



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 6, 2024

From: Joshua Reis
Director of Development

File: DP 23-025993

Re: **Application by Anthony Boni for a General Compliance Ruling at
4831 Steveston Highway**

Staff Recommendation

That the attached plans to apply art elements to the north and south façades of the development at 4831 Steveston Highway, be considered to be in General Compliance with Development Permit (DP 23-025993).

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

JR:ta
Att. 4

Staff Report

Origin

Anthony Boni (Boni Maddison Architects) has applied to the City of Richmond for a General Compliance ruling regarding proposed changes to the Development Permit (DP 23-025993) for a three-storey 25-unit affordable rental housing building at 4831 Steveston Highway on a site zoned “Low Rise Rental Apartments (ZLR48) – Steveston Highway (Steveston)”. Location and aerial maps of the property are provided in Attachment 1.

The development as approved includes a three-storey building (currently named Harbour House) containing 25 affordable rental units. The development is located on land owned by the City of Richmond with funding support from the Canada Mortgage and Housing Corporation (CMHC) and BC Housing in partnership with Turning Point Housing Society. The development is currently under construction.

The rezoning (RZ 23-018081) Bylaw 10478 was adopted by Council on November 27, 2023, and the Development Permit (DP 23-025993) was issued on the December 20, 2023. There is currently an issued Building Permit (B7 24-005730: issued February 8, 2024) on file for the development. A Servicing Agreement (SA 23-033836) has been entered into and the off-site works are currently in progress.

This report summarises the proposed modifications to the Development Permit (DP 23-025993) to allow for the voluntary application of art elements in the form of murals to the north and south façades of the development. There are no proposed changes to the approved Building Permit or Servicing Agreement.

Background

Development surrounding the subject site is as follows:

- To the North: Railway Community Gardens on a City road allowance owned by the City of Richmond zoned “Single Detached (RS1/E)” and single detached dwellings on lots zoned “Single Detached (RS1/E)” fronting onto Bonavista Drive and Argentia Drive.
- To the South: Across Steveston Highway is the Branscombe House, a heritage-designated single detached dwelling on a lot owned by the City of Richmond zoned “School & Institutional Use (SI)”, and a single detached dwelling on a lot zoned “Compact Single Detached (RC1)”.
- To the East: The Railway Greenway on a lot owned by the City of Richmond, zoned “Single Detached (RS1/E).” Across Railway Avenue is a pub and liquor store on a lot zoned “Pub & Sales (CP2)” and single detached dwellings on lots zoned “Single Detached (RS1/E)”.
- To the West: A townhouse development with 12 units on a lot zoned “Town Housing (ZT54)”.

Staff Comments

The proposed changes to the scheme attached to this report are in general compliance with the original Development Permit considered by the Development Permit Panel (Attachment 2). In addition, the modified proposal (Attachment 3) complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the “Low Rise Rental Apartments (ZLR48) – Steveston Highway (Steveston)” zone.

Planned Public Art for the North and South Façades of the Development

On-site public art is not required for this project in keeping with the City’s OCP policies which exempt 100 per cent rental projects from public art contributions. Under the approved Development Permit plans, there was no plan for public art on the façade of the building. However, at the Advisory Design Panel (ADP) meeting, the developer was advised to consider introducing public art to help enhance the building’s appearance. At the time, the developer was not able to respond to the suggestion but identified that they were open to exploring options in the future. As construction is currently underway, the developer is now voluntarily proposing to apply art elements to the north and south façades of the building.

The applicant has commissioned Gary Nay, an artist living and working in Tsawwassen, BC, to design the murals proposed to be located on the building. The artist will provide digital renderings of the proposed artwork and will work with a custom fabricator, TDH Experiential Fabricators, to prepare the mural for “Harbour House”. Two murals are proposed for the building, one of each is to be applied to the north and south façade of the building (Attachment 3).

The mural fabricator will transfer the digital artwork to outdoor grade vinyl wrappings on aluminum composite panels which will then be attached to a frame that will be fastened to the building (Attachment 4). The mural fabricator has provided maintenance instructions for the murals along with a two-year warranty for the murals. The mural fabricator has confirmed that this artwork is expected to last for approximately 10 years. The operator is committed to maintaining the murals for the life of the artwork. The proposed murals have been reviewed and are supported by Public Art staff.

Planned Changes to the Elevations

The applicant has worked with City staff to ensure that the artistic design elements complement and enhance the approved development (Attachment 3). The areas of the building where the murals would be provided include:

South Elevation – Steveston Highway

A proposed mural would be located on the lower portion of the dark green vertical bay at the building’s south façade which fronts onto Steveston Highway (Attachment 3 – DP PLAN # 4). The artwork is proposed to measure 3.66 m (12.0 ft.) by 2.44 m (8.0 ft.) and will feature imagery of a harbour and seaside, reflecting the building’s name and geographical significance of Steveston.

North Elevation

The northern façade of the building currently faces the Railway Community Gardens. A mural is proposed to be centrally positioned on the dark green vertical bay of the northern façade of the building (Attachment 3 – DP PLAN # 4). The artwork is proposed to measure 3.66 m (12.0 ft.) by 3.66 m (12.0 ft.) and will feature imagery of local trails and greenways, celebrating the community's nature beauty and history.

Analysis


Applicable Conditions of Adjacency and Landscape

- The location for the proposed mural elements on the north and south façades of the building was selected due to the visibility and availability of space across the building's façades.
- The proposed mural elements and selected coloured scheme were chosen to correspond with the colour scheme of the building while providing for a variety of colours and design patterns that will provide a rich and nuanced form on the building.
- The murals are expected to create an identifiable sense of place for the residents, staff and visitors of Harbour House.
- It will enliven the building's façade and improve the experience of users of the community garden north of the site.
- From further away, the mural will create a visible landmark for the intersection at Steveston Highway and Railway Avenue, it will also serve as an attraction from the various viewing distances along the Railway Greenway which runs to the east of the site.

Conclusions

Anthony Boni (Boni Maddison Architects) has requested a General Compliance ruling to allow for the application of mural elements to the north and south façades of the development at 4831 Steveston Highway.

