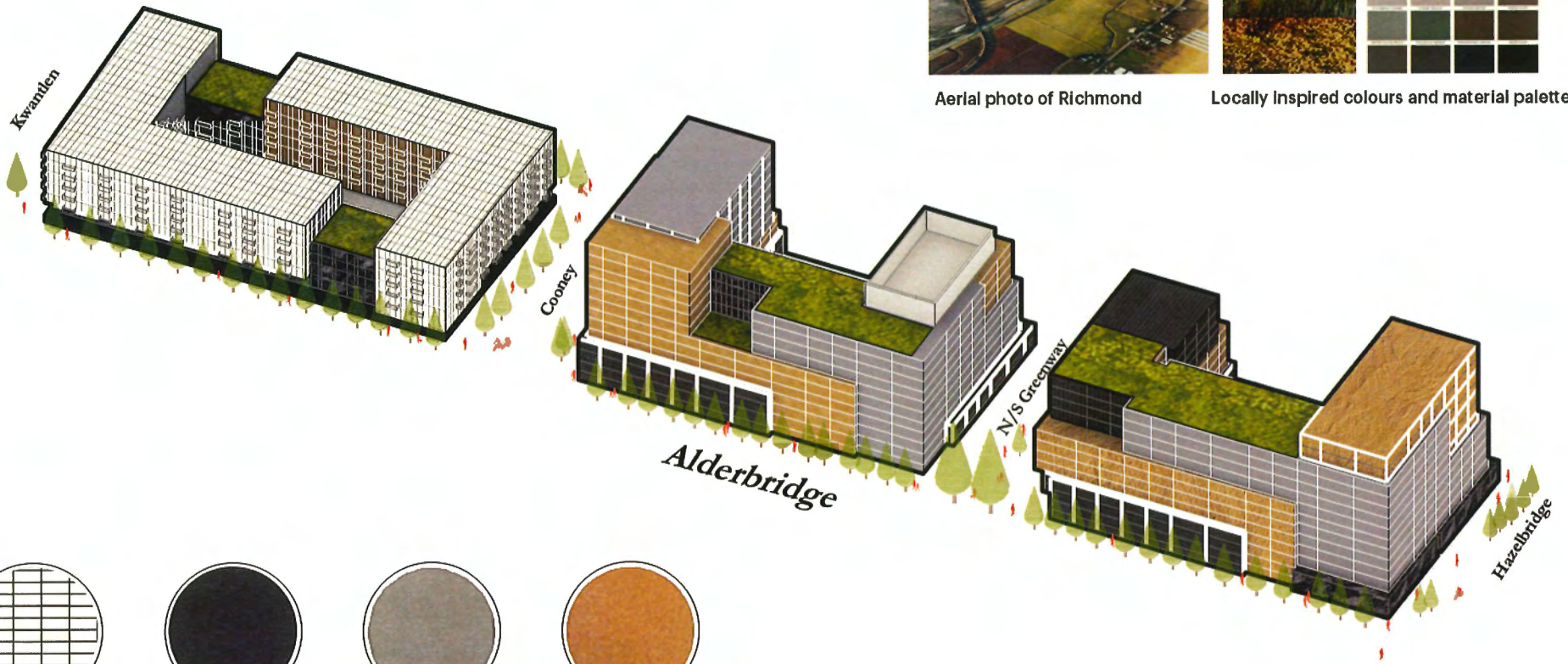
- Pedestrian Centric
- Human Scaled



The Greenway

- Community Plaza
- Heritage Pin Oaks
- Brick Colonnade
- Art Bridge

Materiality



Aerial photo of Richmond



Locally inspired colours and material palette



First 40 Feet
White Brick



Reveals / Recess
Charcoal



Volumes A
Concrete Grey



Volumes B
Warm Amber

Alderbridge

Parcel 2 Looking East

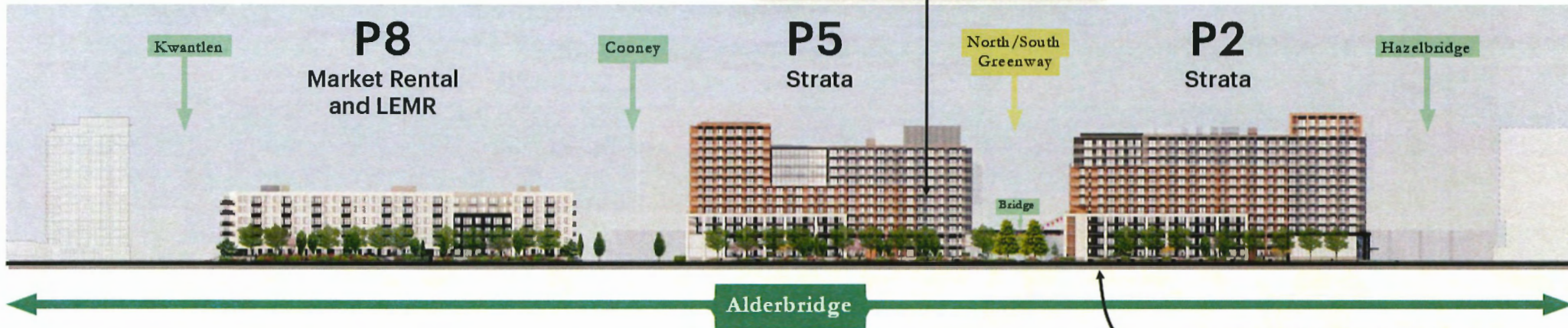


Alderbridge Elevation



Setbacks

- Accentuate the Different Volumes to Break up Scale
- Articulated with Different Colours and Railing Details



"First 40 Feet"

- Brick Volumes
- Detailed with Depth and Layering

The Mews

Parcel 2 Looking East



Nature Oriented Community



Site Scale
Pedestrian Green Links



Building Scale
Lush Courtyards



Unit Scale
Planted Balconies

N/S Greenway

P2

P5

P8

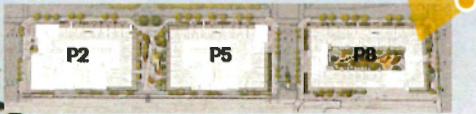


Kwantlen Parcel 8 Looking North



Kwantlen & Alderbridge

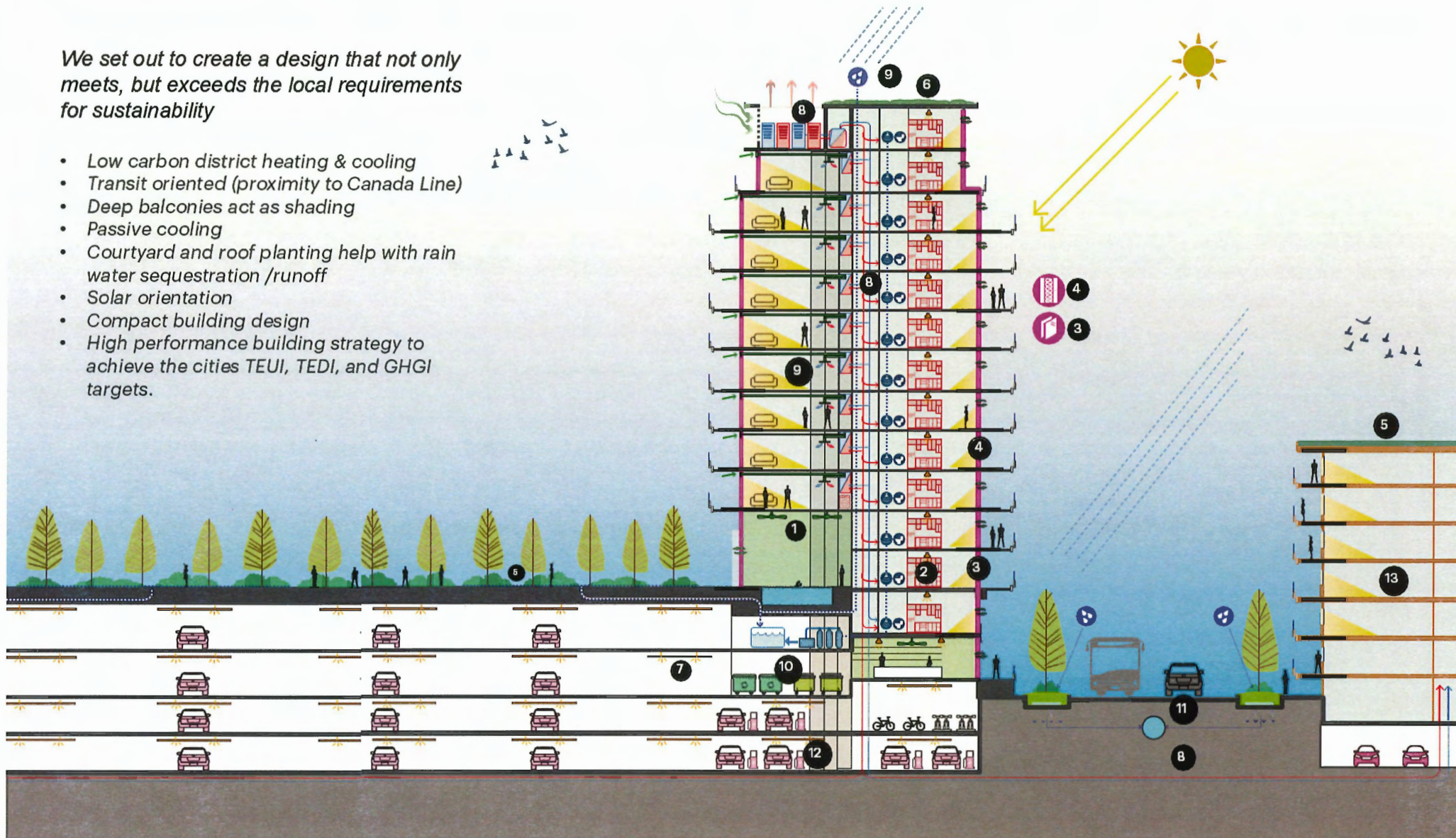
Parcel 8 Looking West



Sustainability

We set out to create a design that not only meets, but exceeds the local requirements for sustainability

- Low carbon district heating & cooling
- Transit oriented (proximity to Canada Line)
- Deep balconies act as shading
- Passive cooling
- Courtyard and roof planting help with rain water sequestration /runoff
- Solar orientation
- Compact building design
- High performance building strategy to achieve the cities TEUI, TEDI, and GHGI targets.

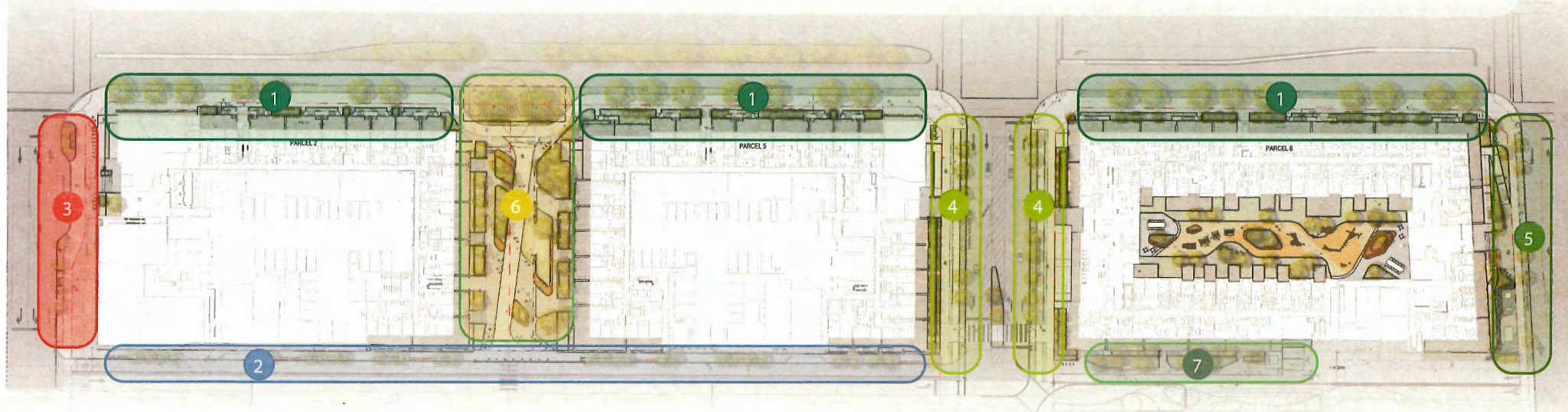




Pedestrian Experience

Planting Design

- 1 Alderbridge Way:**
A row of formal street trees defines the street edge, while shade-tolerant smaller or columnar trees, shrubs, and groundcovers create a green screen along the north-facing multi-use path.
- 2 East-west Mews:**
The mews feature street trees forming an urban canopy, transitioning from planted boulevards to tree grates near intersections.
- 3 Hazelbridge Way:**
Generous boulevard with lush planting and seating edges to activate retail frontage.
- 4 Conney Road:**
Tiered planters, a formal tree row, and columnar trees enhance the pedestrian and cyclist experience along Cooney Road.
- 5 Kwantlen Street/Minor North South Green Link:**
Diverse plants create a lush, informal frame for the tiered seating and steps.
- 6 North South Greenway:**
This zone features diverse diverse native plants, reflecting the site's slough ecology.
- 7 East West Green Link at Parcel 8:**
A layered approach to planting functions as both a screen and pedestrian amenity.

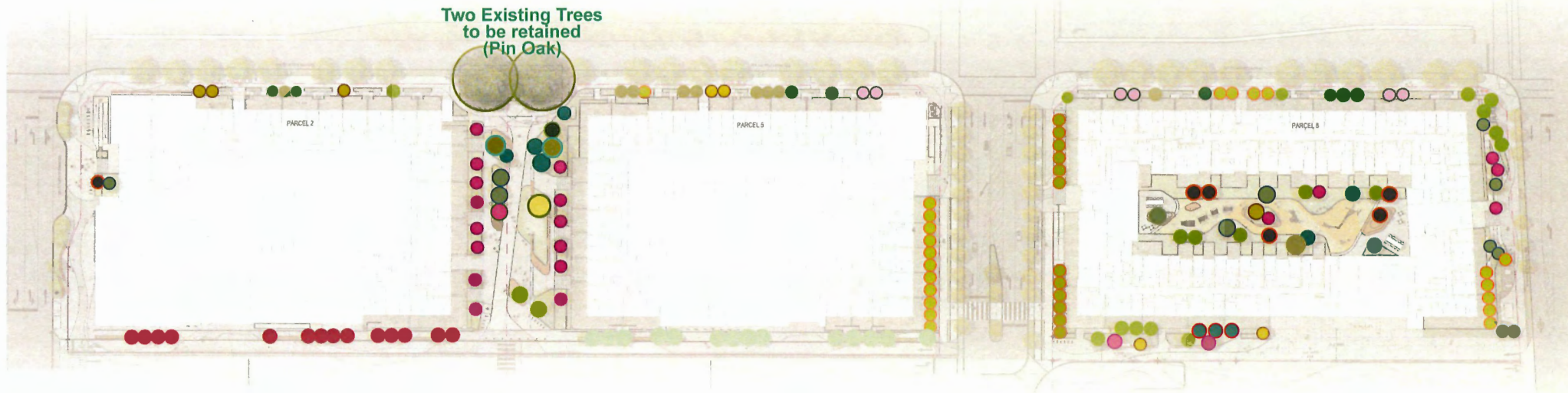


Pedestrian Experience

Planting Design

- Green corridors with a diverse plant palette promote vibrancy and biodiversity.
- Plant material selection is based on criteria such as:
 - Site suitability
 - Seasonality
 - Functionality (e.g., screening and privacy)
 - Aesthetics
- A mix of evergreen and deciduous plants provides seasonal and year-round interest.
- Formal street tree rows frame the site, while trees and shrubs near the building and roof terraces adopt a more informal, organic character.
- Planting character areas enhance sensory complexity and legibility within public realm components.
- Each planting zone features carefully selected plants tailored to its specific conditions.

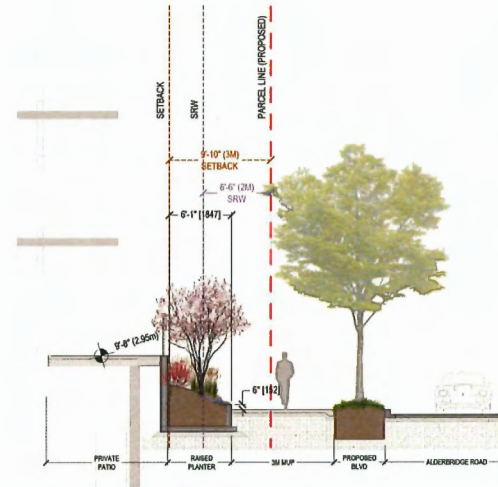
- RED SUNSET RED MAPLE / ARMSTRONG RED MAPLE
- RIVER BIRCH
- CHINESE / STELLER PINK FLOWERING / PACIFIC DOGWOOD
- DAWYCK GREEN BEECH
- ARNOLD PROMISE WITCH HAZEL
- SLENDER SILHOUETTE SWEETGUM
- BLACK TULIP MAGNOLIA
- PERSIAN IRONWOOD
- YOSHINO CHERRY
- GREEN PILLAR OAK
- AMUR MAACKIA
- CATALPA
- OREGON ASH
- VINE MAPLE
- PALISADE AMERICAN HORNBEEAM
- EASTERN REDBUD
- NOOTKA CYPRESS



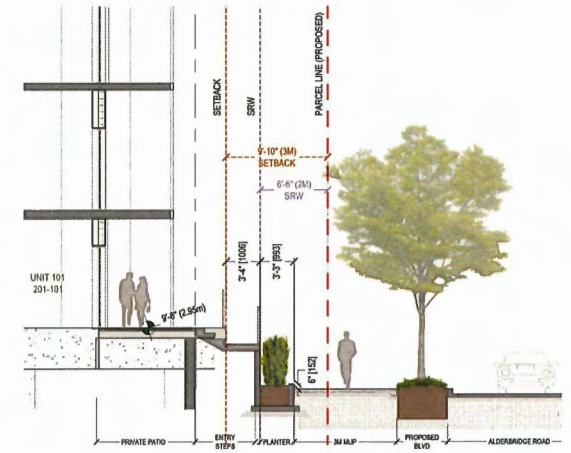
Streets

Alderbridge

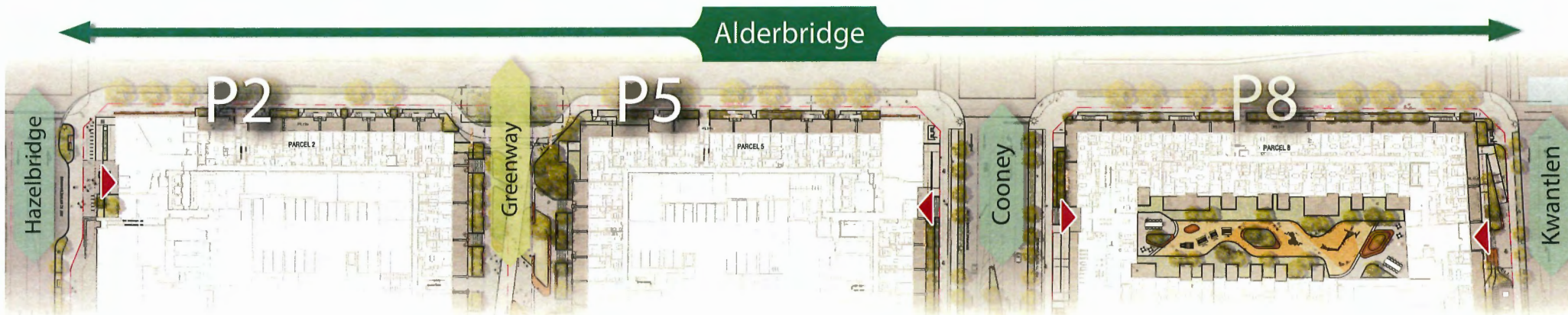
- Key gateway corners feature architectural elements that create inviting, recognizable moments.
- Activity, landscape, and street furniture emphasize and highlight focal points and gateways into the site through greenways and green links..
- Architecture and landscape design contribute to wayfinding, mark important corners, and add skyline interest.



Alderbridge Section @ Parcel 5



Alderbridge Section @ Parcel 2

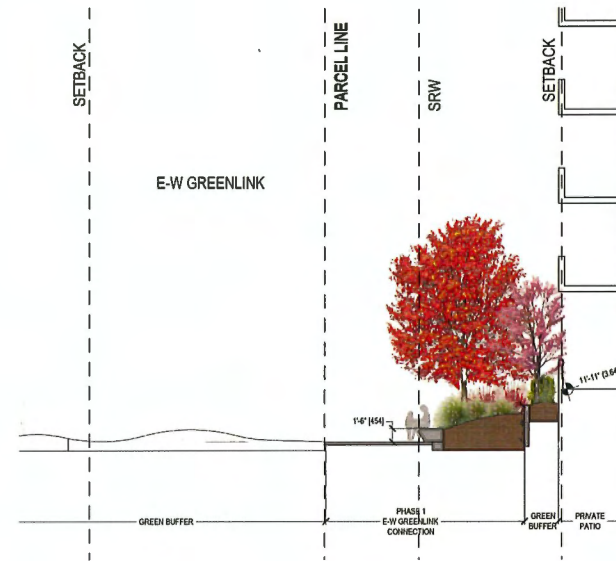




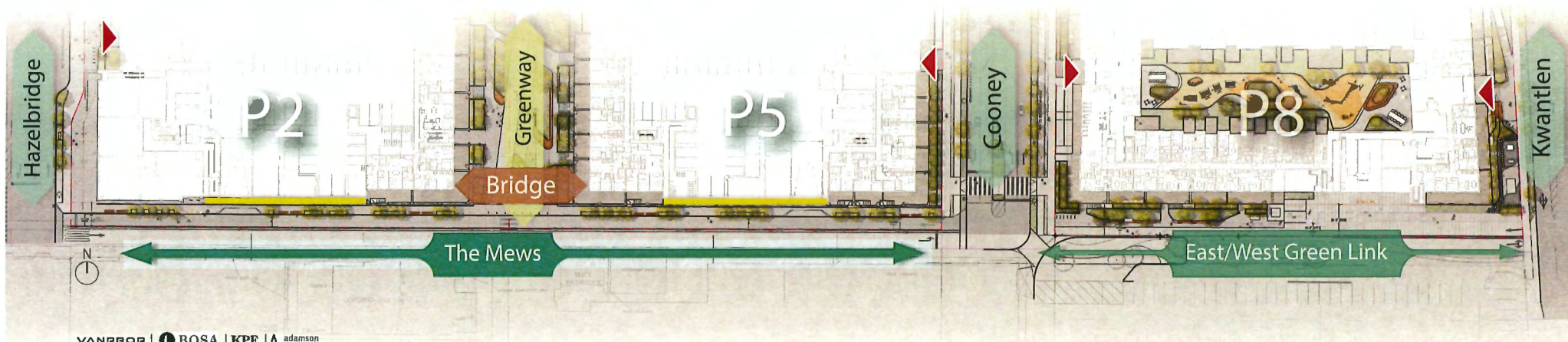
Streets

East-West Mews

- The Mews are located south of P2 and P5, designed as pedestrian-priority zones with limited traffic for parkade access.
- They facilitate loading, vehicular, and bike parking access
- P2 and P5 open to the south with a raised 3rd-floor courtyard above recessed parking and loading areas.
-
- The south-facing Mews feature residential corners with stoops, parkade and service entrances, and colorful public art mural walls.



