



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Cecilia Achiam
Acting Director of Development
Date: November 13, 2007
File: DP 07-361148
Re: **Application by Matthew Cheng Architect Inc. for a Development Permit at
4211 Garry Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of eight (8) townhouse dwellings at 4211 Garry Street on a site zoned Comprehensive Development District (CD/79); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum front yard setback from 6.0 m to 5.25 m and the minimum west side yard setback from 3.0 m to 2.0 for a covered porch; and
 - b) Allow tandem parking spaces in six (6) of the eight (8) townhouse units.

Cecilia Achiam, MCIP, BCSLA
Acting Director of Development

EL:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop eight (8) townhouse dwellings at 4211 Garry Street. This site is being zoned from "Single-Family Housing District, Subdivision Area E (R1/E) to "Comprehensive Development District (CD/79)" for this project under Bylaw No. 8203 (RZ 06-323970). Two (2) remnant lane/road allowances on the north and east edge of the site are being consolidated with the site as part of the rezoning process. This site is currently vacant.

This application includes a proposal to close and rezone two (2) remnant lane/road allowances on the north and east edge of the site. The road closures are subject to a separate report from Property Services that proceeded concurrently with the site rezoning.

There is no Servicing Agreement associated with this development, however, frontage improvements are required along Garry Street through a City Work Order at developer's cost prior to issuance of a Building Permit. Frontage improvement works include relocating the City sidewalk opposite the new townhouses to align with the existing sidewalk to the west and transition back to the existing location west of the proposed new emergency access, and creating a grass boulevard with two new street trees.

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 property is located within the Steveston Area Plan, Schedule 2.4 of the Official Community Plan (OCP). The Land Use Map in the Steveston Area Plan designates the subject property for "Multiple-Family". The subject property is also located within the Single-Family Lot Size Policy No. 5471 which permits townhouse developments on properties located at 4011, 4109, 4111, 4160, 4180, 4211, and 4771 Garry Street. The existing development surrounding the site is described as follows:

- To the North/East: McMath Secondary School;
- To the South: Lions Park seniors housing complex (4200 Garry Street) zoned Townhouse and Apartment District (R3), and existing single-family dwellings on lots zoned Single-Family Housing District, Subdivision Area A (R1/A) and Single-Family Housing District, Subdivision Area E (R1/E); and
- To the West: A 23-unit townhouse complex (4111 Garry Street) and then a nine (9) unit townhouse complex (4109 Garry Street), both completed under Comprehensive Development District (CD/79).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 18, 2007. At the Public Hearing, the residents from the adjacent development at 4109 and 4111 Garry Street expressed the following concerns about rezoning the property from single-family use to townhouse use:

- cost sharing of common property issues such as deterioration of infrastructure and insurance;
- placement of safety measures (i.e. speed bumps) for children playing in the area;
- providing clear direction for visitors when assigning unit numbers and designing the address signage and giving consideration to placing an illuminated address sign;
- contributing funds for maintenance of the fence located on the shared property line;
- taking provisions for adequate drainage methods;
- placement of an adequate irrigation system;
- providing a covered garbage enclosure located far away from the units;
- taking into consideration the impact on 4111 Garry Street when determining the tree species to be planted and the garbage location and method of removal; and
- minimization of disruption before and during construction.

During the Development Permit process, staff worked with the applicant to ensure that the garbage collection area is located on the east side of the site and far from the units at 4109 and 4111 Garry Street, that a clear address and direction sign in front of the development is provided, and that the landscaping proposed is complement to the existing landscaping on the adjacent site. Staff understand that the developer has worked with the strata council of 4109 and 4111 Garry Street to address all the other concerns raised at the Public Hearing. Issues related to cost sharing of common property and fencing, safety, and access during construction are resolved. A proposal from the developer to the strata council of 4109 and 4111 Garry Street is attached for reference (**Attachment 2**).

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/79) except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

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

- 1) Reduce the minimum front yard setback from 6.0 m to 5.25 m and the minimum west side yard setback from 3.0 m to 2.0 m for a covered porch.

(Staff supports the proposed open porch projection variance on the basis that the proposed projection provides pedestrian-oriented animated streetscapes to Garry Street, improves safety through passive surveillance, and is consistent with townhouse developments to the west. Open porch projections (maximum 1.5 m) are generally permitted into the 6 m required front yard setback and is encouraged in streetscape elevations).

- 2) Allow tandem parking spaces in six (6) of the eight (8) townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that the total site coverage is proposed at 0.32 compare to the maximum 0.4 permitted under this zoning district. Tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit).

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments. The design provided is generally consistent with the existing design on the adjacent townhouse sites to the west.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respects the massing of the surrounding existing residential development;
- The increased west side yard setbacks across the north building provides appropriate private outdoor open space;
- Relationship to the townhouse development to the west is complementary; and
- Relationship to the open space on the McMath Secondary School site to the east is neighbourly, with a landscaping strip, emergency access, driveway and outdoor amenity area along the east property line.

Urban Design and Site Planning

- Pedestrian frontage character facing Garry Street has been incorporated to enhance the pedestrian residential streetscape;
- Vehicle access to the site will be through the driveway in the existing townhouse development to the west (4111 Garry Street). Cross-access easement granting the subject site access through 4111 Garry Street was secured as part of the adjacent development approval and is registered on Title of 4111 Garry Street;
- All units have two (2) vehicle parking spaces where tandem parking spaces are proposed in six (6) of the units. A Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area is required;
- A total of two (2) visitor parking spaces are provided throughout the site, including one (1) accessible parking space;
- A recycling enclosure has been incorporated into the design of the building and carefully sited on the east side of the front building for convenience of pick-up; and
- A concrete pad for individual garbage cans is located adjacent to the recycling enclosure for weekly City collection; the pad is screened with the project sign and landscaping.

Architectural Form and Character

- Building design is consistent with the surrounding residential character of the neighbourhood;
- The building forms are well articulated;

- A pedestrian scale is provided at the ground floor level of the units along the public street and driveway with the inclusion of windows, doors, porches, and landscape features;
- Visual interest and variety has been incorporated with gable roof, porches, varying material combinations and a range of colour finishes;
- The proposed building materials (horizontal and vertical Hardi-plank siding, Hardi-Board, wood window trim, aluminum railing, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Proposed color scheme compliments the existing streetscapes which are primarily based on earthy tones found in traditional heritage houses;
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries;
- The proposed building materials are consistent with the Official Community Plan (OCP) guidelines; and
- One (1) adaptable unit (Unit 107) has been incorporated into the design. The stairs in this unit will be wide enough to accommodate future chairlift; blocking inside of the walls will be provided in at least one (1) washroom in this unit to facilitate future installation of grab bars/ handrails.