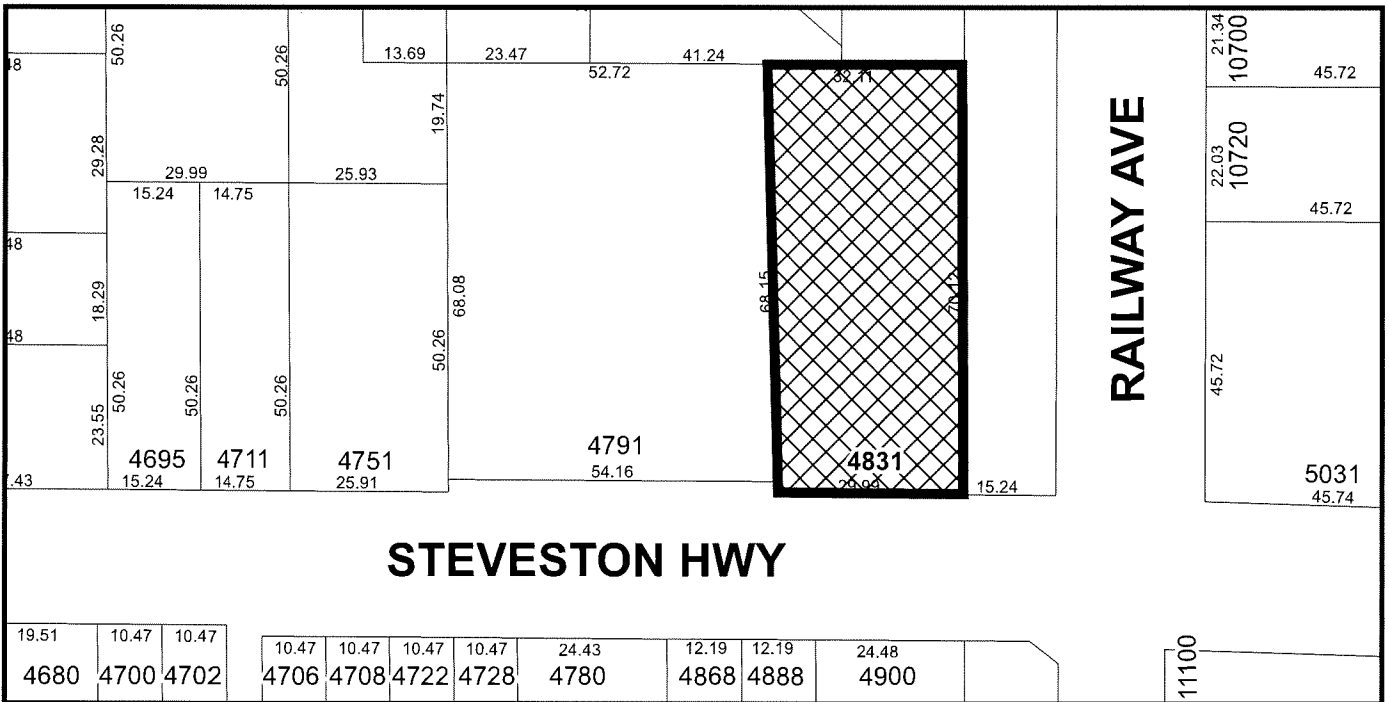
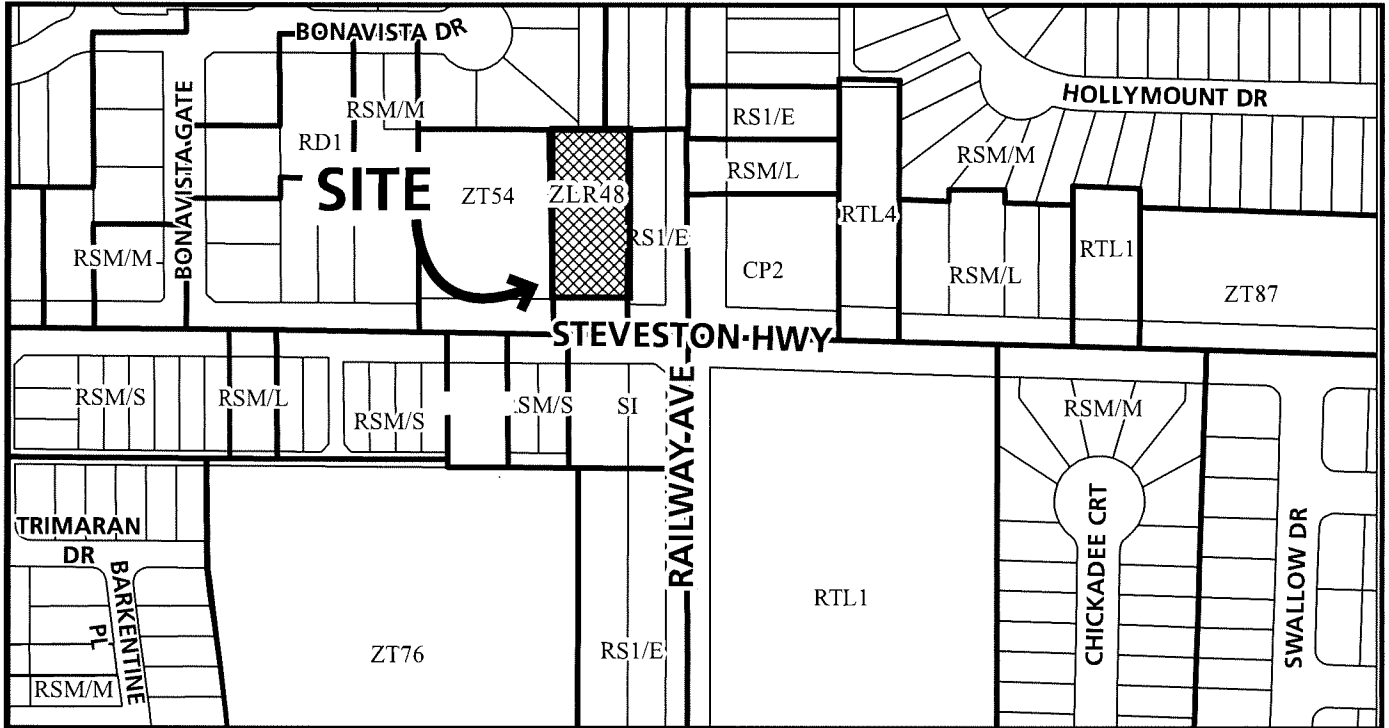
The proposed changes are considered to be in general compliance and staff recommend support of this General Compliance ruling for the proposed changes to the approved Development Permit (DP 23-0259936).



Tolu Alabi, MCIP, RPP
Planner 2
(604-276-4092)

TA:he

- Att. 1: Location and Aerial Maps
2: Approved Development Permit Plan Pages
3: Revised Development Permit Plans
4: Mural Shop Drawings



