



**Development Permit Panel
Wednesday, December 13, 2023**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Joe Erceg, General Manager, Planning and Development, Chair
Cecilia Achiam, General Manager, Community Safety
Peter Russell, Director, Sustainability and District Energy

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 29, 2023 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 23-025993
(REDMS No. 7412868)**

APPLICANT: Anthony Boni (Boni Maddison Architects)

PROPERTY LOCATION: 4831 Steveston Highway

INTENT OF PERMIT:

1. Permit the construction of a three-storey 25-unit affordable rental housing building at 4831 Steveston Highway on a site zoned “Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)”; and
2. Vary the provisions of Richmond Zoning Bylaw No 8500 to allow 37 per cent of the required vehicle parking spaces to be small car spaces.

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Applicant's Comments

Anthony Boni, Boni Maddison Architects, 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:

- the proposed supportive housing project includes 25 affordable rental apartment units with 10 two-bedroom units and 15 studio units;
- the building's form and character is consistent with its intended use and residential neighbourhood context;
- the proposed building is sited and designed to provide an appropriate interface with the neighbouring townhouse development to the west and the Railway Greenway to the east and takes into consideration the existing Right-of-Way for the sanitary force main along the east edge of the subject site;
- the subject site grade will be raised above existing grade to comply with the City's Flood Construction Level requirement for the building; the southern portion of the site will require retaining walls to be installed along portions of the west property line and adjacent to the sanitary sewer Right-of-way along the east property line;
- semi-transparent fencing is proposed along the perimeter of the subject site and in order to provide screening to outdoor amenity areas;
- the project includes 14 Basic Universal Housing (BUH) units, two of which are fully accessible;
- common indoor and outdoor amenity areas are proposed to provide opportunities for covered and outdoor seating, relaxing, dining, urban agriculture gardening, and children's play, among others;
- vehicle access is located as far west as possible from the corner of Steveston Highway and Railway Avenue;
- the project includes indoor and outdoor bicycle parking; and
- office, programming amenity spaces will be provided to support the tenants that will be housed in the proposed building.

Kristin Defer, ETA Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project, noting that (i) the proposed common amenity spaces are distributed in different areas, (ii) the outdoor amenity deck is located adjacent to the indoor amenity space, (iii) a row of trees will be installed on the west side to provide privacy from neighbours, (iv) a flowering feature tree is proposed at the front of the building entrance, (v) flowering trees are also proposed at the south edge to provide a welcoming experience for people entering the subject site, and (vi) native and low-maintenance species are proposed for planting on-site.

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Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there is no retaining wall along the east property line of the development, (ii) the retaining wall along a portion of the west property line has a four-foot fence on top and the height of the retaining wall decreases downward to the south, and (iii) there are two existing trees along the east property line that will be relocated to the adjacent Railway Greenway to provide protection.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed variance associated with the project is a technical variance based on the overall number of required parking stalls provided, (ii) the project is required to provide, i.e. 11 parking stalls, which does not meet the Zoning Bylaw provision that allows small car parking stalls if more than 31 parking stalls are provided, (iii) the proposed variance will allow the project to provide the maximum number of parking stalls and is consistent with the approach of larger developments providing small car parking stalls, (iv) all parking stalls, including the visitor parking stalls, will be provided with Level 2 electric vehicle (EV) charging stations, (v) the building has been designed to achieve Level 4 of the BC Energy Step Code, and (vi) the Servicing Agreement associated with the project includes frontage works and site services.

In reply to a query from the Panel, Mr. Craig noted that the project's target for Energy Step Code Level 4 compliance exceeds the required energy efficiency for the proposed building.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) the project is modest and functional, (ii) attention has been given to the project's interface with the neighbouring townhouse development to the west and the adjacent greenway to the east, and (iii) the project will provide additional housing needed in the City.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a three-storey 25-unit affordable rental housing building at 4831 Steveston Highway on a site zoned “Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)”;* and
2. *vary the provisions of Richmond Zoning Bylaw No 8500 to allow 37 per cent of the required vehicle parking spaces to be small car spaces.*

CARRIED

2. New Business

None.

3. Date of Next Meeting: January 17, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:58 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 13, 2023.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
December 13, 2023



