

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

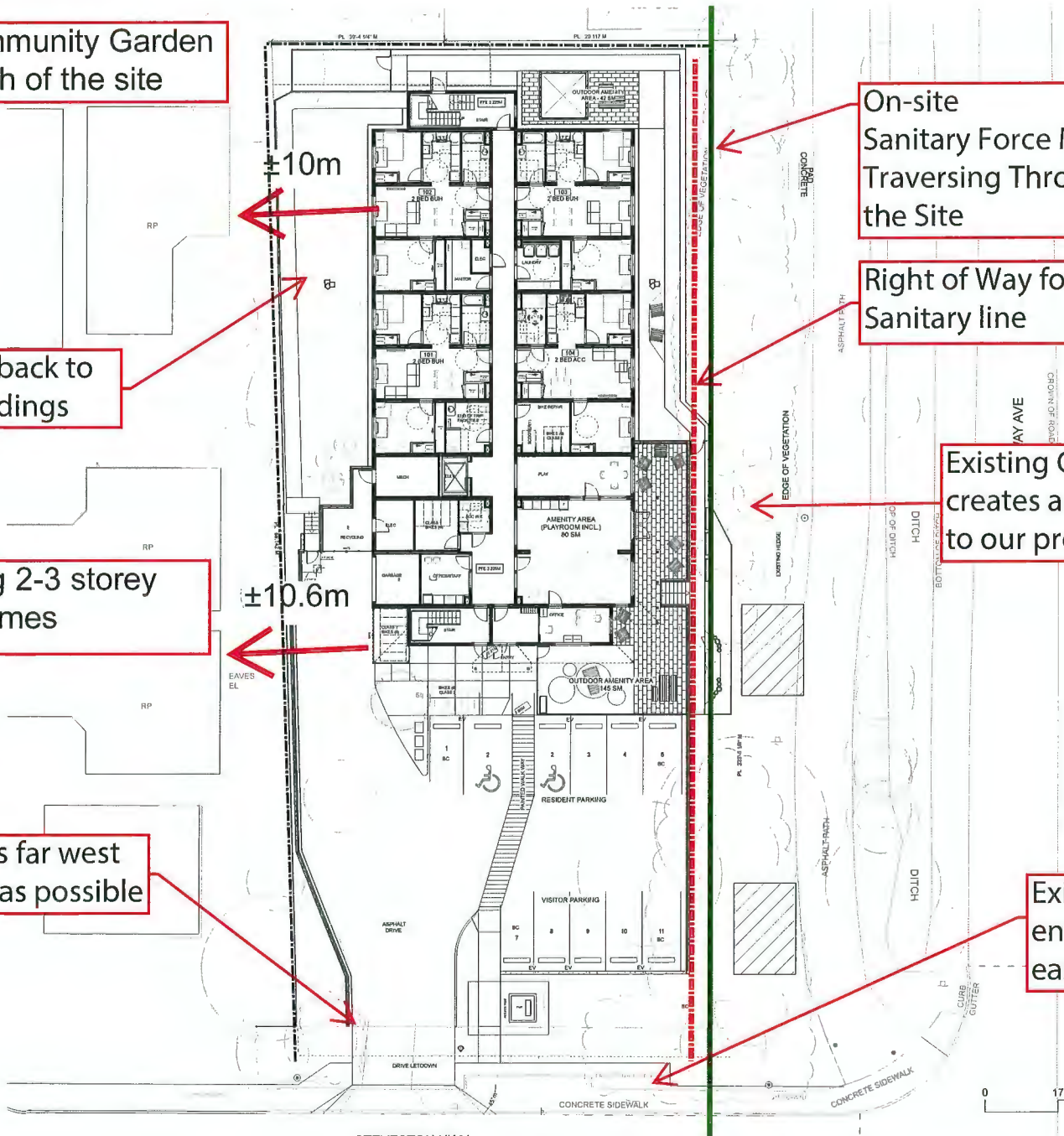
Existing 2-3 storey  
townhomes

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

