Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 25, 2025

DPP FOR DP 23-031345

PROPOSED 2-STOREY COMMERCIAL BUILDING

THE GARDENS (BUILDING C) AIR PARCEL 3, 12399 STEVESTON HWY, RICHMOND

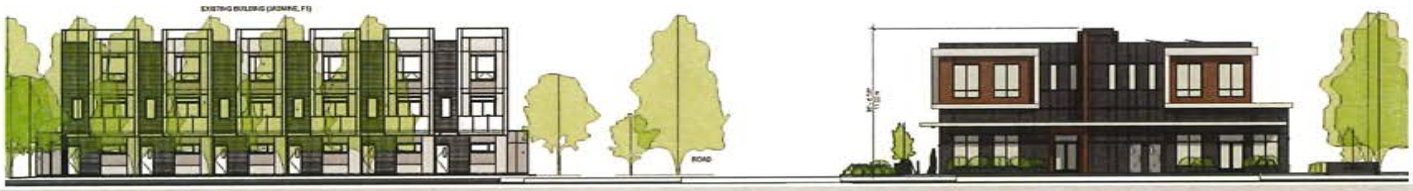

Camellia At The Gardens
ShadowLight Room
Vancouver Real Estate...
DeBeer Ink & Toner
Office supply store
RT Cosmetic Clinic
THE GARDENS
Heisman Barbers
SITE
Spirit Halloween
Temporarily closed
LifeLabs Medical
Laboratory Services
HIGHWAY 99
99
Steveston Hwy
STEVESTON HIGHWAY
Steveston Hwy
Steveston Hwy
Steveston Hwy
Steveston Hwy

