



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: July 28, 2003
File: DP 03-234055
Re: Application by Garden City Homes Ltd. for a Development Permit at
8300, 8320 Ryan Road

Manager's Recommendation

That a Development Permit be issued for 8300, 8320 Ryan Road that would:

1. Permit construction of ten (10) 2½-storey townhouse units on a site zoned Townhouse District (R2); and
2. Vary the provisions of Zoning and Development Bylaw 5300 to reduce the road setback along Ryan Road from 6 m (19.685 ft.) to 5 m (16.404 ft.) for the entry porch and box windows of four (4) townhouse units.

Joe Erceg
Manager, Development Applications

BG:ms
Att. 4

Staff Report

Origin

Tom Yamamoto Architect Inc. on behalf of Garden City Homes Ltd. has applied to the City of Richmond for permission to develop ten (10) 2½-storey townhouse units at 8300, 8320 Ryan Road on a site zoned Townhouse District (R2) and to reduce the road setback along Ryan Road from 6 m (19.685 ft.) to 5 m (16.404 ft.) for the entry porch and box windows of four (4) townhouse units.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	2,669.946 m ² (28,740 ft ²)
Building Area:	1,468.470 m ² (15,807 ft ²)
Density:	37 du per ha 15 du per ac.
Site Coverage:	40 % Allowed 34 % Proposed
F.A.R.:	0.55 Allowed 0.55 Proposed
Parking:	22 Spaces Required (including 2 visitor stalls) 22 Spaces Proposed (including 2 visitor stalls)

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 1 of Bylaw 7100, the Official Community Plan, Sub-Section 9.4 Multi-Family Residential Development Permit Guidelines (Townhouses). Refer to Appendix A – Review of Development Permit Guidelines for the detailed assessment of compliance with the guidelines. In general, this application complies with the relevant Development Permit Guidelines.

Development surrounding the subject site is as follows:

- To the north across Ryan Road are single-family houses;
- To the south is Bridge Elementary School and Park site;
- To the east are four (4) single-family houses on deep lots; and
- To the west are three (3) single-family houses fronting on Leonard Road.

Staff Comments

Development Co-ordinator Comments

1. The applicant is required to fulfill the following conditions prior to the final Council adoption of the rezoning for the subject site (RZ 01-196022 file):
 - a) Consolidate the two parcels into a single development site. **Completed.**
 - b) Execution and registration of a covenant ensuring the site is limited to a single driveway. **Registered.**
 - c) Granting of a 9 m right-of-way through the site for a public walkway to the school and park site. **Done.**
 - d) Payment for the future removal of the driveway (\$2,359.00) and reinstating the area with landscaping (\$5,490.00). **To be paid so Rezoning Bylaw 7470 can be adopted by Council on August 25, 2003.**
 - e) Submission and processing of a Development Permit to a level deemed satisfactory by the Manager, Development Applications. **Completed.**
2. At the March 17, 2003 Public Hearing, concern was expressed that the notification process should have been larger and that the townhouse development was out of character with the single-family residential neighbourhood. The City Clerk will be requested to consider a wider area of notification for the Development Permit Panel meeting. **Acknowledged.**

Community Planning Comments

1. The rezoning report indicated that attention should be paid to the retention of trees. A tree survey and arborist report was completed for the rezoning which showed 14 trees on site and it was understood that they would be retained. The number and location of replacement trees needs to be determined. **A tree survey has been provided including an arborist report.**
2. The rezoning report also indicated that attention should be paid to the treatment of the right-of-way through to the park. This entire 9 m is to be used by the public to access Bridge School/Park Site and should be perceived as public space. Therefore, the landscape design should ensure clear views through this space, to provide a continuous pedestrian connection from Ryan Road to the park and to facilitate expansion if adjacent properties redevelop along the east property line of the subject site. **Landscape plans have been reviewed and revised.**

Building & Zoning Comments

1. Ensure that the covered entries or porches have been included in the Floor Area Ratio (F.A.R.) calculations. **Covered entries/porches are included in the F.A.R. calculations.**
2. Show all zoning setback requirements in Townhouse District (R2) as 'minimum' on the site plan. **All zoning setback requirements are noted as "minimum" on the site plan.**
3. If variances are required, identify and dimension all of them or define each specific variance clearly on the site plan in metric (and imperial). Include a complete list of all requested variances in the project statistical summary. Preferably, it is recommended that the applicant make minor adjustments to the building layouts in order to eliminate any requested variances. **Support posts and the entry porch roof as well as a portion of the principal buildings along Ryan Road project into the required front yard setback. Variances are requested and the dimensions of the typical projections are noted on the site plan.**

4. From a zoning check completed on May 20th, 2003 the following variances are required:
 - a) Reduce the road setback along Ryan Road from 6 m (19.685 ft.) to 5 m (16.404 ft.) for entry porches, box windows and portions of the principal buildings. ***Entry porches and a portion of the principal building project into the required front yard by 1 m (3.281 ft.).***
 - b) Reduce the side setback along the east property line from 9 m (29.528 ft.) to 8.5 m (27.887 ft.) for box windows. ***There is no projection into the side setback along the east property line and no variance is requested.***
 - c) Permit a trellis structure over the mailboxes within the 6 m road setback along Ryan Road. ***Trellis structure over the mailboxes within 6 m setback along Ryan Road is proposed but a variance is not required for an open trellis structure.***
5. Ensure that a fire hydrant is within 90 m (295 ft.) of each entrance to all dwellings. ***A fire hydrant will be provided within 90 m of each entrance to all dwellings.***
6. If the distance between buildings is less than 2.438 m (8 ft.) then no openings are permitted along these walls. ***The distance between buildings is minimum of 2.438 m (8 ft.).***
7. Input from the Richmond Fire Department is required regarding emergency fire fighting access. Please indicate the proposed strategy for emergency fire fighting access and in particular to the proposed townhouses at the rear or south portion of the site. Illustrate on the site plan, any proposed emergency fire vehicle set-up areas complete with dimensions according to the requirements and standards of the City of Richmond's Fire Department. Indicate the sweep path (i.e. vehicle overhangs and wheel paths) for the appropriate City of Richmond's emergency fire vehicle(s) to access the site and indicate the location of existing or proposed fire hydrants to ensure that there is a hydrant within 90 m of the entrance into each unit. Ensure that there is coordination with the Richmond Fire Department. ***Fire vehicle access location and sweep path are added on the site plan and distance between the fire vehicles to the farthest entry door is also noted.***

