



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 22, 2018

From: Wayne Craig
Director of Development

File: DP 17-793478

Re: **Application by TL Housing Solutions Ltd. for a Development Permit at
4360 Garry Street**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 4 storey 107 unit congregate housing facility on the southern half of 4360 Garry Street and retain the existing temple on a site zoned "Assembly and Congregate Housing – Garry Street (Steveston)(ZR12)".


Wayne Craig
Director of Development

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Att. 2

Staff Report

Origin

TL Housing Solutions Ltd. has applied to the City of Richmond for permission to develop a 4 storey 107 unit congregate housing facility on the southern half of 4360 Garry Street on a site zoned “Assembly and Congregate Housing – Garry Street (Steveston)(ZR12)”. The site currently contains the existing Steveston Buddhist Temple, which will be retained as part of this redevelopment.

The site is being rezoned from “Assembly (ASY)” to “Assembly and Congregate Housing – Garry Street (Steveston)(ZR12)” for this project under Bylaw 9814 (RZ 16-737146). Frontage works along Garry Street will remove the existing driveway crossings and reinstate the sidewalk and grass and treed boulevard treatment. Site servicing works will provide new connections to city storm, water and sanitary services and close/cap any old connections for the subject site. The above works will be completed through a City work order or Servicing Agreement required prior to issuance of a Building Permit for the site.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north, across Garry Street are single-family homes zoned “Single-Detached (RS1)”;

To the east, a single-family dwelling zoned “Single-Detached (RS1)” and a townhouse complex under Land Use Contract (LUC 105);

To the south, Steveston Community Park zoned “School and Institutional Use (SI)”;

To the west, across an existing lane are single-family homes zoned “Single-Detached (RS1)”.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Provide additional information to rationalize the congregate housing facility’s approach to urban design, architecture and design development in relation to the surrounding context.

The project incorporates similar colours and cladding materials on the existing Buddhist temple. Gently pitched roof forms are incorporated into the north, east and south elevations of the congregate housing facility in response to the surrounding residential and park land uses.

- Additional landscape development along the site's adjacency to the park, interior courtyard of the congregate housing facility and remaining on-site landscape enhancements.

Suitable fencing and planting has been incorporated adjacent to the park, which has been developed in consultation with Parks staff. On-site landscape detailing has been provided and responds to the surrounding context and any identified programming for the area.

- Review and enhance the congregate housing facility presence and visibility to Garry Street.

Revisions have been made to the congregate housing facility entrance at the northwest portion of the site to clearly identify it as the facility's entrance on-site and from the fronting road (Garry Street).

- Confirm on-site parking and traffic circulation is consistent with transportation requirements for the site.

The project complies with all on-site parking and traffic circulation requirements.

- Provide details on fully accessible and adaptable dwelling unit provisions in the project.

Accessible and adaptable dwelling unit plans and provisions in the project have been identified (additional details in forthcoming sections of this report).

The Public Hearing for the rezoning of this site was held on March 19, 2018. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Concerns about the adjacency of the proposal to the existing park to the south.
- Impacts of shadowing and privacy for the townhouse units on the neighbouring property to the east.

Project responses regarding these concerns are summarized as follows:

- The overall massing of the congregate care facility utilizes different roof and building forms and cladding materials to break up the overall massing of the development along all adjacencies, including the existing park to the south and townhouses to the east.
- Directly adjacent to the park, a terrace concrete retaining wall is proposed that incorporates an accessible walkway with trees and landscape planting, providing a suitable transition to the existing trees, walkway and grass in the park.
- Fencing ranging in height from 0.9-1.5 m (3-5 ft.) in height is proposed along the remaining south adjacency to the park and incorporates a decorative trellis.
- In response to concerns about shadowing, the height and massing of the congregate housing facility was reduced to 3 storeys adjacent to the townhouse units through the rezoning as part of the developer led public consultation. Shifting the development further to the west is restricted by the minimum space required to accommodate the drive aisle and row of off-street parking proposed on the west side of the site. Shifting the

development further north would actually increase the shadow impacts to the existing townhouse complex.

- Landscaping plantings with an accompanying architectural wire system is proposed to be incorporated at grade adjacent to part of the concrete wall for the first level (parkade) to provide additional screening to this wall adjacent to the townhouse to the east.
- In response to concerns about privacy/overlook, the project incorporates evergreen shrubs planted on the east side of the patios for the units located on the second level adjacent to the townhouses that will be approximately 1.2 m (4 ft.) in height to address concerns about overlook.

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 and is generally in compliance with the “Assembly and Congregate Housing – Garry Street (Steveston)(ZR12)”.

Advisory Design Panel Comments

The Advisory Design Panel reviewed and endorsed the project on June 20, 2018. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the June 20, 2018 meeting 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 congregate housing facility is located on the rear (south portion) of the site behind the existing temple building with direct street frontage on Garry Street. The proposal sites the congregate housing facility to have clear visibility to the building’s main entrance from Garry Street, with the existing temple maintaining its presence and road frontage.
- For the townhouse adjacency to the east:
 - The ground level of the building (parkade) is setback 6 m (20 ft.) allowing for a landscaped retaining wall to be implemented to provide a planted buffer and help screen the parkade wall. Along portions of the parkade wall adjacent to the townhouses where there is a required walkway for egress, landscape vines are proposed to grow on a mounted cable system that will provide additional buffering. An existing 3 m (10 ft.) wide city statutory right-of-way (sanitary sewer) exists along the site’s east boundary and limits any structures or significant landscaping that can be implemented. An existing 2 m (6 ft.) high wooden panel fence between the townhouses and site will remain.
 - The second and third levels of the building are setback 9 m (29.5 ft.) with landscaping implemented on the east edge of the eastward facing units on level 2 providing screening/privacy and an additional planted buffer above grade.
 - As noted previously, the congregate housing facility along the east adjacent to the townhouses has been reduced to 3 storeys in response to comments received through the

rezoning application process. The setbacks noted above and 3 storey massing provides for an adjacency that reduces shadow impacts during the afternoon period during the summer months and allows for appropriate buffer landscaping to be implemented.

- The adjacency to the park contains a stepped retaining wall that incorporates an accessible pathway providing access from the level 2 courtyard of the congregate housing facility to the park. The retaining wall contains planting areas for implementation of trees, shrubs and groundcovers and incorporates a required metal guardrail (0.9 m or 3 ft. in height). A fence ranging in height from 0.9-1.5 m (3-5 ft.) with decorative trellis proposed on the remaining frontage of the park.
- To the west of the congregate housing facility is a drive-aisle providing access to the parkade and off-street parking along property line allowing for a setback of approximately 15 m (49 ft.). This setback and existing 6 m (20 ft.) wide lane to the west minimizes any massing/shadowing impacts of the development to the existing single-family dwellings to the west.

Urban Design and Site Planning

- The overall site planning is organized around maintaining the streetscape presence of the existing temple to Garry Street and developing a congregate housing facility at the rear of the site with vehicle access and off-street parking consolidated on the west portion of the site. The proposal also reduces the total amount of driveway accesses to the site from 3 to 1 access situated at the north west corner.
- The main north-south running drive-aisle provides access to the parkade in the congregate housing facility and loading/shuttle bus parking areas. The proposed auto courtyard in front of the temple is intended for use during temple special events/ceremonies (i.e., staging of limousines), and allow for the remaining off-street parking areas to function without any impacts.
- A total of 147 off-street parking stalls is provided (95 stalls for temple use; 34 stalls for congregate housing residents; 18 stalls for congregate housing employees), which complies with Zoning Bylaw requirements. A legal agreement secured through the rezoning will ensure that all off-street parking stalls, with the exception of the 34 stalls required for the congregate residents, are available for both temple users and congregate housing employees.
- Outdoor amenity space for congregate housing residents is available on the level 2 courtyard in the congregate housing facility that contains walkways, landscaping, a covered pergola, seating and rock/water features throughout. In addition, an outdoor open area is proposed between the congregate housing facility and existing temple and will be used to support both temple and congregate housing programming and use.
- Temple use and programming of outdoor and landscape areas surrounding the temple will also be implemented by modifying an existing landscape area to accommodate a multi-purpose outdoor space with seating and accompanying landscaping at the north east corner of the site.
- The refuse/recycling room is integrated into the congregate housing facility and located in an enclosure on the west side of the building next to the shared loading area for congregate housing and temples uses. The applicant has confirmed that the location of the required above ground hydro infrastructure will be located on west edge of the site adjacent to existing above ground third party utility equipment and screened with fencing and landscape plantings.

Architectural Form and Character

- The congregate housing facility quadrangle building form with an outdoor open space courtyard in the center of the project enables the massing and length of building walls to be minimized through the following elements:
 - Gently sloping roof forms of varying height on the east, north and south building elevations.
 - Significant openings in the building mass are created on the north and south building elevations with the curved length of the interior wall of the western portion of the project. This architectural element strengthens and opens the entrance to the facility visible from Garry Street and is carried through to the south elevation, opening to the park where direct access is provided through stairs or accessible ramp.
 - Throughout all elevations, recessed and articulated building walls are introduced pulling portions of the building back from the primary setbacks of the project.
- The primary exterior cladding of the congregate housing facility consists of white stucco applied to the residential levels of the building (levels 2-4), which is consistent with the existing cladding material and colour on the temple. Use of smooth stucco also occurs on the surrounding residential land uses.
- An accent material and colour is proposed for the west portion of the project that is a cement panel product that is applied to the building face with horizontal flush mounted slats. The colour selected is proposed to match the existing accent trim colour on the existing temple (dark terra cotta).
- Extensive glazing is proposed along all building elevations for all of the residential units providing maximum natural lighting to residential units, including ones oriented to the interior outdoor courtyard. Transparent structural glass guardrails are proposed for the residential unit balconies and on the level 2 courtyard terrace, minimizing additional building mass and allowing natural light into the units.
- The proposal integrates a distinctive building form on the west portion of the congregate housing facility by incorporating a significant curved wall that emphasizes the main building entrance oriented to Garry Street to the north and open access to the existing park to the south. A flat roof form is also proposed for this portion of the development in coordination with the design approach for the west portion of the facility. To respond to the surrounding residential context, gently sloped roof forms, wood soffits/support beams, recessed walls and reduced building massing (along the east adjacency) have been incorporated into the project.

Landscape Design and Open Space Design

- Landscaping is proposed within the terraced retaining wall structure on the south and east portion of the site. Deciduous trees are proposed along the site's south edge to match the existing trees located in the park. Conifers have been selected for implementation along the site's east retaining wall next to the adjacent townhouses to provide additional landscape buffering.
- Landscape areas have been established at the base of concrete walls associated with the parkade or retaining wall, allowing for implementation of shrubs and plants to provide screening to the wall.
- On the courtyard (level 2) of the congregate housing facility:
 - The outdoor courtyard located in the centre of the project provides for a design that integrates planted and hardscape landscape elements to enable residents/visitors

opportunities to spend time in this space with seating areas, covered pergola and multiple walking paths available.

- The east edge of level 2 of the project adjacent to the townhouses is landscaped with a combination of plant selections that will grow approximately 1.2 m (4 ft.) in height and will provide for additional buffering while also minimizing overlook into the rear yards of the neighbouring townhouses.
- The open space courtyard situated between the congregate housing facility and existing temple will contain seating areas with complementary planting and open space that can be utilized by temple users or residents. Along the Garry Street frontage at the site's north east corner, landscape modifications are proposed to be used as an open space that contains perimeter plantings and seating areas and a central grassed area that can be utilized for programs and activities.
- Planter areas have been incorporated into the off-street parking areas and spaces surrounding drive-aisles to allow trees and shrubs to be integrated in these areas to reduce the amount of hard surfacing and provide buffers to adjacent land uses where appropriate.
- The landscape design complies with the proposed tree retention and removal provisions identified at time of rezoning. Through the overall redevelopment and landscape works proposed in this Development Permit, 83 new trees will be implemented on-site consistent with tree provisions noted at time of rezoning and compliant with 2:1 Official Community Plan tree replacement requirements.
- A landscape letter of credit (\$890,000) is required to be submitted through the Development Permit to secure implementation of the proposed landscaping

Crime Prevention Through Environmental Design

- Visibility of the entrances to the existing temple building will be maintained. The main entrance to the congregate housing facility at the north west portion of the proposed building is clearly identifiable and visible from Garry Street.
- Active surveillance of the off-street parking areas, on-site outdoor areas and adjacent City park is achieved with the congregate housing communal areas at grade and orientation of residential units to these areas.
- Fencing will be provided on the south edge of the site and is designed to provide a clear physical separation between the congregate housing facility and existing park, but is designed to allow direct access (via a gate) and be transparent to allow visibility to the park.

Accessible Housing

- The proposed development includes 12 barrier free housing units that are designed to be fully accessible at the time of construction for a resident in a wheelchair. These units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit. In order to accommodate a resident in a wheelchair, these units also include custom counter and cabinet heights in the partial kitchen, clearances below counters, grab bars installed in the washroom and accessible bath/shower stall.
- The proposed development includes 95 adaptable units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to comply with the BC Building Code requirements for adaptable housing. These units do not include all of the features identified in the Basic Universal Housing

Features section of the City’s Zoning Bylaw and therefore do not qualify for the Zoning Bylaw density exclusion of 1.86 m² (20 ft²) per unit.

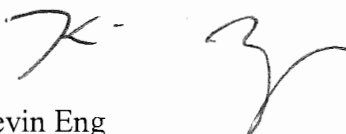
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability Features

- The congregate housing facility incorporates an energy efficient building envelope with high performance windows, walls and roof structures. Energy efficient lighting fixtures and appliances are also proposed throughout the development.
- Low flow plumbing fixtures will also be installed to improve water conservation measures.
- Extensive landscaping will be implemented on the courtyard level of the project (level 2), which will assist in stormwater management. The landscape design for all remaining areas of the site enhances rainwater infiltration.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Kevin Eng
Planner 2

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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 \$890,000.
NOTE: The above amount includes a 10% contingency cost based on the landscape architects cost estimate.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



DP 17-793478

Attachment 1

Address: 4360 Garry Street

Applicant: TL Housing Solutions Ltd.

Owner: Steveston Buddhist Temple

Planning Area(s): Steveston Area Plan

Floor Area Net: 9,929 m²

	Existing	Proposed
Site Area:	13,043 m ²	13,043 m ²
Land Uses:	Existing temple and supporting off-street parking	Existing temple, new congregate housing facility and supporting off-street parking
OCP Designation:	Community Institutional	North half of site – Community Institutional (no change) South half of site – Apartment residential (OCP amendment through rezoning)
Zoning:	Assembly (ASY)	Proposed new zone Assembly and Congregate Housing – Garry Street (Steveston)(ZR12)
Number of Units:	N/A	107 congregate housing units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio: Total	0.78	0.76	none permitted
Floor Area Ratio: Congregate Housing	0.7 (9,130 m ²)	0.69 (8,975 m ²)	none permitted
Floor Area Ratio: Temple	0.08	0.07	none permitted
Lot Coverage:	Max. 40%	34%	none
Setbacks (m): Religious Assembly	Front: Min. 20 m Rear: Min. 80 m Side (east): Min. 7 m Side (west): Min. 30 m	Front: 24 m Rear: 84 m Side (east): 7 m Side (west): 31.5 m	none
Setbacks (m): Congregate Housing	Front: Min. 70 m Rear: Min. 6 m Side (east): Min. 6 m Side (west): Min. 14.5 m	Front: 75 m Rear: 6 m Side (east): 6 m Side (west): 15 m	none

	Bylaw Requirement	Proposed	Variance
Height (m):	12 m (Religious Assembly) 15 m (Congregate Housing)	Approximately 8.3 m (Existing Religious Assembly) 14.7 m (Congregate Housing)	none
Off-street Parking Spaces – Religious Assembly:	95 stalls	95 stalls	none
Off-street Parking Spaces – Congregate Housing:	52 stalls total (34 resident stalls; 18 employee stalls)	52 stalls total (34 resident stalls; 18 employee stalls)	none
Total off-street Spaces:	147 stalls	147 stalls	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, June 20, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. **DP 17-793478 - FOUR-STOREY 107-UNIT SENIORS CONGREGATE HOUSING ADDITION BEHIND EXISTING BUDDHIST TEMPLE**

ARCHITECT: GBL

PROPERTY LOCATION: 4360 Garry Street

Applicant's Presentation

Rodrigo Cepeda, GBL Architects, and Johnny Zhang, Rod Maruyama and Associates, Inc., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the congregate housing building to the existing temple site which has been a part of the Steveston community;
- the proposed development respects the existing temple; siting of the congregate housing complex behind the temple is successful;
- the central courtyard has the potential to become a wonderful amenity to the residents;
- not concerned with the impact of the massing of the new building with respect to the townhouse development to the east; shading issue is not significant and the applicant has introduced appropriate measures to minimize shadowing;
- the concentric circles (i.e., paving patterns) on the site do not relate to the original temple and the new building and are out of character with the surrounding area;

The concentric circle paving pattern has been revised. The new pattern has a stronger relationship to the new and proposed buildings. See landscape plan. Concentric arcs removed and replaced with rectangular panels (stamped asphalt and colored dark grey).