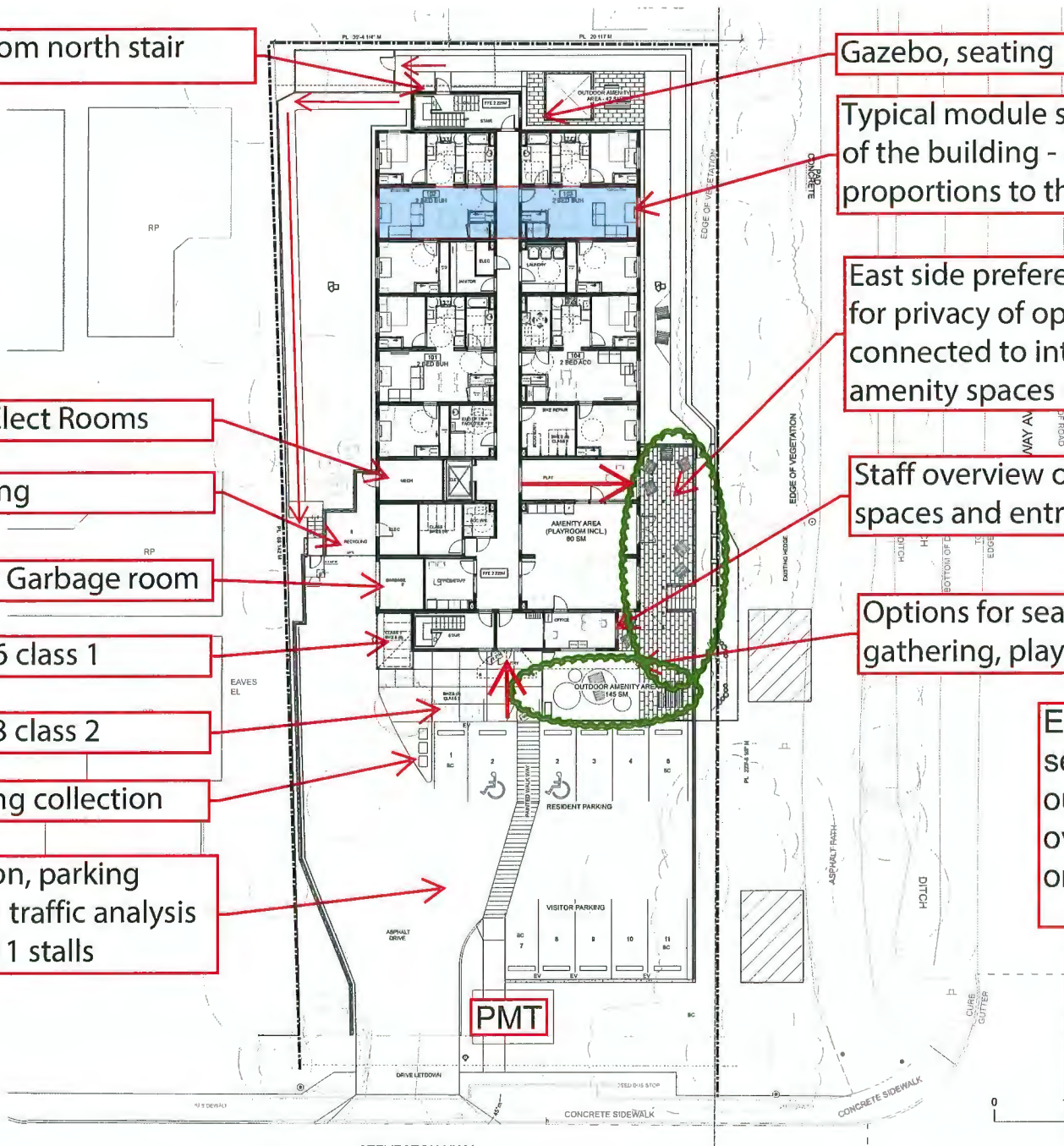
Interior Garbage room

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

0 17 33 49 66 FT N

STEVESTON HWY