Community Garden
North of the site

On-site
Sanitary Force Main
Traversing Through
the Site

Maximize setback to
adjacent buildings

Right of Way for
Sanitary line

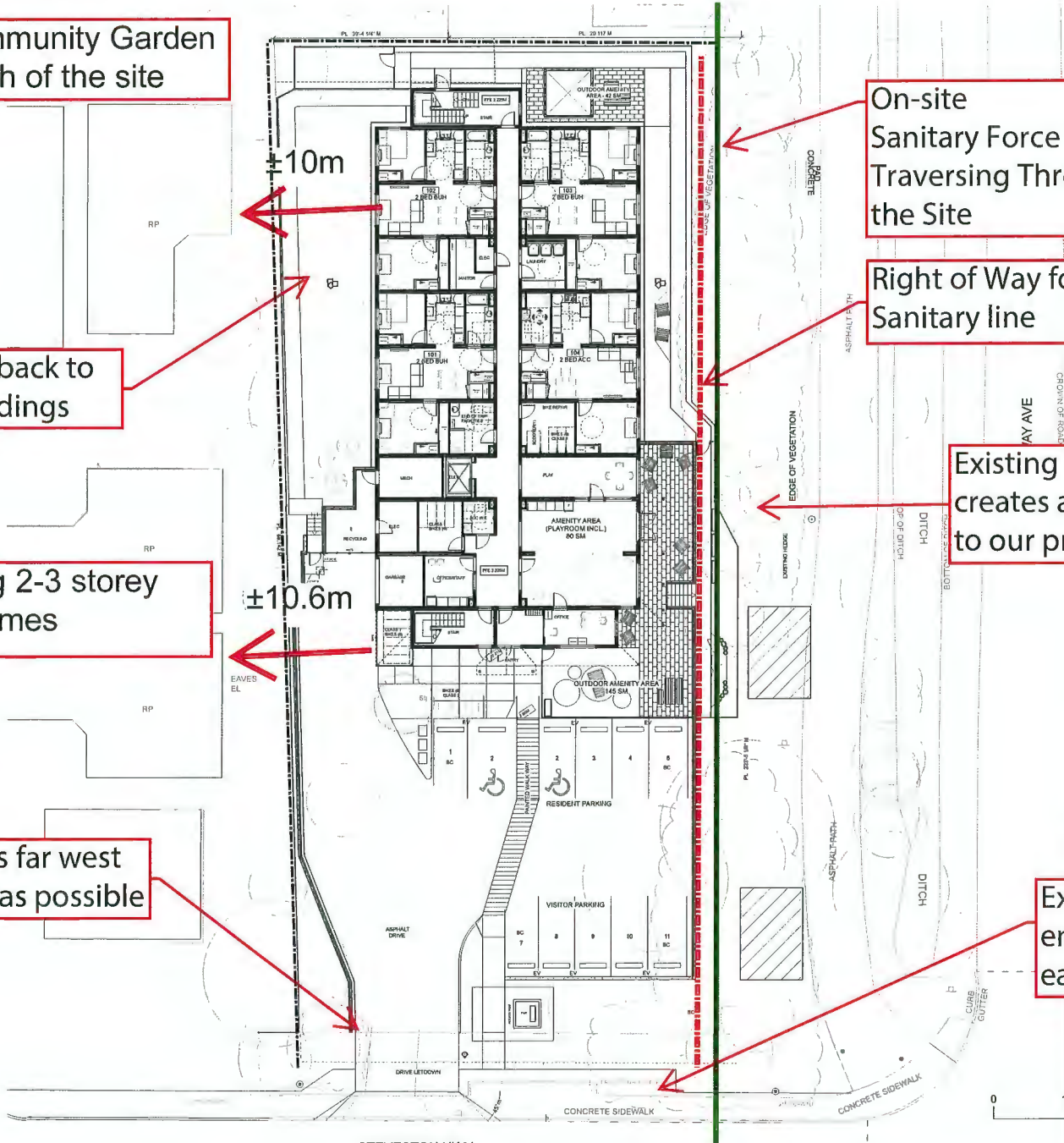
Existing 2-3 storey
townhomes

Existing Greenway lot -
creates a natural buffer
to our project

Access point, as far west
of intersection as possible

Existing Bus stop
enlarged and moved
east

Context



1 Site Plan
A1.3 Scale: 1:130



STEVESTON HWY

Exit path from north stair

Gazebo, seating

Typical module spans width of the building - defined proportions to the building

East side preferred location for privacy of open space, connected to interior amenity spaces

Staff overview of open spaces and entry

Options for seating, gathering, play

Ensure safe and secure indoor and outdoor spaces. Limit overlook from public or semi-public areas.

