



**Development Permit Panel
Wednesday, May 13, 2026**

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
Todd Gross, Director, Parks Services

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 April 29, 2026 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 24-046836
(REDMS No. 8372394)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and
5611/5613 Steveston Highway

INTENT OF PERMIT:

1. Permit the construction of 30 townhouse units at 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Highway on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum front yard setback from 6.0 m to 4.5 m; and
 - (b) reduce the minimum exterior side yard setback from 6.0 m to 5.1 m.

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Applicant's Comments

Ken Chow, applicant, 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 subject site comprises eight properties that extends west to Lassam Road and east to an existing 28-unit townhouse development;
- the subject site layout has a mid-site entry with an east-west drive aisle, two amenity areas that includes an amenity building, children's play area, mailboxes, and seating;
- the subject site will include three-storey units fronting Steveston Highway and two-storey duplexes on the north side;
- the developer is providing four solar panels per unit, five accessible duplex units and seven lock-off/secondary suites units that will be built out at project start;
- the landscape site plan includes two existing trees to be retained, including a noble fir tree located on the west side of the subject site. Two maple trees that will be evaluated and transplanted to the central amenity area at the time of construction;
- garbage and recycling will be door-to-door curbside pick-up; and
- the form and character of the building reflects a seaside design that features pitched roofs and gables, vertically oriented windows, soffit brackets, a light and neutral colour palette, board-and-batten siding, shed roofs over the main floor, and accentuated door entries for each unit.

Meredith Mitchell, M2 Landscape Architecture Inc., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project noting (i) the existing tree and amenity building area will include bark mulch and height appropriate plantings, (ii) additional plantings and the two retained maple trees will provide screening between the central amenity area and the rear yards, (iii) the duplex units will include patios and stairs down to the lawn with perimeter plantings adjacent to the fencing, (iv) privacy fencing and plantings will also be installed between each unit, (v) an additional tree is proposed at the end of the west drive aisle to provide separation between the parking area and the amenity area, and (vi) a gazebo will incorporate the mailboxes in the central amenity area.

In reply to queries from the Panel, the applicant noted that (i) the street frontage yards are all independent and designed to look like a single family homes with clear sight lines along the walkways to the City sidewalk, (ii) the front yards include patios and lawn space on each side of the walkways with plantings in between the sidewalk and the fencing; (iii) standard caliper trees along the frontage allows privacy screening between the fence and sidewalk, (iv) the amenity building area includes a covered pergola, patio seating and barbeque space, with ground oriented lighting at the base of the existing tree, and (v) the central amenity space includes the covered mailbox area, a children's play area designed

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for different age groups and an open lawn area.

Staff Comments

Joshua Reis, Director, Development noted that (i) the proposed development includes seven ground level lock-off units/secondary suites, (ii) all units in the development include aging in place features, (iii) five units are designed to meet the City's basic universal housing requirements and includes features that supports individuals in wheelchairs, (iv) access to Steveston Highway is restricted to right in, right out only, (v) proposed solar panels will provide electricity to the common areas of the development and would reduce common area electrical consumption, and (vi) as a condition of the rezoning, the applicant is required to enter a servicing agreement for frontage and utility works.

Panel Discussion

The Panel commented on the use and choice of landscaping for the project site and suggested to eliminate the heather plantings by the visitor parking stall adjacent to Unit D and replacing it with paving material.

In reply to query from Panel, the applicant noted that the strata council is responsible for maintaining the lawn areas.

In reply to further queries from Panel, the Chair noted that as a condition of the permits, the applicant must post a landscape security deposit for the installation with a 10% holdback to ensure a one-year survivability.

In reply to further queries from Panel, the applicant noted that the indoor amenity building is a multipurpose space for gatherings and meetings and includes a washroom and small sink and microwave area.

Correspondence

None.

Gallery Comments

None.

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Panel Discussion

The Panel expressed support for the application noting (i) the applicant's attention to detail within the design, (ii) the inclusion of the built accessible units, (iii) the inclusion of the solar PV for sustainable and green energy production, and (iv) future connection to the existing townhouse complex to the east for emergency drive aisle access will require modifications to the fencing on the adjacent property and the Panel encourages frequent communication with the adjacent strata council prior to work commencing.

The Panel directed staff will work with the applicant to review the landscaping adjacent to the visitor parking stall.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 30 townhouse units at 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Highway on a site zoned "Medium Density Townhouses (RTM2)"; and*
2. *vary the provisions of the Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum front yard setback from 6.0 m to 4.5 m; and*
 - (b) *reduce the minimum exterior side yard setback from 6.0 m to 5.1 m.*

CARRIED

2. New Business

None.

3. Date of Next Meeting: May 27, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:14 p.m.).

CARRIED

Development Permit Panel
Wednesday, May 13, 2026

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, May 13, 2026.

Wayne Craig
Chair

Andrea Mizuguchi
Legislative Services Associate

Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
May 13, 2026

DEVELOPMENT PERMIT A1

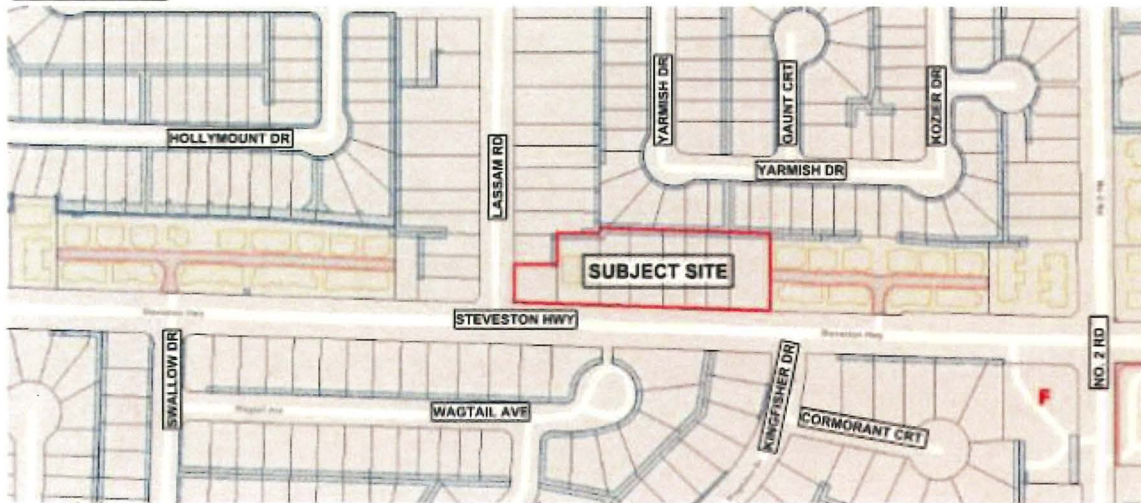
MARCH 31, 2026

PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT

5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5613/5611 STEVESTON HWY
RZ 21-939470 DP 24-046836



CONTEXT MAP



KEY PLAN



① 10680, 10860, AND 10860 LASSAM ROAD



② INTERSECTION AT LASSAM ROAD AND STEVESTON HWY



③ 5651 STEVESTON HWY



④ 11031 KINGFISHER DRIVE ALONG STEVESTON HWY



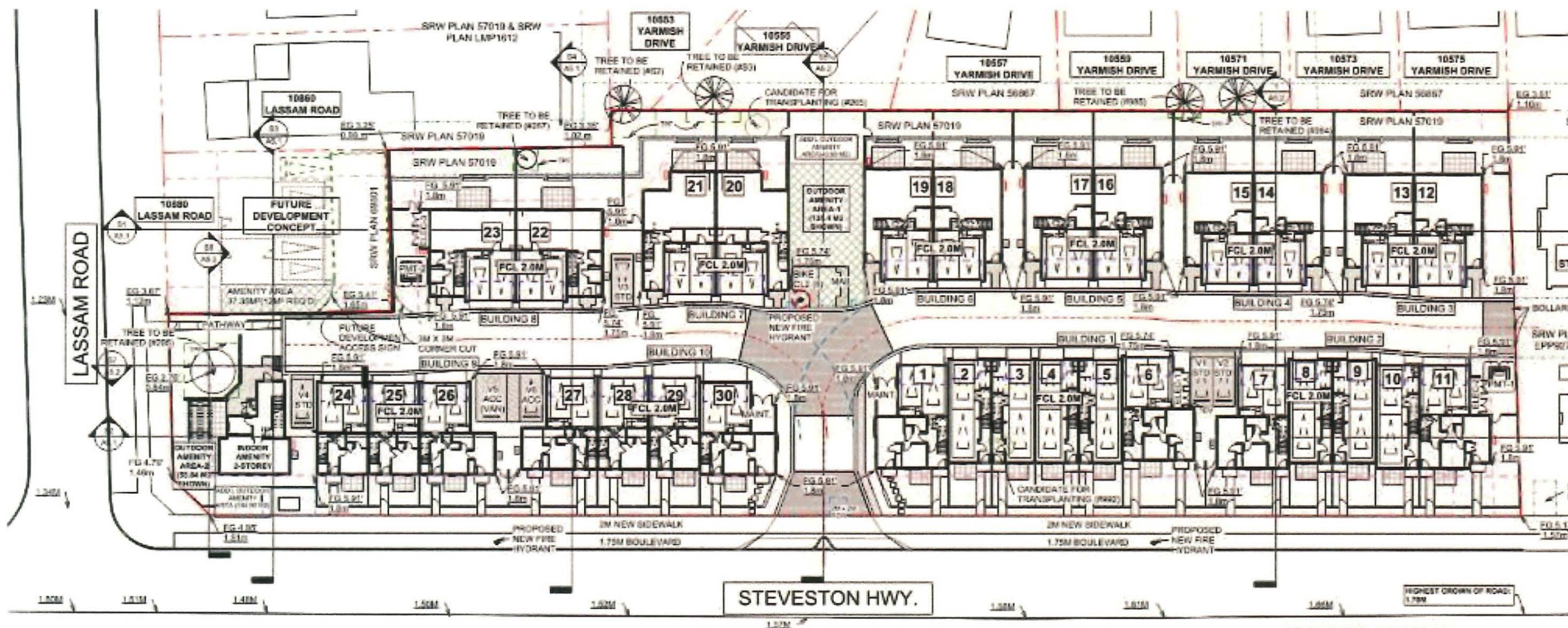
⑤ 5731 WAGTAIL AVE. ALONG STEVESTON HWY



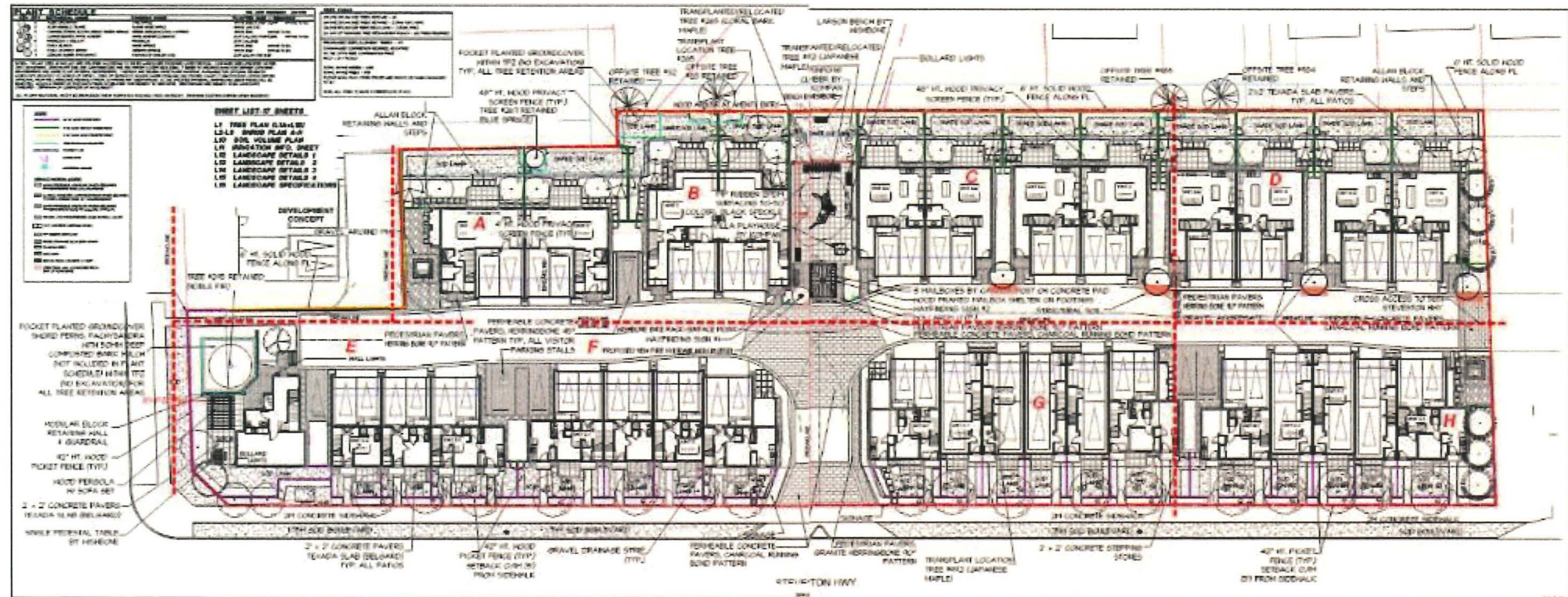
⑥ 5671 AND 5651 WAGTAIL AVE. ALONG STEVESTON HWY



⑦ 5631 AND 5611 WAGTAIL AVE. ALONG STEVESTON HWY



PROPOSED SITE PLAN
364' x 1-0"



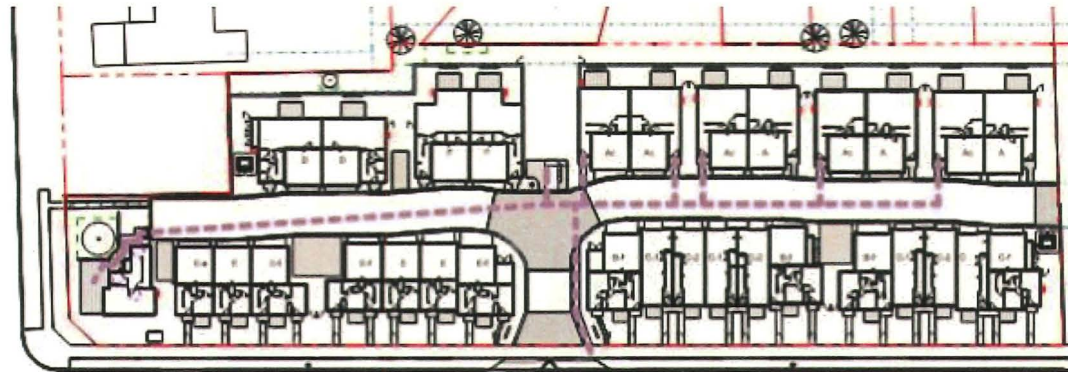
ACCESSIBILITY

- 1. ACCESSIBLE UNIT TYPE** - THE SIGNED REZONING CONSIDERATIONS REQUIRE 5 ACCESSIBLE UNITS CONSTRUCTED ON SITE.