# 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

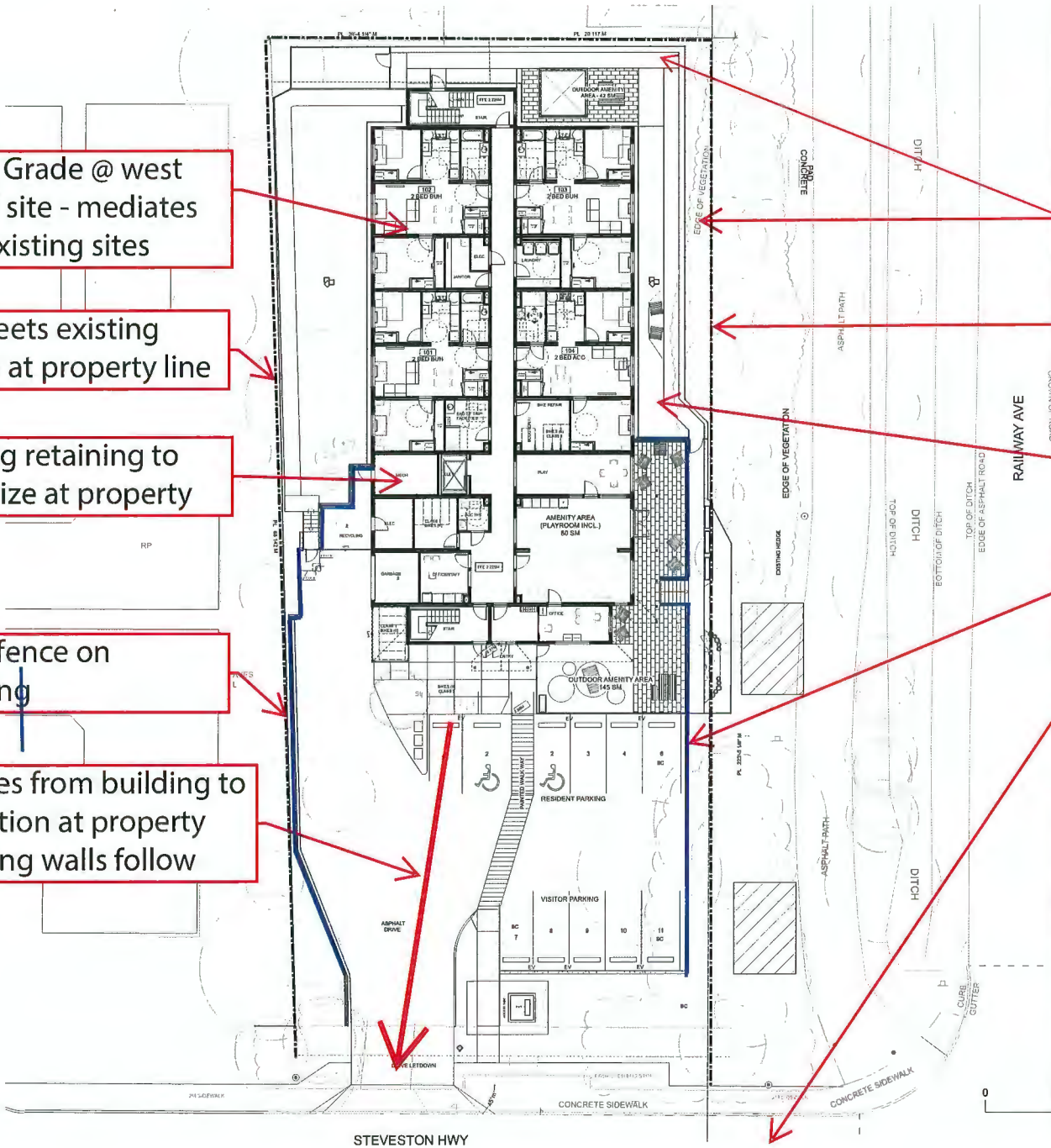
±1.0m difference at north end of retaining wall

Retaining Walls

Flood Control Level in road.

