



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

---

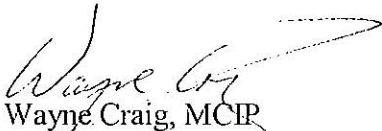
**To:** Development Permit Panel  
**From:** Cecilia Achiam  
Acting Director of Development  
**Date:** January 08, 2008  
**File:** DP 05-306672  
**Re:** Application by Matthew Cheng Architect Inc. for a Development Permit at  
7840 Garden City Road

---

### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 10 three-storey townhouses at 7840 Garden City Road on a site zoned "Comprehensive Development District (CD/127)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Permit bay window projections of maximum 0.4 m into the minimum rear property line setback.

  
Wayne Craig, MCIP  
*Acting Director of Development*

SB:blg  
Att.

## Staff Report

### Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop 10 three-storey townhouses at 7840 Garden City Road on a site zoned "Comprehensive Development District (CD/127)". The vacant site formerly contained a single-family house.

The site is being rezoned from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/127)" for this project under Bylaw 7679 (RZ 03-251048).

A separate Servicing Agreement is required prior to the issuance of future Building Permit. Works will include, but are not limited to: design and construction of frontage improvements including beautification and storm sewer upgrades as identified in the capacity analysis. Works to continue the design which has been constructed immediately to the north in front of the adjacent townhouse development, including, but are not limited to: creation of a large grass boulevard with street trees, street-lighting and a new 3 m concrete sidewalk in the new public right-of-passage (PROP) right-of-way (ROW).

### Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

### Background

The subject site is situated in neighbourhood 'A' along the western edge of the McLennan South Sub-Area. Neighbourhood 'A' has the highest density designated under the sub-area plan. On the subject site, and the properties to its north, south and east, the plan permits existing older single-family homes to be replaced with three-storey townhouses over one (1) level of parking, at a base density of 0.75 floor area ratio (FAR). The proposal is for a three-storey building height, including parking, and a density of 0.75. The existing development surrounding the site is described as follows:

- To the north, is a newer 27-unit three-storey townhouse development fronting onto both Garden City Road and Turnill Street, zoned "Comprehensive Development District (CD/127)";
- To the east, across Garden City Road, is an existing 80-unit three-storey townhouse development fronting onto both Garden City Road and Blundell Road, zoned "Townhouse & Apartment District (R3)";
- To the south, is a neighbourhood pub and a newer 12-unit three-storey townhouse development, both fronting onto Blundell Road and zoned "Neighbourhood Pub District (NHP)" and "Comprehensive Development District (CD/121)"; and
- To the west, is a newer 50-unit three-storey townhouse development fronting onto Blundell Road, Heather Street and Turnill Street, zoned "Comprehensive Development District (CD/129)".

## Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be addressed prior to the Development Permit being referred to Development Permit Panel. The applicant's design response has been included in '*bold italics*'.

### Urban Design Comments

- At the Development Permit stage, additional attention to details will be reviewed to provide a harmonious transition and compatible designs between the projects. – *the streetscape elevation was revised and a landscape plan was prepared with attention to the interface and transition to the adjacent existing townhouse development.*
- Create variety between building blocks, through details and colour, to provide visual interest – *two (2) different building types are proposed.*

### Cross-Access Comments

- In order to minimize traffic impacts on the future development at 9051 Blundell Road, the applicant is to enter into an agreement with the neighbouring property for traffic calming measures, such as speed humps and signage, and maintenance of the shared driveway, to the satisfaction of the Director of Development, to ensure a safe and cooperative use of the shared driveways. – *An easement (in favour of 9051 Blundell Road) is registered on title under BX189554, (as shown on plan BCP19609). The easement agreement dealt with the traffic calming measures and included shared maintenance.*
- In order to prevent pedestrian shortcutting through the future development at 9051 Blundell Road, the applicant will construct a fence along the north property line to prevent access from 7733 Turnill Street. Staff will work with the property owners of 7733 Turnill Street and 7840 Garden City to remove the access easement from the titles of these properties, should Council endorse the revised proposal. – *The fence has been incorporated and staff will work with the neighbouring strata when they are ready to amend their title.*

### Tree Management Comments

- Ensure that existing trees are retained wherever possible, especially along the Garden City Road "greenway". – *The site previously contained 4 older Cottonwood trees, one of which was removed before the Tree Preservation Bylaw was adopted and the owner made arrangements to have the remaining Cottonwood trees removed at the request of the neighbouring strata, on the advice of their Arborist and with the permission of City tree preservation staff due to concerns about their stability and health. The four (4) trees are proposed to be replaced with twenty-three (23) new trees, which exceeds the OCP goal of 2:1 replacement (see Tree Retention and Replacement Strategy section below).*

### Lot Servicing

- Provision of a utility servicing plan, which clearly shows how water, storm, sanitary, plus hydro, telephone and gas will service the entire site from the Garden City Road frontage. – *The developers' consultants confirmed how the site would be serviced with water, storm, sanitary, electricity and telephone from the Garden City frontage. Natural gas service is not proposed. The confirmation was acceptable to the City's Plumbing Inspection.*

The Public Hearing for the rezoning of this site was held on April 19th, 2004 and February 21, 2005. At Public Hearing, April 19th, 2004, Council received six (6) submissions from the floor and two (2) written submissions. All submissions were from residents of the neighbouring townhouse development; Somerset Crescent at 7733 Turnill Street, directly north of the subject site. All the submissions expressed concern that the proposed access to the site would be through their property as a result of a cross-access easement registered on title. A separate development application was also submitted to the City for the adjacent property to the south at 9051 Blundell Road. As a result, an alternate cross-access easement was secured through the rezoning of 9051 Blundell Road for the benefit of the subject site.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Comprehensive Development District (CD/127)” except for the zoning variance noted below.

### Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Permit bay window projections of maximum 0.4 m into the minimum rear property line setback.  
*(Staff supports the proposed variance as it improves the architectural articulation of the building, is limited to the ground floor of two (2) units, is located underneath a permitted larger second floor balcony, is screened by landscaping and privacy fencing, and variances have been approved for projecting bays in other townhouse developments in the City).*

### Advisory Design Panel Comments

The Advisory Design Panel was supportive. A copy of the relevant excerpt from the Advisory Design Panel Minutes of October 5, 2005 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in *'bold italics'*.

### Analysis

#### *Conditions of Adjacency*

- The form and massing of the three-storey development generally complies with Official Community Plan (OCP) guidelines;
- A pedestrian-oriented streetscape is provided with front entries to three townhouse units and a communal pedestrian entry to the development;
- The proposed height, location and orientation of the building respects the massing of the existing adjacent three-storey townhouse developments and large two-storey neighbourhood pub. The adjacent pub fronts onto Blundell Road to the south, with a landscape buffer, service access and rear surface parking lot adjacent to the subject site. At this interface, the proposal provides privacy fencing, a landscape buffer, side yard and internal drive aisle conditions. At the side yard interface limited windows are provided; and
- The applicant is proposing to meet the grade of adjacent lots.

### *Urban Design and Site Planning*

- The Garden City streetscape is animated with pedestrian-oriented entries and communal residential entries;
- Vehicular access is provided from Blundell Road through a cross-access agreement registered on title at 9051 Blundell Road (RZ 03-254683);
- The provision of off-street parking meets the bylaw requirement with a two-car garage in each townhouse unit and two (2) visitor parking spaces. One (1) accessible surface parking space is provided. Twelve (12) tandem parking spaces are proposed in six (6) units. A restrictive covenant to prohibit the conversion of tandem parking area into habitable area is required;
- The site has been designed to accommodate fire-fighting requirements. A gated wood structure has been provided for recycling carts and a private collection garbage dumpster;
- One (1) out of the 10 units proposed has been designed to include the potential for conversion to be wheelchair accessible. Conversion would require the installation of a stair glide and the removal of a storage closet in the garage (to accommodate a wider accessible parking space); and
- Universal accessibility measures have also been incorporated into the other residential units to promote aging in place (such as lever handles and taps, backing board behind the bath, etc.).

### *Architectural Form and Character*

- The building form is inspired by adjacent project to the north's simple massing with traditional references. The buildings are articulated with a combination of shallow bays, cantilevered balconies, pitched roofline, hip and gable roof projections. This is generally in keeping with the neighbourhood 'A' Development Permit guidelines in the Official Community Plan (OCP) McLennan South Sub-Area Plan;
- The proposed building materials (horizontal Hardi-plank siding, Hardi-Board siding, vinyl windows, wood trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines; and
- Surface visitor parking has been located centrally on the site with no visual impact to the streetscape.

### *Tree Retention and Replacement Strategy*

- As noted in the *Rezoning and Public Hearing Results* section above, the site was partially cleared of trees before the Tree Preservation Bylaw was adopted and the owner has made arrangements to have the remaining older Cottonwood trees removed for safety concern reasons on the advice of their arborist. Tree preservation staff agreed with the developer's arborist that the remaining older Cottonwood trees were not good candidates for retention and should be removed as soon as possible due to concerns about their potential stability and health.
- An arborist report and addendum were submitted to the City (**Attachment 3**) regarding four (4) trees, one of which had been removed earlier (*see Tree Management Comments section above*). All four (4) existing trees have been removed and are proposed to be replaced with 23 new trees, three (3) of which are located in the streetscape front yards. The proposed replacement tree ratio of over 5:1 exceeds the 2:1 OCP goal. The front yard trees will contribute to the character of the Garden City greenway, which will also have street trees.
- Unfortunately the tree protection zone was disturbed before the protective fencing was erected onsite (**Attachment 4**). The excavation contractor removed the pre-load material from site before the tree protection zone fencing was constructed onsite and removed

approximately a foot and a half of the topsoil from inside the drip line of the neighbouring Fir tree to the east, which is designated for protection. Although no apparent tree roots were exposed to view, topsoil within a tree's drip line includes fine tree roots which approach the soil surface. On the advice of an arborist, the developer placed new soil in the tree protection zone to cover the tree roots and return the area to its former grade. In compensation for the root disturbance, the developer will contribute \$5,000 towards City tree planting.