- support the location of the proposed development at the back of the temple;

- the landscape area inside the drop-off zone fronting Garry Street is overly detailed as people would not spend a lot of time in this area; consider placement of landscaping in other areas that are more usable;

Landscape design integral to theme and character of new design, client group approved and wish to retain

- the reference/theme of a mountainous landscape being represented in the design of the concrete retaining walls along portions of the south and east part of the site are out of context to the Steveston area in general; consider constant, flat walls;

City planning wished to have undulating wall profile.

- the south concrete wall of the building appears massive from the Steveston Community Park point of view; consider installing the planting material on the east wall to the more visible south wall;

Planting to be accommodated.

- appreciate the central courtyard and the trees at grade; applicant is advised to ensure adequate soil depth/volume according to BCNLA standard;

Soil depths to be per BCNLA standards

- consider reconfiguring the lay-out and design of program spaces in the courtyard; zen garden need not be located in the sunniest location; could be relocated to the south end of the courtyard;

Sunlight for Zen garden and sitting area to be high priority for visual effect. This item to remain in current designed location.

- clarify how the pergola and koi pond relate to each other; the pond appears arbitrary; the pergola provides seating opportunities but the pond does not;

Koi pond is directly anchored to the south east corner of the Pergola two access paths are directly adjacent to koi pond with a raised rock wall pond edge which can be an informal sitting edge. Bench seating provided on south side of koi pond.

- applicant needs to determine the focal point of courtyard garden;

1) Ground level courtyard: Large Stone Feature is focal point'

2) Second level, pergola is focal point of courtyard.

- applicant could have provided 3-D renderings including landscape detailing of the courtyard which would have been helpful to the Panel;

Landscape is incorporated in revised 3D renderings.

- suggest that the applicant incorporate a few additional coniferous trees;

Planting design adjusted to add more coniferous trees in selected areas deemed suitable (south east site).

- appreciate the applicant for addressing the need for congregate housing in Richmond;

- more detailed individual units plans and information are needed to provide comments from a universal accessibility perspective; detailed design of washrooms are not included in the large drawings provided by the applicant; suggest that the applicant install outward swinging doors as opposed to inward swinging doors in ensuite washrooms for safety and accessibility of residents;

Typical unit plans are now provided at a larger scale. Outward swinging bathroom doors have been provided.

- concern about the closet/storage spaces in the units being too large and take up a lot of space;

Owner wants to provide as much in-suite storage as possible.

- appreciate the accessibility of the second floor;
- support the number of proposed fully accessible units; the applicant could have provided floor plans for the adaptable units;

Large scale floor suite plans have now been provided.

- appreciate the model; applicant has successfully addressed the concerns of residents of the townhouse development to the east; however, a portion of the massing at the northeast portion of the building still sticks out; applicant could consider reducing the particular block on the corner to soften the edge and contribute to the scale and character of the courtyard;

The north east corner of the project is essential density which we were unable to redistribute anywhere else on the project, having already reduced the density along the east facade.

- curved fascia of a covered walkway wrapping around the building needs design development at the entrance to the building; curved form could be enhanced to help guide people into the building entrance;

The fascia above the primary entrance to the building has been reconfigured to gesture toward the main entrance.

- comment made about the look, rhythm and scale of the columns;

The columns around the perimeter of the north and west facades of the ground floor of the building are spaced comfortably at approximately 15 feet apart. A single column at the main entrance has been removed to provide a wider aperture for the entranceway.

- strong arc form to building parapet edge is noted; comments made to enhance this design feature to help articulate the shape of the parapet and draw attention to this part of the building;

After investigation, we feel that the simple vertical parapet on the curved wall is the preferred expression.

- geometry at the southwest end of the building is cranked, but does not appear to contribute to the experience of the south edge;

On review, we feel that the crank in the south west corner of the building helps reduce the mass and scale of the building from the outside and improve the interest on the inside.

- consider varying the balcony screens in the upper levels of the arc-shaped block of the building to provide a different feature;

On review, we feel that the project is amply provided with features and that the screen details on the arced façade should be similar to the screen details elsewhere.

- consider incorporating public art in the project;

Public Art not applicable to this project.

- appreciate the breaking down of the volume into different masses; however, consider delineating the connective stairways/pathways between each building differently, e.g. through variation in materials; will help show the masses as individual units;

We will differentiate the connective pieces with consideration for colour, materiality and detail.

- consider further delineating the volumes as different units through variation in materials and colours;

We have already delineated the volumes with variation in material and colour. The curved volume is clad in an entirely different material and colour from the other volumes. We believe that further differentiation would be “too much”.

- consider using different materials for the soffits in the ground and upper levels;

We will consider differentiation of the ground floor breezeway soffit from the upper floor soffits.

- differentiation of the curved outer face of the covered walkway at the main entrance of the building helps define the public character of the building entrance; however, the language of this feature could be further differentiated at the building entrances and other parts of the building;

The fascia at the main entrance has been modified.

- appreciate the interface of the temple and the new building in terms of landscaping; also appreciate the pedestrian walkways across the site and the connection to the park; landscaping between the temple and the new building could be improved through further delineating the paving;

Landscape pathways make direct connection with Temple and New building, also covered walkway, main courtyard with extensive surface paving allows for convenient and functional pedestrian access to and from both buildings. Additional pathways are not desired.

- consider varying the building architecture and landscaping at corner of the site that leads to the park entrance to guide pedestrians to the park entrance;
- appreciate the presentation of the project by the applicant; model presented by the applicant was helpful;
- different building forms result in many design elements being incorporated into the project; curved portion of the building needs to read strongly, particularly at the main entrance;

We have clarified the design concept at the main building entrance to differentiate the ground floor podium from the upper floors. The curved wall now reads more strongly as a counterpoint to the concrete terrace on which it sits.

- clarify how the perimeter of the building works in terms of its structure; building faces are linear but the component for the balconies have curved shapes; appears to be cluttering the building forms and will not achieve the intention of the applicant;

This comment refers to the curved wall at the interior courtyard where it is incised with balconies. We believe that there is enough curved wall in the form of a bulkhead at each floor to maintain the curve expression. We may increase the height of these bulkheads if it appears that the curve is becoming too eroded.

- consider simplifying the form and shape of the outdoor space in front of the amenity area to provide a better interface with the existing temple;

Landscape design of outdoor amenity area viewed as simplistic from and character that supports design of new building architecture. Design Team and Owner/Client has approved and support design.

- support the comment that the reference/theme of a mountainous landscape being represented in the design of the concrete retaining walls along portions of the south and east part of the site is out of context with existing development in the surrounding area;

Undulating profile of retaining walls were highly supported and requested by the City of Richmond. Character and Design supports COR request.

- consider installing larger landscape planters in lieu of small, thin landscape planters which are more difficult to maintain;

Planters are 4.5 ft wide inside to inside dimension which is adequate for shrub and small tree planting. Due to requirement to have undulating wall profile and terraced approach we cannot widen planters.

- applicant could extend the security fence at the south edge of the site to activate the edge;

The height of the bottom tier of the undulating walls have been designed to be 5ft ht. minimum to function as a security barrier/fence/wall. Extension of the security fencing is not necessary and would impede the visual quality of the undulating feature wall.

- reconsider the circular paving patterns in the driveway as they create confusion in the hard surface areas;

Curved arc pattern on driveway has been eliminated.

- clarify the design rationale for the entry drop-off and the lawn;

Entry Drop off was designed with extensive surface walkways to allow users and guests to have direct access with the front entrance of the building. Lawn which functions as a walking soft surface supports this criteria and allows for a expansive green ground surface with a large stone focal/feature. The courtyard is supplemented with wood benches and seat walls for passive viewing, resting and gathering. Lawn is also provided to allow informal gathering, sitting and passive use.

- consider enhancing the privacy screening between the outdoor patio spaces, e.g. through installing taller planting;

Privacy screening by Architecture is below and underneath overhang. Landscape planting will not survive under areas that are not open to the sky. Irrigation is winterized and does not function in Winter period. We highly recommend not planting beneath covered areas adjacent to the building.

- support the proposed mix of deciduous and coniferous trees; however, consider adding a few more coniferous trees; an arborist report submitted as part of the package would have assisted due to the number of existing trees on site;

Additional coniferous trees have been added in replacement of deciduous trees (south east side). Drawing now also highlights existing Coniferous Trees on site. See drawing notation for the existing trees

- not concerned with overlook on the neighbouring townhouse development to the east; and
- reconsider the gray painted concrete face of the covered walkway and consider using the same material as the mass on top to better define the entrance to the building.

We will consider a lighter colour and a little additional 'texture' for the concrete columns and lintel.

Panel Decision

It was moved and seconded

That DP 17-793478 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



No. DP 17-793478

To the Holder: TL Housing Solutions Ltd.
Property Address: 4360 Garry Street
Address: 1212 - 450 SW Marine Drive
Vancouver, BC V5X 0C3

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. 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 #28 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$890,000 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.
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.

Development Permit
No. DP 17-793478

To the Holder: TL Housing Solutions Ltd.
Property Address: 4360 Garry Street
Address: 1212 - 450 SW Marine Drive
Vancouver, BC V5X 0C3

7. 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.

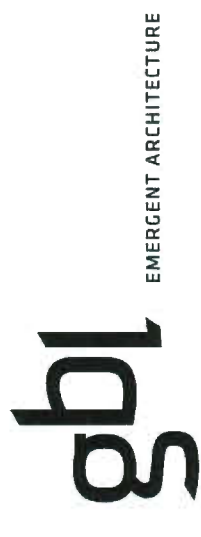
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



4360 GARRY STREET

STEVESTON BUDDHIST TEMPLE

City of Richmond Prior to Submission August 7, 2018

AUG 22 2018

DP 17-793478



GBL ARCHITECTS
 110 WEST 4TH AVENUE
 SUITE 200
 TORONTO, ONTARIO M5T 1A7
 TEL: 416 593 2343 FAX: 416 593 7379
 GBLARCHITECTS.COM

PLOT INFO:

NOTES

NO. DESCRIPTION
 -5.47 HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 28th, 2016	REZONING APPLICATION
2.	MAY 28th, 2017	REZONING RE-SUBMISSION
3.	SEPTEMBER 28th, 2017	DESIGN REVIEW
4.	NOVEMBER 14th, 2017	REZONING RE-SUBMISSION
5.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
6.	DECEMBER 14th, 2017	ISSUED FOR DP
7.	JANUARY 25th, 2018	ISSUED FOR DP
8.	JANUARY 25th, 2018	DEMOLITION PLAN
9.	APRIL 26th, 2018	FIRE TRUCK ACCESS
10.	MAY 23rd, 2018	LANDSCAPE DESIGN
11.	JUNE 28th, 2018	UPD
12.	JUNE 28th, 2018	CONSULTANT COORDINATION #1
13.	JULY 26th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 17th, 2018	PRIOR TO SUBMISSION

AUG 2 2 2018

DP 17-793478



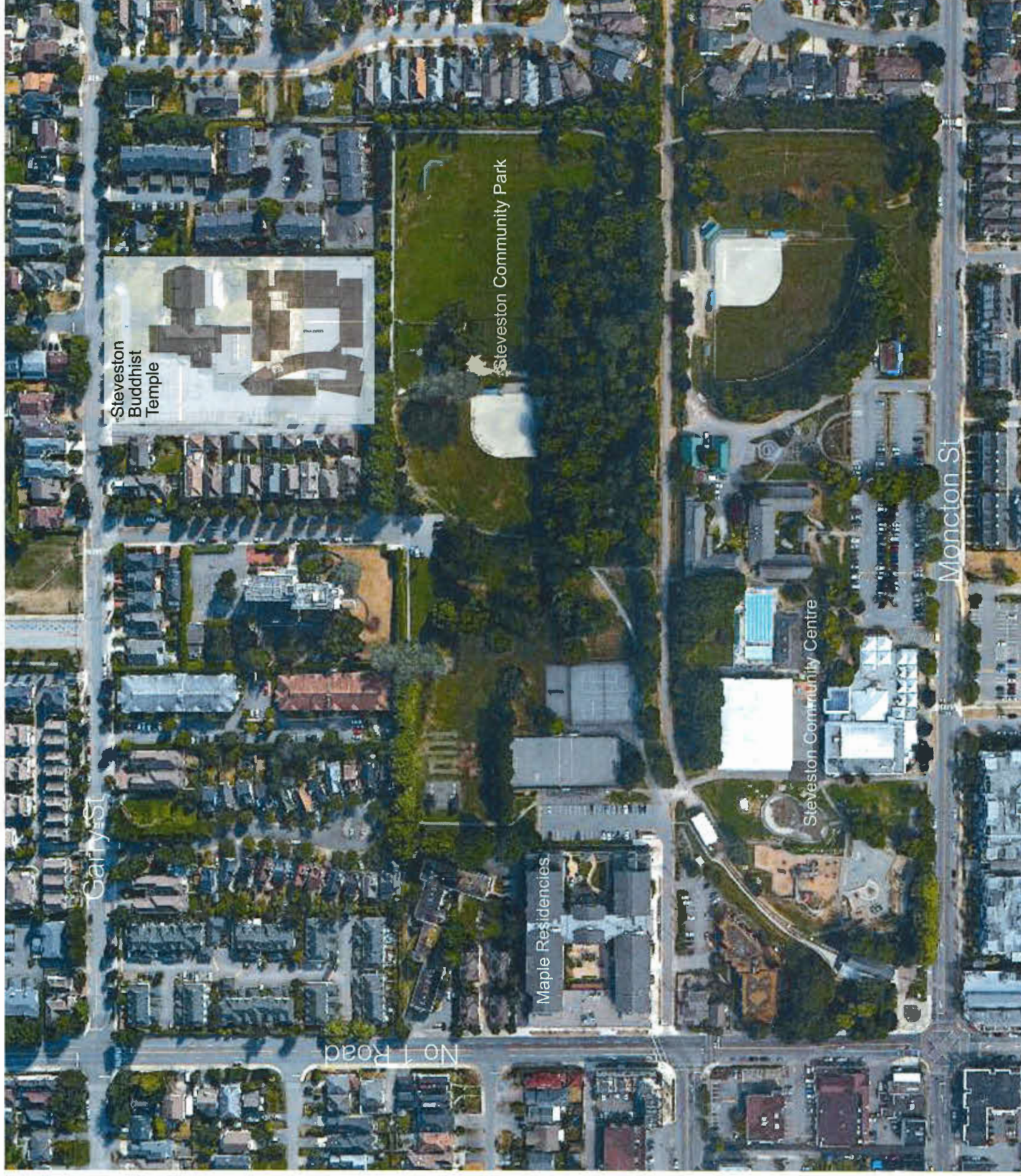
4360 GARRY STREET

CONTEXT PLAN

DATE
 DRAWN BY
 CHECKED BY
 SCALE
 JOB NUMBER

AC
 SL
 1:504

A - 1.02





ENR ARCHITECTS
133 WEST 47TH AVENUE
NEW YORK, NY 10018
TEL: 212 512 2000 FAX: 212 512 2001
WWW.ENRARCHITECTS.COM

PLOT INFO:

LEGAL ADDRESS: 132 SEC 2 BLDG R67W PL 40449 Exempt Plan LMP2038, LMP25471.
CIVIC ADDRESS: 4360 GARRY ST
RICHMOND KEY: 64726
CURRENT ZONING: ASY