Mech/Elect Rooms

Recycling

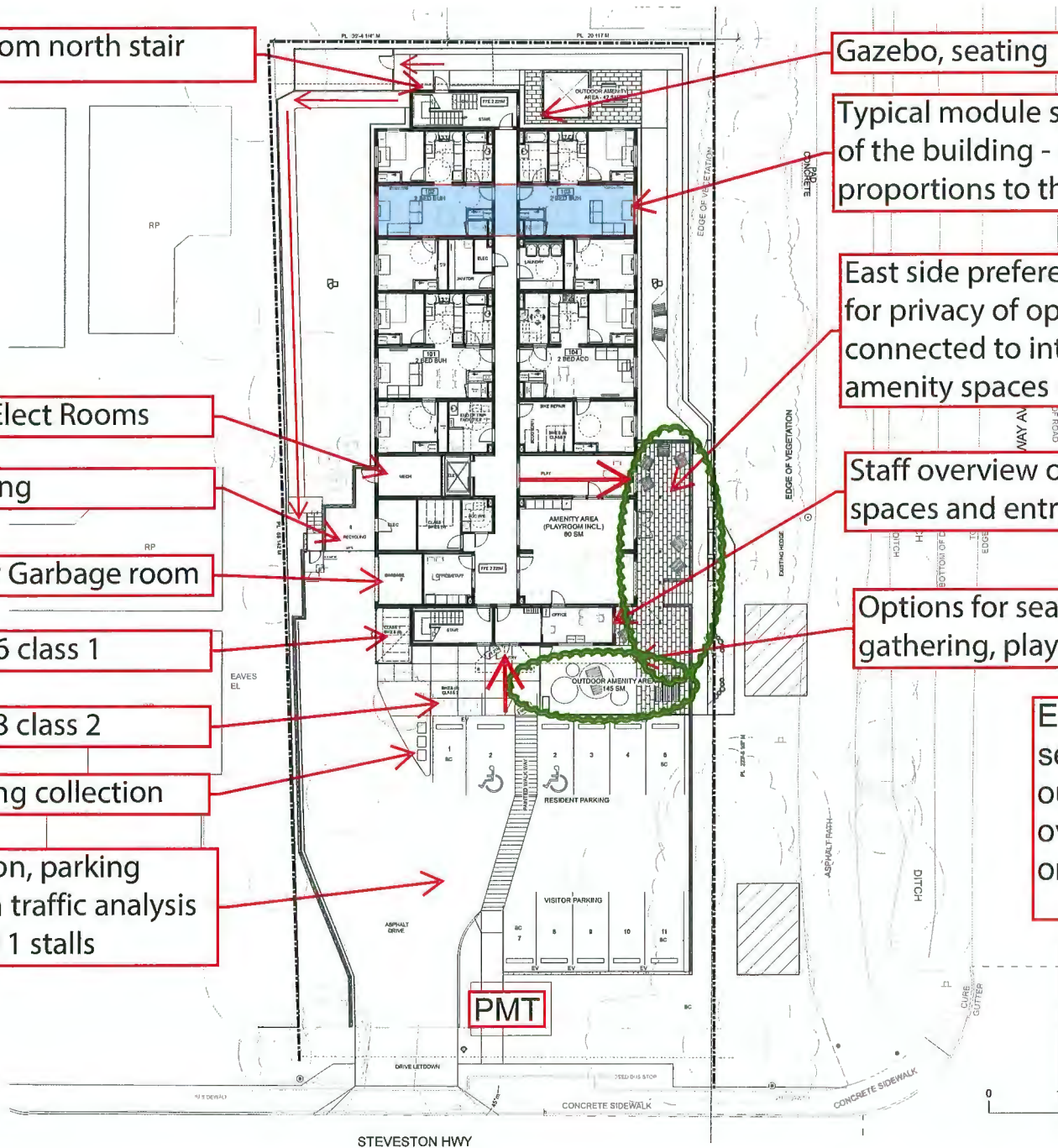
Interior Garbage room

Bikes - 6 class 1

Bikes - 8 class 2

Recycling collection

Circulation, parking based on traffic analysis studies, 11 stalls



1 Site Plan
A1.3 Scale: 1:130



Site Layout

Lower Grade @ west end of site - mediates with existing sites

Site meets existing grades at property line

Stepping retaining to minimize at property

4 foot fence on retaining

Grade slopes from building to meet elevation at property line, retaining walls follow