#### ***Landscape Design and Open Space Design***

- Streetscape landscaping is proposed in the front yards facing Garden City Road, which will complement the Garden City Greenway beautification in the City boulevard and public right-of-passage (PROP) right-of-way (ROW) that was identified during rezoning. The beautification works will be designed and constructed through a separate Servicing Agreement which is a requirement of the Building Permit;
- A central outdoor amenity space has been provided, which meets the Official Community Plan (OCP) requirement. The small amenity space required for this small-scale development includes a sandbox with lid, a seating area for supervision and wood picket fencing. Semi-private outdoor space is provided for each of the townhouse units in the form of yards and balconies;
- The mailboxes are located in the central outdoor amenity area;
- The landscape design includes a mixture of trees and shrubs and lower planting. The fencing includes a mixture of brick posts with metal picket infill along Garden City Road, wood privacy fencing at interfaces to adjacent development, wood picket fencing at the amenity area and wood arbours at the Garden City greenway pedestrian development entry and at the amenity area;
- Paving treatment includes a variety of materials to provide visual interest and to differentiate between pedestrian entries and vehicle areas. Patio pavers are proposed in the unit back yards to provide future residents with the flexibility for reconfiguration or removal. Substantial areas of permeable pavers have been incorporated in the drive aisle; and
- On-site indoor amenity space is not proposed in this small 10-unit development. Payment of cash-in-lieu in the amount of \$10,000 was secured through the rezoning, in compliance with the Official Community Plan (OCP).

#### ***Affordable Housing***

- No affordable housing units are proposed in this small 10-unit development. A voluntary contribution towards the City's affordable housing strategy was secured as a condition of the rezoning in the amount of \$0.60 per buildable square foot (e.g. \$8,279) in accordance with the City's affordable housing strategy for applications received before July 1, 2007.

#### ***Servicing and Utilities***

- The developer has submitted a storm sewer capacity analysis as requested by the City's Engineering Department. There were identified storm sewer upgrades across the site frontage required to facilitate the proposed development. These are required to be designed and constructed through a separate Servicing Agreement prior to future Building Permit issuance.
- As noted in the ***Rezoning and Public Hearing Results*** section above, the developers' consultants confirmed how the site would be serviced with water, storm, sanitary, electricity and telephone from the Garden City frontage. The site will not be serviced with natural gas. The confirmation was acceptable to the City's Plumbing Inspection.

***Flood Indemnity Covenant***

- The owner has agreed to register a Flood Indemnity Covenant (minimum 0.9 m GSC) on Title as a condition of the Development Permit in accordance with the interim flood protection management strategy.

**Conclusions**

This application is in conformance with Citywide, City Centre, and McLennan South objectives for residential growth and development. The proposal includes access from Blundell Road as requested by surrounding residents and supported by Council. Staff recommend that the Development Permit be issued.



Sara Badyal, M.Arch.  
Planner  
(Local 4282)

SB:blg

See attachment 4 for legal and other requirements to be met prior to Permit issuance.

***List of Attachments***

- |              |  |
|--------------|--|
| Attachment 1 | Development Application Data Sheet                         |
| Attachment 2 | Annotated Excerpt of Advisory Design Panel Meeting Minutes |
| Attachment 3 | Arborist Report & Addendum (Catherine MacDonald Inc.)      |
| Attachment 4 | Arborist assessment of disturbance (ABC Tree Services)     |
| Attachment 5 | Development Permit Considerations Form                     |



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 05-306672** **Attachment 1**

Address: 7840 Garden City Road

Applicant: Matthew Cheng Architect Inc. Owner: BTL Development Ltd.

Planning Area(s): McLennan South Sub-Area Plan of City Centre Area

Floor Area Gross: 1,338 m<sup>2</sup> Floor Area Net: 1,238.2 m<sup>2</sup>

	Existing	Proposed
Site Area:	Formerly 1,681 m <sup>2</sup>	Existing 1,643.5 m <sup>2</sup>
Land Uses:	Formerly Single-Family Residential	Multi-Family Residential
OCP Designation:	Residential	No Change
Zoning:	Formerly R1/F	CD/127
Number of Units:	Formerly 1	10

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.78	0.75	None permitted
Lot Coverage:	Max. 40%	36%	None
Setback – Front Yard:	Min. 6 m	6 m	None
Setback – Side Yard:	Min. 1.5 m	Min. 1.5 m	None
Setback – Rear Yard:	Min. 4.57 m No bay projections permitted	4.59 m 0.4 m bay window projections	0.4 m bay window projections
Height (m):	Max. 12 m & 3 storey	10.9 m & 3 storey	None
Off-street Parking Spaces – Regular/Commercial:	15 and 2	20 and 2	None
Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	17	22	None
Tandem Parking Spaces	Permitted	12 spaces (in 6 units)	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 60 m <sup>2</sup>	60 m <sup>2</sup>	None



**Annotated Excerpt from the Minutes from  
The Design Panel Meeting  
Wednesday, October 05, 2005 – 4:00 p.m.**

Matthew Cheng Arch.  
7840 Garden City Road

DP 05-306672  
(Formal)

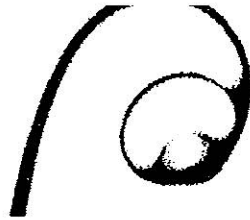
The comments of the Panel were as follows:

- The front doors of the long building are too hidden from public view, could create problems. Mailbox and garbage area needs to be secure and visible – *Interior units face drive aisle. Mailboxes and garbage/recycling enclosure have been located in central amenity space.*
- There should be a separation between the neighbourhood pub and units. Doors were flush with the drive aisle, should be recessed for safety – *Context plan, landscaping buffer and concrete curb entry protection incorporated.*
- A context map is essential. Should address neighbourhood context – traffic movement and interaction between developments, and onto arterial roads – *Incorporated.*
- Access to Blundell Road should not have been allowed. There was a cross access agreement and it was inappropriate of Council to take the easy way out and allow access onto a busy street. Cross access covenants are a valid way of reducing traffic turning into arterial roads. These sites should be serviced as they were intended – *Noted.*
- The pavers marking entrance into the project was just a token. There was enough room to pave entire driveway to unify project – *Additional pavers incorporated.*
- The North/South elevation of the long building needs design refinement. Try to change patterns of material at base, middle and roofs to change character of building. Look at north dining nooks instead of small window – put large patio doors – with a Romeo & Juliet style balcony. Modulate fenestration of the midsection of the building. Consider different window sizes that are expression of the functions of the room. Too many similar sized windows at kitchen and nooks. Upgrade window in den and carport. Try to change character of windows. Door effect - no expression – use cultured stone. Do something different. Look at old architecture for ideas – different base/body/roof – *Architectural design improved.*
- There were no accessible/adaptable units. It was acknowledged that modifications for accessibility was too hard to attain on a 3 storey unit – *Adaptable unit plan incorporated.*
- More trees needed along driveway. More landscape needed at entrances and middle building. Consider extending permeable paving throughout project. Recess doors, add paving to liven up or make more inviting. Add patterned pavers/planting. Access to Garden City Road from driveway should be more inviting. Entry gate visible on one side but invisible on the other side – too close to building. Enhance with arbour as part of the building – walk through structure. Needs lighting to tie in. Needs conifer – canopied tree at amenity area – umbrella type. Soften the nook intended for cars to back up – add some planting. Building #2 needs landscape on both ends – *Landscape design improved.*

It was moved and seconded

**That the Panel supports this project going forward subject to the applicant addressing Panel's concerns to staff's satisfaction.**

**CARRIED  
Unanimous**



**Catherine MacDonald Inc.**

648 East 5<sup>th</sup> Street North Vancouver BC V7L 1M7  
phone 604.904.0787 cell 604.904.0302 fax 604.904.0706  
email catherinemacdonald@shaw.ca

Mr. Matthew Cheng  
Matthew Cheng Architect Inc.  
201 – 445 West 6th Avenue  
Vancouver, BC  
V5Y 1L3

8 February 2007

Dear Matthew:

**Re: Proposed Development at 7840 Garden City Road, Richmond, BC**  
**ARBORIST REPORT**

I am pleased to provide this report regarding three existing and one previously removed tree at the above site, based on a site inspection yesterday and located as shown on the accompanying annotated survey. All three trees are recommended for removal, as in they are in POOR condition. They all have 3 – 5 feet of sand fill over their root zones, in addition to their condition noted below. Given the proximity of target, it would not be unreasonable to consider these HAZARD trees. They should be removed without delay.

In summary (refer to attached plan):

1. 30" diameter Populus deltoides/Cottonwood) – This JOINTLY OWNED tree is a pioneer species, at or beyond maturity. It is leaning south at approximately 30 degrees. It is in decline, has deadwood in the crown, low live crown ratio and shows low vigor. Therefore this tree is rated in POOR condition. This tree seems to be on the property line, and therefore the property owner to the north needs to provide permission for its removal. Recommendation: Remove.
2. 30" diameter Populus deltoides/Cottonwood) – This tree is a pioneer species, at or beyond maturity. It is leaning north at approximately 20 degrees. It is in decline, has inclusions, deadwood in the crown, low live crown ratio and shows

low vigor. It also has a large cavity at the base. Therefore this tree is rated in POOR condition. Recommendation: Remove.

3. 35" diameter Populus deltoides/Cottonwood) – This tree is a pioneer species, at or beyond maturity. It is in decline, has inclusions, deadwood in the crown, low live crown ratio, unbalanced crown and shows low vigor. Therefore this tree is rated in POOR condition. Recommendation: Remove.
4. 35" diameter Populus deltoides/Cottonwood) (TREE PREVIOUSLY REMOVED) – Given that this tree is the same size and species as the existing trees, I would estimate that it would also be rated in POOR condition.