DP 23-025993

Original Date: 08/24/23

Revision Date: 10/22/24

Note: Dimensions are in METRES



City of Richmond



DP 24-025993

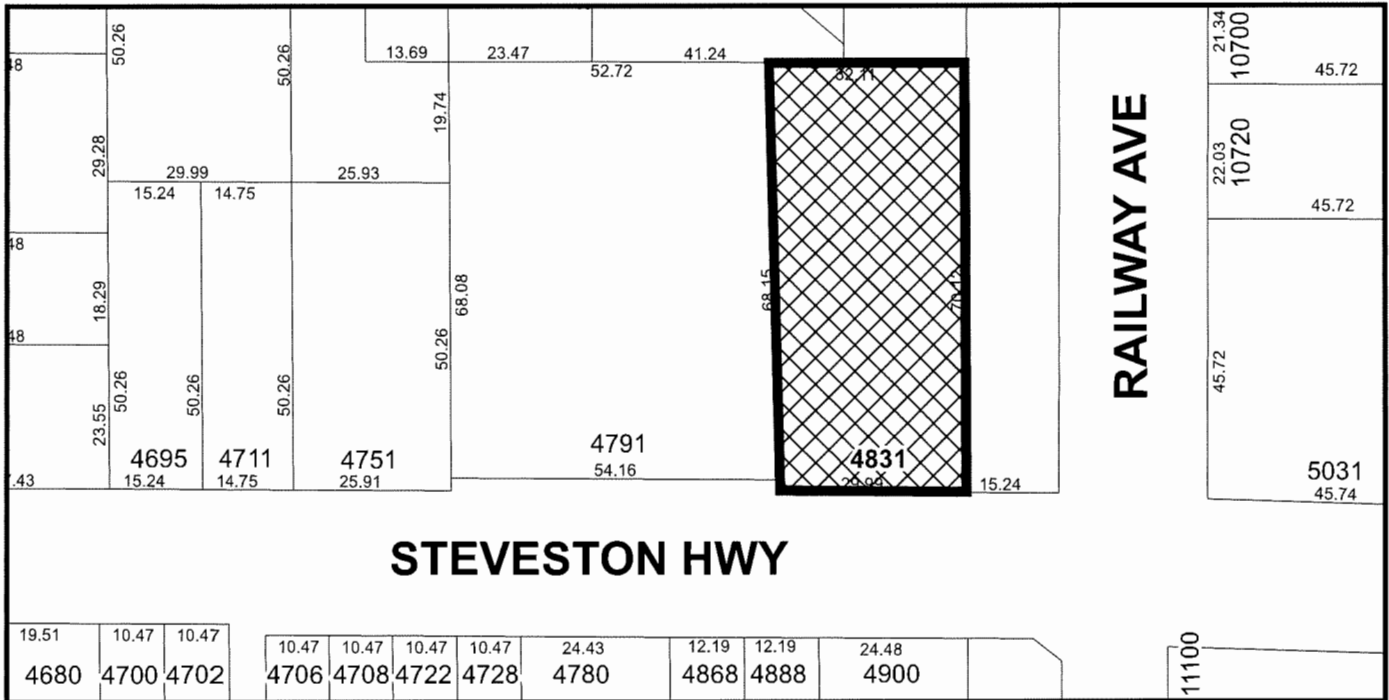
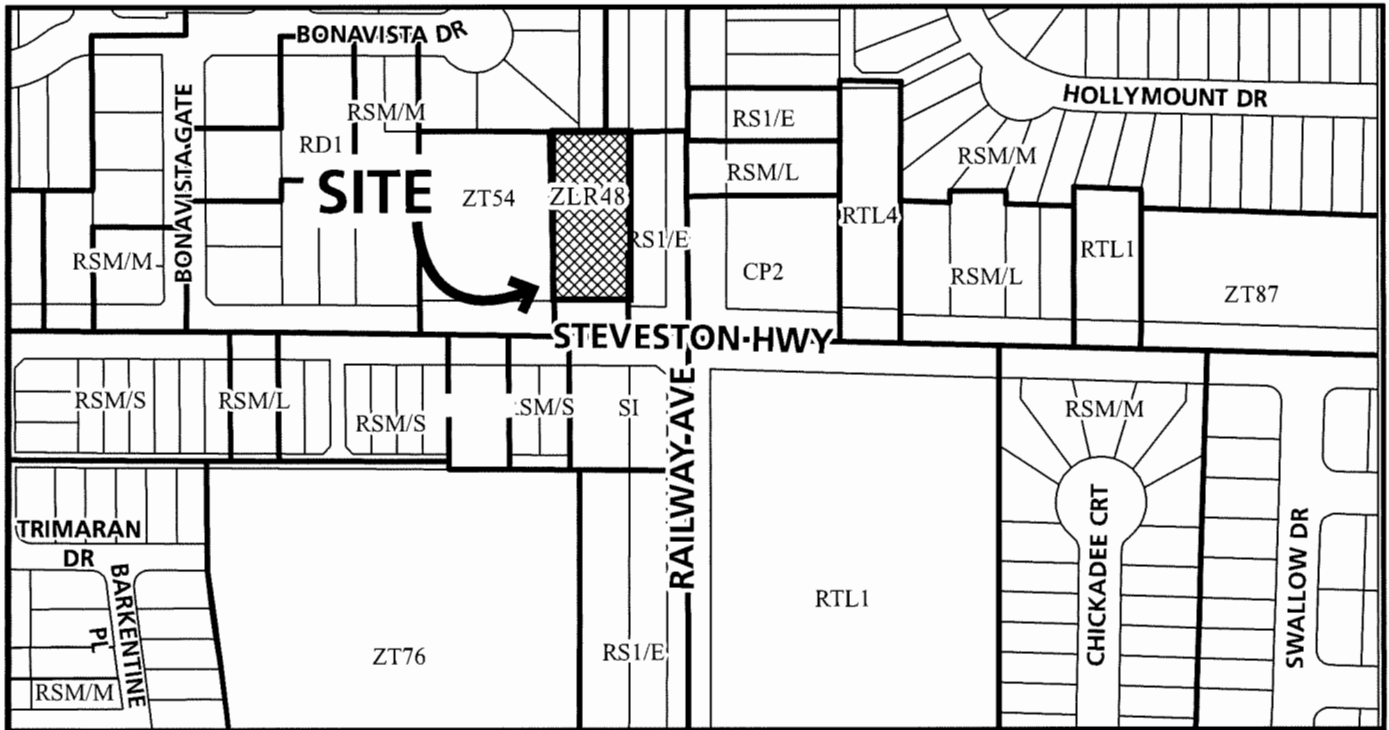
Original Date: 11/04/24

Revision Date:

Note: Dimensions are in METRES



City of Richmond



	<h2>DP 23-025993</h2> <h2>SCHEDULE "A"</h2>	Original Date: 08/24/23 Revision Date: 10/22/24 Note: Dimensions are in METRES
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- GENERAL FINISHES:
1. FIBRE CEMENT TRIM AT FASCIA, CORNERS
 2. FIBRE CEMENT BOARD AND BATTEN CLADDING
 3. FIBRE CEMENT HORIZONTAL LAPPED SIDING
 4. PREFINISHED ALUMINUM ENTRY DOORS
 5. SHINGLED ROOF
 6. DOORS & WINDOWS - DOUBLE GLAZED WHITE VINYL

December 14, 2023
 DP 23-025993
 DP Plan # 4



North Elevation 8-8 Scale: 1:96



South Elevation 5-5 Scale: 1:96 [STEVESTON HWY]



West Elevation 7 Scale: 1:96



East Elevation 6 Scale: 1:96 [RAILWAY AVENUE]

*FENCES AND TREES GRAYED OUT FOR CLARITY

- 1 23-05-10 REVISED LANDSCAPE REVISIONS:
- G 23-11-14 DP APPLICATION
 - F 23-11-03 50% REVIEW
 - E 23-09-12 ADP SUBMISSION
 - D 23-08-18 SCHEMATIC DESIGN
 - C 23-07-31 DP SUBMISSION

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 Architects

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PROJECT:
 4831 STEVESTON HWY

TITLE:
 ELEVATIONS

DRAWN:	JS/GW	DRAWING N°:	
SCALE:	1:100		A4.1
JOB N°:	23-01		
DATE:	2023-08-18	REV. N°:	

4831 STEVESTON HWY RICHMOND, BC DP APPLICATION

DRAWING LIST

ARCHITECTURAL 30 SHEETS IN SET

- A0.0 COVER SHEET
- A0.1 CONTEXT PLAN
- A0.2 CONTEXT IMAGES
- A0.3 STREETScape ELEVATIONS
- A0.4 DESIGN RATIONALE
- A0.5 DESIGN RATIONALE
- A1.1 SURVEY PLAN
- A1.2 UPDATED SUBDIVISION PLAN
- A1.3 SITE PLAN
- A1.4 RETAINING WALL PLAN
- A2.1 GROUND FLOOR
- A2.2 SECOND FLOOR
- A2.3 THIRD FLOOR
- A2.4 ROOF PLAN
- A2.5 GARBAGE/RECYCLING/BIKES
- A2.6 WHEELCHAIR ACCESS. PLAN
- A2.7 TYPICAL UNIT PLANS
- A3.1 SECTIONS
- A3.2 SECTIONS
- A4.1 ELEVATIONS
- A4.2 MATERIALS SHEET
- A6.1 SUN STUDY
- A6.2 SUN STUDY
- A6.3 FAR OVERLAYS
- A6.4 FAR OVERLAYS
- A7.1 RENDERS
- A7.2 RENDERS
- A7.3 RENDERS
- A7.4 RENDERS
- A8.0 FIRE ACCESS PLAN

CONTACT LIST:

- | | |
|---|---|
| Owner:
Turning Point Housing Society | Electrical Engineer:
Jarvis Engineering |
| Funding:
BCHousing
CMHC | Landscape Architects:
ETA Landscape Architecture |
| Housing Consultant:
CPA Development Consultants | Civil Engineers:
CoreGroup Consultants |
| Architects:
Boni • Maddison Architects | Geotechnical Engineers:
GeoPacific |
| General Contractor:
Buttcon | Building Envelope:
Aqua-Coast Engineering Ltd. |
| Structural Engineers:
Weiler Smith Bowers | Arborist:
Diamond Head Consulting |
| Mechanical Engineers:
Rocky Point Engineering Ltd. | Traffic Consultant:
Bunt Engineering |
| Energy Consultants:
Rocky Point Engineering Ltd. | |

December 14, 2023
DP 23-025993
REFERENCE



REVISIONS:

- G 23-11-20 DP APPLICATION
- F 23-11-03 50% REVIEW
- E 23-09-12 ADP SUBMISSION
- D 23-08-18 SCHEMATIC DESIGN
- C 23-07-31 DP SUBMISSION

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PROJECT:
4831 STEVESTON HWY

TITLE:
COVER SHEET

DRAWN:	DRAWING NO.:
SCALE:	A0.0
JOB NO.:	23-01
DATE:	2023-08-18
REV. NO.:	

December 14, 2023
DP 23-025993
REFERENCE



R1: BUILDING AND EXIT PATH FROM RAILWAY GREENWAY



R2: BUILDING FROM ENTRY DRIVEWAY

REVISIONS:

- G 23-11-20 DP APPLICATION
- F 23-11-03 50% REVIEW
- E 23-09-12 ADP SUBMISSION
- D 23-08-18 SCHEMATIC DESIGN
- C 23-07-31 DP SUBMISSION

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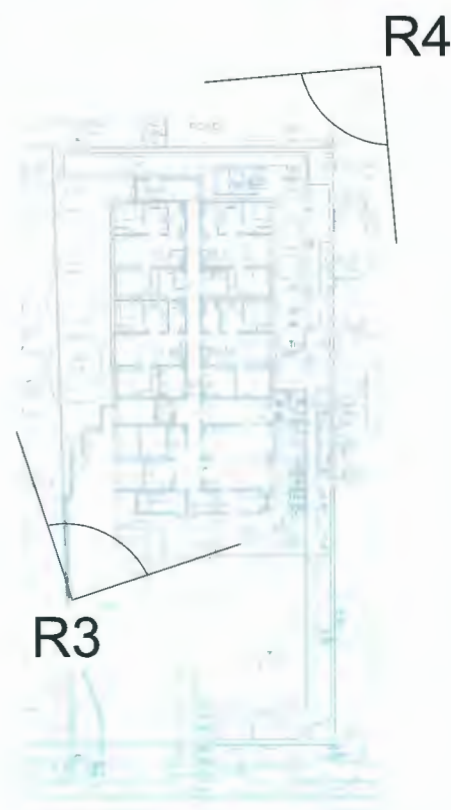
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RENDERS

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SCALE:	A7.1
JOB N°: 23-01	
DATE: 2023-08-18	REV. N°:

December 14, 2023
 DP 23-025993
 REFERENCE



R3: BUILDING FROM DRIVEWAY



R3

R4



R4: REAR BUILDING FROM RAILWAY GREENWAY

REVISIONS

- G 23-11-20 DP APPLICATION
- F 23-11-03 50% REVIEW
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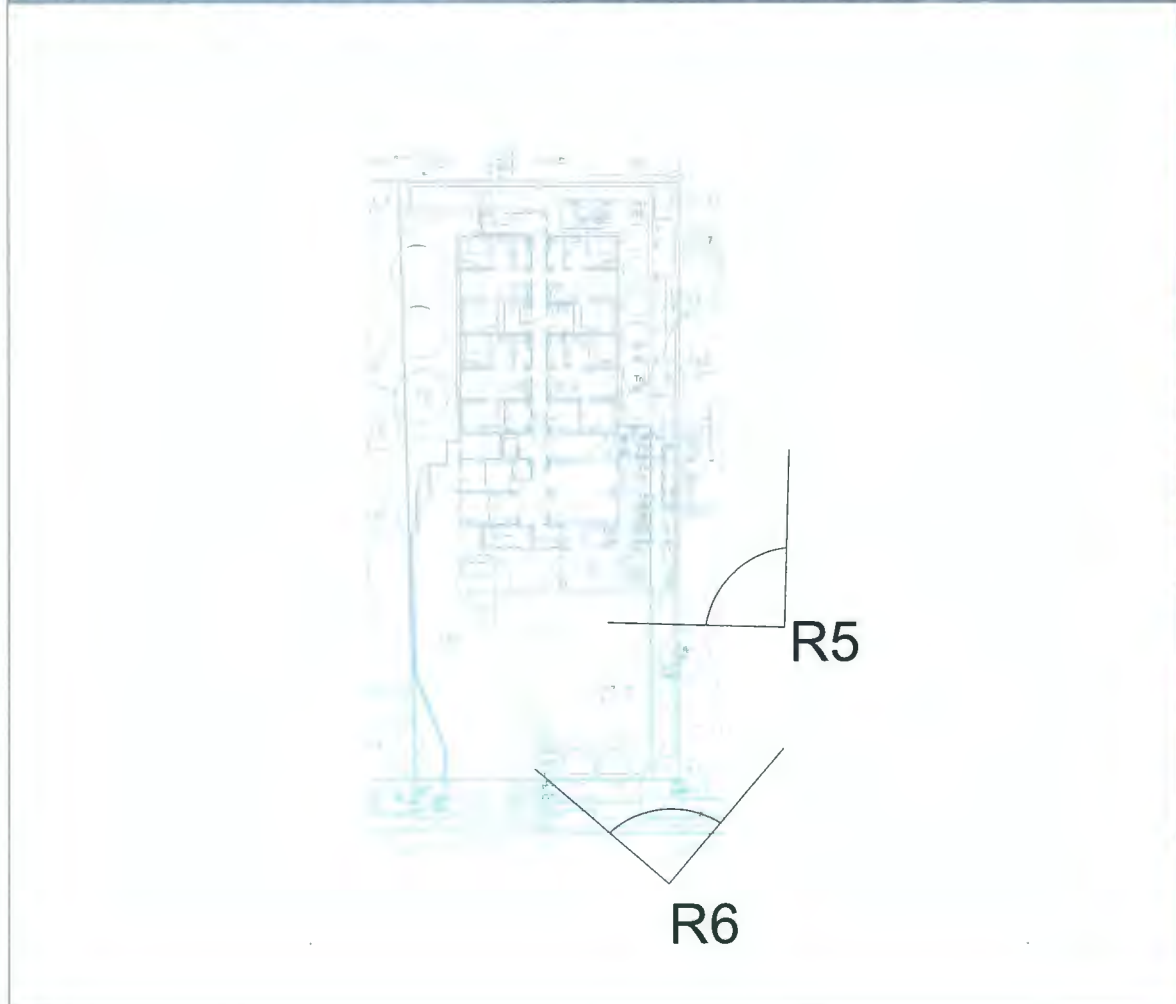
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 RENDERS

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SCALE:	A7.2
JOB N°:	23-01
DATE:	2023-08-18
REV. N°:	

December 14, 2023
 DP 23-025993
 REFERENCE



R5: BUILDING FROM RAILWAY SIDEWALK



R5

R6



R6: BUILDING FROM INTERSECTION

REVISIONS:

- G 23-11-20 DP APPLICATION
- F 23-11-03 50% REVIEW
- E 23-09-12 ADP SUBMISSION
- D 23-08-18 SCHEMATIC DESIGN
- C 23-07-31 DP SUBMISSION