East West Green Link

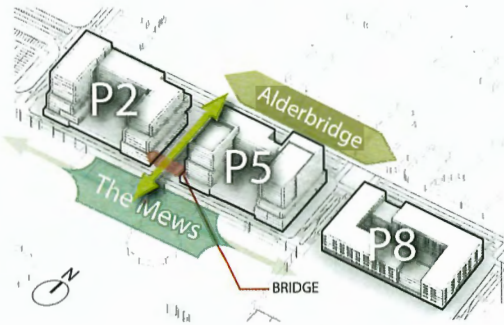
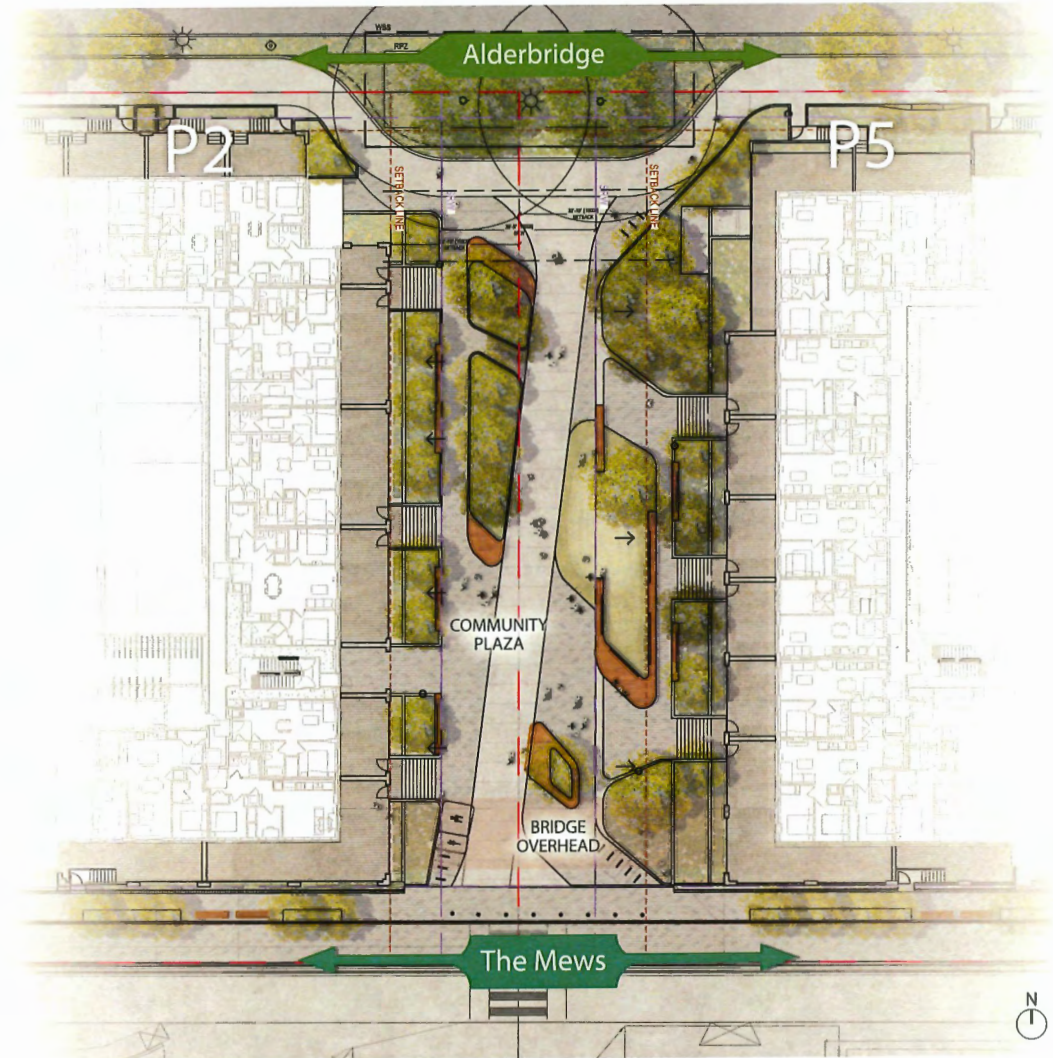




Streets

Parcel 2 & 5 North-South Greenway

- The Greenway between P5 and P2, as the main pedestrian gateway into the site, connects Alderbridge south to the future park, focusing on landscape design.
- Spaces for sitting and small group gatherings create a community oriented activated space.
- Public and private areas are clearly delineated through changes in materiality and form.
- Catenary lighting enhances the plaza and supports art installations.
- The Greenway's northern end is marked by two large existing trees, which have been carefully retained and accommodated.



North-South Greenway

Landscape Design - Streetscape

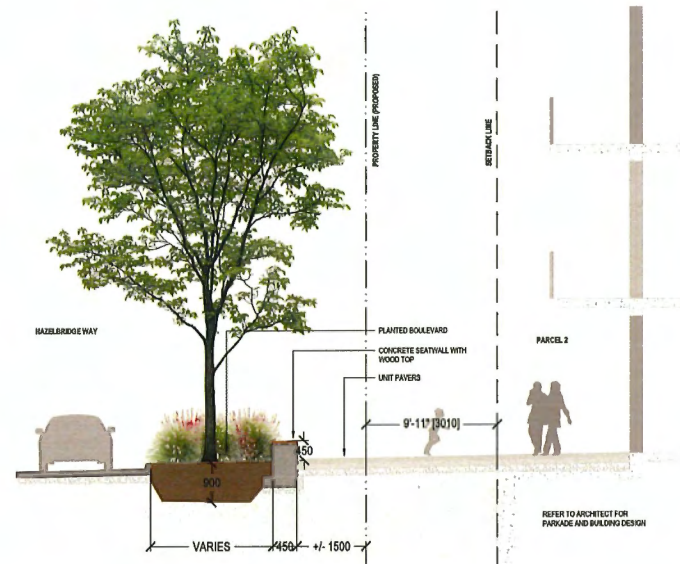
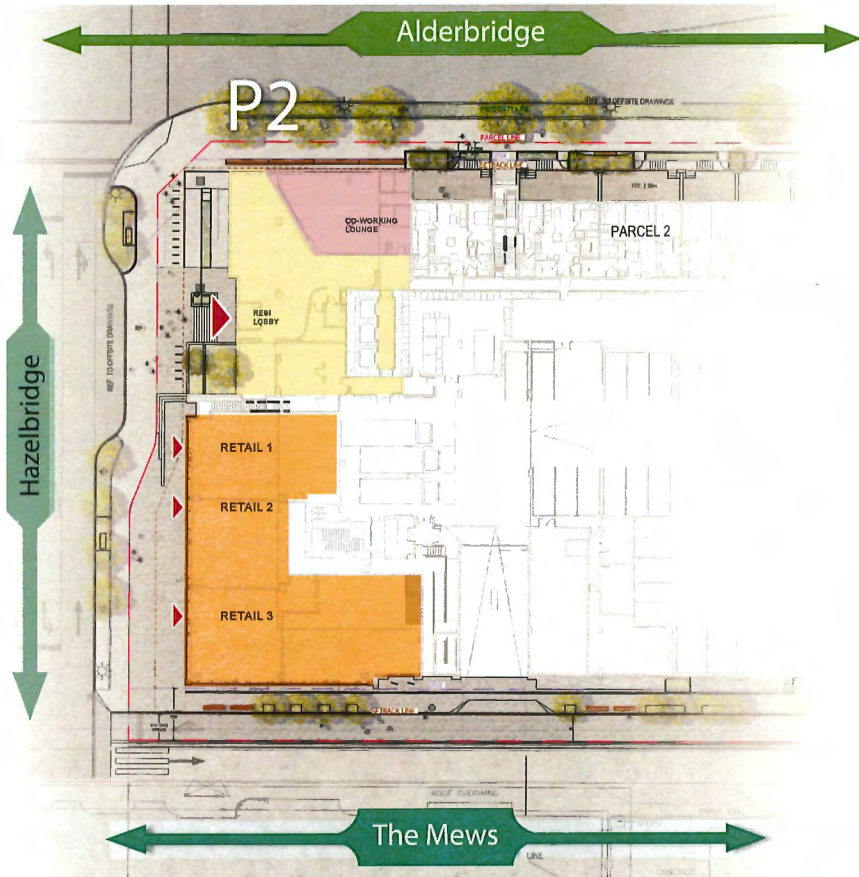


Greenway Section



Streets

Hazelbridge Gateway

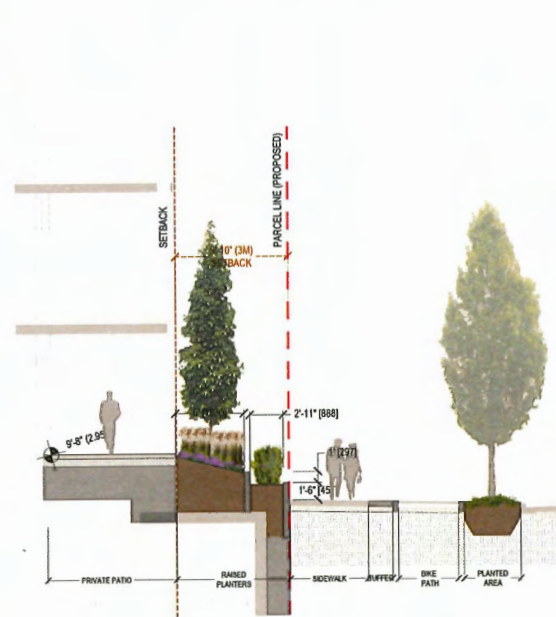
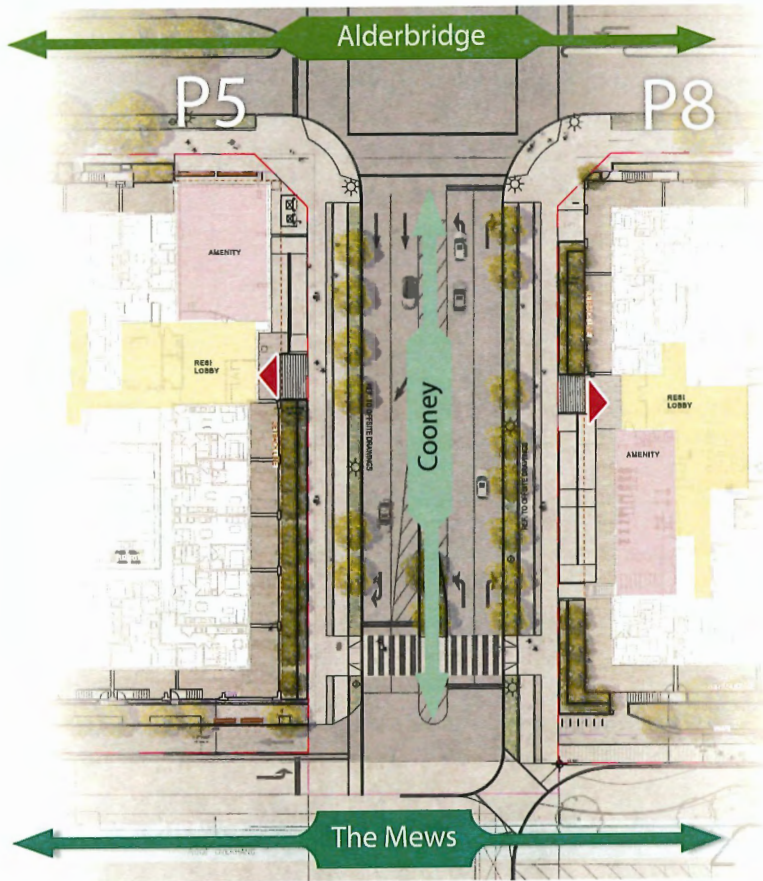


Hazelbridge Section

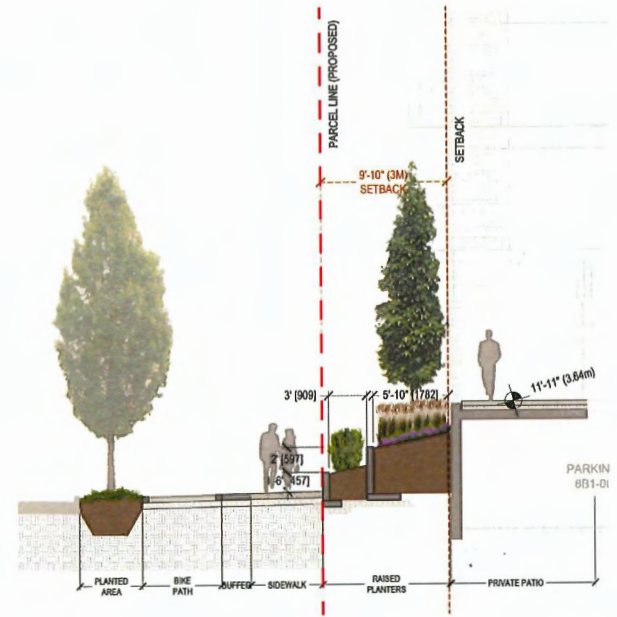


Streets

Cooney Gateway



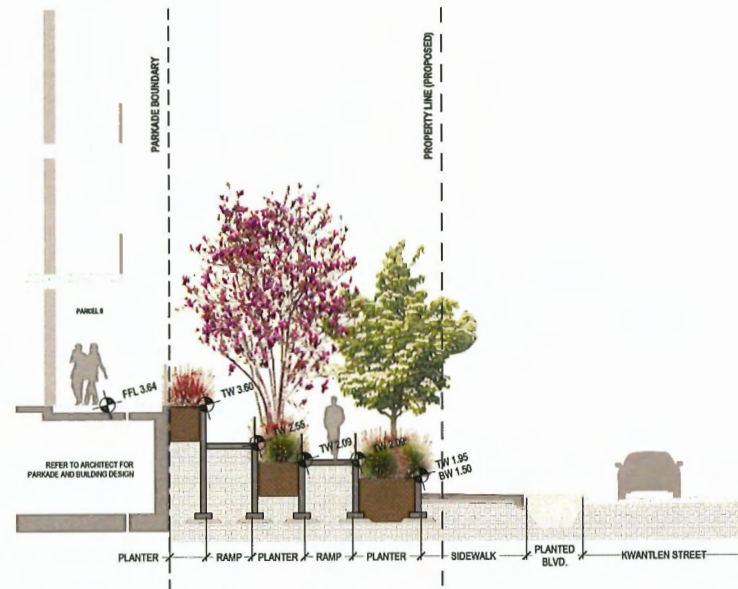
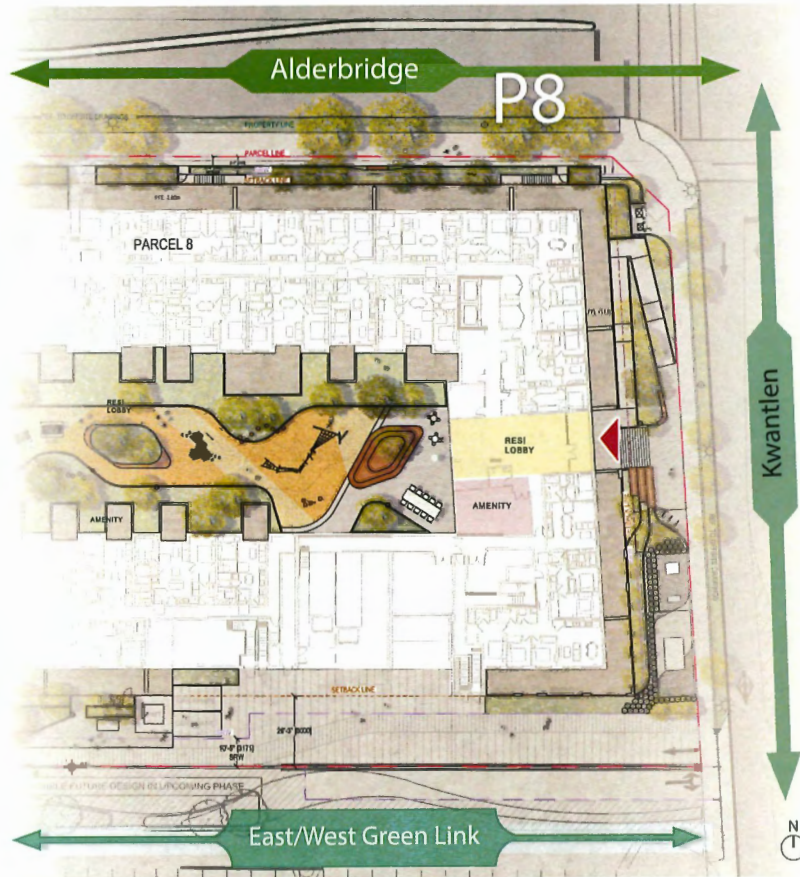
Cooney Road Section



Cooney Road Section

Streets

Kwantlen Connection



Kwantlen Street Section



Parcel 8

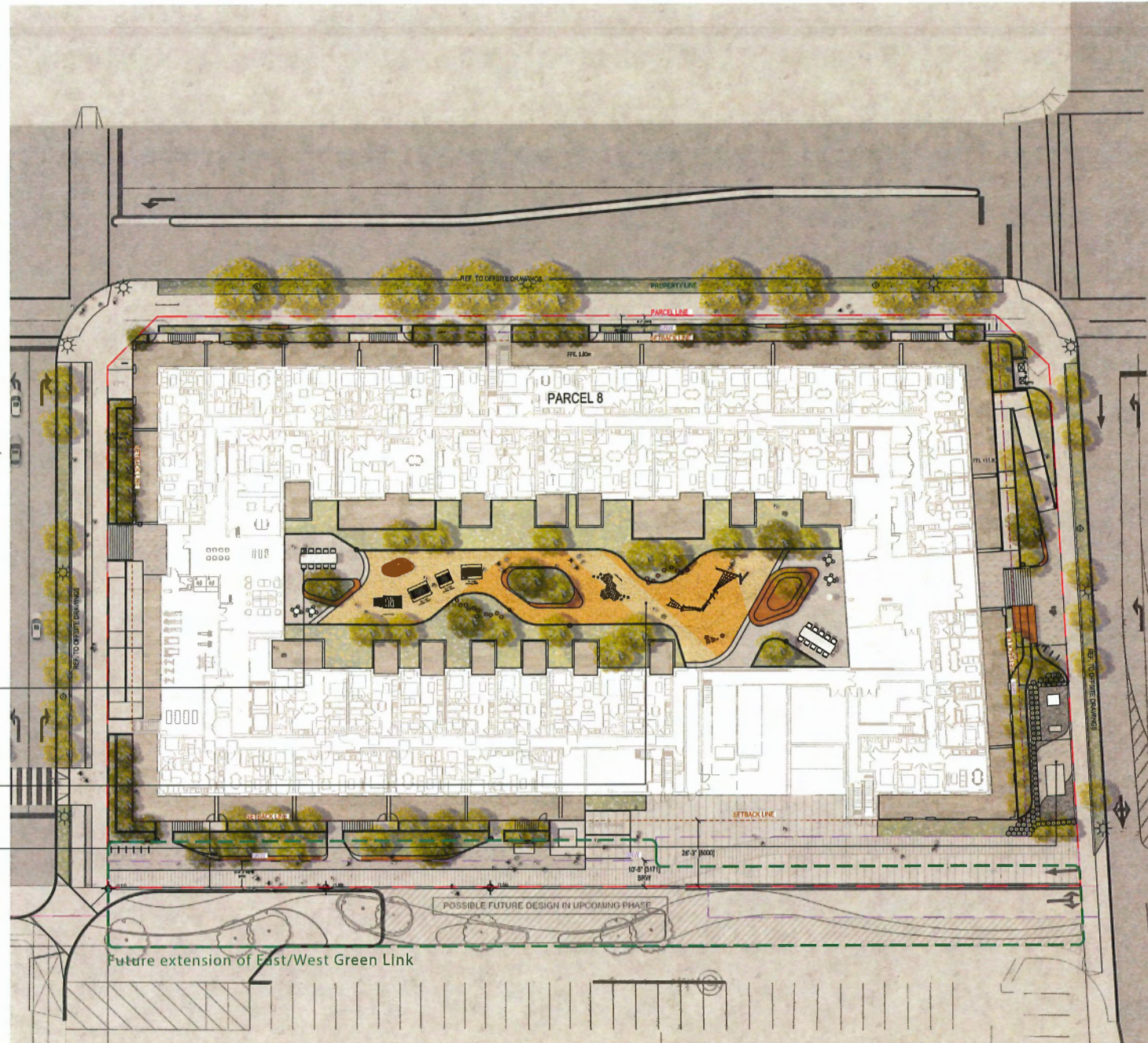
Landscape Program

- Landscape design of Parcel 8 aligns with the condition across the street to the east along Alderbridge.
- It creates a pedestrian-friendly green route down Kwantlen, connecting to the E-W Green Link and extending to KPU.
- Stoops, patio access, linear seating along Alderbridge, and seating terraces on Kwantlen enhance pedestrian comfort and gathering opportunities.

RESIDENTIAL COURTYARD
Community gathering area/
Outdoor dining

Play area

NORTH-SOUTH GREEN LINK
• organic shaped planting areas
• seating terraces
• special paving pattern



Parcel 8

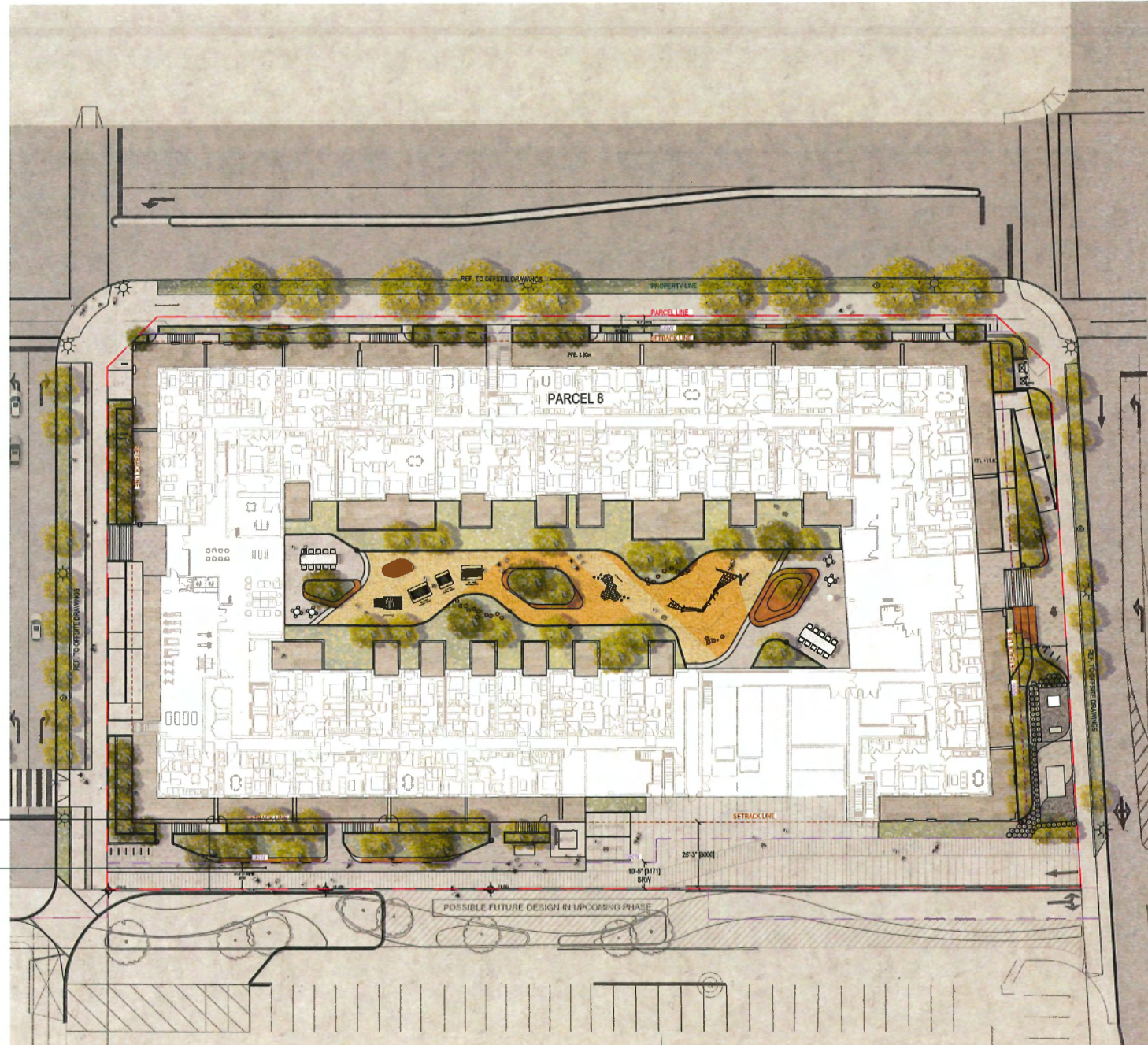
Landscape Program

- The east-west Green Link south of the parcel features a sinuous, elegant design for the shared space with Parcel 9.
- It creates a green corridor with numerous seating and pause opportunities.
- The design carefully considers the functionality of vehicular access to the underground parkade.