If there are any questions regarding these trees or any other arboriculture issues for this project, kindly contact me at the above.

Sincerely,

*Emailed as pdf.*

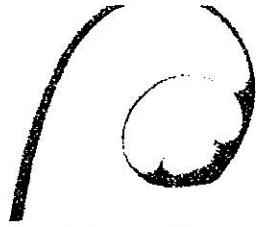
*Original signed by:*

**Catherine MacDonald Inc.**

Catherine MacDonald  
ISA Certified Arborist PN-0716A

Attached: Annotated Plan as Page 3.





**Catherine MacDonald Inc.**

648 East 5<sup>th</sup> Street North Vancouver BC V7L 1M7  
phone 604.904.0787 cell 604.904.0302 fax 604.904.0706  
email catherinemacdonald@shaw.ca

Mr. Alphonse Kho  
Matthew Cheng Architect Inc.  
201 – 445 West 6th Avenue  
Vancouver, BC  
V5Y 1L3

23 August 2007

Dear Alphonse:

Re: Prowosed Development at 7840 Garden City Road, Richmond, BC  
ARBORIST MEMO – Tree Located East of Subject Site

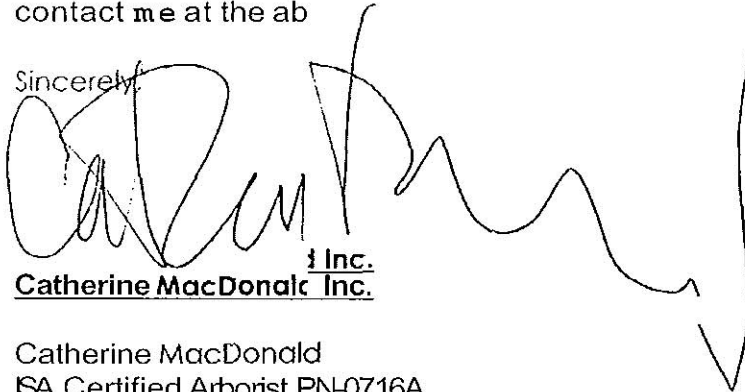
Further to my Arborist Report of 8 February regarding four trees/stumps located on site, I am providing additional information on a large conifer (Douglas Fir) located on the lot east of the subject site, following a query from your office.

I recall seeing this tree while on site last February; this tree was retained during recent development and I observed that the tree is in decline. However, as it was not on the Topographic Survey, I did not take notes on the tree or photograph it specifically. I am surprised to see it now show up on a later Site Plan, and I believe it has been inaccurately depicted in size. From the City aerial photo, one can clearly see that the tree canopy is located well east of the east building line of the development to the north. I estimate that the canopy projects about half way into the 15' setback on the east side of the subject site. As such, I have recommended a Tree Protection Zone as shown on the attached drawing.

My opinion on this tree is that it has been adversely affected by construction (root cutting, compaction, alteration of drainage patterns around the tree root systems), and may well continue to decline. I recommend (as I do to any owner who has large conifers on their property), that it be inspected annually, or after extreme weather events.

If there are any questions regarding any other arboriculture issues for this project, kindly contact me at the ab

Sincerely,

A handwritten signature in black ink, appearing to read 'Catherine MacDonald', written over a vertical line that extends from the top of the page.

Catherine MacDonald Inc.

Catherine MacDonald  
ISA Certified Arborist PN-0716A  
ISA Certified Tree Risk Assessor #212

/attachment (2)

**Catherine MacDonald Inc**  
 ISA CERTIFIED ARBORIST  
 CONSULTANTS

648 East 5th Street  
 North Vancouver, BC V7J 1M7  
 tel: 604.904.0787  
 cell: 604.904.0302  
 fax: 604.904.0706  
 email: catherinemacdonald@shaw.ca

**NOTES:**

1:3.0 NOT SCALE PLAN.  
 REFER TO DIMENSIONS.

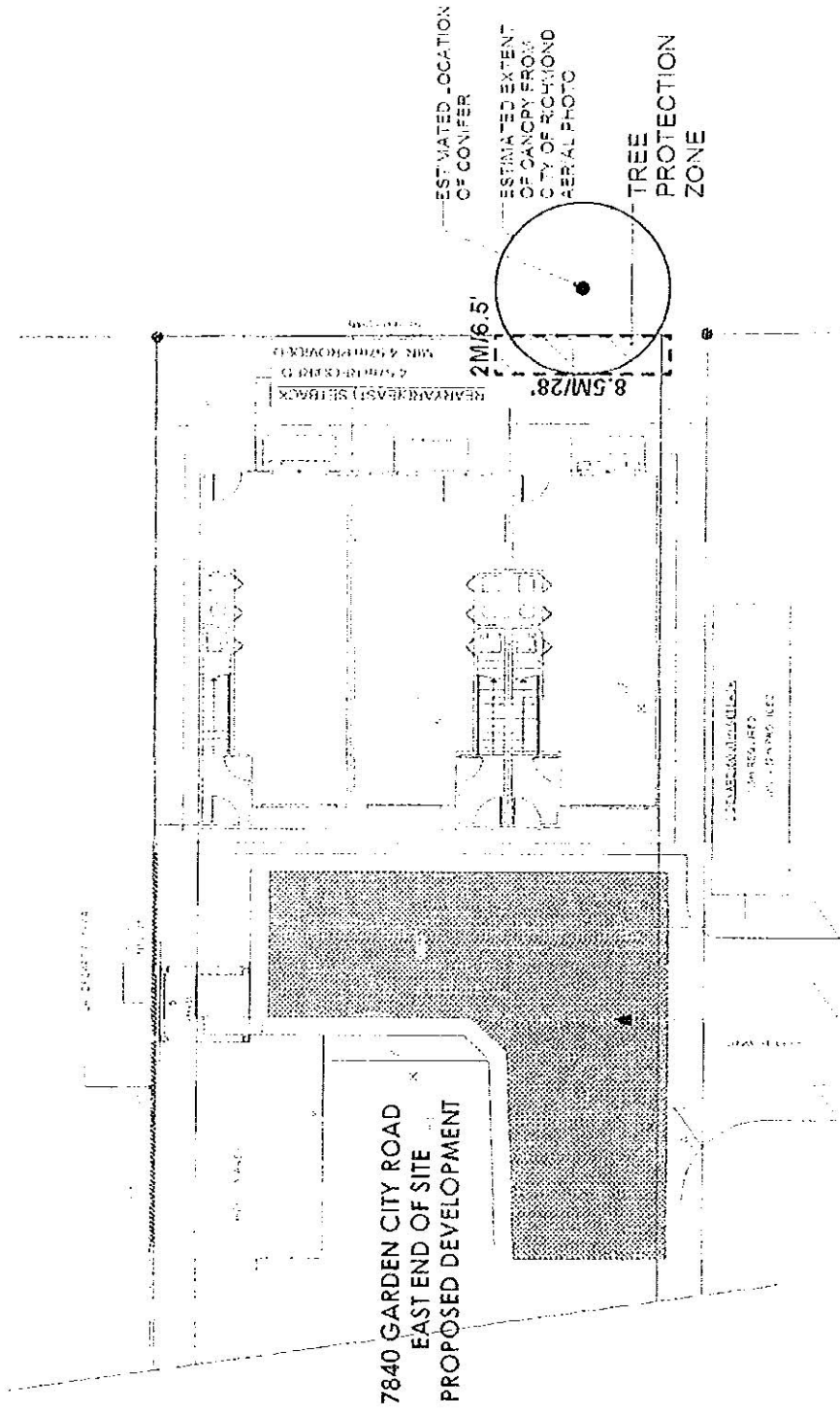
TREE PROTECTION ZONE DIMENSIONS ON TREE PROTECTION BARRIERS AS SHOWN TO DRILL HOLE BARRIERS TO BE AT LEAST 2" HIGH AND LONGER THAN THE GROUND SURFACE. BARRIERS MUST BE FASTENED TO WOOD OR METAL FRAMES OR PLASTIC FASTENED TO ACCIDENT BARRIERS OR OTHER BARRIERS BY FASTENING TO METAL FRAMES. INSTALL SIGNAGE AS PER CITY OF RICHMOND REQUIREMENTS.

NO WATER OR STORAGE OF ANY KIND, INCLUDING SAFFERS OR PASSEYS WITHIN PROTECTION ZONE.

ALL LANDSCAPE TREE WORK TO CONFORM TO THE LANDSCAPE STANDARDS SPECIFIED ON PLAN ONLY.

ALL TREES MUST CONFORM TO THE STANDARDS OF THE USAI INTERNATIONAL SOCIETY OF ARBOR CULTURE.

CONSULT ARBORIST FOR FURTHER ADVICE IN DOUBT ABOUT ANY TREE ISSUE.



**ARBORIST MEMO**  
**7840 GARDEN CITY ROAD**  
**RICHMOND, BC**

DATE: 23 AUGUST 2007

NORTH

NOT TO SCALE

---

EXAMPLE OF TPZ SIGNAGE (1" x 17") TO BE MOUNTED SECURELY ON FENCE

# TREE PROTECTION ZONE

**DO NOT ENTER**  
**DO NOT REMOVE FENCE**  
**DO NOT STORE MATERIALS**



December 21 2007

ATTACHMENT 4

ABC Tree Services  
8952 15 Ave  
Burnaby BC V3N1Y3

On Thursday December 20<sup>th</sup> at 2pm

I visited the site address at 7840 Garden City St. in Richmond, a cleared lot that is slated for Future development. While on site, I performed an Arborist report and evaluation on a large Douglas Fir tree located on the east side, neighboring apartment complex.

The Fir is about 24 inch DBH and previously pruned off Branches to 40 Feet and Healing Well.

The tree has a single leader with another large limb taking over as a secondary Codominate 50 Feet up from ground level. The tree has moderate cone production and seems healthy and stable. The tree is located 5 Feet out from the Fence line, and a protective Fence was installed Six Feet out from the Fence on the Developer's property extending to the Drip line with intentions of protecting the roots and Future Health From any impacts during the Construction process. The Fence extends 25 Feet in length.