TOTAL SITE AREA	m ²	SF
	13,042.93	140,393

LAND USE		STANDARD ZONES		PROPOSED	
ZONE	PERMITTED USE	ASY	HC	SITE SPECIFIC	
Density	Religious Assembly & Congregate Housing	0.5 FAR 35%	1.4 FAR 45%	0.74 FAR 34%	
Lot Coverage					
Front & Exterior Side Setback		6	6	6	85.3'
Interior Yard Setback		7.5	24.6'	6	19.7'
Rear Set Back		7.5	24.6'	6	19.7'
Height		12	39.3'	12	39.3'
				14.19 - 16.67	46.57' - 54.71'

BUILDING AREAS

RELIGIOUS ASSEMBLY	EXISTING AREA	FLOOR	TO BE REMOVED (GYM)	BUILDING (SF)	EXTENSION SF (NOOKS/STUDIOS)	TOTAL FAR SF	TOTAL m ²
L1	4,409.0	9,750.00	513.6			10,263.6	953.52
TOTAL	4,409.0	9,750.00	513.6			10,263.6	953.52

CONGREGATE HOUSING	FLOOR	ENCLOSED PARKING SF	OPEN COURT YARD SF	AMENITY SPACE SF	RESIDENTIAL SF	TOTAL FAR SF	TOTAL GROSS SF	TOTAL m ²
L1	21,864	18,652	7,438	1,553	25,416	26,969	40,516	36
L2					27,559	27,559	27,559	38
L3					23,899	23,899	23,899	33
L4					76,874	97,079	9,018.9	116
TOTAL FAR	21,864	18,652	7,438	20,205	76,874	97,079	118,943	11,050.2
TOTAL GROSS								100.0%

DENSITY	RELIGIOUS ASSEMBLY	CONGREGATE HOUSING	TOTAL
GROSS FLOOR AREA	10,263.6	118,943	129,206.6
FAR EXEMPTIONS*		22,092	22,092
FLOOR AREA RATIO (FAR)	0.07	0.69	0.74
*EXEMPTIONS UNDER GENERAL DEVELOPMENT REGULATION 4.5 TO BE DETERMINED			
LOT COVERAGE RELIGIOUS ASSEMBLY AND CONGREGATE HOUSING			55,753.0
LOT COVERAGE EXEMPTIONS (Landscaped roofs on top of parking)			7,437
TOTAL LOT COVERAGE RELIGIOUS ASSEMBLY AND CONGREGATE HOUSING			48,316
LOT COVERAGE %			34%

PARKING

RELIGIOUS ASSEMBLY	CONGREGATE HOUSING	REQUIRED	PROPOSED
TOTAL	10 SPACES PER 1076.39 SF OF GROSS LEASABLE FLOOR AREA OF BUILDING	95.39	95
DISABILITY:	2%	1.9	7
CONGREGATE HOUSING	0.3 SPACE FOR EACH BED 18 STAFF MEMBERS	34.8	34
TOTAL		18.0	18
DISABILITY	2%	52.8	52
TOTAL RELIGIOUS ASSEMBLY (ASY) + CONGREGATE HOUSING (HC)	30%	148	147
ALLOWABLE REDUCTION*		5	
MINIMUM REQUIRED		143	147

PROPOSED SMALL CARS
*Required Parking Count based on 954 m² of the Religious Assembly, 116 beds of the Congregate Housing, 18 staff members and 10% shuttle bus deduction. Parking count also includes 7 HC parking stalls (4%).

LOADING	RELIGIOUS ASSEMBLY	CONGREGATE HOUSING	TOTAL
REGULATION	514 SF (Addition only)	1 SPACE (B1-240 UNITS)	
REQUIRED LOADING	n/a (Up to 100 m ²)	1 SPACE	1 SPACE
PROPOSED LOADING			1 SPACE
BICYCLE PARKING FACILITIES	RELIGIOUS ASSEMBLY	CONGREGATE HOUSING	TOTAL
REGULATION	514 SF (Addition only)	* To be determined by Director of Transportation	
REQUIRED BICYCLE PARKING	0 (Addition < 100 m ²)	0	0
PROPOSED BICYCLE PARKING	8 stalls (Class 2)	17 stalls (Class 1)	25

UNITS	STUDIO	1 BED	2 BED	TOTAL
UNIT MIX HEALTH CARE - RESIDENTIAL				
1	32	3	36	
1	34	3	38	
1	29	3	33	
3	95	9	107	BEDS
2.8%	88.8%	8.4%	100.0%	

UNITS TYPE	20 SF FAR	Exemption	Per H/C Accessible Unit
ADAPTABLE UNITS			
H/C UNITS	12	2,40.0	SF
TOTAL UNITS	107		

NOTES
NO REVISIONS
-5.47 HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS
NO. DATE
1. LINE 28th, 2016 REZONING APPLICATION
2. MAY 28th, 2017 REZONING RESUBMISSION
3. SEPTEMBER 28th, 2017 DESIGN REVIEW
4. DECEMBER 14th, 2017 REZONING RESUBMISSION
5. DECEMBER 14th, 2017 REZONING RESUBMISSION
6. DECEMBER 14th, 2017 REZONING RESUBMISSION
7. JANUARY 25th, 2018 REZONING RESUBMISSION
8. JANUARY 25th, 2018 REZONING RESUBMISSION
9. APRIL 28th, 2018 FIRE TRUCK ACCESS
10. APRIL 28th, 2018 DEMOLITION PLAN
11. APRIL 28th, 2018 UNITS DESIGN
12. JUNE 28th, 2018 CONSULTANT COORDINATION #1
13. JULY 28th, 2018 CONSULTANT COORDINATION #2
14. JULY 28th, 2018 CONSULTANT COORDINATION #3
15. AUGUST 15th, 2018 PRIOR TO SUBMISSION REVIEW

Plan 1

AUG 22 2018

DP 17-793478

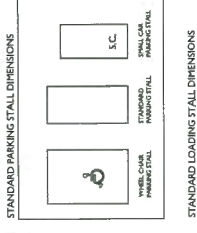
4360 GARRY STREET

DATA

DATE: MAY 2017
DRAWN BY: RC
CHECKED BY: SL
SCALE:
JOB NUMBER: 1504

A - 1.00

PLOT INFO:



NOTES
NO. DESCRIPTION
1. -547 HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS
NO. DATE REVISIONS
1. JUNE 28th, 2016 REZONING APPLICATION
2. MAY 29th, 2017 REZONING RE-SUBMISSION
3. OCTOBER 20th, 2017 DESIGN REVIEW
4. OCTOBER 20th, 2017 DESIGN REVIEW
5. DECEMBER 14th, 2017 REZONING RE-SUBMISSION
6. DECEMBER 14th, 2017 REZONING RE-SUBMISSION
7. JANUARY 25th, 2018 ISSUED FOR PDP
8. JANUARY 25th, 2018 DEMOLITION PLAN
9. APRIL 28th, 2018 FIRE TRUCK ACCESS
10. APRIL 28th, 2018 SITE DESIGN
11. JUNE 28th, 2018 UDP
12. JUNE 28th, 2018 CONSULTANT COORDINATION #1
13. JULY 28th, 2018 CONSULTANT COORDINATION #2
14. AUGUST 17th, 2018 PREP-TO-SUBMISSION

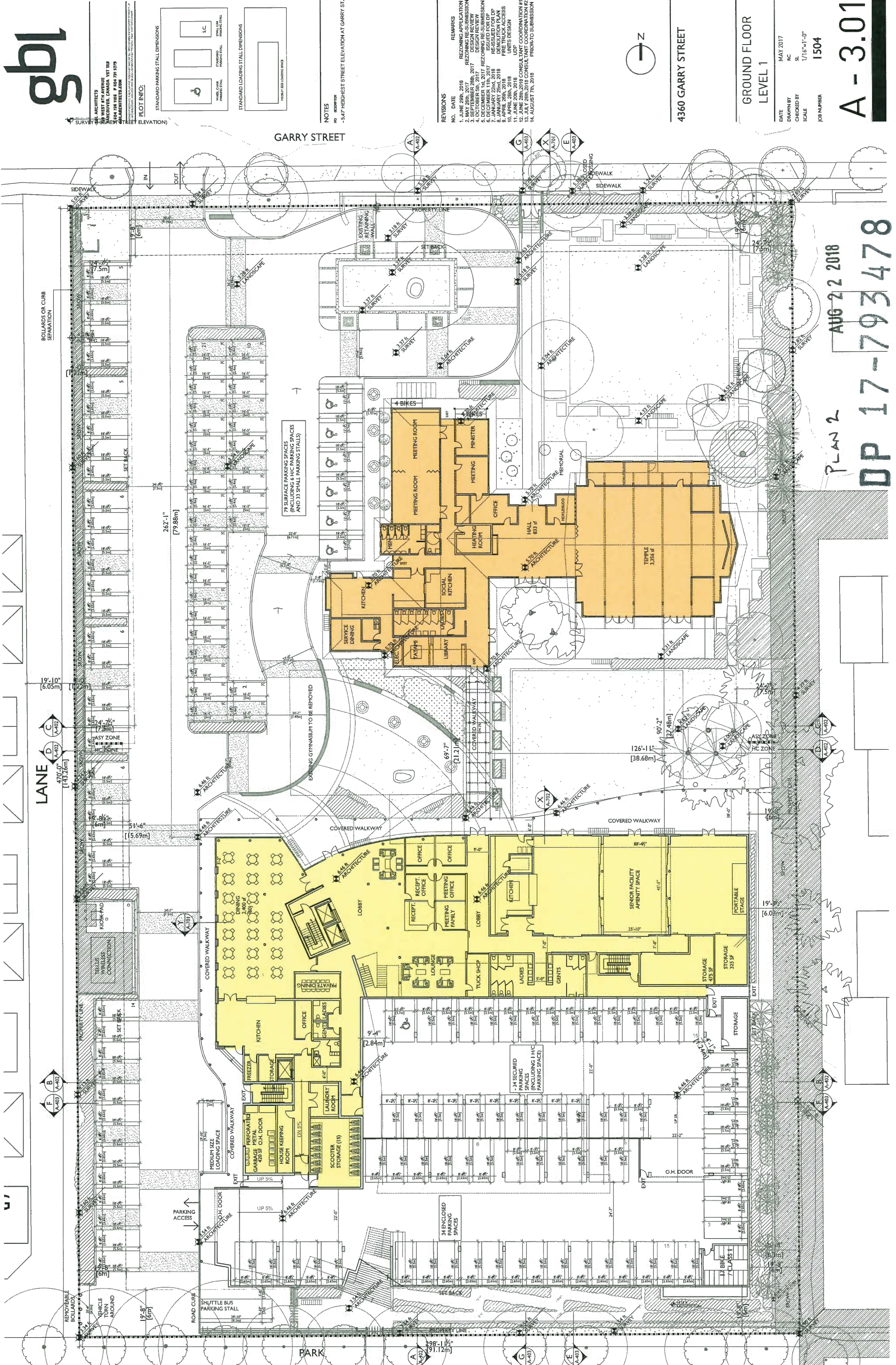


4360 GARRY STREET

GROUND FLOOR
LEVEL 1

DATE MAY 2017
DRAWN BY RC
CHECKED BY SL
SCALE 1/16"=1'-0"
JOB NUMBER 1504

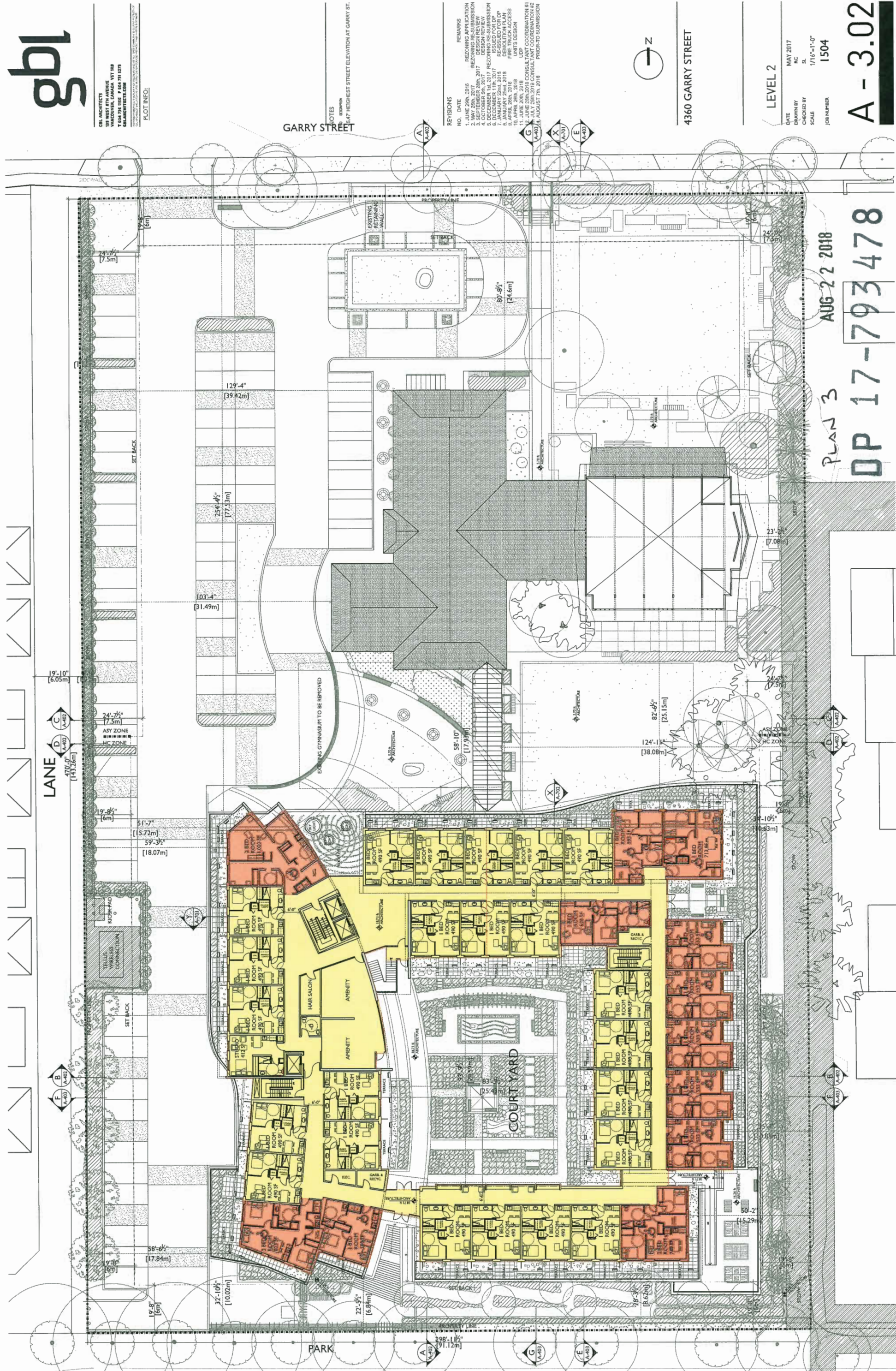
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PLAN 2
AUG 2 2 2018
DP 17-793478