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

# Site Grading



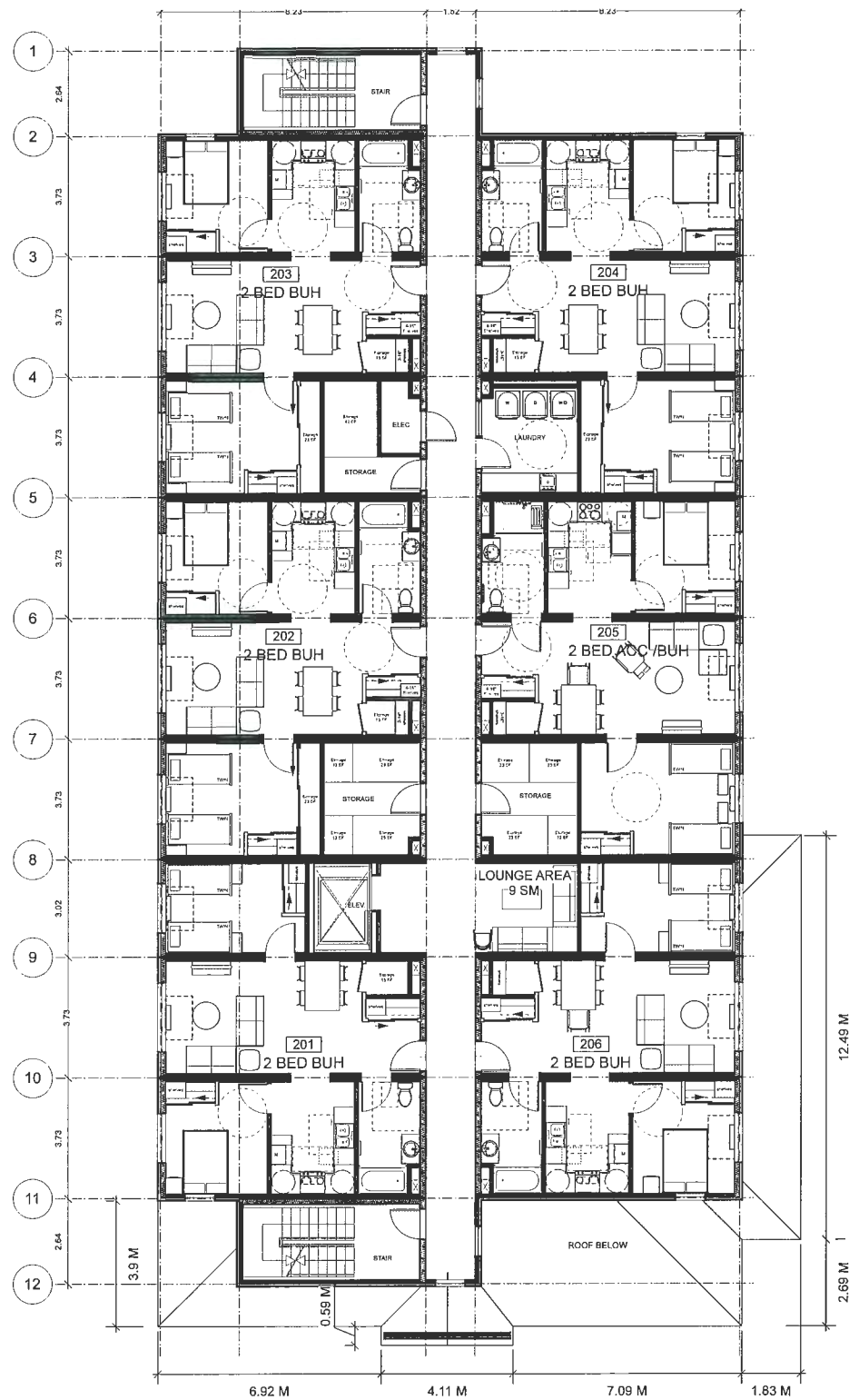
1 Site Plan  
A1.3 Scale: 1:130



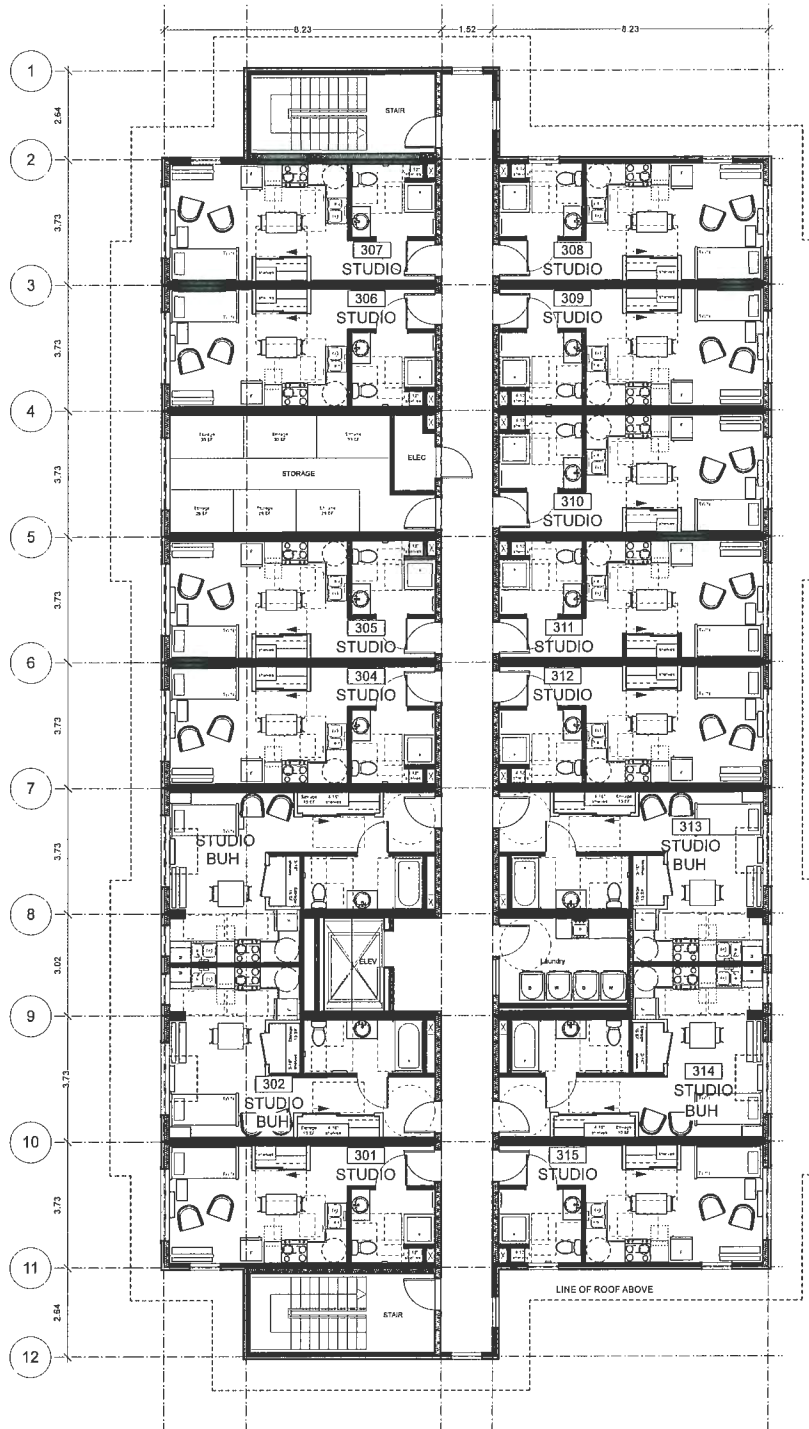
STEVESTON HWY