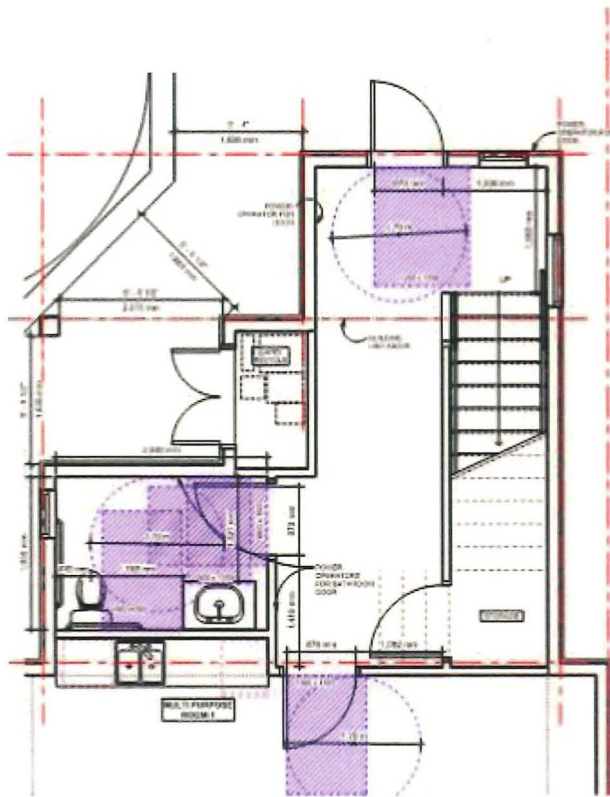
Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until five accessible units are constructed on site, in accordance to the accessible unit features included in Schedule A, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

THE FEATURES IN SCHEDULE 'A' ARE LISTED ON SHEET A2.6. THEY INCLUDE INSTALLED POWERED SEATLIFTS AT THE STAIRS, A FULLY ACCESSIBLE BEDROOM AND BATHROOM, AND OTHER FEATURES LISTED IN THE CONVERTIBLE UNIT GUIDELINES AND AGING-IN-PLACE MEASURES.

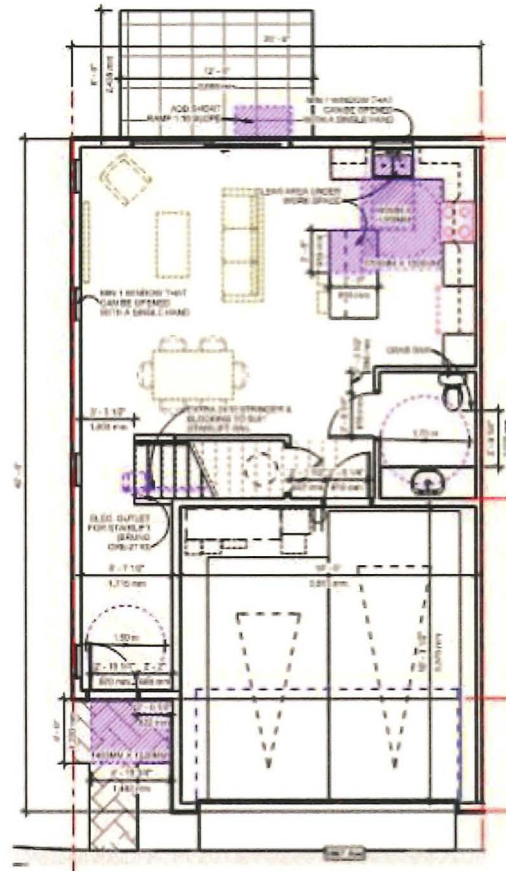
- 2. SITE - BARRIER-FREE PATHS FROM THE PUBLIC SIDEWALK TO ALL UNIT ENTRY STOOPS, THE INDOOR AMENITY BUILDING, THE ACCESSIBLE VISITOR PARKING STALL, AND TO THE COMMON AMENITY AREA MAILBOXES AND CHILDREN'S PLAY AREA.**



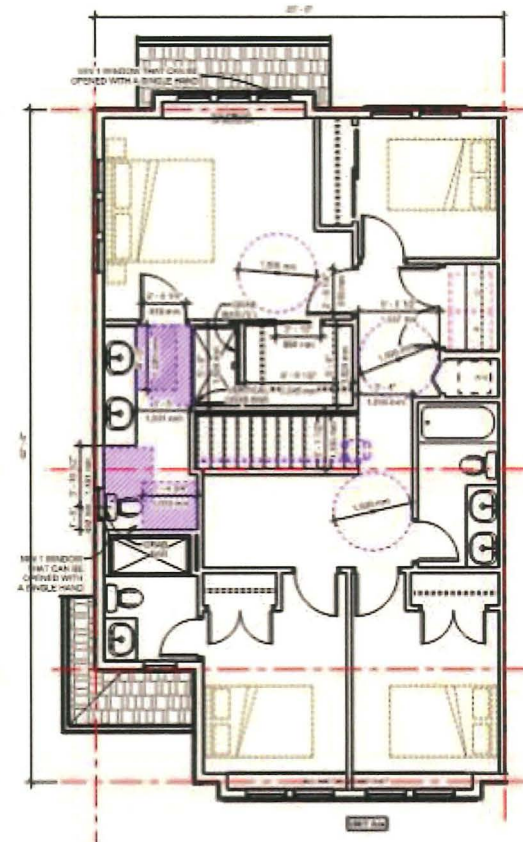
KEY PLAN - ACCESSIBLE PATHS



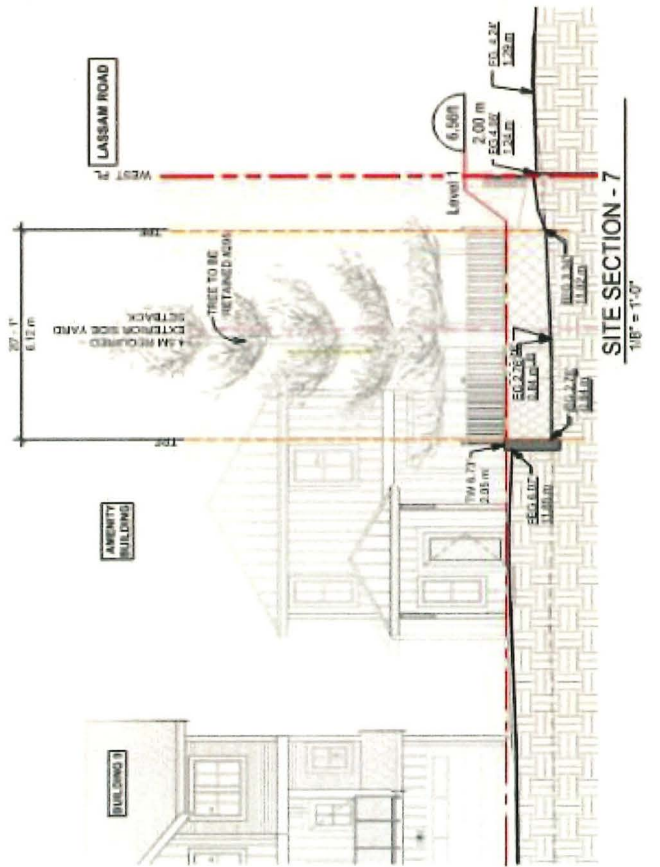
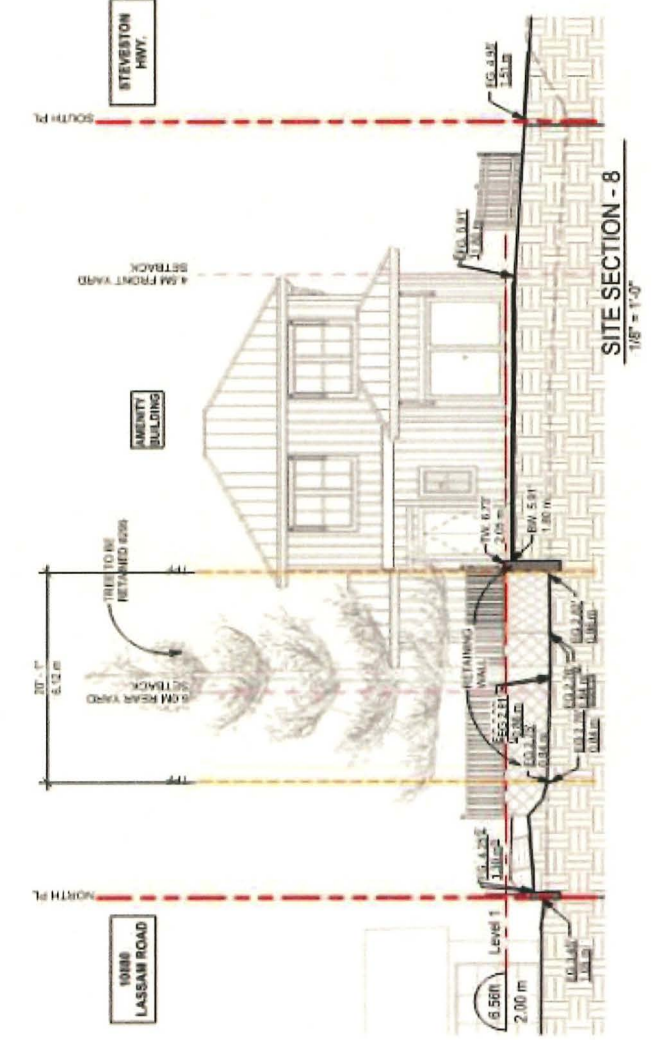
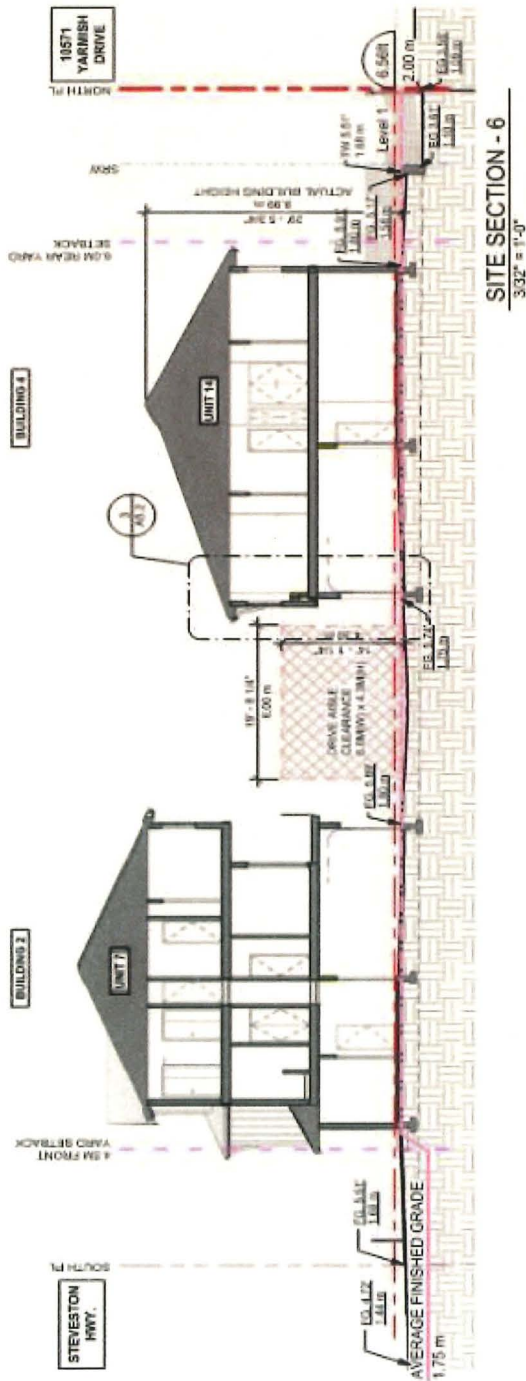
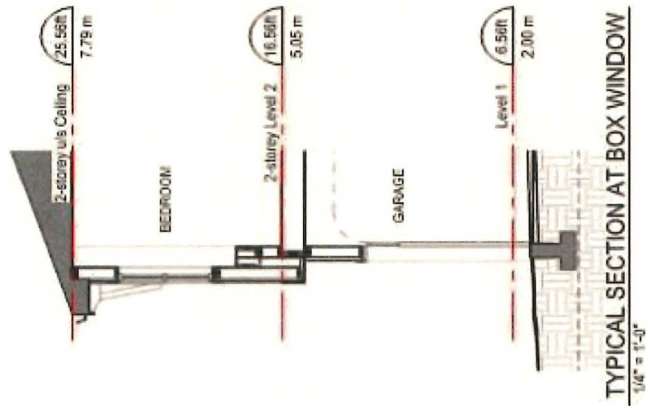
AMENITY BUILDING ACCESSIBILITY
SW 11.0