Urban Design Comments

1. The applicant has submitted a tree survey plus an arbourist report regarding the existing site trees and intends to remove 12 of 14 existing site trees. Provide a schedule or list of recent or contemplated tree removals on the plan including the following information, botanical name, common name, caliper size, approximate height, approximate spread, detailed assessment of condition and an estimated valuation for all recently removed and currently contemplated tree removals, according to the International Society of Arboriculture (I.S.A.) methodology. ***As an alternative to providing the valuation of the existing trees, the applicant continues to propose the removal of 12 existing site trees but has now proposed the following tree replacement compensation:***
 - ***23 'Daybreak Cherry' trees at 15 cm (6 inch) caliper size;***
 - ***6 'Norway Spruce' trees at 4 m height; and***
 - ***7 'Western Hemlock' tree at 4 m height.***
2. Tree retention and compensation was an issue during the rezoning process. Richmond Development Applications staff has raised some concerns regarding the assessment of existing site trees by the arbourist. Propose appropriate replacement tree planting. The typical City of Richmond approach for compensation regarding tree removals is two (2) replacement trees at a minimum 10 cm (4") in caliper size for each tree removal greater than 15 cm (6") in caliper size. Additional tree replacement compensation is currently being contemplated, given the number, size and suspected quality of existing site trees.

Appropriate compensation will be determined once the valuation of tree removals and the proposed tree replacement strategy has been submitted. ***The applicant has not provided the requested valuation of existing site trees but has proposed a greater value of tree replacement than suggested in the Richmond tree replacement guidelines.***

3. Provide a series of continuous building elevations around the entire perimeter of the site as well as detailed architectural elevations for each façade of every building with all proposed cladding materials clearly indicated. ***The architect has provided this information.***
4. Provide appropriate landscape screening and buffering around the perimeter of the site and in particular adjacent to the single-family residential lots to the east and west of the subject site. ***The applicant has complied and the perimeter planting has been augmented and the landscape drawings have been revised.***
5. At the discretion of the adjoining residential property owners, the applicant should agree to replace the existing fence(s) around the perimeter of the site with a new 'good neighbour' residential character fence. Provide a detail for all proposed new fence types or trellis structures. ***New fence will be built around the perimeter of the site and it's shown on the site plan and details on the landscape plan.***
6. Provide a minor reconfiguration to the alignment of the entry road in order to create a consistent setback between the east property line and the driveway. Provide a double row of small trees flanking both sides of the proposed driveway entry road. ***The entry road is straightened and a consistent setback between the east property lines is maintained. Additional trees have been added.***
7. Relocate the proposed entry sign/mailbox and refuse/recycling area to the west side of the entry driveway. ***Since the entry driveway has been shifted to the west there is not enough space for the entry sign, mailbox and recycling area on the west side of the driveway.***
8. Ensure that the pedestrian walkway provides a minimum width of 1.5 m in the vicinity of the hydro power pole and the existing cherry tree to be retained at the northeast corner of the site. ***A pedestrian walkway of 1.5 m width has been provided and the existing cherry tree will be retained.***
9. Pull the pedestrian walkway away from the east property line sufficiently to allow for continuous shrub planting along the edge of the site. ***The pedestrian walkway is located away from the east property line to allow for some planting.***
10. It is observed that in the vicinity of the currently proposed amenity area there is a proposed pedestrian link to the east property line and beyond. Please explain the intent of this proposed pedestrian walkway link. ***The pedestrian link to the east property is removed.***
11. It is requested that the applicant relocate the amenity area closer to the driveway in a more open area that is further away from existing and proposed residential dwellings and that offers better visual access and informal supervision from Ryan Road. ***The amenity area has been relocated and the landscape plan revised to incorporate a children's play area.***
12. Demonstrate that there is adequate vehicle manoeuvring room for garage access and egress by illustrating the sweep path (i.e. vehicle overhang not wheel path) for a passenger vehicle. Indicate the turning radius and the vehicle speed assumptions. ***The sweep path for garage access is demonstrated on the site plan.***

Engineering and Public Works Comments

1. The applicant will be required to enter into the City of Richmond Standard Servicing Agreement to design and construct street beautification improvements for the Ryan Road frontage, prior to the issuance of a Building Permit. This work will include, but not be limited to the following:
 - a) Remove the existing 1.2 m sidewalk;
 - b) Install a City standard 1.5 m concrete sidewalk along the Ryan Road property line;
 - c) Construct a 2.44 m grass boulevard complete with the supply and installation of small street trees between the existing curb and the new concrete sidewalk; and
 - d) All the frontage works are at the sole cost of the applicant.

Parks Comments

1. Relocate the amenity space along the walkway from Ryan Road to Bridge School and Park site in order to minimize the nuisance of late evening congregations of youth. *The amenity area has been relocated and redesigned.*

Transportation & Traffic Comments

1. The rezoning report indicated that the access to the site is awkward as it is offset from the Ruskin Road intersection. Therefore, the current access will be considered temporary until the properties to the east make an application to rezone, at which time the access would be relocated to line up with Ruskin Road. Attachments to the rezoning report show the alternative driveway location and an alternative landscape plan. The developer will be required to pay the cost of relocating the driveway and landscape. These monies will be held in the 'Driveway Crossing Account' until such time as the neighbouring properties redevelop. *The owner/developer is responsible for the site work, which is described, and it's in progress.*

Garbage & Recycling Comments

1. This development qualifies for individual unit refuse and recycling collection provided that adequate service vehicle access can be provided. Submit a drawing with appropriate turning radius (i.e. wheel paths not centre lines) superimposed on the site plan to demonstrate how the vehicles can use the internal private road. If the refuse and/or recycling vehicles encounter manoeuvring problems after the development is completed, the City might require the construction of an enclosure for refuse and/or recycling collection. Please demonstrate how this could be accommodated. Alternatively, a paved area along Ryan Road for the placement of recycling and refuse containers on collection day only is acceptable. Please ensure space is adequate for the anticipated number of containers.