PLAN 3
 DP 17-793478
 AUG 22 2018



GARRY STREET

4360 GARRY STREET

LEVEL 3

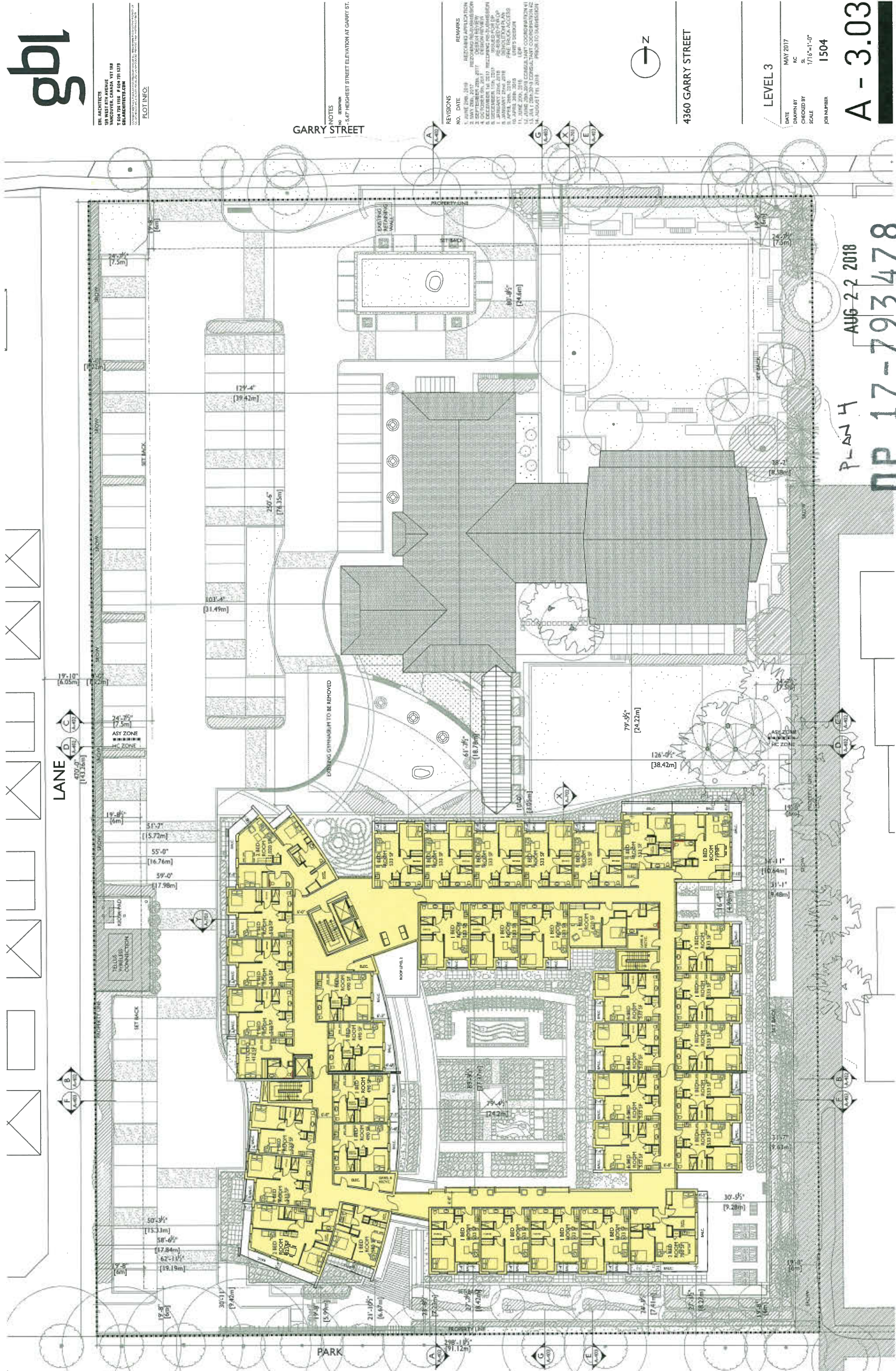
DATE: MAY 2017
 DRAWN BY: RC
 CHECKED BY: SL
 SCALE: 1/16"=1'-0"
 JOB NUMBER: 1504

A - 3.03

AUG 22 2018

PLAN 4

DP 17-793478



NOTES
 1. -5.47' HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
1	JUNE 2016	REVISION APPLICATION
2	MAY 2016	RECORDING AND SUBMISSION
3	SEPTEMBER 2016	DESIGN REVIEW
4	NOVEMBER 2016	REVISIONS FOR COMMENTS
5	DECEMBER 16, 2016	RECORDING AND SUBMISSION
6	DECEMBER 16, 2016	APPROVED FOR PERMITS
7	JANUARY 2017	PERMITS AND ACCESS
8	APRIL 2017	PERMITS AND ACCESS
9	JUNE 2017	PERMITS AND ACCESS
10	JUNE 2017	PERMITS AND ACCESS
11	JUNE 2017	PERMITS AND ACCESS
12	JUNE 2017	PERMITS AND ACCESS
13	JULY 2017	PERMITS AND ACCESS
14	JULY 2017	PERMITS AND ACCESS
15	AUGUST 17, 2018	PERMITS AND ACCESS



LANE

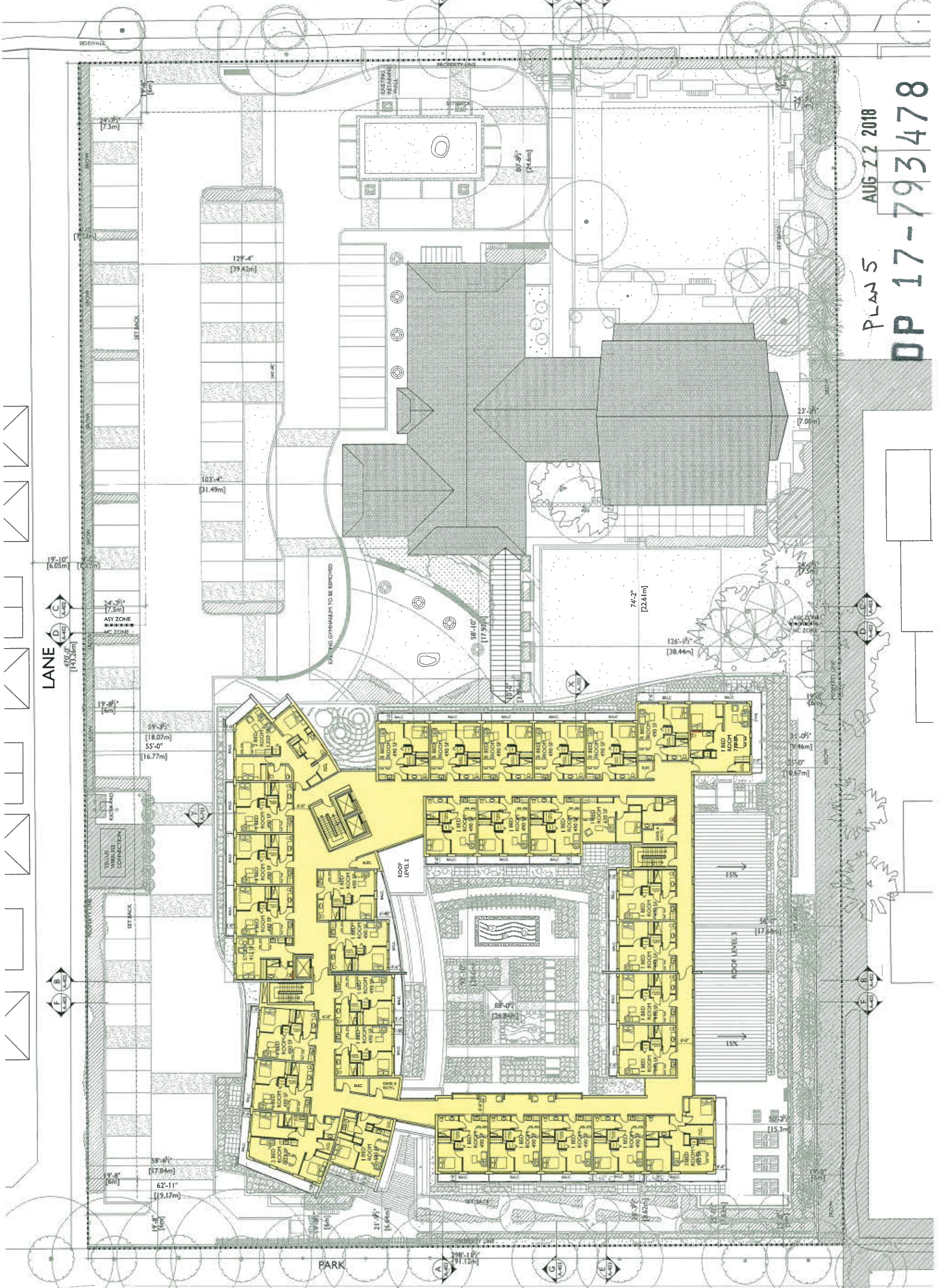
PARK

Handwritten note:
 17-793478
 PLAN 4



PLAN 5 AUG 22 2018

DP 17-793478



PLOT INFO:

GARRY STREET
 35.47' HIGHEST STREET ELEVATION AT GARRY ST.

NOTES:
 1. SEE SHEET 1504 FOR HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS:

NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 28th, 2017	REZONING RE-SUBMISSION
3.	NOVEMBER 14th, 2017	DESIGN REVIEW
4.	DECEMBER 29th, 2017	DESIGN REVIEW
5.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
6.	JANUARY 24th, 2018	REZONING RE-SUBMISSION
7.	JANUARY 24th, 2018	REZONING RE-SUBMISSION
8.	JANUARY 26th, 2018	RESOLUTION PLAN
9.	APRIL 26th, 2018	PERMIT ACCESS
10.	JUNE 29th, 2018	PERMIT ACCESS
11.	JUNE 29th, 2018	UPP
12.	JUNE 29th, 2018	CONSULTANT COORDINATION #1
13.	JUNE 29th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 17th, 2018	PRIOR TO SUBMISSION



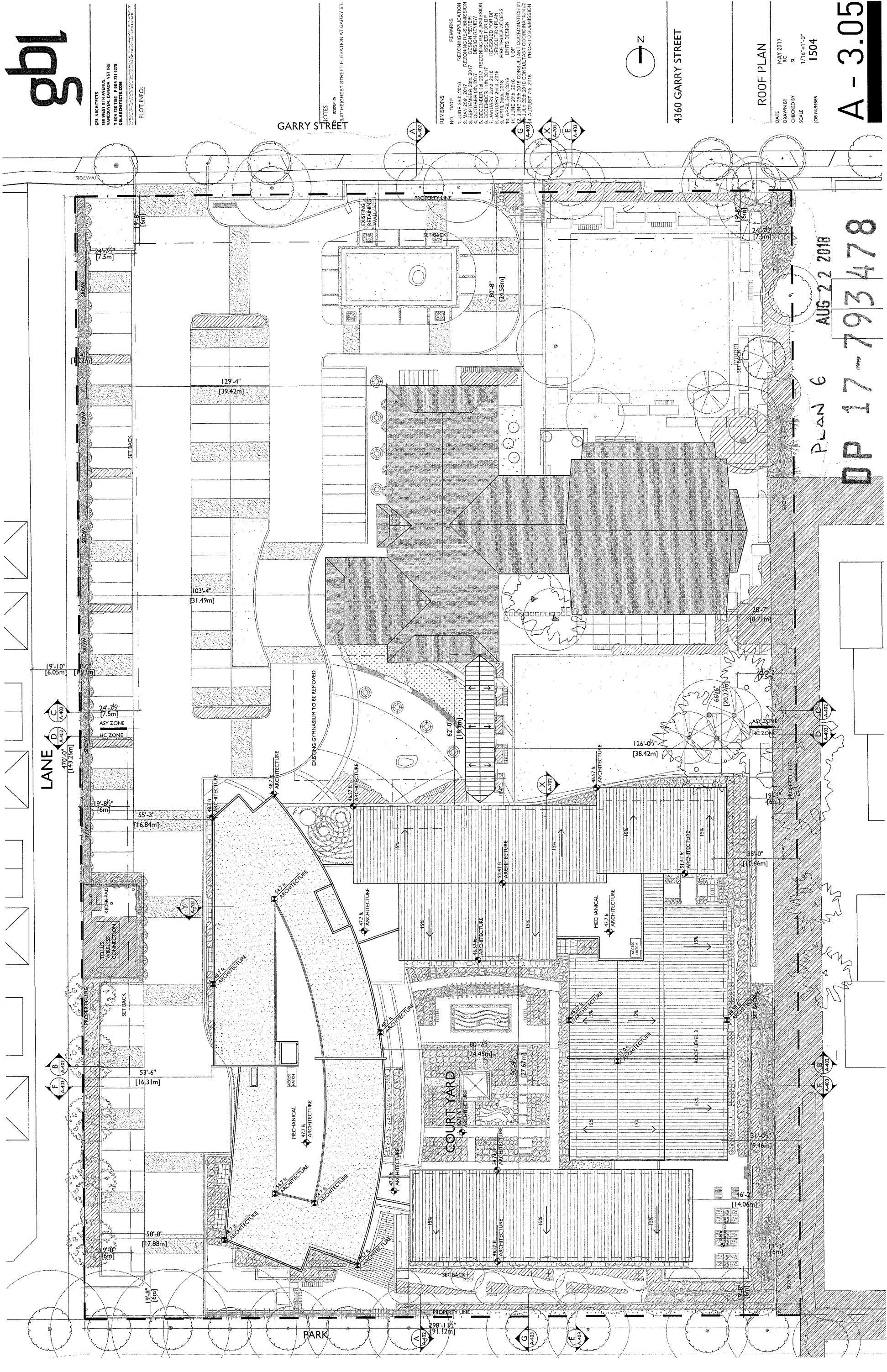
4360 GARRY STREET

ROOF PLAN

DATE	MAY 2017
DRAWN BY	RC
CHECKED BY	SL
SCALE	1/16"=1'-0"
JOB NUMBER	1504

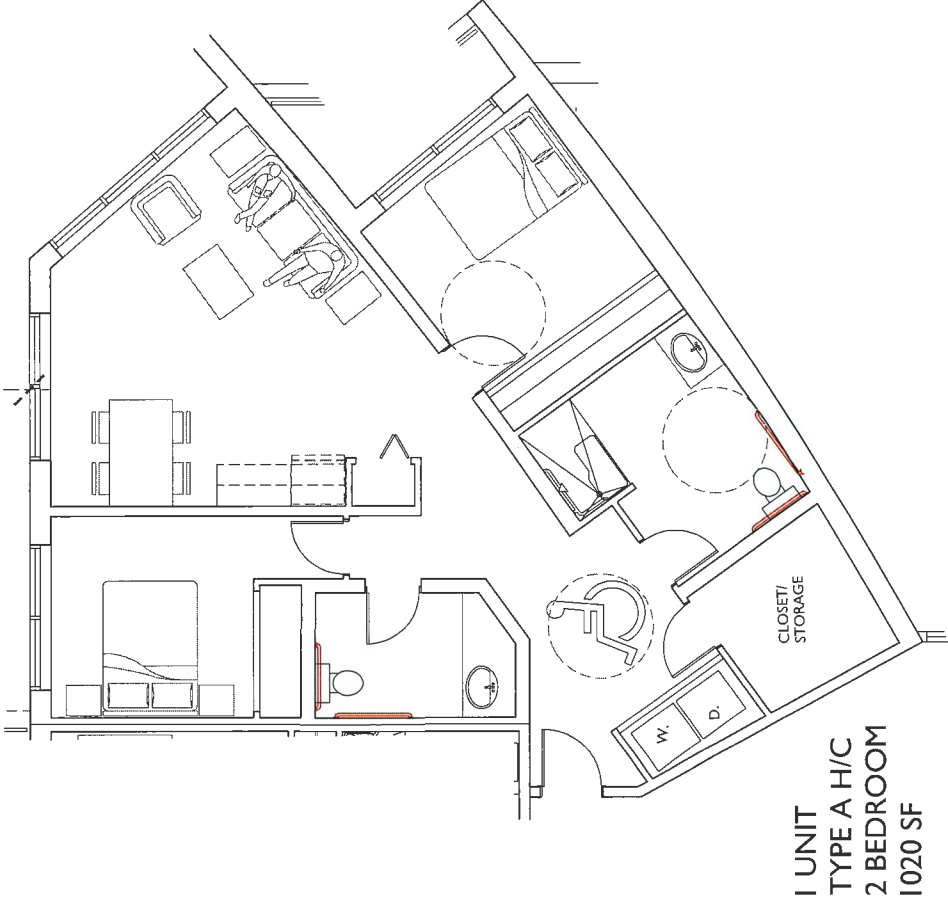
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PLAN 6
 AUG 22 2018
 DP 17-793478