LOCATION

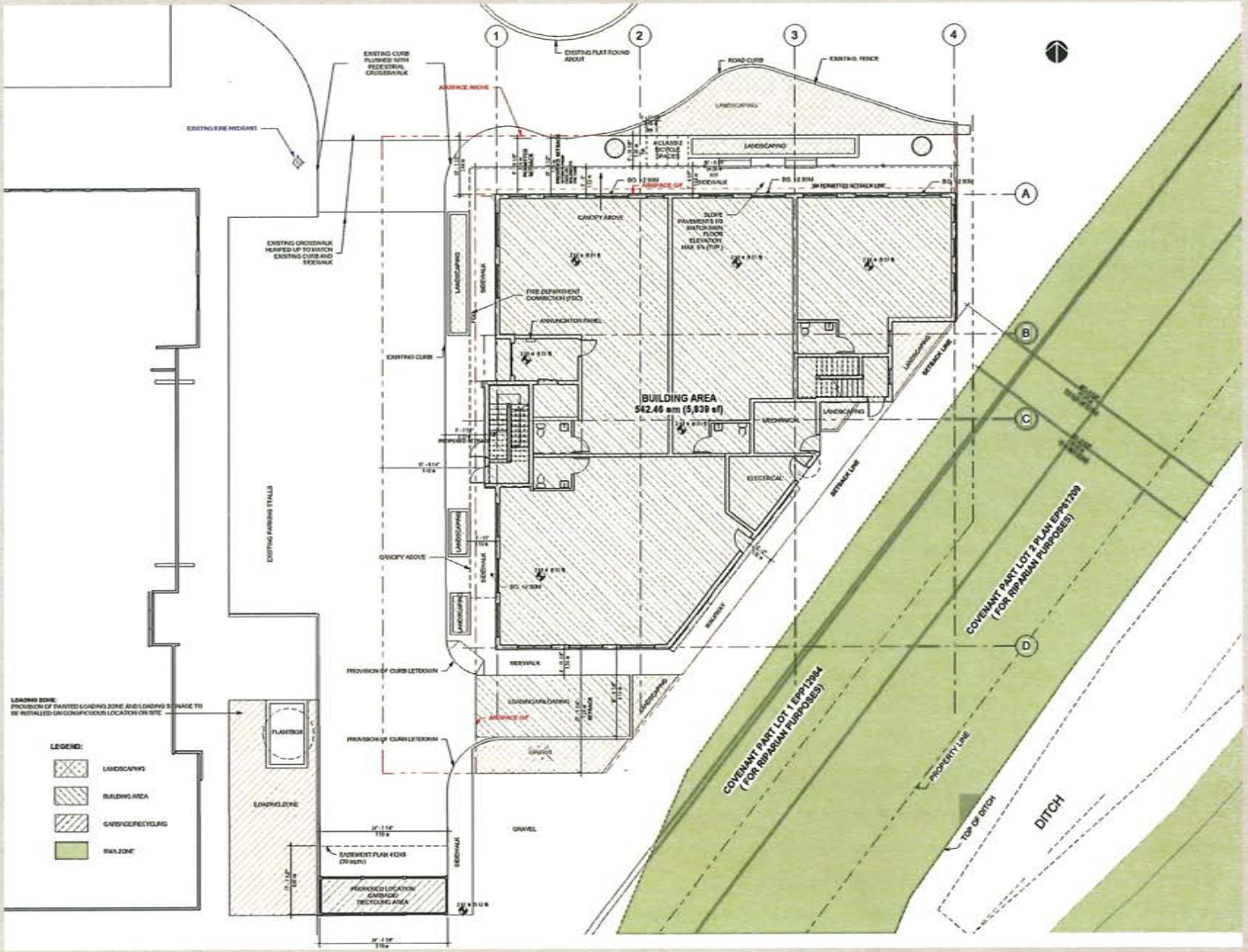
CONTEXT

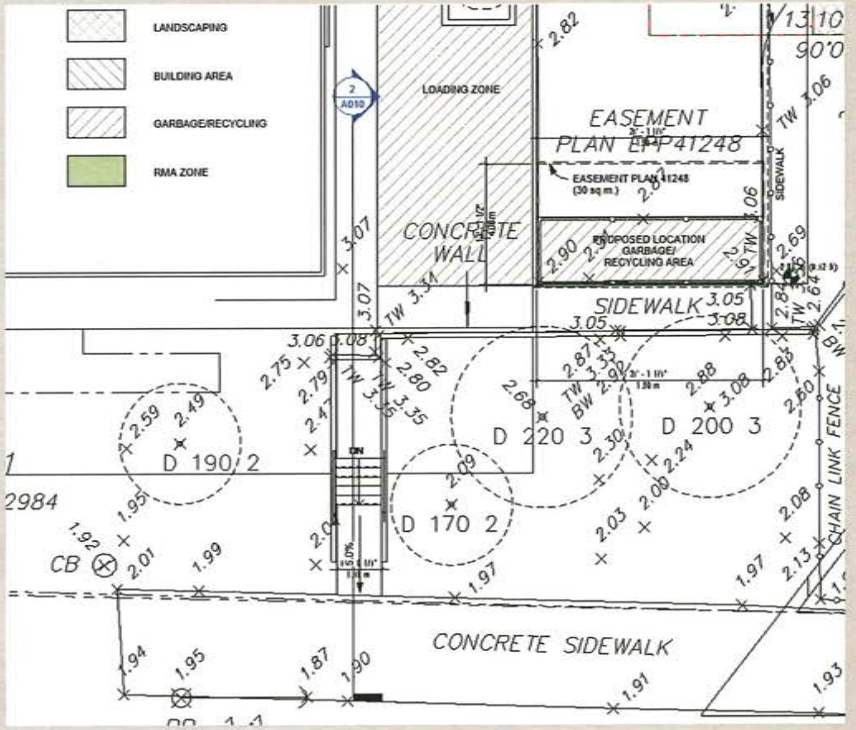
① NORTH CONTEXT ELEVATION
1 : 150

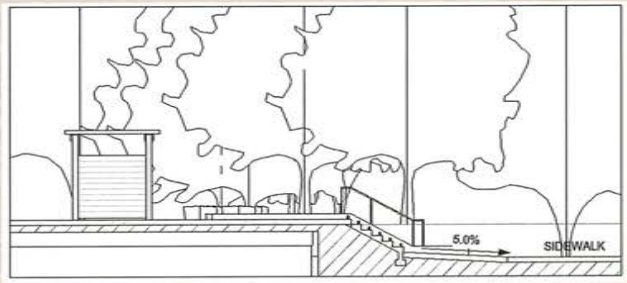
② EAST CONTEXT ELEVATION
1 : 150



SITE PLAN

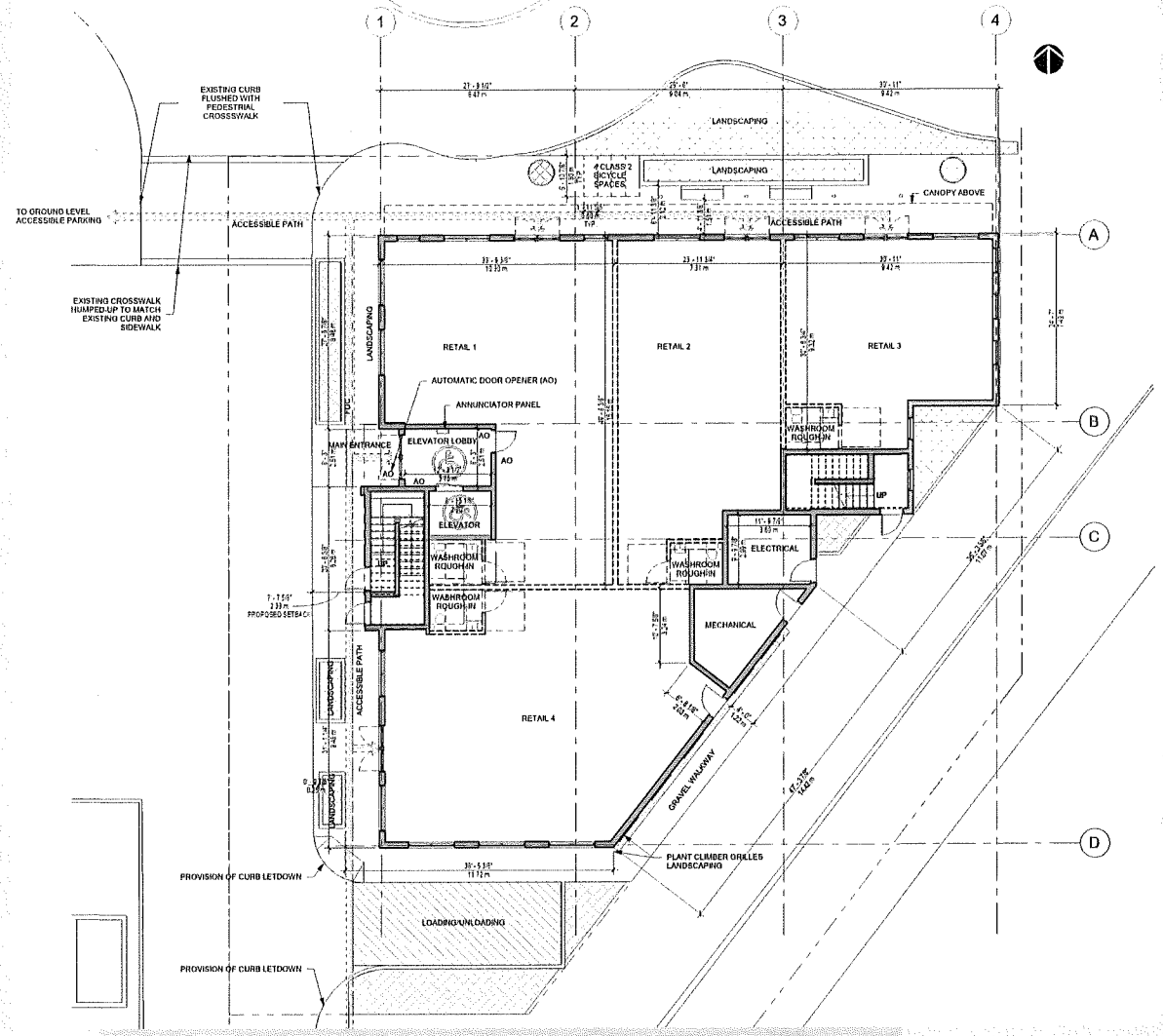

BUILDING AREA
542.46 sm (5,839 sf)
LANDSCAPING
CANOPY ABOVE
SIDEWALK
EXISTING CURB
EXISTING PARKING STALLS
LOADING ZONE
GRAVEL
DITCH
PROPERTY LINE
TOP OF DITCH
COVENANT PART LOT 1 EPP12984 (FOR RIPARIAN PURPOSES)
COVENANT PART LOT 2 PLAN EPP61209 (FOR RIPARIAN PURPOSES)
LEGEND:
LANDSCAPING
BUILDING AREA
GARBAGE/RECYCLING
RWA ZONE