The applicant proposes individual pick up for the front four (4) units along Ryan Road and central pick up for the remaining six (6) units. A garbage collection area is provided on the west side of the entry drive adjacent to the garage of Unit A1. The recycling area is provided near the entry area on the east side of the driveway.

2. For minimum service vehicle access requirements and other related information please check the City of Richmond, Waste Management Guidelines available on the City website at the following address: www.city.richmond.bc.ca/recycle. *Access for service vehicles is minimized for this property.*

Design Panel Comments

The following text is taken from the Advisory Design Panel minutes of Wednesday, June 4, 2003 and refers to agenda item #4.

Item 4.

DP 03-234055.

Townhouses designed by Tom Yamamoto Architect Inc. for Garden City Homes Ltd.

Site Address: 8300/8320 Ryan Road.

(Formal Presentation)

The comments of the Panel were as follows:

- It was observed that the proposed new planting might interfere with the location of existing trees proposed for retention; the design rationale for the use of the circle geometry in the amenity seating area was questioned. Opportunities existed on the internal roadway for the addition of trees and it was suggested that more shrubs and small deciduous trees should be used along Ryan Road rather than the proposed conifers. ***The amenity seating area has been relocated and redesigned. The conifers along Ryan Road have been substituted for small deciduous trees. Additional trees have been provided along the east side of the entry driveway.***
- Cst. Powroznik provided written notes that are attached as Schedule 2. It was noted that the proposed location of the amenity seating area had the strong potential of creating a late night noise nuisance for the adjacent existing and proposed residential dwelling units. ***The location and design of the amenity area has been revised.***
- The formal shape of the circle was not matched with formal planting and the circular, geometric layout of the amenity seating area was questioned again. The use of conifers along the street in this residential area was not supported due to the resulting restriction of light and views. ***The landscape architect has addressed these comments and revised the drawings.***
- Pocket doors were suggested for main floor washrooms. ***Pocket door is provided for main floor washrooms in four (4) units along Ryan Road.***
- It was observed that the site planning was too compact; that provision of space for vehicle washing should be provided, and that the circular paved seating area was of concern. The circular area should be opened up and pulled away from building five (5) for security reasons. The four (4) trees proposed at the entry should be relocated to behind the mailboxes to form a wall of trees that would provide delineation – Mr. Kavolinas suggested a double row of trees. It was questioned whether there was a change in pavement treatment at the mailbox area and the applicant confirmed the use of decorative paving treatment in the vicinity of the driveway entry from Ryan Road. ***Traffic volume along the internal driveway will be light since there are only 10 units in this townhouse development. The internal driveway width is 6.706 m (22 ft.) and the applicant believes that vehicle washing can be done in the driveway without obstructing a passing vehicle. Decorative concrete unit paving is provided at the entry from Ryan Road. The applicant has addressed the supplement landscape questions and the drawings have been revised.***
- Additional decorative paving at the 'T' intersection of the internal lane was suggested. ***Decorative concrete unit paving is provided at the entry from Ryan Road.***

The unanimous decision of the Panel was that the project moves forward subject to the noted comments.

Analysis

Conditions of Adjacency:

This proposed 10 unit townhouse development is screened and buffered from the rear yards of single-family residential dwellings fronting on Leonard Road by a 1.828 m (6 ft.) high new wood fence complete with new hedging along the west property line of the subject site. There is a 9 m building setback from the east property line to permit a public walkway connection between Ryan Road and Bridge School and Park site to the south. There is a single-family residential lot along the east property line of the subject site, which is screened and buffered from the proposed townhouse complex by a 1.828 m (6 ft.) high new wood fence complete with new hedging. The applicant proposes a 9 m wide, linear walkway zone, along the east property line with significant tree and shrub planting to screen and buffer the neighbouring house. There are single-family houses to the north, but this proposed development will have the appearance of a small scale townhouse development along the south side of Ryan Road with minimal anticipated impact on the residential dwellings across Ryan Road.

Urban Design & Site Planning:

The site planning compresses the proposed built form on site to permit a 9 m wide landscaped walkway corridor along the east property line, which connects Ryan Road with Bridge School and Park Site. In addition, the applicant proposes an outdoor amenity area consisting of a small children's play area along the walkway corridor as well as significant tree and shrub planting.

Architectural Form & Character:

Staff have no concerns regarding the proposed architectural form and character.

Landscape Design:

While the proposed design involves the removal of several existing mature site trees the applicant has proposed a package of tree replacement compensation that exceeds the City of Richmond tree replacement guidelines. In summary the applicant proposes to compensate the loss of 12 existing trees with the following list of replacement trees:

- 23 'Daybreak Cherry' trees at 15 cm (6 inch) caliper size;
- 6 'Norway Spruce' trees at 4 m height; and
- 7 'Western Hemlock' tree at 4 m height.

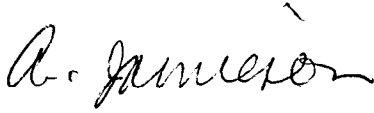
Richmond staff would prefer the retention of more existing site trees but the proposed tree replacement exceeds the recommended Richmond tree replacement guidelines and represents a reasonable compromise.

Variances:

The applicant has requested one variance to reduce the road setback along Ryan Road from 6 m (19.685 ft.) to 5 m (16.404 ft.) for the entry porch and box windows on four (4) units. These projections permit greater articulation of the building façades along Ryan Road and visually improve this streetscape. The development permit guidelines encourage articulation of building facades along roads and on this basis Richmond staff supports the requested variance.

Conclusions

Staff supports this proposed 10 unit townhouse development.



for Brian Guzzi, MCIP, MCSLA
Planner / Landscape Architect
(loc. 4393)

BG:bg

The applicant is required to submit a landscape letter of credit in the amount of \$31,614.00 prior to final Council adoption of the Development Permit, and a Servicing Agreement is required prior to a Building Permit.

Appendix A: Detailed Assessment of Compliance with Development Permit Guidelines

Criteria and policies for the issuance of Development Permits appear in Schedule 1 of Bylaw 7100, the Official Community Plan, Sub-Section 9.4 Multi-Family Residential Development Permit Guidelines (Townhouses). The relevant Development Permit Guidelines are followed by the applicant response highlighted in '*bold italics*'.