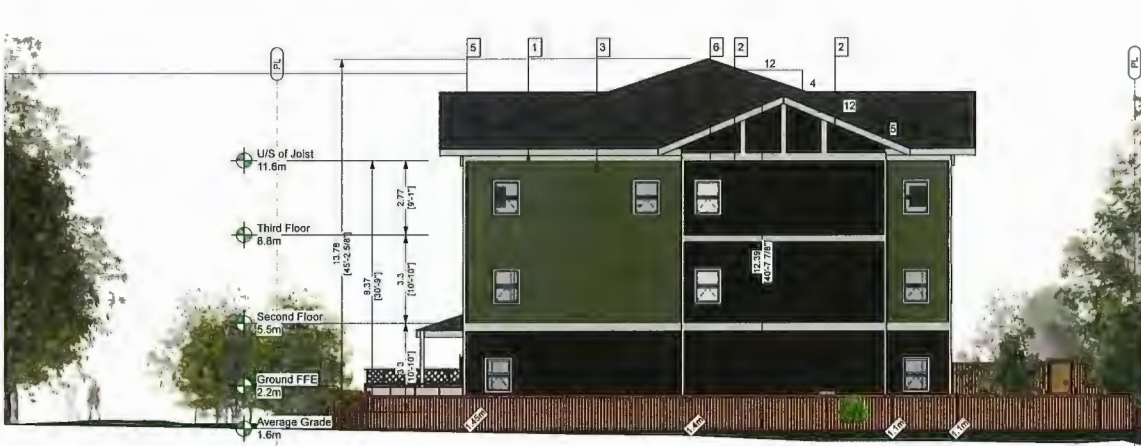
- Ground Floor:**
- 4 2 Bedroom BUH, 1 Accessible
  - Amenity, play
  - Offices
  - Bikes, 10 Class 1 inside 6 Outside. 8 Class 2 outside
  - End of Trip Facility
  - Laundry