Landscape Design and Open Space Design

- One (1) existing bylaw-sized tree is being removed to facilitate the proposed development;
- The landscape design includes the planting of 20 new trees (including large calliper and ornamental species) and a variety of shrubs and ground covers which meets the OCP guidelines for tree replacement and landscaping;
- Due to the site configuration and the expansive space needed for the emergency access, the amenity area has been separated into two (2) small areas on either side of the emergency access. On the east side is a passive outdoor amenity area with a large tree and landscaping. On the west side is an active outdoor amenity area with a sandbox, benches, and planting beds;
- The amenity has been designed for convenience, safety and accessibility for building occupants and the use of permeable paving over the portion of the emergency access provides both physical and visual extensions of the amenity area;
- Trellis arbour feature is provided at the end of the driveway at the north end;
- The use of concrete pavers in the central drive aisle area and visitor parking areas improves the permeability of the site;
- A line of white wood picket fence is proposed along front property line to compliment existing fencing at the adjacent townhouse developments along Garry Street;
- A 6 ft. height wood fence is proposed in the rear yards of the north building (along the west and north property line to provide privacy);
- A landscaping strip is proposed along the east property line to soften the appearance of the existing chain-link fence installed on the school yard along the common property line; and
- Cash-in-lieu (\$8,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 06-327611).

Affordable Housing

- No affordable housing units are proposed in this proposed eight (8) unit development. A voluntary contribution towards the City's Affordable Housing Reverse Fund was secured through the rezoning in the amount of \$0.60 ft² of maximum floor area ratio (e.g. \$6,591).

Crime Prevention Through Environmental Design

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents; and
- Garden lights and motion-activated wall-mounted lights will be added.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's comments regarding conditions of adjacency, urban design and site planning, architectural form and character, landscape and open space design, affordable housing, and crime prevention through environmental design. The applicant has presented a development that fits into the existing context of Garry Street. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$31,970.28 (based on total floor area of 15,985.14 ft²).
- Registration of a Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area.

Prior to Building Permit Issuance:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Via City Work Order, at developer's sole cost, to have the City sidewalk relocated opposite the new townhouses, in line with the existing sidewalk to the west, creating a grass boulevard with two new street trees. The new sidewalk is to transition back to the existing location west of the proposed new emergency access crossing in the old City lane.



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 07-361148

Attachment 1

Address: 4211 Garry Street

Applicant: Matthew Cheng Architect Inc. Owner: Garry West Holding Inc.

Planning Area(s): Steveston Area

Floor Area Gross: 1,570 m² Floor Area Net: 1,570 m²

	Existing	Proposed
Site Area:	1,570 m ² (16,900 ft ²)	No Change
Land Uses:	Single-Family Residential	Townhouse Residential
OCP Designation:	Multiple-Family	Multiple-Family
702 Policy Designation:	Townhouse or Single-Family Lots	Townhouse
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Comprehensive Development District (CD/79)
Number of Units:	1 single-family dwelling	8 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage:	Max. 40%	32%	none
Setback – Front Yard (m):	Min. 6.0 m	5.25 m Min.	0.75 m projection
Setback – Side & Rear Yards (m):	Min. 3.0 m	2.0 Min. on west side yard setback	1.0 m projection on west side yard setback
Height (m):	Max. 11.3 m	11.1 m	none
Lot Size:	1,560 m ²	1,570 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Accessible:	0	1	none
Total off-street Spaces:	18	18	none
Tandem Parking Spaces	Not permitted	12	variance requested to permit 12 tandem parking stalls
Amenity Space – Indoor:	Min. 70 m ²	\$8,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 48 m ²	49 m ²	none

To: Paul Ursitch
President of Strata Counsel
4111 Gary Street, Richmond BC

From: Surinder Grewal
Gary West Holdings
Currently, 4211 Gary Street, Richmond BC

Date: 11/15/2007

There were some discussions during the Public Hearing that I would like to clarify.
Please refer to the 9 points from the Public Hearing:

1. Cost sharing for the common property is the amount provided by H.Y. Engineering firm \$1311.00
Please see attached report from H.Y. Engineering Firm
2. One speed bump will be placed in the east-west section of the existing road.
Please see attached report from H.Y. Engineering Firm
3. proper signage and address systems will be in placed
4. Replacement of new fence on shared property line
5. adequate draining systems will be in placed according to the city of Richmond code
6. No required irrigation system for 8 unit site
7. Covered garbage enclosure is located at the SE corner , as on plan, this is further away from complex
8. a landscape architect has been hired to design, meet and blend when determining the tree species to be planted. He will take into consideration the impact on 4111 Gary Street.
9. excess from Gary Street during construction

I value your thoughts and comments

Thank you,

Cc Edwin Lee, City of Richmond
Cc Alphonse Ko, MCAI
Cc Herman Kan, Gary West Holdings



H.Y. ENGINEERING LTD.

#200 - 9128 - 152nd Street, Surrey, BC V3R 4E7

FAX TRANSMITTAL

TO: Company: Garry West Holdings

Attention: Mr. Surinder Grewal

Fax No.: (604) 275-8908

Ref.: 4211 Garry Street (Speed Humps)

FROM: Operator: Phil Hartley

Our File: 062385

1 Page(s) including this page.

DATE: November 13, 2007

ORIGINAL TO FOLLOW: YES _ NO X MAIL _ COURIER _ HAND _

Please call Ameliya or Jennifer at 604-583-1616 if you have difficulty receiving this transmission.

Comments:

Surinder, in Surrey we space the speed humps in a lane approximately 60 meters apart. This site is too small for that spacing. Therefore, I would suggest one (1) speed hump in the east-west section of the existing road just to the west of your development.

With this location, you will slow the cars entering your development without affecting the existing residents of the neighboring complex, as all residents of the existing development will have turned off of the east-west section of the road prior to encountering the speed hump.

..2385.03
jd



HY. ENGINEERING LTD.

#200 - 9128 - 152nd Street, Surrey, BC V3R 4E7

September 11, 2007

Via Fax at (604) 275-8908

Garry West Holdings
7391 Lombard Road
Richmond, BC V7C 3M9

Our File: 062385
City of Richmond Project: RZ 06-323970

Attention: Mr. Surinder Grewal

Dear Surinder:

Re: Proposed 8 Unit Townhouse Development Located at 4211 Garry Street, Richmond, BC

As requested, we have prepared this information relating to cost sharing for the common maintenance of the common road access to your project through 4111 Garry Street. It is our opinion that the maintenance costs could be shared based on an equation that considers the number of units that each property has. Each property would therefore contribute based on the percentage of their respective units relative to the total number of units in both projects.

Considering that the existing asphalt will have experienced an amount of wear, up to the completion and occupancy of your development, it would be appropriate to determine the value of that wear such that your project does not pay for wear that it has not contributed to.