After a close visual inspection, the soil appears scraped of three feet out from the Developers Fence and within the Dr.pline, 1 foot and approx<sup>y</sup> twenty Feet in length. There is no visual root Damage of the Primary system, but obvious Disturbance of fine roots and compaction damage in this Fairly sensitive area.

I believe the tree will survive. The Tr<sup>e</sup> has a strong deep root system well established.

I would suggest leveling the protected area within the Fence back to Grade, A.S.A.P. to prevent Future Desacation, of the Fine Roots and at this point an ISA Arborist can reevaluate the situation in need.

If there are any questions or concerns I can be reached at 604 817 8899.

Regards

EVIAN Ziman

PN 5707A

Evian Ziman

Development Permit Considerations  
7840 Garden City Road (“the lands”)  
DP 05-306672

Prior to final forwarding the application to Council for Development Permit issuance, the developer is required to complete the following:

1. Proof of a contract with a Registered Arborist to monitor works and demolition in the vicinity of the adjacent neighbouring trees.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$26,656.
3. City acceptance of the Developer’s voluntary contribution in the amount of \$5,000 towards City tree planting.
4. Registration of a flood indemnity covenant on title to the lands (minimum 0.9 m GSC).
5. Registration of a restrictive covenant on title to the lands to prohibit the conversion of tandem parking area into habitable area.
6. Prior to future Building Permit issuance, enter into a Servicing Agreement\* for the design and construction of Garden City Greenway beautification and storm sewer upgrades identified in the capacity analysis.
7. Prior to future Building Permit\* issuance, submission of a construction parking and traffic management plan\* to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).

\* Note: This requires a separate application.

[signed copy in file]

---

Signed

---

Date



No. DP 05-306672

To the Holder: MATTHEW CHENG ARCHITECT INC.  
Property Address: 7840 GARDEN CITY ROAD  
Address: C/O MATTHEW CHENG  
#202 – 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
  - a) Permit bay window projections of maximum 0.4 m into the minimum rear property line setback.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #7 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$26,656. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 05-306672

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 7840 GARDEN CITY ROAD

Address: C/O MATTHEW CHENG  
#202 – 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

---

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

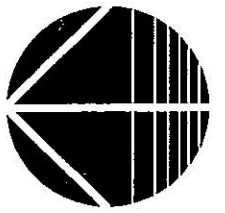
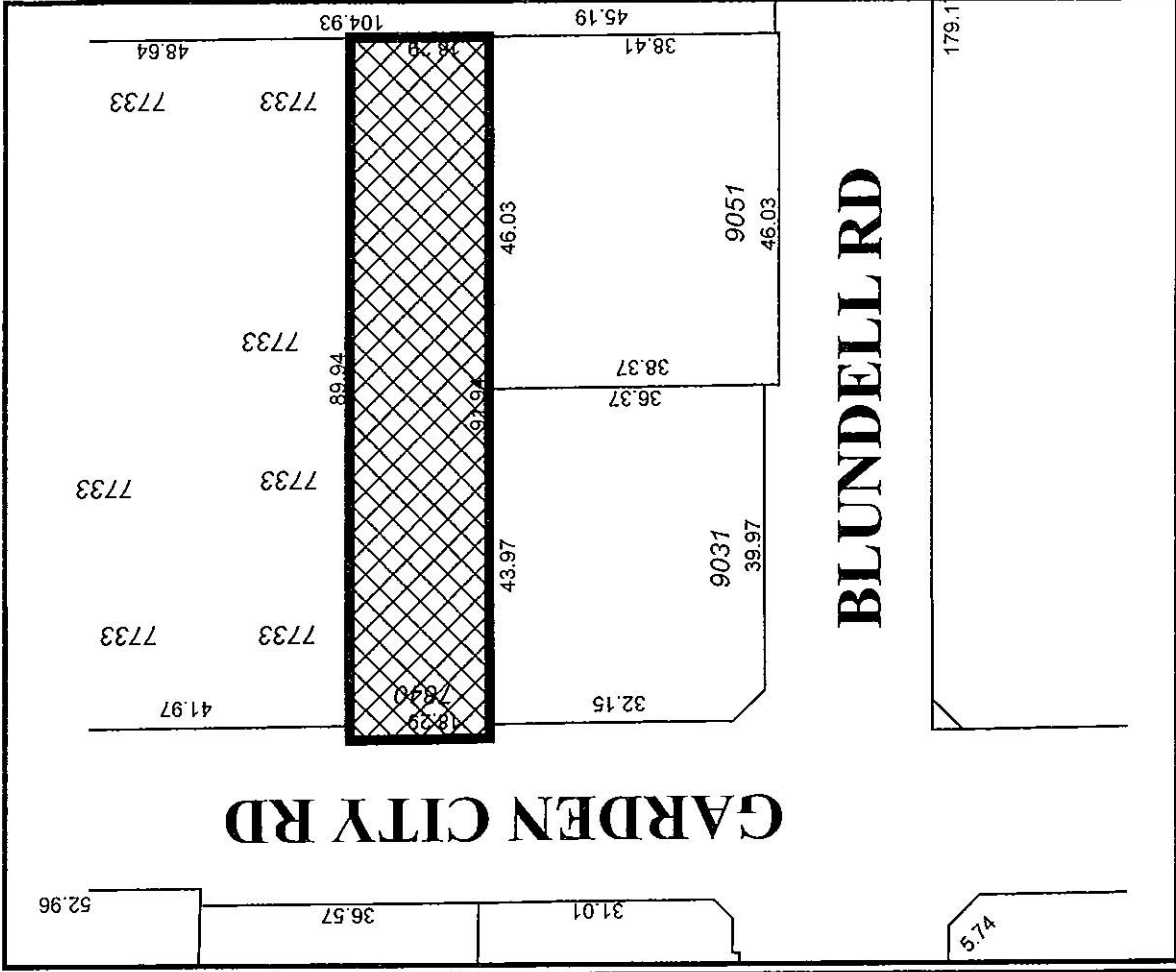
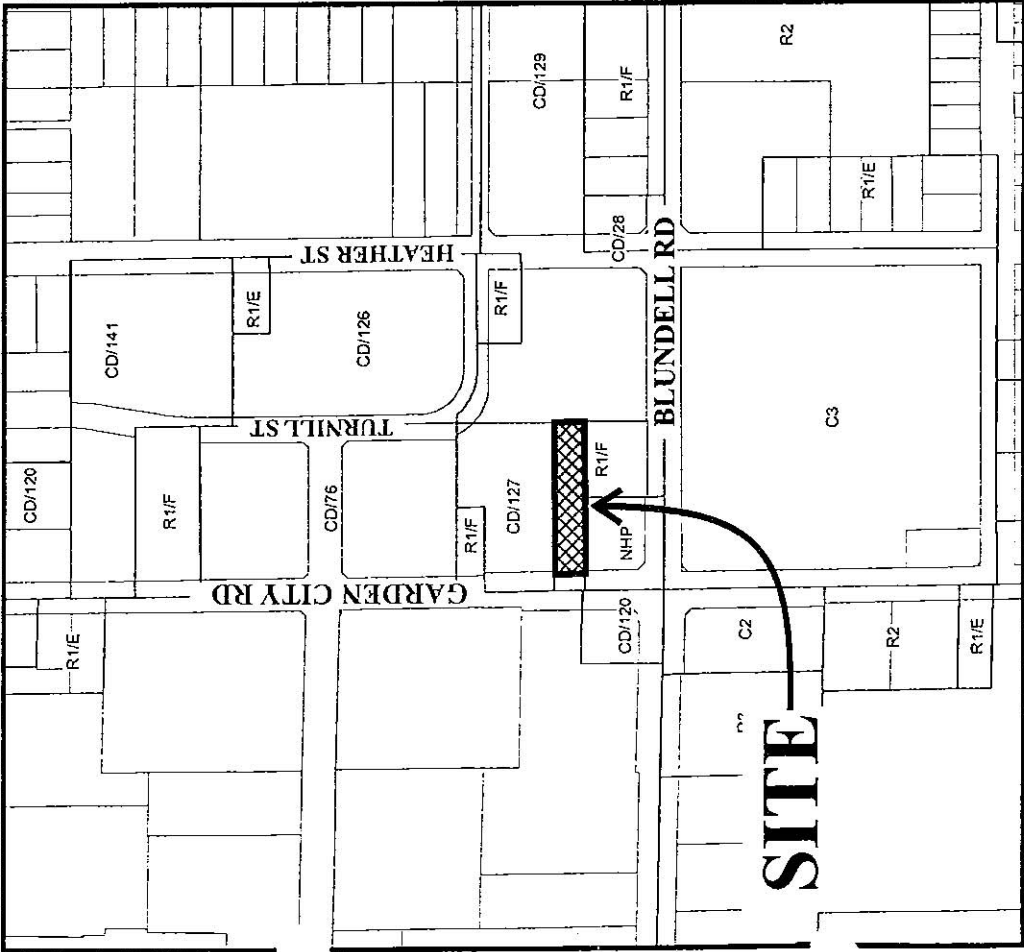
DELIVERED THIS DAY OF , .

---

MAYOR



City of Richmond



# DP 05-306672 SCHEDULE "A"

Original Date: 08/04/05

Revision Date:

Note: Dimensions are in METRES





MATTHEW CHENG ARCHITECT INC.