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PROJECT:
 4831 STEVESTON HWY

TITLE:
 RENDERS

DRAWN:	DRAWING NO.:
SCALE:	A7.3
JOB NO.:	23-01
DATE:	2023-08-18
REV. NO.:	



North Elevation 8-8 Scale: 1:96



South Elevation 5-5 Scale: 1:96 [STEVESTON HWY]



West Elevation 7 Scale: 1:96



East Elevation 6 Scale: 1:96 [RAILWAY AVENUE]

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November 4, 2024
 DP 23-025993
 DP PLAN # 4

- 1 23-05-10 REVISED LANDSCAPE REVISIONS
- G 23-11-14 DP APPLICATION
- F 23-11-03 50% REVIEW
- E 23-09-12 ADP SUBMISSION
- D 23-08-18 SCHEMATIC DESIGN
- C 23-07-31 DP SUBMISSION

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PROJECT
 4831 STEVESTON HWY

TYPE
 ELEVATIONS

DRAWN	JS/GW	CHECKED BY	
SCALE	1:100		A4.1
JOB #	23-01		
DATE	2023-08-18	REV #	

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4831 STEVESTON HWY RICHMOND, BC DP APPLICATION

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- A2.3 THIRD FLOOR
- A2.4 ROOF PLAN
- A2 5 GARBAGE/RECYCLING/BIKES
- A2 6 WHEELCHAIR ACCESS PLAN
- A2 7 TYPICAL UNIT PLANS
- A3.1 SECTIONS
- A3.2 SECTIONS
- A4.1 ELEVATIONS
- A4 2 MATERIALS SHEET
- A6.1 SUN STUDY
- A6.2 SUN STUDY
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- A6.4 FAR OVERLAYS
- A7.1 RENDERS
- A7.2 RENDERS
- A7.3 RENDERS
- A7.4 RENDERS
- A8.0 FIRE ACCESS PLAN

CONTACT LIST:

Owner: Turning Point Housing Society	Electrical Engineer: Jarvis Engineering
Funding: BCHousing CMHC	Landscape Architects: ETA Landscape Architecture
Housing Consultant: CPA Development Consultants	Civil Engineers: CoreGroup Consultants
Architects: Boni • Maddison Architects	Geotechnical Engineers: GeoPacific
General Contractor: Buttcon	Building Envelope: Aqua-Coast Engineering Ltd.
Structural Engineers: Weiler Smith Bowers	Arborist: Diamond Head Consulting
Mechanical Engineers: Rocky Point Engineering Ltd.	Traffic Consultant: Bunt Engineering
Energy Consultants: Rocky Point Engineering Ltd.	

November 4, 2024
DP 23-025993
REFERENCE



REVISIONS

- G 23-11-20 DP APPLICATION
- F 23-11-03 50% REVIEW
- E 23-09-12 ADP SUBMISSION
- D 23-08-18 SCHEMATIC DESIGN
- C 23-07-31 DP SUBMISSION

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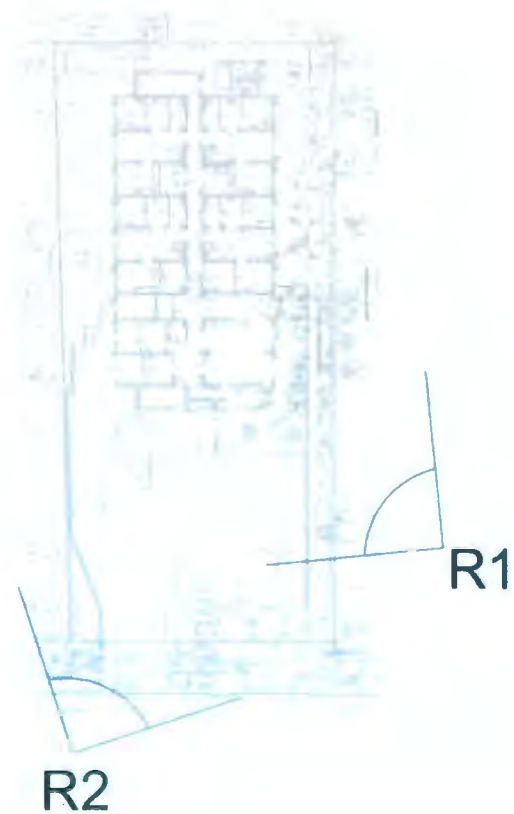
PROJECT
4831 STEVESTON HWY

TITLE
COVER SHEET

DATE	2023-08-18	REV #	
SCALE			A0.0
JOB #	23-01		



R1: BUILDING AND EXIT PATH FROM RAILWAY GREENWAY



R2: BUILDING FROM ENTRY DRIVEWAY

November 4, 2024
 DP 23-025993
 REFERENCE

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 DIMENSIONS
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PROJECT
 4831 STEVESTON HWY

TYPE
 RENDERS

SCALE	A7.1
JOB#	
DATE	2023-08-16
REV #	



R3: BUILDING FROM DRIVEWAY



R4: REAR BUILDING FROM RAILWAY GREENWAY

November 4, 2024
 DP 23-025993
 REFERENCE

REV: NONE

- G 23-11-20 DP APPLICATION
- F 23-11-03 50% REVIEW
- E 23-09-12 ADP SUBMISSION
- D 23-06-18 SCHEMATIC DESIGN
- C 23-07-31 DP SUBMISSION ISSUES

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PROJECT
 4831 STEVESTON HWY

TITLE
 RENDERS

DATE:	2023-06-18	DRAWING NO.:	A7.2
SCALE:		DATE:	23-01
REV:		DATE:	

November 4, 2024
 DP 23-025993
 REFERENCE



R5: BUILDING FROM RAILWAY SIDEWALK



R6: BUILDING FROM INTERSECTION

REVISIONS

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PROJECT
 4831 STEVESTON HWY

TITLE
 RENDERS

DRAWN	DRAWING NO.
SCALE	A7.3
JOB NO.	23-01
DATE	2023-08-18
REV. NO.	