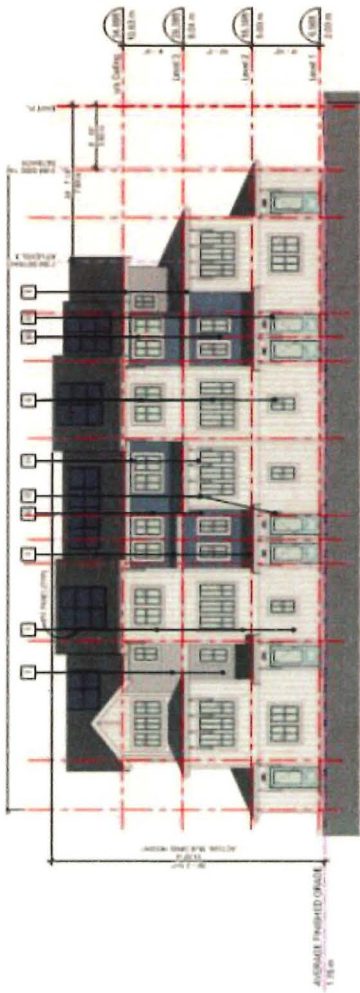


ACCESSIBLE UNIT (Aac) - Level 1
SW 11.0

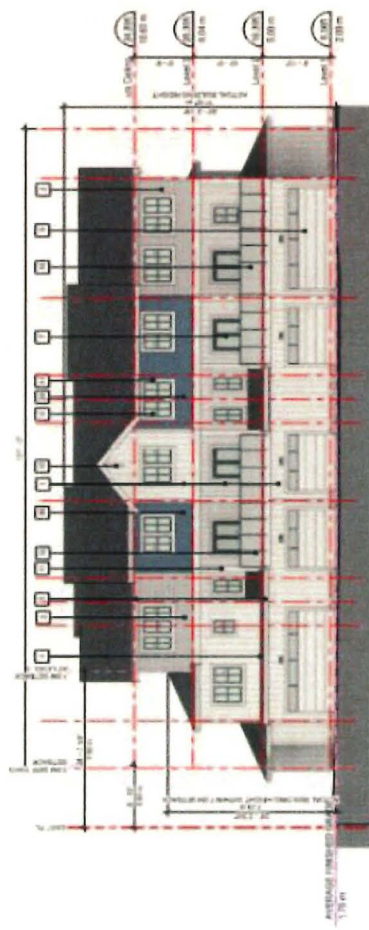


ACCESSIBLE UNIT (Aac) - Level 2
SW 11.0

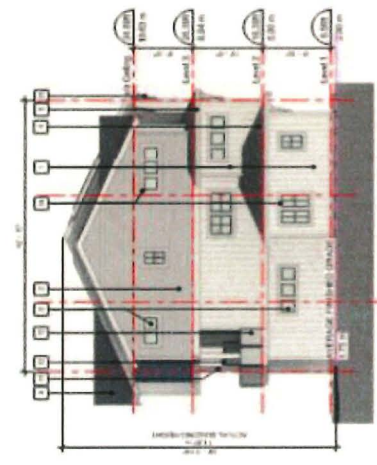




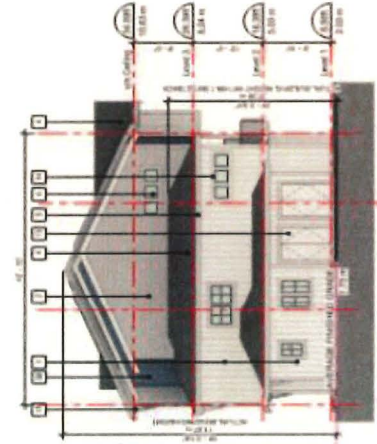
SOUTH ELEVATION - BUILDING 2



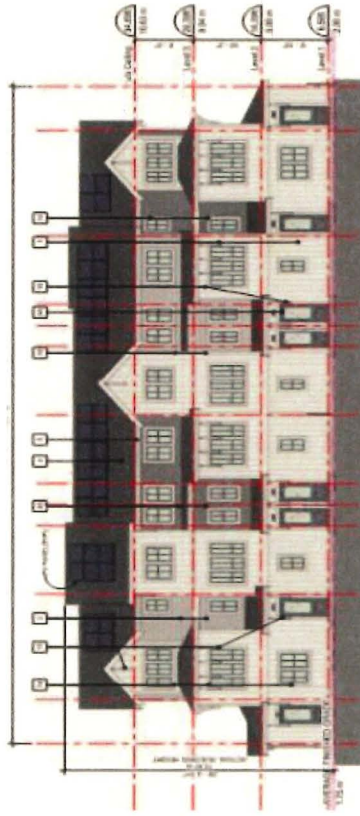
NORTH ELEVATION - BUILDING 2



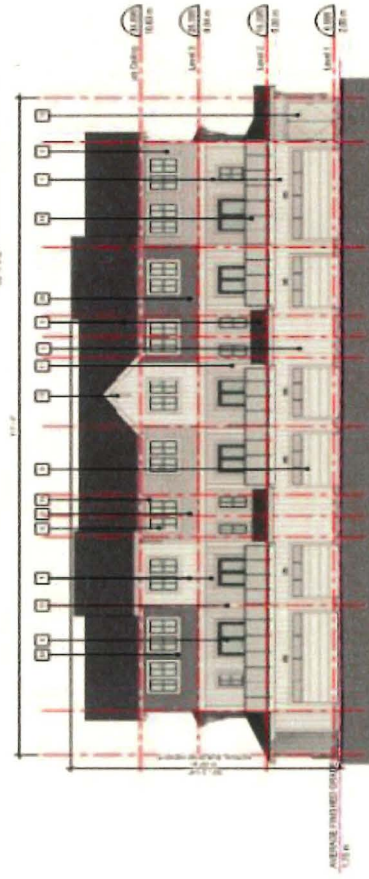
WEST ELEVATION - BUILDING 2



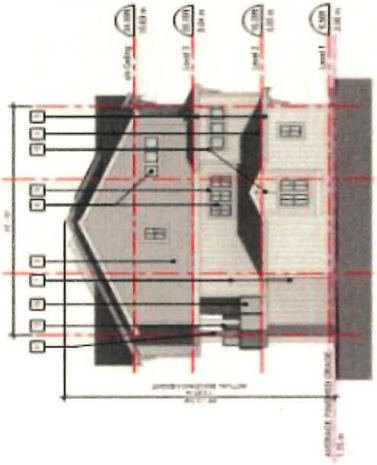
EAST ELEVATION - BUILDING 2



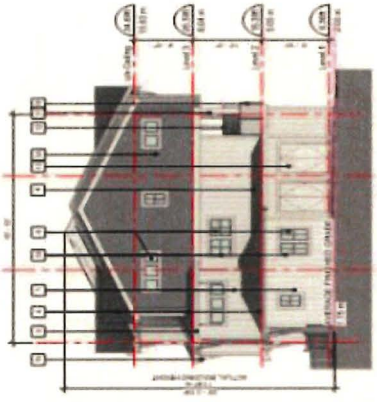
SOUTH ELEVATION - BUILDING 1



NORTH ELEVATION - BUILDING 1



WEST ELEVATION - BUILDING 1



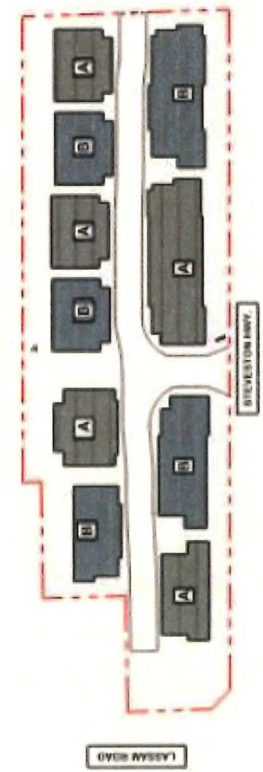
EAST ELEVATION - BUILDING 1



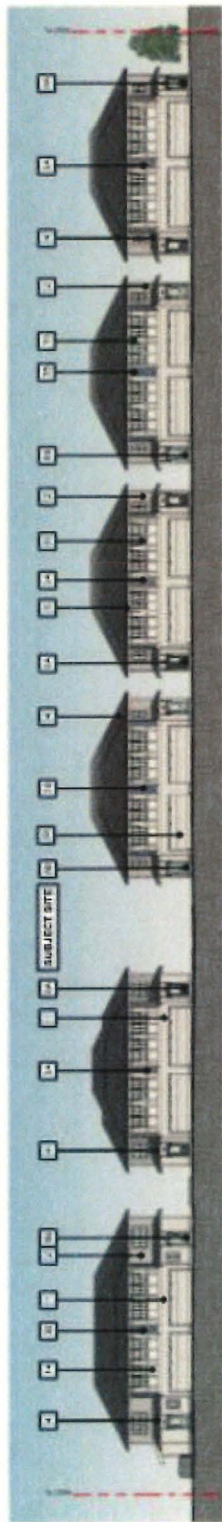
STREETSCAPE ALONG STEVESTON HWY.
1 - 2017

1	2	3	4	5	6	7
FIBROGLASS PANEL, SEALED HARDIE PANELS, SMOOTH BOARD & BATTENS Colour Arctic White	GRAVEL VINYL SIDING "C" EXPOSURE Colour Park 9/38	GRAVEL VINYL SIDING "C" EXPOSURE Colour A - Chesapeake Grey, B12 B - Rippled Blue, 9/37	FIBROGLASS ASPHALT ROOF SHINGLES Colour Dark Grey (Mushroom - 7/20/05)	ALUMINUM FASCIA GUTTER Colour White	VINYL PLANTED DOUBLE-PANELED WINDOWS Variable or Squared Colour Grey	VINYL PLANTED DOUBLE-PANELED WINDOWS Colour Park 9/38, BM IDENTIFIED DOOR Colour Grey

KEY PLAN



8	9	10	11	12	13	14	15	16
ENTRY SOLID WOOD DOOR Colour A - BM 2114-05 Field Grey B - BM 2045-00 Foggy Lake	METAL RAILINGS W/ TRANSLUCENT GLASS Railing Colour: Grey	METAL RAILINGS W/ TRANSLUCENT GLASS Railing Colour: Grey	OVERHEAD WOOD PANEL, GARAGE DOOR "C" EXPOSURE Colour BM 001033 Iron White	OVERHEAD WOOD PANEL, GARAGE DOOR "C" EXPOSURE Colour BM 001033 Iron White	OVERHEAD WOOD PANEL, GARAGE DOOR "C" EXPOSURE Colour BM 001033 Iron White	OVERHEAD WOOD PANEL, GARAGE DOOR "C" EXPOSURE Colour BM 001033 Iron White	OVERHEAD WOOD PANEL, GARAGE DOOR "C" EXPOSURE Colour BM 001033 Iron White	STANDING SEMI METAL ROOF Colour: Grey



STREETSCAPE ALONG DRIVE AISLE
1 - 2017



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING NORTH-EAST



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING SOUTH-EAST



PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING NORTH EAST



PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING NORTH WEST



PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING AT ENTRY



PERSPECTIVE IMAGE - AMENITY BUILDING NORTH



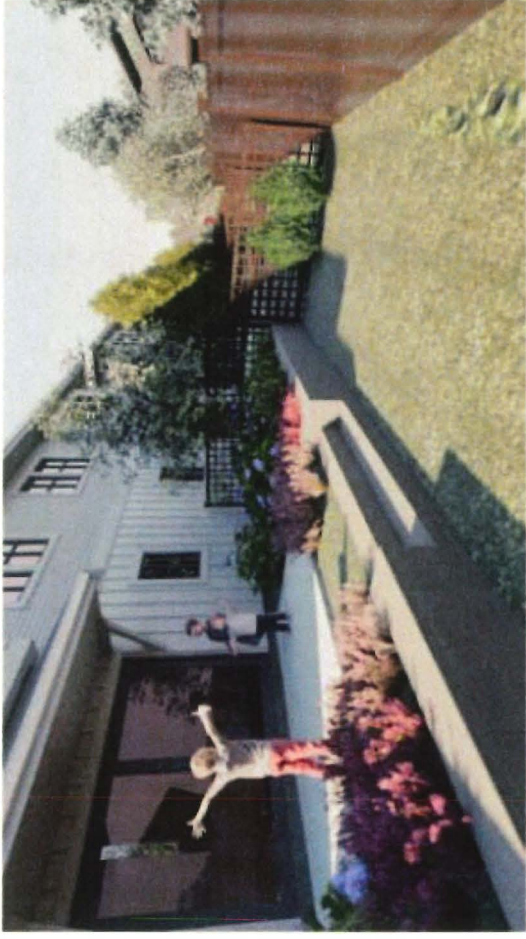
PERSPECTIVE IMAGE - DRIVE AISLE LOOKING EAST