Schedule 1 of Bylaw No. 7100 (Official Community Plan)

9.3. Multiple-Family Residential Development Permit Guidelines (Townhouses)

9.3.1. Fire Access

1. Fire hydrant within 90 m (295 ft.) of the front door of each dwelling and a paved area of width 7.3 m (24 ft.) for fire truck set up within 45 m (150 ft.) of all dwellings. ***Complies.***

9.3.2. Scale and Form

1. Minimum of 75% of dwellings and their private open spaces receive direct sunlight every day of the year. ***Complies.***

9.3.2.A. Neighbourhood Organization

1. Townhouses should be designed in clusters of 25 units or less and defined by publicly accessible open spaces and roadways. ***Complies.***
2. Maximum number of townhouses in a row is six (6) units, increased to eight (8) if adjacent rows are separated by broader open areas. ***Complies.***

9.3.2.B. Scale and Form

1. Where multiple family units adjoin single family homes, design units with greater setbacks above the ground floor, special landscape measures and/or orientating living areas away from neighbours. ***Complies.***
2. Townhouses to be compatible in scale and form with surrounding area. ***Complies.***
3. Provide a transition between townhouse units and single-family homes by building duplexes along property lines with a minimum spacing of 3 m (9.8 ft.) between each duplex. ***Complies.***
4. Maximum transition height gradient of 26 degrees between townhouse development and property lines. ***Does not comply. To the east are single family houses which will be developed in the future to townhouse complex of approximate same size. To the south is a park and school and to the west are single family houses facing with rear yards adjacent to the subject site. The setback along the east and west property lines is 3.0 m.***
5. End units to be one-storey in height where adjoining single family homes. ***Does not comply. Setback from 'single-family homes' backyard is at least 3.0 m.***
6. Articulate building façade with projections, recesses, solids and voids, chimneys and multi-paned windows. ***Complies.***
7. Reduce the apparent height of buildings with treatment that avoids sheer blank walls and promotes recognition of individual storeys (eg. use of trim, secondary roof elements, building recesses). ***Complies.***

9.3.3. Streetscapes

1. Vehicle and pedestrian access should be specifically marked or separated from each other and appropriately located. ***Complies.***
2. Individual front doors to grade level units along public streets. ***Complies.***

9.3.3.A. Pedestrian Pathways

1. Pathways should be treated with decorative surfaces and landscaped. **Complies.**
2. Orientate windows, entries and balconies on adjacent buildings towards paths to maximize visibility. **Complies.**

9.3.5.B. Entrances

1. New developments should promote the provision of individual grade-level entries to units wherever possible. **Complies.**
2. Porches and covered stairs for weather protection at the entry should be at least 2.5 m (8.2 ft.) deep and should be designed into the façade, rather than appear 'tacked-on'. **Complies except the minimum depth 2.5 m (8.2ft.).**
3. Townhouses fronting residential streets should have their main pedestrian entrances on the street side. **Complies.**
4. Incorporate human-scale elements (windows, doors, roof elements, trellises, etc.) into the building façade visible from the street. **Complies.**
5. Main entrances to units should not be adjacent to, or on the same façade as garage doors. **Complies.**

9.3.5.C. Garages

1. Garage doors to occupy no more than 60% of the building width as seen from the internal road. **Does not comply. Doors are embellished with windows to improve appearance.**
2. Garage doors to be a max. width of 4.9 m and maximum height of 2.1 m. **Complies.**
3. Incorporate decorative architectural treatments that are complimentary to unit finishes, such as windows, on and above garage doors. **Complies. Wood trim is used at garage doors.**

9.3.8.D. Private Open Space

1. Townhouse units require a minimum private outdoor space of 37 m² (398.3 ft.²) in area and 9 m (29.5 ft.) in depth, which may be reduced to 5.3 m (17.2 ft.) where adequate privacy screening is provided. **Complies. 38 m² (rear units), 48m² (front units).**

9.3.9.A. Indoor Amenity Space

1. Provided at a minimum rate of 2 m² (6.6 ft.²) per bedroom and 70 m² per development and shall include a multi-purpose facility. **Does not comply. No indoor amenity space is provided due to the small scale of the project.**
2. Should be located on the south face of buildings and linked directly to outdoor amenities and public walkways. **Not applicable.**

9.3.9.B. Outdoor Amenity Space

1. Provided at a minimum rate of 4 m² per bedroom, in addition to indoor amenity space, consolidated in one compact area and located to take advantage of sunlight and natural shelter. **Complies. 144m² is required. 213 m² (5.9 m² per bedroom) is provided.**
2. Provide barrier-free access to the space and surveillance from adjacent units, and do not locate the space near parking areas or garbage/recycling storage areas. **Complies.**
3. For developments over 20 units in size, provide a minimum of 2.5 m² per bedroom (excluding master bedroom) for children's play area, paved with a durable material. **Not applicable.**

9.3.10. Parking

1. Resident parking should be in small, defensible open parking lots or should be located in locked, defensible garages screened from view from the road. Visitor parking should be in public view and easily accessible near the main entry. Parking lots should have landscaping to separate every fourth parking space. **Complies.**

9.3.12. Services

1. Provision should be made for emergency vehicles, moving vans, and service vehicles. **Complies.**
2. Erect a gated and covered structure to contain residents' garbage and recycling materials, with landscaping to screen it. The enclosure should be in a central location, but away from communal amenity space and designed to complement the unit design. **Complies. Curbside collection paved area at project entrance is provided for blue boxes. Mailboxes are built-in to a trellis-covered structure.**

9.3.13. Security

1. Developments should provide for both internal unit privacy and passive surveillance of internal roadways and communal amenity areas to enhance safety and security for residents. **Complies.**

9.3.14. Acoustics

1. Traffic noise to be screened from residential units in order to maintain a maximum ambient sound level of 35 dBA for indoor spaces and 55 dBA for outdoor private spaces. Where private outdoor space is adjacent to arterial roads, building should be setback 12 m (39.37 ft.) in order to allow space for landscaping, fencing and berming. **Complies**

9.3.15. Universal Access

1. Units should be designed to be universally accessible in all multiple family developments, or be adaptable for conversion. **Not applicable. Project too small to have a universally accessible unit.**


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

Development Permit Application
Development Applications Department

(604) 275-4000 Fax (604) 275-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 8300 (8320 RYAN ROAD

Legal Description(s): LOT 21 & 22 SECTN 33 BAN R6W PLAN 18353

Applicant: GARDEN CITY HOMES LTD.