The maintenance that we feel should be shared would be for the asphalt surface. The asphalt surface is the only component of the road that your project will degrade. The maintenance process would be to mill the existing surface between the curb edges, such that approximately 30 mm of the road surface is removed and then repave the road with new asphalt. The current unit rate for that type of maintenance and in the quantities for this location would be approximately \$20.00/m².

The following information is used for determining the maintenance costs:

- common asphalt surface within #4111 Garry Street = 5.28 m width x 91.6 m long = 484 m²
- normal asphalt design life = 20 years
- age of asphalt at assumed time of occupancy of #4111 Garry Street = 9.5 years
- # 4111 Garry Street = 23 units
- # 4211 Garry Street = 10 units
- cost for milling and repairing = \$20.00/m²

I Accrued Maintenance Cost of Road, September 2008

$$\frac{9.5 \text{ years}}{20 \text{ years}} \times 484 \text{ m}^2 \times \$20.00/\text{m}^2 = \$4598.00$$

..2

II Cost of Maintenance After 20 years

$$484 \text{ m}^2 \times \$20.00/\text{m}^2 = \$9680.00$$

III Maintenance Percentage Attributed to #4211 Garry Street

$$\frac{8 \text{ units}}{31 \text{ units}} = 25.8\%$$

IV Payment by #4211 Garry Street for First Mill and Overlay

$$\begin{aligned} & \text{(Cost of Mill/Overlay - Accrued Maintenance Cost) } \times \text{ \% Responsibility} \\ & (\$9680.00 - \$4598.00) \times 25.8\% = \$1,311.16 \end{aligned}$$

As described above, it is our opinion that the road maintenance should be determined based on the proportionate number of units for each development. This first repair is assumed to be needed after 20 years, of service and the contribution towards that repair is calculated to be approximately \$1,311. Thereafter, #4211 Garry Street should contribute 25.8% of the future repairs.

We trust the above is clear and if you require any further information, please feel free to call me at 604-583-1616.

Sincerely,

H. Y. ENGINEERING LTD.



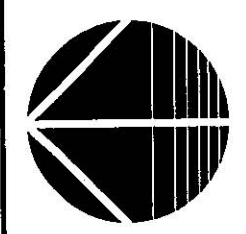
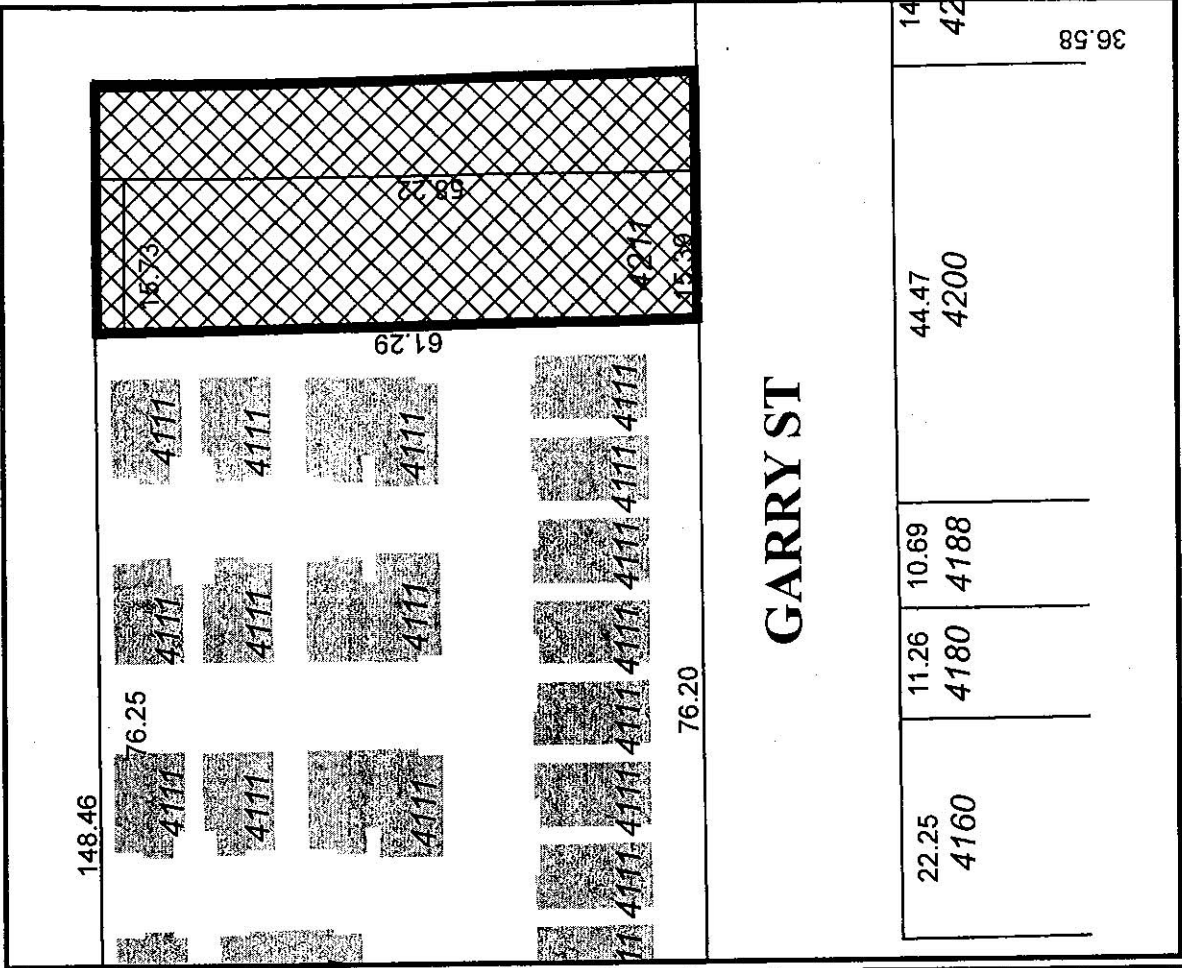
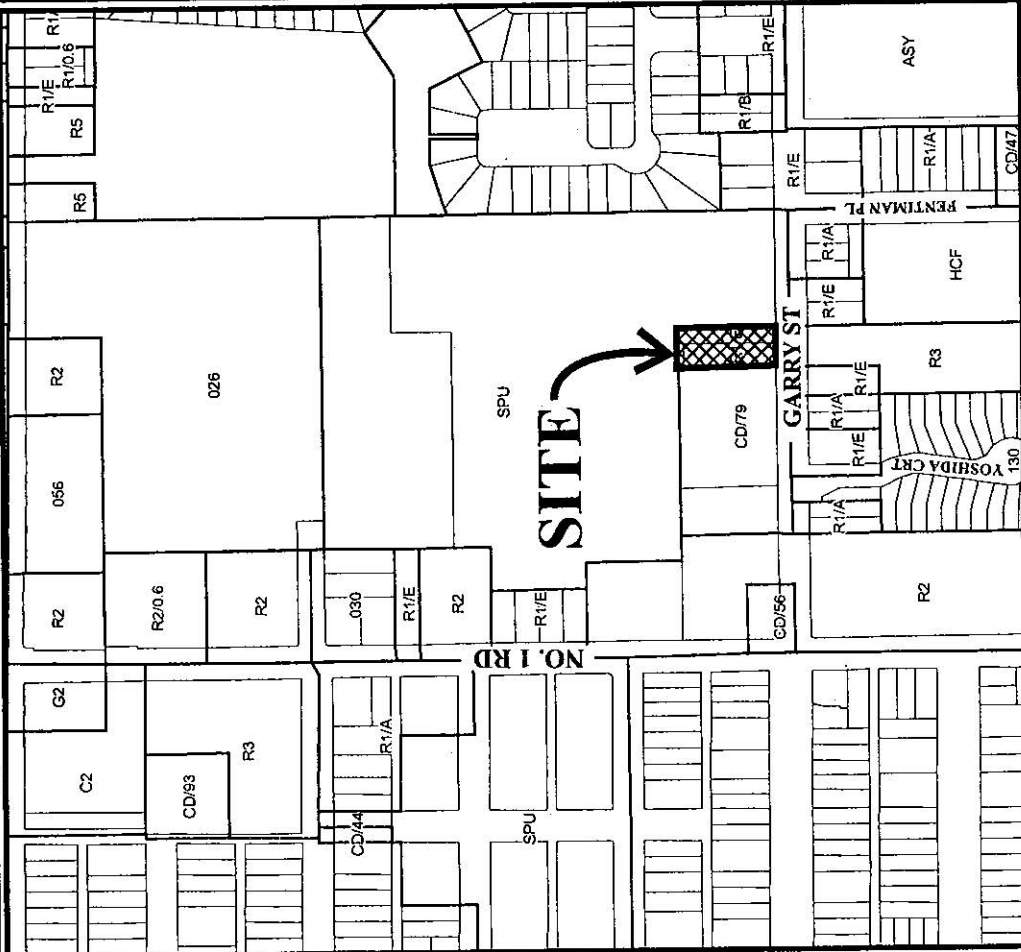
Phil Hartley, A.Sc.T
General Manager