PERSPECTIVE IMAGE - DRIVE AISLE LOOKING WEST

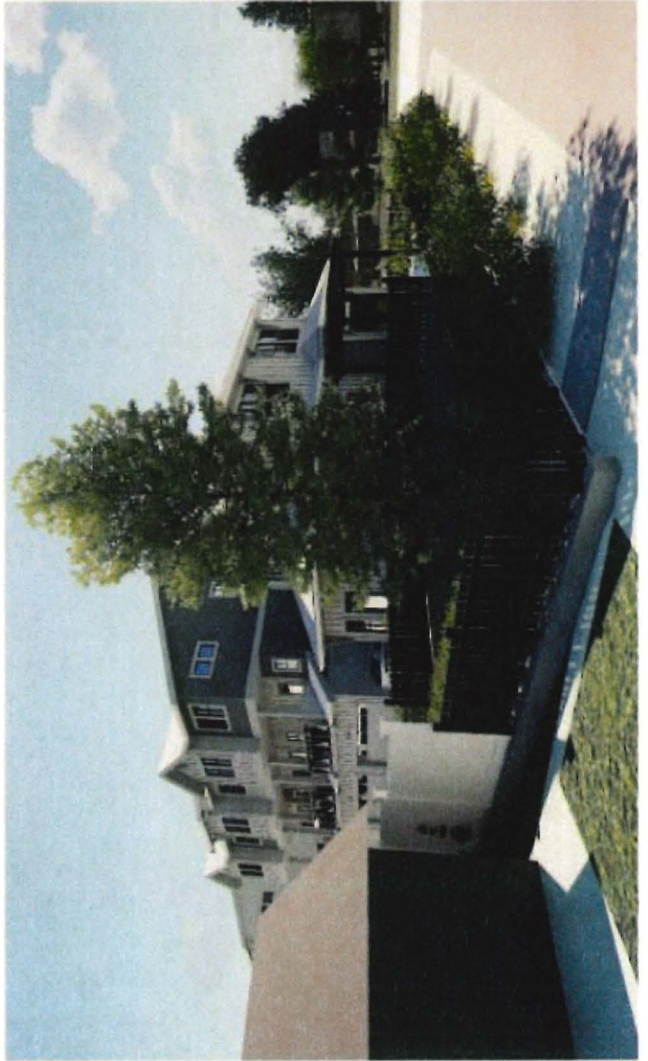
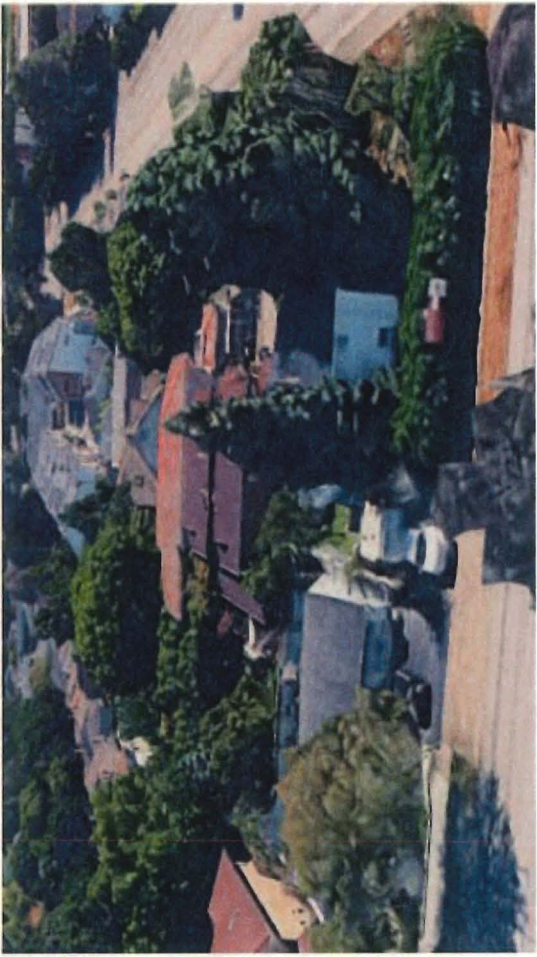


PERSPECTIVE IMAGE - PLAY AREA



PERSPECTIVE IMAGE - BACK YARD





PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
10	ACER GRINOWATH	VINE MAPLE	4" HT. B&B, 3 STEIN CLUMP NATIVE TO BC
11	ACER SPINULA PLUMET	FLAME ASH MAPLE	4" HT. 12M STD NATIVE TO BC
12	CHAMAECYPARIS NODICOSTRIGIOS VIRENS ARBORE	GREEN ARBOR VITAE	4" HT. B&B NATIVE TO BC
13	CORNUS EDOBIS WHITE HONDER	WHITE HONDER DOGWOOD	8" CM CAL. B&B NATIVE TO BC
14	FRAXINUS 4' BILANAT	HAWKWOOD	4" HT. B&B NATIVE TO BC
15	PICEA GLAUGA	WHITE SPRUCE	4" HT. B&B NATIVE TO BC
16	PICEA CHORISKA BRUNDA	SERBIAN SPRUCE	4" HT. B&B NATIVE TO BC
17	QUERCUS ROBUR VARIETAS 'ATATA'	PASTORALE ENGLISH OAK	8" CM CAL. 1/4" STD B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CRITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SOURCE AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HARBOR AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

TREE TABLE

ON-SITE, BY-LAH SIZE TREES REMOVED - 40
 ON-SITE, BY-LAH SIZE TREES RETAINED - 2 (TAG #261, #262)
 ON-SITE, BY-LAH SIZE TREES RELOCATED - 2 (#265, #266)
 2(1) CITY OF RICHMOND TREE REPLACEMENT POLICY + 80 TREES REQUIRED!

PROPOSED REPLACEMENT TREES - 54
 (64% IN-LAND CONTRIBUTION REQUIRED, 100% TREE TO THE CITY'S TREE COMPENSATION FUND)
 1000 x 2" x 100300

TOTAL NATIVE SHRUBS + 66%
 TOTAL NATIVE TREES + 94%
 PLEASE NOTE: MOST OTHER SPECIES ARE NATIVE GILTVAARS (NATIVE) TO BC.

NOTE: ALL TREES TO HAVE A MINIMUM 10% OF SOIL

LEGEND

- 42" HT. WOOD PICKET FENCE
- 4" HT. WOOD PRIVACY SCREEN FENCE
- 6" HT. SOLID WOOD FENCE WITH PICKET
- TREE PROTECTION FENCE (TPZ)
- PROPERTY LINE
- HOODEN GATE
- HARDENING SURFACE

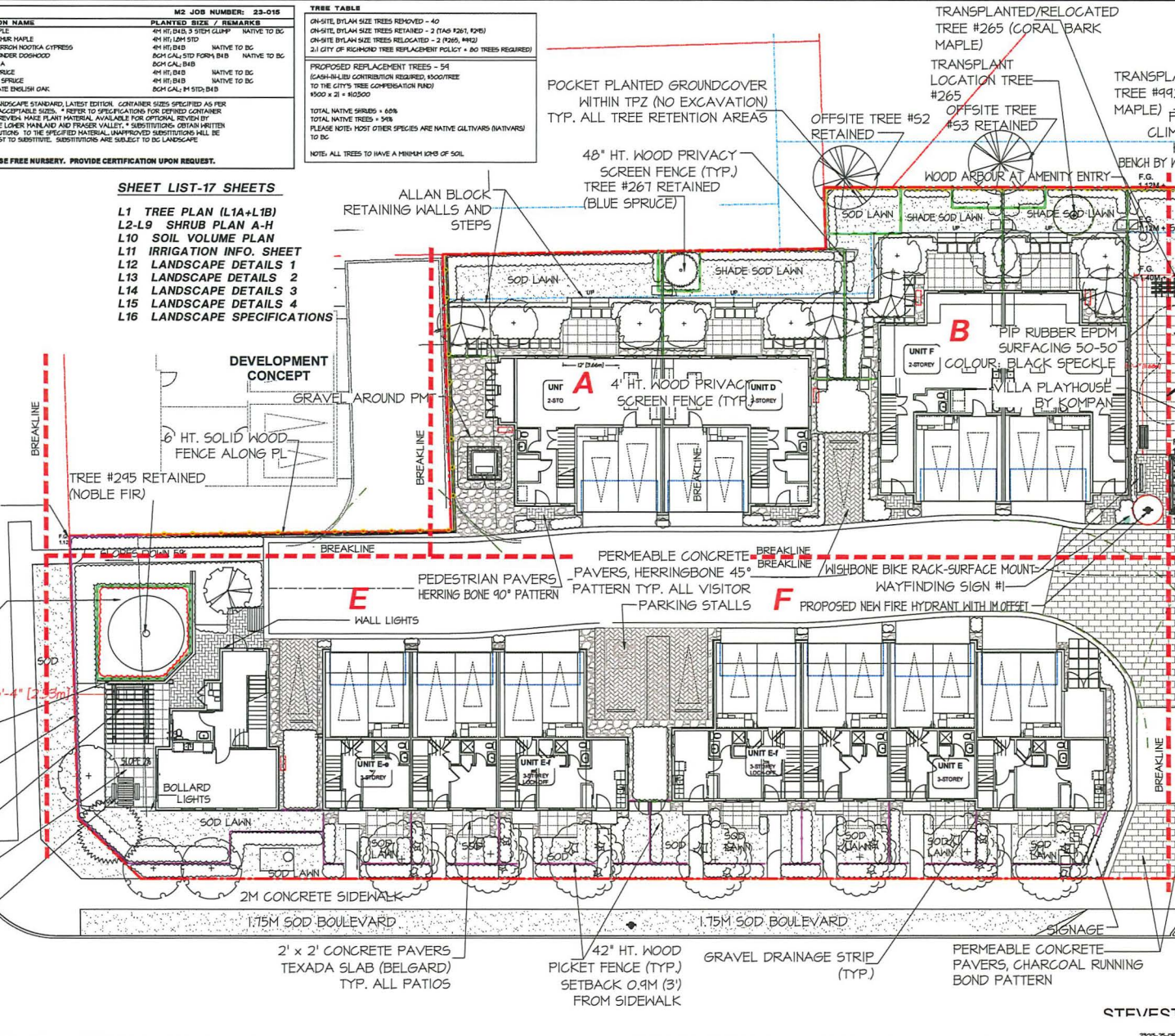
SURFACE MATERIAL LEGEND

- SOFT PERMEABLE VINYLICULAR PAVERS (BELGARD) PATTERNING: BOND COLOR: GRAY
- GLASSIC STANDARD ROMAN PAVED PAVERS (BELGARD) PATTERN: HERRING BONE 40° COLOR: GRANITE
- SOFT PERMEABLE VINYLICULAR PAVERS (BELGARD) PATTERNING: BOND 40° COLOR: GRANITE
- TEXADA 2"X2" HYDRATED SLAB NATURAL COLOR
- 2"X2" CONCRETE STEPPING STONES
- PIP RUBBER SURFACING
- ROUND DRAINAGE ROD-CRIP STRIPS
- PLANTING BEDS
- SOD LAWN
- DROUGH FINISH CONCRETE 4" DEEP
- STRUCTURAL SOIL, 400MM DEEP FROM 8TH OF ROAD EDGE

- SHEET LIST-17 SHEETS**
- L1 TREE PLAN (L1A+L1B)
 - L2-L9 SHRUB PLAN A-H
 - L10 SOIL VOLUME PLAN
 - L11 IRRIGATION INFO. SHEET
 - L12 LANDSCAPE DETAILS 1
 - L13 LANDSCAPE DETAILS 2
 - L14 LANDSCAPE DETAILS 3
 - L15 LANDSCAPE DETAILS 4
 - L16 LANDSCAPE SPECIFICATIONS

POCKET PLANTED GROUNDCOVER SWORD FERNS, PACHYSANDRA WITH SOMM DEEP COMPOSTED BARK MULCH (NOT INCLUDED IN PLANT SCHEDULE) WITHIN TPZ (NO EXCAVATION) FOR ALL TREE RETENTION AREAS

- MODULAR BLOCK RETAINING WALL & GUARDRAIL
- 42" HT. WOOD PICKET FENCE (TYP.)
- WOOD PERGOLA W/ SOFA SET
- 2' x 2' CONCRETE PAVERS TEXADA SLAB (BELGARD)
- SINGLE PEDESTAL TABLE BY WISHBONE



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 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
24	19/11/23	RESUB FOR I/P	LM
23	16/11/23	REV NEW SITE PLAN/CITY COMMENTS	LM
22	15/11/23	REV CITY COMMENTS	LM
21	15/11/23	REV NEW SITE PLAN	LM
20	15/11/23	REV ADSP COMMENTS	LM
19	15/11/23	REV ADSP AS SUBMISSION	LM
18	15/11/23	REV ADSP COMMENTS	LM
17	15/11/23	REV ADSP FOR ADP	LM
16	15/11/23	REV NEW SITE PLAN	LM
15	15/11/23	REV NEW SITE PLAN	LM
14	15/11/23	REV NEW SITE PLAN	LM
13	15/11/23	REV NEW SITE PLAN/COORDINATION	LM
12	15/11/23	REV NEW SITE PLAN	LM
11	15/11/23	REV NEW SITE PLAN/CITY COMMENTS	LM
10	15/11/23	REV NEW SITE PLAN	LM
9	15/11/23	REV NEW SITE PLAN	LM
8	15/11/23	REV ADSP REPORT	LM
7	15/11/23	REV OFFSITE SUBMISSION	LM
6	15/11/23	REV PER NEW SITE PLAN	LM
5	15/11/23	REV PER NEW SITE PLAN	LM
4	15/11/23	REV PER NEW SITE PLAN	LM
3	15/11/23	REV PER NEW SITE PLAN	LM
2	15/11/23	REV PER NEW SITE PLAN	LM
1	15/11/23	REV PER NEW SITE PLAN	LM