Correspondence/Calls to be directed to:

Name: TOMIYO YAMAMOTO ARCHITECT INC.

Address: 954 BAYCREST DRIVE
NORTH VANCOUVER

V7G 1N8
 Postal Code

Te. No.: 604-929-8531
 Business

Residence

929-8591
 Fax

Property Owner(s) Signature(s):

SALINDER BURNAY.
 Please print name

or

Authorized Agent's Signature:
 Attach Letter of Authorization

SALINDER BURNAY.
 Please print name

For Office Use

Date Received: April 23/03

File No.: 03-234055

Only assign if application is complete

Application Fee: \$3180.00

Receipt No.: 13-0026258

ENTERED



City of Richmond
Urban Development Division

Development Permit

No. DP 03-234055

To the Holder: GARDEN CITY HOMES LTD.
Property Address: 8300, 8320 RYAN ROAD
Address: C/O TOM YAMAMOTO ARCHITECT INC.
954 BAYCREST DRIVE, VANCOUVER, BC V7G 1N8

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 or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 and #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and #2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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.

Development Permit
No. DP 03-234055

To the Holder: GARDEN CITY HOMES LTD.
Property Address: 8300, 8320 RYAN ROAD
Address: C/O TOM YAMAMOTO ARCHITECT INC.
954 BAYCREST DRIVE, VANCOUVER, BC V7G 1N8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$31,614.00.

5. 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.
6. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

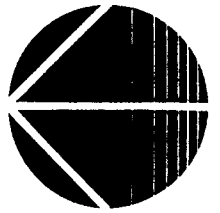
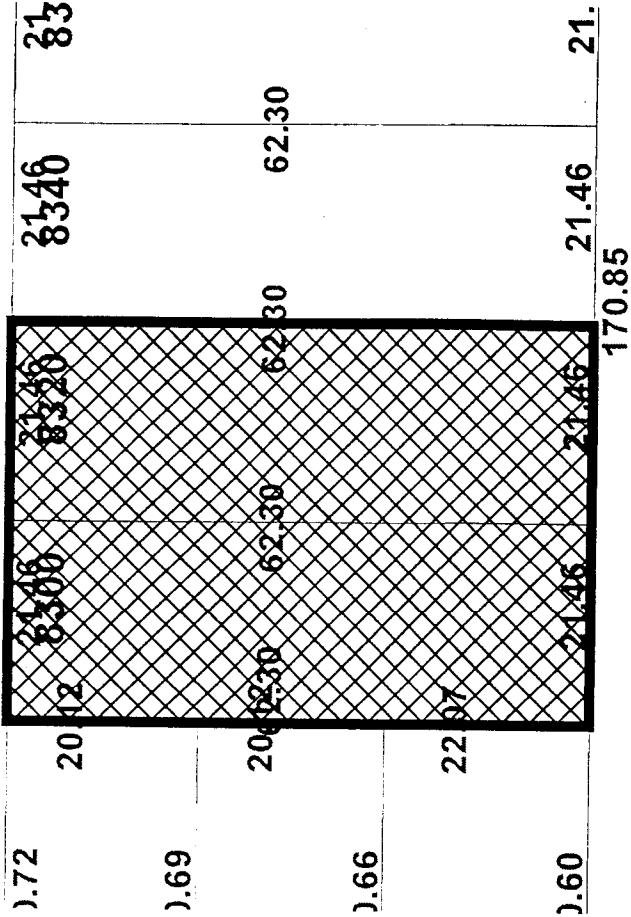
DELIVERED THIS DAY OF , .

MAYOR



NO. 3RD

31.8



DP 03-234055
SCHEDULE "A"

Note: Dimensions are in METRES



DP 03-234055

JUL 30 2003

#2a.

LEGEND

- = TREES TO BE REMOVED
- = TREES TO BE RETAINED
- = PROTECTION BARRIER

ALL/781 CITY OF KENNESAW REQUEST	3
ALL/781 CITY OF KENNESAW REQUEST	2

C. KAVOLINIS & ASSOCIATES INC.
2100 N. 10TH AVE.
SEASIDE, CA 94065
PHONE (415) 886-2340

2100 N. 10TH AVE.
SEASIDE, CA 94065
PHONE (415) 886-2340

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SEASIDE, CA 94065
PHONE (415) 886-2340

2100 N. 10TH AVE.
SEASIDE, CA 94065
PHONE (415) 886-2340

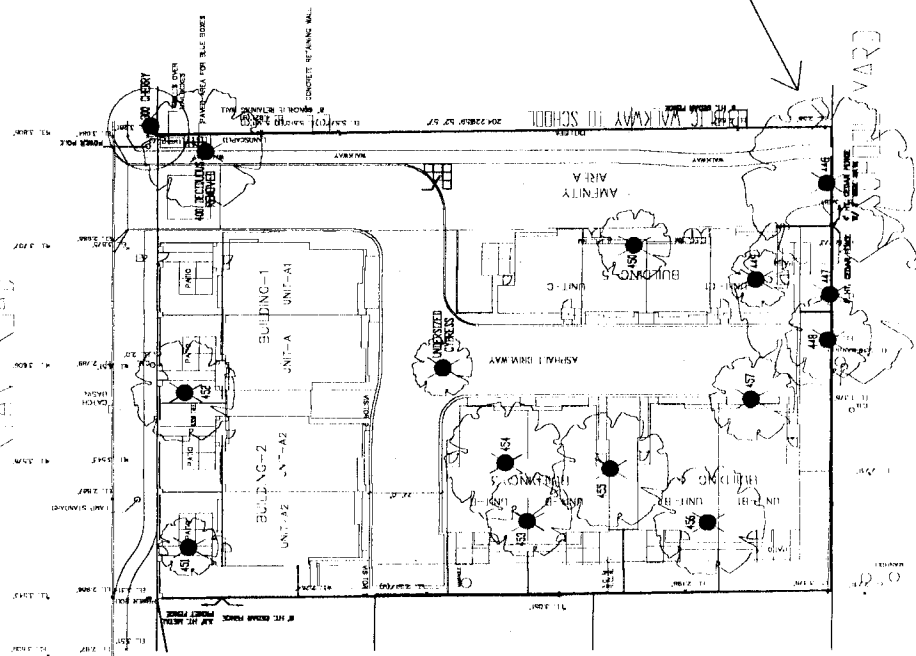
TREE LOCATION PLAN
TREE RETENTION PLAN
MULTI-RESIDENTIAL DEV.
KOSK & SON - 1000 600
KOSK & SON - 1000 600