4506 TURNING POINT HOUSING SOCIETY
MURAL BACKER & ACP LAYOUT v1.1



OCTOBER 2024

JOB # / CLIENT / PROJECT LEAD
 #506
 TURNING POINT HOUSING SOCIETY
 TRISTAN ALLAN
 DRAFTSPERSON: ANDY SOLOMAN

DATE: OCT 28, 2024
 VERSION #: 1.1

DESCRIPTION:
 VINYL WRAPPED 6MM
 ALUMINIUM PANEL ON
 ALUMINIUM SQUARE TUBE
 FRAME BACKER

COLORS / FINISHES:
 DIGITALLY PRINTED VINYL

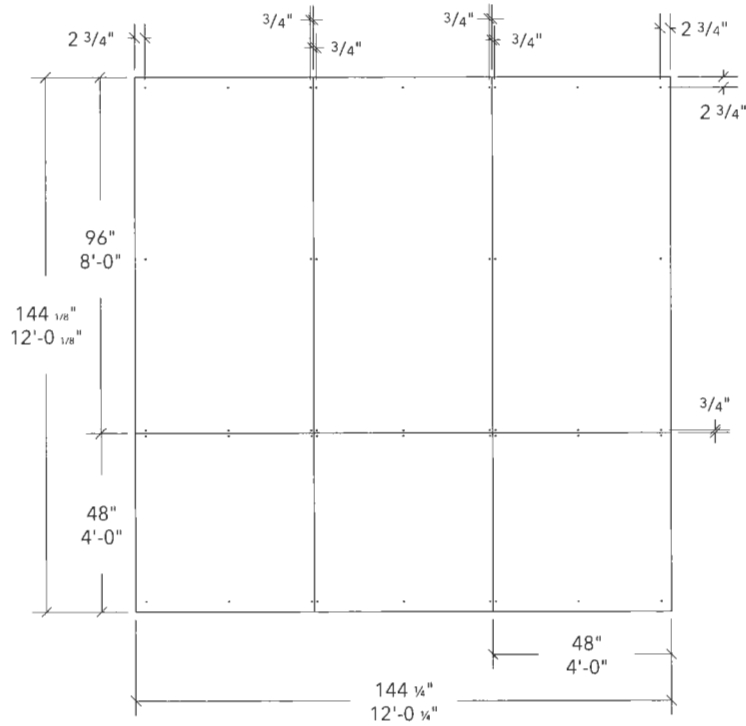
POWER:
 N/A

CHANG: / REVISION RECORD

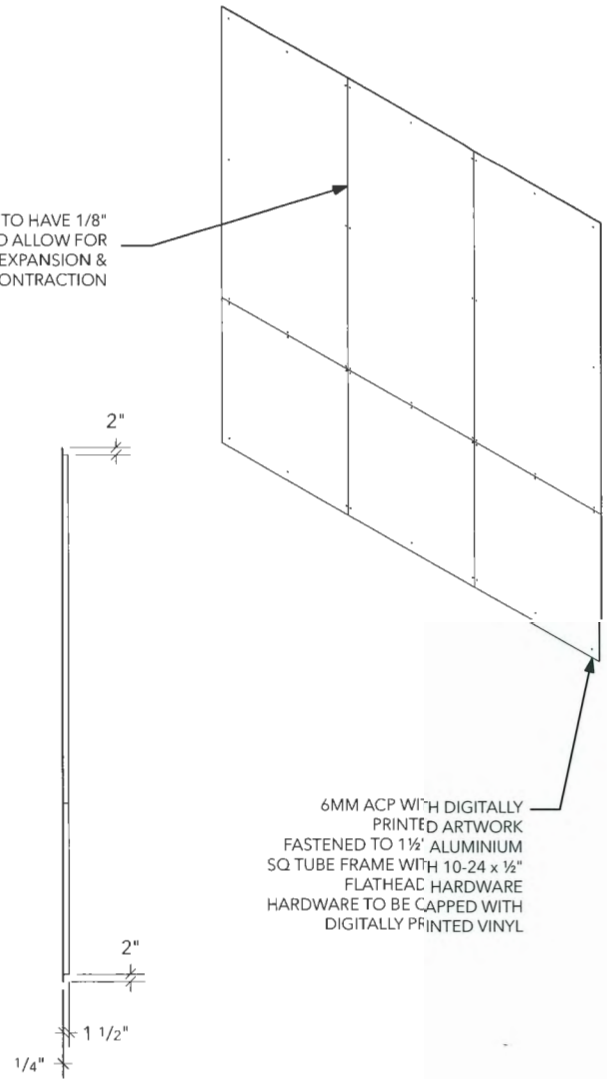
PROJECT LOCATION:
 #R33, STAVES TOWN HIGHWAY

FINAL SUBJECT TO SITE SURVEY,
 TYPING AND SIGNATURE APPROVAL

APPROVED: _____
 SITE APPROVAL: _____



PANELLING TO HAVE 1/8" GAP TO ALLOW FOR THERMAL EXPANSION & CONTRACTION



6MM ACP WITH DIGITALLY PRINTED ARTWORK FASTENED TO 1 1/2" ALUMINIUM SQ TUBE FRAME WITH 10-24 x 1/2" FLATHEAD HARDWARE TO BE CAPPED WITH DIGITALLY PRINTED VINYL

PANELS A: GENERAL DIMENSIONS
 SCALE: 3/8" = 1'