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER BUILDING BY-LAW (2006) AND THE BC BUILDING ACT (1992).  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NBC) AND THE CANADIAN NATIONAL STANDARD (CNS) FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NBC) AND THE CANADIAN NATIONAL STANDARD (CNS) FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NBC) AND THE CANADIAN NATIONAL STANDARD (CNS) FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NBC) AND THE CANADIAN NATIONAL STANDARD (CNS) FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.  
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NBC) AND THE CANADIAN NATIONAL STANDARD (CNS) FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.  
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NBC) AND THE CANADIAN NATIONAL STANDARD (CNS) FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.  
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NBC) AND THE CANADIAN NATIONAL STANDARD (CNS) FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.  
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NBC) AND THE CANADIAN NATIONAL STANDARD (CNS) FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.  
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NBC) AND THE CANADIAN NATIONAL STANDARD (CNS) FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS.

- 1. 2006 BC BUILDING ACT
- 2. 2006 BC BUILDING REGULATIONS
- 3. 2006 BC BUILDING BY-LAW
- 4. 2006 BC BUILDING ACT
- 5. 2006 BC BUILDING REGULATIONS
- 6. 2006 BC BUILDING BY-LAW
- 7. 2006 BC BUILDING ACT
- 8. 2006 BC BUILDING REGULATIONS
- 9. 2006 BC BUILDING BY-LAW
- 10. 2006 BC BUILDING ACT

MAX 1 M  
BALCONY  
PROJECTION  
(TYP.)

DEVELOPER: CITY OF VANCOUVER  
ARCHITECT: MATTHEW CHENG ARCHITECT INC.

3 M ROW

MIN 1.5 M

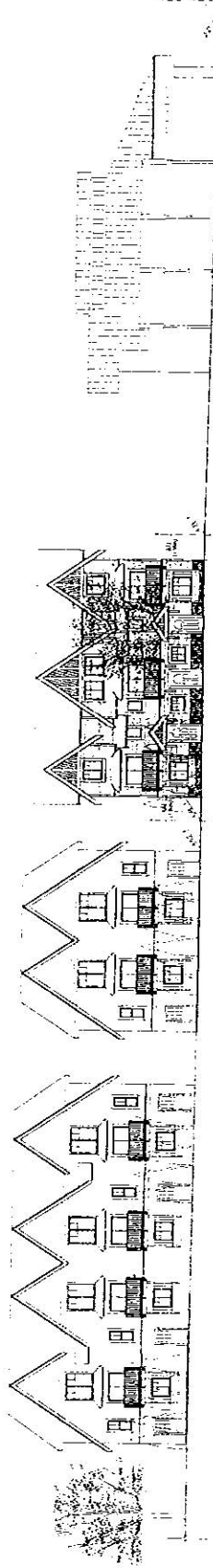
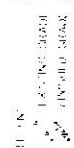
MIN 3.4 M

MIN 1.5 M

MIN 1.5 M

SECTION

0.36 M BAY WINDOW  
PROJECTION BY  
VARIANCE (TYP.)



3 M ROW

PLAN # 2 NOV 27 2007

DP 00306072

#1





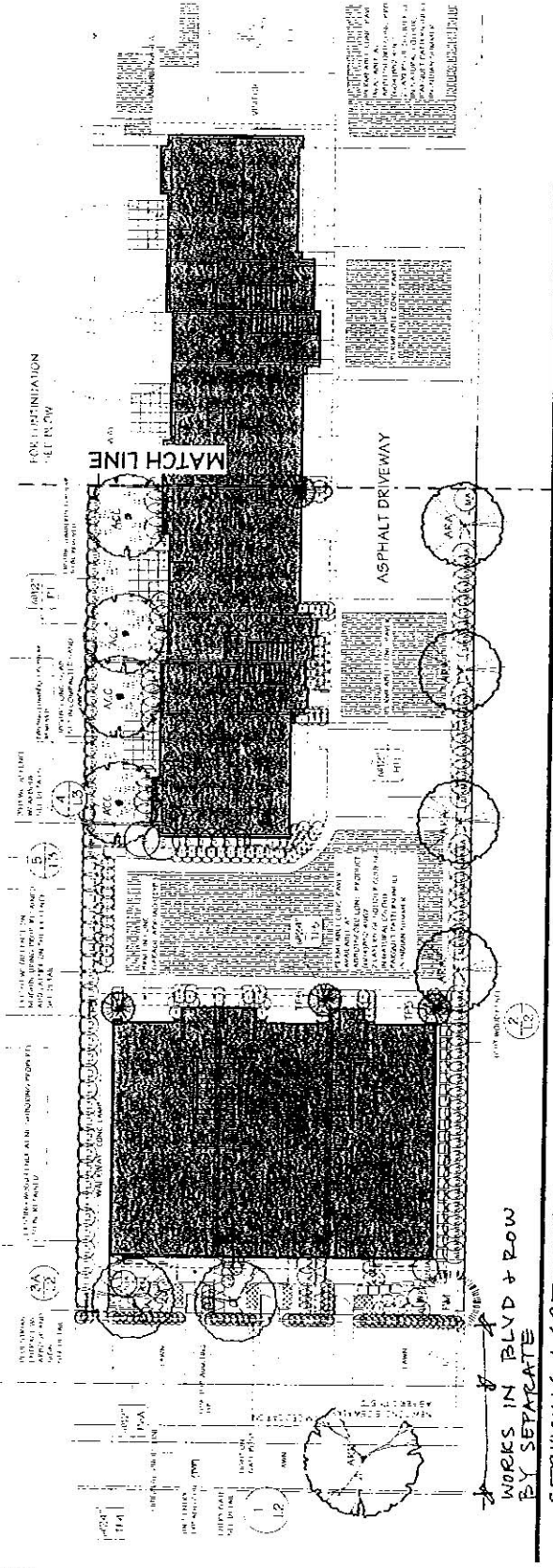
THE PROJECT: [illegible]  
 PROJECT NO.: [illegible]  
 DATE: [illegible]  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]  
 APPROVED BY: [illegible]

**ITO**  
 KANSAS CITY, MO  
 LANDSCAPE ARCHITECTS  
 2000 WEST 21ST ST  
 SUITE 100  
 KANSAS CITY, MO 64108  
 TEL: 816.432.1100  
 FAX: 816.432.1101  
 WWW.ITOLANDSCAPE.COM

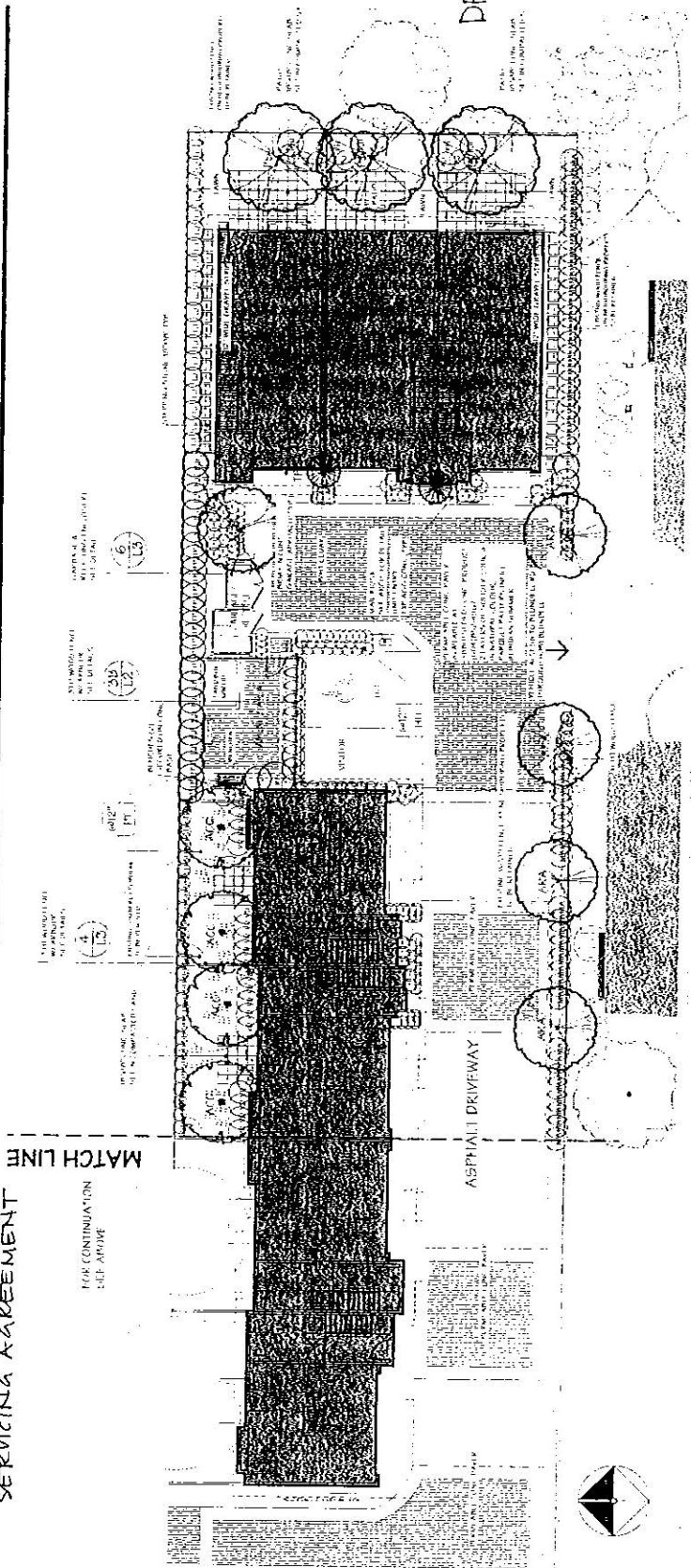
ZACHRY GROUP INC.  
 1400 EAST 17TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101  
 WWW.ZACHRYGROUP.COM