PH/ab

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City of Richmond



DP 07-361148 SCHEDULE "A"

Original Date: 02/28/07
 Revision Date: 10/31/07
 Note: Dimensions are in METRES



No. DP 07-361148

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 4211 GARRY STREET

Address: C/O MATTHEW CHENG
 UNIT 201 – 445 WEST 6TH AVENUE
 VANCOUVER, BC V5Y 1L3

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) Reduce the minimum front yard setback from 6.0 m to 5.25 m and the minimum west side yard setback from 3.0 m to 2.0 for a covered porch; and
 - b) Allow tandem parking spaces in six (6) of the eight (8) townhouse units.
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 #4 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 \$31,970.28 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 07-361148

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 4211 GARRY STREET

Address: C/O MATTHEW CHENG
UNIT 201 – 445 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1L3

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

4211 GARRY STREET
 RICHMOND, B.C.
 LOT 8 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST
 NEW WESTMINSTER DISTRICT PLAN 2086



MATTHEW CHENG ARCHITECT INC.
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1T1
 TEL: 604-271-1111
 FAX: 604-271-1112

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

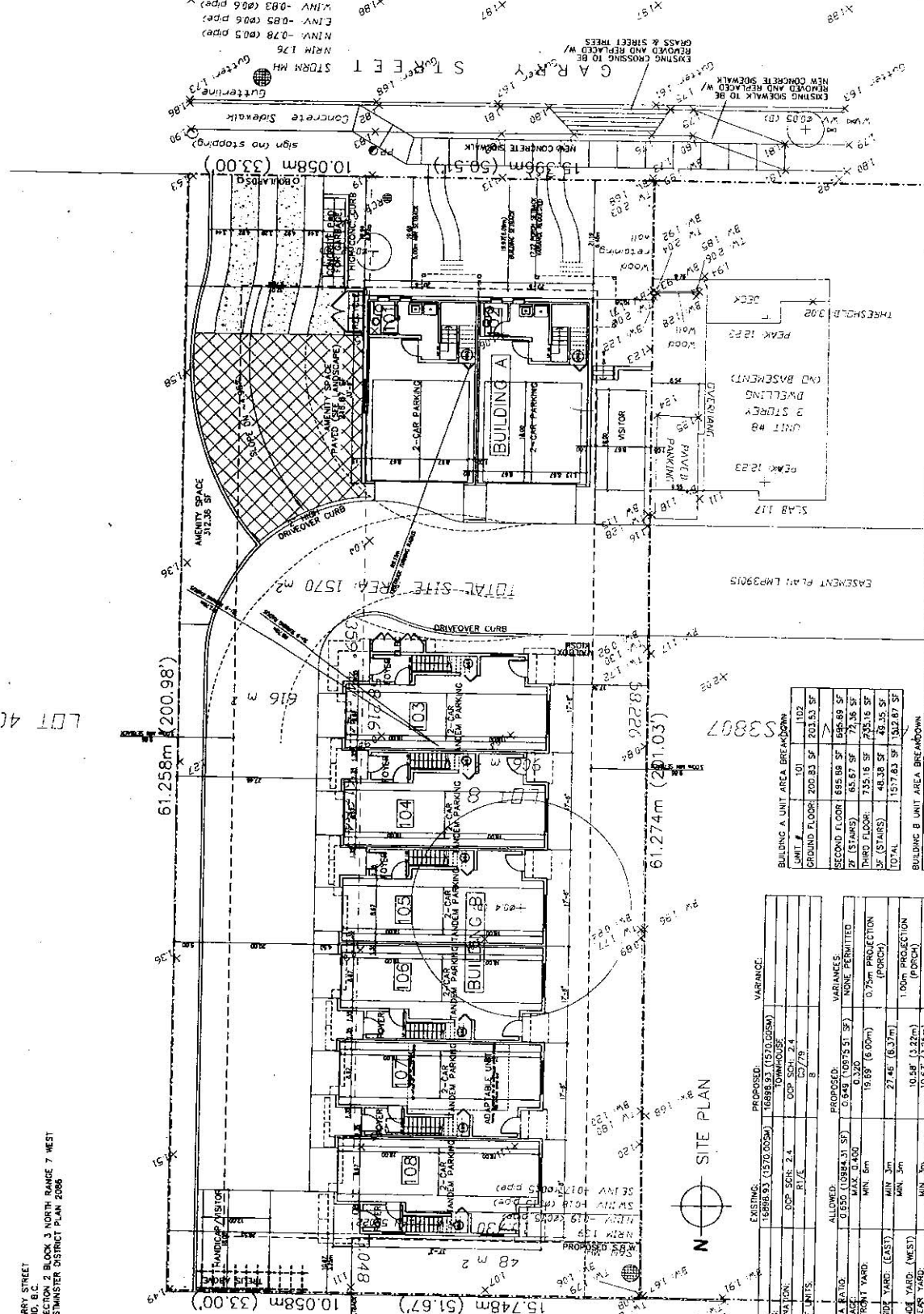
DATE: 1/27/07
 DRAWN BY: MCH/ML
 CHECKED BY: MCH/ML
 PROJECT NO: 0707
 SHEET NO: 01 OF 02

PROJECT: 8-UNIT TOWNHOUSE
 4211 GARRY STREET
 RICHMOND, B.C.