IDR # / CLIENT / PROJECT LEAD
 457R / TURNING POINT HOUSING SOCIETY
 TRISTAN ALLAN
 DRAFTSPERSON: ANDY SOLOMAN

DATE: OCT 28, 2024
 1.1

DESCRIPTION
 VINYL WRAPPED 6MM
 ALUMINIUM PANEL ON
 ALUMINIUM SQUARE TUBE
 FRAME BACKER

COLORS / FINISHES
 DIGITALLY PRINTED VINYL

POWER
 N/A

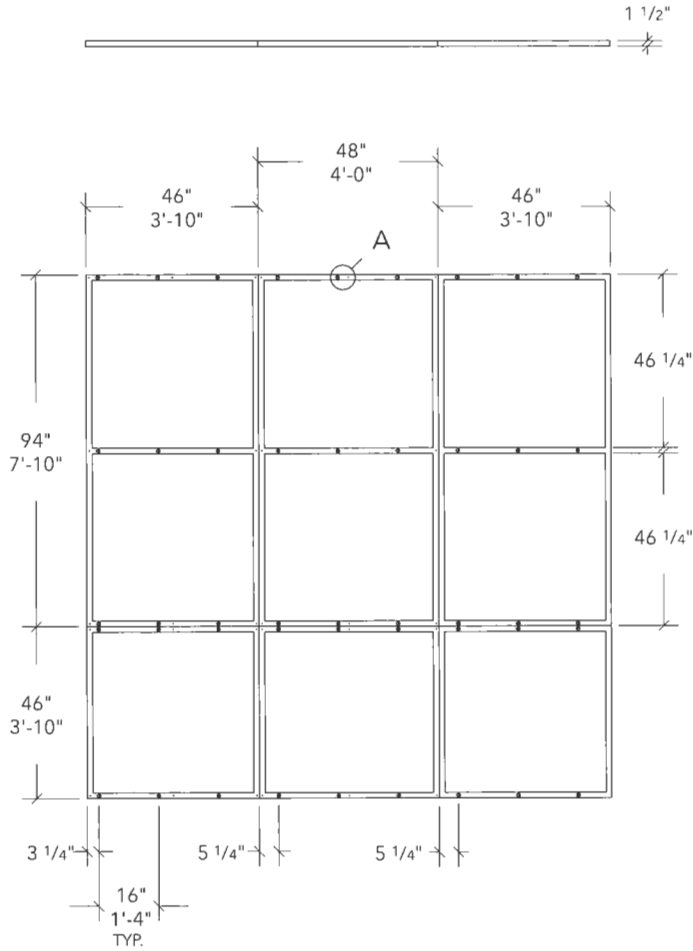
CHANG. / REVISION RECORDS

PROJECT LOCATION
 4800 STEVESTON HIGHWAY

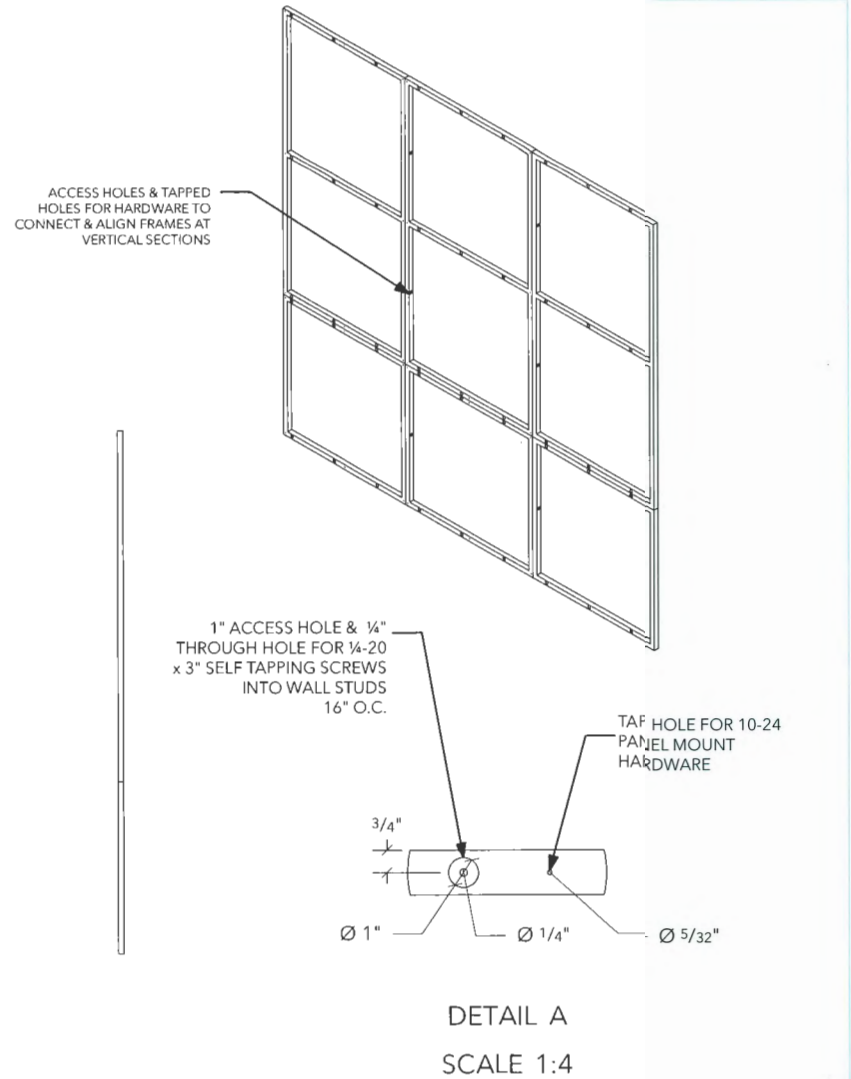
FINAL SUBJECT SITE SURVEY,
 PERMITS, AND/OR CLIENT APPROVAL

APPROVED: DATE APPROVED:

TDHx
 FABRICATORS
 SIGNS | DISPLAYS | ART



○ FRAME A: GENERAL DIMENSIONS
 SCALE: 3/8" = 1'



DETAIL A
 SCALE 1:4

JOB # / CLIENT / PROJECT LEAD
 4506
 TURNING POINT HOUSING SOCIETY
 TRISTAN ALLAN
 DRAFTSPERSON: ANDY SOLOMAN

DATE: OCT 28, 2024
 VERSION: 1.1

DESCRIPTION:
 VINYL WRAPPED 6MM
 ALUMINIUM PANEL ON
 ALUMINIUM SQUARE TUBE
 FRAME BACKER

COLORS / FINISHES:
 DIGITALLY PRINTED VINYL

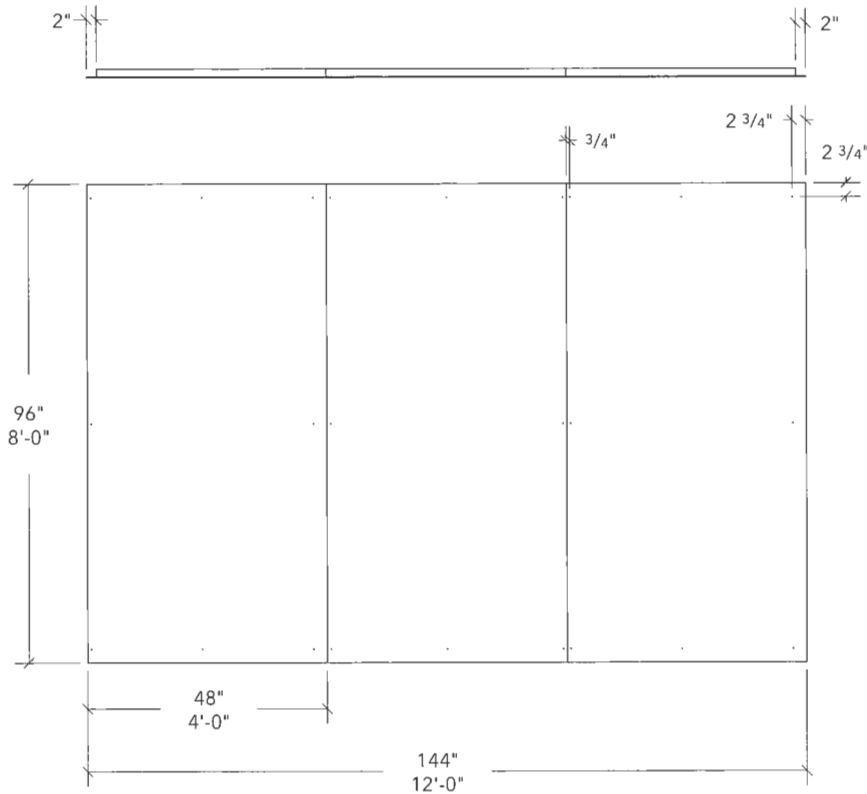
POWER:
 N/A

CHANGE / REVISION HISTORY

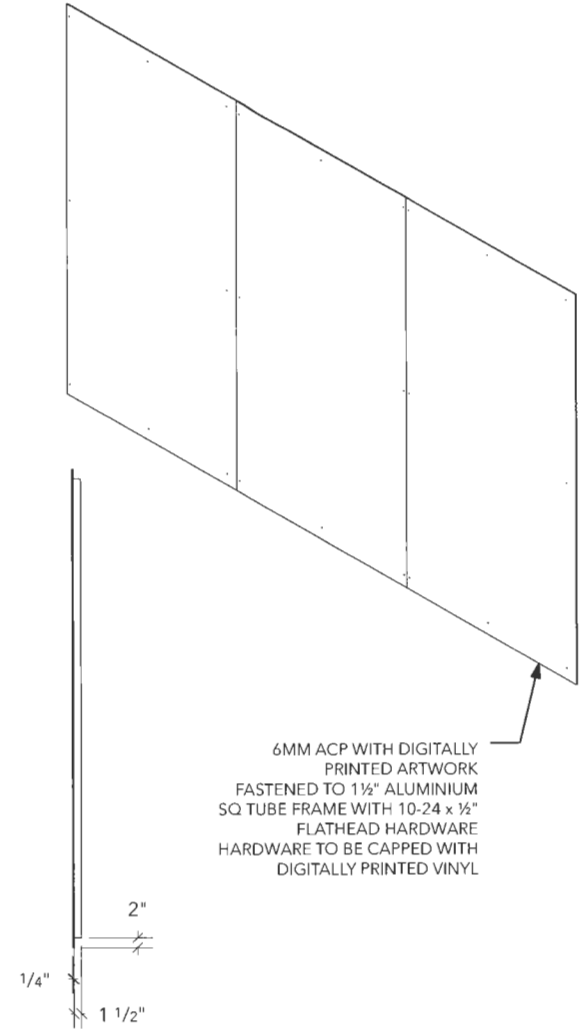
PROJECT LOCATION:
 4830 STEVENSON HIGHWAY

FINAL SUBJECT TO SITE SURVEY,
 PERMITS, AND/OR CLIENT APPROVAL

APPROVED: DATE APPROVED:



PANELS B: GENERAL DIMENSIONS
 SCALE: 1/2" = 1'



6MM ACP WITH DIGITALLY
 PRINTED ARTWORK
 FASTENED TO 1 1/2" ALUMINIUM
 SQ TUBE FRAME WITH 10-24 x 1/2"
 FLATHEAD HARDWARE
 HARDWARE TO BE CAPPED WITH
 DIGITALLY PRINTED VINYL