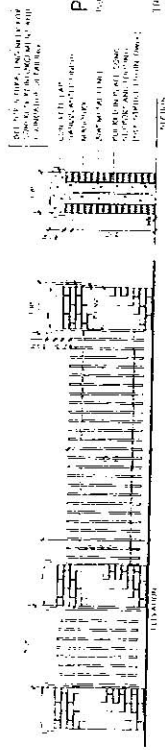
PLAN # 4A  
 NOV 29 2007  
 DPO 0306072

L1

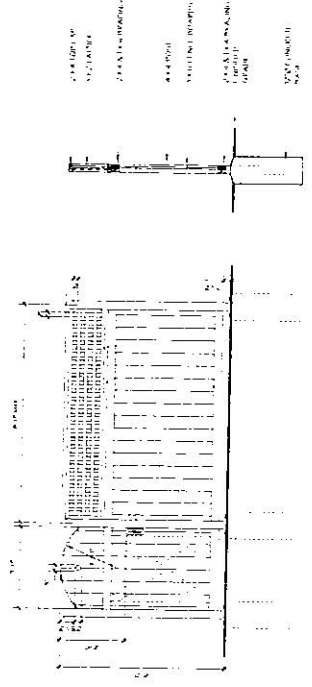


WORKS IN BLVD & ROW  
 BY SEPARATE  
 SERVICING AGREEMENT





1 METAL FENCE/POST DETAIL  
L2



2 WOOD FENCE  
L2



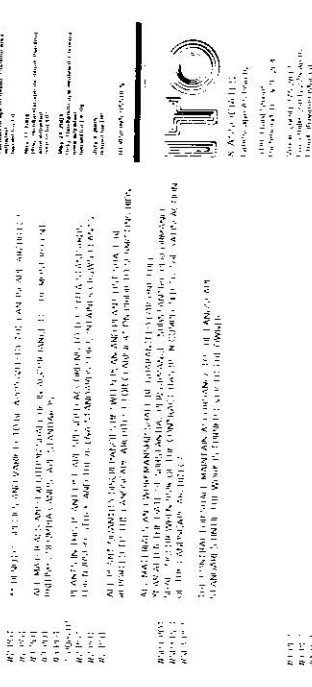
3A ARBOUR TYPE A / SIGN  
L2



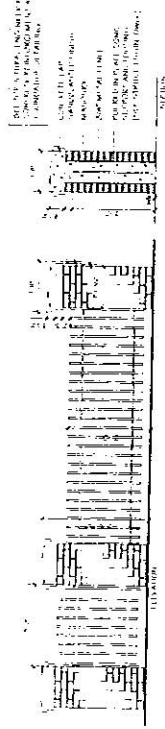
3B ARBOUR TYPE B  
L2



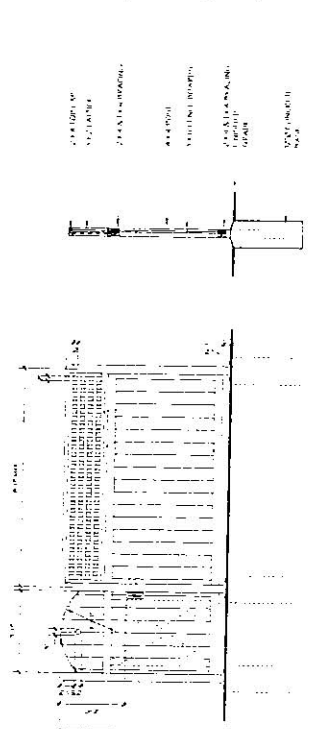
4 METAL FENCE/POST DETAIL  
L2



5 WOOD FENCE  
L2



6 METAL FENCE/POST DETAIL  
L2



7 WOOD FENCE  
L2



8 METAL FENCE/POST DETAIL  
L2



9 WOOD FENCE  
L2



10 METAL FENCE/POST DETAIL  
L2



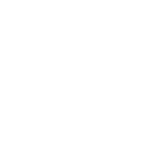
11 WOOD FENCE  
L2



12 METAL FENCE/POST DETAIL  
L2



13 WOOD FENCE  
L2



14 METAL FENCE/POST DETAIL  
L2



15 WOOD FENCE  
L2



16 METAL FENCE/POST DETAIL  
L2



17 WOOD FENCE  
L2



18 METAL FENCE/POST DETAIL  
L2



19 WOOD FENCE  
L2



20 METAL FENCE/POST DETAIL  
L2



21 WOOD FENCE  
L2



22 METAL FENCE/POST DETAIL  
L2



23 WOOD FENCE  
L2



24 METAL FENCE/POST DETAIL  
L2



25 WOOD FENCE  
L2



26 METAL FENCE/POST DETAIL  
L2



27 WOOD FENCE  
L2



28 METAL FENCE/POST DETAIL  
L2



29 WOOD FENCE  
L2



30 METAL FENCE/POST DETAIL  
L2



31 WOOD FENCE  
L2



32 METAL FENCE/POST DETAIL  
L2



33 WOOD FENCE  
L2



34 METAL FENCE/POST DETAIL  
L2



35 WOOD FENCE  
L2



36 METAL FENCE/POST DETAIL  
L2



37 WOOD FENCE  
L2



38 METAL FENCE/POST DETAIL  
L2



39 WOOD FENCE  
L2



40 METAL FENCE/POST DETAIL  
L2



41 WOOD FENCE  
L2



42 METAL FENCE/POST DETAIL  
L2



43 WOOD FENCE  
L2



44 METAL FENCE/POST DETAIL  
L2



45 WOOD FENCE  
L2



46 METAL FENCE/POST DETAIL  
L2



47 WOOD FENCE  
L2



48 METAL FENCE/POST DETAIL  
L2



49 WOOD FENCE  
L2



50 METAL FENCE/POST DETAIL  
L2



51 WOOD FENCE  
L2



52 METAL FENCE/POST DETAIL  
L2



53 WOOD FENCE  
L2



54 METAL FENCE/POST DETAIL  
L2



55 WOOD FENCE  
L2



56 METAL FENCE/POST DETAIL  
L2



57 WOOD FENCE  
L2



58 METAL FENCE/POST DETAIL  
L2



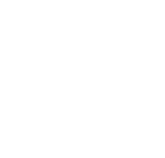
59 WOOD FENCE  
L2



60 METAL FENCE/POST DETAIL  
L2



61 WOOD FENCE  
L2



62 METAL FENCE/POST DETAIL  
L2



63 WOOD FENCE  
L2



64 METAL FENCE/POST DETAIL  
L2



65 WOOD FENCE  
L2



66 METAL FENCE/POST DETAIL  
L2



67 WOOD FENCE  
L2



68 METAL FENCE/POST DETAIL  
L2



69 WOOD FENCE  
L2



70 METAL FENCE/POST DETAIL  
L2



71 WOOD FENCE  
L2



72 METAL FENCE/POST DETAIL  
L2



73 WOOD FENCE  
L2



74 METAL FENCE/POST DETAIL  
L2



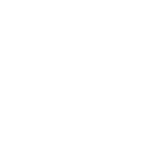
75 WOOD FENCE  
L2



76 METAL FENCE/POST DETAIL  
L2



77 WOOD FENCE  
L2



78 METAL FENCE/POST DETAIL  
L2



79 WOOD FENCE  
L2



80 METAL FENCE/POST DETAIL  
L2



81 WOOD FENCE  
L2



82 METAL FENCE/POST DETAIL  
L2



83 WOOD FENCE  
L2



84 METAL FENCE/POST DETAIL  
L2



85 WOOD FENCE  
L2



86 METAL FENCE/POST DETAIL  
L2



87 WOOD FENCE  
L2



88 METAL FENCE/POST DETAIL  
L2



89 WOOD FENCE  
L2



90 METAL FENCE/POST DETAIL  
L2



91 WOOD FENCE  
L2



92 METAL FENCE/POST DETAIL  
L2



93 WOOD FENCE  
L2



94 METAL FENCE/POST DETAIL  
L2



95 WOOD FENCE  
L2



96 METAL FENCE/POST DETAIL  
L2



97 WOOD FENCE  
L2



98 METAL FENCE/POST DETAIL  
L2



99 WOOD FENCE  
L2



100 METAL FENCE/POST DETAIL  
L2



101 WOOD FENCE  
L2



102 METAL FENCE/POST DETAIL  
L2



103 WOOD FENCE  
L2



104 METAL FENCE/POST DETAIL  
L2



105 WOOD FENCE  
L2



106 METAL FENCE/POST DETAIL  
L2



107 WOOD FENCE  
L2



108 METAL FENCE/POST DETAIL  
L2



109 WOOD FENCE  
L2



110 METAL FENCE/POST DETAIL  
L2

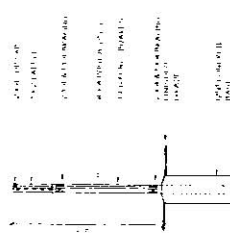
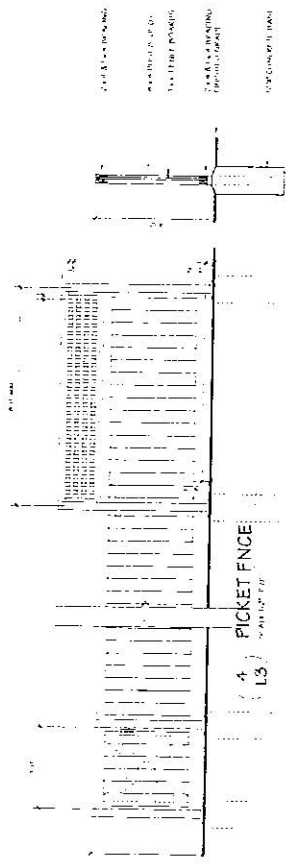


111 WOOD FENCE  
L2



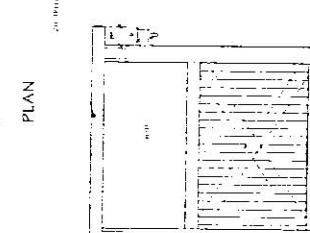
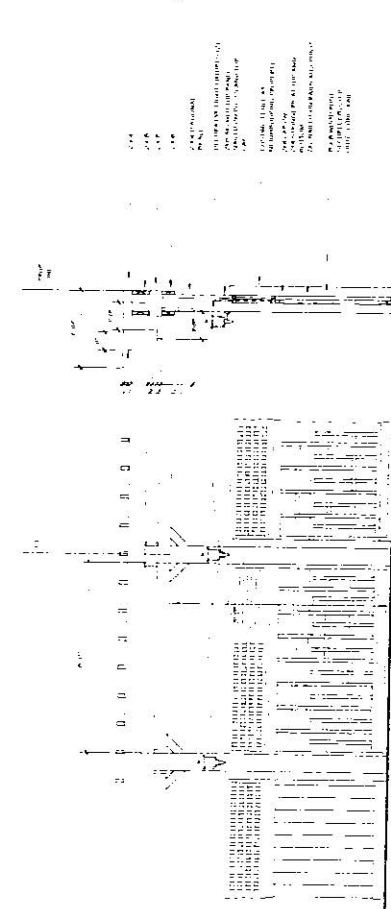
112 METAL FENCE/POST DETAIL  
L2





NOTE:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.  
 3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.  
 4. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING MATERIALS.  
 5. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING MATERIALS.  
 6. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING MATERIALS.