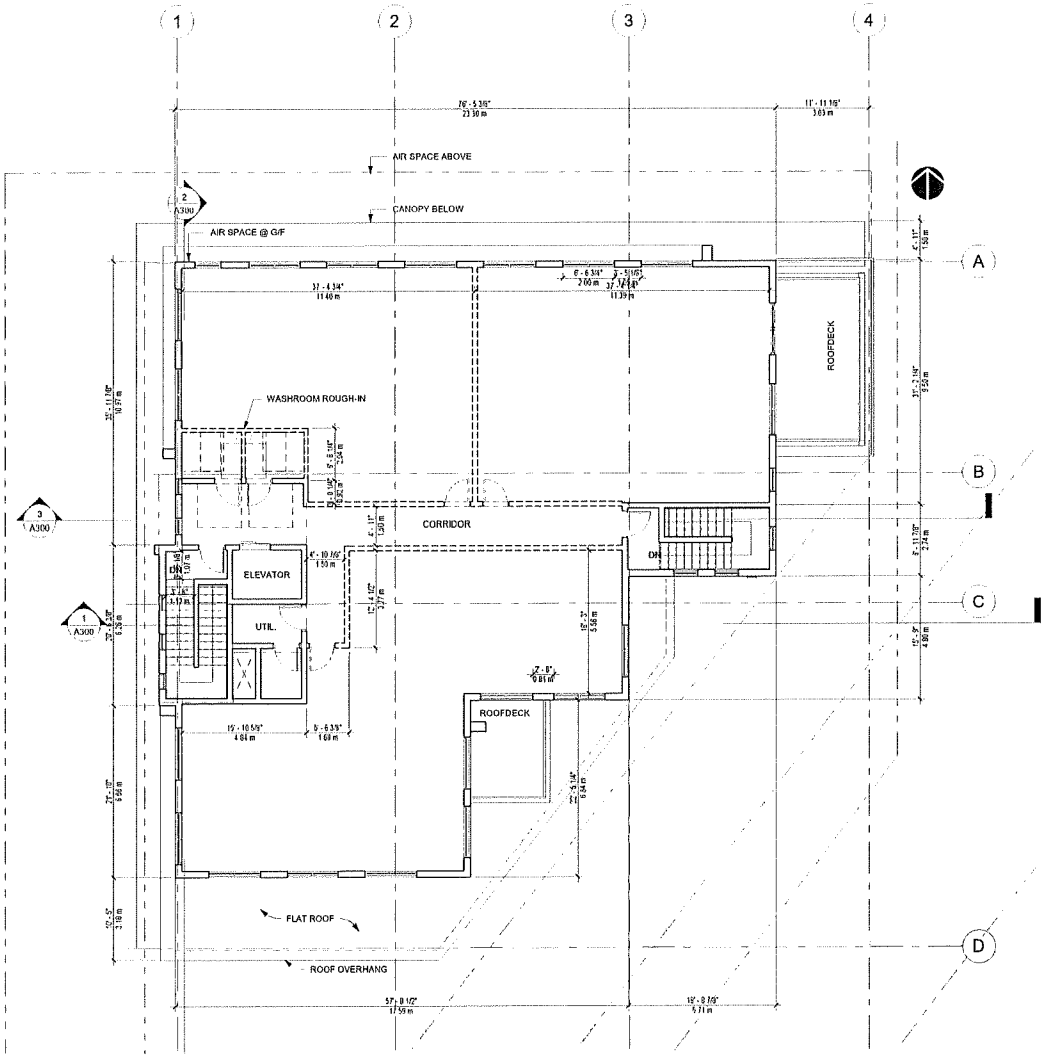


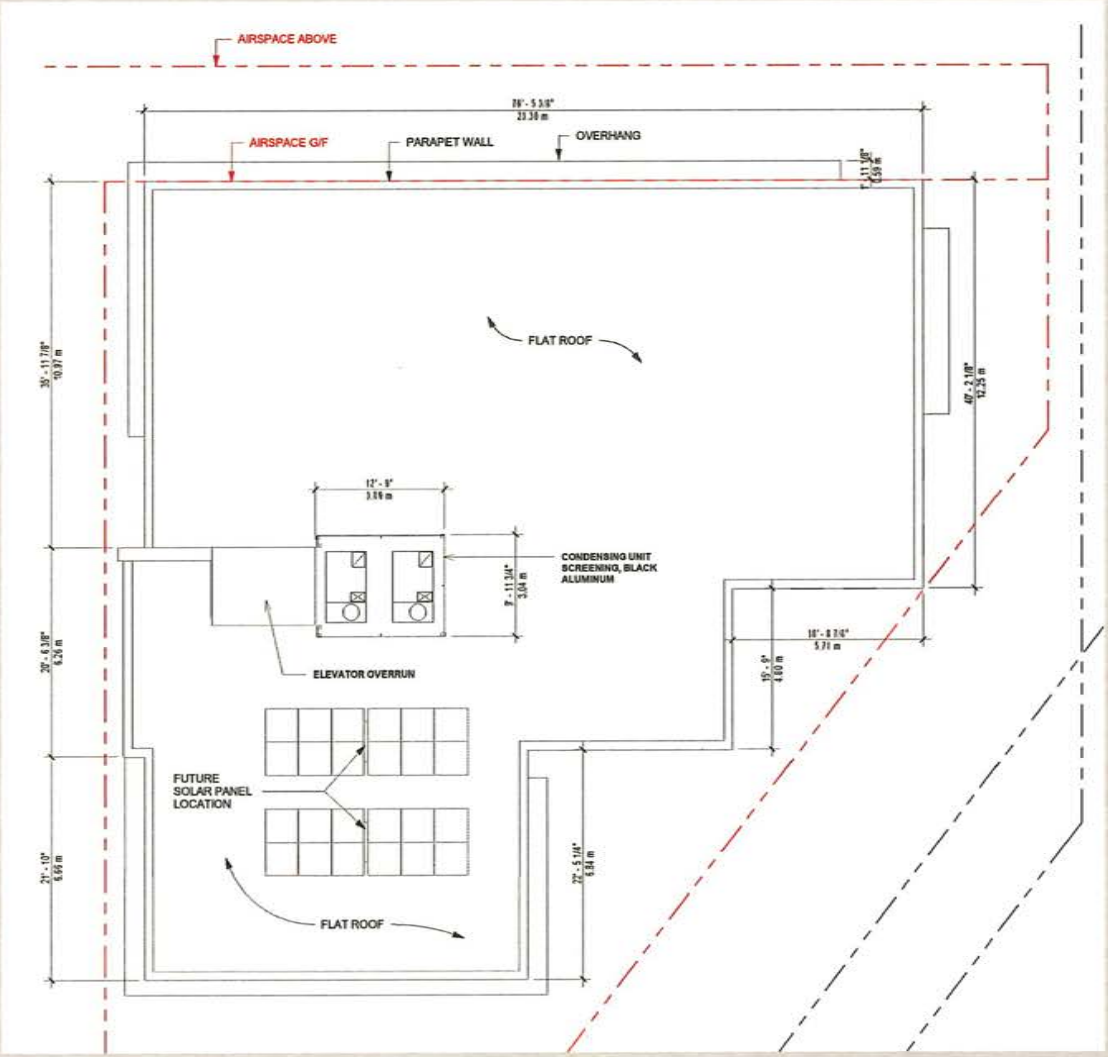
SITE ACCESS FROM STEVESTON HIGHWAY

1ST LEVEL PLAN



2ND LEVEL PLAN




AIRSPACE ABOVE
AIRSPACE G/F
PARAPET WALL
OVERHANG
FLAT ROOF
CONDENSING UNIT SCREENING, BLACK ALUMINUM
ELEVATOR OVERRUN
FUTURE SOLAR PANEL LOCATION
FLAT ROOF

ROOF PLAN

M01
DARK GRAY FIBRE-CEMENT BOARD PANEL

M03
WHITE FIBRE-CEMENT BOARD PANEL