PROJECT DATA
 SITE PLAN
 PARKING PLAN

NOV 13 2007

NO. 48
 #1#2



ALL CAR STALLS (EXCEPT H/C) ARE STANDARD SIZE 5.3m X 2.65m. ALL CAR STALLS ARE TO BE INSTALLED IN THE MIDDLE OF THE DRIVEWAY. FUTURE INSTALLATION OF GRAB BARS.

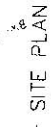
DP07361148

*NOTE: GRASSES SHOWN ARE AS EXISTING CONDITIONS OCT 13, 2007

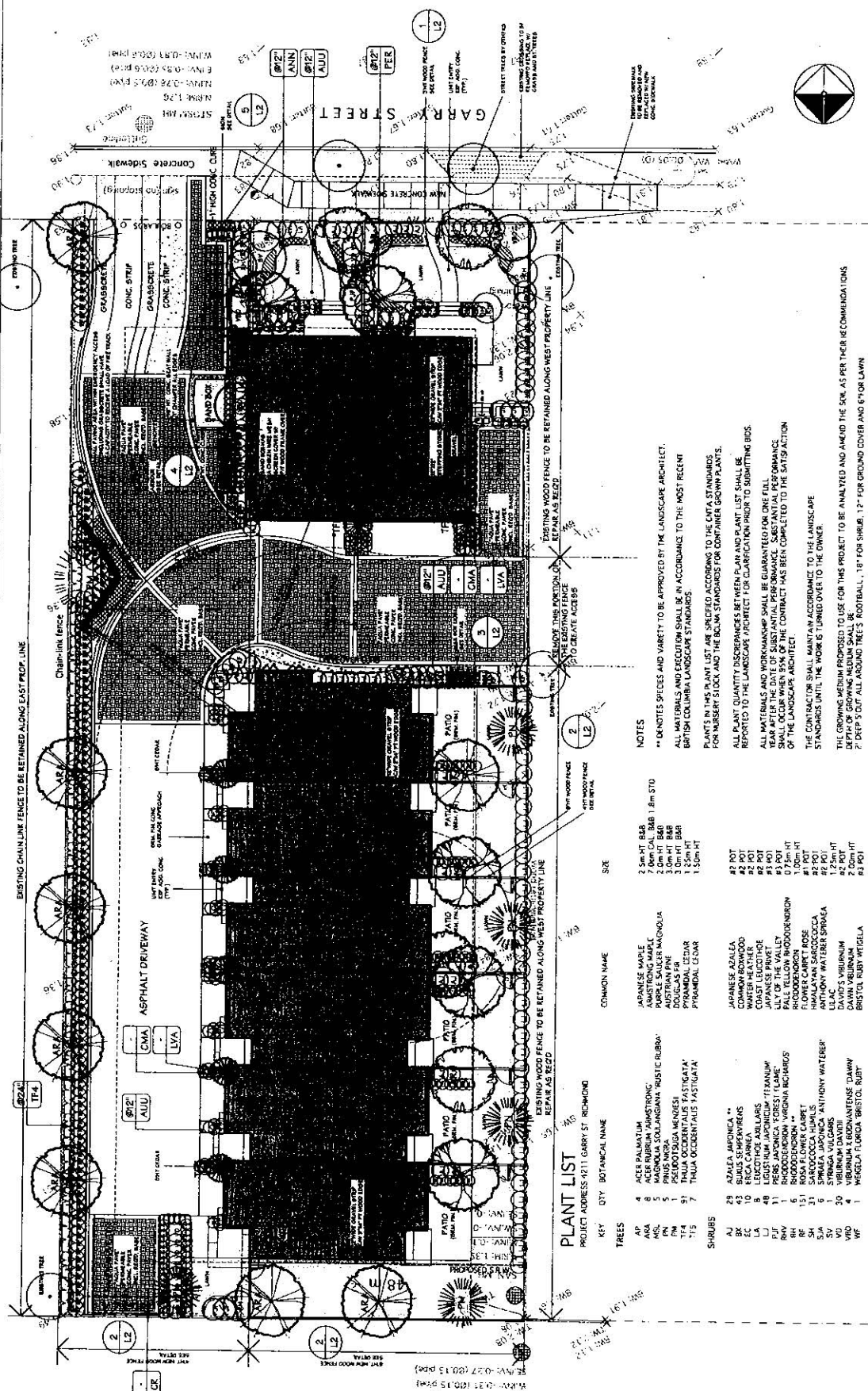
BUILDING A UNIT AREA BREAKDOWN	
UNIT #	101
GROUND FLOOR	200.83 SF
SECOND FLOOR	626.86 SF
3RD (STAIRS)	65.87 SF
4TH FLOOR	735.16 SF
5TH (STAIRS)	48.38 SF
TOTAL	1517.83 SF

BUILDING B UNIT AREA BREAKDOWN	
UNIT #	102
GROUND FLOOR	96.13 SF
SECOND FLOOR	638.10 SF
THIRD FLOOR	638.10 SF
4TH (STAIRS)	416.3 SF
TOTAL	1328.53 SF

EXISTING	PROPOSED	VARIANCE
SITE AREA: 16886.93 (3370.052M ²)	16886.93 (3370.052M ²)	0.00%
COV. SCHE. 2.4	COV. SCHE. 2.4	0.00%
NO. OF UNITS: 8	NO. OF UNITS: 8	0.00%
FLOOR AREA: 0.550 (10844.31 SF)	0.649 (13075.51 SF)	17.81% (1231.20M ²)
SETPACK-YARD: MIN. 6m	19.89' (6.03m)	0.75m PROJECTION (PORCH)
SETPACK-SIDE YARD (EAST): MIN. 3m	27.46' (8.37m)	1.00m PROJECTION (PORCH)
SETPACK-SIDE YARD (WEST): MIN. 3m	10.58' (3.22m)	
REAR YARD: MIN. 11.30m	34.85' (10.62m)	
RESIDENTIAL PARKING: 16 AND 2	16 AND 2	
OFF-STREET PARKING: 1	1	
OFF-STREET PARKING TOTAL: 18	18	
TANDEM PARKING SPACES: NOT PERMITTED	12	VARIANCE REQUESTED
INDOOR AMENITY SPACE: 579.2252' (49.1754M ²)	579.2252' (49.1754M ²)	
OUTDOOR AMENITY SPACE: MIN. 485M		