4. PICKET FENCE  
 5. ARBOUR TYPE B

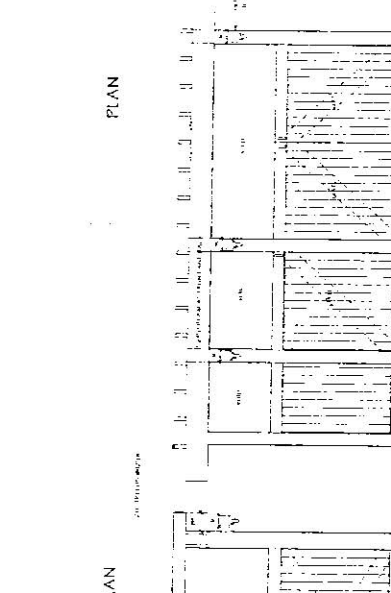
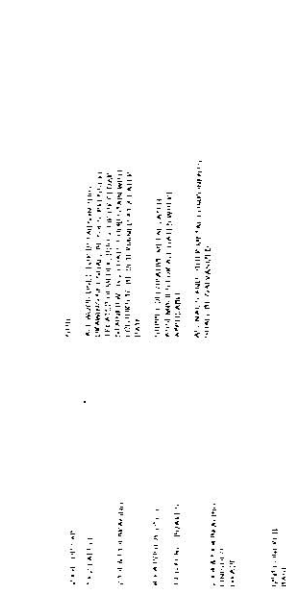


NOTE:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.  
 3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.  
 4. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING MATERIALS.  
 5. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING MATERIALS.  
 6. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING MATERIALS.

5. ARBOUR TYPE B  
 6. GARBAGE/ RECYCLE ENCLOSURE

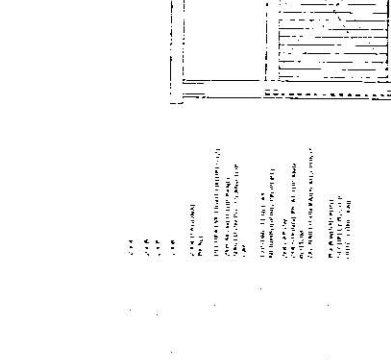
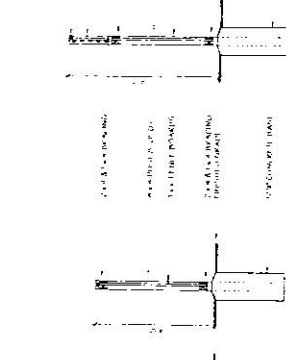
PLAN

PLAN



PLAN

PLAN



SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

**HCO**  
 H. COLEMAN & SONS, INC.  
 Landscape Architects  
 1000 North 1st Street  
 Tampa, Florida 33602  
 Phone: (813) 251-1111  
 Fax: (813) 251-1112  
 Website: www.hco.com

**PLAN #4C**  
**DP 05306072**  
 NOV 14 2007

**L3**



MATTHEW CHENG ARCHITECTURAL INC.

100 W. UNIVERSITY AVENUE, SUITE 200  
ANN ARBOR, MI 48106-1500  
TEL: 734.769.1111 FAX: 734.769.1112

PROJECT: 2000 UNIVERSITY AVENUE  
ANN ARBOR, MI 48106-1500  
ARCHITECT: MATTHEW CHENG ARCHITECTURAL INC.  
DATE: 11/14/07  
DRAWN BY: J. CHENG  
CHECKED BY: M. CHENG  
SCALE: AS SHOWN  
SHEET NO.: 10 OF 10

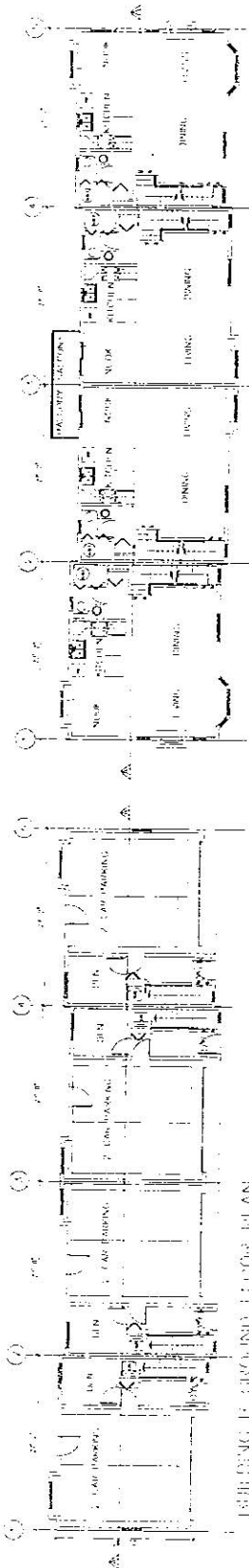
DATE: 11/14/07  
PROJECT: 2000 UNIVERSITY AVENUE  
ANN ARBOR, MI 48106-1500  
ARCHITECT: MATTHEW CHENG ARCHITECTURAL INC.  
DRAWN BY: J. CHENG  
CHECKED BY: M. CHENG  
SCALE: AS SHOWN  
SHEET NO.: 10 OF 10

REVISIONS

DATE: 11/14/07  
PROJECT: 2000 UNIVERSITY AVENUE  
ANN ARBOR, MI 48106-1500  
ARCHITECT: MATTHEW CHENG ARCHITECTURAL INC.  
DRAWN BY: J. CHENG  
CHECKED BY: M. CHENG  
SCALE: AS SHOWN  
SHEET NO.: 10 OF 10

DATE: 11/14/07  
PROJECT: 2000 UNIVERSITY AVENUE  
ANN ARBOR, MI 48106-1500  
ARCHITECT: MATTHEW CHENG ARCHITECTURAL INC.  
DRAWN BY: J. CHENG  
CHECKED BY: M. CHENG  
SCALE: AS SHOWN  
SHEET NO.: 10 OF 10

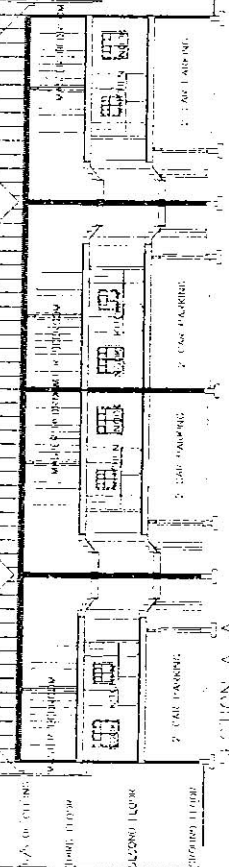
DATE: 11/14/07  
PROJECT: 2000 UNIVERSITY AVENUE  
ANN ARBOR, MI 48106-1500  
ARCHITECT: MATTHEW CHENG ARCHITECTURAL INC.  
DRAWN BY: J. CHENG  
CHECKED BY: M. CHENG  
SCALE: AS SHOWN  
SHEET NO.: 10 OF 10