**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.



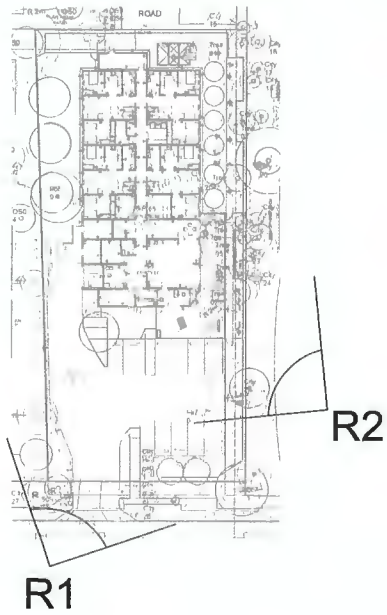
NOTE: METAL FLASHING TO MATCH CLADDING

## FENCE STAIN





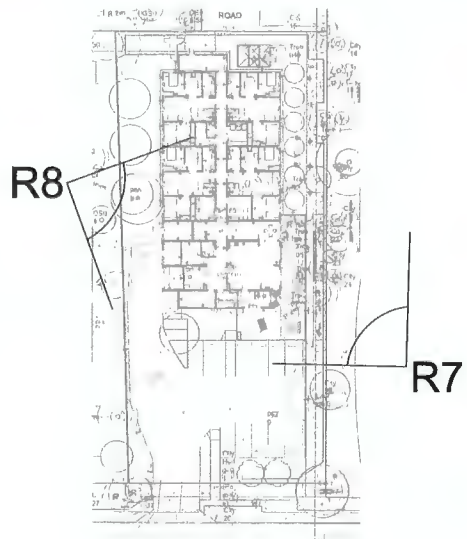
R1: BUILDING FROM ENTRY DRIVEWAY



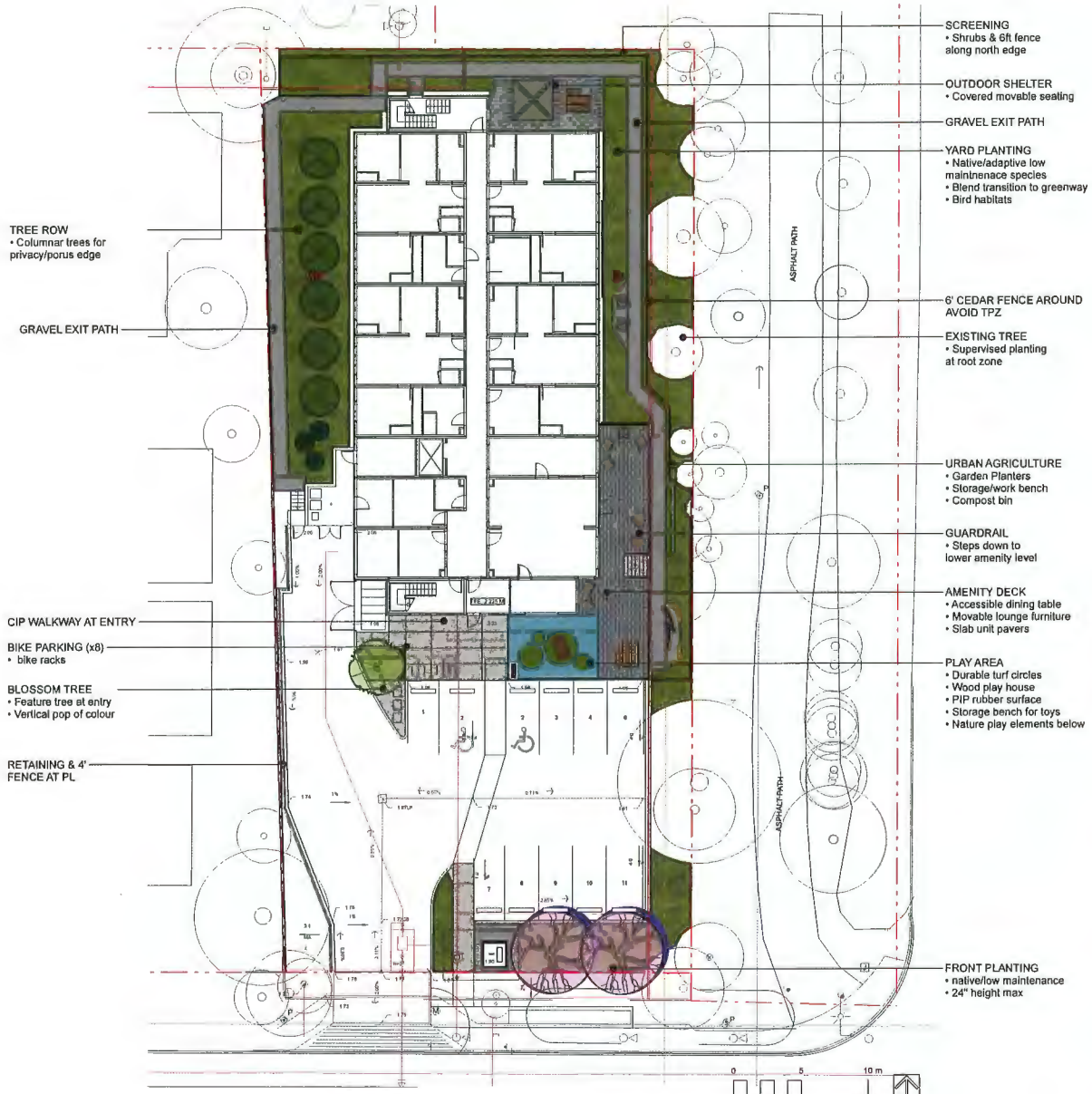
R2: BUILDING AMENITY AREA



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/adaptiva 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 Notes
A	2023-09-10	Re-issued for IZ
B	2023-09-23	Re-issued for PZ
C	2023-07-28	Revised for CP
D	2023-09-01	Re-issued for CP
E	2023-08-11	Issued for ADP
F	2023-10-23	Re-issued for CP
G	2023-11-20	Re-issued for CP