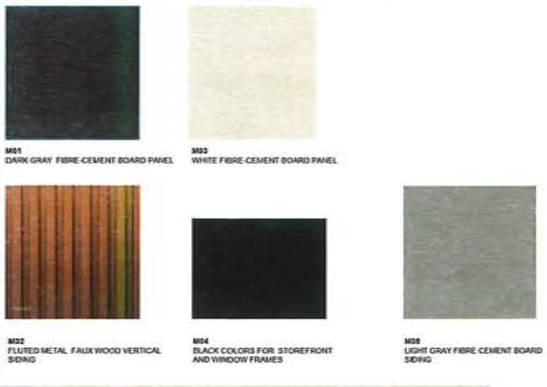
M02
FLUTED METAL FAUX WOOD VERTICAL SIDING

M04
BLACK COLORS FOR STOREFRONT AND WINDOW FRAMES

M05
LIGHT GRAY FIBRE CEMENT BOARD SIDING

NORTH ELEVATION

1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

EAST ELEVATION

M01
DARK GRAY FIBRE-CEMENT BOARD PANEL

M03
WHITE FIBRE-CEMENT BOARD PANEL

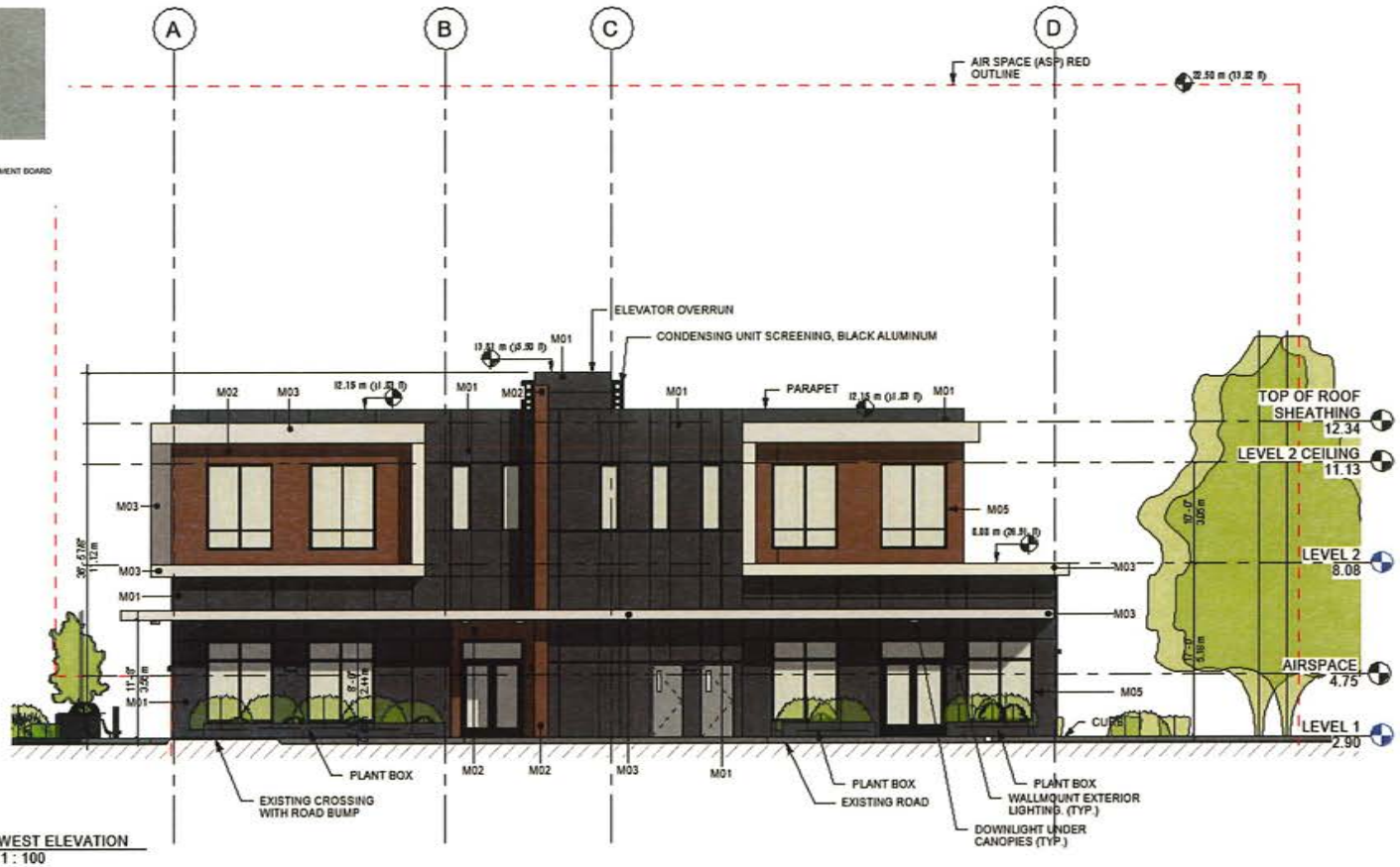
M02
FLUTED METAL FAUX WOOD VERTICAL SIDING