Private Patios

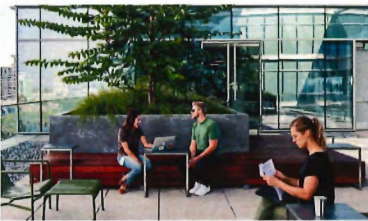
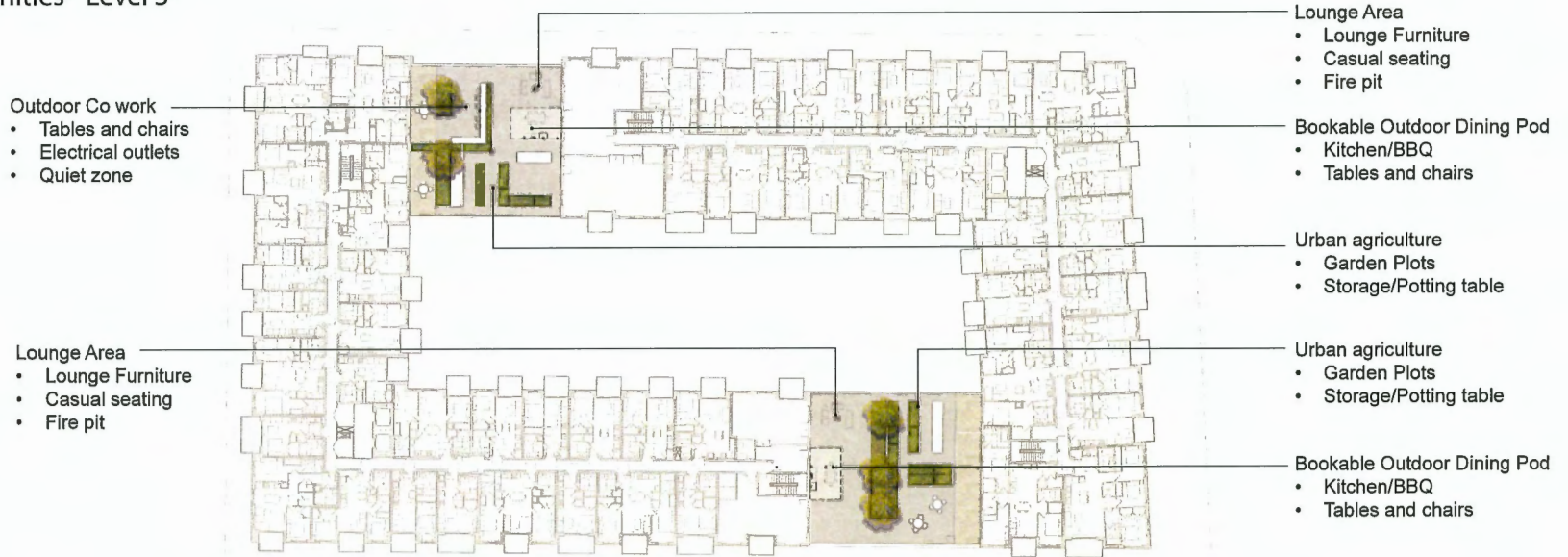
EAST -WEST GREEN LINK

- organic shaped planting areas
- seating edges
- continuous pedestrian pathway w/ special paving pattern



Parcel 8

Outdoor Amenities - Level 5



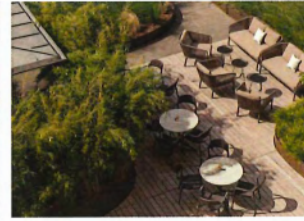
Outdoor Co work space



Lounge Area



Outdoor Dining



Movable Furnishing



Urban Agriculture

Parcel 5

Landscape Program

- The public realm around the parcel creates a comfortable buffer to streetscapes and architecture, providing ample space for pedestrians and cyclists.
- Patio and stoop access is designed to maximize planted areas and enhance the green experience along the multi-use path.
- The laneway south of Parcels 5 and 2 is a pedestrian-priority shared road, marked by a row of trees and seating elements.

Multi Use Pathway

GREENWAY

- organic shaped planting areas
- seating edges
- special paving pattern

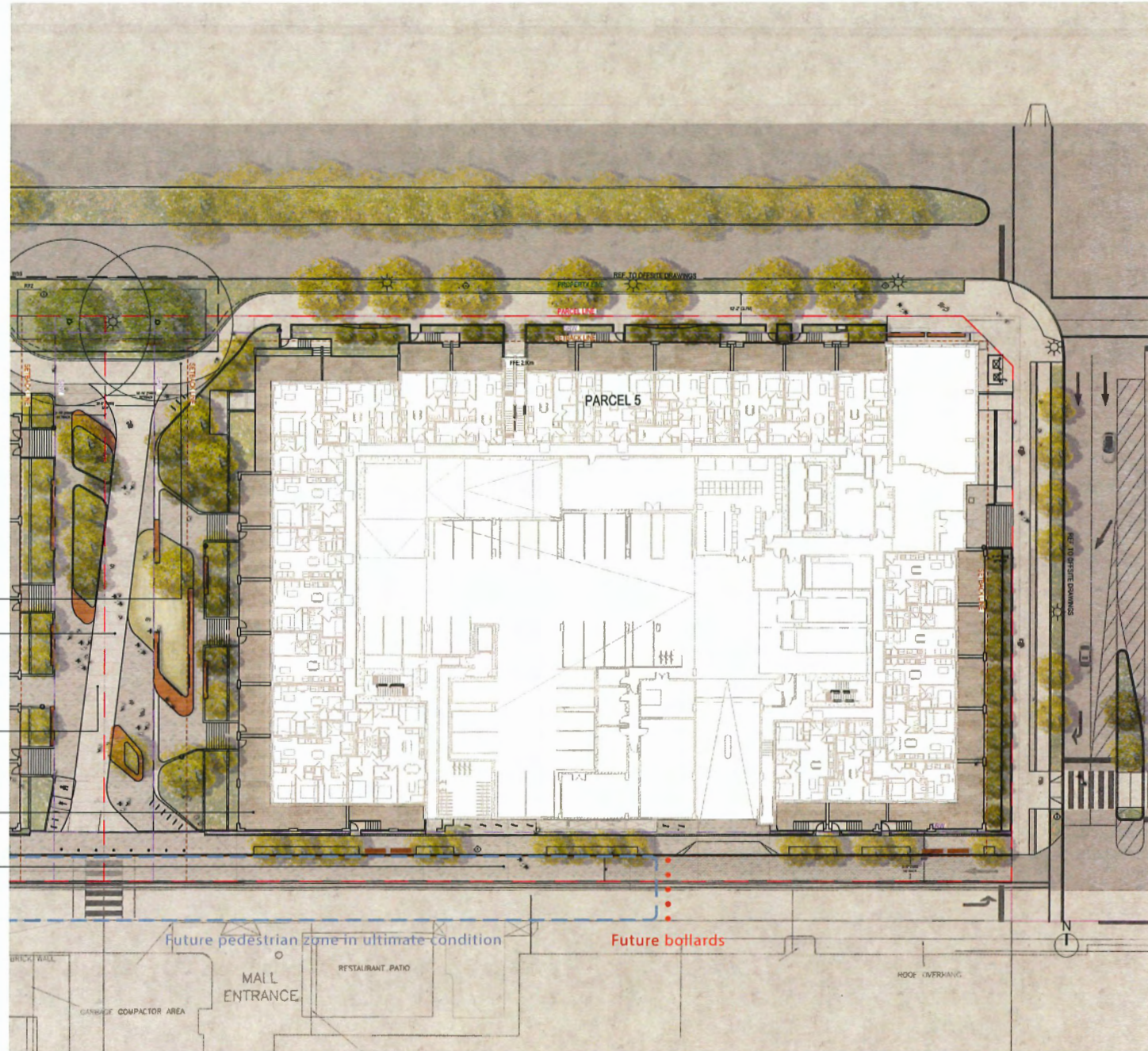
Community Gathering Space

Private Patios

Mews

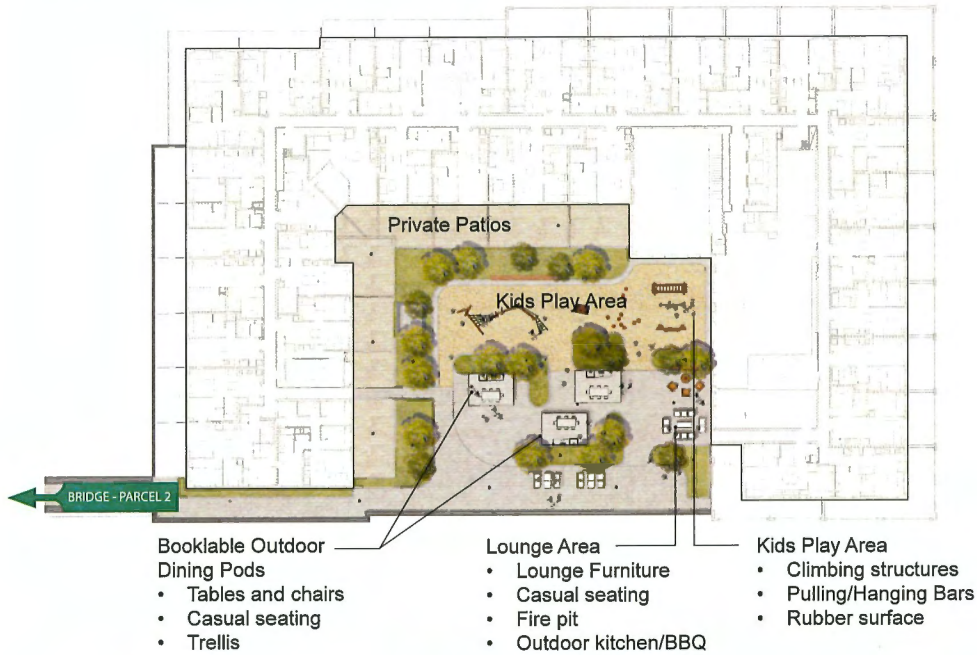
- pedestrian connection
- seating
- special paving pattern

Level 1

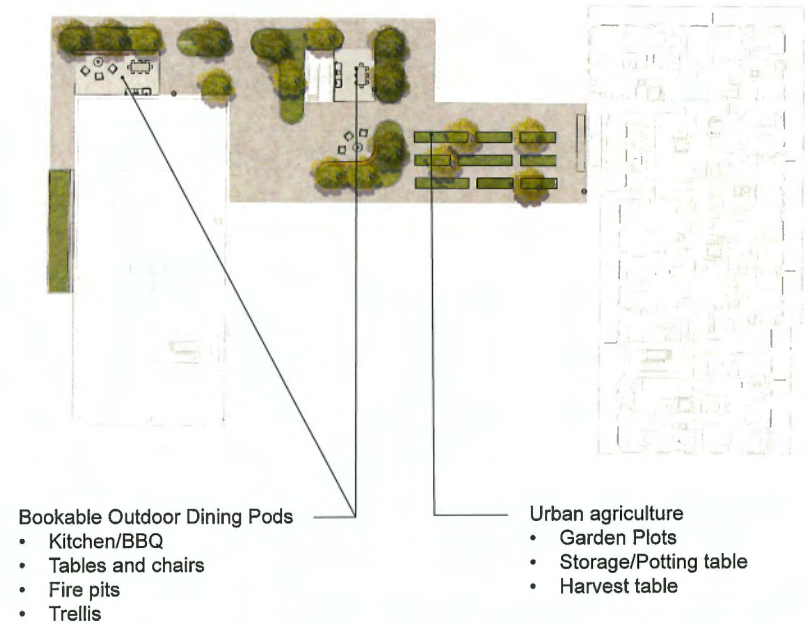


Parcel 5

Outdoor Amenities - Level 3



Outdoor Amenities - Level 12



Flexible Lounge Area



Kids Play



Climbing Structure



Integrated Planters with Seating



Outdoor Dining



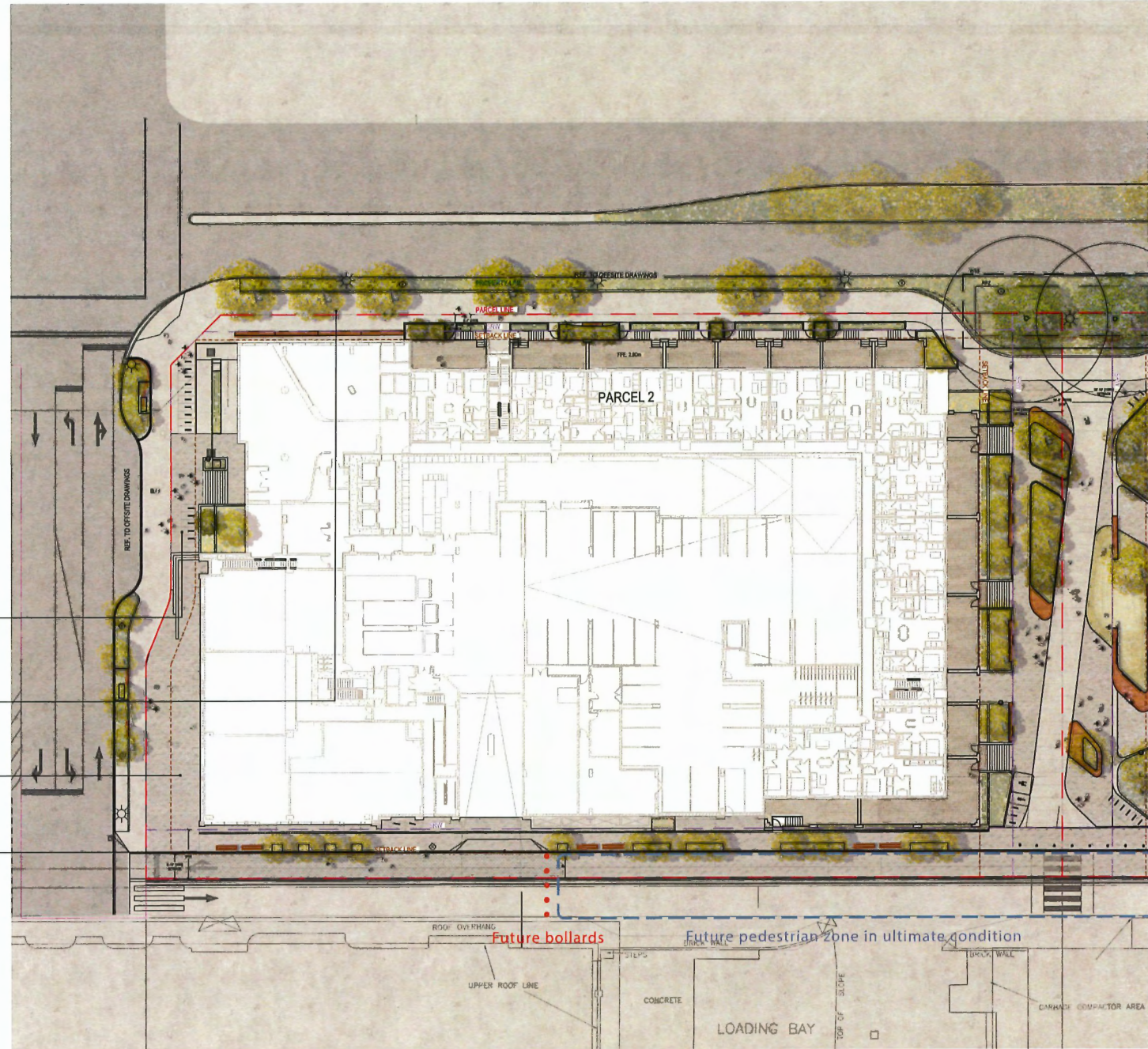
Urban Agriculture

Parcel 2

Landscape Program

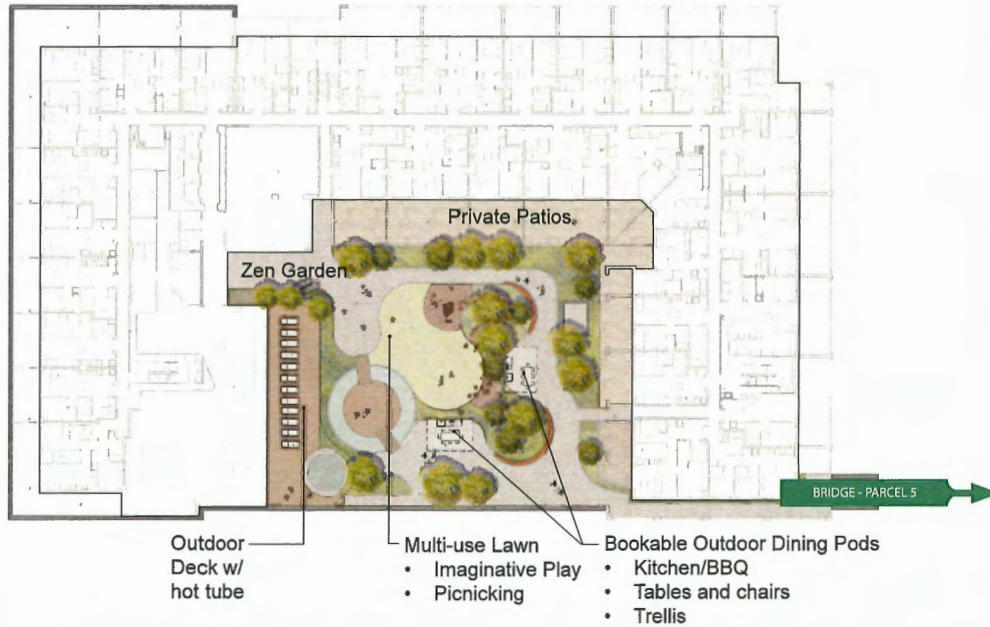
- Landscape design at Parcel 2 collaborates with architecture to create a welcoming environment and site entry.
- The retail frontage enhances the urban vitality of Hazelbridge, while the N/S Green Link connects pedestrians to the future Major Park.
- Lobby entry and retail space with amenities such as seating, create an urban gateways into this phase of development.

- Lobby Entrance**
 - bike racks
 - terraced planters
- Multi Use Pathway**
 - 3m multi use pathway
 - seating edges
- Retail Frontage**
 - movable tables and chair
 - special paving pattern
- Mews**
 - pedestrian connection
 - seating
 - special paving pattern



Parcel 2

Outdoor Amenities - Level 3



Outdoor Amenities - Level 13



Planting Beds



Use of Natural Stone



Imaginative Play



Multi-Use Lawn



Outdoor Dining



Integrated Planters with Seating



Urban Agriculture



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: December 18, 2024

From: Joshua Reis
Director, Development

File: DP 21-944022

Re: **Application by Coast Construction for a Development Permit at
18840 River Road**

Staff Recommendation

That a Development Permit be issued to permit the construction of a single-family dwelling at 18840 River Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

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

BB:cas
Att. 2

Staff Report

Origin

Coast Construction, on behalf of Angelina Margaret Priatel, the owner of the subject property, has applied to the City of Richmond for permission to develop a single-family dwelling with one secondary suite at 18840 River Road on a site zoned “Agriculture (AG1)” and designated as an Environmentally Sensitive Area (ESA). The subject site is a hooked property with a small portion of the southern end of the property being separated by a Railway Right-of-Way (RRW) and an unopened road allowance. The site is currently unoccupied and does not contain any buildings or structures.

Utility connections for water and drainage and frontage improvements will be addressed at the Building Permit stage via Work Order.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site and the surrounding area are located within the Agricultural Land Reserve (ALR). Development surrounding the subject site is as follows:

- To the North: Across River Road, four lots along the foreshore of the north arm of Fraser, zoned “Agriculture (AG1)” and each containing a single-family dwelling;
- To the East: Agricultural operation on an approximately 4.2 acres (1.7 ha) property zoned “Agriculture (AG1)”;
- To the South: A RRW property owned by Canadian National (CN) containing railway infrastructure; and
- To the West: A property with an area of approximately 2.1 acres (0.8 ha), zoned “Agriculture (AG1)”, containing a farmhouse and designated Riparian Management Area (RMA) along the 15 m northern section of the site and the rest of the site being designated as ESA.

Staff Comments

The owner is proposing to establish a lavender farming operation and to build a single-family dwelling with one secondary suite within a farm home plate close to in the northeast corner of the site. An Environmentally Sensitive Development Permit (ESA DP) is required due to the proposed farm home plate containing a single-family dwelling encroaching into portions of the site that are designated as Environmentally Sensitive. As such, the purpose of this ESA DP is to allow the construction of the proposed single-family dwelling on the site and to secure the proposed ESA compensation and restoration efforts. Proposed farming operations and associated uses are not subject to this application.

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject ESA DP application. In addition, it complies with the intent of the applicable sections of the OCP and is in compliance with the “Agriculture (AG1)” zone.

Analysis

Site Planning

- The proposed single-family dwelling is proposed to be located within the farm home plate which has been identified as in close proximity to the northeast corner of the site. The proposed building complies with the maximum floor area of 400 m² (4,306 ft²) in the “Agriculture (AG1)” zone.
- The required farm home plate for the single-family dwelling is located within an area designated as an ESA on the property (shown on DP Plan #2).
- There is a 15.0 m wide RMA on the site along the property’s River Road frontage.
- The farm home plate is required to be contiguous and rectangular in shape, with one side on the front property line or the delineation of a RMA and on one side property line.
- The farm home plate is setback from the front property line and the RMA in order to accommodate future City diking infrastructure upgrades. Future diking upgrades along River Road will require granting of SRWs and will encompass the existing RMA as well as additional lands south of the RMA, within the site, to a maximum width of 21.4 m (13.9 m future dike superstructure and 7.5 m dike service and access area).
- The proposed single-family dwelling will contain a one-bedroom 65m² (700 ft²) secondary suite, intended for the future farm manager. Prior to Council’s issuance of the DP, the owner is required to register a legal agreement on Title to ensure that no final BP inspection is granted until a minimum one-bedroom secondary suite is constructed on the property, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.
- Vehicular access is to be provided via an existing driveway from River Road, which also serves as a farm access road to the subject property and the proposed future lavender farming operation on site.
- The owner has submitted a farm plan, prepared by a Professional Agrologist, indicating that the soil on site is not suitable for a diverse range of agricultural uses, but is more specifically suitable for the planting of lavender. Growing lavender requires establishing raised planting beds and would involve a less intensive site preparation and soil fill, and not require extensive irrigation.
- Lavender farming is proposed to be situated in a central space (lavender planting beds) and would be further augmented via a farm building to incorporate lavender processing operations on-site. The lavender beds and planting would cover an area of approximately 4,000 m². The applicant has proposed a farm building (a barn) that would house lavender processing operations to support the future farm. The farm building is not subject to the ESA DP and is to be reviewed separately for compliance with City zoning through the City’s BP review process.
- The area along the southern portion of the site, approximately 4,000 m² in size, is less suitable for lavender farming due to the low elevation and wet ground conditions as a result of water run-off from the north.

This area is also more prone to flooding due to its elevation being lower relative to the existing elevation along River Road (approximately, an elevation drop of 1.8 m) as well as due to specific ground characteristics, presenting significant challenges for future farming of any type of crops.

- The south portions of the lot, not planned to be farmed, have been proposed by the applicant and their Qualified Environmental Professional (QEP) to be set aside for ecological retention, restoration and landscaping in order to both provide ecological compensation, but also to better manage and improve the property's overall site conditions through water run-off management north-south and provide long-term stability for the proposed farm.

Environmentally Sensitive Area and Riparian Management Area

- The property is partially designated ESA, specifically "Freshwater Wetland (FRWT)", which typically includes areas with vegetation and soils influenced by the presence of freshwater in the rooting zone for plants; includes open, forested, and shrub bogs, swamps, marshes, wet meadows, seasonally flooded fields and shallow ponds and ditches. The total area of the ESA designation on the property is approximately 3.7 acres (1.5 ha) or 86 per cent of the entire property area.
- As per the ESA DP exemption criteria specified in the OCP, agricultural activities are not subject to the ESA DP requirements.
- The property also includes a 15 m wide RMA along the north property line associated with a drainage canal along River Road. The farm plan confirms that no development and no farming activity is proposed to occur within the RMA.