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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
Client	Scale
KD	1:150
Prepared By	Date
DT	





**BLOSSOM TREES**



**GARDEN PLANTERS**



**MOVEABLE FURNITURE**



**TURF PLAY CIRCLES IN PLAY SURFACE**



**PATIO SLAB PAVERS**



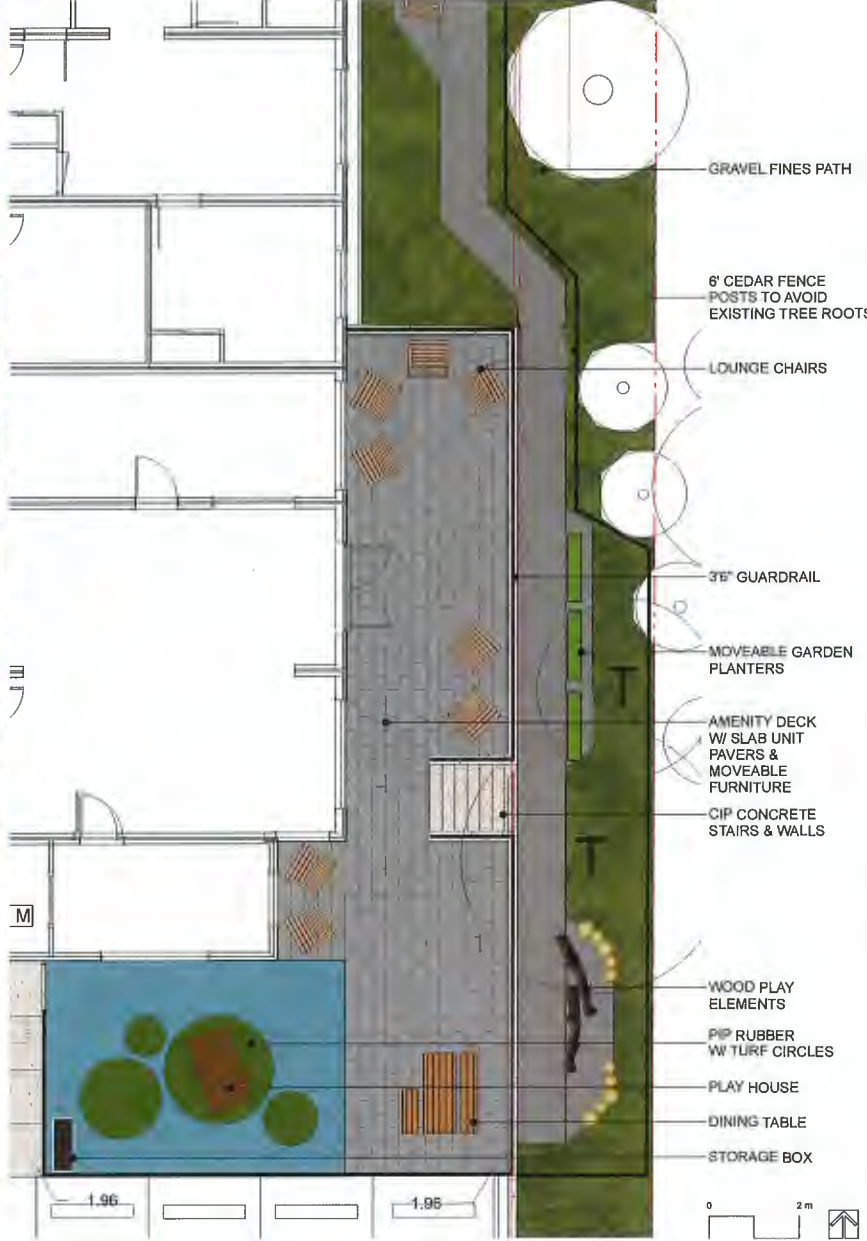
**STORAGE BENCHES**



**PLAY HUT**



**OUTDOOR SHELTER**



GRAVEL FINES PATH

6" CEDAR FENCE POSTS TO AVOID EXISTING TREE ROOTS

LOUNGE CHAIRS

3" GUARDRAIL

MOVEABLE GARDEN PLANTERS

AMENITY DECK W/ SLAB UNIT PAVERS & MOVEABLE FURNITURE

CIP CONCRETE STAIRS & WALLS

WOOD PLAY ELEMENTS

PIP RUBBER W/ TURF CIRCLES

PLAY HOUSE

DINING TABLE

STORAGE BOX

Revision	No.	Date	Revised Notes

Issue	Date	Issue Notes
A	2023-05-10	File Issued for PZ
B	2023-05-23	File Issued for PZ
C	2023-07-28	File Issued for CIP
D	2023-09-01	File Issued for CIP
E	2023-09-11	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**