Lower Grade @ east & north end of site

Site meets existing grades at property line

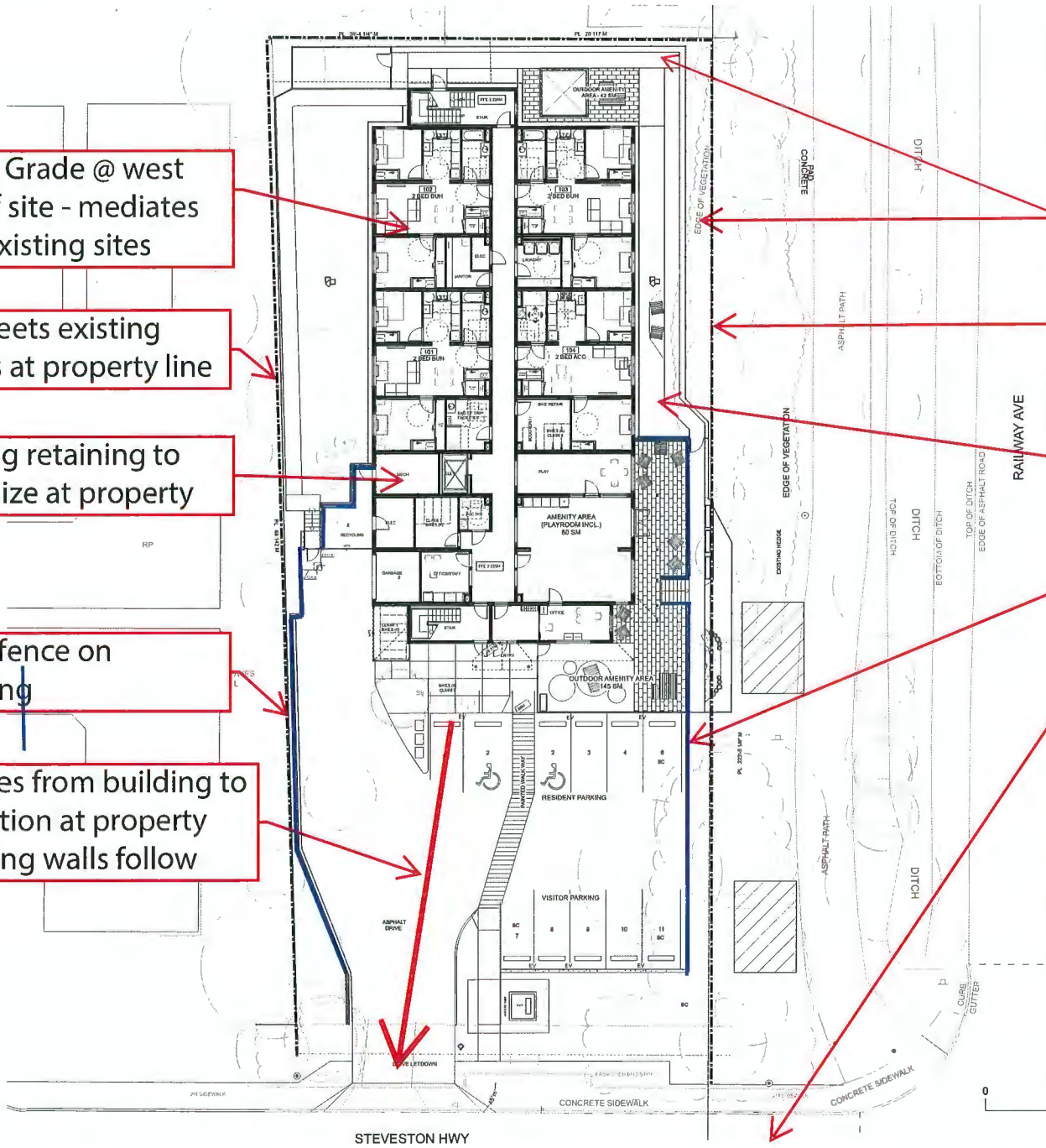
±1.0m difference at north end of retaining wall

Retaining Walls

Flood Control Level in road.