DATE	1/2003	DATE	1/2003
BY	AK	BY	AK
CHK	AK	CHK	AK
APPRO	AK	APPRO	AK

SCALE	1" = 20'
DATE	1/2003
BY	AK
CHK	AK
APPRO	AK

L-1

RYAN ROAD



NOTE:
TOTAL NUMBER OF TREES 6" DBH OR GREATER TO BE REMOVED = 12
TOTAL NUMBER OF TREES REQUIRED TO BE REPLACED = 24
TOTAL NUMBER OF REPLACEMENT SIZE TREES TO BE REPLACED = 36 (SEE SHEET L-2)
TOTAL NUMBER OF UNDERSIZED TREES TO BE REPLACED = 15 (SEE SHEET L-2)
TOTAL NUMBER OF TREES TO BE REPLACED = 52

NOTE: TREES 446, 447 & 448 TO BE RETAINED
ONLY IF THE CITY OF RICHMOND ARBORIST
DETERMINES THAT THEY CAN BE RETAINED.



JUL 29 2003

DP 03-234055

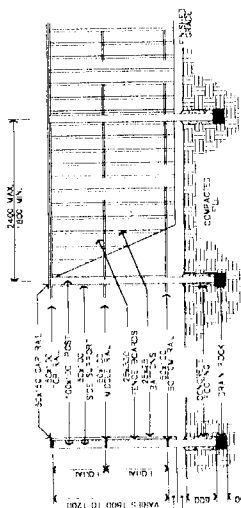
#26.

SHEET 3

SYMBOL	DESCRIPTION	QTY	UNIT	PRICE
○	1/4" DIA. IRON ROD	2	EA	AS SHOWN
○	1/2" DIA. IRON ROD	1	EA	AS SHOWN
○	3/4" DIA. IRON ROD	1	EA	AS SHOWN
○	1" DIA. IRON ROD	1	EA	AS SHOWN
○	2" DIA. IRON ROD	1	EA	AS SHOWN
○	3" DIA. IRON ROD	1	EA	AS SHOWN
○	4" DIA. IRON ROD	1	EA	AS SHOWN
○	6" DIA. IRON ROD	1	EA	AS SHOWN
○	8" DIA. IRON ROD	1	EA	AS SHOWN
○	10" DIA. IRON ROD	1	EA	AS SHOWN
○	12" DIA. IRON ROD	1	EA	AS SHOWN
○	14" DIA. IRON ROD	1	EA	AS SHOWN
○	16" DIA. IRON ROD	1	EA	AS SHOWN
○	18" DIA. IRON ROD	1	EA	AS SHOWN
○	20" DIA. IRON ROD	1	EA	AS SHOWN
○	22" DIA. IRON ROD	1	EA	AS SHOWN
○	24" DIA. IRON ROD	1	EA	AS SHOWN
○	26" DIA. IRON ROD	1	EA	AS SHOWN
○	28" DIA. IRON ROD	1	EA	AS SHOWN
○	30" DIA. IRON ROD	1	EA	AS SHOWN
○	32" DIA. IRON ROD	1	EA	AS SHOWN
○	34" DIA. IRON ROD	1	EA	AS SHOWN
○	36" DIA. IRON ROD	1	EA	AS SHOWN
○	38" DIA. IRON ROD	1	EA	AS SHOWN
○	40" DIA. IRON ROD	1	EA	AS SHOWN
○	42" DIA. IRON ROD	1	EA	AS SHOWN
○	44" DIA. IRON ROD	1	EA	AS SHOWN
○	46" DIA. IRON ROD	1	EA	AS SHOWN
○	48" DIA. IRON ROD	1	EA	AS SHOWN
○	50" DIA. IRON ROD	1	EA	AS SHOWN
○	52" DIA. IRON ROD	1	EA	AS SHOWN
○	54" DIA. IRON ROD	1	EA	AS SHOWN
○	56" DIA. IRON ROD	1	EA	AS SHOWN
○	58" DIA. IRON ROD	1	EA	AS SHOWN
○	60" DIA. IRON ROD	1	EA	AS SHOWN
○	62" DIA. IRON ROD	1	EA	AS SHOWN
○	64" DIA. IRON ROD	1	EA	AS SHOWN
○	66" DIA. IRON ROD	1	EA	AS SHOWN
○	68" DIA. IRON ROD	1	EA	AS SHOWN
○	70" DIA. IRON ROD	1	EA	AS SHOWN
○	72" DIA. IRON ROD	1	EA	AS SHOWN
○	74" DIA. IRON ROD	1	EA	AS SHOWN
○	76" DIA. IRON ROD	1	EA	AS SHOWN
○	78" DIA. IRON ROD	1	EA	AS SHOWN
○	80" DIA. IRON ROD	1	EA	AS SHOWN
○	82" DIA. IRON ROD	1	EA	AS SHOWN
○	84" DIA. IRON ROD	1	EA	AS SHOWN
○	86" DIA. IRON ROD	1	EA	AS SHOWN
○	88" DIA. IRON ROD	1	EA	AS SHOWN
○	90" DIA. IRON ROD	1	EA	AS SHOWN
○	92" DIA. IRON ROD	1	EA	AS SHOWN
○	94" DIA. IRON ROD	1	EA	AS SHOWN
○	96" DIA. IRON ROD	1	EA	AS SHOWN
○	98" DIA. IRON ROD	1	EA	AS SHOWN
○	100" DIA. IRON ROD	1	EA	AS SHOWN