Environmentally Sensitive Area Assessment

- An Environmental Impact Assessment (the "Report") was submitted by Ecologic Consultants Limited, who were retained by the applicant as the project's QEP. The Report characterizes the site as not recently farmed, being comprised of overgrowth of mostly invasive species of shrubs, grass and small plants as well as a number of non-native and native trees (deciduous and coniferous types) in various locations throughout the ESA designated lands.
- The subject site has not been actively farmed since 2005. The Report indicates no vegetation on the site in the late 1990's followed by attempts at establishing a tree nursery with associated land preparation through the importation of fill in the early 2000's. This activity ceased around 2005 and the property was left fallow. As a result, the site was naturalized and vegetation in the form of various shrubs and trees, including invasive and native species, have taken cover over most of the site and the portions designated as ESA.
- No sensitive habitat ecological features in the form of wildlife and associated nesting that would be considered at risk and subject to provincial protection mechanisms have been observed on the property. Additionally, no amphibians or associated active habitat features were observed on the site.
- The area proposed to be developed for the single-family dwelling and farm home plate area is within the ESA which covers the majority of the site and as noted earlier, would be located 21.4 m from the north property line, ensuring non-encroachment into both the RMA as well as the SRW for diking and dike access.

Ecological Compensation

To compensate for proposed residential uses and the encroachment of the farm home plate of 1,000 m² (10,764 ft²) into the designated ESA, the owner, via a prescribed set of recommendations by the QEP, has proposed to focus ecological compensation and restoration efforts within a total area of 3,734 m² on the south portion of the site as follows:

- Protect and retain existing coniferous trees within an area of 330 m² and have this area both fenced as well as conduct invasive species removal to ensure long term retention of the trees.
- Remove and manage invasive species of shrubs and plants within an area, approximately 794 m² in size, identified as having wetland ecological characteristics in order to enhance ecological function of this wetland zone. This area has been classified as a wetland which has been inundated with invasive species and invasive species removal and management has been ascribed as the best methodology to bring this portion of the site to a higher ecological function.
- Conduct invasive species management in an area which contains deciduous trees and plants on the extreme southeast corner of the site, having an approximate area of 672 m² and to not remove any of the existing bylaw and non-bylaw sized trees in this space.
- Planting of native species of shrubs and herbs in an area of approximately 579 m² size through the following prescription:
 - 170 shrubs and herbs, namely of the species such as Tall Oregon grape, Nootka, Red Flowering currant, Thimbleberry, Oceanspray, and Sword fern; and
 - Eight trees, a mix of coniferous and deciduous types, namely comprised of Douglas fir and Bigleaf maple.
- Planting of native species of shrubs, and herbs in an area of approximately 1,293 m² through the following prescription:
 - 390 shrubs and herbs comprised of species such as Common snowberry, Osoberry, Red elderberry, Salmonberry and Sword fern; and
 - 16 trees, a mix of coniferous and deciduous types, namely comprised of Grand fir, Sitka spruce, Western Red cedar, Black cottonwood, Red alder, and Vine maple.
- Planting of native species in area with riparian and wetland ecological features, approximately 860 m² in size through the following prescription:
 - 370 shrubs and herbs comprised of species such as Pacific Ninebark, Pacific crabapple, Hardhack, Pacific willow, Sitka willow, Red Osier Dogwood and Black Twinberry.
- The restoration and planting areas associated planting material are detailed on the DP Plan# 4 and 5.

The aforementioned proposed tree and plant species to be planted in the enhancement area were recommended by the QEP and are consistent with the “Freshwater Wetland (FRWT)” ESA designation and the “Suitable Trees for Replanting in the City of Richmond” list.

The proposal recommended by the QEP represents a ~3.7:1 ratio in habitat area as proposed and recommended by the QEP in the Environmental Impact Assessment Report. The compensation ratio is measured in terms of the total amount of land dedicated to ecologically oriented undertaking.

At 3,734 m² when compared with the maximum 1,000 m² of land dedicated to the proposed farm home plate, this would result in a net gain in ecological function by enhancing a relatively low-quality habitat in an area designated as ESA in the southern portion of the site (including a significant amount of invasive species) and replacing the area with a densely planted natural landscape to be protected with fencing. The location of the ESA compensation was considered in the context of farming opportunities on the site as a priority. It was determined this location would function better for the ESA compensation in part due to its current wetland ecological characteristics and the fact this approach would enhance site conditions for lavender farming by ensuring surface water runoff is directed into this portion and away from lavender farming area in the center of the property. Ecological enhancement works will help support habitation of the site by a variety of terrestrial and aquatic species, including small mammals, birds and invertebrates. The southern area, which is at the lowest elevation within the property, and which already contains some degree of wetland ecological characteristics, would become a valuable and high ecologically functioning ESA.

To ensure that the proposed enhancements have the best chance of survival and that invasive species are controlled, monitoring and annual reporting to the City by a QEP will be required for a five year period.

DP considerations (Attachment 2) include bonding for the landscape costs, in the amount of \$39,316.00, a contract between the owner and a QEP to provide monitoring and reporting for a period of five years and registration of a legal agreement identifying the ecological compensation area to ensure protection and retention of the area denoted for ESA compensation.

Flood Protection

- The proposed development must meet the requirements of the Flood Plain Designation and Protection Bylaw 8204. Registration of a floodplain covenant on Title identifying a maximum habitable elevation of 3.5 m GSC is required prior to DP issuance.

Site Servicing

Utility connections for water and drainage and frontage improvements will be addressed at the BP stage via Work Order. These improvements are detailed in the DP Considerations in Attachment 2.

Future diking upgrades along River Road will require a 13.9 m wide Statutory Right-of-Way (SRW) along the northern portion of the site to allow dike construction, as well as another 7.5 m wide SRW to accommodate future access to the dike for repair and routine maintenance of diking infrastructure. The total area for diking related design, construction, repair and maintenance would be 21.4 m in width, measured from the north property line, as noted under the Flood Protection section of this report earlier. The owner has agreed to register diking related SRWs as a consideration of the DP, detailed in Attachment 2.

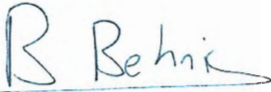
Financial Impact

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, street lights, street lights and traffic lights).

Conclusions

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

The list of Development Permit Considerations is included in Attachment 2, which has been agreed to by the owner (signed concurrence on file).



Babak Behnia
Planner 2
(604-204-8639)

BB:cas

- Att. 1: Development Application Data Sheet
- 2: Development Permit Considerations



DP DP 21-944022

Attachment 1

Address: 18840 River Road

Applicant: Coast Construction Ltd.

Owner: Angelina M. Priatel

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	17,570 m ² (1.8 ha)	No change
Land Uses:	Single-family residential and agriculture	No change
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture 1 (AG1)	No change
Number of Units:	Vacant	1 Single Family Dwelling plus secondary suite

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 400 m ² (4,306 ft ²)	400 m ² (4,306 ft ²)	None permitted
Farm Home Plate Area:	Max. 1,000 m ² (10,764 ft ²)	1,000 m ² (10,764 ft ²)	None
Farm House Footprint:	Max. 60%	60%	None
Setback – to rear of Farm Home Plate:	Max. 75 m	Complies (55 m)	None
Setback –Single Detached Housing Building	Max. 50 m	Complies (21.6 m)	None
Setback – Front Yard:	Min. 6.0 m	Complies (21.6 m)	None
Setback – Side Yard:	Min. 1.2 m	Complies (5.6 m) to east P/L	None
Setback – Side Yard:	Min. 6.0 m	Complies (44.4 m) to west P/L	None
Setback – Rear Yard:	Min. 10.0 m	Complies (218 m)	None
Height (m):	Max. 9.0 m (2 storeys)	8.2 m (2 storeys)	None



Development Permit Considerations

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

Address: 18840 River Road

File No.: DP 21-944022

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

1. Receipt of a Letter of Credit for landscaping and monitoring of the Environmentally Sensitive Area (ESA) over a 5 year period in the amount of \$39,316. The Letter of Credit may be reduced annually, up to maximum of 20% of the original value, upon receipt of monitoring reports from the Qualified Environmental Professional (QEP) to the satisfaction of the City's Director, Development.
2. Submission of a Contract entered into between the owner and a Qualified Environmental Professional (QEP) to monitor and provide annual reporting to the City on the ESA for 5 years following City approval of substantial completion.
3. Registration of a legal agreement on title to identify the ESA Enhancement and Compensation area and register a Statutory Right-of-Way (SRW) denoting the ESA Enhancement and Compensation area in lieu of proposed non-farm residential development to ensure that landscaping is planted and retained as identified in the submitted Environmental Impact Assessment (EIA) report prepared by Ecologic Environmental Consulting, dated September 7, 2023 as well as an associated Memorandum by Ecologic Environmental Consulting, dated October 4, 2024, and will not be abandoned or removed. The agreement would also note that the Riparian Management Area (RMA) would not be disturbed in association with the proposed development and would be protected via fencing, as to be prescribed by the QEP through a Construction Environmental Management Plan (CEMP), to be submitted at the Building Permit Stage, throughout the duration of construction and development of the site and would be left undisturbed into the future until such time when the City would be initiating dike-related works and upgrades. The legal agreement will also include language to allow City access to the property in case the enhancement works identified in the submitted EIA are not completed, maintained or monitored as proposed. Should the owner wish to modify the existing driveway over the RMA in the future, their proposal, at that time, may be subject to additional Environmental Review and/or Approval from the Senior Regulatory Agency(s).
4. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
5. Registration of a 13.9 m wide statutory right-of-way along the River Road frontage portion of the lot covering an approximate area of 860 m² for the future dike development by the City. Future roles and responsibilities in terms of design and construction of the future dike will be provided by City's Engineering Department and appended into the agreement.
6. Registration of a 7.5 m wide statutory right-of-way to accommodate future access to dike for repair and routine maintenance of diking infrastructure. covering approximately area of 465 m². Future roles and responsibilities in terms of dike repair, monitoring and routine maintenance via the dike access SRW by the City will be provided by the City's Engineering Department and appended into the agreement.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted for the proposed farm home until a one bedroom secondary suite is constructed in the proposed single-family dwelling.
8. 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. At the Owner's cost via City Work Order*, design and construct/install utility connections and frontage improvements, works include, but not be limited to water works and storm sewer works.

Initial: _____

2. No connection to the City’s sanitary sewer system is permitted to properties within the Agricultural Land Reserve (ALR). An On-site Sanitary Disposal System is required as per the City of Richmond Policy 7401, to be designed by a Professional Engineer at the owner’s cost.
3. The owner is required to review street lighting levels along all road frontages and upgrade as required.
4. 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.
5. 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.
6. Installation of appropriate Environmentally Sensitive Area (ESA) and Riparian Management Area (RMA) protection fencing, according to a Construction Environmental Management Plan approved by staff and as per the recommendations of and specifications listed by the Qualified Environmental Professional (QEP).

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date



No. DP 21-944022

To the Holder: Angelina Margaret. Priatel

Property Address: 18840 River Road

Address: 1118 MAPLE STREET
VANCOUVER, BC
V6J 3R6

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. Sanitary systems, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
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 #9 attached hereto.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$39,316 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 21-944022

To the Holder: Angelina M. Priatel

Property Address: 18840 River Road

Address: 1118 MAPLE STREET
VANCOUVER, BC
V6J 3R6

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 , .

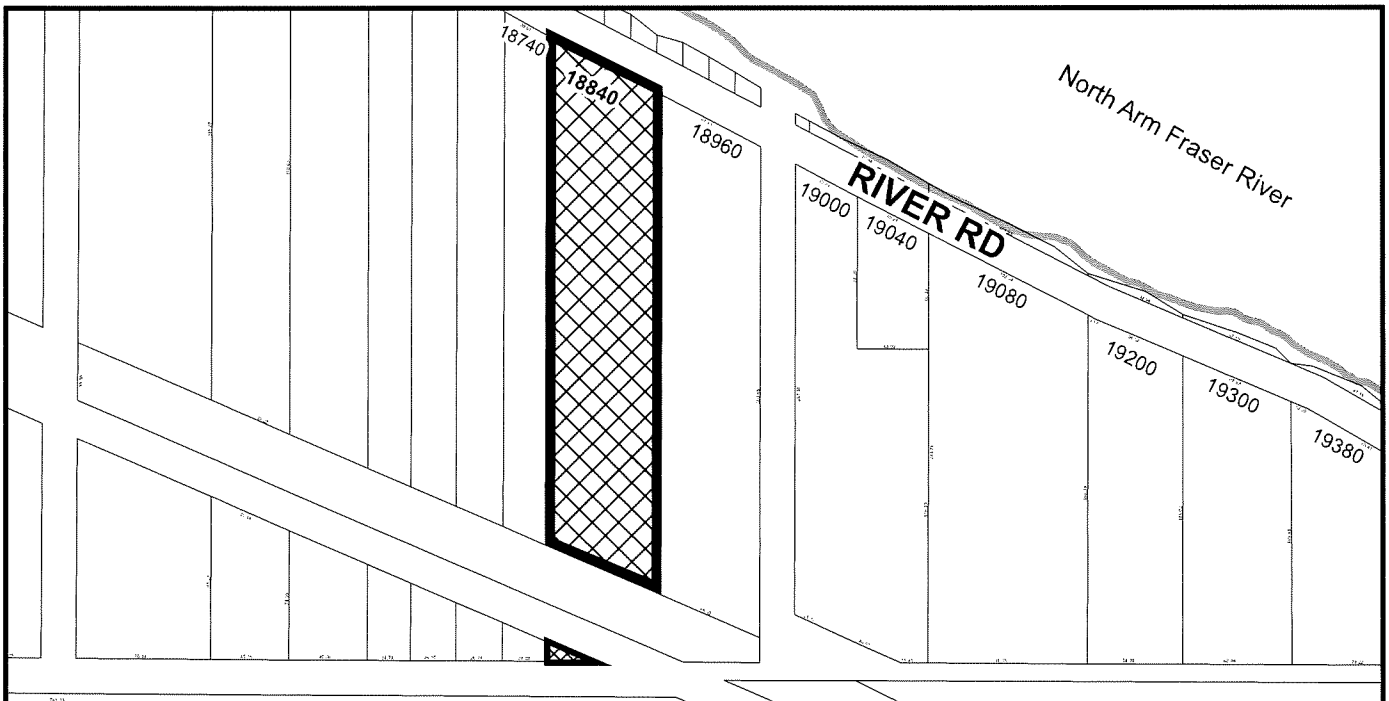
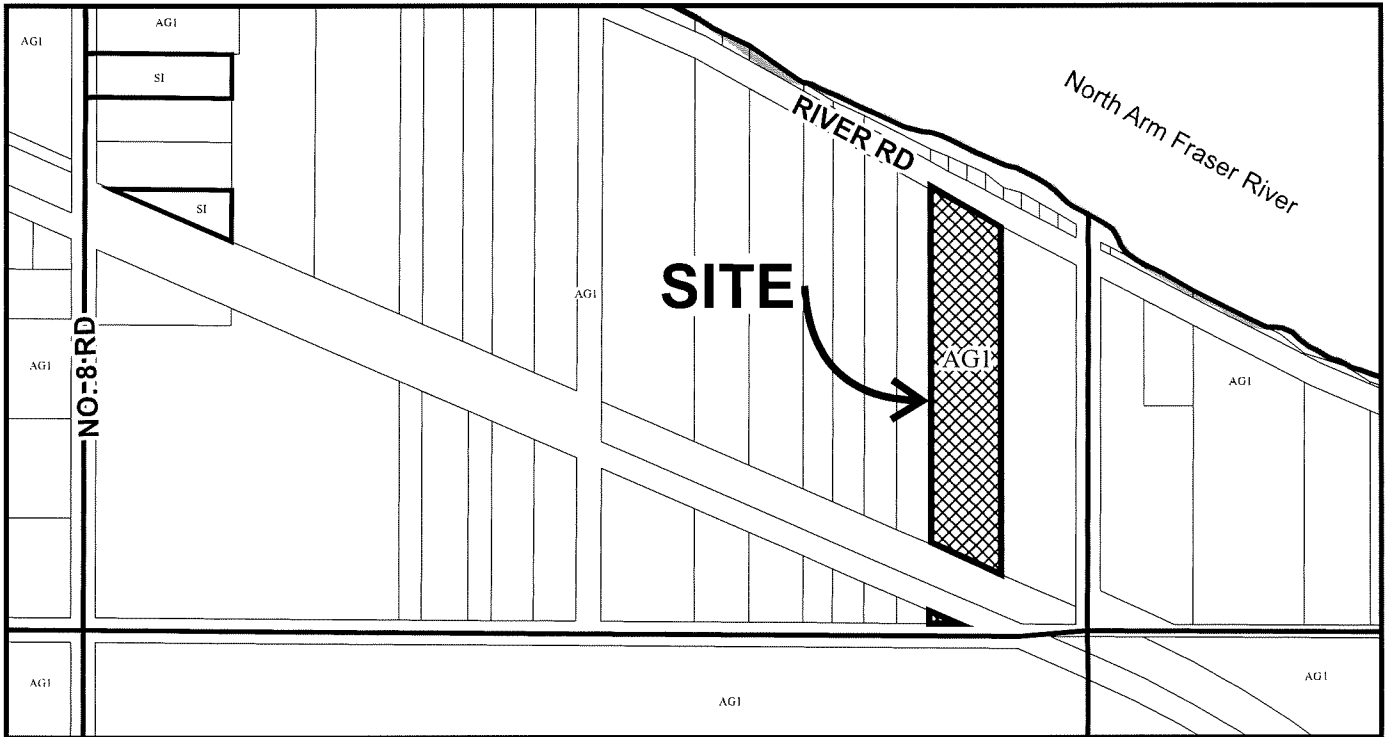
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 21-944022
SCHEDULE "A"

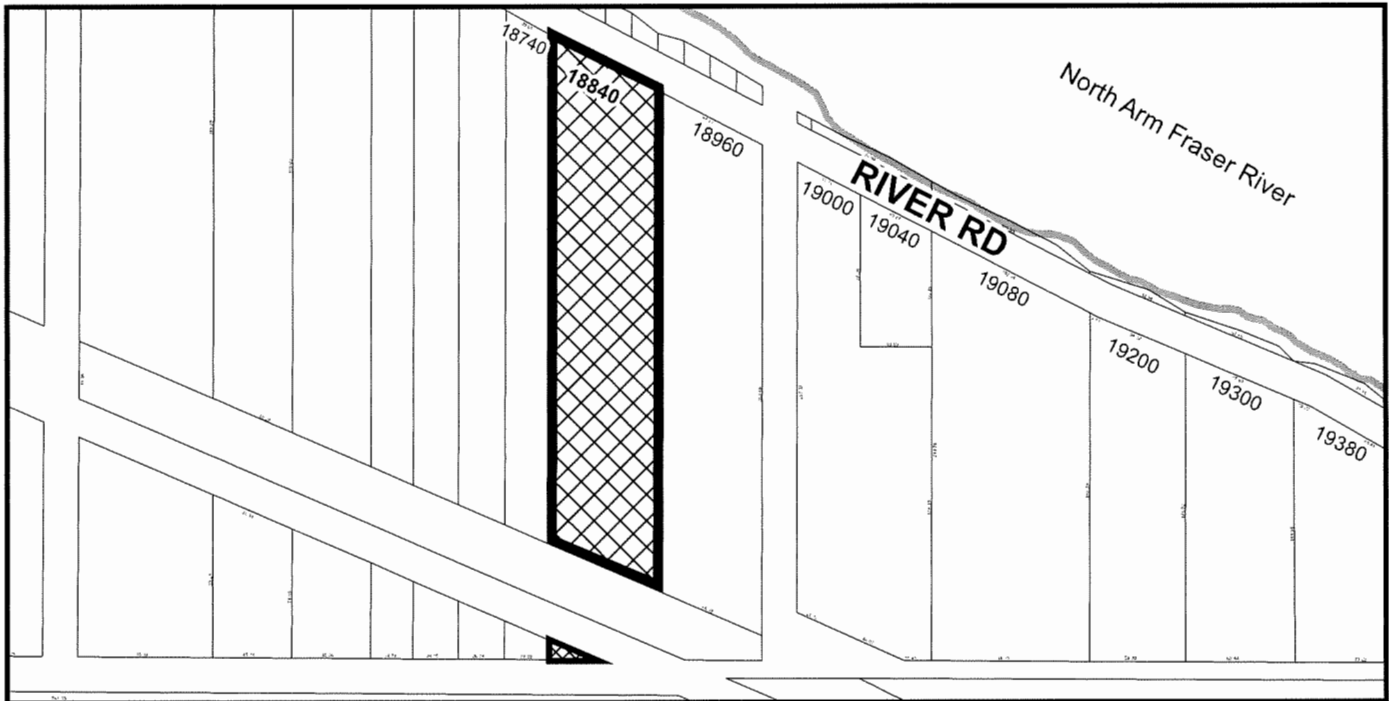
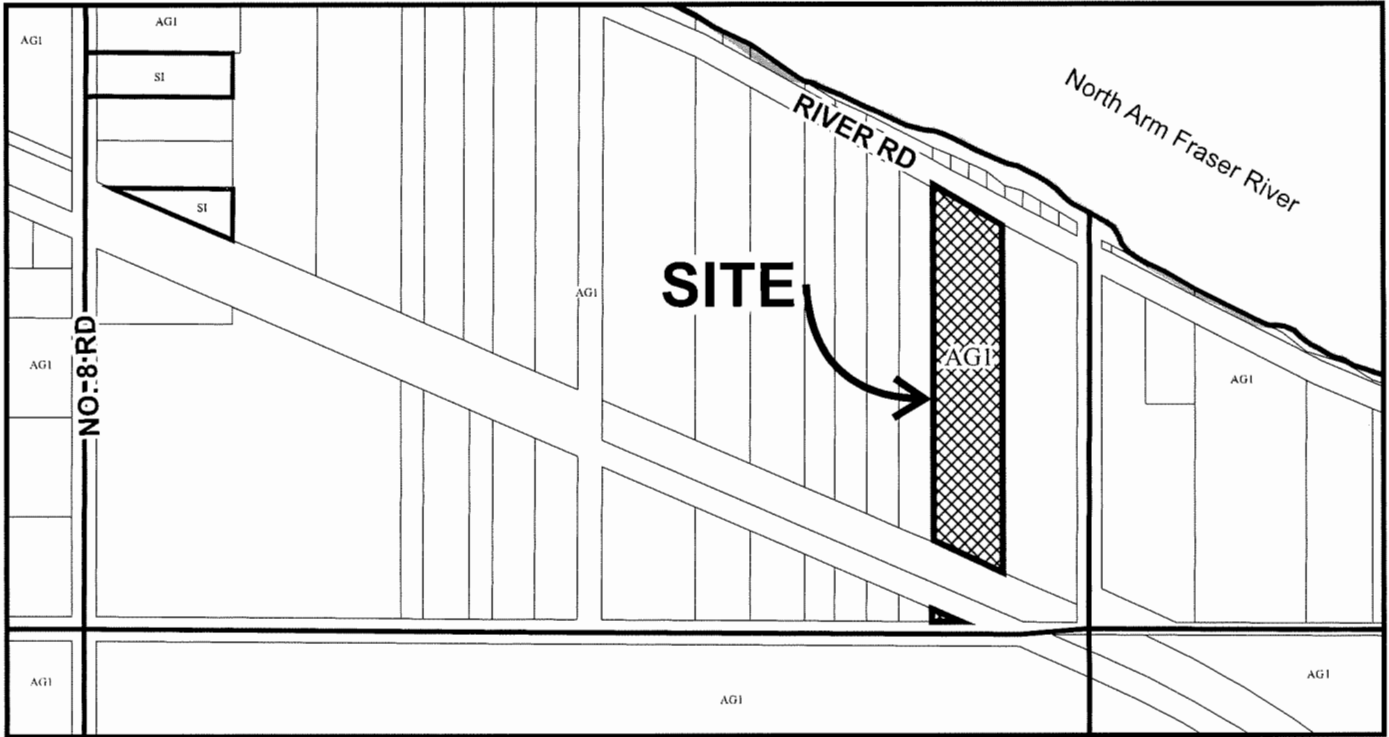
Original Date: 11/16/21