Entry, amenity, garbage all require to be flush with exterior grade

Site Grading

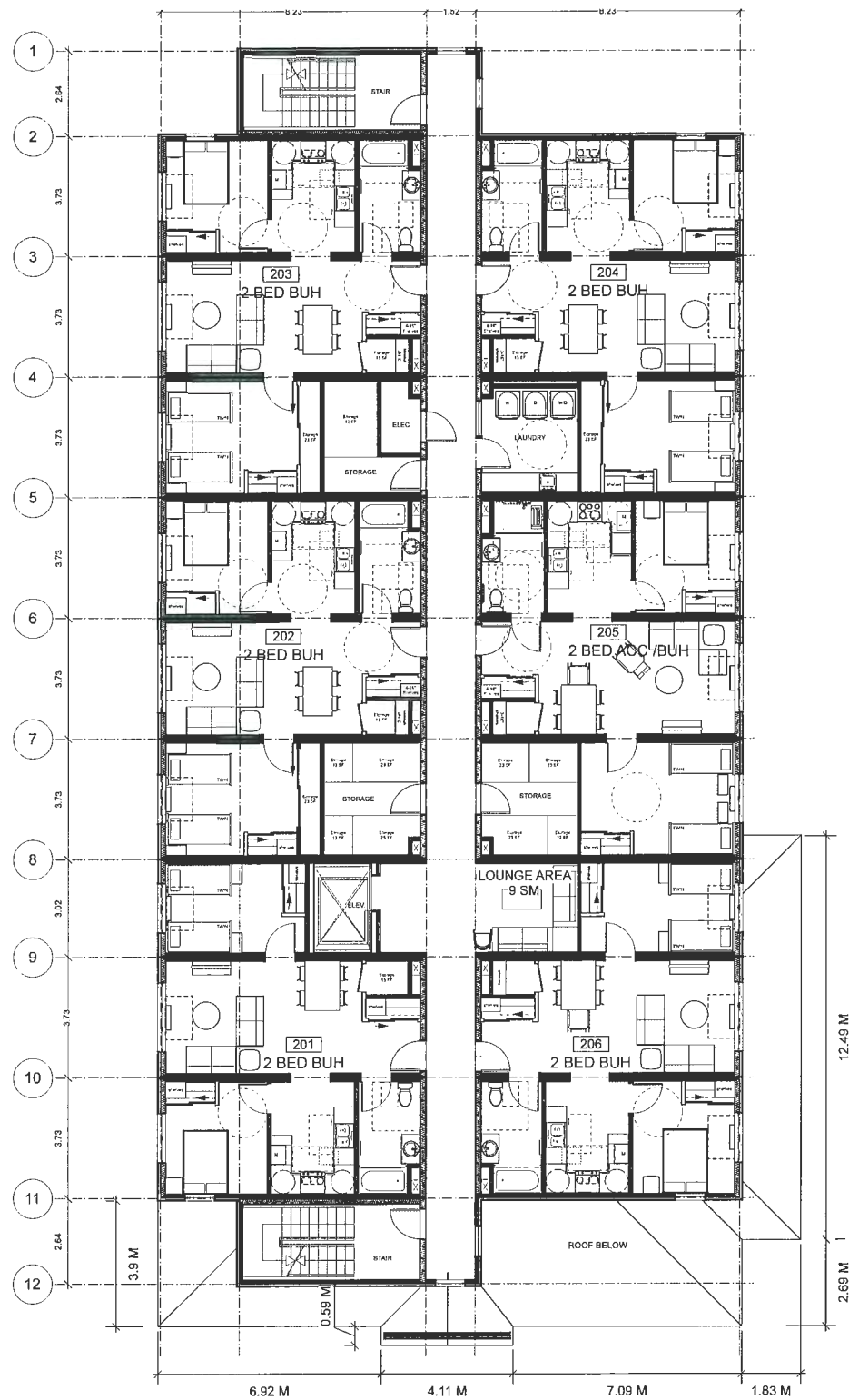


1 Site Plan
A1.3 Scale: 1:130





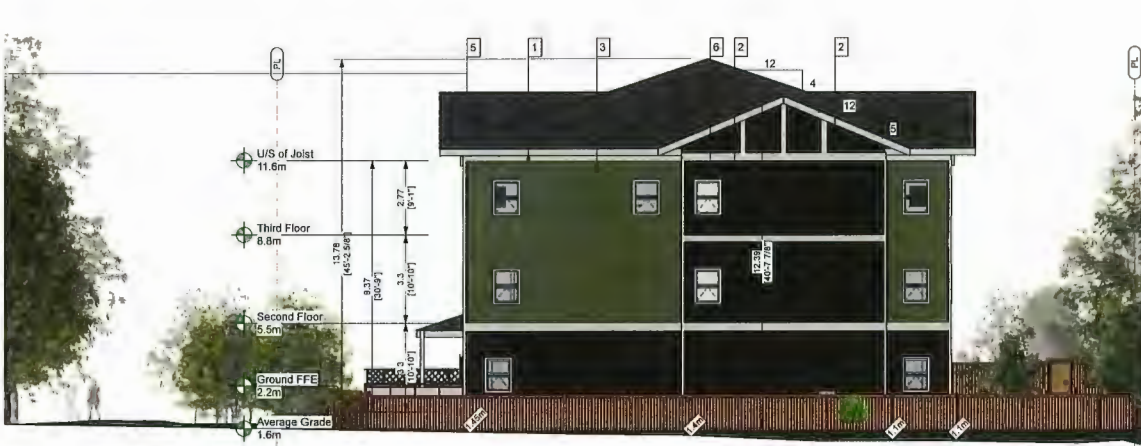
- Ground Floor:**
- 4 2 Bedroom BUH, 1 Accessible
 - Amenity, play
 - Offices
 - Bikes, 10 Class 1 inside 6 Outside. 8 Class 2 outside
 - End of Trip Facility
 - Laundry



Second Floor:
 -6 2 Bedroom BUH, 1
 Accessible
 -Laundry
 -Storage
 -Lounge



Third Floor:
 -15 Studios, 4 BUH
 -Laundry
 -Storage



North Elevation 8-8 Scale: 1:96



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



West Elevation 7 Scale: 1:96



1. TRIM AT FASCIA, DOORS & WINDOWS

Hardie® Trim

HardieTrim® boards come finished with either the PrimePlus® factory primer and sealer or with ColorPlus® Technology. The ColorPlus® coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

5/4, 4/4 HardieTrim® board is a decorative non-load bearing trim product. 5/4 HardieTrim board is 25mm (1 in) thick, 4/4 HardieTrim board is 19mm (¾ in) thick, and both can be purchased in 3,038mm (10 ft) and 3,658mm (12 ft) lengths, based on local availability. In addition to frieze, rake, window, door, and corner details, 5/4, 4/4 HardieTrim boards may be used to construct light blocks, column wraps and decorative scroll work. Available in commonly-used nominal widths from 101mm (4 in) to 304mm (12 in).



2. SHINGLE CLADDING & BOARD AND BATTEN CLADDING

Hardie® Shingle

Hardie Shingle® siding is fiber-cement shingle siding for sidewall applications. HardieShingle siding is available as straight-edge panels or staggered-edge panels 1.2m (48 in) long by 406mm (16 in) high. HardieShingle panels also come as decorative half-round shingles. For smaller coverage areas, individual shingles are also available in 152mm (6 in), 203mm (8 in), and 305mm (12 in) widths. Please see your James Hardie dealer for local availability of these products.

Hardie Shingle® siding is available as a prefinished James Hardie product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products.

Hardie® Panel

HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. HardiePanel vertical siding is 7.5mm (5/16 in) thick and is available in 4 ft x 8 ft, 4 ft x 9 ft and 4 ft x 10 ft sizes. Hardie Panel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products.