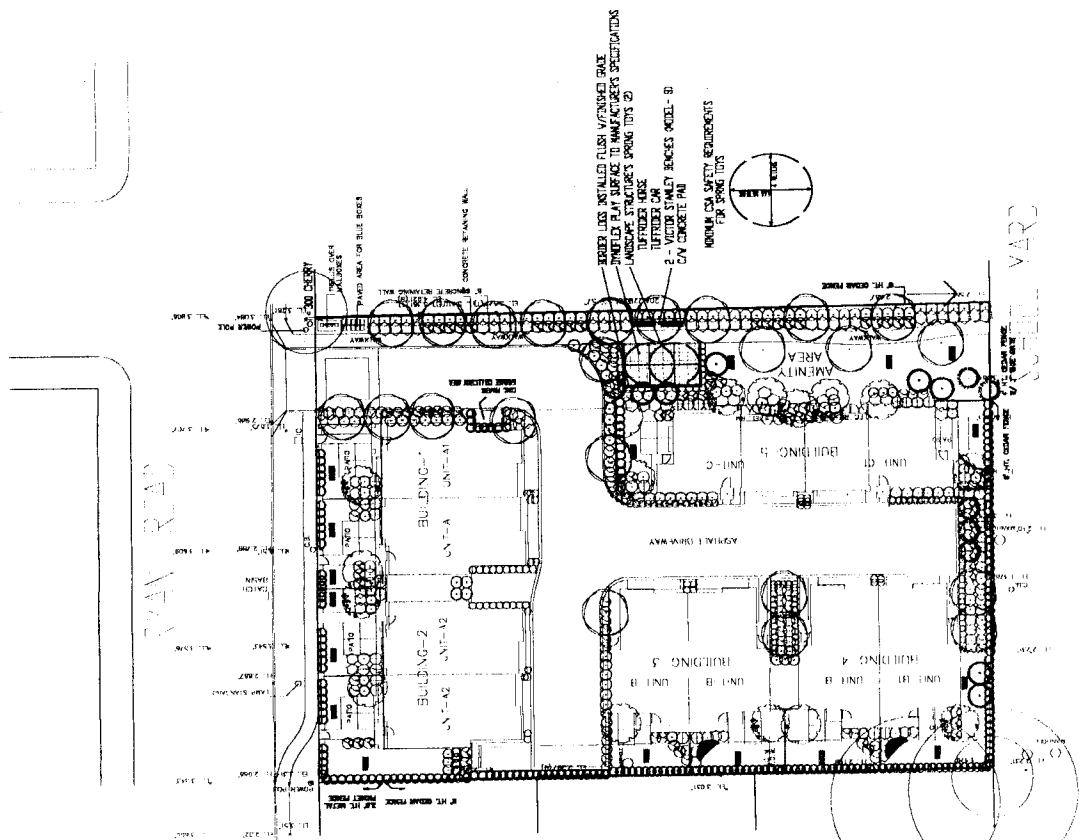
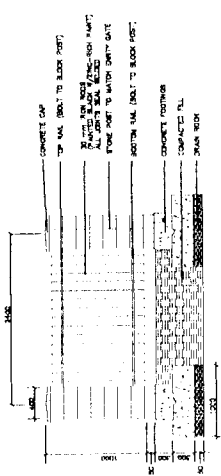
BACKYARD FENCE DETAIL

(CONFORMS TO 10-1)



SECTION
STONE/BLOCK - ROD IRON FENCE
RYAN ROAD FRONTAGE

(CONFORMS TO 10-1)





JUL 29 2003

DP 03-234055

#26.



EVAN ROAD

EAST ELEVATION



SOUTH ELEVATION

DATE	CITY OF REVISION	REVISION
07/29/03	CITY OF REVISION	02
07/29/03	CITY OF REVISION	01
07/29/03	CITY OF REVISION	01

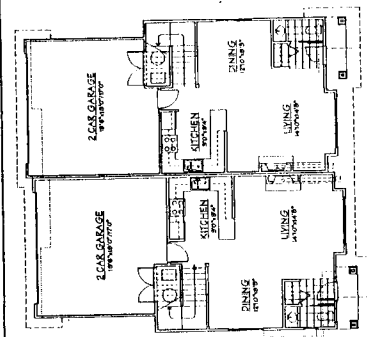
E. KAVOLINAS & ASSOCIATES INC.
P.O. BOX 100
1000 N. 1ST ST.
TAMPA, FL 33602
PHONE (813) 886-1200
FAX (813) 886-1201

AS PREPARED BY
CARLOS C. KAVOLINAS
ARCHITECT
1000 N. 1ST ST.
TAMPA, FL 33602
PHONE (813) 886-1200
FAX (813) 886-1201

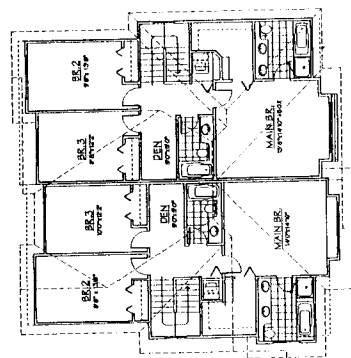
PLAN VIEW
PHASE 1
LANDSCAPE PLAN
EAST/SOUTH ELEVATIONS
SC-001 VARD

DATE	BY	CHKD	APPD
07/29/03	CK	CK	CK
07/29/03	CK	CK	CK
07/29/03	CK	CK	CK

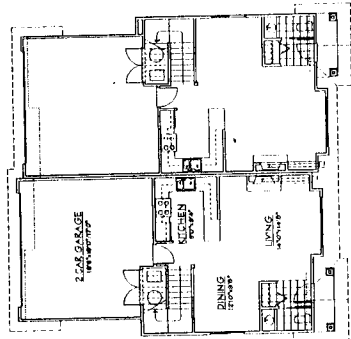
SCALE
1" = 10'-0"



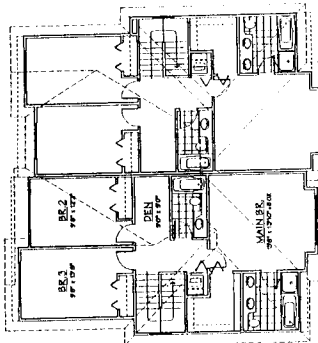
UNIT A1
BUILDING NO. 1
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT A1
BUILDING NO. 1
UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT A2
BUILDING NO. 2
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