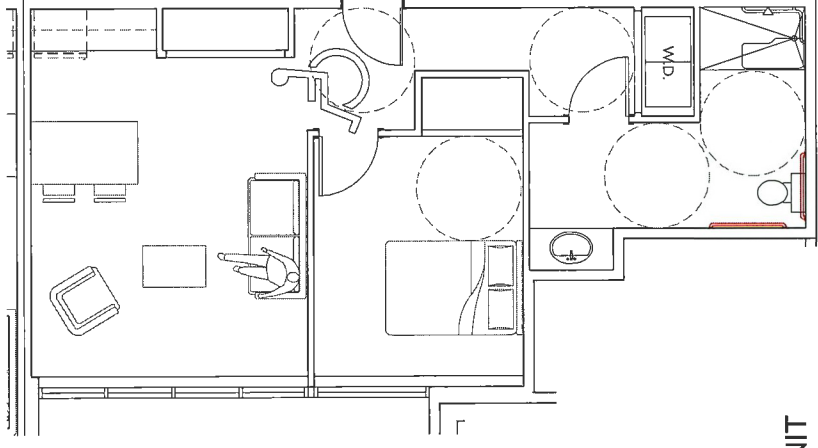


Plan 7 AUG 22 2018

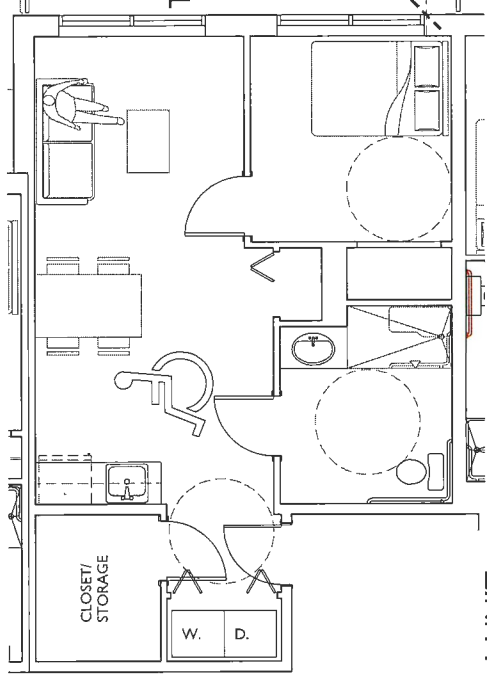
DP 17-793478



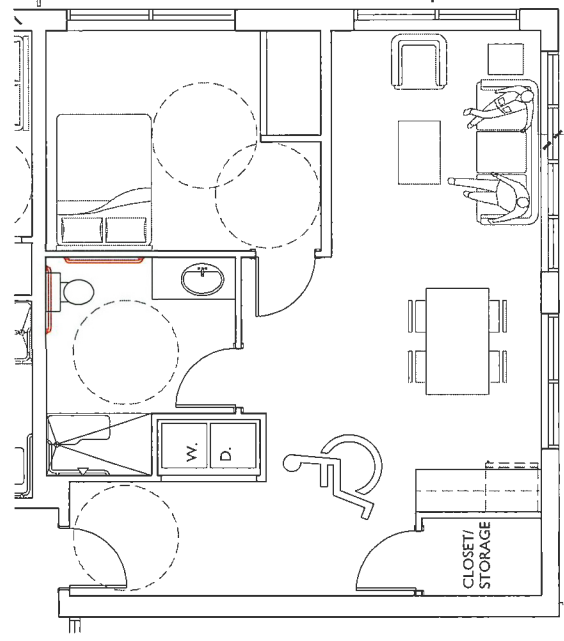
**1 UNIT
 TYPE A H/C
 2 BEDROOM
 1020 SF**



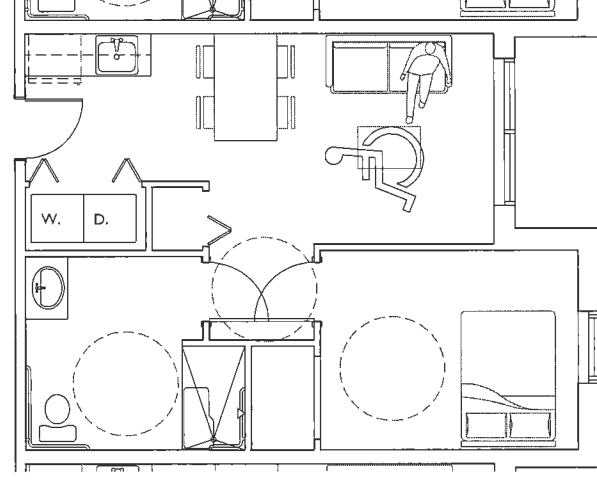
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 TYPE B H/C
 1 BEDROOM
 620 SF**



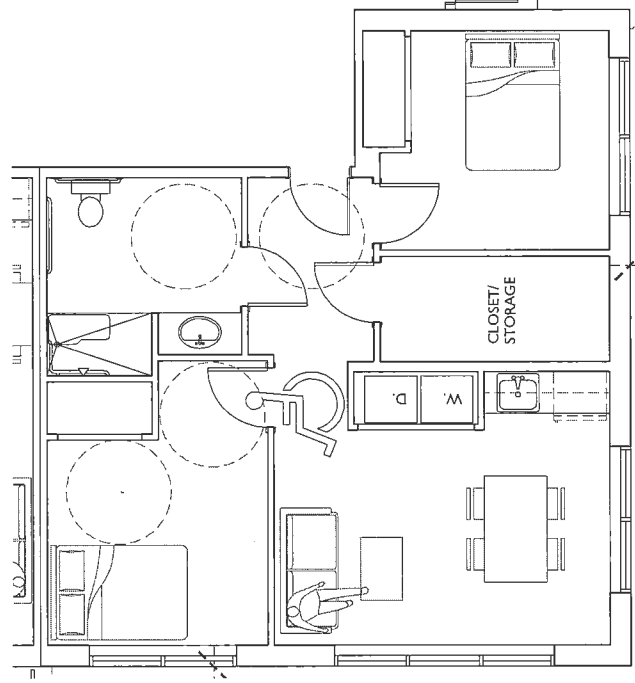
**1 UNIT
 TYPE C H/C
 1 BEDROOM
 583 SF**



**1 UNIT
 TYPE D H/C
 1 BEDROOM
 713 SF**



**5 UNITS
 TYPE E H/C
 1 BEDROOM
 533 SF**



**1 UNIT
 TYPE F H/C
 2 BEDROOM
 760 SF**

ALL ADAPTABLE SUITES:

- 1) ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 800MM (2'-9 1/2").
- 2) AT LEAST ONE BEDROOM AND ONE BATHROOM IN EACH ADAPTABLE SUITE MUST BE CONSIDERED ADAPTABLE. THESE ROOMS MUST HAVE DOORS WITH A MINIMUM CLEAR WIDTH OF 800MM (2'-7 1/2").
- 3) ADAPTABLE DOORS MUST HAVE AN UNOBSTRUCTED CLEAR AREA OF 1500MM (4'-11") LONG X DOOR WIDTH + 600MM (2'-0") ON THE PULL SIDE, AND 1200MM (4'-0") LONG X DOOR WIDTH + 300MM (1'-0") ON THE PUSH SIDE. IF THESE CLEARANCES ARE NOT MET, (ROUGH IN NOT ACCEPTABLE).
- 4) BATHROOMS CONSIDERED TO BE ADAPTABLE MUST HAVE THE FOLLOWING CLEARANCES:
 - 800MM (2'-7 1/2") BETWEEN THE FRONT OF TOILET AND THE FACING WALL
 - 510MM (1'-8") FROM CENTERLINE OF TOILET TO THE FRONT FACE OF BATHTUB OR SHOWER
 - 1200MM (4'-0") DEPTH IN FRONT OF LAVATORY X 760MM (2'-6") WIDE
- 5) WALL ASSEMBLIES ADJACENT TO TOILET, BATHTUB AND SHOWER WILL INCLUDE SOLID BLOCKING TO FACILITATE FUTURE INSTALLATION OF GRAB BARS
- 6) KITCHENS WILL BE DESIGNED SO THE RANGE AND SINK ARE POSITIONED AS COUNTER BETWEEN THEM
- 7) ELECTRICAL OUTLETS (INCLUDING PHONE, DATA, USB AND POWER) INTENDED FOR OCCUPANT USE TO BE INSTALLED AT LEAST 455MM (1'-6") ABOVE FINISHED FLOOR AND NOT MORE THAN 1200MM (4'-0") ABOVE FINISHED FLOOR
- 8) SWITCHES AND CONTROLS INTENDED FOR OCCUPANT USE (INCLUDING LIGHT SWITCHES, THERMOSTATS, FAN CONTROLS AND DOOR HARDWARE / PUSH BUTTONS) SHALL BE INSTALLED BETWEEN 900MM (3'-0") AND 1200MM (4'-0") ABOVE FINISHED FLOOR
- 9) SPECIAL ROUGH-IN OUTLET BOXES WITH BLANK PLATES SHALL BE INSTALLED TO THE ORIGINAL IMPAIRED LOCATION. THESE SPECIAL ROUGH-IN OUTLET BOXES MUST BE INSTALLED TO BE NOT LESS THAN 7'-0" ABOVE FINISHED FLOOR AND NOT MORE THAN 8'-0" ABOVE FINISHED FLOOR. BOXES ARE TO BE TIED IN TO FIRE ALARM SYSTEM

H/C ACCESSIBLE UNITS:

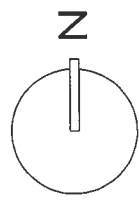
- 1) ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 800MM (2'-9 1/2").
- 2) BEDROOM AND BATHROOM MUST HAVE INTERIOR DOORS WITH A MINIMUM CLEAR WIDTH OF 800MM (2'-7 1/2").
- 3) DOORS MUST HAVE AN UNOBSTRUCTED CLEAR AREA OF 1500MM (4'-11") LONG X DOOR WIDTH + 600MM (2'-0") ON THE PULL SIDE, AND 1200MM (4'-0") LONG X DOOR WIDTH + 300MM (1'-0") ON THE PUSH SIDE. IF THESE CLEARANCES ARE NOT MET, A POWER DOOR OPERATOR MUST BE FULLY INSTALLED (ROUGH IN NOT ACCEPTABLE)
- 4) BATHROOM MUST HAVE THE FOLLOWING CLEARANCES:
 - 1500MM (4'-11") TURNING CIRCLE CLEARANCE WHEN DOOR IS IN CLOSED POSITION
 - BATHTUB WILL BE "WHEEL IN" BATHTUB TYPE. IF THIS IS NOT POSSIBLE, A WHEEL IN SHOWER MUST BE PROVIDED.
 - 1200MM (4'-0") DEPTH IN FRONT OF LAVATORY X 760MM (2'-6") WIDE
- 5) TOILET AND BATHTUB WILL INCLUDE SOLID BLOCKING IN THE WALLS AND PARTIAL BLOCKING IN THE CEILING
- 6) KITCHENS WILL HAVE COUNTER HEIGHT AT 32", KNEE SPACE BELOW COUNTERTOP, ACCESSIBLE APPLIANCES AND CLIPBOARDS, AND UPPER CABINETS 18" ABOVE COUNTERTOP (EXCEPT AT RANGE)
- 7) ELECTRICAL OUTLETS (INCLUDING PHONE, DATA, USB AND POWER) INTENDED FOR OCCUPANT USE TO BE INSTALLED AT LEAST 455MM (1'-6") ABOVE FINISHED FLOOR AND NOT MORE THAN 1200MM (4'-0") ABOVE FINISHED FLOOR
- 8) SWITCHES AND CONTROLS INTENDED FOR OCCUPANT USE (INCLUDING LIGHT SWITCHES, THERMOSTATS, FAN CONTROLS AND DOOR HARDWARE / PUSH BUTTONS) SHALL BE INSTALLED BETWEEN 900MM (3'-0") AND 1200MM (4'-0") ABOVE FINISHED FLOOR
- 9) SPECIAL ROUGH-IN OUTLET BOXES WITH BLANK PLATES SHALL BE INSTALLED TO ALLOW FOR FUTURE INSTALLATION OF STROBE LIGHTS FOR THE VISUALLY IMPAIRED. LOCATION MUST BE SUCH THAT INSTALLED STROBE LIGHT LENS WOULD BE NOT LESS THAN 7'-0" ABOVE FINISHED FLOOR AND NOT MORE THAN 8'-0" ABOVE FINISHED FLOOR. BOXES ARE TO BE TIED IN TO FIRE ALARM SYSTEM

NOTES

1. -5.47 HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 29th, 2017	REZONING RE-SUBMISSION
3.	OCTOBER 13th, 2017	DESIGN REVIEW
4.	OCTOBER 30th, 2017	DESIGN REVIEW
5.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
6.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
7.	JANUARY 22nd, 2018	REISSUED FOR DP
8.	JANUARY 25th, 2018	DEMOLITION PLAN
9.	APRIL 25th, 2018	REVISIONS
10.	APRIL 25th, 2018	UNITS DESIGN
11.	JUNE 29th, 2018	UDP
12.	JUNE 29th, 2018	CONSULTANT COORDINATION #1
13.	AUGUST 17th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 17th, 2018	PRIOR TO SUBMISSION

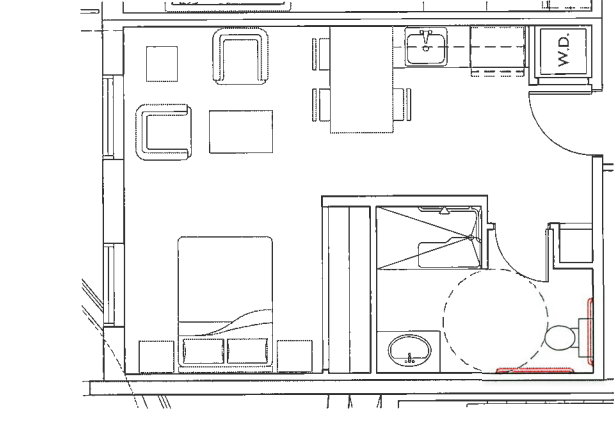


4360 GARRY STREET

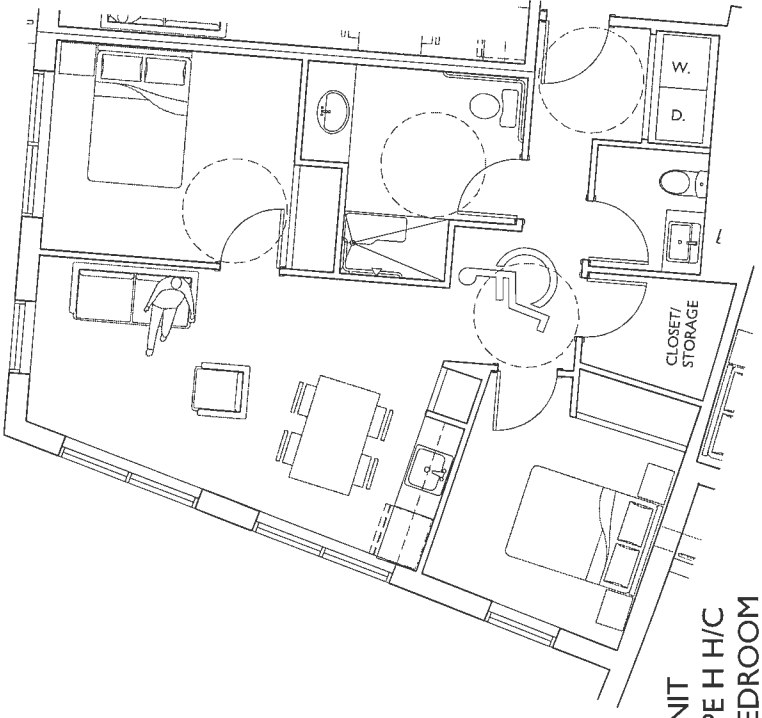
**UNITS PLANS
 H/C UNITS**

DATE: MAR 2015
 DRAWN BY: RC
 CHECKED BY: SL
 SCALE: 1/8"=1'-0"
 JOB NUMBER: 1504

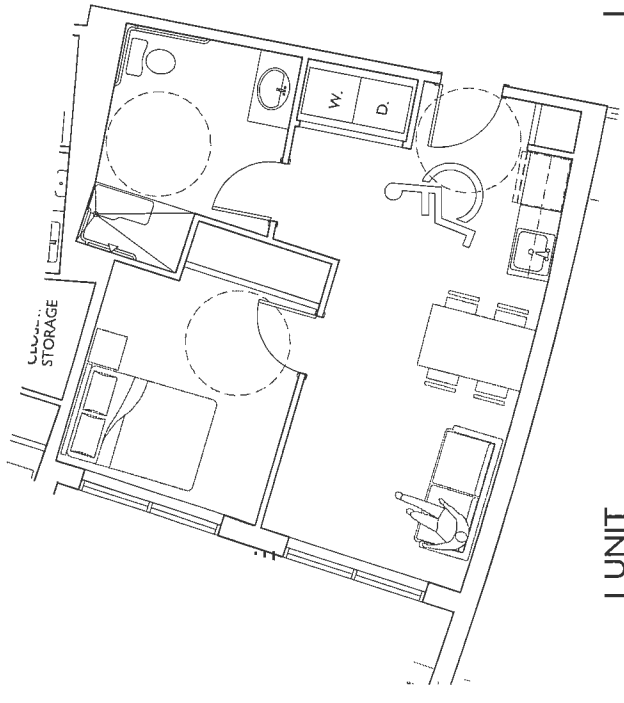
NOTE: AGE IN PLACE MEASUREMENTS IN ALL UNITS. DOOR HANDLES AND PLUMBING FIXTURES TO BE LEVER TYPE.