HardieTrim® Batten Boards are a decorative non-load bearing trim product. HardieTrim® Batten Boards are 19mm (¾ in) thick, 64mm (2½ in) wide, and come on 3,658mm (12 ft) lengths.



NOTE: METAL FLASHING TO MATCH CLADDING

3. HORIZONTAL SIDING

Hardie® Plank

Hardie Plank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5¼ in. to 12 in. create a range of exposures from 4 in. to 10¼ in.



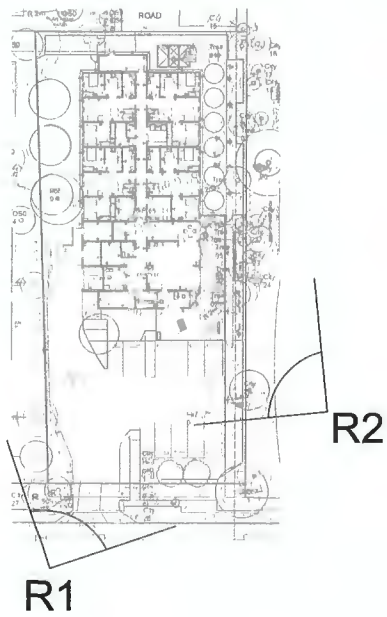
NOTE: METAL FLASHING TO MATCH CLADDING

FENCE STAIN





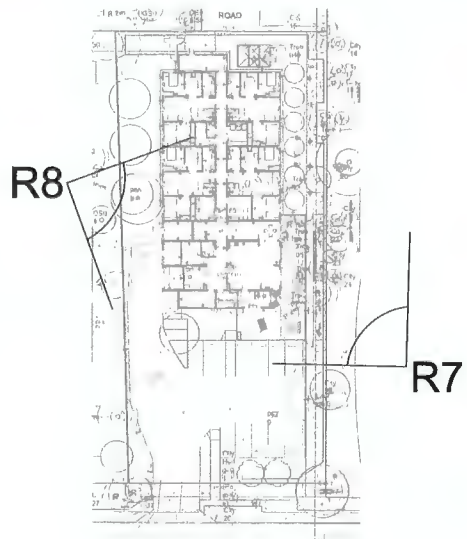
R1: BUILDING FROM ENTRY DRIVEWAY



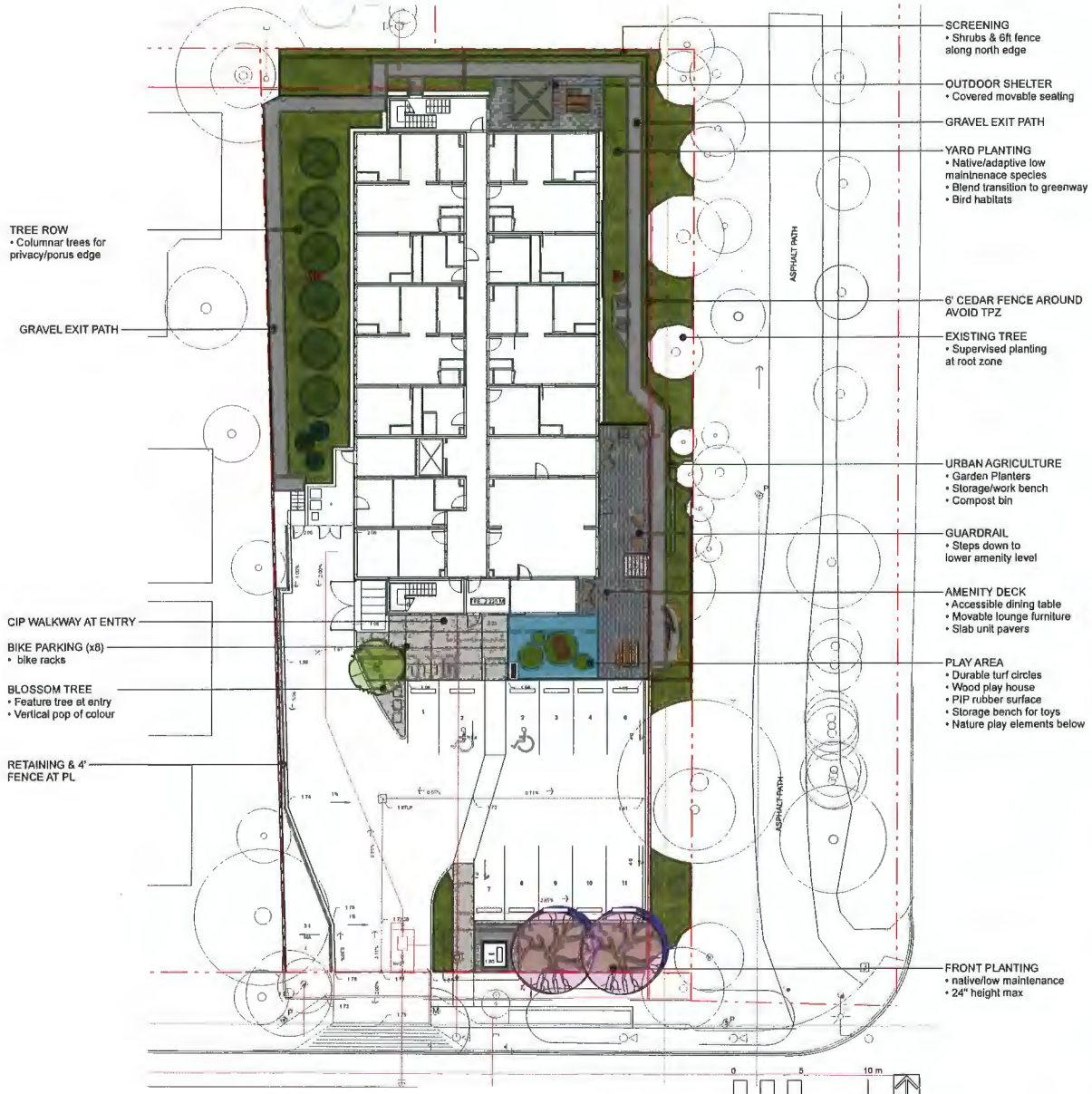
R2: BUILDING AMENITY AREA



R7: EAST FACADE FROM GREENWAY



R8: REAR BUILDING FROM RAILWAY GREENWAY



- SCREENING
 - Shrubs & 6ft fence along north edge
- OUTDOOR SHELTER
 - Covered movable seating
- GRAVEL EXIT PATH
- YARD PLANTING
 - Native/adaptive low maintenance species
 - Blend transition to greenway
 - Bird habitats
- 6' CEDAR FENCE AROUND AVOID TPZ
- EXISTING TREE
 - Supervised planting at root zone
- URBAN AGRICULTURE
 - Garden Planters
 - Storage/work bench
 - Compost bin
- GUARDRAIL
 - Steps down to lower amenity level
- AMENITY DECK
 - Accessible dining table
 - Movable lounge furniture
 - Slab unit pavers
- PLAY AREA
 - Durable turf circles
 - Wood play house
 - PIP rubber surface
 - Storage bench for toys
 - Nature play elements below
- FRONT PLANTING
 - native/low maintenance