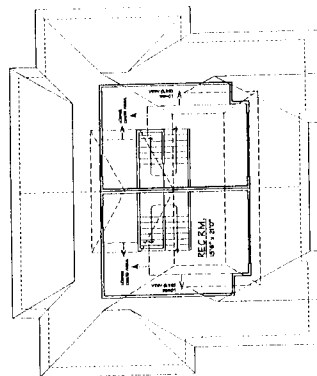


UNIT A2
BUILDING NO. 2
UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"

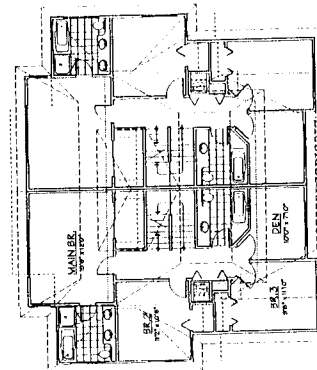
JUL 29 2003

DP 03-234055

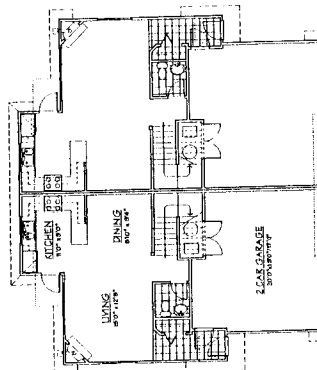
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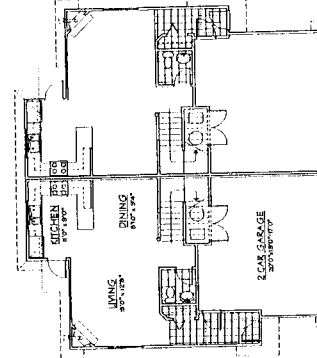
UNIT B&B1
BUILDINGS NO. 3 & NO. 4
ATTIC FLOOR PLAN
SCALE 1/8" = 1'-0"



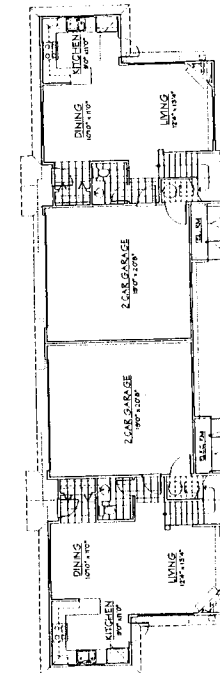
UNIT B&B1
BUILDINGS NO. 3 & NO. 4
UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"



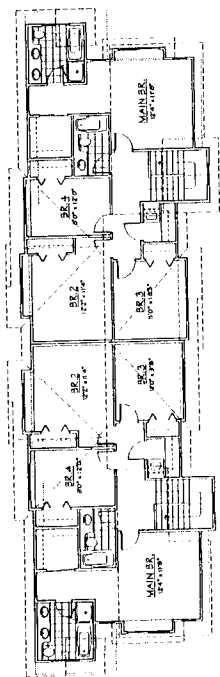
UNIT B
BUILDINGS NO. 3
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT B
BUILDINGS NO. 4
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT C1
BUILDING NO. 5
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT C1
BUILDING NO. 5
UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"

NO.	DATE	REVISIONS	CONSULTANT
1	JUL 29 2003	REVISION 1.1	YAMAMOTO ARCHITECT INC.

PROJECT
TOWNHOUSE DEVELOPMENT
FOR
GARDEN CITY HOMES LTD.
240 NEW YORK AVENUE, BOSTON, MA 02116
100-100-100-100
100-100-100-100

tomizo
yamamoto
architect inc.

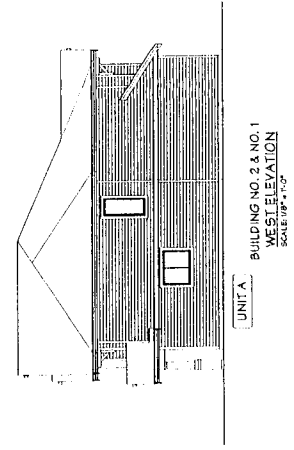
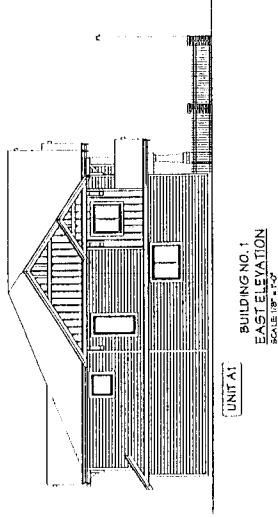
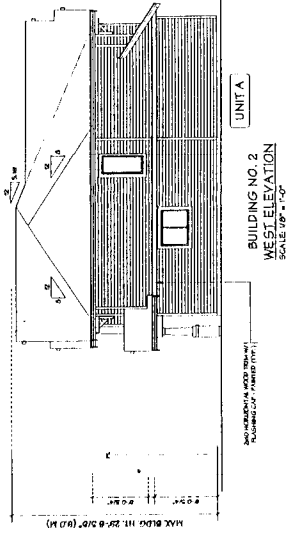
PROJECT NO. 100-100-100-100
DRAWING NO. 100-100-100-100
FLOOR PLANS

TITLE	4" x 10"	SHEET NO.	A2
DATE	JUL 29 2003	OF 1	1
DESIGNER	YAM	SCALE	1/8" = 1'-0"

40#

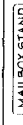
PROJECT

<div style="display: flex; justify-content: space-between;"> <div> <p>DATE</p> <p>_____</p> </div> <div> <p>CHECKED</p> <p>_____</p> </div> <div> <p>PAID NO.</p> <p>_____</p> </div> </div>
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2. $\frac{1}{2}$



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**TOWNHOUSE DEVELOPMENT
FOR
Mr. Salinder Barmy
GARDEN CITY HOMES LTD.
2400 River Drive, Richmond, B.C. V6X 1Y9**

2300 - 1070 RYAN ROAD

tomizo
yamamoto
architect inc.

154 BRACED ST. N. W. D.C.
V.T. 118 18. 329-8831 FAX 329-8581

SCALE	1"=10'	A4	OF 04
DATE	APR 23 2009		
DRAWN	CPK		
CHECKED			