SITE PLAN

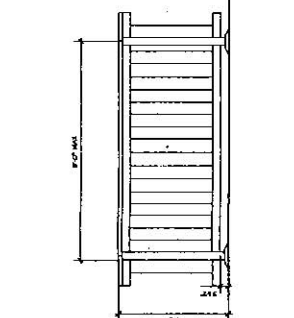
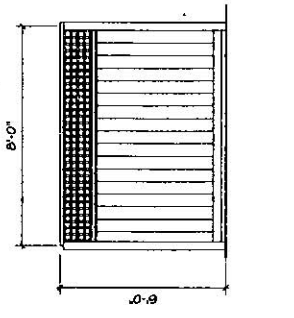
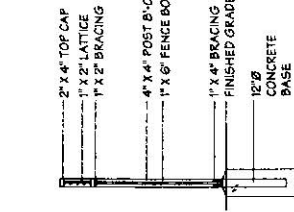


ELEV: 0.274 (001.5 PWS)
 FIN: 0.271 (001.5 PWS)
 FIN: 0.27 (001.5 PWS)

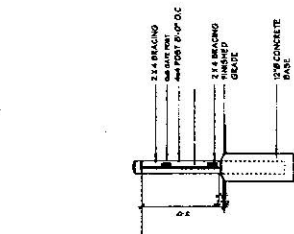
PLANT LIST

PROJECT ADDRESS: 4211 GARRY ST, RICHMOND

TREES	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
4	AP	4	ACER PALMATUM	JAPANESE MAPLE	2.5m HT BAR
5	AK	5	ACER RUBRUM 'FARMSTRONG'	RED BELL	7.0m HT BAR
6	AL	6	ALNUS INCANA 'MAGNOLIA'	MAGNOLIA	2.0m HT BAR
7	AM	7	AMALANCA 'MAGNOLIA'	AUSTRIAN PINE	3.0m HT BAR
8	AN	8	ANACARDIUM 'MAGNOLIA'	DOGWOOD	1.5m HT
9	AO	9	ARJUNIA 'MAGNOLIA'	PROSTRATE DOGWOOD	1.5m HT
10	AS	10	ASARUM 'MAGNOLIA'	JAPANESE AZALEA	42 POT
11	AT	11	ATROPA 'MAGNOLIA'	COMMON BOXWOOD	42 POT
12	AV	12	AVICENNIA 'MAGNOLIA'	WINTER HEATHER	42 POT
13	AW	13	AWALANCA 'MAGNOLIA'	JAPANESE PRIVET	42 POT
14	AX	14	AXILLARIA 'MAGNOLIA'	LEL OF THE VALLEY	42 POT
15	AY	15	AYALANCA 'MAGNOLIA'	ROSE	42 POT
16	AZ	16	AZALEA 'MAGNOLIA'	ROSE	42 POT
17	BA	17	BALANITA 'MAGNOLIA'	HIMALAYAN SAROCEDRA	42 POT
18	BB	18	BALANITA 'MAGNOLIA'	LELAK	42 POT
19	BC	19	BARCELONA 'MAGNOLIA'	DAVID'S VIRIBURNUM	42 POT
20	BD	20	BARCELONA 'MAGNOLIA'	DAVID'S VIRIBURNUM	42 POT
21	BE	21	BEAR 'MAGNOLIA'	BRISTOL ROSE	42 POT
22	BF	22	BEAR 'MAGNOLIA'	BRISTOL ROSE	42 POT
23	BG	23	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
24	BH	24	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
25	BI	25	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
26	BJ	26	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
27	BK	27	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
28	BL	28	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
29	BM	29	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
30	BN	30	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
31	BO	31	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
32	BP	32	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
33	BQ	33	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
34	BR	34	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
35	BS	35	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
36	BT	36	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
37	BU	37	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
38	BV	38	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
39	BW	39	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
40	BX	40	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
41	BY	41	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
42	BZ	42	BELLA 'MAGNOLIA'	BRISTOL ROSE	42 POT
43	CA	43	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
44	CB	44	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
45	CC	45	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
46	CD	46	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
47	CE	47	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
48	CF	48	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
49	CG	49	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
50	CH	50	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
51	CI	51	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
52	CJ	52	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
53	CK	53	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
54	CL	54	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
55	CM	55	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
56	CN	56	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
57	CO	57	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
58	CP	58	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
59	CQ	59	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
60	CR	60	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
61	CS	61	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
62	CT	62	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
63	CU	63	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
64	CV	64	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
65	CW	65	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
66	CX	66	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
67	CY	67	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
68	CZ	68	CAMPUS 'MAGNOLIA'	CAMPUS	42 POT
69	DA	69	DANIEL 'MAGNOLIA'	DANIEL	42 POT
70	DB	70	DANIEL 'MAGNOLIA'	DANIEL	42 POT
71	DC	71	DANIEL 'MAGNOLIA'	DANIEL	42 POT
72	DD	72	DANIEL 'MAGNOLIA'	DANIEL	42 POT
73	DE	73	DANIEL 'MAGNOLIA'	DANIEL	42 POT
74	DF	74	DANIEL 'MAGNOLIA'	DANIEL	42 POT
75	DG	75	DANIEL 'MAGNOLIA'	DANIEL	42 POT
76	DH	76	DANIEL 'MAGNOLIA'	DANIEL	42 POT
77	DI	77	DANIEL 'MAGNOLIA'	DANIEL	42 POT
78	DJ	78	DANIEL 'MAGNOLIA'	DANIEL	42 POT
79	DK	79	DANIEL 'MAGNOLIA'	DANIEL	42 POT
80	DL	80	DANIEL 'MAGNOLIA'	DANIEL	42 POT
81	DM	81	DANIEL 'MAGNOLIA'	DANIEL	42 POT
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84	DP	84	DANIEL 'MAGNOLIA'	DANIEL	42 POT
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89	DU	89	DANIEL 'MAGNOLIA'	DANIEL	42 POT
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91	DW	91	DANIEL 'MAGNOLIA'	DANIEL	42 POT
92	DX	92	DANIEL 'MAGNOLIA'	DANIEL	42 POT
93	DY	93	DANIEL 'MAGNOLIA'	DANIEL	42 POT
94	DZ	94	DANIEL 'MAGNOLIA'	DANIEL	42 POT
95	EA	95	EAST 'MAGNOLIA'	EAST	42 POT
96	EB	96	EAST 'MAGNOLIA'	EAST	42 POT
97	EC	97	EAST 'MAGNOLIA'	EAST	42 POT
98	ED	98	EAST 'MAGNOLIA'	EAST	42 POT
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104	EJ	104	EAST 'MAGNOLIA'	EAST	42 POT
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106	EL	106	EAST 'MAGNOLIA'	EAST	42 POT
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119	EY	119	EAST 'MAGNOLIA'	EAST	42 POT
120	EZ	120	EAST 'MAGNOLIA'	EAST	42 POT
121	FA	121	FARM 'MAGNOLIA'	FARM	42 POT
122	FB	122	FARM 'MAGNOLIA'	FARM	42 POT
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127	FG	127	FARM 'MAGNOLIA'	FARM	42 POT
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157	GK	157	GARDEN 'MAGNOLIA'	GARDEN	42 POT
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163	GQ	163	GARDEN 'MAGNOLIA'	GARDEN	42 POT
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172	GZ	172	GARDEN 'MAGNOLIA'	GARDEN	42 POT
173	HA	173	HARD 'MAGNOLIA'	HARD	42 POT
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195	HW	195	HARD 'MAGNOLIA'	HARD	42 POT
196	HX	196	HARD 'MAGNOLIA'	HARD	42 POT