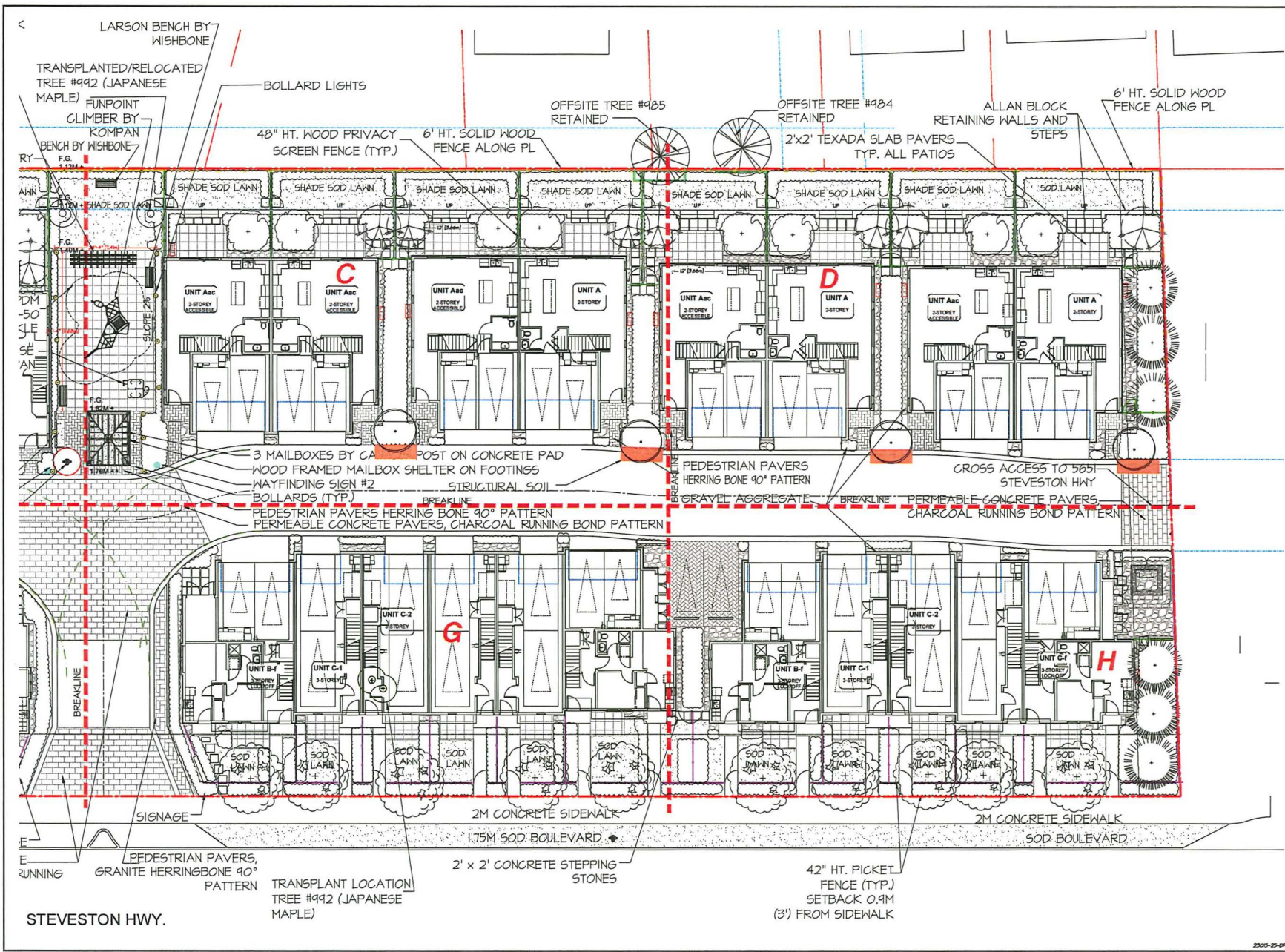
PROJECT:
PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT
 5471 - 5613 STEVENSON HIGHWAY, RICHMOND, BC

DRAWING TITLE:
LANDSCAPE PLAN- WEST

DATE: APR.20.23	DRAWING NUMBER:
SCALE: 3/8" = 1'-0"	L1A
DRAWN: PHT	OF 20
DESIGN: PHT	
CHECK: MFM	
M2LA PROJECT NUMBER:	23-015

STEVES

23-015-01



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NO.	DATE	REVISION DESCRIPTION	DR.
33	19/03/21	RESUB FOR I/P	LHM
32	18/03/21	REV NEW SITE PLANTING COMMENTS	LHM
31	18/03/21	REV CITY COMMENTS	LHM
30	18/03/21	REV NEW SITE PLAN	LHM
29	18/03/21	REV ADP COMMENTS	LHM
28	18/03/21	REV DPO RE SUBMISSION	LHM
27	18/03/21	REV ADAPTIVE COMMENTS	LHM
26	18/03/21	RE-SHAPE FOR ADP	LHM
25	18/03/21	REV NEW SITE PLAN	LHM
24	18/03/21	REV NEW SITE PLAN	LHM
23	18/03/21	REV NEW SITE PLAN	LHM
22	18/03/21	REV NEW SITE PLAN COORDINATION	LHM
21	18/03/21	REV NEW SITE PLAN	LHM
20	18/03/21	REV NEW SITE PLAN	LHM
19	18/03/21	REV NEW SITE PLAN	LHM
18	18/03/21	REV NEW SITE PLAN	LHM
17	18/03/21	REV ADAPTIVE REPORT	LHM
16	18/03/21	REV OFFSITE SUBMISSION	LHM
15	18/03/21	REV PER NEW SITE PLAN	LHM
14	18/03/21	REV PER NEW SITE PLAN	LHM
13	18/03/21	REV PER NEW SITE PLAN	LHM
12	18/03/21	REV PER NEW SITE PLAN	LHM
11	18/03/21	REV PER NEW SITE PLAN	LHM
10	18/03/21	REV PER NEW SITE PLAN	LHM
9	18/03/21	REV PER NEW SITE PLAN	LHM
8	18/03/21	REV PER NEW SITE PLAN	LHM
7	18/03/21	REV PER NEW SITE PLAN	LHM
6	18/03/21	REV PER NEW SITE PLAN	LHM
5	18/03/21	REV PER NEW SITE PLAN	LHM
4	18/03/21	REV PER NEW SITE PLAN	LHM
3	18/03/21	REV PER NEW SITE PLAN	LHM
2	18/03/21	REV PER NEW SITE PLAN	LHM
1	18/03/21	REV PER NEW SITE PLAN	LHM

PROJECT:
PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT
 5471 - 5815 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE:
LANDSCAPE PLAN- EAST

DATE: APR.20.23 DRAWING NUMBER:
 SCALE: 3/8" = 1'-0"
 DRAWN: PHT
 DESIGN: PHT
 CHECK: MTLM
 M2LA PROJECT NUMBER: 23-05

L1B

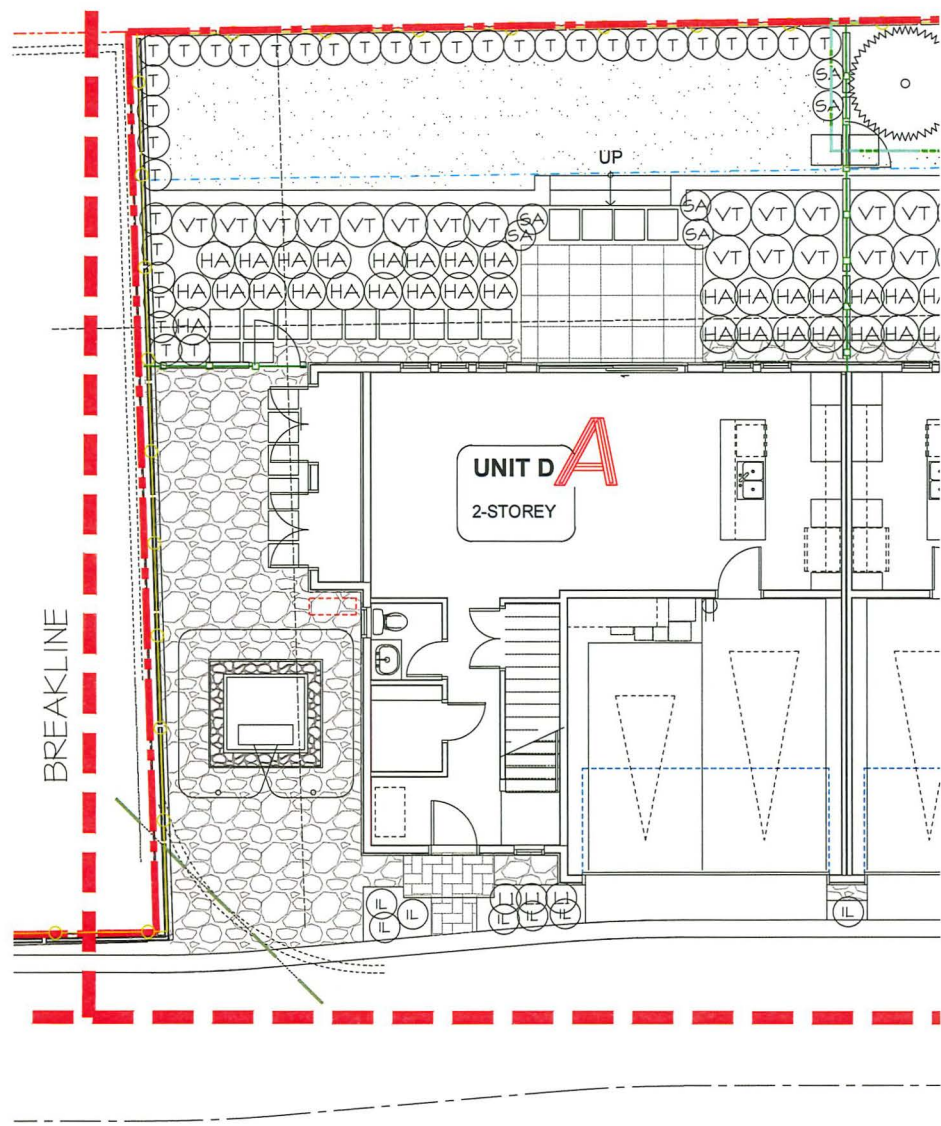
OF 20
 23-05

PLANT SCHEDULE				M2 JOB NUMBER: 22-018
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	SPACINGS
30	AZALEA JAPONICA 'ELITE DANIEL'	AZALEA BLOSSOM-YELET	45 POT, 40CM	30" O.C.
34	IBIDAS SEKERSVIGSIS SIRAHAN BLANDY'	IBIDIAS BLOSSOM	42 POT, 25CM	20" O.C.
4	CICUTIA TERREMA	HELVETIC HOOK ORANGE	45 POT	40" O.C.
17	CORNUS ALBA 'ELEGANTISSIMA'	VARSIGATED BARRED DOGWOOD	45 POT	42" O.C.
44	HYDRANGEA ANDROSCEDES 'ANNABELLE'	HYDRANGEA	42 POT, 50CM	30" O.C.
33	ELIX GREVILIA 'SOL FERRIC'	JAPANESE HOLLY	45 POT, 50CM	30" O.C.
0	IANEDRA DOHESTICA	HEAVELY BARWOOD	45 POT	30" O.C.
40	PROTIA X FRASER	PROTIA	42 POT, 40CM	20" O.C.
14	FIREB JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROSCEDES	45 POT, 50CM	30" O.C.
82	PRUNUS LUTANGA	PORTUGUESE LAUREL	45 POT, 40CM, M BUD	18" O.C.
212	RIBES SAUBERBERGII KING EDWARD	KING EDWARD FLAMINGO GURANT	42 POT, 40CM	18" O.C.
16	ROSA 'SINOBI FRASER'	SINOBI FRASER ROSE, PINK	45 POT	24" O.C.
12	SARGOLGOGGA 'EDOKERANA 'ROSCOPOLIA'	FRAGRANT SARGOLGOGGA	42 POT, 50CM	24" O.C.
428	TAKES X MEDIA 'KEGESS'	KEGESS TEA	45 POT, 24 IN	30" O.C.
32	TAKES X MEDIA 'KEGESS' (R) POT	HUGE'S TEA	45 POT, 24 IN	30" O.C.
12	TILIA OCCIDENTALIS 'SHARASO'	SHERALD GREEN CEDAR	45 POT, 40CM	30" O.C.
124	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	45 POT, 40CM	30" O.C.
21	VIBURNUM P.T. 'SINER SHIMPLAKE'	SINER SHIMPLAKE VIBURNUM	42 POT, 40CM	24" O.C.
77	VIBURNUM TENS 'DANNE'	SPRING BLOSSOM	42 POT, 50CM	24" O.C.
88	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	VARIATED FEATHER REED GRASS	45 POT	12" O.C.
14	PENSTEMON ALPESIGROSUS 'HAKELI'	SHIRT TAIL GRASS	45 POT	24" O.C.
71	ARCUTOSTAPHYLOS 'JAVANSI'	KOINIKING	45 POT, 20CM	32" O.C.
308	SEBERSIS NERVOOSA	LION OREGON GRAPE	45 POT, 50CM	18" O.C.
17	SMILAXINIA SHALLOM	SALAL	45 POT, 20CM, 40CM O.C.	12" O.C.
173	PHYLLODOGGE EMPETRIFORMIS	PINK MOUNTAIN HEATHER	45 POT	24" O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: CERTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

1493 TOTAL SHRUBS = 60% NATIVE PLANTS



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1:20 (4') 0 1:20 (4') 2.4m (8') 4.8m (16')