01B # / CLIENT / PROJECT #

4506
TURNING POINT HOUSING SOCIETY
TRISTAN ALLAN
DRAFTSPERSON: ANDY SOLOMAN

DATE OCT 28, 2024	VERSION # 1.1
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DESCRIPTION
VINYL WRAPPED 6MM
ALUMINIUM PANEL ON
ALUMINIUM SQUARE TUBE
FRAME BACKER

COLORS / FINISHES
DIGITALLY PRINTED VINYL

POWER
N/A

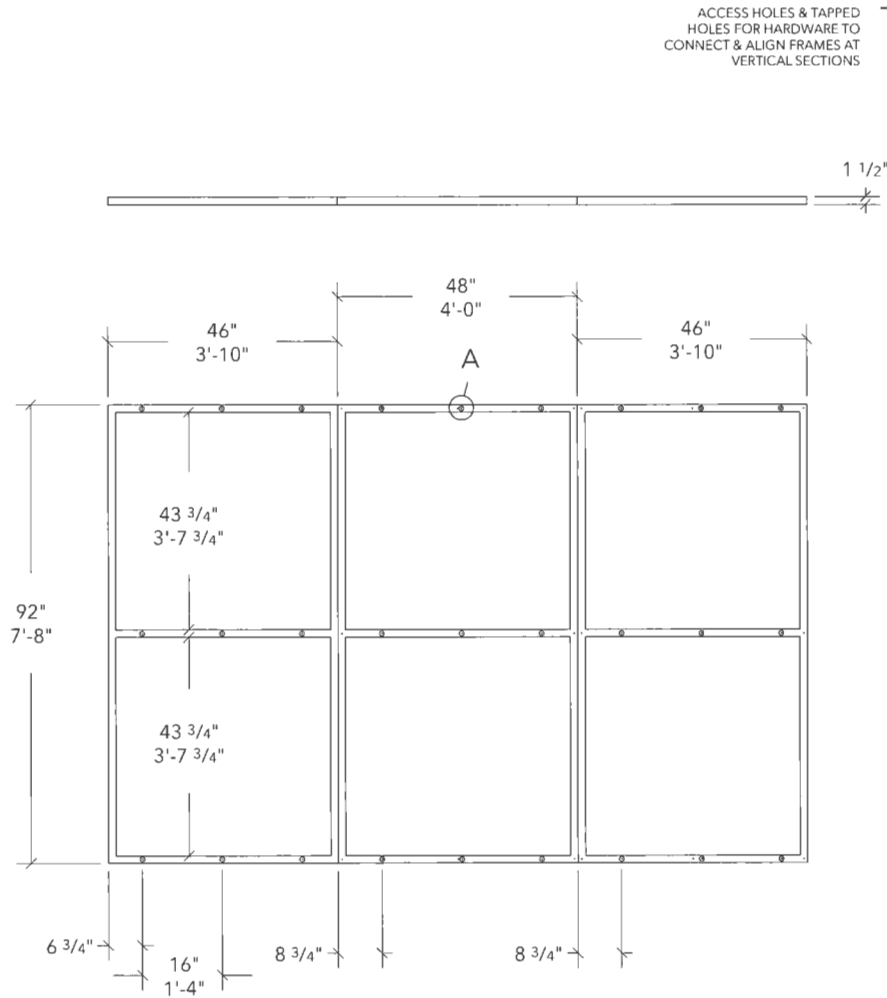
CHANGE / REVISION RECORDS

PROJECT LOCATION
#R33_STAVESTON HIGHWAY

FINAL SUBJECT TO APPROVAL
PERMITS AND/OR PERMIT APPROVAL

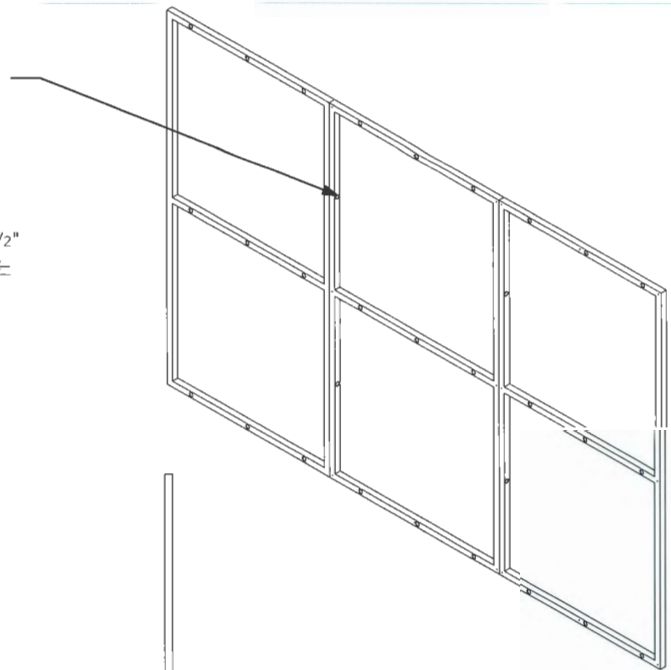
APPROVED	DATE APPROVED

TDHx
FABRICATORS
SIGNS | DISPLAYS | ART



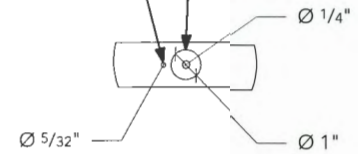
○ FRAME B: GENERAL DIMENSIONS
SCALE: 1/2" = 1'

ACCESS HOLES & TAPPED
HOLES FOR HARDWARE TO
CONNECT & ALIGN FRAMES AT
VERTICAL SECTIONS



TAP HOLE FOR 10-24
PANEL MOUNT
HARDWARE

1" ACCESS HOLE & 1/4"
THROUGH HOLE FOR 1/4-20
x 3" SELF TAPPING SCREWS
INTO WALL STUDS
16" O.C.



DETAIL A
SCALE 1:4

IPB # / CLIENT / PROJECT LEAD
 4506
 TURNING POINT HOUSING SOCIETY
 TRISTAN ALLAN
 DRAFTSPERSON: ANDY SOLOMAN

DATE
 OCT 28, 2024

VERSION #
 1.1

DESCRIPTION
 VINYL WRAPPED 6MM
 ALUMINIUM PANEL ON
 ALUMINIUM SQUARE TUBE
 FRAME BACKER

COLORS / FINISHES
 DIGITALLY PRINTED VINYL

POWER
 N/A

CHANGE / REVISION RECORDS

PROJECT LOCATION
 4831 STEVESTON HIGHWAY

FINAL SUBJECT TO CITY SURVEY,
 PERMITS, AND/OR CLIENT APPROVAL

APPROVED DATE APPROVED



PANEL A: INSTALLATION
 SCALE: 1/8" = 1'

JOB # / CLIENT / PROJECT LEAD
 4506
 TURNING POINT HOUSING SOCIETY
 TRISTAN ALLAN
 DRAFTSPERSON: ANDY SOLOMAN

DATE: OCT 28, 2024
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 VINYL WRAPPED GMM
 ALUMINIUM PANEL ON
 ALUMINIUM SQUARE TUBE
 FRAME BACKER

COLORS / FINISHES:
 DIGITALLY PRINTED VINYL

POWER:
 N/A

CHANG / HI VISION HI CO-HIS

PROJECT LOCATION:
 4831 STEVESTON HIGHWAY

FINAL SUBJECT TO SITE SURVEY,
 PERMITS, AND/OR CLIENT APPROVAL

APPROVED: _____ DATE APPROVED: _____



PANEL B: INSTALLATION
 SCALE: 1/8" = 1'