2 4'HT/6FT.HT. WOOD FENCE
SCALE 1/2" = 1'-0"

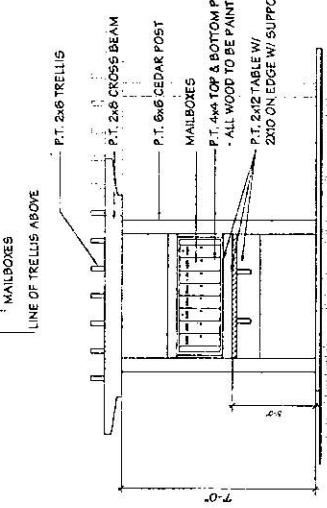
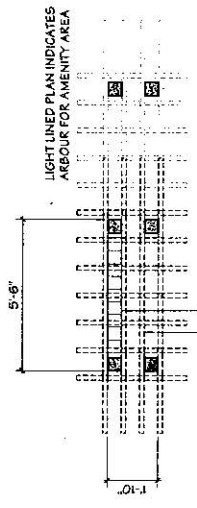


1 3FT.HT. WOOD FENCE
SCALE 1/2" = 1'-0"

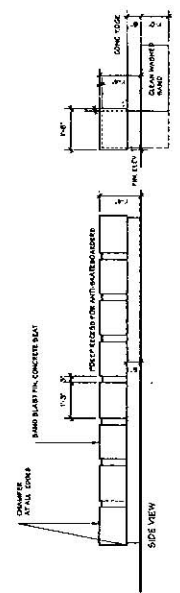
NOTE:
ALL WOOD USED FOR DETAILS IN THIS DRAWING SHALL BE TYPICAL GRADE DRY KILN DRIED SOUTHWESTERN PINE TREATED WITH 2 COATS HALD STAIN WITH 1 COAT POLYURETHANE FINISH. ALL WOOD SHALL BE TO BE DELIVERED AT PLACE.
SUPPLY RECREATIVE METAL LATCH ASSEMBLIES FOR ALL GATED WHERE APPLICABLE.
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.



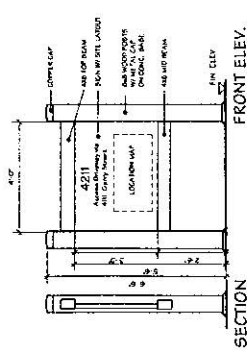
Project:
4211 GARRY ST.
RICHMOND, 8 C



**3 MAIL BOX KIOSK/
ARBOUR AT AMENITY AREA**
SCALE 1/2" = 1'-0"



4 CONC. SEAT WALL
SCALE 1/2" = 1'-0"



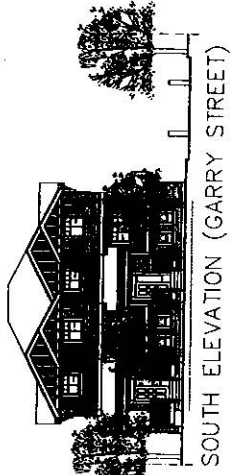
5 SIGN
SCALE 1/2" = 1'-0"

BENCH BY
SARITA BY
SARITA FURNITURE
888-472-7482

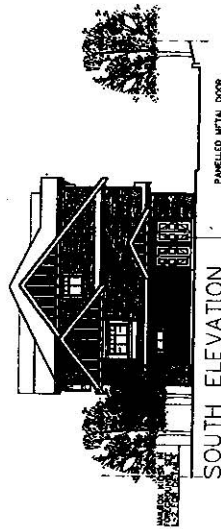
NOV 13 2007

DP07361148

BEAK
 U/S CEILING
 3'F
 2'F
 0'F



SOUTH ELEVATION (GARRY STREET)



SOUTH ELEVATION

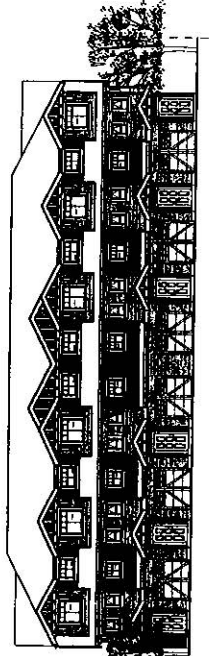


MATTHEW CHENG ARCHITECT INC.

1000 WEST 10TH AVENUE SUITE 100
 VANCOUVER, BC V6H 1T1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.MCHENGARCHITECT.COM



EAST ELEVATION



EAST ELEVATION

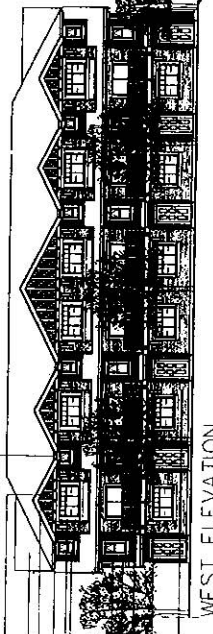
- ① ALUMINUM GUTTER
- ② ASPHALT SHINGLES
- ③ 2x4 WOOD TRIM
- ④ 1/2" WOOD TRIM

COLOR SCHEDULE

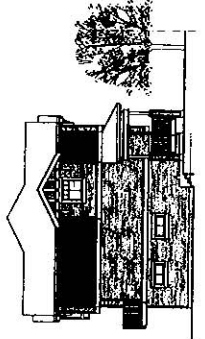
- ① SINK - HCB
- ② WALL SHINGLES - H077
- ③ WALL - C00
- ④ ROOF - C00
- ⑤ FLOOR - C00
- ⑥ DOOR - C00
- ⑦ WINDOW - C00
- ⑧ ALL COLORS ARE
- ⑨ BENJAMIN MOORE PAINT