Scale

Project Manager	Project ID
KD	22313
Drawn by	Scale
KD	1:50
Reviewed by	Date
DT	
Date	



NATIVE & LOW MAINTENANCE



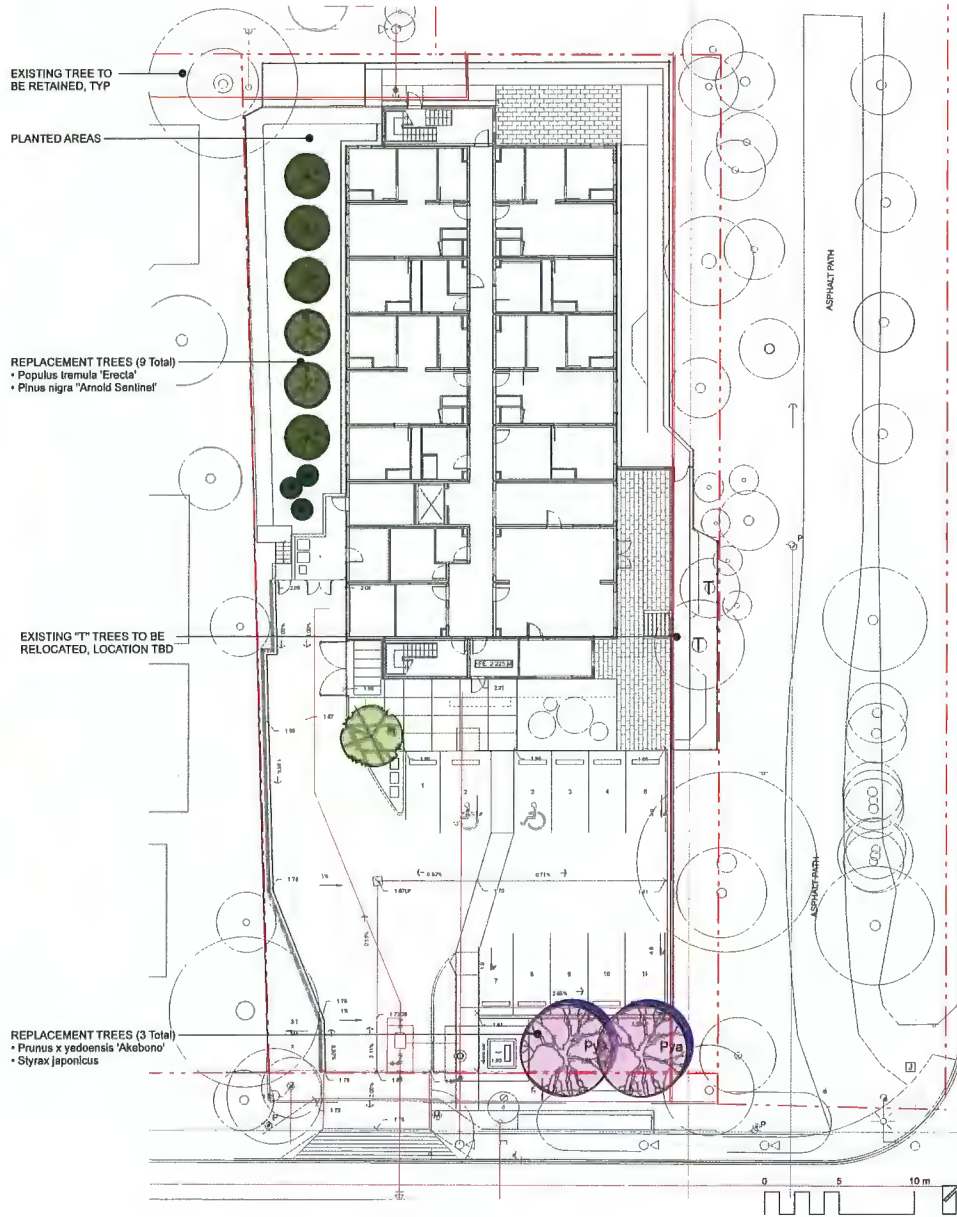
POPS OF COLOUR

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



Revisions

No.	Date	Description

Issue

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Project  
**Steveston Highway**

4831 Steveston Highway  
Richmond, BC

Drawing Title  
**Landscape  
Plant Materials**

Legend

Plant Material	Plant Code
KD	22310
KT	KT
DT	DT

Scale: 1:50