M04
BLACK COLORS FOR STOREFRONT AND WINDOW FRAMES

M05
LIGHT GRAY FIBRE CEMENT BOARD SIDING

SOUTH ELEVATION

1 SOUTH ELEVATION
1 : 100



② WEST ELEVATION
1 : 100

WEST ELEVATION

NORTHWEST VIEW (MAIN ENTRANCE)

PERSPECTIVE

PERSPECTIVE

SOUTHWEST BIRD'S EYE VIEW

PERSPECTIVE

SOUTHEAST VIEW (HIGHWAY SIDE)

NORTHEAST VIEW (CRU UNITS)

PERSPECTIVE

3D MODEL VIEW

3D MODEL VIEW

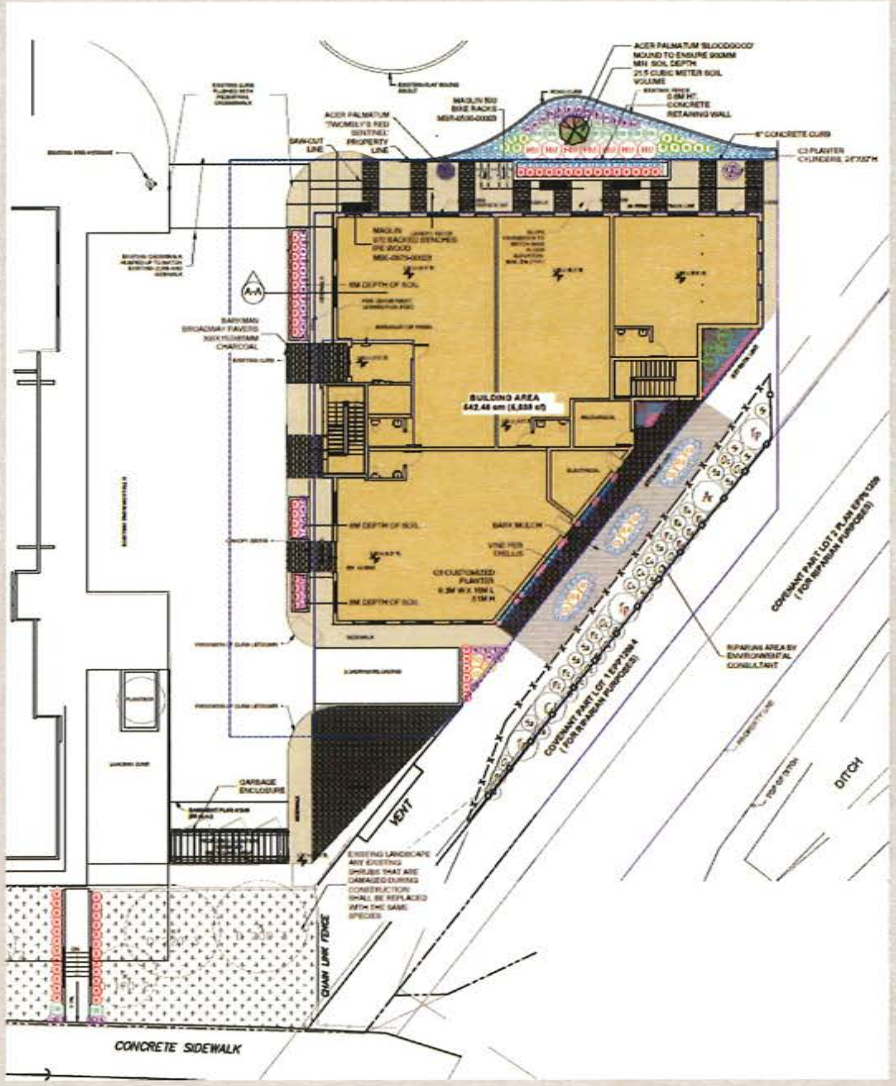
PLANT SCHEDULE

PMG PROJECT NUMBER: 23-106

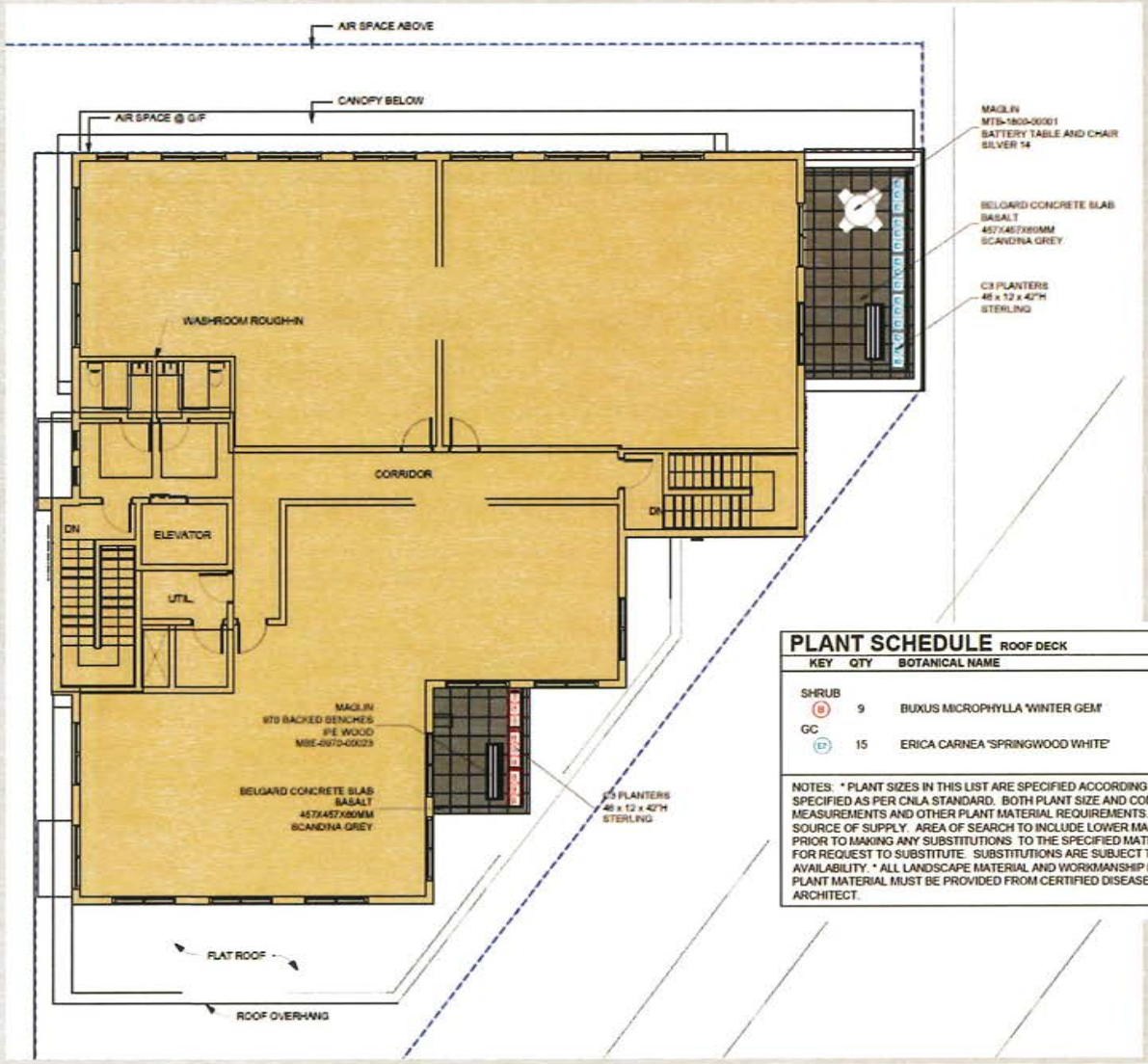
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	NOTES
TREE					
	1	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT; B&B; UPRIGHT FORM	
SHRUB					
A	2	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	1.5M HT; B&B	
B	64	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM	DROUGHT TOLERANT
CD	9	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM	DROUGHT TOLERANT & NATIVE
HM	7	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM	DROUGHT TOLERANT
R	11	RHODODENDRON 'BOW BELLS'	RHODODENDRON	#3 POT, 50CM	DROUGHT TOLERANT
RJ	15	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE, E. MAY	#3 POT; 50CM	DROUGHT TOLERANT
RN	3	ROSA NUTKANA	NOOTKA ROSE	#3 POT; 60CM	DROUGHT TOLERANT & NATIVE
GRASS					
CO	75	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	DROUGHT TOLERANT
F	66	FESTUCA IDAHOENSIS	IDAHO FESCUE	#1 POT	DROUGHT TOLERANT & NATIVE
PB	33	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	DROUGHT TOLERANT
VINE					
S	9	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	#2 POT; 75CM; STAKED	DROUGHT TOLERANT
PERENNIAL					
HP	17	HOSTA 'PATRIOT'	HOSTA, GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE	DROUGHT TOLERANT
IS	39	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT	DROUGHT TOLERANT
LM	8	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT	DROUGHT TOLERANT
GC					
PC	6	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	DROUGHT TOLERANT & NATIVE
U	51	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM	DROUGHT TOLERANT & NATIVE

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
HIGH EFFICIENCY IRRIGATION (INCLUDE RAIN SENSOR) TO IIABC STANDARDS TO BE PROVIDED BY IRRIGATION CONTRACTOR THROUGH DESIGN-BUILD SYSTEM.
PROVIDE SHOP DRAWINGS TO PMG FOR REVIEW PRIOR TO INSTALLATION.