Revision Date:

Note: Dimensions are in METRES



City of Richmond



DP 21-944022

Original Date: 11/16/21

Revision Date:

Note: Dimensions are in METRES

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES: ISSUED FOR:

1	FEB 14/23	CLIENT REVIEW
2	AUG 15/23	COORDINATION
3	SEP 06/23	DP AMENDMENT
4	JUN 20/24	MEETING DIKE REQUIREMENT
5	/24	
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE

NO	DATE	DESCRIPTION
1	JUN20-24	FILL FOR DIKE

SEAL:

NOTES:
 THE DRAWINGS ARE NOT TO BE SCALED.
 THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
 THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
 ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

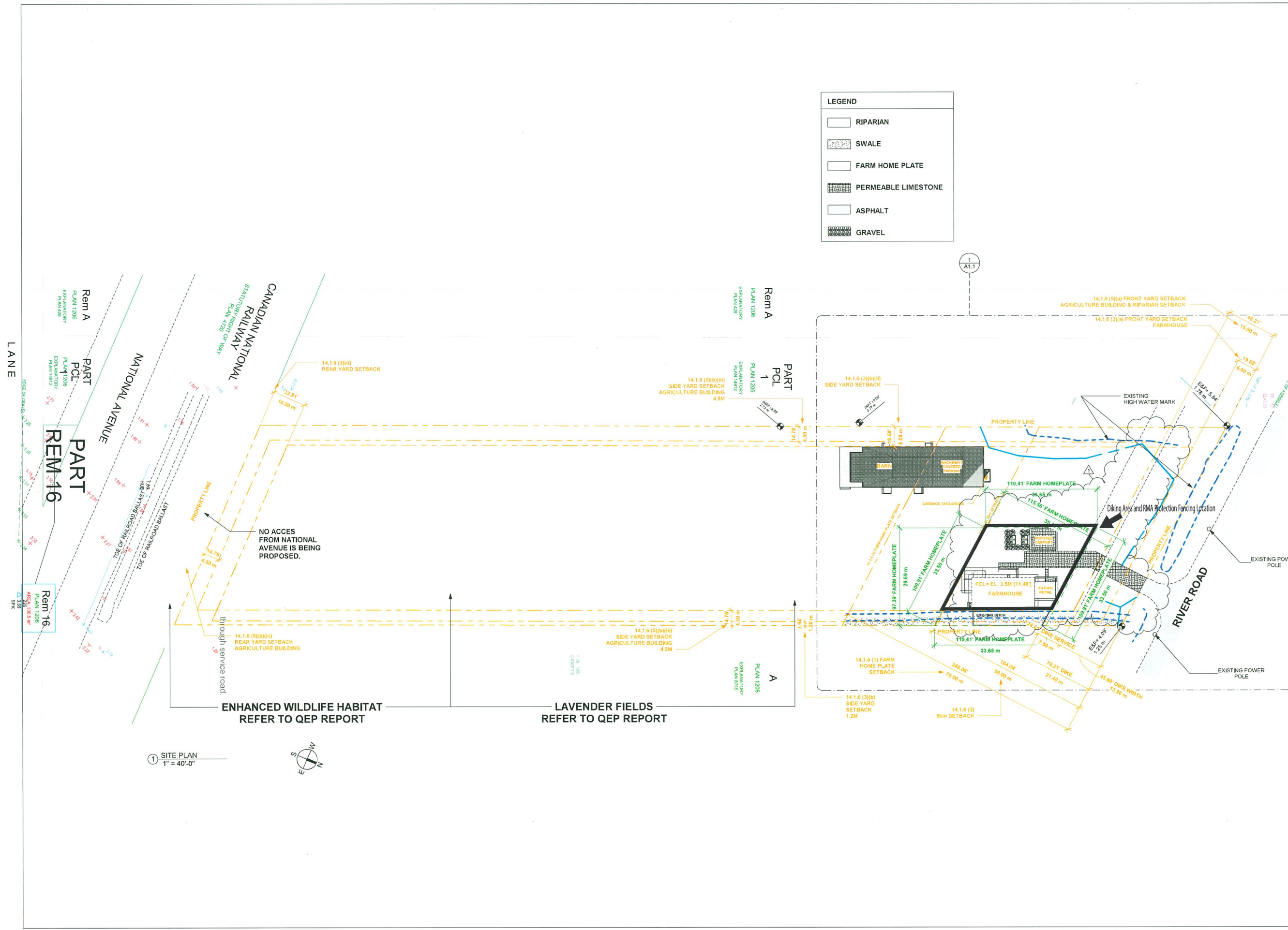
PROJECT:
18840 RIVER ROAD RICHMOND

SHEET TITLE:
SITE PLAN

CHECKED BY: ATA
 DRAWN BY: Author
 START DATE: FEB 01/23
 SCALE: As indicated
 PROJECT NO. 21-33 DRAWING NO. A1.2

LEGEND

- RIPARIAN
- SWALE
- FARM HOME PLATE
- PERMEABLE LIMESTONE
- ASPHALT
- GRAVEL



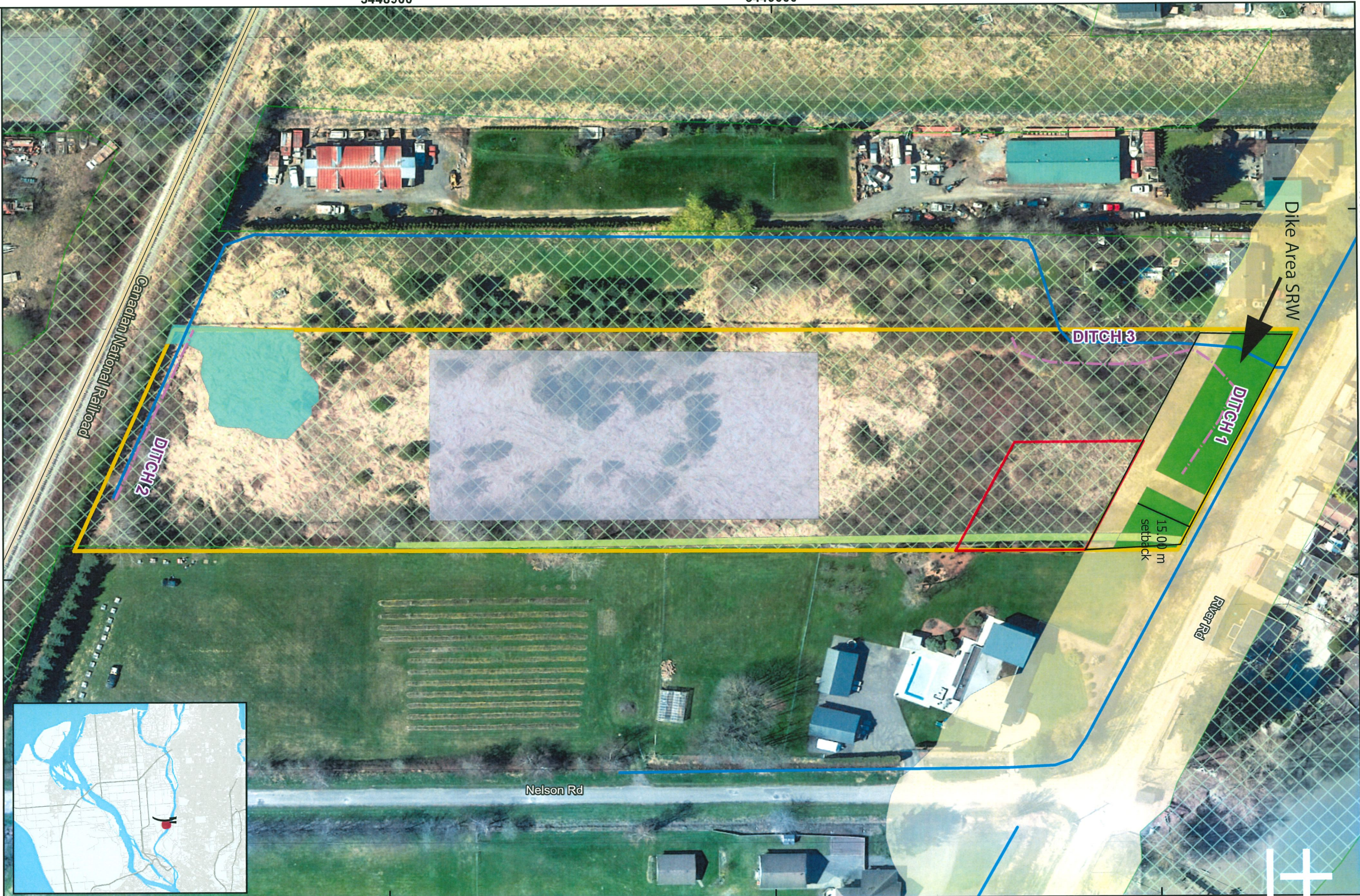
① SITE PLAN
 1" = 40'-0"



5449100

5449000

5448900



18840 River Rd, Richmond, BC

Project Area

Legend:

- Farm Home Plate
- Lavender Fields
- SPEA Setback
- Swale
- Wetland
- Study Area
- Riparian Management Area
- Environmentally Sensitive Area
- Waterway
- Top of Bank
- Railroad

Map Information:

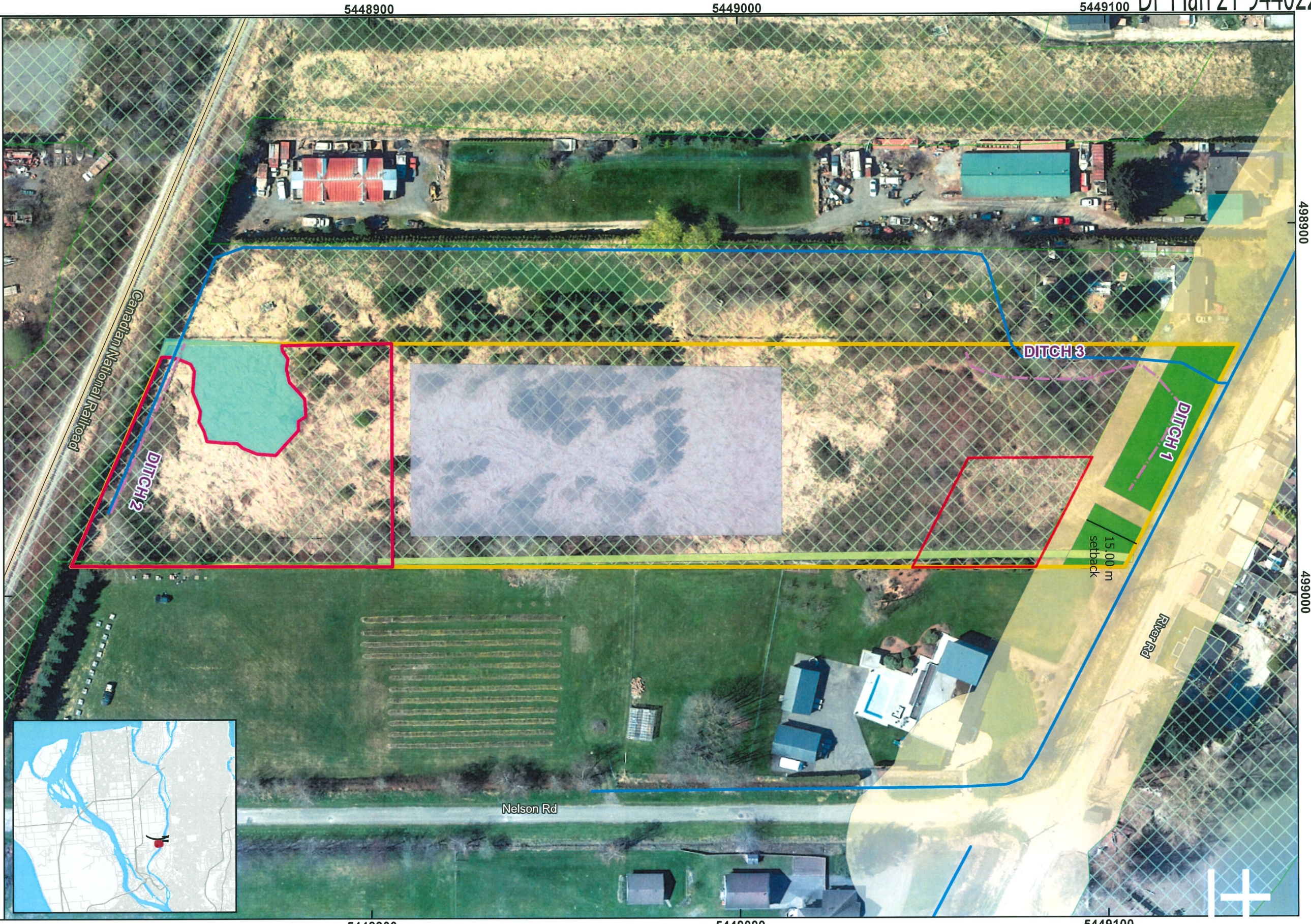
- Date: 11/8/2024
- Map Number: RCH-007
- Coordinate System: NAD 1983 UTM Zone 10N
- Projection: Transverse Mercator
- Datum: North American 1983

Scale: 1:1,200

Scale Bar: 0, 10, 20, 30, 40 m

Logo: Ecologic consultants





18840 River Rd, Richmond, BC

Compensation Area

Ecologic CONSULTANTS

Date: 11/8/2024
Map Number: RCH-006

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

	Farm Home Plate		Study Area
	Lavender Fields		Riparian Management Area
	SPEA Setback		Environmentally Sensitive Area
	Swale		Waterway
	Compensation Area		Top of Bank
	Wetland		Railroad

0 10 20 30 40
1:1,200
m

Existing Coniferous Woodland

Approximate area = 330 m²
 Invasive species management only

Existing Wetland

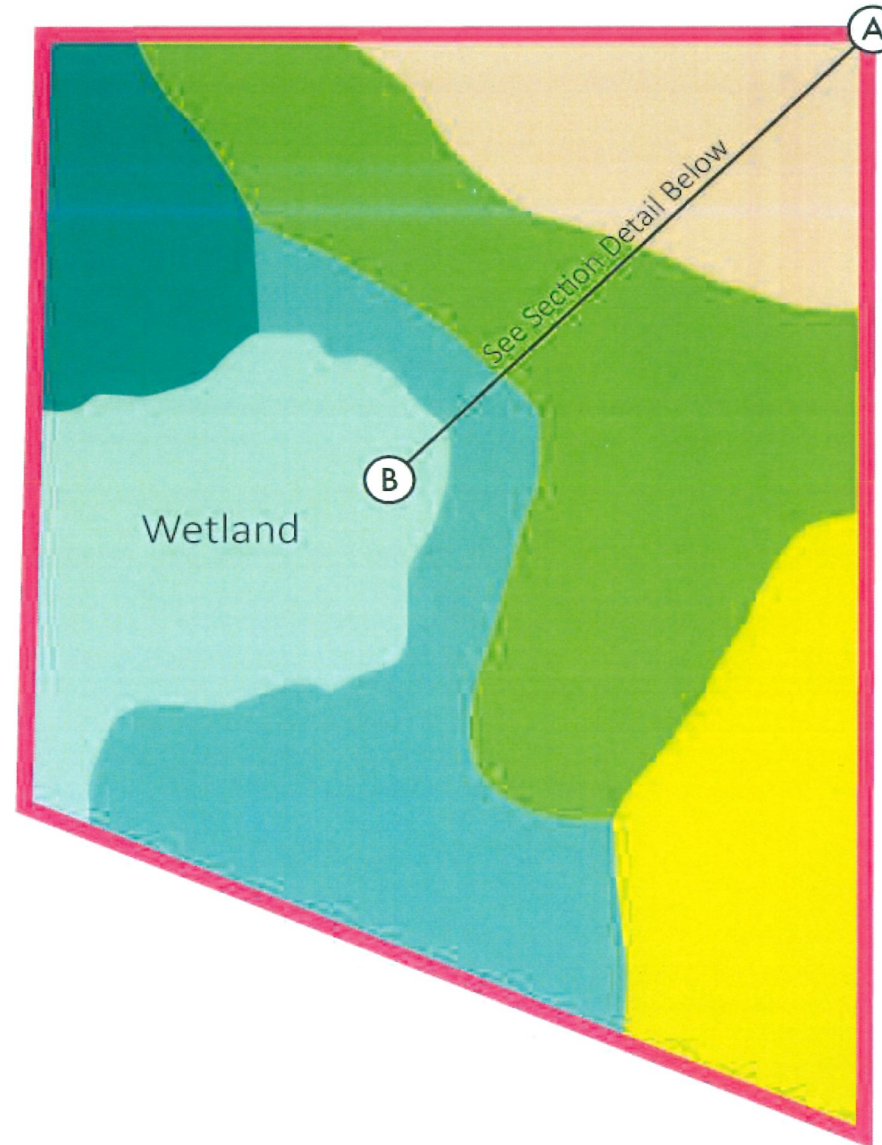
Approximate area = 794 m²
 Invasive species management only

Wet/Riparian Areas

Approximate area = 860 m²
 Number of shrubs/herbs = 370

Recommended Species Group 3:

- Shrubs:
 Pacific Ninebark (*Physocarpus capitatus*)
 Pacific Crabapple (*Malus fusca*)
 Hardhack (*Spiraea douglasii*)
 Pacific Willow (*Salix lasiandra*)
 Sitka Willow (*Salix sitchensis*)
 Red-osier Dogwood (*Cornus sericea*)
 Black Twinberry (*Lonicera involucrata*)



Existing Deciduous Woodland

Approximate area = 672 m²
 Invasive species management only

Drier Uplands

Approximate area = 579 m²
 Number of shrubs/herbs = 170
 Number of trees = 8

Recommended Species Group 1:

- Trees:
 Douglas-fir (*Pseudotsuga menziesii*)
 Bigleaf Maple (*Acer macrophyllum*)
- Shrubs/herbaceous:
 Tall Oregon-grape (*Mahonia aquifolium*)
 Red-flowering Currant (*Ribes sanguineum*)
 Thimbleberry (*Rubus parviflorus*)
 Nootka Rose (*Rose nutkana*)
 Oceanspray (*Holodiscus discolor*)
 Sword Fern (*Polystichum munitum*)

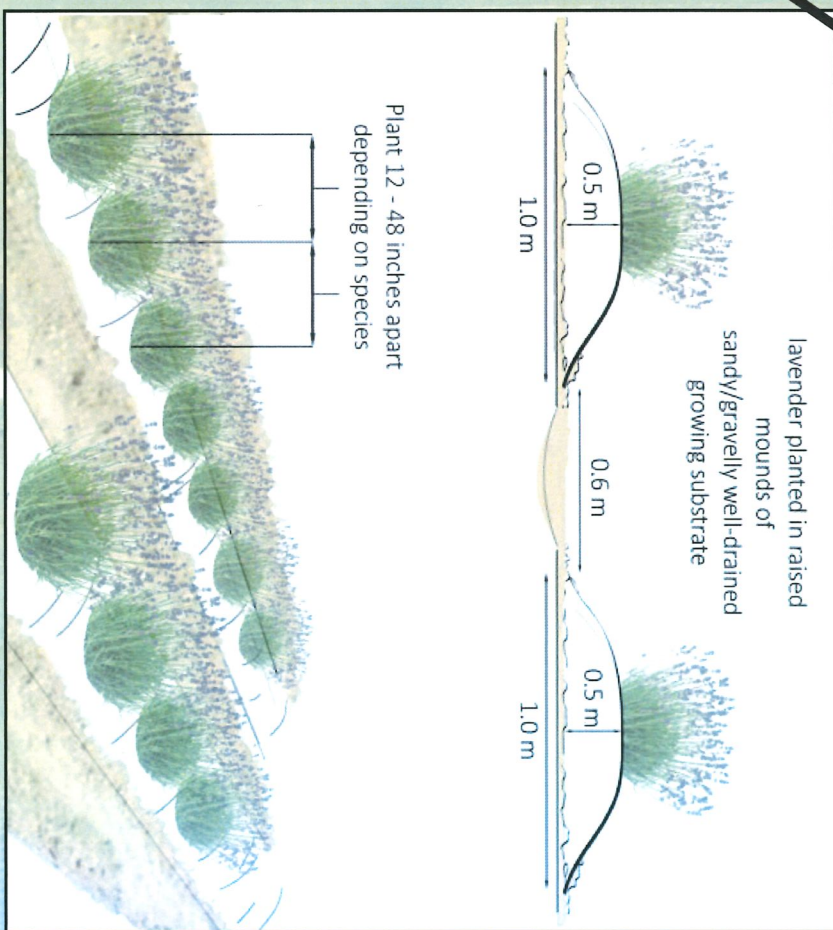
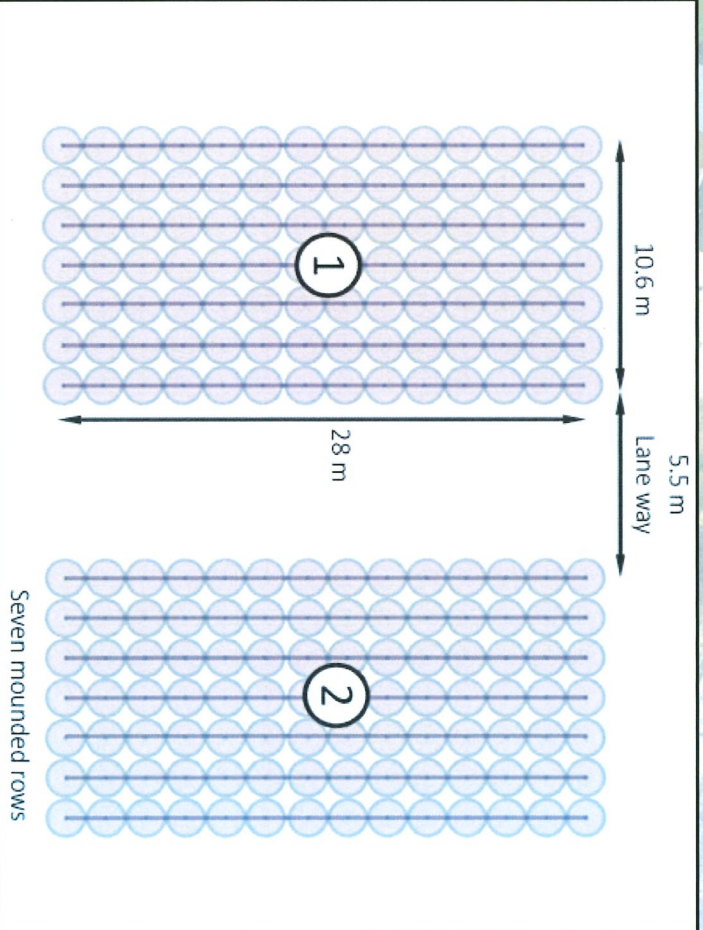
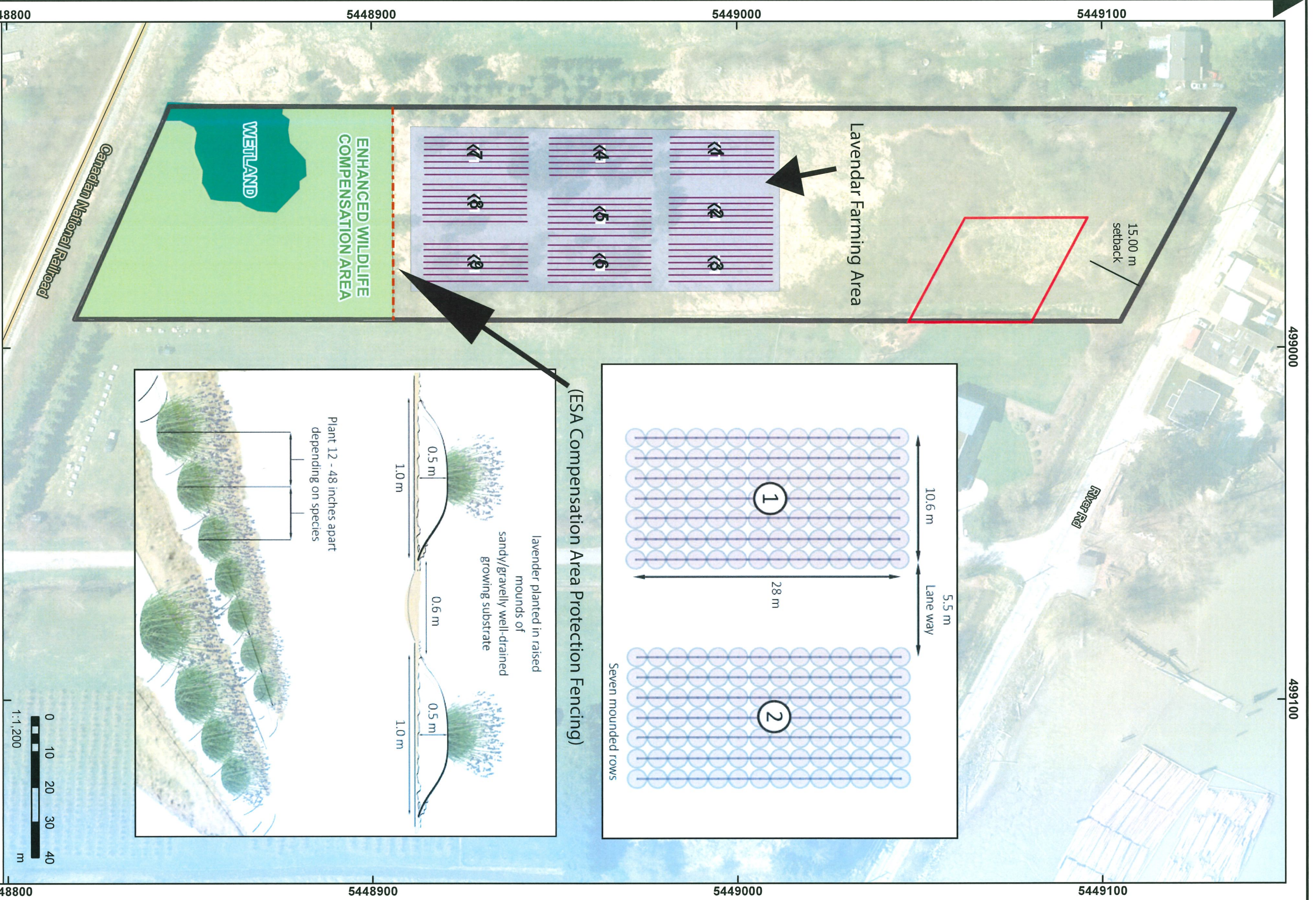
Mesic Uplands