 - 24" height max

- TREE ROW
 - Columnar trees for privacy/porus edge
- GRAVEL EXIT PATH
- CIP WALKWAY AT ENTRY
- BIKE PARKING (x8)
 - bike racks
- BLOSSOM TREE
 - Feature tree at entry
 - Vertical pop of colour
- RETAINING & 4' FENCE AT PL

Revision No.	Date	Revised By
A	2023-09-10	Revised by NZ
B	2023-09-23	Revised by PZ
C	2023-07-28	Revised by DP
D	2023-09-01	Revised by DP
E	2023-08-11	Issued by ADP
F	2023-10-23	Revised by DP
G	2023-11-20	Revised by DP

Issue No.	Date	Issue Notes
A	2023-09-10	Revised by NZ
B	2023-09-23	Revised by PZ
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D	2023-09-01	Revised by DP
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NOT FOR CONSTRUCTION

Professional Seal



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Project
Steveston Highway

4831 Steveston Highway
 Richmond, BC

Drawing Title
Landscape Illustrative Site Plan

Legal

Project Manager	Project ID
KD	22313
Drawn by	Rev
KD	1:150
Reviewed by	
DT	
Date	



BLOSSOM TREES



GARDEN PLANTERS



MOVEABLE FURNITURE



TURF PLAY CIRCLES IN PLAY SURFACE



PATIO SLAB PAVERS



STORAGE BENCHES



PLAY HUT



OUTDOOR SHELTER



Revision	No.	Date	Revised Notes

Issue	No.	Date	Issue Notes
A	2023-09-19		File Issued for PZ
B	2023-09-23		File Issued for PZ
C	2023-09-28		File Issued for CIP
D	2023-10-01		File Issued for CIP
E	2023-10-11		Issued for ADP
F	2023-10-23		File Issued for CIP
G	2023-11-20		File Issued for CIP