NO.	DATE	REVISION DESCRIPTION	DR.
24	19/11/21	RESUB FOR GP	LH
23	19/11/21	REV. NEW SITE PLAN-CITY COMMENTS	LH
22	19/11/21	REV. CITY COMMENTS	LH
21	19/11/21	REV. NEW SITE PLAN	LH
20	19/11/21	REV. ADP2 COMMENTS	LH
19	19/11/21	REV. SITE RE SUBMISSION	LH
18	19/11/21	REV. ADP1 COMMENTS	LH
17	19/11/21	REV. ADP1 COMMENTS	LH
16	19/11/21	REV. NEW SITE PLAN	LH
15	19/11/21	REV. NEW SITE PLAN	LH
14	19/11/21	REV. NEW SITE PLAN	LH
13	19/11/21	REV. NEW SITE PLAN	LH
12	19/11/21	REV. NEW SITE PLAN	LH
11	19/11/21	REV. NEW SITE PLAN	LH
10	19/11/21	REV. NEW SITE PLAN	LH
9	19/11/21	REV. NEW SITE PLAN	LH
8	19/11/21	REV. NEW SITE PLAN	LH
7	19/11/21	REV. NEW SITE PLAN	LH
6	19/11/21	REV. ADP1 COMMENTS	LH
5	19/11/21	REV. ADP1 COMMENTS	LH
4	19/11/21	REV. ADP1 COMMENTS	LH
3	19/11/21	REV. ADP1 COMMENTS	LH
2	19/11/21	REV. ADP1 COMMENTS	LH
1	19/11/21	REV. ADP1 COMMENTS	LH

PROJECT:
**PROPOSED 30-UNIT
TOWNHOUSE DEVELOPMENT**
5471 - 5623 STEVENSON HIGHWAY,
RICHMOND, BC

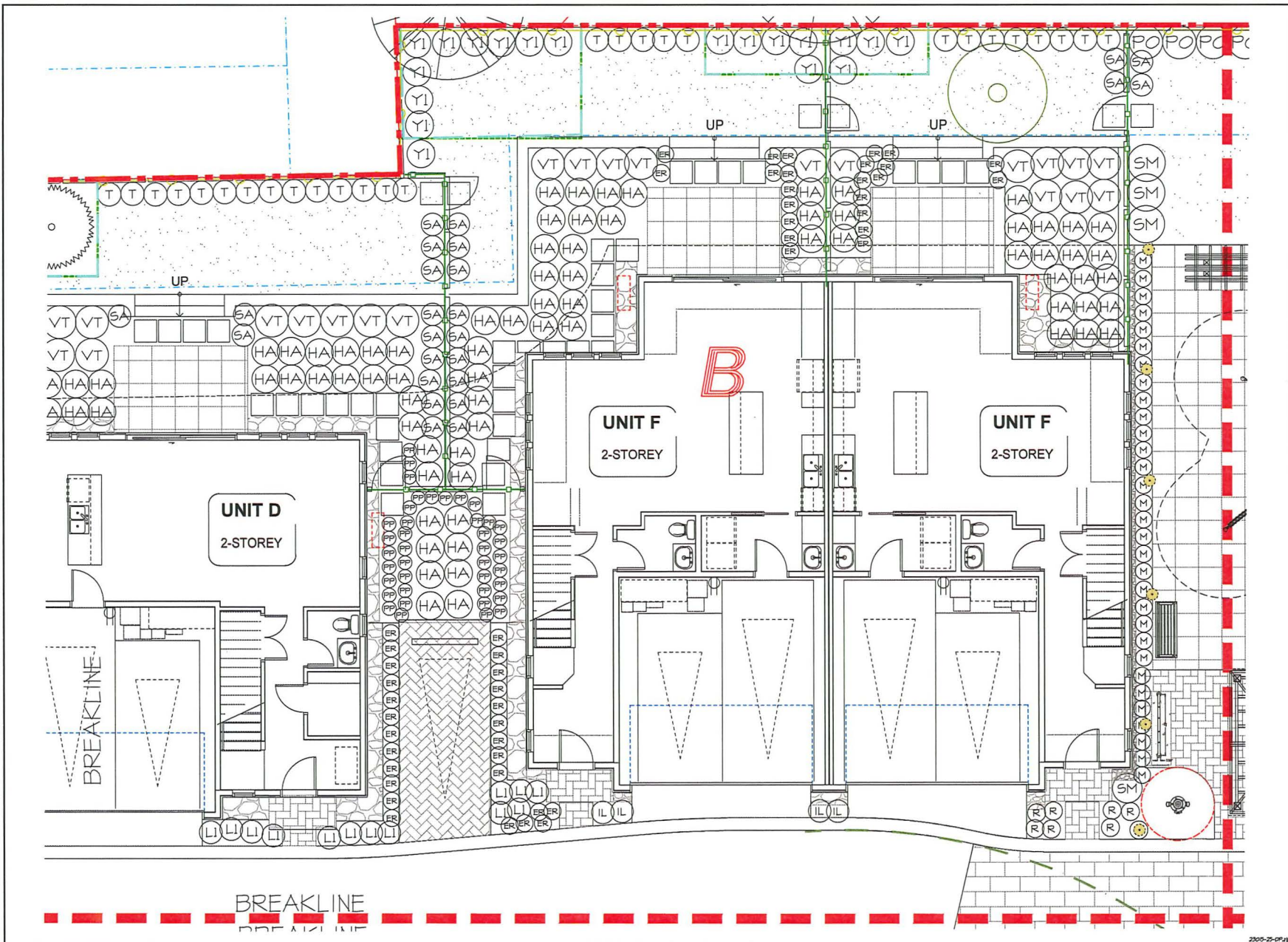
DRAWING TITLE:
**SHRUB
PLAN A**

DATE: APR.20.23 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: PHT
DESIGN: PHT
CHECK: MTHM
M2LA PROJECT NUMBER: 22-018

L2

OF 20

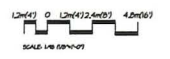
2305-25-CF-19



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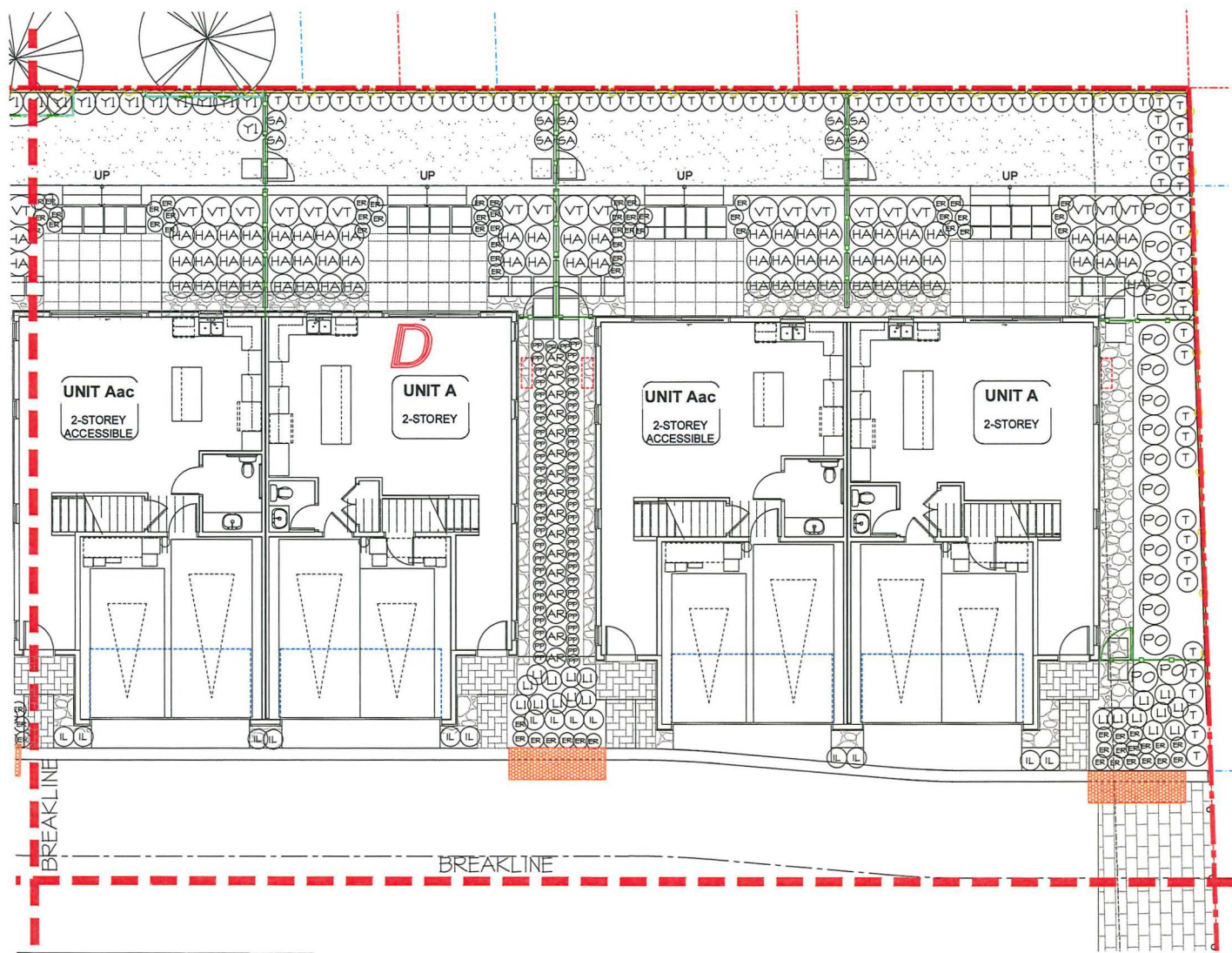
24	19/12/20	RESOLVE FOR O/P	LH
23	19/12/20	REV. NEW SITE PLAN-CITY COMMENTS	LH
22	19/12/20	REV. CITY COMMENTS	LH
21	19/12/20	REV. NEW SITE PLAN	LH
20	19/12/20	REV. ADP/2 COMMENTS	LH
19	19/12/20	REV. O/P/1 SUBMISSION	LH
18	19/12/20	REV. ADP/1/1/1 COMMENTS	LH/HA
17	19/12/20	RESOLVE FOR ADP	LH
16	19/12/20	REV. NEW SITE PLAN	LH
15	19/12/20	REV. PER CITY COMMENTS	LH
14	19/12/20	ISSUE FOR ADP	LH
13	19/12/20	REV. NEW SITE PLAN-COORDINATION	LH
12	19/12/20	REV. NEW SITE PLAN	LH
11	19/12/20	RESOLVE FOR O/P	LH
10	19/12/20	REV. NEW SITE PLAN	LH
9	19/12/20	REV. CITY COMMENTS	LH
8	19/12/20	REV. NEW SITE PLAN	LH
7	19/12/20	REV. ADDRESS REPORT	LH
6	19/12/20	REV. OFFSITE SUBMISSION	LH/HA
5	19/12/20	REV. PER CITY COMMENTS NEW SITE PLAN	LH
4	19/12/20	REV. PER NEW SITE PLAN	LH
3	19/12/20	REV. SUBMISSION	PH
2	19/12/20	PRELIMINARY DESIGN	PH
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5613 STEVENSTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SHRUB
 PLAN B**

DATE: APR.20.23 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: PHT
 DESIGN: PHT
 CHECK: MTH OF 20
 M2LA PROJECT NUMBER: 23-015

L3



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SCALE: 1:250 (1/4"=1'-0")

24	10/17/23	REVISED FOR UP	LH
23	10/13/23	REV. NEW SITE PLANNING COMMENTS	LH
22	10/13/23	REV. CITY COMMENTS	LH
21	10/13/23	REV. NEW SITE PLAN	LH
20	10/13/23	REV. ADP COMMENTS	LH
19	10/13/23	REV. ADP RE SUBMISSION	LH
18	10/13/23	REV. ADP/ADP COMMENTS	LH/MH
17	10/13/23	RE-SCALE FOR ADP	LH
16	10/13/23	REV. NEW SITE PLAN	LH
15	10/13/23	REV. PER CITY COMMENTS	LH
14	10/13/23	ISSUE FOR ADP	LH
13	10/13/23	REV. NEW SITE PLANNING COORDINATION	LH
12	10/13/23	REV. NEW SITE PLAN	LH
11	10/13/23	REV. NEW SITE PLANNING COMMENTS	LH
10	10/13/23	REVISED FOR UP	LH
9	10/13/23	REV. NEW SITE PLAN	LH
8	10/13/23	REV. CITY COMMENTS	LH
7	10/13/23	REV. NEW SITE PLAN	LH
6	10/13/23	REV. ARBORIST REPORT	LH
5	10/13/23	REV. OFFSITE SUBMISSION	LH/MH
4	10/13/23	REV. PER CITY COORDINATION SITE PLAN	LH
3	10/13/23	REV. PER NEW SITE PLAN	LH
2	10/13/23	REV. SUBMISSION	PMT
1	10/13/23	PRELIMINARY DESIGN	PMT

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5619 STEVESTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SHRUB
 PLAN D**

DATE: APR.20.23 DRAWING NUMBER:
 SCALE: 3/32" = 1'-0"
 DRAWN: PMT
 DESIGN: PMT
 CHECK: M2LM

L5

OF 20

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SCALE: 1:250 (1/4"=1'-0")

24	19/01/21	ISSUE FOR I/P	LH
23	16/01/21	REV NEW SITE PLAN-CITY COMMENTS	LH
22	16/01/21	REV CITY COMMENTS	LH
21	16/01/21	REV NEW SITE PLAN	LH
20	15/01/21	REV ADP COMMENTS	LH
19	15/01/21	REV ADP SUBMISSION	LH
18	15/01/21	REV ADP/ASFP COMMENTS	LH
17	15/01/21	RE-SCALE FOR ADP	LH
16	15/01/21	REV NEW SITE PLAN	LH
15	15/01/21	REV PER CITY COMMENTS	LH
14	15/01/21	ISSUE FOR ADP	LH
13	14/01/21	REV NEW SITE PLAN-COORDINATION	LH
12	14/01/21	REV NEW SITE PLAN	LH
11	14/01/21	REV NEW SITE PLAN/CITY COMMENTS	LH
10	14/01/21	REV NEW SITE PLAN	LH
9	14/01/21	REV NEW SITE PLAN	LH
8	14/01/21	REV NEW SITE PLAN	LH
7	14/01/21	REV ADP/ASFP REPORT	LH
6	14/01/21	REV OPPOSITE SUBMISSION	LH
5	14/01/21	REV PER CITY COMMENTS/REV SITE PLAN	LH
4	14/01/21	REV NEW SITE PLAN	LH
3	14/01/21	REV SUBMISSION	PH
2	14/01/21	REV ADP/ASFP	PH
1	14/01/21	REV ADP/ASFP	PH

NO. DATE REVISION DESCRIPTION DR.