Approximate area = 1,293 m²
 Number of shrubs/herbs = 390
 Number of trees = 16

Recommended Species Group 2:

- Trees/large shrubs:
 Grand Fir (*Abies grandis*)
 Sitka Spruce (*Picea sitchensis*)
 Western Redcedar (*Thuja plicata*)
 Black Cottonwood (*Populus trichocarpa*)
 Red Alder (*Alnus rubra*)
 Vine Maple (*Acer circinatum*)
- Shrub/herbaceous:
 Common Snowberry (*Symphoricarpos albus*)
 Osoberry (*Oemleria cerasiformis*)
 Red Elderberry (*Sambucus racemosa*)
 Salmonberry (*Rubus spectabilis*)
 Sword Fern (*Polystichum munitum*)

Estimated plant numbers based on 5 m spacing for trees and large shrubs, and 1.5 m spacing for smaller shrubs/herbs. Due to greater sizes at maturity for trees and large shrubs, the tree to smaller shrub ratio is set to 30% to 70% respectively.



18840 River Rd, Richmond, BC
Compensation Area

Ecologic CONSULTANTS

Date: 11/8/2024
 Map Number: RCH-009

Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983

- Fence
- Railroad
- Farm Home Plate
- Lavender Fields
- Wetland
- Compensation Area



ATA ARCHITECTURAL DESIGN LTD
 731 Donegal Place
 North Vancouver, BC V7N 2X6
 Tel: (604) 736-3730
 www.atarchitect.ca

18840 RIVER ROAD RICHMOND

DEVELOPMENT PERMIT APPLICATION

PROJECT CONTACT:

ARCHITECT:
 ANDREW TERRETT
 ARCHITECT, AIBC
 AAA, MRAIC, LEED® AP
 ATA ARCHITECTURAL DESIGN LTD
 731 DONEGAL PLACE
 NORTH VANCOUVER, BC V7N 2X6
 TEL: 604-736-3730, EX 221
 CEL: 604-657-5146
 ATERRETT@ATARCHITECT.CA
 CONTACT: CZAR VILLANUEVA
 CV@ATARCHITECT.CA
 CELL: 604-537-9527

SURVEYOR:
 BENNETT LAND SURVEYING LTD.
 @201-275 FELL AVENUE, NORTH VANCOUVER BC
 TEL: 604-980-4868

CIVIL ENGINEER:
 MPT ENGINEERING CO. LTD.
 #320 - 11120 HORSESHOE WAY
 RICHMOND, BC V7A 5H7
 T: 604-270-9331 | M: 604-312-4267
 EGBC PERMIT TO PRACTICE 1001557

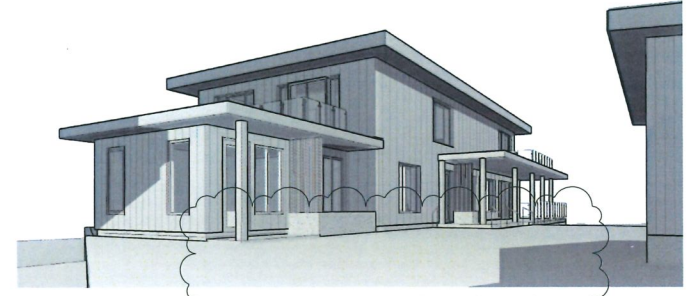
ENVIRONMENTAL ENGINEER:
 DANIEL MCALLISTER, M.SC., P.AG.
 DIRECTOR AND SOIL SCIENTIST
 ECOLOGIC CONSULTANTS
 P: 604 836 2273
 E: DMCALLISTER@ECOLOGICCONSULTANTS.COM
 W: HYPERLINK "http://www.consult-ecologic.com" WWW.CONSULT-
 ECOLOGIC.COM

GEOTECHNICAL ENGINEER:
 READ FENTON, P.ENG., MBA
 SENIOR GEOTECHNICAL ENGINEER
 GEOTECHNICAL DIVISION MANAGER
 MOBILE: 604-307-1729
 DIRECT: 236-427-8604
 E-MAIL: RFENTON@METROTESTING.CA
 WEB: METROTESTING.CA

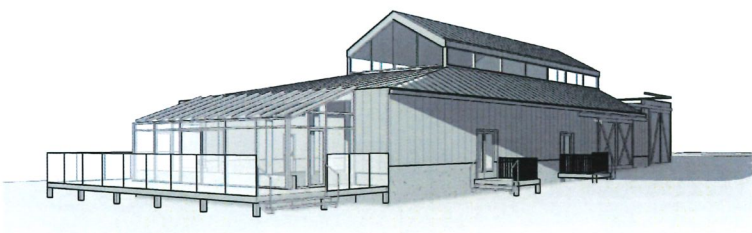
COPYRIGHT RESERVED. ALL PARTS OF THE DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:	ISSUED FOR:
1 FEB 14/23	CLIENT REVIEW
2 AUG 15/23	COORDINATION
3 SEP 06/23	DP AMENDMENT
4 JUN 20/24	MEETING DIKE REQUIREMENT
5 AUG 06/24	DIKE REQUIREMENT
6 /24	
7 /24	
8 /24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION
1	JUN20-24	FILL FOR DIKE

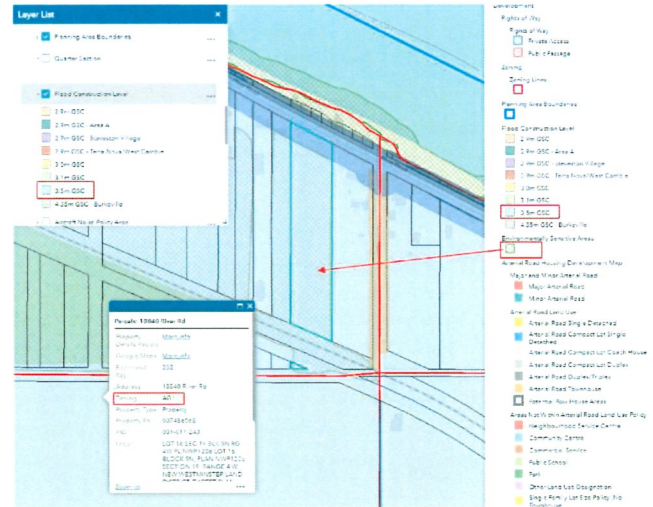


FARMHOUSE NORTHWEST.



BARN.

CIVIC ADDRESS	18840 RIVER ROAD RICHMOND
LEGAL DESCRIPTION	LOT 16 SEC 19 BLK 5N RG 4W PL NWP1206 LOT 16, BLOCK 5N, PLAN NWP1206, SECTION 19, RANGE 4 W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 4720, 8577
ZONING	AG1
LOT AREA SQ.FT.	167,917.00 SF
14.1.4 PERMITTED DENSITY (1)(a) ALL BUILDINGS AND STRUCTURE	
PERMITTED	0.60 FSR 100,750.20 SF 60,450.12 SF
FLOOR AREA BREAK DOWN	
BARN L1 - MAIN FLOOR AREA	5,287.00 SF
DIWELLING	4,145.00 SF
CARPURT	531.00 SF
PROVIDED	9,963.00 SF
14.1.4 PERMITTED DENSITY (1)(b)(i) DWELLING	
PERMITTED (DWELLING)	400 SM OR 4,306.00 SF
FLOOR AREA BREAK DOWN	
FARMHOUSE L1 - MAIN FLOOR AREA	1,901.00 SF
FARMHOUSE L2 - UPPER FLOOR AREA	1,901.00 SF
FUTURE RETAIL	343.00 SF
PROVIDED (DWELLING)	4,145.00 SF
14.1.5 (1)(b) LOT COVERAGE	
PERMITTED	35% 58,771 SF
FLOOR AREA BREAK DOWN	
DWELLING PLUS RETAIL	1,901.00 SF
BARN	5,287.00 SF
CARPURT	531.00 SF
PROVIDED	7,719.00 SF
14.1.5 (3) LOT COVERAGE (FARMHOUSE FOOTPRINT)	
PERMITTED	60% 2,584 SF
FLOOR AREA BREAK DOWN	
DIWELLING	1,901.00 SF
FUTURE RETAIL	343.00 SF
PROVIDED	2,244.00 SF
14.1.7 (1) PERMITTED HEIGHT (SINGLE DETACHED HOUSING)	
PERMITTED	2 STOREYS 9M
PROVIDED	2 STOREYS 8.17M
14.1.7 (2) PERMITTED HEIGHT (ACCESSORY BUILDING CARPORT)	
PERMITTED	1 1/2 STOREYS (5M [16.4 FT])
PROVIDED	1 STOREY 3.26M (10.70 FT)
14.1.7 (2) PERMITTED HEIGHT (AGRICULTURE BUILDING)	
PERMITTED	35M (114.8 FT)
PROVIDED	8.90M (29.20 FT)
7.7.2.1 PARKING	
MIN REQUIRED	2
PROVIDED	2



SEAL:

NOTES:
 THE DRAWINGS ARE NOT TO BE SCALED
 THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
 THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
 ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION AND VERIFIED BY A ARCHITECTURAL DESIGN.

PROJECT:
 18840 RIVER ROAD RICHMOND

SHEET TITLE:
 COVER PAGE

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	FEB 01/23
SCALE:	12" = 1'-0"
PROJECT NO.	DRAWING NO.
21-33	A0.0

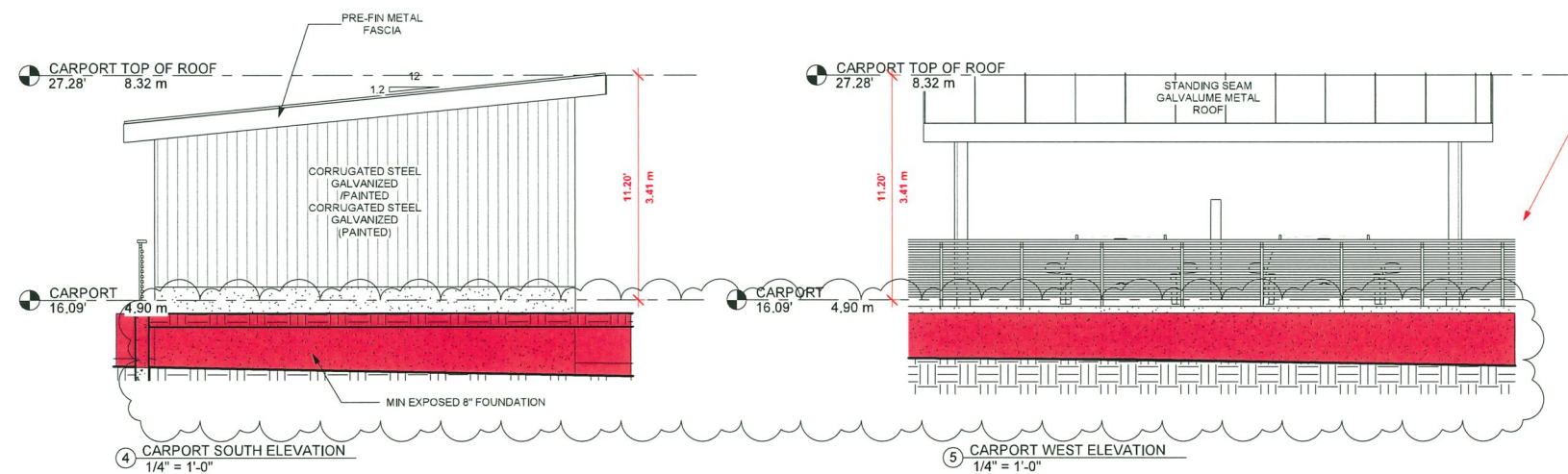
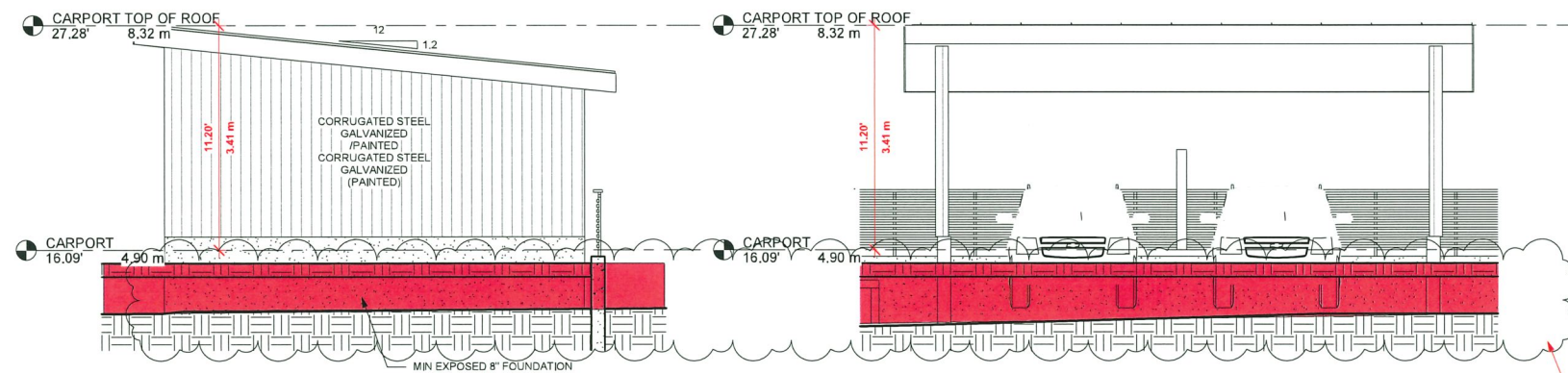
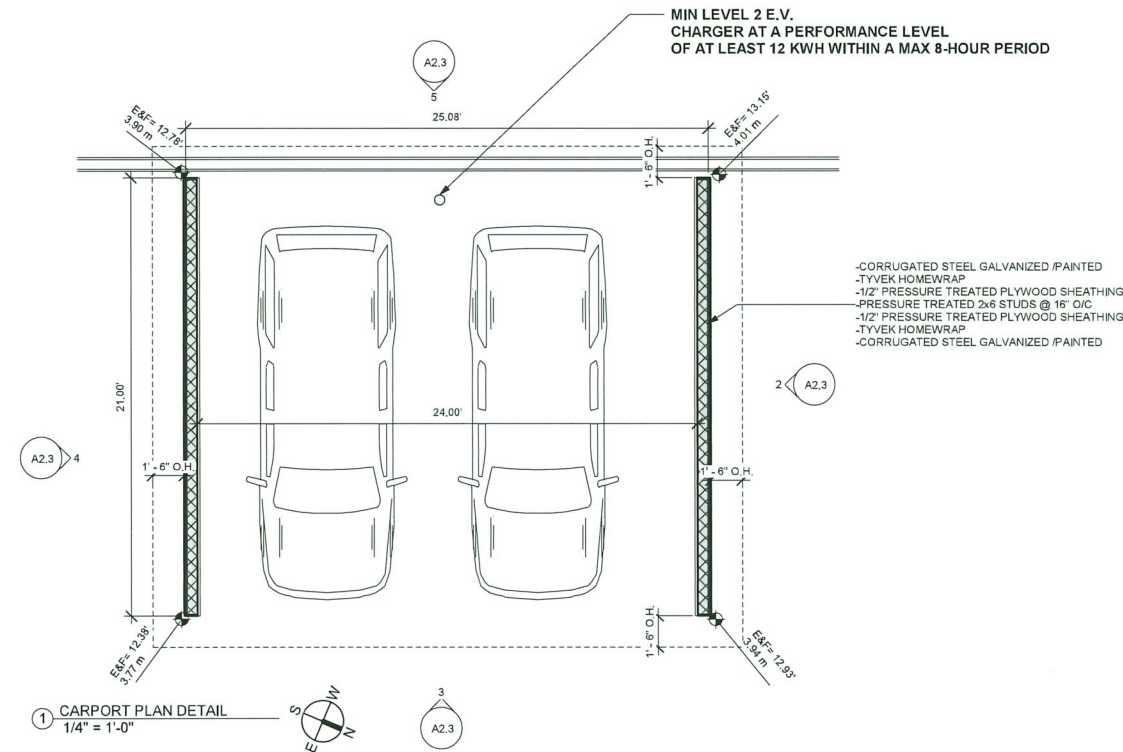
Carport to Remain Unenclosed and Subject to Zoning Requirements at time of Building Permit

ATA ARCHITECTURAL DESIGN LTD
 731 Donegal Place
 North Vancouver, BC V7N 2X6
 Tel: (604) 736-3730
 www.ataarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THE DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:	ISSUED FOR:
1 FEB 14/23	CLIENT REVIEW
2 AUG 15/23	COORDINATION
3 SEP 06/23	DP AMENDMENT
4 JUN 20/24	MEETING DIKE REQUIREMENT
5 AUG 06/24	DIKE REQUIREMENT
6 /24	
7 /24	
8 /24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION
1	JUN20-24	FILL FOR DIKE



FILL NOT SHOWN TO BE DETERMINED

SEAL:

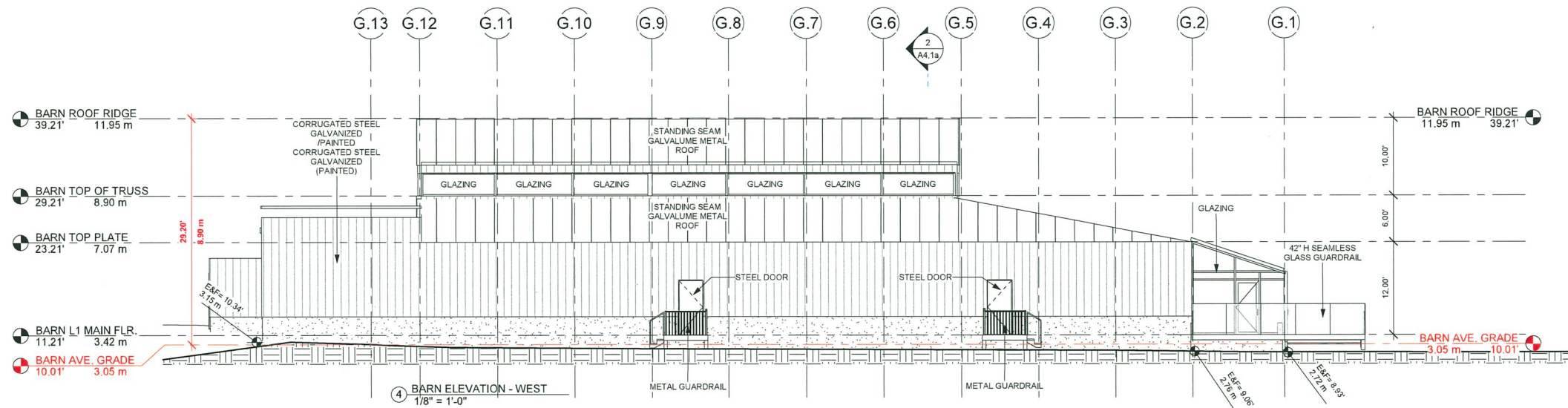
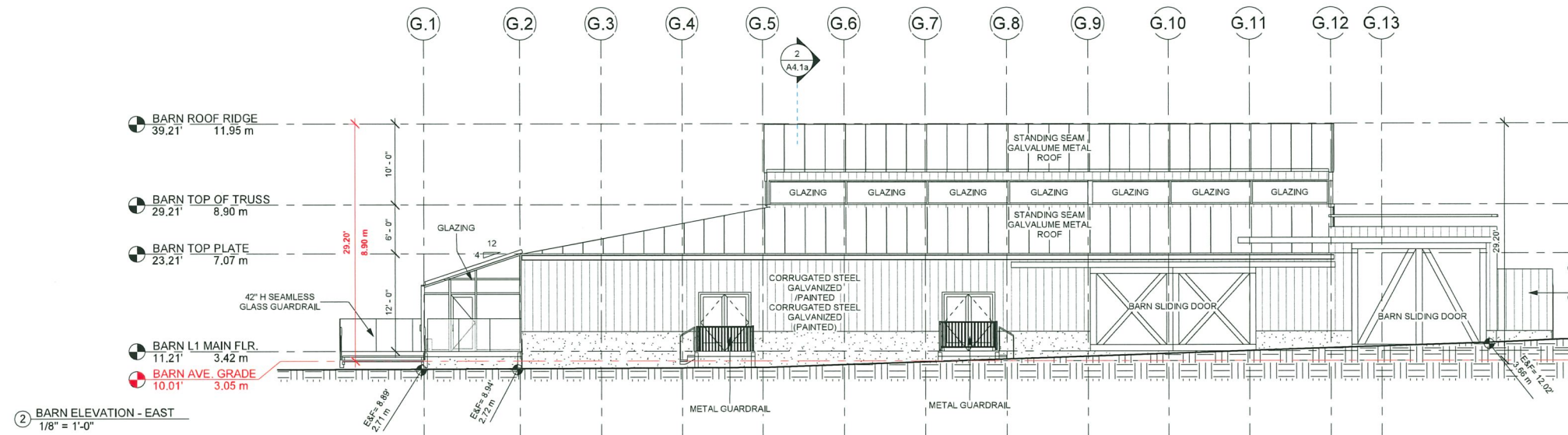
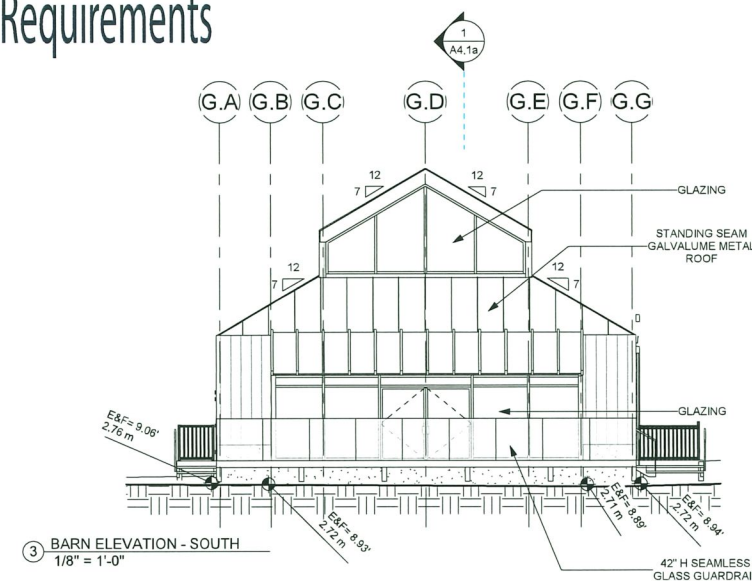
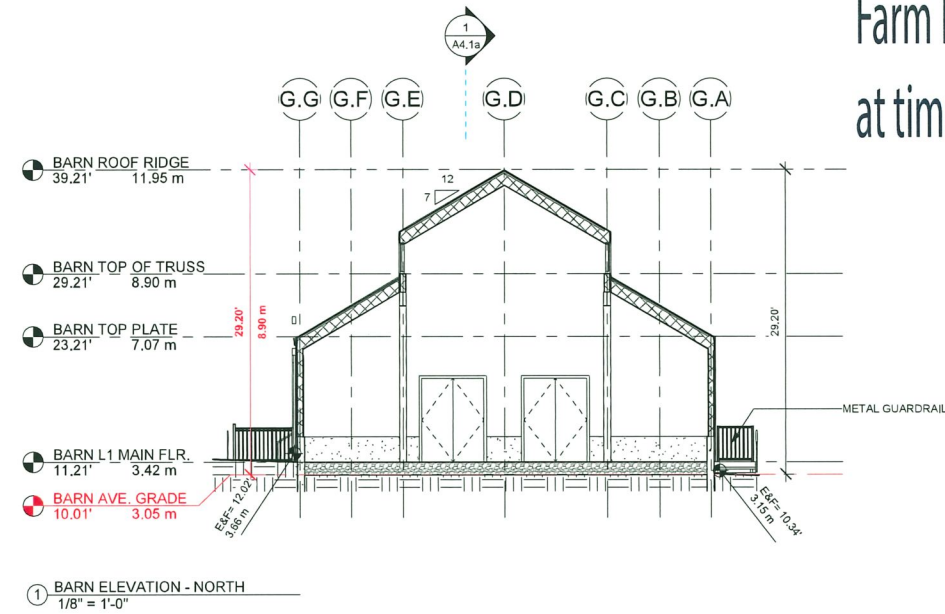
NOTES:
 THE DRAWINGS ARE NOT TO BE SCALED.
 THE DESIGN AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
 THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
 ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY, WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:
18840 RIVER ROAD RICHMOND