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Project
Steveston Highway

4831 Steveston Highway
Richmond, BC

Drawing Title
Landscape
Amenity Enlargement

Project Manager	Project ID
KD	22313
Drawn By	WJ
KD	1:50
Reviewed By	
DT	
Date	



NATIVE & LOW MAINTENANCE



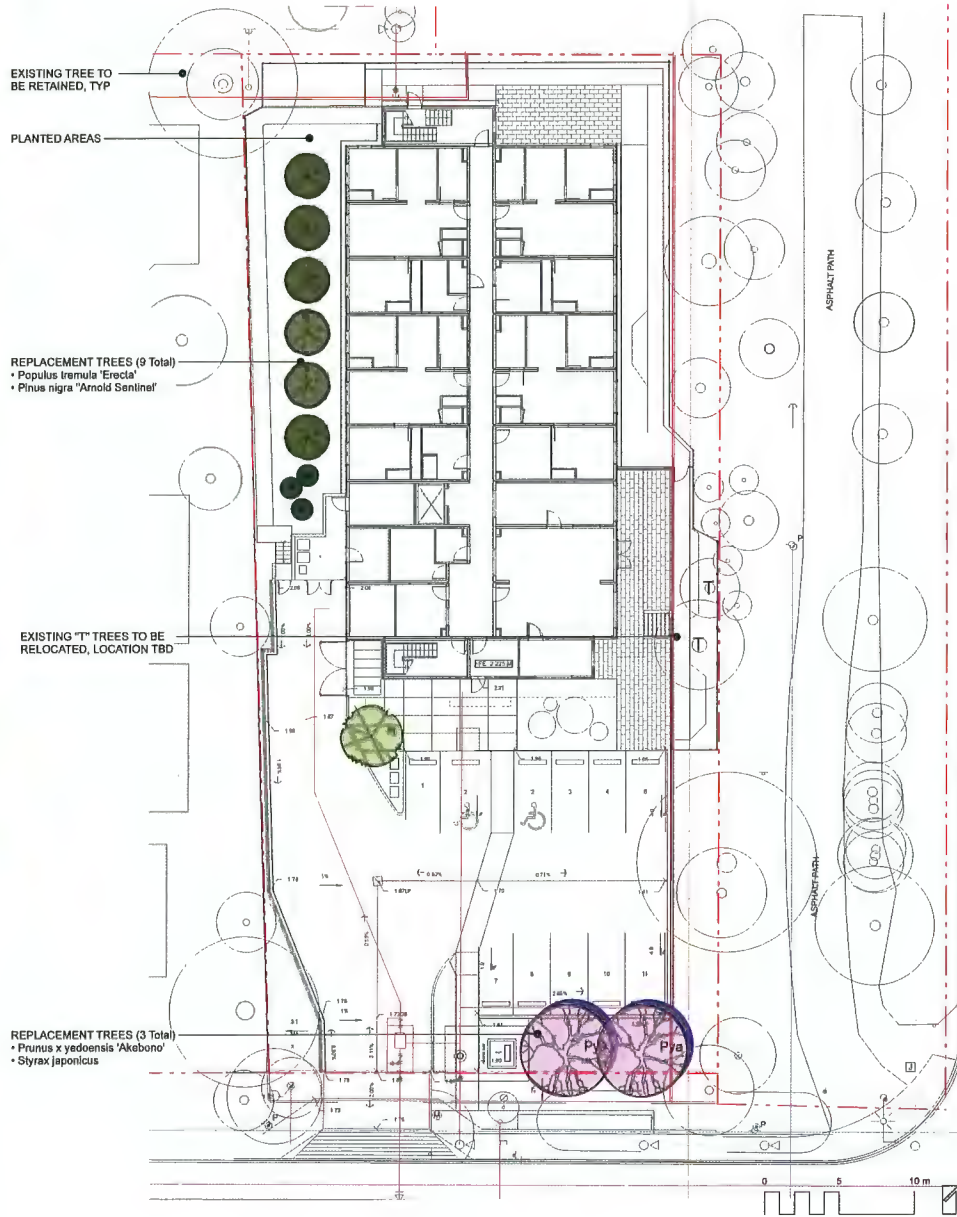
POPS OF COLOUR

TREES

Paa	3	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian pine
Pte	6	Populus tremula 'Erecta'	Swedish columnar aspen
Pya	2	Prunus x yedoensis 'Akebono'	Akebono cherry
Stj	1	Styrax japonicus	Japanese snowbell

SHRUBS / GROUNDCOVERS / PERENNIALS

Am	166	Achillea millefolium	yarrow
Auu	207	Arctostaphylos uva-ursi	kinnikinnick
Dfo	52	Dicentra formosa	pacific bleeding heart
Gem	53	Geranium macrorrhizum 'Bevan's Variety'	bigroot geranium
Ga	156	Gaultheria shallon	salal
Lm	76	Liriope muscari	blue lily turf
Lp	27	Lonicera pileata	box leaf honeysuckle
Mr	100	Malthonia repens	creeping Oregon grape
Pm	72	Polystichum munitum	sword fern
Pm'	40	Polystichum munitum*	Sword Fern
Pl	458	Pachysandra terminalis	Japanese spurge
Rfg	42	Rudbeckia fulgida 'Goldsturm'	black-eyed Susan
Sh	29	Sarcococca hookeriana	sweet box
Sr	36	Sarcococca ruscifolia	sweet box
Vot	73	Vaccinium ovatum 'Thunderbird'	Thunderbird evergreen huckle



Rev	No.	Date	Description

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D	2023-08-01	File Issued for IZ
E	2023-08-11	Issued for IZ
F	2023-10-22	File Issued for IZ
G	2023-11-20	File Issued for IZ

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Project
Steveston Highway

4831 Steveston Highway
 Richmond, BC

Drawing Title
**Landscape
 Plant Materials**

Layer

Project Number	22310
Client	KD
Scale	1:50
Drawn by	DT
Checked by	
Date	