LANDSCAPING PLAN




C3 PLANTER


BELGARD CONCRETE SLAB

PLANT SCHEDULE ROOF DECK

PMG PROJECT NUMBER: 23-106

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
B	9	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
GC				
E7	15	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW. MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ROOF DECK

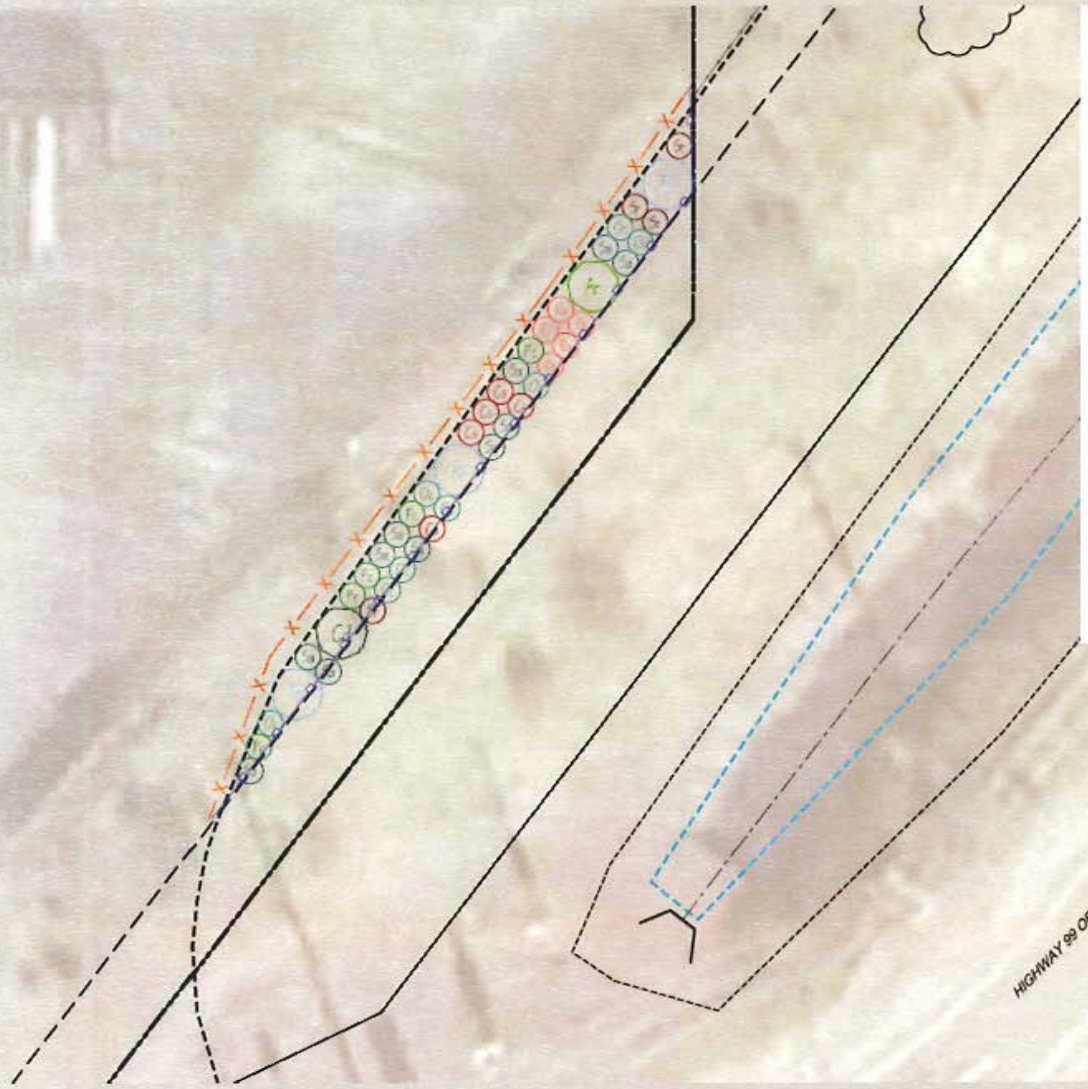
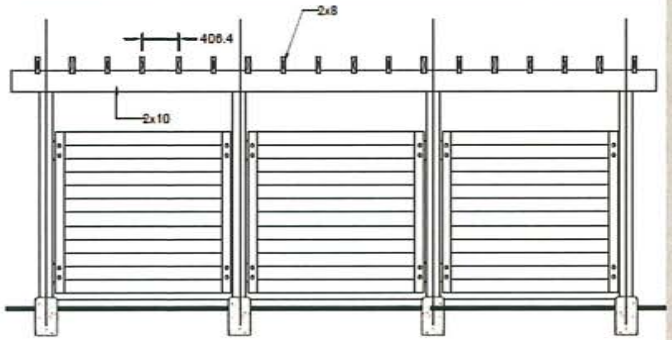


TABLE 1: PETERSON DEVELOPMENT

SYMBOL	COMMON NAME	LATIN NAME	COUNT	SPECIFICATIONS	ECOLOGICAL VALUE
SHRUBS					
Oc	Indian Plum	*Oemleria cerasiformis*	8	no. 2 pot; multi-stemmed; densley branched; well established	Fruit bearing, shade value
Pc	Pacific Ninebark	*Physocarpus capitatus*	5	no. 2 pot; densley branched; well established	Litter inputs, shade value
Cs	Red-Osier Dogwood	*Cornus sericea*	5	no. 2 pot; densley branched; well established	Fruit bearing, slope stability, shade value
Sr	red elderberry	*Sambucus racemosa*	4	no. 2 pot; densley branched; well established	Fruit bearing, shade value
Rs	Salmonberry	*Rubus spectabilis*	5	no. 2 pot; multi-stemmed; densley branched; well established	Fruit bearing, slope stability, shade value
Sa	Snowberry	*Symphoricarpos albus*	11	no. 2 pot; densley branched; well established	Fruit bearing
TREES					
Ar	Red Alder	*Alnus rubra*	1	no. 5 pot; densley branched; well establishe d	Litter inputs, shade value, slope stability
Sl	Pacific Willow	*Salix lucida ssp lasiandra*	0	no. 5 pot; densley branched; well established	Litter inputs, shade value, slope stability
Cd	Black Hawthorn	*Crataegus douglasii*	1	no. 5 pot; densley branched; well established	Litter inputs, fruit bearing
Tp	Western Red Cedar	*Thuja plicata*	3	no. 5 pot; densley branched; well established	Shade value, nesting habitat
		TOTAL	43		