SHEET TITLE:
CARPOR

CHECKED BY: ATA
 DRAWN BY: CV
 START DATE: FEB 01/23
 SCALE: 1/4" = 1'-0"
 PROJECT NO. 21-33
 DRAWING NO. A2.3

Farm Building Subject to Zoning Requirements at time of Building Permit



COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:	
1	FEB 14/23	CLIENT REVIEW	
2	AUG 15/23	COORDINATION	
3	SEP 06/23	DP AMENDMENT	
4	JUN 20/24	MEETING DIKE REQUIREMENT	
5	AUG 06/24	DIKE REQUIREMENT	
6	/24		
7	/24		
8	/24		

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

SEAL:

NOTES:
 THE DRAWINGS ARE NOT TO BE SCALED
 THE DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
 THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
 ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:
**18840 RIVER ROAD
 RICHMOND**

SHEET TITLE:
**BARN
 ELEVATIONS**

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	FEB 01/23
SCALE:	1/8" = 1'-0"
PROJECT NO.	DRAWING NO.
21-33	A3.1a

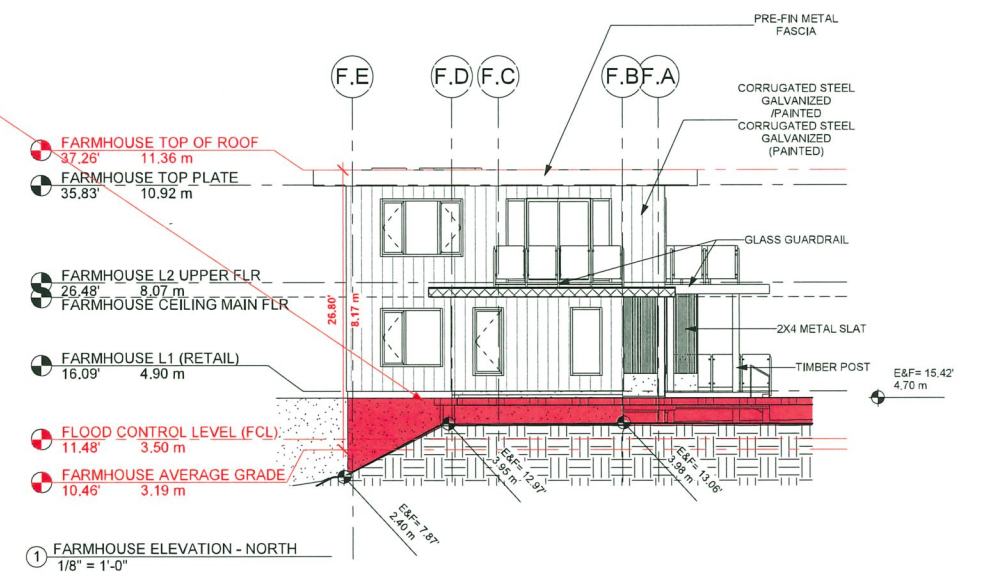
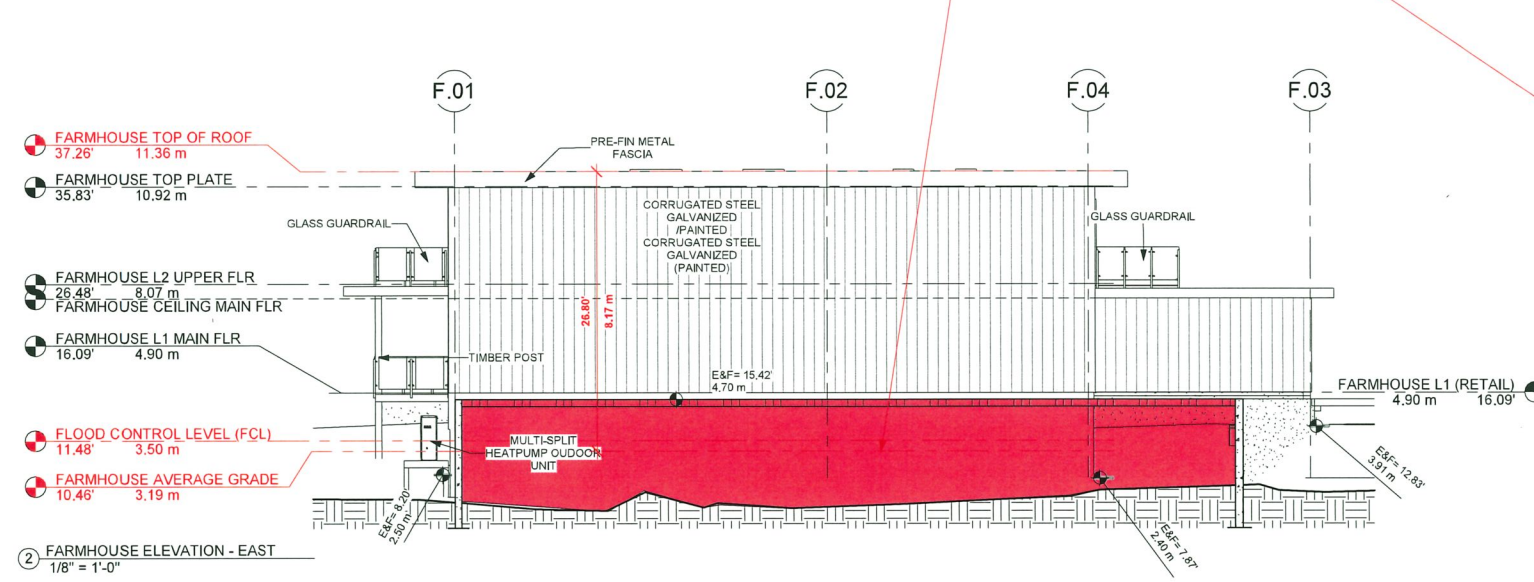
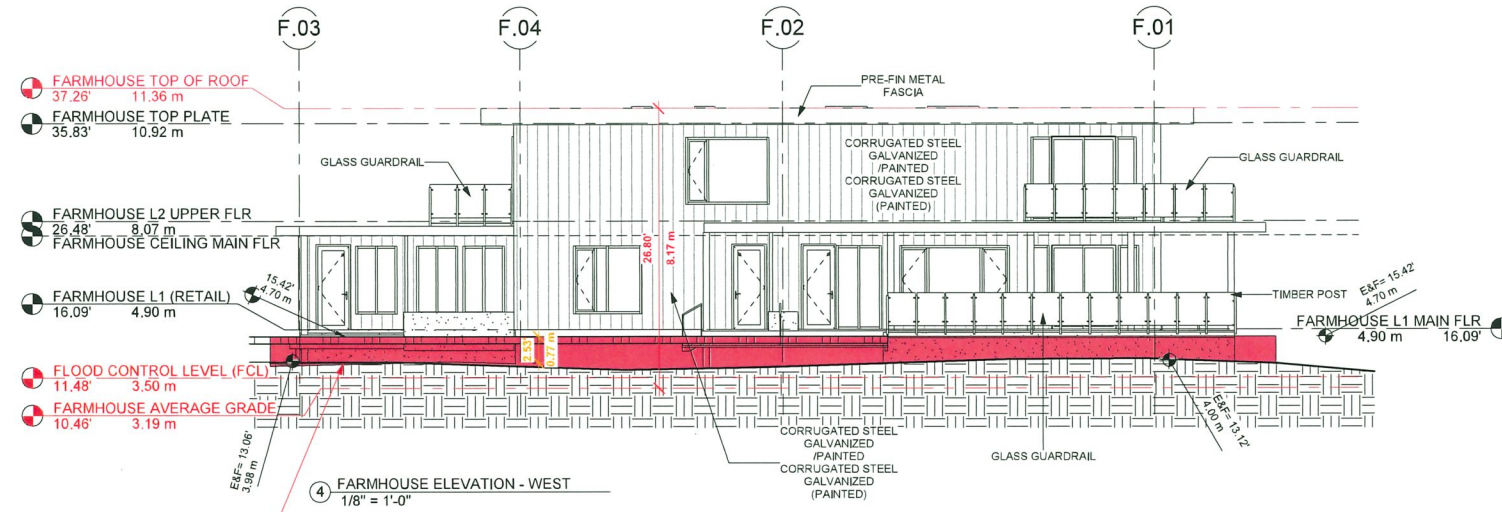
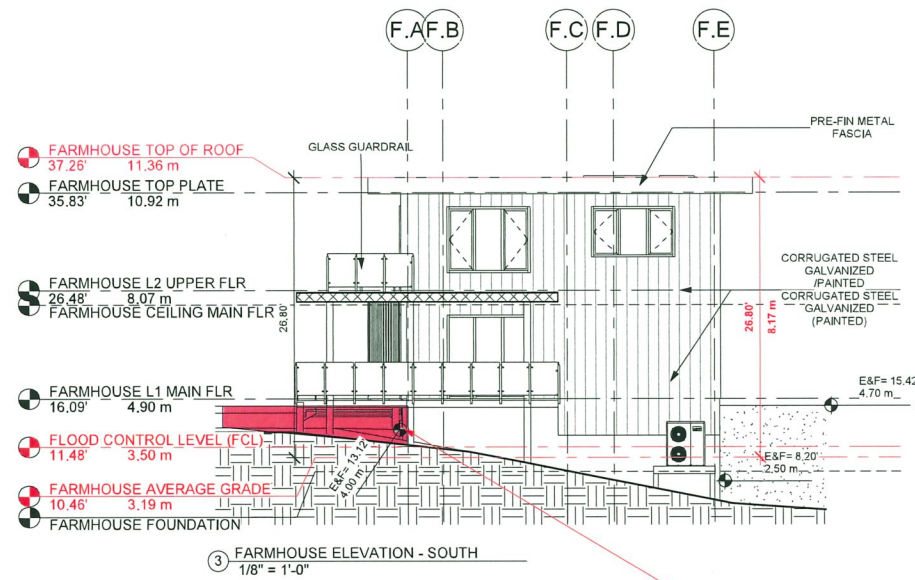
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES: ISSUED FOR:

1	FEB 14/23	CLIENT REVIEW
2	AUG 15/23	COORDINATION
3	SEP 06/23	DP AMENDMENT
4	JUN 20/24	MEETING DIKE REQUIREMENT
5	AUG 06/24	DIKE REQUIREMENT
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE

NO	DATE	DESCRIPTION



FILL FOR DIKE TO BE DETERMINED

SEAL:

NOTES:
 THE DRAWINGS ARE NOT TO BE SCALED
 THE DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
 THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAFE REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
 ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:
18840 RIVER ROAD RICHMOND

SHEET TITLE:
FARMHOUSE ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	FEB 01/23
SCALE:	1/8" = 1'-0"
PROJECT NO.	DRAWING NO.
21-33	A3.2a

ISSUE DATES: ISSUED FOR:

1	FEB 14/23	CLIENT REVIEW
2	AUG 15/23	COORDINATION
3	SEP 06/23	DP AMENDMENT
4	JUN 20/24	MEETING DIKE REQUIREMENT
5	AUG 06/24	DIKE REQUIREMENT
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE

NO	DATE	DESCRIPTION
1	JUN20-24	FILL FOR DIKE

SEAL:

NOTES:
THE DRAWINGS ARE NOT TO BE SCALED
THE DESIGN AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:

**18840 RIVER ROAD
RICHMOND**

SHEET TITLE:

ZONING

CHECKED BY: ATA

DRAWN BY: Author

START DATE: FEB 01/23

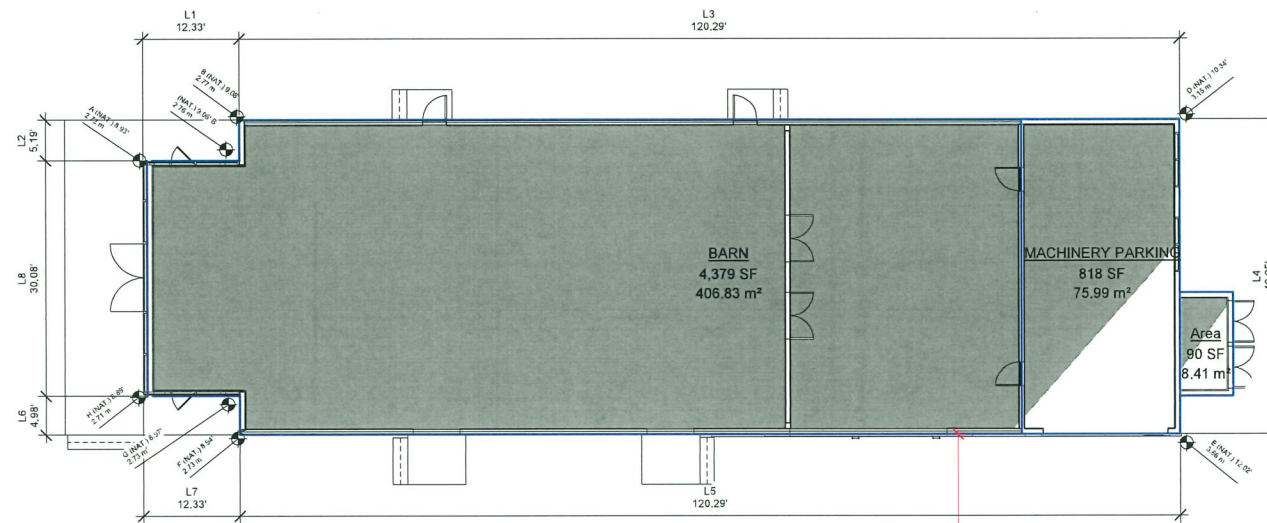
SCALE: As indicated

PROJECT NO. DRAWING NO.

21-33 A1.0

NATURAL AVERAGE GRADE CALCULATION - FARM HOUSE	
Elevation in ft.	Length in ft.
A 13.12	L1 12.33
B 12.99	L2 3.92
C 13.03	L3 20.71
D 13.06	L4 16.58
E 12.81	L5 20.71
F 12.97	L6 10.12
G 7.87	L7 62.07
H 8.20	L8 30.63

Grade Calculations in ft.	
Z = A-B	L1 = 13.12 + 12.99 x 62.07 = 810.32
Z = B-C	L2 = 12.99 + 13.03 x 3.92 = 51.00
Z = C-D	L3 = 13.03 + 13.06 x 20.71 = 270.16
Z = D-E	L4 = 13.06 + 12.81 x 16.58 = 214.46
Z = E-F	L5 = 12.81 + 12.97 x 20.71 = 266.95
Z = F-G	L6 = 12.97 + 7.87 x 10.12 = 105.45
Z = G-H	L7 = 7.87 + 8.20 x 62.07 = 498.73
Z = H-A	L8 = 8.20 + 13.12 x 30.63 = 326.52
Total (ft.) Lt = 226.81 Zt = 2,543.60	
NATURAL Average Grade (ft.)	Zt (ft.) = 2,543.60 / Lt (ft.) = 11.21



14.1.5 LOT COVERAGE	
14.1.5 (1)(a) GREENHOUSE MAX LOT COVERAGE ALLOWED 75%...	75% OF LOT AREA 167,917 SF = 125,938 SF
14.1.5 (1)(b) AGRI. BLDG/STRUCTURE MAX LOT COVERAGE ALLOWED 35%	35% OF LOT AREA 167,917 SF = 58,770 SF
14.1.5 (3) FARMHOUSE FOOTPRINT MAX 60% OF ALLOWED F.A.R.	4,305.6 SF [400sm] * 60% = 2,583 SF
DESCRIPTION	AREAS
Area 90 SF	
CARPORT 531 SF	
MACHINERY PARKING 818 SF	
FARMHOUSE 2,244 SF	
BARN 4,379 SF	
TOTAL SITE COVERAGE PROVIDED	8,063 SF

GROSS FLOOR AREA	
MAX ALLOWED	400 SM [4,306 SF]
STEP 5 INCENTIVE	400SM+5%=4,520.8 SF
NAME	AREA
FUTURE RETAIL	343 SF
FARMHOUSE L1 - MAIN FLOOR AREA	1,901 SF
FARMHOUSE L2 - UPPER FLOOR AREA	1,901 SF
	4,145 SF

CIVIC ADDRESS 18840 RIVER ROAD RICHMOND
LEGAL DESCRIPTION LOT 16 SEC 19 BLK 5N RG 4W PL NWP1206 LOT 15, BLOCK 5N, PLAN NWP1206, SECTION 19, RANGE 4 W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 4720, 8577

ZONING	AG1
LOT AREA SQ.FT.	167,917.00 SF
14.1.4 PERMITTED DENSITY (1)(a) ALL BUILDINGS AND STRUCTURE	
PERMITTED	0.60 FSR
	100,750.20 SF
	60,450.12 SF

FLOOR AREA BREAK DOWN	
BARN L1 - MAIN FLOOR AREA	5,287.00 SF
DWELLING	4,145.00 SF
CARPORT	531.00 SF
PROVIDED	9,963.00 SF

14.1.4 PERMITTED DENSITY (1)(b)(i) DWELLING	
PERMITTED (DWELLING)	400 SM OR
	4,306.00 SF

FLOOR AREA BREAK DOWN	
FARMHOUSE L1 - MAIN FLOOR AREA	1,901.00 SF
FARMHOUSE L2 - UPPER FLOOR AREA	1,901.00 SF
FUTURE RETAIL	343.00 SF
PROVIDED (DWELLING)	4,145.00 SF

14.1.5 (1)(b) LOT COVERAGE	
PERMITTED	35%
	58,771 SF

FLOOR AREA BREAK DOWN	
DWELLING PLUS RETAIL	1,901.00 SF
BARN	5,287.00 SF
CARPORT	531.00 SF
PROVIDED	7,719.00 SF

14.1.5 (3) LOT COVERAGE (FARMHOUSE FOOTPRINT)	
PERMITTED	60%
	2,584 SF

FLOOR AREA BREAK DOWN	
DWELLING	1,901.00 SF
FUTURE RETAIL	343.00 SF
PROVIDED	2,244.00 SF

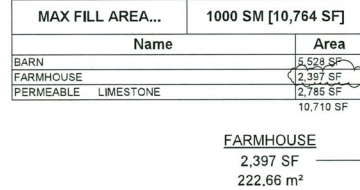
14.1.7 (1) PERMITTED HEIGHT (SINGLE DETACHED HOUSING)	
PERMITTED	2 STOREYS 9M
PROVIDED	2 STOREYS 8.17M

14.1.7 (2) PERMITTED HEIGHT (ACCESSORY BUILDING CARPORT)	
PERMITTED	1 1/2 STOREYS 5M [16.4 FT]
PROVIDED	1 STOREY 3.26M [10.70 FT]

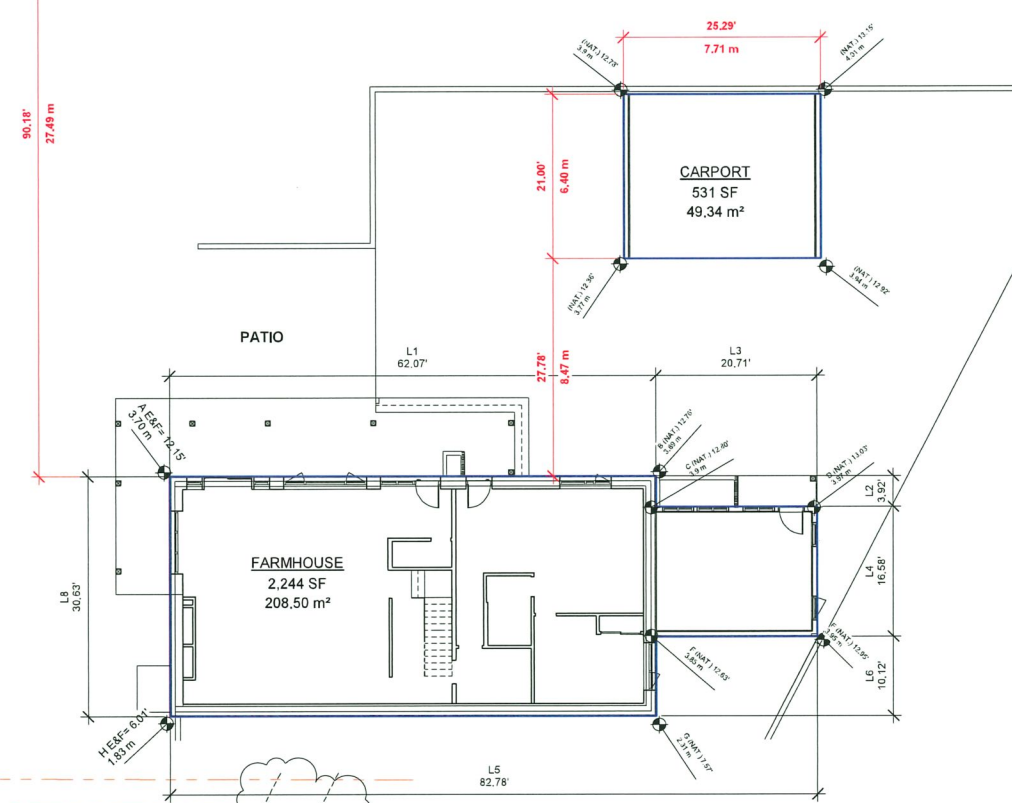
14.1.7 (2) PERMITTED HEIGHT (AGRICULTURE BUILDING)	
PERMITTED	35M [114.8 FT]
PROVIDED	8.90M [29.20 FT]