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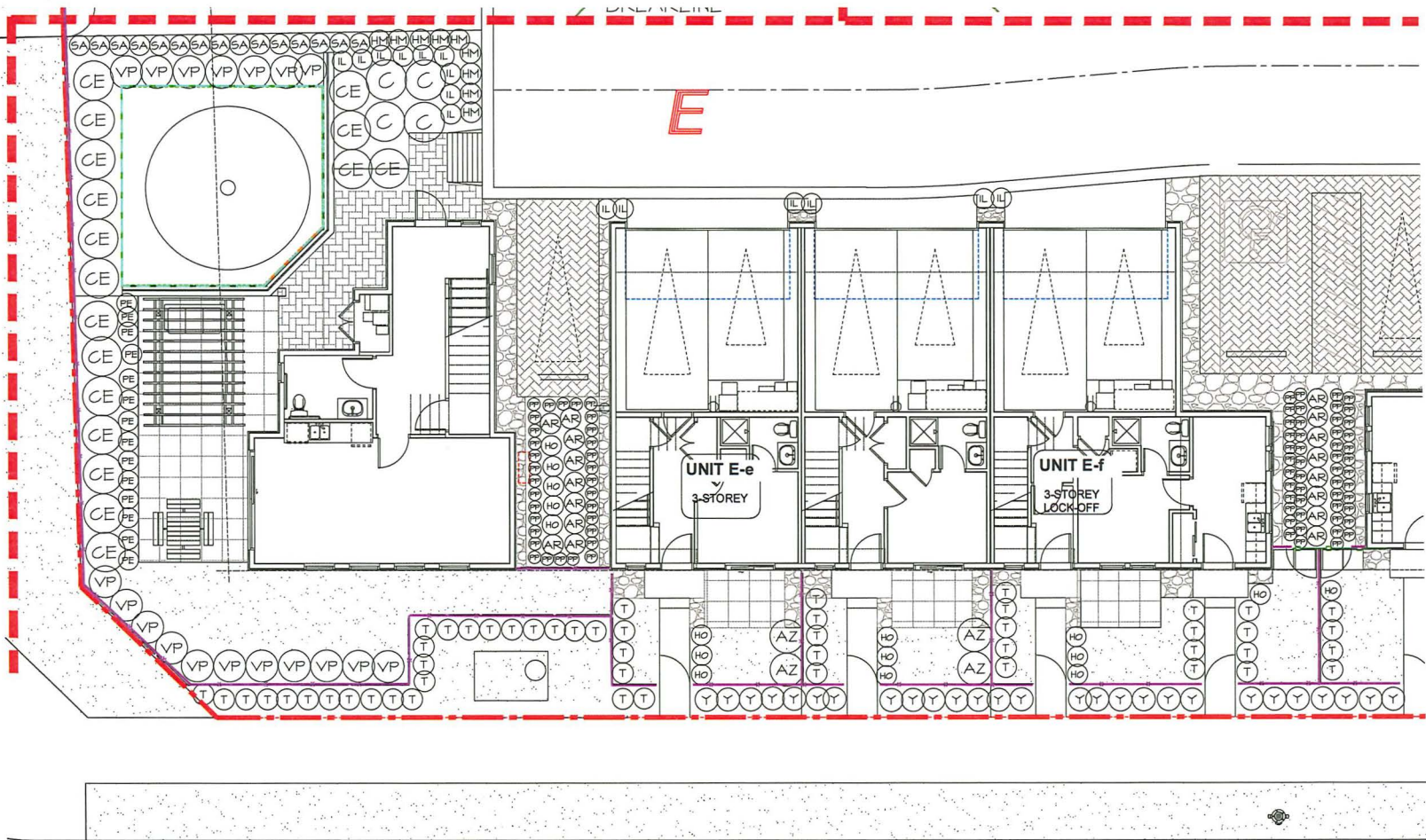
PROJECT:

**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5619 STEVESTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SHRUB
 PLAN E**

DATE: APR.20.23	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L6
DRAWN: PH	
DESIGN: PH	
CHECK: MTL	

M2LA PROJECT NUMBER: 23-015



2305-2-CP-1p

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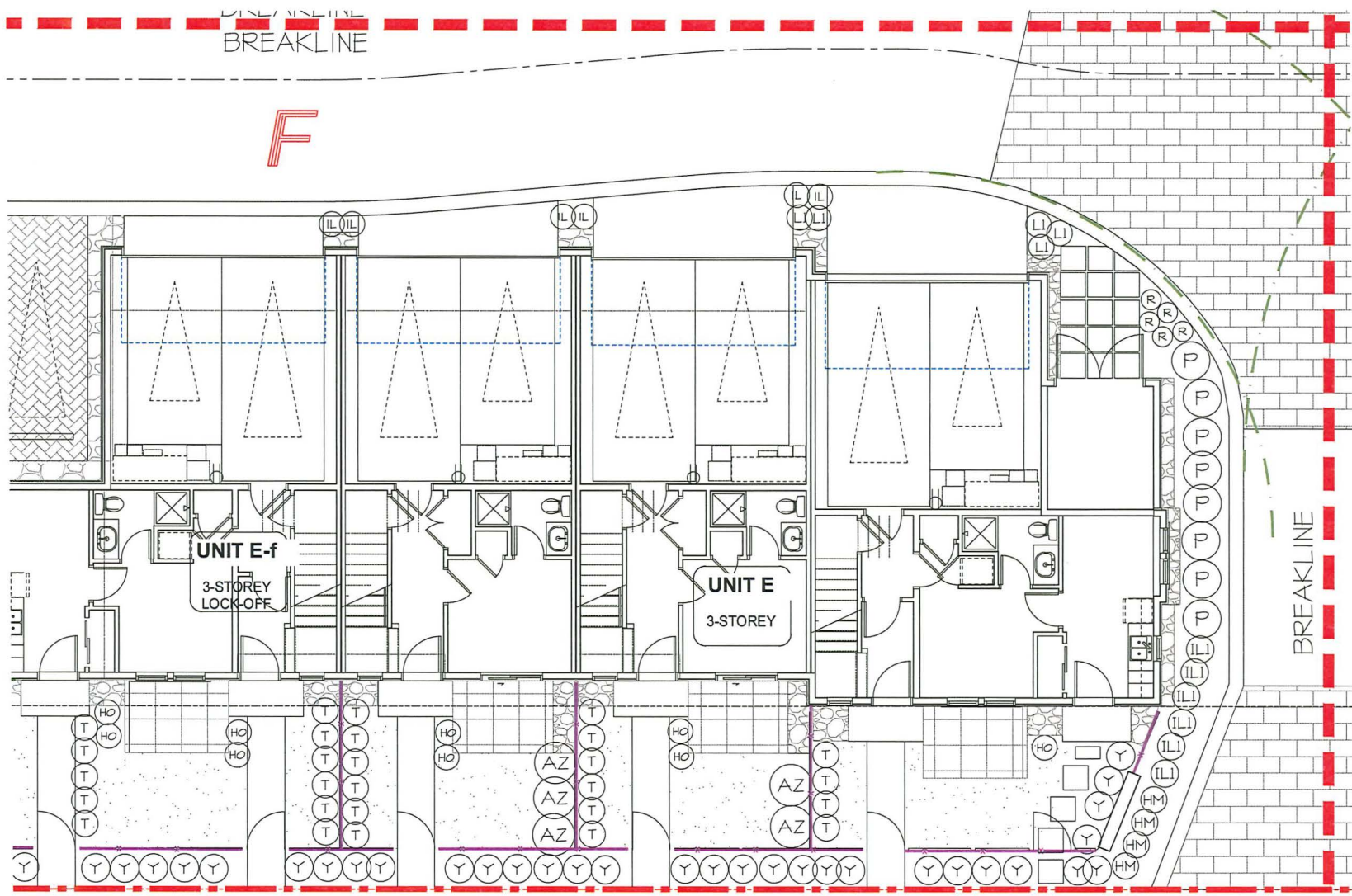


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1/2" = 1' 0" (1:24)
 SCALE: 1/8" = 1'-0"



24	19/11/21	REVISED FOR I/P	LH
23	19/12/20	REV. NEW SITE PLAN/CITY COMMENTS	LH
22	19/12/20	REV. CITY COMMENTS	LH
21	19/12/20	REV. NEW SITE PLAN	LH
20	19/12/20	REV. ADP/ COMMENTS	LH
19	19/12/20	REV. ADP SUBMISSION	LH
18	19/12/20	REV. ADP/ADP COMMENTS	LH
17	19/12/20	REV. ADP FOR ADP	LH
16	19/12/20	REV. NEW SITE PLAN	LH
15	19/12/20	REV. NEW SITE PLAN	LH
14	19/12/20	ISSUE FOR ADP	LH
13	19/12/20	REV. NEW SITE PLAN-CORRECTION	LH
12	19/12/20	REV. NEW SITE PLAN	LH
11	19/12/20	REV. NEW SITE PLAN/CITY COMMENTS	LH
10	19/12/20	REVISED FOR I/P	LH
9	19/12/20	REV. NEW SITE PLAN	LH
8	19/12/20	REV. CITY COMMENTS	LH
7	19/12/20	REV. NEW SITE PLAN	LH
6	19/12/20	REV. AMBUSH REPORT	LH
5	19/12/20	REV. OFFSITE SUBMISSION	LH
4	19/12/20	REV. PER NEW SITE PLAN	LH
3	19/12/20	REV. PER NEW SITE PLAN	LH
2	19/12/20	REV. SUBMISSION	PH
1	19/12/20	PRELIMINARY DESIGN	PH

NO.	DATE	REVISION DESCRIPTION	DR.
SEAL:			

PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5699 STEVESTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SHRUB
 PLAN F**

DATE: APR.2023 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: PH
 DESIGN: PH
 CHECK: M2LA

L7

OF 20

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SCALE: 1:250 (1/4"=1'-0")

24	19/12/20	REVISE FOR OIP	LH
23	16/12/20	REV. NEW SITE PLAN-CITY COMMENTS	LH
22	16/12/20	REV. CITY COMMENTS	LH
21	16/12/20	REV. NEW SITE PLAN	LH
20	16/12/20	REV. ADPT COMMENTS	LH
19	10/12/20	REV. OIP RE SUBMISSION	LH
18	10/12/20	REV. ADPT/APP. COMMENTS	LH/MH
17	10/12/20	REV. ISSUE FOR ADP	LH
16	10/12/20	REV. NEW SITE PLAN	LH
15	10/12/20	REV. REV. CITY COMMENTS	LH
14	10/12/20	ISSUE FOR ADP	LH
13	10/12/20	REV. NEW SITE PLAN-COMMUNICATIONS	LH
12	10/12/20	REV. NEW SITE PLAN	LH
11	10/12/20	REV. NEW SITE PLAN/CITY COMMENTS	LH
10	10/12/20	REVISE FOR OIP	LH
9	10/12/20	REV. NEW SITE PLAN	LH
8	10/12/20	REV. CITY COMMENTS	LH
7	10/12/20	REV. NEW SITE PLAN	LH
6	10/12/20	REV. AIRBORNE REPORT	LH/MH
5	10/12/20	REV. OFFSITE SUBMISSION	LH/MH
4	10/12/20	REV. NEW SITE PLAN-COMMUNICATIONS	LH
3	10/12/20	REV. REV. NEW SITE PLAN	LH
2	10/12/20	R2-B SUBMISSION	PH/
1	10/12/20	PRELIMINARY DESIGN	PH/