RMA PLANTING



4 L5 GARBAGE ENCLOSURE

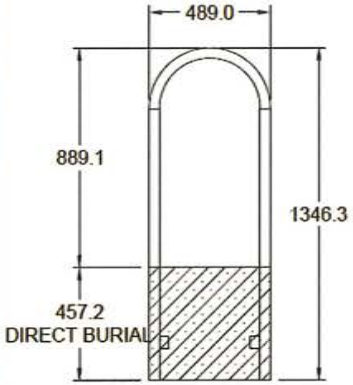
1:50

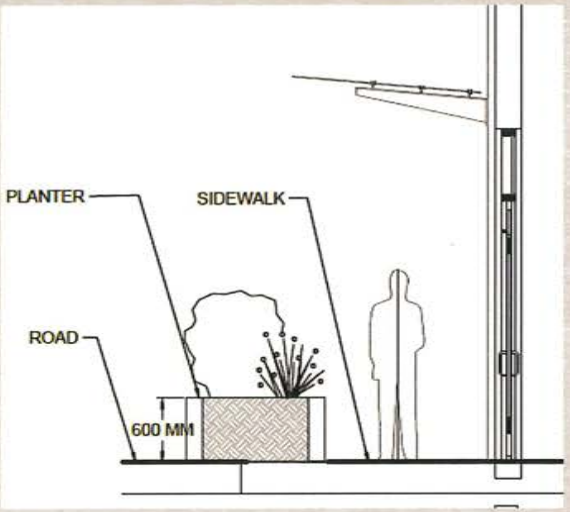
MAGLIN BATTERY TABLE AND CHAIR

BOLLARD LIGHT

WALL SCONCE LIGHT

CANOPY LIGHT



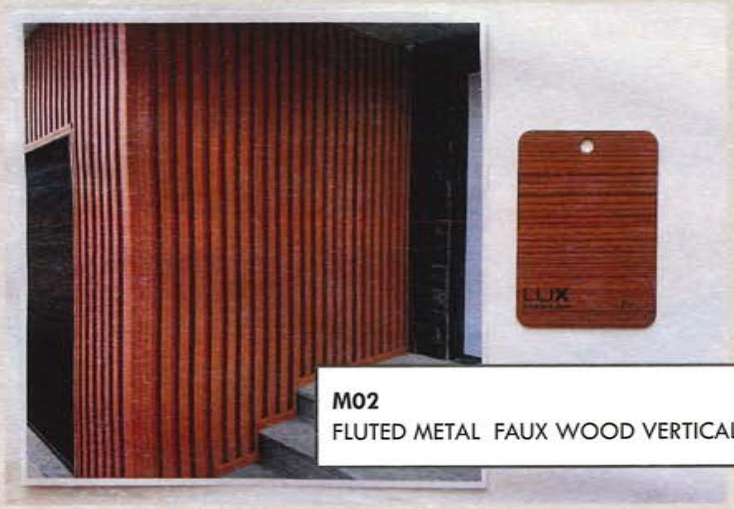


LANDSCAPING DETAILS

M01
DARK GRAY FIBRE-CEMENT BOARD PANEL

M03
WHITE FIBRE-CEMENT BOARD PANEL

M04
BLACK COLORS FOR STOREFRONT AND WINDOW FRAMES



M02
FLUTED METAL FAUX WOOD VERTICAL SIDING

M05
LIGHT GRAY FIBRE CEMENT BOARD SIDING

MATERIALS

SUSTAINABILITY FEATURES

Energy Efficiency:

LED lighting – Energy-efficient lighting with smart controls and daylight sensors.

Water Conservation:

Low-flow plumbing fixtures – Water-efficient faucets, toilets, and urinals to reduce water consumption.

Drought-resistant landscaping – Using native plants that require less water and maintenance.

Sustainable Materials:

Will prioritize locally-sourced materials - Reducing carbon footprint but using materials from nearby sources.

Low-VOC and non-toxic materials – Improving indoor air quality with eco-friendly paints, adhesives, and finishes.

Waste Management:

When possible construction waste reduction – Using prefabrication, modular design, and recycling construction materials.

STEP Code Requirement:

Step Code 2 with LCES will be provided

SITE CONTEXT

1 CONTEXT SITE PLAN
1 : 1000

EXISTING BUS STOPS

ADJACENT EXISTING APARTMENTS

ADJACENT EXISTING TOWNHOUSES

ENTRANCE TO THE EXISTING BASEMENT PARKADE

CLOSEST FIRE HYDRANT LOCATION

FLAT ROLL-OVER CURB THAT COULD ALLOW FIRE TRUCK BACKING-UP

ADJACENT EXISTING COMMERCIAL-RESIDENTIAL BUILDING

ADJACENT EXISTING APARTMENTS

EXISTING SITE VIEW AS SEEN FROM ON HIGHWAY

EXISTING SITE VIEW AS SEEN FROM THE HIGHWAY

RMA ZONE

DEVELOPMENT CONTEXT:

Adherence to SAP Plan:

Green Development Strategies:

- Compact, Mixed-Use, Pedestrian Friendly Design : Walkable surface, weather protected canopies have been provided)

- Active Strategies (technology-driven sustainability measures): Rough-in for future solar panel installation, High-efficiency HVAC systems and smart building controls and , Water-saving plumbing fixtures will be suggested to future tenants

- Passive Strategies (design elements that enhance energy efficiency naturally): Large windows for natural ventilation and reduced artificial lighting needs and Shading elements such as overhangs are introduced to regulate indoor temperatures.

High-Performance Building & Landscape Integration

- Drought-Tolerant & Native Landscaping
- We will strive to use recycled & sustainable materials by incorporating locally sourced, non-toxic, and low-carbon footprint materials where possible.

Resource Optimization, **Waste Reduction, & Pollution Control**

- Garbage recycling area is provided to minimize landfill waste and encourage circular resource use.
- Where applicable we will use low-VOC (Volatile Organic Compound) materials to improve indoor air quality with non-toxic paints, adhesives, and finishes.