MIN REQUIRED	
7.7.2.1 PARKING	2
PROVIDED	2

FILL PLACEMENT AREA	
MAX FILL AREA...	1000 SM [10,764 SF]
Name	Area
BARN	5,528 SF
FARMHOUSE	2,397 SF
PERMEABLE LIMESTONE	2,785 SF
	10,710 SF

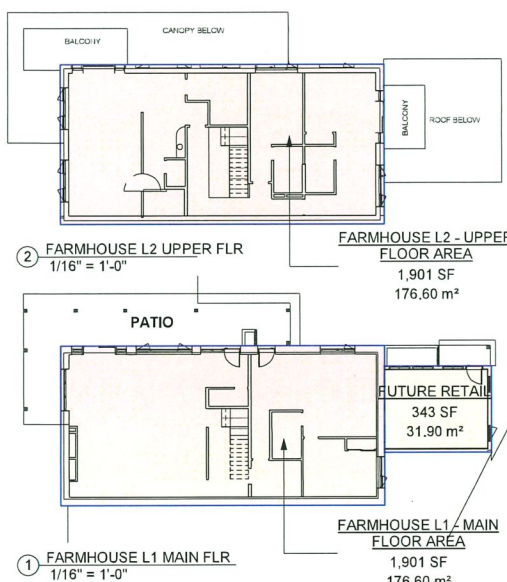


3 FILL PLACEMENT AREA	
1" = 40'-0"	



NATURAL AVERAGE GRADE CALCULATION - FARM HOUSE	
Elevation in ft.	Length in ft.
A 12.15	L1 12.07
B 12.76	L2 3.92
C 12.80	L3 20.71
D 13.03	L4 16.58
E 12.93	L5 20.71
F 12.89	L6 10.12
G 7.97	L7 62.07
H 8.01	L8 30.63

Grade Calculations in ft.	
Z = A-B	L1 = 12.15 + 12.76 x 62.07 = 773.08
Z = B-C	L2 = 12.76 + 12.80 x 3.92 = 50.10
Z = C-D	L3 = 12.80 + 13.03 x 20.71 = 267.47
Z = D-E	L4 = 13.03 + 12.93 x 16.58 = 215.37
Z = E-F	L5 = 12.93 + 12.89 x 20.71 = 264.88
Z = F-G	L6 = 12.89 + 7.97 x 10.12 = 102.21
Z = G-H	L7 = 7.97 + 8.01 x 62.07 = 421.46
Z = H-A	L8 = 8.01 + 12.15 x 30.63 = 276.32
Total (ft.) Lt = 226.81 Zt = 2,372.69	
NATURAL Average Grade (ft.)	Zt (ft.) = 2,372.69 / Lt (ft.) = 10.46



Reference Plan

ATA ARCHITECTURAL DESIGN LTD
 731 Donegal Place
 North Vancouver, BC V7N 2X6
 Tel: (604) 736-3730
 www.atarchitect.ca

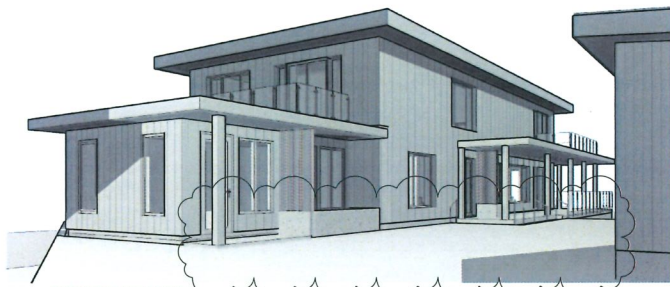
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES: ISSUED FOR:

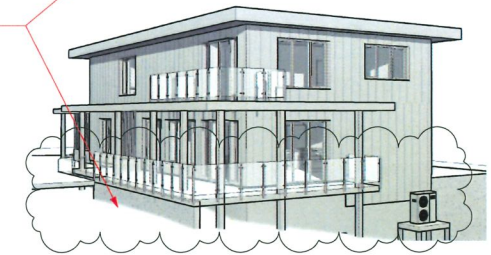
1	FEB 14/23	CLIENT REVIEW
2	AUG 15/23	COORDINATION
3	SEP 06/23	DP AMENDMENT
4	JUN 20/24	MEETING DIKE REQUIREMENT
5	AUG 06/24	DIKE REQUIREMENT
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE

NO	DATE	DESCRIPTION
1	JUN20-24	FILL FOR DIKE

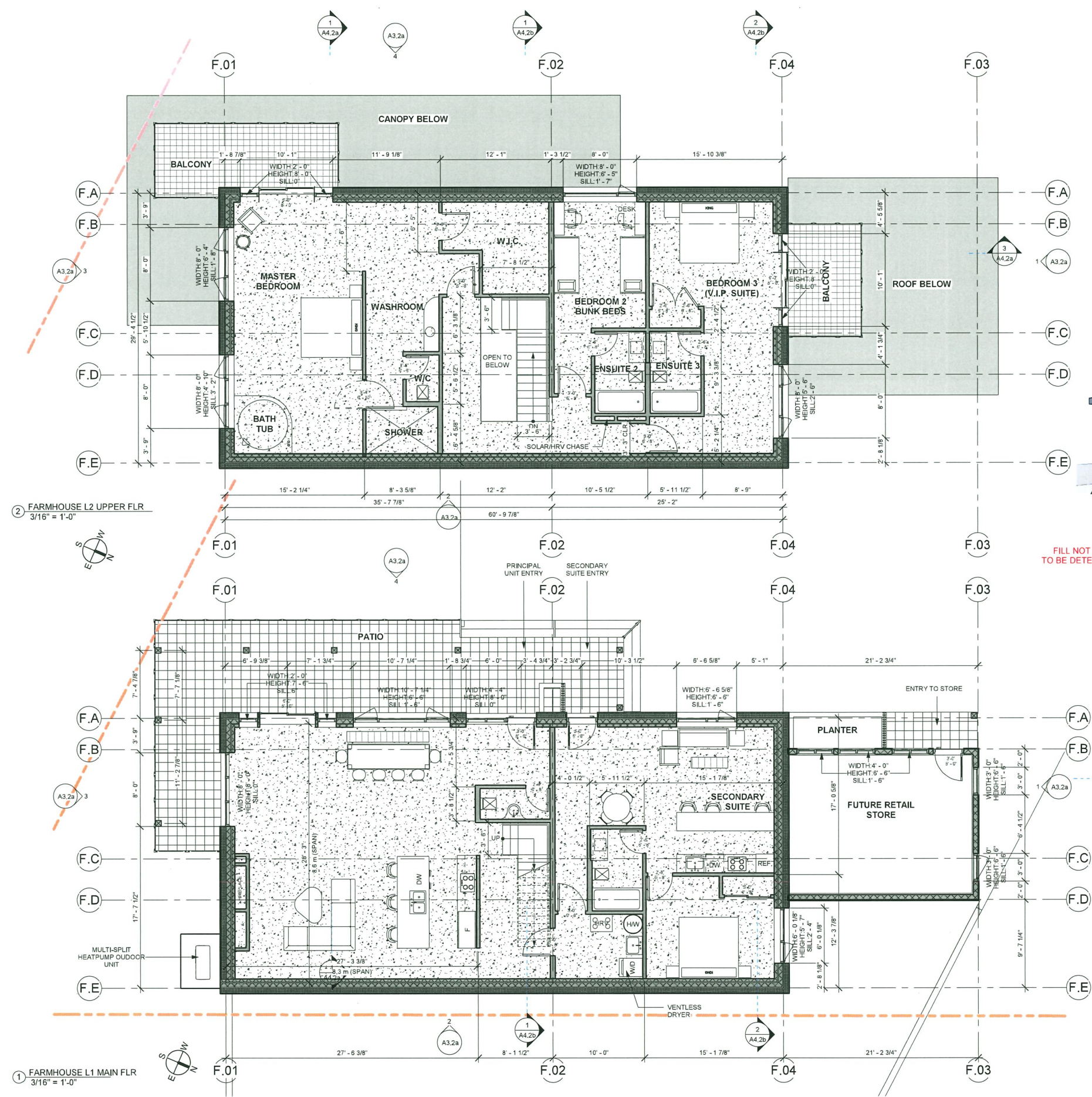


FRAMHOUSE NORTHWEST



FARMHOUSE SOUTHWEST

FILL NOT SHOWN TO BE DETERMINED



② FARMHOUSE L2 UPPER FLR
3/16" = 1'-0"

① FARMHOUSE L1 MAIN FLR
3/16" = 1'-0"

SEAL:

NOTES:
 THE DRAWINGS ARE NOT TO BE SCALED
 THE DESIGN AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
 THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
 ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:
18840 RIVER ROAD RICHMOND

SHEET TITLE:
FARMHOUSE FLOOR PLANS

CHECKED BY: ATA
 DRAWN BY: Author
 START DATE: FEB 01/23
 SCALE: 3/16" = 1'-0"
 PROJECT NO. 21-33 DRAWING NO. A2.2a

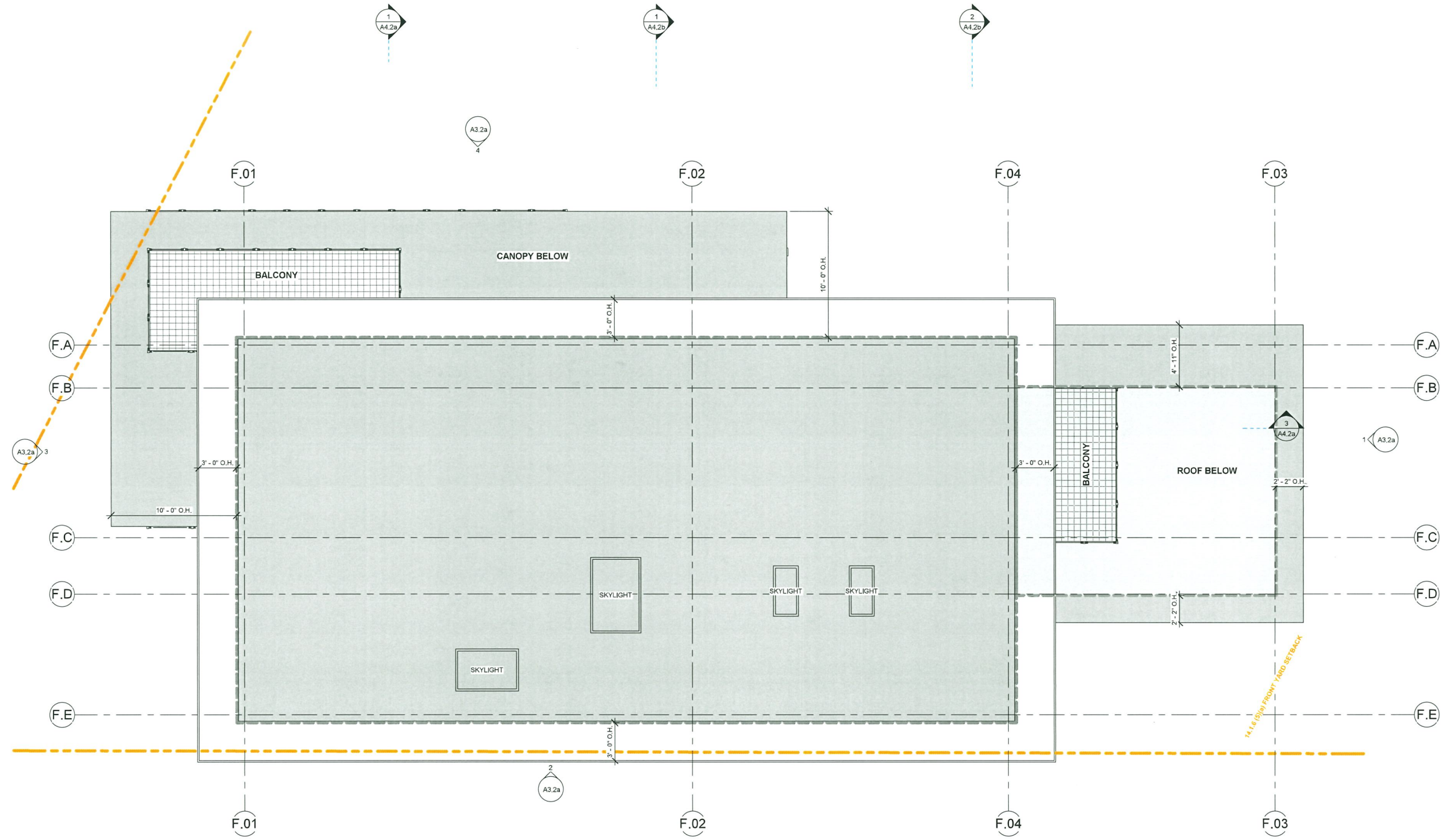
Reference Plan

ATA ARCHITECTURAL DESIGN LTD
 731 Donegal Place
 North Vancouver, BC V7N 2X6
 Tel: (604) 736-3730
 www.atarchitect.ca

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES: ISSUED FOR:		
1	FEB 14/23	CLIENT REVIEW
2	AUG 15/23	COORDINATION
3	SEP 06/23	DP AMENDMENT
4	JUN 20/24	MEETING DIKE REQUIREMENT
5	AUG 06/24	DIKE REQUIREMENT
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION



① FARMHOUSE TOP OF ROOF
 1/4" = 1'-0"

SEAL:

NOTES:
 THE DRAWINGS ARE NOT TO BE SCALED
 THE DESIGN AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
 THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
 ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

PROJECT:
**18840 RIVER ROAD
 RICHMOND**

SHEET TITLE:
**FARMHOUSE
 ROOF PLAN**

CHECKED BY: ATA
 DRAWN BY: Author
 START DATE: FEB 01/23
 SCALE: 1/4" = 1'-0"
 PROJECT NO. 21-33 DRAWING NO. A2.2b

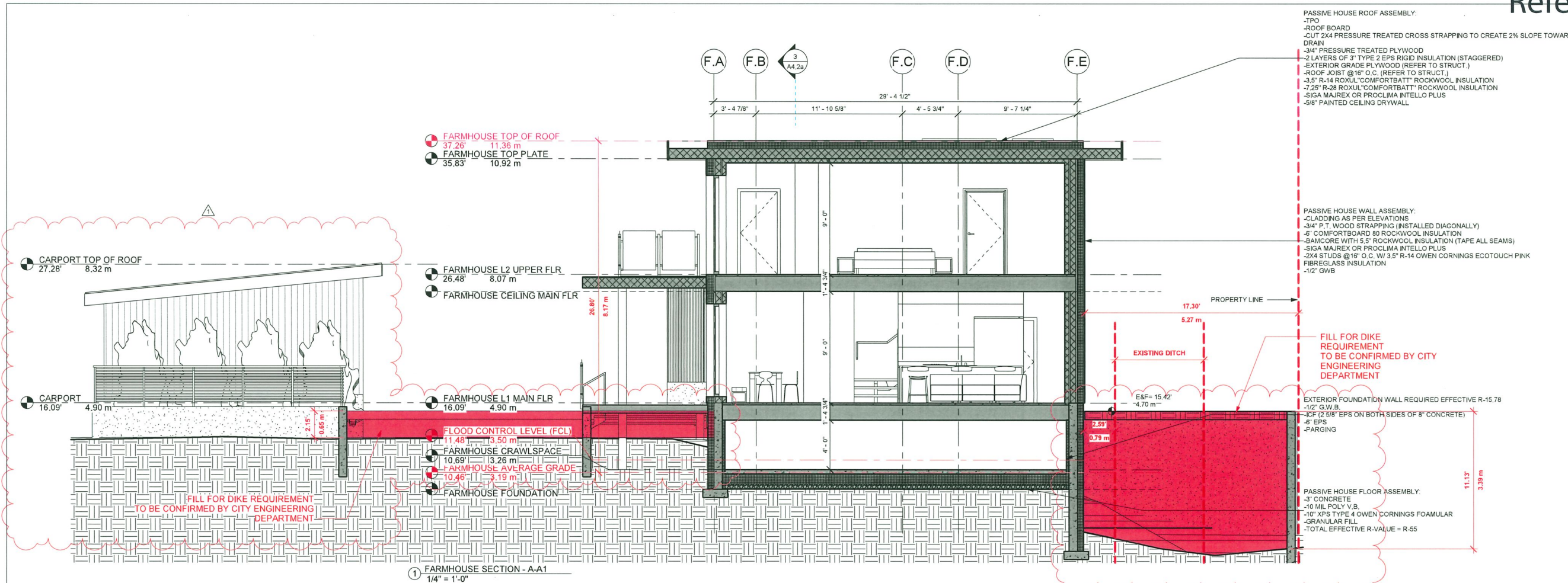
Reference Plan

ATA ARCHITECTURAL DESIGN LTD
 731 Donegal Place
 North Vancouver, BC V7N 2X6
 Tel: (604) 736-3730
 www.ataarchitect.ca

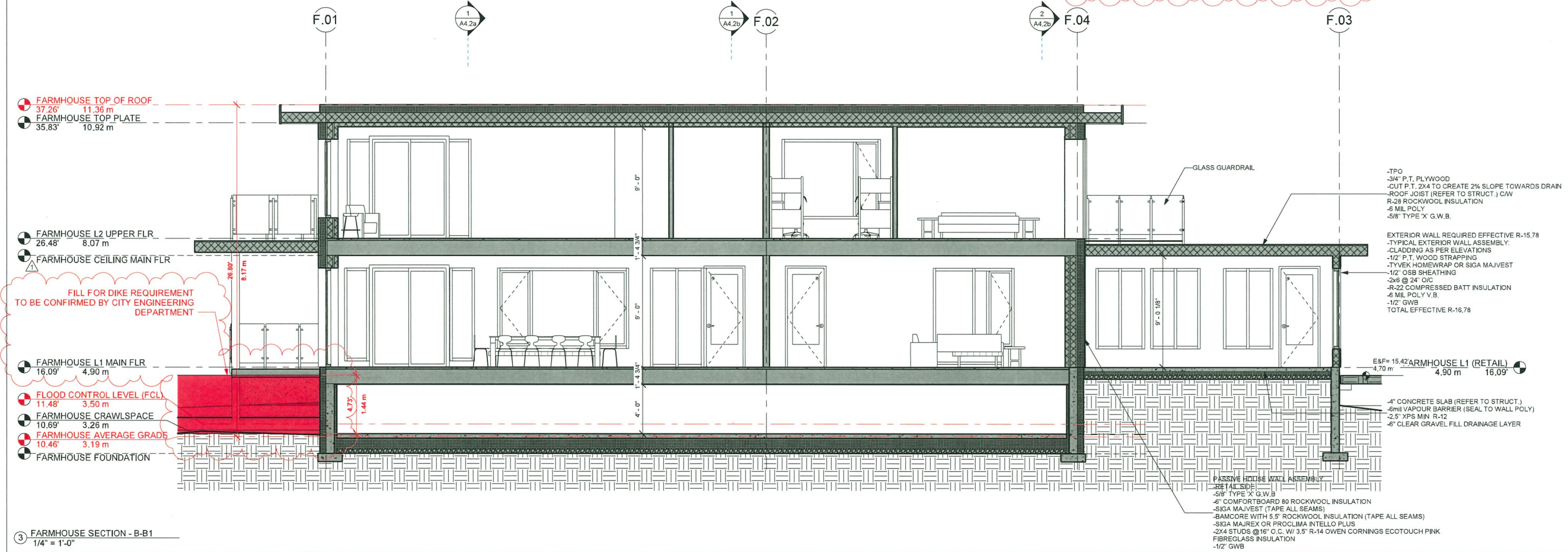
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT. THE CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT AND CERTIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

ISSUE DATES:		ISSUED FOR:
1	FEB 14/23	CLIENT REVIEW
2	AUG 15/23	COORDINATION
3	SEP 06/23	DP AMENDMENT
4	JUN 20/24	MEETING DIKE REQUIREMENT
5	AUG 06/24	DIKE REQUIREMENT
6	/24	
7	/24	
8	/24	

REVISION SCHEDULE		
NO	DATE	DESCRIPTION
1	JUN20-24	FILL FOR DIKE



1 FARMHOUSE SECTION - A-A1
 1/4" = 1'-0"



3 FARMHOUSE SECTION - B-B1
 1/4" = 1'-0"

PASSIVE HOUSE ROOF ASSEMBLY:
 -TPO
 -ROOF BOARD
 -CUT 2X4 PRESSURE TREATED CROSS STRAPPING TO CREATE 2% SLOPE TOWARD DRAIN
 -3/4" PRESSURE TREATED PLYWOOD
 -2 LAYERS OF 3" TYPE 2 EPS RIGID INSULATION (STAGGERED)
 -EXTERIOR GRADE PLYWOOD (REFER TO STRUCT.)
 -ROOF JOIST @16" O.C. (REFER TO STRUCT.)
 -3.5" R-14 ROXUL "COMFORTBATT" ROCKWOOL INSULATION
 -7.25" R-38 ROXUL "COMFORTBATT" ROCKWOOL INSULATION
 -SIGA MAJREX OR PROCLIMA INTELLO PLUS
 -5/8" PAINTED CEILING DRYWALL

PASSIVE HOUSE WALL ASSEMBLY:
 -CLADDING AS PER ELEVATIONS
 -3/4" P.T. WOOD STRAPPING (INSTALLED DIAGONALLY)
 -6" COMFORTBOARD 80 ROCKWOOL INSULATION
 -BAMCORE WITH 5.5" ROCKWOOL INSULATION (TAPE ALL SEAMS)
 -SIGA MAJREX OR PROCLIMA INTELLO PLUS
 -2X4 STUDS @16" O.C. W/ 3.5" R-14 OWEN CORNING'S ECOTOUCH PINK FIBREGLASS INSULATION
 -1/2" GWB

EXTERIOR FOUNDATION WALL REQUIRED EFFECTIVE R-15.78
 -1/2" G.W.B.
 -ICF (2 5/8" EPS ON BOTH SIDES OF 8" CONCRETE)
 -6" EPS
 -PARGING

PASSIVE HOUSE FLOOR ASSEMBLY:
 -3" CONCRETE
 -10 MIL POLY V.B.
 -10" XPS TYPE 4 OWEN CORNING'S FOAMULAR
 -GRANULAR FILL
 -TOTAL EFFECTIVE R-VALUE = R-55

EXTERIOR WALL REQUIRED EFFECTIVE R-15.78
 -TYPICAL EXTERIOR WALL ASSEMBLY:
 -CLADDING AS PER ELEVATIONS
 -1/2" P.T. WOOD STRAPPING
 -TYVEK HOMEWRAPE OR SIGA MAJVEST
 -1/2" OSB SHEATHING
 -2x6 @ 24" O/C
 -R-22 COMPRESSED BATT INSULATION
 -6 MIL POLY V.B.
 -1/2" GWB
 TOTAL EFFECTIVE R-15.78

PASSIVE HOUSE WALL ASSEMBLY (RETAIL SIDE):
 -1/2" G.W.B.
 -6" COMFORTBOARD 80 ROCKWOOL INSULATION
 -SIGA MAJVEST (TAPE ALL SEAMS)
 -BAMCORE WITH 5.5" ROCKWOOL INSULATION (TAPE ALL SEAMS)
 -SIGA MAJREX OR PROCLIMA INTELLO PLUS
 -2X4 STUDS @16" O.C. W/ 3.5" R-14 OWEN CORNING'S ECOTOUCH PINK FIBREGLASS INSULATION
 -1/2" GWB

SEAL:

NOTES:
 THE DRAWINGS ARE NOT TO BE SCALED
 THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT.
 THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAFE REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
 ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN ISSUED BY ATA ARCHITECTURAL DESIGN.

PROJECT:
18840 RIVER ROAD RICHMOND

SHEET TITLE:
FARMHOUSE SECTIONS

CHECKED BY:	ATA
DRAWN BY:	CV
START DATE:	FEB 01/23
SCALE:	1/4" = 1'-0"
PROJECT NO.	DRAWING NO.
21-33	A4.2a