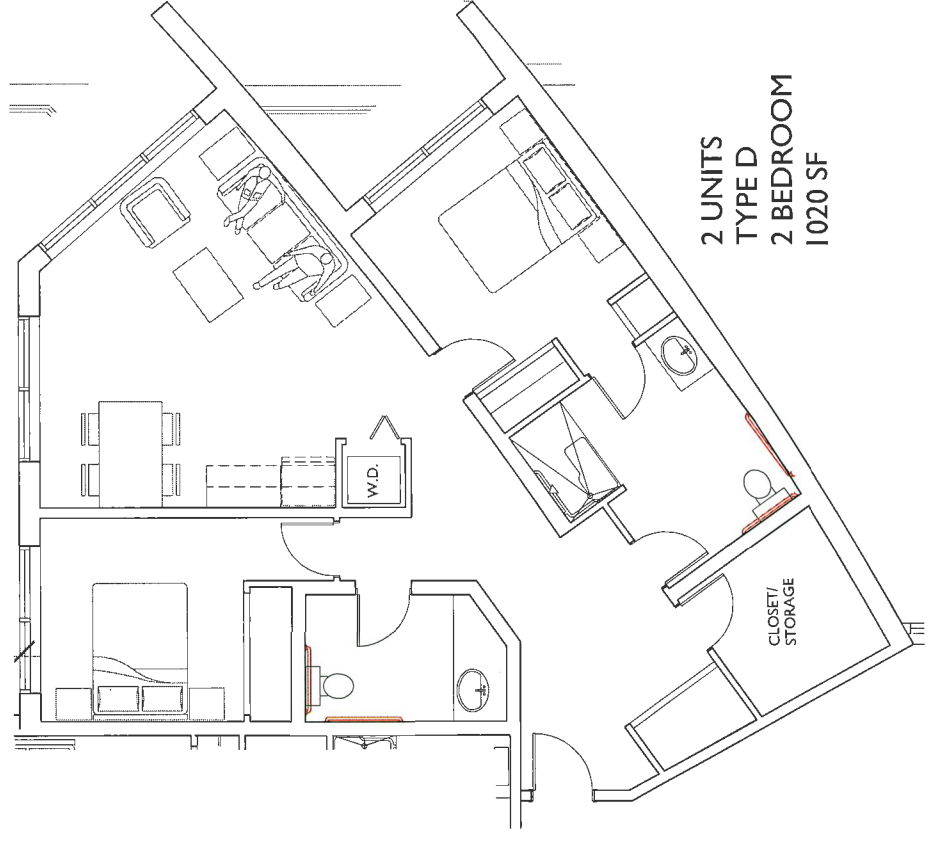
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STUDIO
412 SF



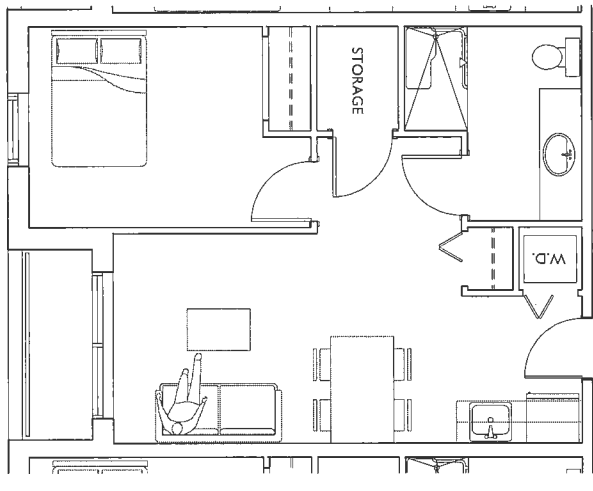
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TYPE H/C
2 BEDROOM
821 SF



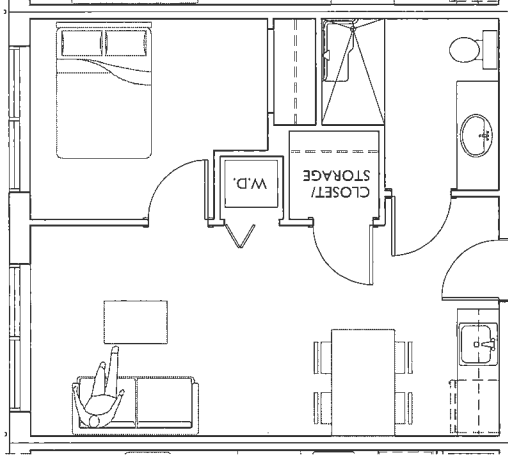
1 UNIT
TYPE G/H/C
1 BEDROOM
554 SF



2 UNITS
TYPE D
2 BEDROOM
1020 SF



26 UNITS
TYPE C
1 BEDROOM
533 SF



54 UNITS
TYPE B
1 BEDROOM
490 SF

ALL ADAPTABLE SUITES:

- 1.) ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 850MM (2'-9 1/2").
- 2.) AT LEAST ONE BEDROOM AND ONE BATHROOM IN EACH ADAPTABLE SUITE MUST BE CONSIDERED ADAPTABLE. THESE ROOMS MUST HAVE DOORS WITH A MINIMUM CLEAR WIDTH OF 800MM (2'-7 1/2").
- 3.) ADAPTABLE DOORS MUST HAVE AN UNOBSTRUCTED CLEAR AREA OF 1500MM (4'-11") LONG X DOOR WIDTH + 600MM (2'-0") ON THE PULL SIDE AND 1200MM (4'-0") LONG X DOOR WIDTH + 300MM (1'-0") ON THE PUSH SIDE. IF THESE CLEARANCES ARE NOT MET, A POWER DOOR OPERATOR MUST BE FULLY INSTALLED TOUGHENING ADAPTABLE SUITES TO BE ADAPTABLE MUST HAVE THE FOLLOWING CLEARANCES:
 - 800MM (2'-7 1/2") BETWEEN THE FRONT OF TOILET AND THE FACING WALL
 - 510MM (1'-8") FROM CENTERLINE OF TOILET TO THE FRONT FACE OF BATHTUB OR SHOWER
 - 1200MM (4'-0") DEPTH IN FRONT OF LAVATORY X 760MM (2'-6") WIDE
- 5.) WALL ASSEMBLIES ADJACENT TO TOILET, BATHTUB AND SHOWER WILL INCLUDE SOLID BLOCKING TO FACILITATE FUTURE INSTALLATION OF GRAB BARS
- 6.) KITCHENS WILL BE DESIGNED SO THE RANGE AND SINK ARE EITHER ADJACENT TO EACH OTHER OR HAVE
- 7.) INDIVIDUAL OUTLETS (INCLUDING PHONE, DATA, USB AND POWER) INTENDED FOR OCCUPANT USE TO BE INSTALLED AT LEAST 455MM (1'-6") ABOVE FINISHED FLOOR AND NOT MORE THAN 1200MM (4'-0") ABOVE FINISHED FLOOR.
- 8.) SWITCHES AND CONTROLS INTENDED FOR OCCUPANT USE (INCLUDING LIGHT SWITCHES, THERMOSTATS, FAN CONTROLS AND DOOR HARDWARE / PUSH BUTTONS) SHALL BE INSTALLED BETWEEN 900MM (3'-0") AND 1200MM (4'-0") ABOVE FINISHED FLOOR.
- 9.) SPECIAL ROUGH-IN OUTLET BOXES WITH BLANK PLATES SHALL BE INSTALLED TO ALLOW FOR FUTURE INSTALLATION OF STROBE LIGHTS FOR THE VISUALLY IMPAIRED. STROBE LIGHTS SHALL BE NO LESS THAN 7'-0" ABOVE FINISHED FLOOR AND NOT MORE THAN 8'-0" ABOVE FINISHED FLOOR. BOXES ARE TO BE TIED IN TO FIRE ALARM SYSTEM

H/C ACCESSIBLE UNITS:

- 1.) ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 850MM (2'-9 1/2")
- 2.) BEDROOM AND BATHROOM MUST HAVE INTERIOR DOORS WITH A MINIMUM CLEAR WIDTH OF 800MM (2'-7 1/2").
- 3.) DOORS MUST HAVE AN UNOBSTRUCTED CLEAR AREA OF 1500MM (4'-11") LONG X DOOR WIDTH + 600MM (2'-0") ON THE PULL SIDE AND 1200MM (4'-0") LONG X DOOR WIDTH + 300MM (1'-0") ON THE PUSH SIDE. IF THESE CLEARANCES ARE NOT MET, A POWER DOOR OPERATOR MUST BE FULLY INSTALLED (ROUGH IN NOT ACCEPTABLE)
- 4.) BATHROOM MUST HAVE THE FOLLOWING CLEARANCES:
 - 1500MM (4'-11") TURNING CIRCLE CLEARANCE WHEN DOOR IS IN CLOSED POSITION
 - BATHTUB WILL BE "WHEEL IN" BATHTUB TYPE. IF THIS IS NOT POSSIBLE, A "WHEEL IN" SHOWER MUST BE PROVIDED.
 - 1200MM (4'-0") DEPTH IN FRONT OF LAVATORY X 760MM (2'-6") WIDE
- 5.) TOILET AND BATHTUB WILL INCLUDE SOLID BLOCKING IN WALLS AND GRAB BARS
- 6.) FLOOR WILL INCLUDE SOLID BLOCKING TO FACILITATE FUTURE INSTALLATION OF INTERIOR ACCESSIBLE APPLIANCES AND CUPBOARDS, AND UPPER CABINETS 18" ABOVE COUNTERTOP (EXCEPT AT RANGE)
- 7.) ELECTRICAL OUTLETS (INCLUDING PHONE, DATA, USB AND POWER) INTENDED FOR OCCUPANT USE TO BE INSTALLED AT LEAST 455MM (1'-6") ABOVE FINISHED FLOOR AND NOT MORE THAN 1200MM (4'-0") ABOVE FINISHED FLOOR
- 8.) SWITCHES AND CONTROLS INTENDED FOR OCCUPANT USE (INCLUDING LIGHT SWITCHES, THERMOSTATS, FAN CONTROLS AND DOOR HARDWARE / PUSH BUTTONS) SHALL BE INSTALLED BETWEEN 900MM (3'-0") AND 1200MM (4'-0") ABOVE FINISHED FLOOR.
- 9.) SPECIAL ROUGH-IN OUTLET BOXES WITH BLANK PLATES SHALL BE INSTALLED TO ALLOW FOR FUTURE INSTALLATION OF STROBE LIGHTS FOR THE VISUALLY IMPAIRED. LOCATION MUST BE SUCH THAT INSTALLED STROBE LIGHT LENS WOULD BE NOT LESS THAN 7'-0" ABOVE FINISHED FLOOR AND NOT MORE THAN 8'-0" ABOVE FINISHED FLOOR. BOXES ARE TO BE TIED IN TO FIRE ALARM SYSTEM

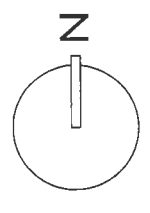
NOTE: SEE IN PLACE MEASUREMENTS IN ALL UNITS. DOOR HANDLES AND PLUMBING FIXTURES TO BE LEVER TYPE.

NOTES

10. DISPERSED
- 5.47 HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 26th, 2017	REZONING RE-SUBMISSION
3.	OCTOBER 5th, 2017	DESIGN REVIEW
4.	OCTOBER 5th, 2017	DESIGN REVIEW
5.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
6.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
7.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
8.	JANUARY 25th, 2018	REZONING RE-SUBMISSION
9.	APRIL 26th, 2018	DEMOLITION PLAN
10.	APRIL 26th, 2018	FIRE TRUCK ACCESS
11.	JUNE 20th, 2018	UHP
12.	JUNE 28th, 2018	CONSULTANT COORDINATION #1
13.	JULY 13th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 17th, 2018	PROG-TO SUBMISSION



4360 GARRY STREET
UNITS PLANS
1 BEDROOM

DATE	MAR 2015
DRAWN BY	RC
CHECKED BY	SL
SCALE	1/8"=1'-0"
JOB NUMBER	1504

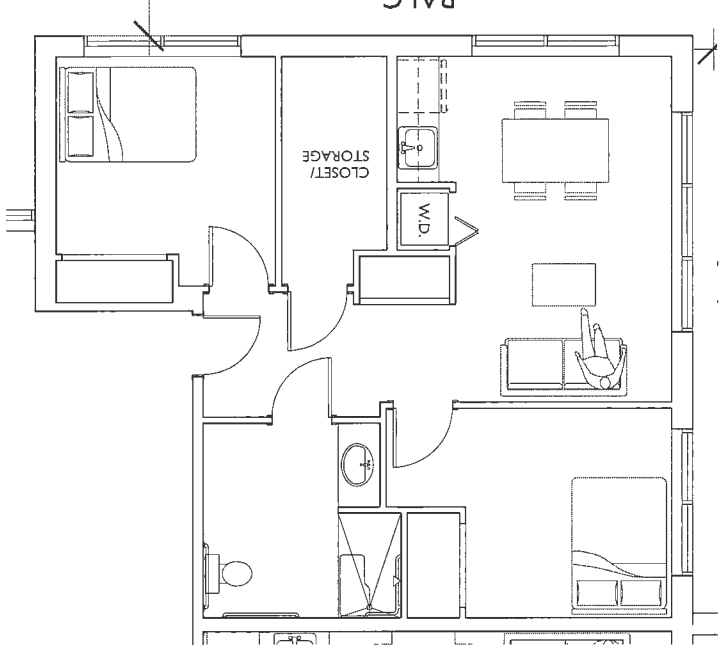
PLOT INFO:

Plan 9
 AUG 2 2 2018
 DP 17-793478

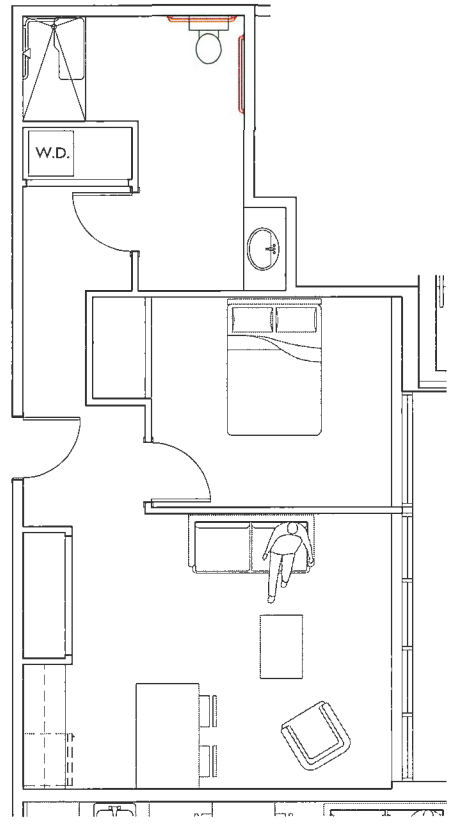
NOTES
 NO. 10000000
 -5.47 HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