LEGEND

- HCB - WHITE BROWN
- C00 - CALVANDRIA BEIGE
- D00 - DORSET
- C00 - HOBLEY RED

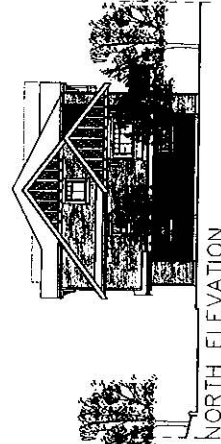


WEST ELEVATION



WEST ELEVATION

BEAK
 U/S CEILING
 3'F
 2'F
 0'F



NORTH ELEVATION



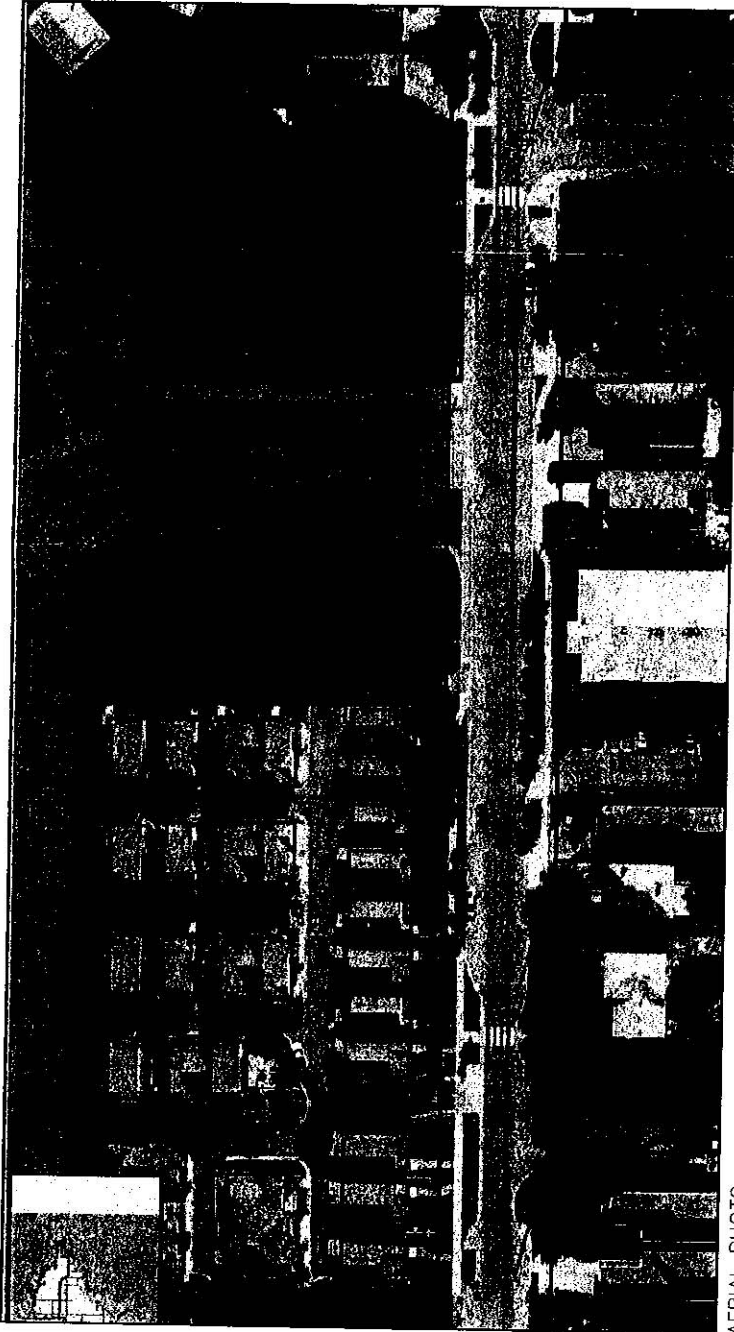
NORTH ELEVATION

Sheet Title
ELEVATIONS

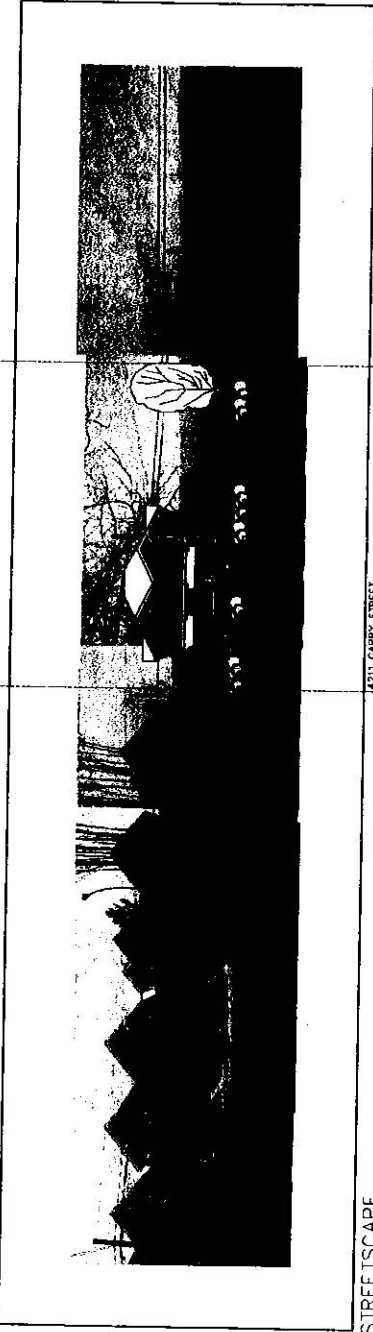
NOV 13 2007

Page	
Project	6-UNIT TOWNHOUSE
Client	4211 GARRY STREET
Location	RICHMOND, B.C.
Scale	3/32" = 1'-0"
Project Number	
Issue Date	06/12/2007
Issue By	
Issue For	
Draw No.	#4

DP 07361148



AERIAL PHOTO



STREETSCAPE

4211 GARRY STREET
SUBJECT PROPERTY

DP 07361148



**MATTHEW CHENG
ARCHITECT INC.**

1000 SHEPPARD AVENUE EAST
SUITE 1000 SCARBOROUGH, ONTARIO M1S 1T6
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DATE: 11/13/07
DRAWN BY: MCH
CHECKED BY: MCH
SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 07361148

CONTRACT:

PROJECT TITLE:
8-UNIT TOWNHOUSE
4211 GARRY STREET
RICHMOND, B.C.

PROJECT TITLE:
AERIAL PHOTO
STREETSCAPE

NOV 13 2007

DATE:	NOV 13 2007
SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	07361148
DATE:	OCT 12 2007
PROJECT NUMBER:	07361148

REFERENCE PLAN