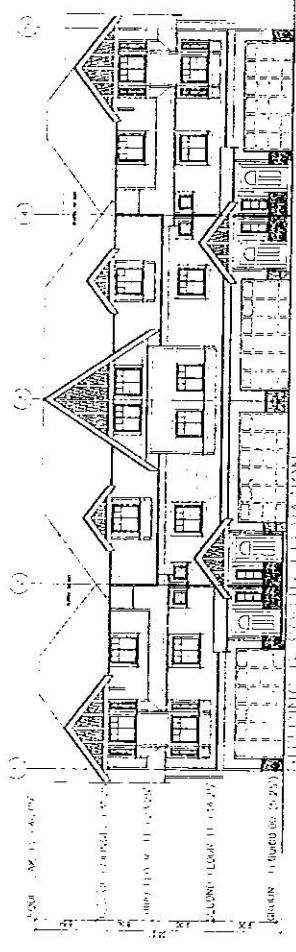
BUILDING B - GROUND FLOOR PLAN

BUILDING B - FIRST FLOOR PLAN

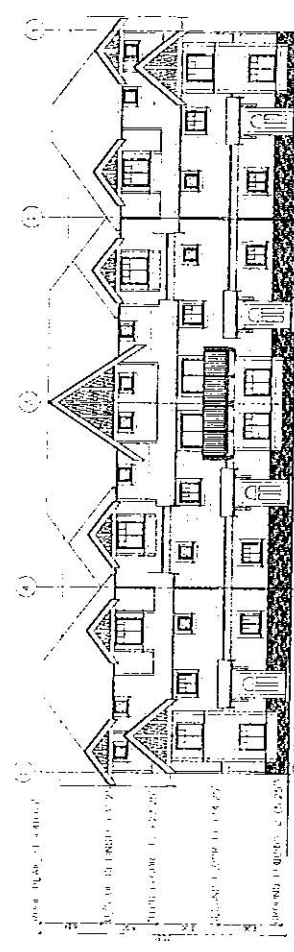
BUILDING B - SECOND FLOOR PLAN



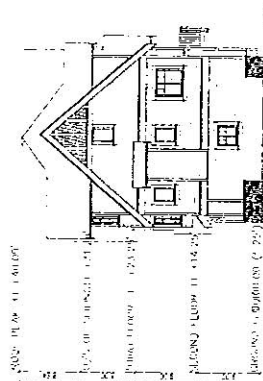
SECTION A-A



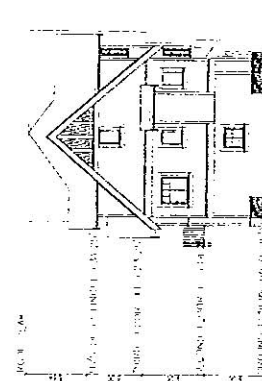
BUILDING B - NORTH ELEVATION



BUILDING B - WEST ELEVATION



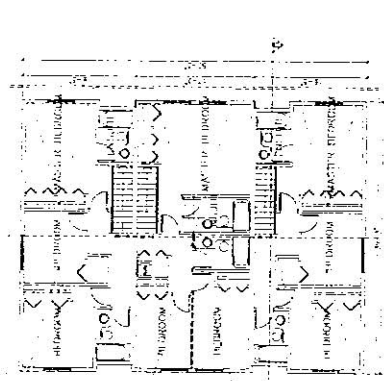
BUILDING B - EAST ELEVATION



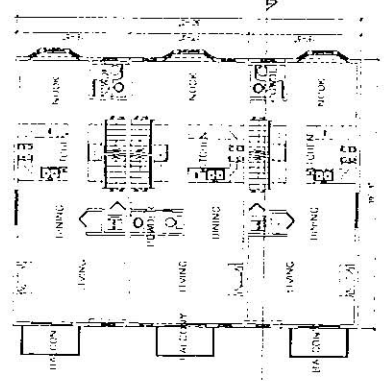
BUILDING B - SOUTH ELEVATION

PLAN # 5  
NOV 14, 2007  
DP 05300672

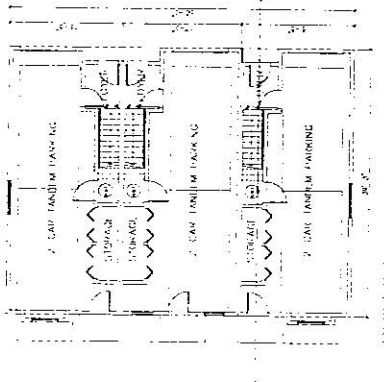
#4



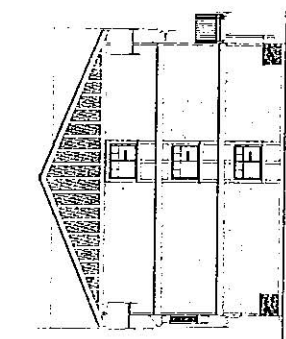
BUILDING A - 1ST FLOOR PLAN



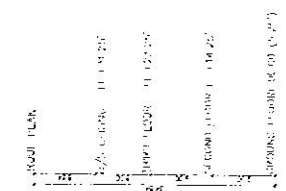
BUILDING A - 2ND FLOOR PLAN



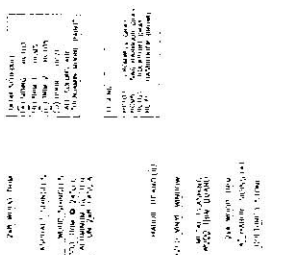
BUILDING A - GROUND FLOOR PLAN



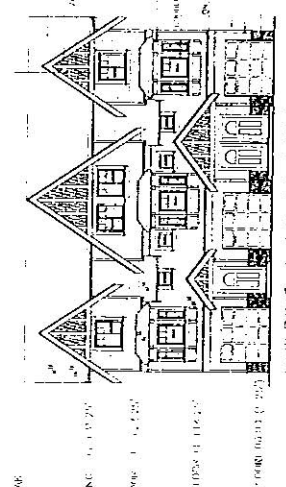
BUILDING A - NORTH ELEVATION



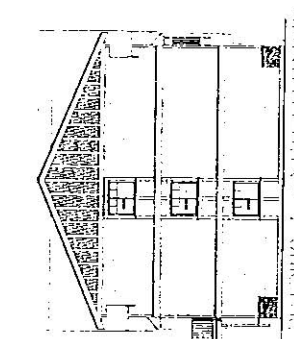
BUILDING A - SOUTH ELEVATION



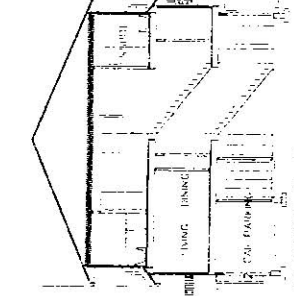
BUILDING A - EAST ELEVATION



BUILDING A - WEST ELEVATION



BUILDING A - SECTION G-B



BUILDING A - SECTION G-B

NOV 11 2007  
 PLAN #6  
 DP 05306072



MATTHEW CHENG  
ARCHITECT INC.

1000 WEST 10TH AVENUE, SUITE 1000, VANCOUVER, BC V6H 1T4  
TEL: 604-275-1111 FAX: 604-275-1112  
WWW.MATTHEWCHENGARCHITECT.COM

Project No. 0704  
Date: 05/05/07  
Project Name: 2ND & 3RD FLOOR  
Client: ZING GARDEN CITY INC.  
Address: 2ND & 3RD FLOOR, 1000 WEST 10TH AVENUE, VANCOUVER, BC V6H 1T4

Scale: 1/8" = 1'-0"

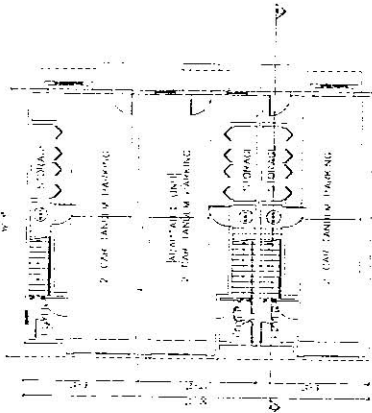
Project No. 0704  
Date: 05/05/07  
Project Name: 2ND & 3RD FLOOR  
Client: ZING GARDEN CITY INC.  
Address: 2ND & 3RD FLOOR, 1000 WEST 10TH AVENUE, VANCOUVER, BC V6H 1T4

Scale: 1/8" = 1'-0"

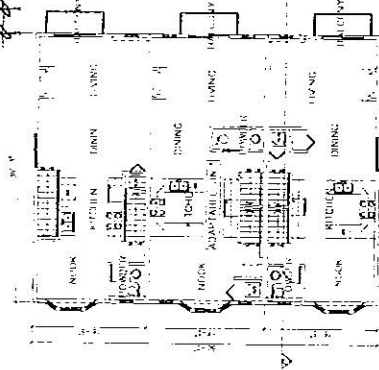
Project No. 0704  
Date: 05/05/07  
Project Name: 2ND & 3RD FLOOR  
Client: ZING GARDEN CITY INC.  
Address: 2ND & 3RD FLOOR, 1000 WEST 10TH AVENUE, VANCOUVER, BC V6H 1T4

Scale: 1/8" = 1'-0"

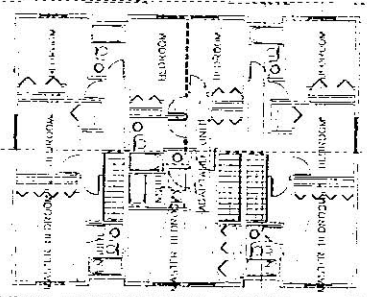
MAX IM  
BALCONY  
PROJECTION  
(TYP.)



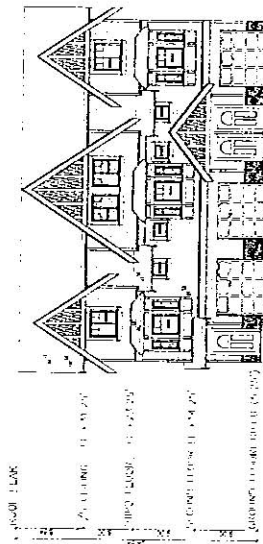
BUILDING C GROUND FLOOR PLAN



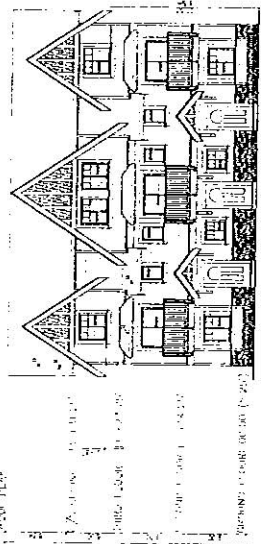
BUILDING C 2ND FLOOR PLAN



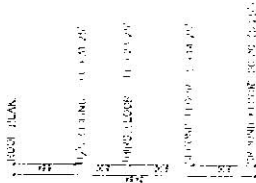
BUILDING C 3RD FLOOR PLAN



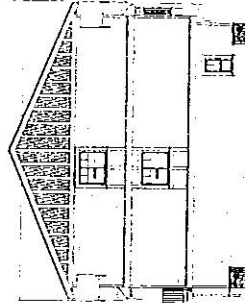
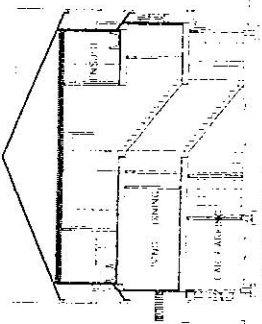
BUILDING C WEST ELEVATION



BUILDING C EAST ELEVATION



BUILDING C NORTH ELEVATION



BUILDING C SOUTH ELEVATION

NOV 14 2007  
PLAN # 7  
DP 05300072