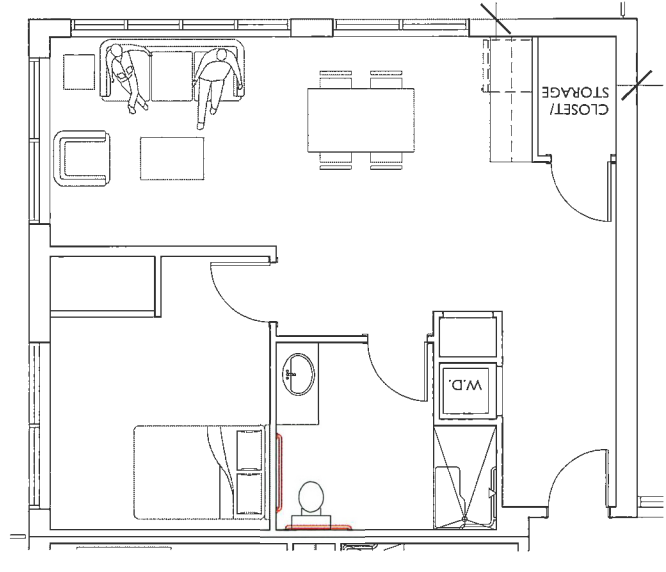
NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 28th, 2017	REZONING RE-SUBMISSION
3.	NOVEMBER 14th, 2017	DESIGN REVIEW
4.	OCTOBER 9th, 2017	DESIGN REVIEW
5.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
6.	NOVEMBER 14th, 2017	DESIGN REVIEW
7.	JANUARY 22nd, 2018	REZONING RE-SUBMISSION
8.	JANUARY 25th, 2018	REZONING RE-SUBMISSION
9.	APRIL 2nd, 2018	DEMOLITION PLAN
10.	APRIL 2nd, 2018	UNIT'S DESIGN
11.	JUNE 20th, 2018	UDP
12.	JUNE 28th, 2018	CONSULTANT COORDINATION #1
13.	AUGUST 17th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 17th, 2018	PRIOR TO SUBMISSION



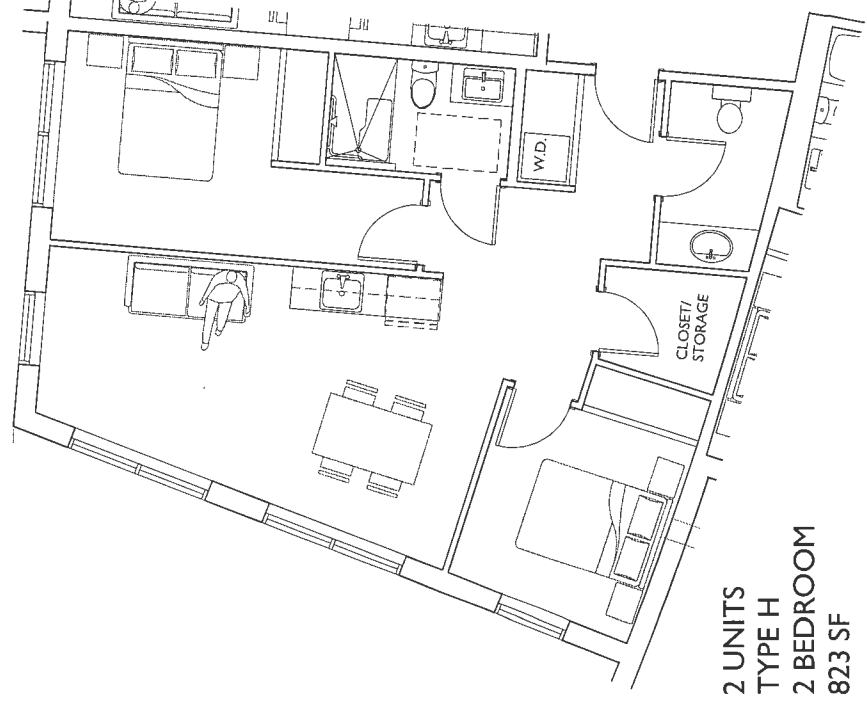
2 UNITS
 TYPE G
 2 BEDROOM
 760 SF



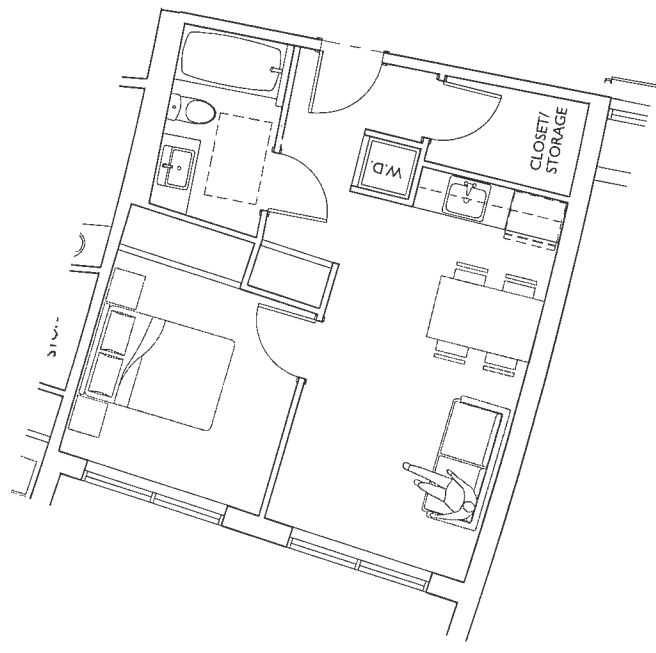
2 UNITS
 TYPE F
 1 BEDROOM
 620 SF



2 UNITS
 TYPE E
 1 BEDROOM
 713 SF



2 UNITS
 TYPE H
 2 BEDROOM
 823 SF



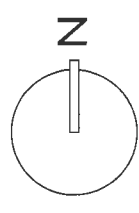
2 UNITS
 TYPE I
 1 BEDROOM
 580 SF

ADAPTABLE SUITES:

- 1) ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 850MM (2'-9 1/2")
- 2) AT LEAST ONE BEDROOM AND ONE BATHROOM IN EACH ADAPTABLE SUITE MUST BE CONSIDERED ADAPTABLE. THESE ROOMS MUST HAVE DOORS WITH A MINIMUM CLEAR WIDTH OF 800MM (2'-7 1/2").
- 3) DOORS MUST HAVE AN UNOBSTRUCTED CLEAR AREA OF 1500MM (4'-11") LONG X 900MM (2'-7 1/2") WIDE. THE CLEAR AREA OF 1500MM (4'-11") LONG X 900MM (2'-7 1/2") WIDE MUST BE FULLY INSTALLED (ROUGH IN NOT ACCEPTABLE) ON THE PUSH SIDE. IF THESE CLEARANCES ARE NOT MET, A POWER DOOR OPERATOR MUST BE FULLY INSTALLED (ROUGH IN NOT ACCEPTABLE).
- 4) BATHROOM MUST HAVE THE FOLLOWING CLEARANCES:
 - 1500MM (4'-11") TURNING CIRCLE CLEARANCE WHEN DOOR IS IN CLOSED POSITION
 - BATHTUB WILL BE "WHEEL IN" BATHTUB TYPE. IF THIS IS NOT POSSIBLE, A WHEEL IN SHOWER MUST BE PROVIDED.
 - BATHTUB WILL BE "WHEEL IN" SHOWER WITH A 760MM (2'-5 1/2") DEPTH IN FRONT OF LAVATORY X 760MM (2'-5 1/2") WIDE
 - TOILET AND BATHTUB WILL INCLUDE SOLID BLOCKING IN WALLS AND GRAB BARS. COUNTER HEIGHT AT 33" KNEE SPACE BELOW COUNTER TOP. ACCESSIBLE APPLIANCES AND CUPBOARDS, AND UPPER CABINETS 18" ABOVE COUNTER TOP (EXCEPT AT RANGE)
 - ELECTRICAL OUTLETS (INCLUDING PHONE, DATA, USB AND POWER) INTENDED FOR OCCUPANT USE TO BE INSTALLED AT LEAST 1200MM (4'-0") ABOVE FINISHED FLOOR AND NOT MORE THAN 455MM (1'-5") ABOVE FINISHED FLOOR
 - 8) SWITCHES AND CONTROLS INTENDED FOR OCCUPANT USE (INCLUDING LIGHT SWITCHES, THERMOSTATS, FAN CONTROLS AND DOOR HARDWARE / PUSH BUTTONS) SHALL BE INSTALLED BETWEEN 900MM (3'-0") AND 1200MM (4'-0") ABOVE FINISHED FLOOR
 - 9) SPECIAL ROUGH-IN OUTLET BOXES WITH BLANK PLATES SHALL BE INSTALLED TO ALLOW FOR FUTURE INSTALLATION OF STROBE LIGHTS FOR THE VISUALLY IMPAIRED. LOCATION OF STROBE LIGHTS FOR THE VISUALLY IMPAIRED SHALL BE NOT LESS THAN 7'-0" ABOVE FINISHED FLOOR AND NOT MORE THAN 8'-0" ABOVE FINISHED FLOOR. BOXES ARE TO BE TIED IN TO FIRE ALARM SYSTEM

HIC ACCESSIBLE UNITS:

- 1) ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 850MM (2'-9 1/2")
- 2) BEDROOM AND BATHROOM MUST HAVE INTERIOR DOORS WITH A MINIMUM CLEAR WIDTH OF 800MM (2'-7 1/2").
- 3) DOORS MUST HAVE AN UNOBSTRUCTED CLEAR AREA OF 1500MM (4'-11") LONG X 900MM (2'-7 1/2") WIDE. THE CLEAR AREA OF 1500MM (4'-11") LONG X 900MM (2'-7 1/2") WIDE MUST BE FULLY INSTALLED (ROUGH IN NOT ACCEPTABLE) ON THE PUSH SIDE. IF THESE CLEARANCES ARE NOT MET, A POWER DOOR OPERATOR MUST BE FULLY INSTALLED (ROUGH IN NOT ACCEPTABLE).
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 - 1500MM (4'-11") TURNING CIRCLE CLEARANCE WHEN DOOR IS IN CLOSED POSITION
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 - BATHTUB WILL BE "WHEEL IN" SHOWER WITH A 760MM (2'-5 1/2") DEPTH IN FRONT OF LAVATORY X 760MM (2'-5 1/2") WIDE
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 - ELECTRICAL OUTLETS (INCLUDING PHONE, DATA, USB AND POWER) INTENDED FOR OCCUPANT USE TO BE INSTALLED AT LEAST 1200MM (4'-0") ABOVE FINISHED FLOOR AND NOT MORE THAN 455MM (1'-5") ABOVE FINISHED FLOOR
 - 8) SWITCHES AND CONTROLS INTENDED FOR OCCUPANT USE (INCLUDING LIGHT SWITCHES, THERMOSTATS, FAN CONTROLS AND DOOR HARDWARE / PUSH BUTTONS) SHALL BE INSTALLED BETWEEN 900MM (3'-0") AND 1200MM (4'-0") ABOVE FINISHED FLOOR
 - 9) SPECIAL ROUGH-IN OUTLET BOXES WITH BLANK PLATES SHALL BE INSTALLED TO ALLOW FOR FUTURE INSTALLATION OF STROBE LIGHTS FOR THE VISUALLY IMPAIRED. LOCATION OF STROBE LIGHTS FOR THE VISUALLY IMPAIRED SHALL BE NOT LESS THAN 7'-0" ABOVE FINISHED FLOOR AND NOT MORE THAN 8'-0" ABOVE FINISHED FLOOR. BOXES ARE TO BE TIED IN TO FIRE ALARM SYSTEM



4360 GARRY STREET

UNITS PLANS
 2 BEDROOM
 STUDIO

DATE: MAR 2015
 DRAWN BY: RC
 CHECKED BY: DL
 SCALE: 1/4"=1'-0"
 JOB NUMBER: 1504

NOTE: AGE IN PLACE MEASUREMENTS IN ALL UNITS. DOOR HANDLES AND PLUMBING FIXTURES TO BE LEVER TYPE.

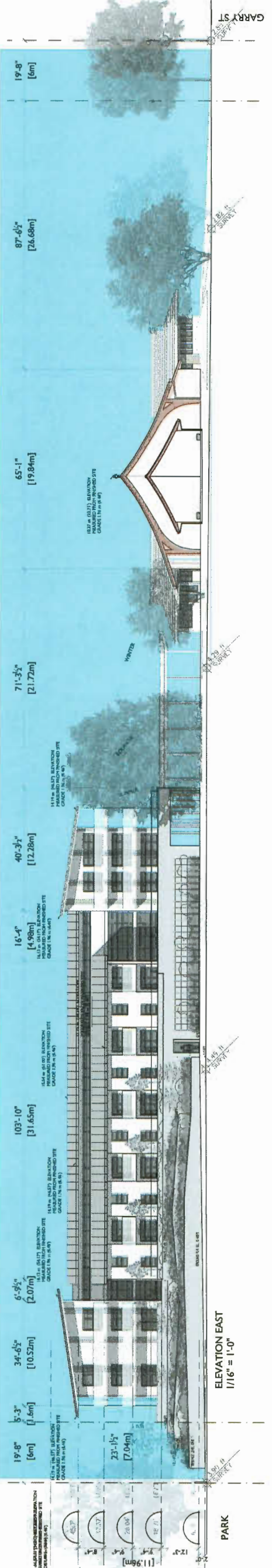
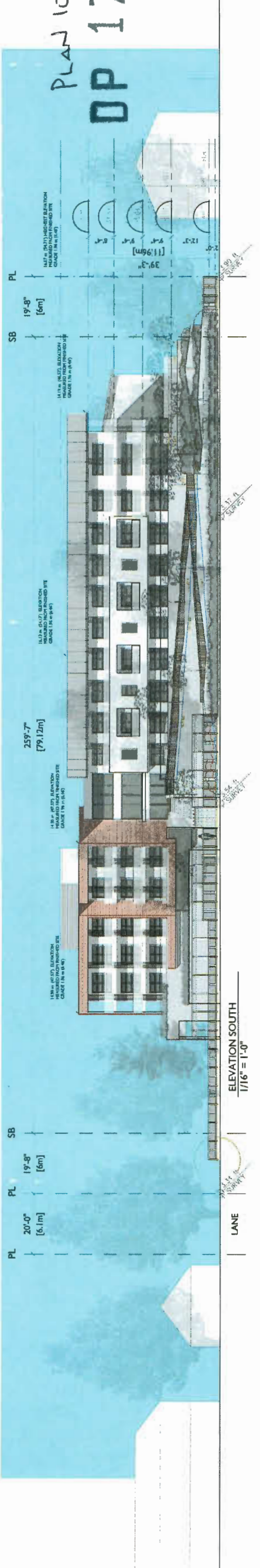
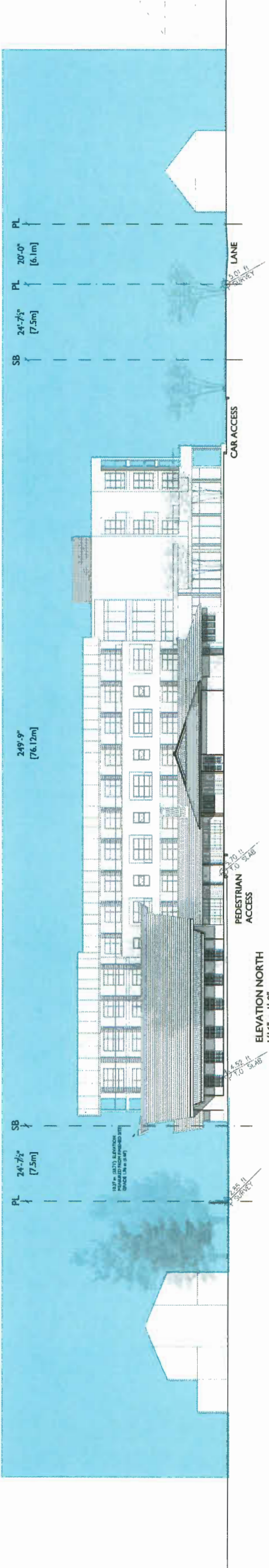
PLAN 10
DP 17-793478
AUG 22 2018

NOTES

NO. ELEVATION
- 5477 HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REVISIONS	REMARKS
1	MAY 28th, 2017	REVISIONS	
2	MAY 28th, 2017	REVISIONS	
3	SEPTEMBER 28th, 2017	REVISIONS	
4	SEPTEMBER 28th, 2017	REVISIONS	
5	SEPTEMBER 28th, 2017	REVISIONS	
6	DECEMBER 11th, 2017	DESIGN REVIEW	
7	JANUARY 22nd, 2018	RE-ISSUED FOR DP	
8	JANUARY 22nd, 2018	RE-ISSUED FOR DP	
9	APRIL 26th, 2018	PRE TRUCK ACCESS	
10	APRIL 26th, 2018	UNITS DESIGN	
11	APRIL 26th, 2018	UNITS DESIGN	
12	JUNE 28th, 2018	CONSULTANT COORDINATION #1	
13	JULY 26th, 2018	CONSULTANT COORDINATION #2	
14	AUGUST 17th, 2018	PRIOR TO SUBMISSION	
15	AUGUST 17th, 2018	PRIOR TO SUBMISSION REVIEW	