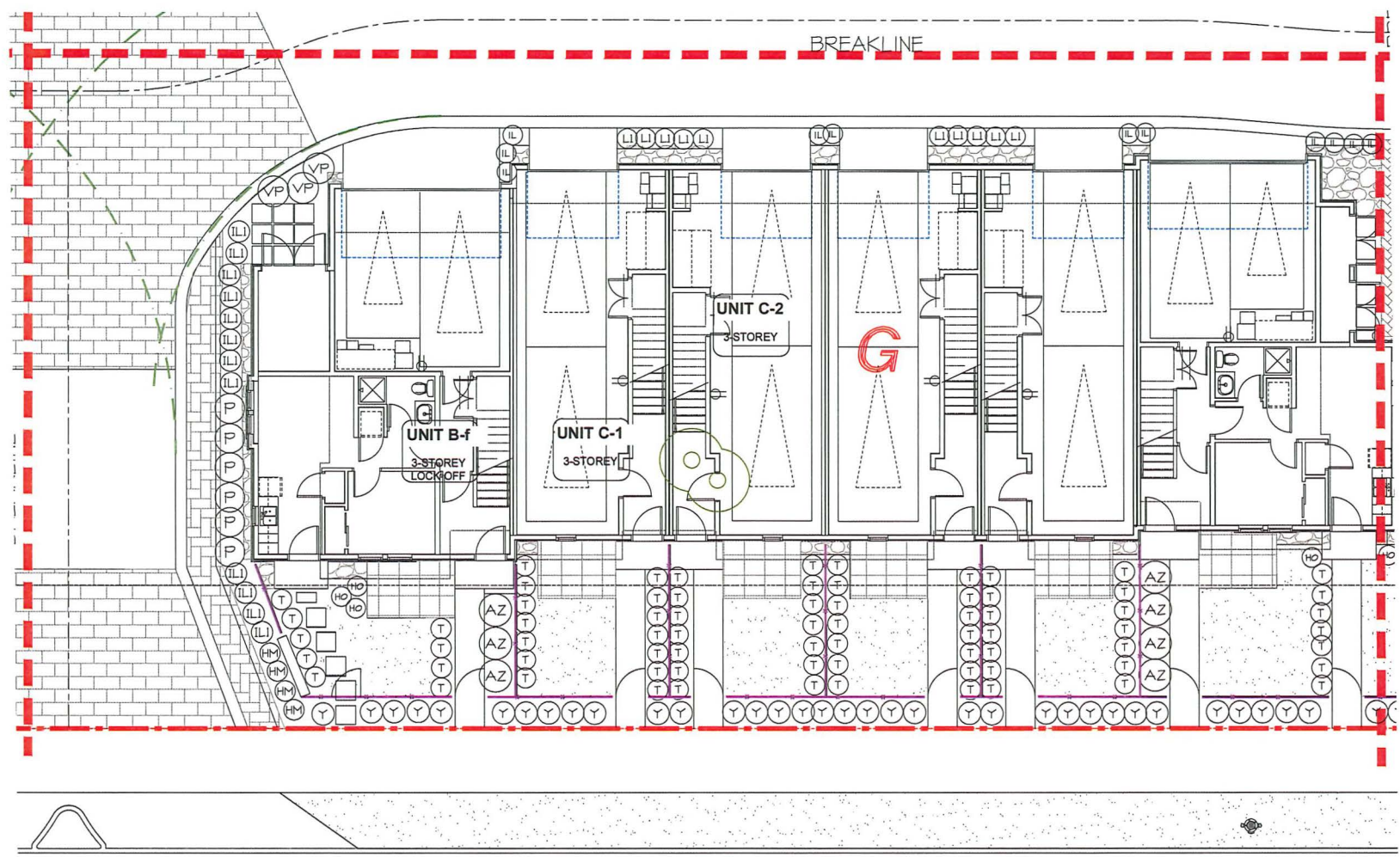
NO.	DATE	REVISION DESCRIPTION	DR.
SEAL:			

PROJECT:
**PROPOSED 30-UNIT
 TOWNHOUSE DEVELOPMENT**
 5471 - 5619 STEVESTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE:
**SHRUB
 PLAN G**

DATE: APR_20_23	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L8
DRAWN: PHT	
DESIGN: PHT	
CHECK: MTLH	

M2LA PROJECT NUMBER: 23-015



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SCALE: 1:250 (8 1/4" = 1'-0")

NO.	DATE	REVISION DESCRIPTION	DR.
24	17/01/21	REVISE FOR DP	LH
23	17/01/21	REV. NEW SITE PLAN/CITY COMMENTS	LH
22	17/01/21	REV. CITY COMMENTS	LH
21	17/01/21	REV. NEW SITE PLAN	LH
20	17/01/21	REV. ADP COMMENTS	LH
19	17/01/21	REV. ADP COMMENTS	LH
18	17/01/21	REV. DP2 REV SUBMISSION	LH
17	17/01/21	REV. ADP COMMENTS	LH
16	17/01/21	REV. ADP COMMENTS	LH
15	17/01/21	REV. ADP COMMENTS	LH
14	17/01/21	REV. ADP COMMENTS	LH
13	17/01/21	REV. ADP COMMENTS	LH
12	17/01/21	REV. ADP COMMENTS	LH
11	17/01/21	REV. ADP COMMENTS	LH
10	17/01/21	REV. ADP COMMENTS	LH
9	17/01/21	REV. ADP COMMENTS	LH
8	17/01/21	REV. ADP COMMENTS	LH
7	17/01/21	REV. ADP COMMENTS	LH
6	17/01/21	REV. ADP COMMENTS	LH
5	17/01/21	REV. ADP COMMENTS	LH
4	17/01/21	REV. ADP COMMENTS	LH
3	17/01/21	REV. ADP COMMENTS	LH
2	17/01/21	REV. ADP COMMENTS	LH
1	17/01/21	REV. ADP COMMENTS	LH

NO. DATE REVISION DESCRIPTION DR.

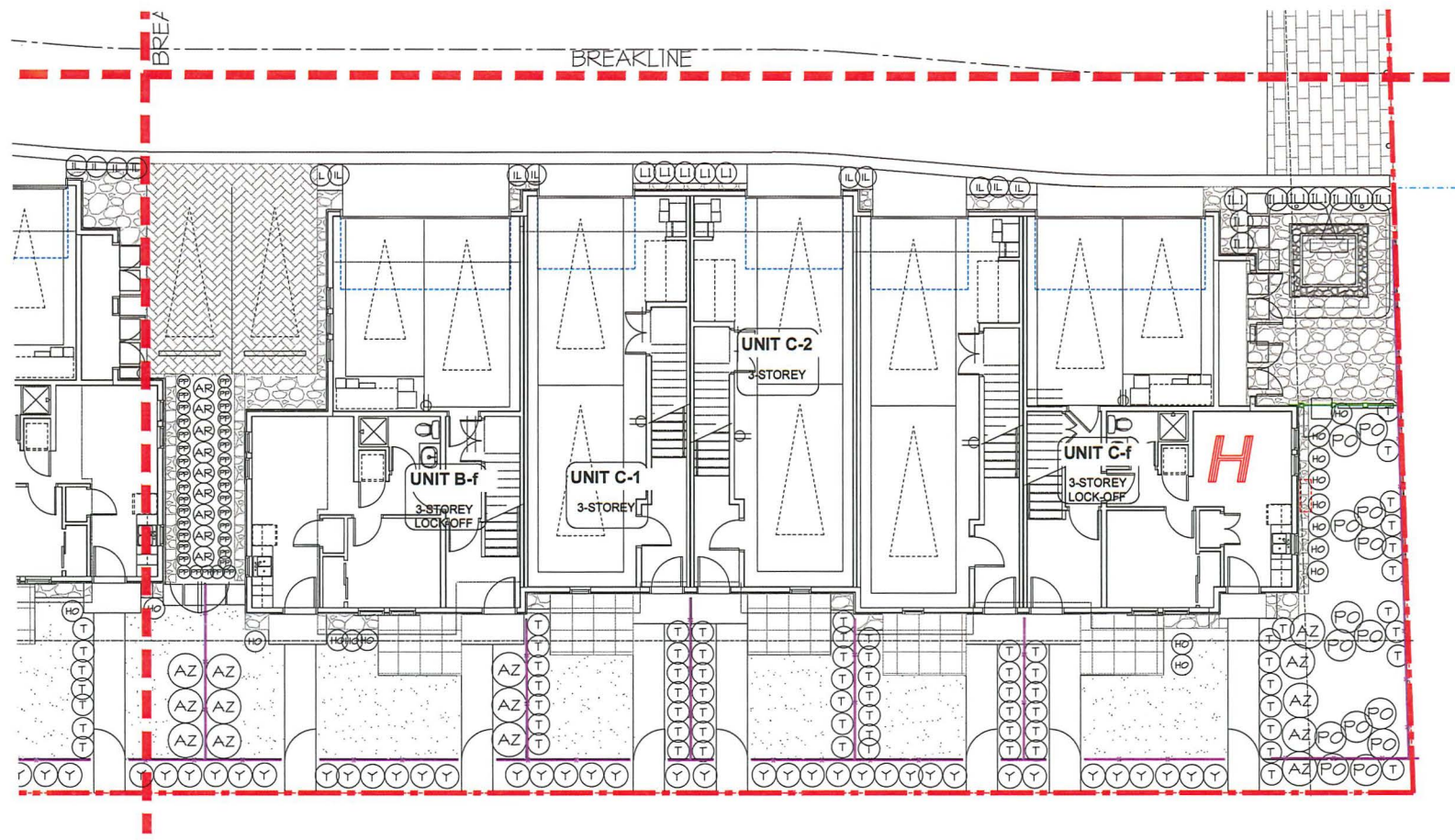
SEAL:

PROJECT:
**PROPOSED 30-UNIT
TOWNHOUSE DEVELOPMENT**
5471 - 5530 STEVENSON HIGHWAY,
RICHMOND, BC

DRAWING TITLE:
**SHRUB
PLAN H**

DATE: APRIL 20, 2023 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: PHT
DESIGN: PHT
CHECK: MTLH
L9
OF 20

M2LA PROJECT NUMBER: 23-015



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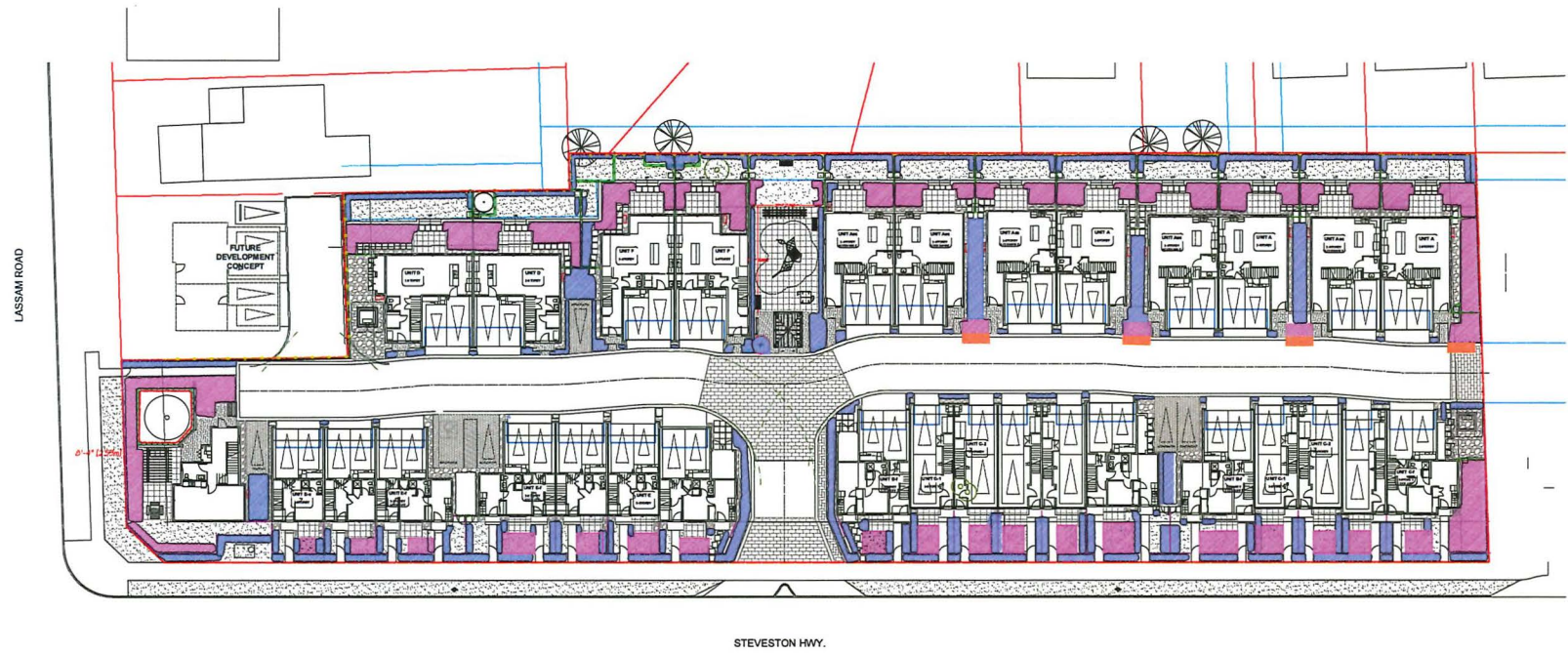
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M2LA

SOIL VOLUME LEGEND

	SHRUB TREE PLANTING BED AT GRADE	SOIL DEPTH 450mm
	TREE PLANTING IN BED AT GRADE	SOIL DEPTH 900mm
	LAWN AT GRADE	SOIL DEPTH 150mm



24	MAR14	REVISE FOR DP	LH
23	MAR13	REV NEW SITE PLAN/CITY COMMENTS	LH
22	FEB13	REV CITY COMMENTS	LH
21	FEB13	REV NEW SITE PLAN	LH
20	FEB13	REV ASPX COMMENTS	LH
19	NOV12	REV DPX REV SUBMISSION	LH
18	NOV12	REV ASPX COMMENTS	LH/MH
17	SEP12	REV SUB FOR ASP	LH
16	NOV12	REV NEW SITE PLAN	LH
15	SEP12	REV PER CITY COMMENTS	LH
14	SEP12	ISSUE FOR ASP	LH
13	AUG12	REV NEW SITE PLAN/COORDINATION	LH
12	AUG12	REV NEW SITE PLAN	LH
11	AUG12	REV NEW SITE PLAN/CITY COMMENTS	LH
10	MAR12	REVISE FOR DP	LH
9	NOV12	REV NEW SITE PLAN	LH
8	APR12	REV CITY COMMENTS	LH
7	FEB12	REV NEW SITE PLAN	LH
6	APR12	REV AIRBORNE REPORT	LH
5	APR12	REV AIRBORNE REPORT	LH
4	FEB12	REV OFFSITE SUBMISSION	LH/MH
3	FEB12	REV PER NEW SITE PLAN	LH
2	SEP12	REV PER NEW SITE PLAN	LH
1	NOV12	REV SUBMISSION	MH
0	NOV12	PRELIMINARY DESIGN	MH

NO. DATE REVISION DESCRIPTION DIL.

SCALE:

PROJECT:
PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT
5471 - 5810 STEVESTON HIGHWAY,
RICHMOND, BC

DRAWING TITLE:
SOIL VOLUME PLAN

DATE: APR12/23 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: FMT
DESIGN: FMT
CHECK: MTLH

L10

OF 20

M2LA PROJECT NUMBER: 23-015

2306-23-015.rvt