ELEVATIONS

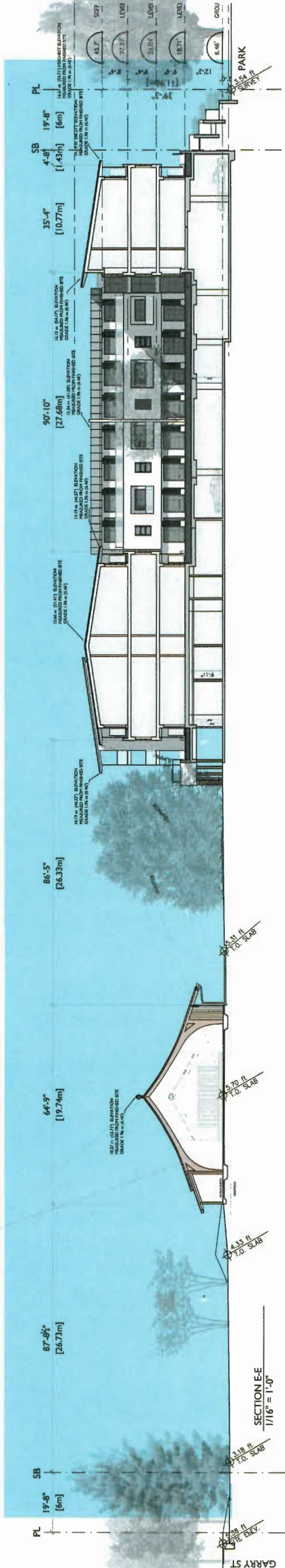
DATE	MAY 2017
DRAWN BY	BC
CHECKED BY	SL
SCALE	1/16" = 1'-0"
JOB NUMBER	1504

A - 4.01

4360 GARRY STREET

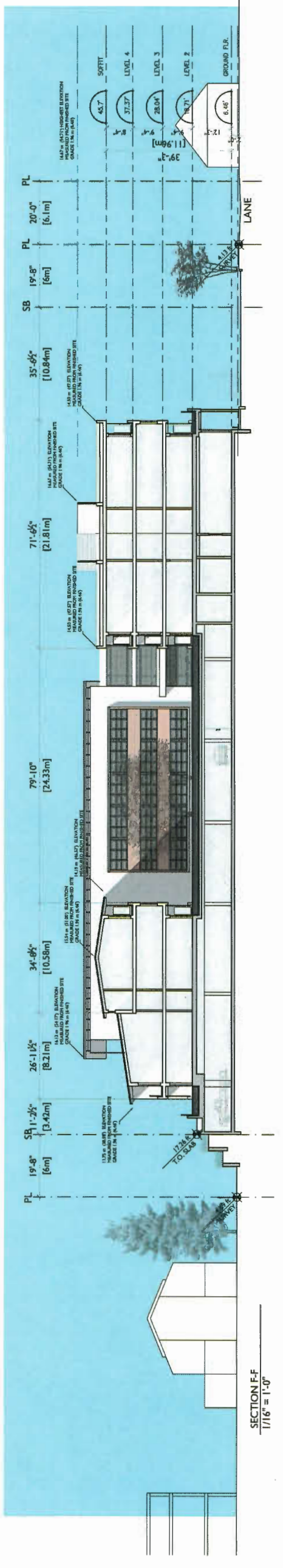
GBL ARCHITECTS
138 WEST 4TH AVENUE
VANCOUVER, CANADA V6T 1M8
TEL: 604.681.5555
WWW.GBLARCHITECTS.COM

PROJECT NO: 17-793478
DATE: 08/22/2018



SECTION E-E
1/16" = 1'-0"

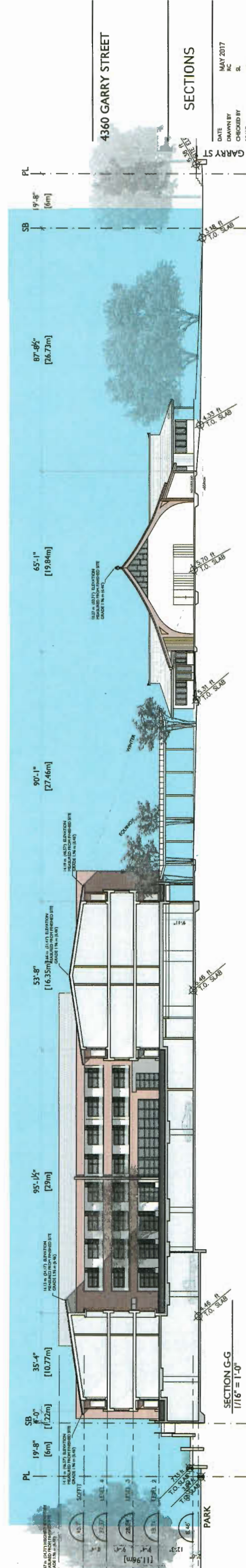
NOTES
NO. DESCRIPTION
- 547' HIGHEST STREET ELEVATION AT GARRY ST.



SECTION F-F
1/16" = 1'-0"

REVISIONS

NO.	DATE	REMARKS
1	MAY 2016	REVISIONS APPLICATION
2	MAY 2017	REZONING RE-SUBMISSION
3	SEPTEMBER 28th, 2017	DESIGN REVIEW
4	OCTOBER 12th, 2017	REVISIONS FOR DP
5	DECEMBER 13th, 2017	REZONING RE-SUBMISSION
6	DECEMBER 13th, 2017	ISSUED FOR DP
7	JANUARY 22nd, 2018	REVISIONS FOR DP
8	APRIL 26th, 2018	UNITS DESIGN
9	APRIL 26th, 2018	FIRE TRUCK ACCESS
10	APRIL 26th, 2018	UNITS DESIGN
11	MAY 2018	REVISIONS FOR DP
12	JULY 28th, 2018	CONSULTANT COORDINATION #1
13	JULY 28th, 2018	CONSULTANT COORDINATION #2
14	AUGUST 7th, 2018	PRELIMINARY SUBMISSION



SECTION G-G
1/16" = 1'-0"

SECTIONS

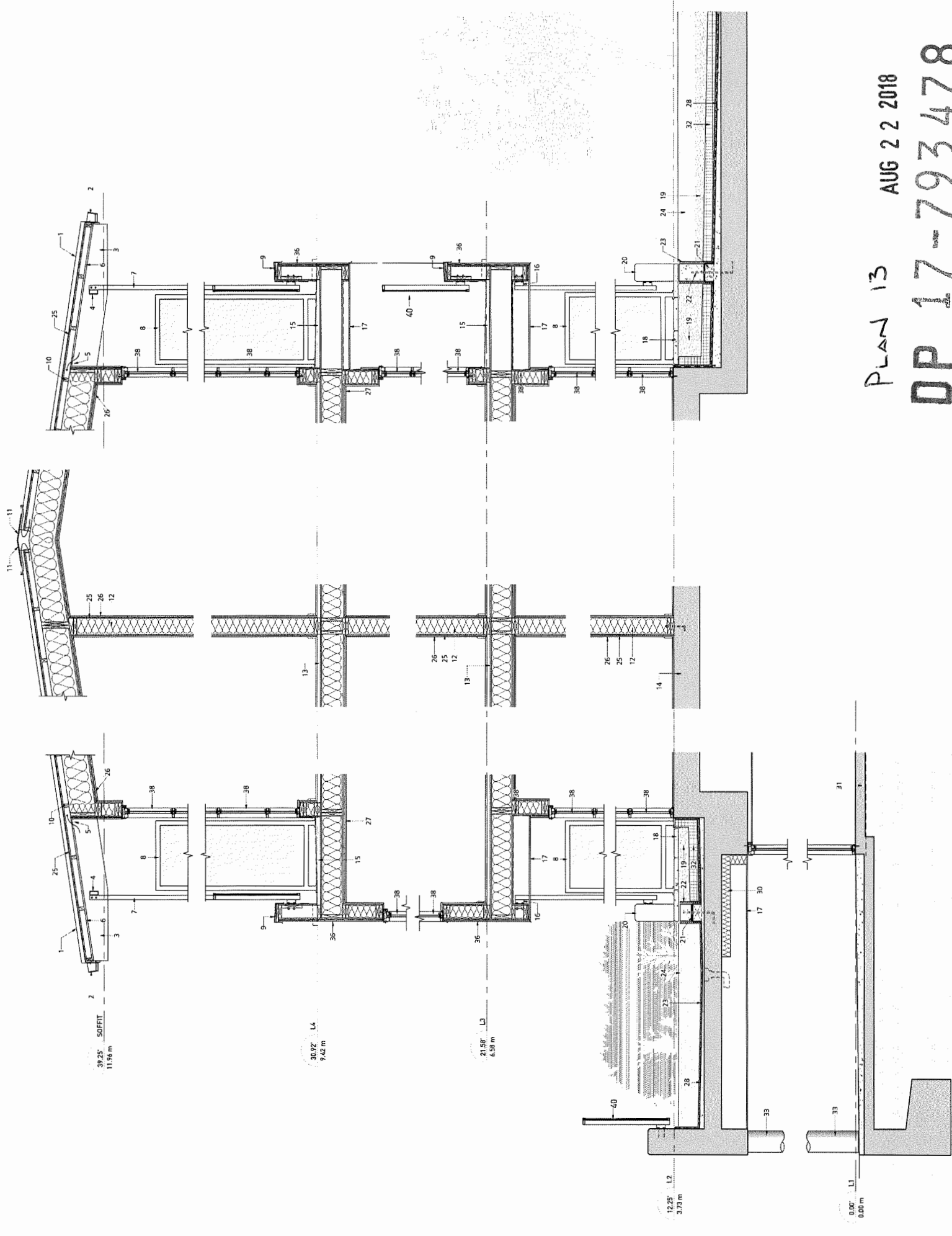
DATE	DRAWN BY	CHECKED BY	SCALE	JOB NUMBER
MAY 2017	MC	SL	1/16"=1'-0"	1504

PLAN 12
AUG 22 2018
DP 17-793478

NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 29th, 2017	REZONING RE-SUBMISSION
3.	SEPTEMBER 29th, 2017	DESIGN REVIEW
4.	OCTOBER 13th, 2017	DESIGN REVIEW
5.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
6.	DECEMBER 14th, 2017	ISSUED FOR DDP
7.	DECEMBER 14th, 2017	ISSUED FOR DDP
8.	JANUARY 25th, 2018	DEMOLITION PLAN
9.	APRIL 26th, 2018	FIRE TRUCK ACCESS
10.	JUNE 29th, 2018	UPD
11.	JUNE 29th, 2018	UPD
12.	JUNE 29th, 2018	CONSULTANT COORDINATION #1
13.	JULY 26th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 17th, 2018	PRELIMINARY SUBMISSION

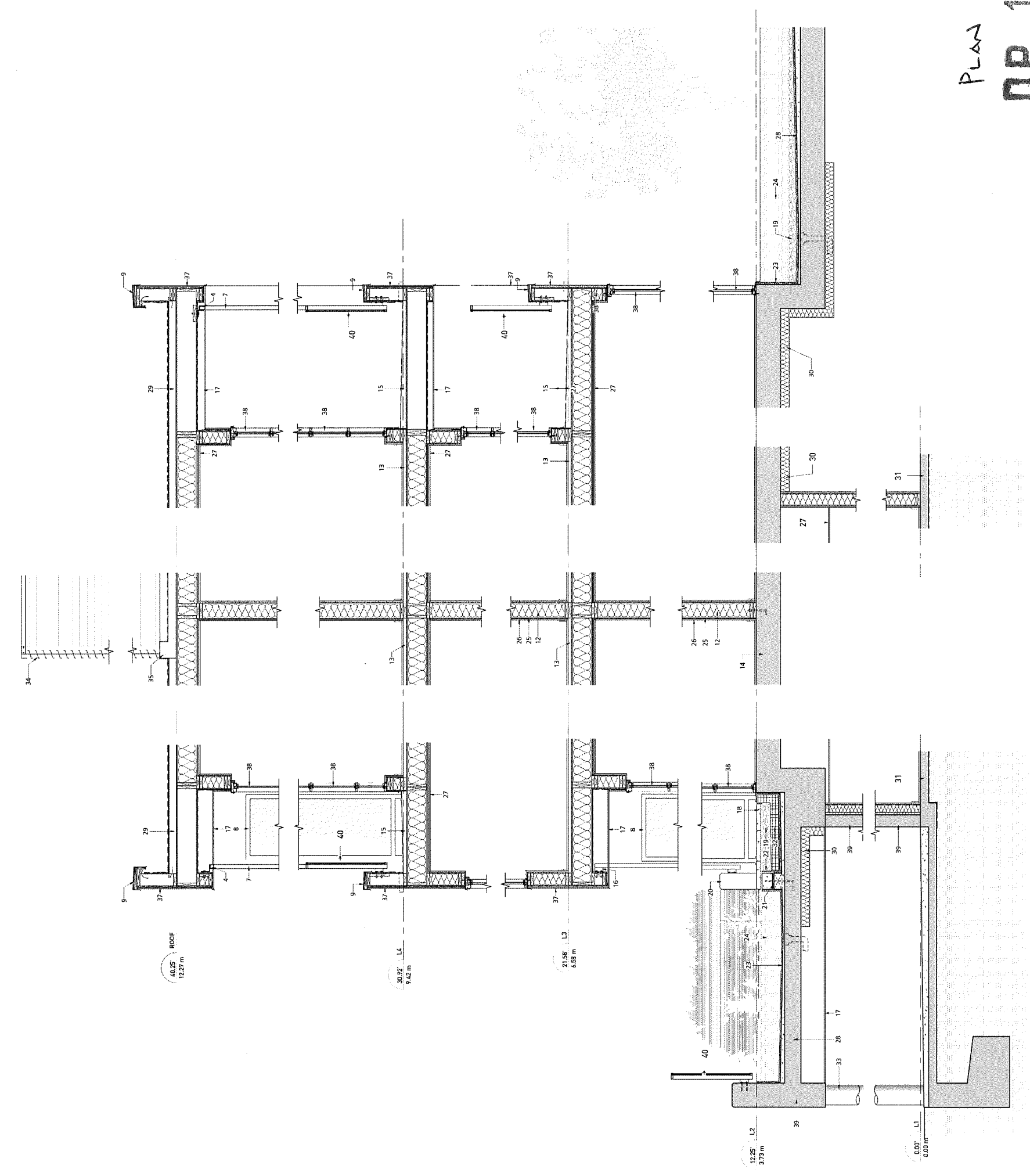
DATE	MAY 2017
DRAWN BY	RC
CHECKED BY	SL
SCALE	1/2"=1'-0"
JOB NUMBER	1504

1. Metal standing seam roof, charcoal grey color.
2. Prefabricated steel gutter, color match roof.
3. Wood beam.
4. Aluminum framing, bolted to wood structure.
5. Continuous metal vent, with insect screen.
6. Cedar soffit, screwed on wood purlin.
7. Aluminum 1 X 2" profile, screwed on aluminum sub-structure
8. privacy screen with fritted glass.
9. Pre-finished metal cap.
10. 2X3" purlin on wood roof beam, mineral wool insulation fill the
11. Pre-finished metal ridge vent.
12. Partition wall between corridor and suite, 2X6" wood studs complete with mineral wool insulation.
13. 1 1/2" concrete topping on 3/4" plywood subfloor on 12" TJI joist.
14. Concrete slab.
15. Concrete topping slope to scupper, complete with traffic coating.
16. Aluminum plate bolted to wood framing.
17. Cedar soffit.
18. 1 1/2" concrete paver.
19. Gravel.
20. Concrete planter, all edge with 1/2" chamfer, complete with clear concrete sealer.
21. Water proofing membrane to be continuous over starter curb, complete with 4X8" blockout @ 4'-0" O.C. for drainage.
22. Dowel with sealant.
23. drain mat with permeable filter fabric.
24. Growing medium above 4" drain rock.
25. 3/4" plywood sheathing.
26. 5/8" type "X" gypsum wall board.
27. 2 layers of type "X" gypsum wall board on 1/2" resilient channels @24" O.C., fixed on bottom of TJI joist.
28. 2 ply SBS membrane under root barrier.
29. Wood taper slope to drain.
30. Spray applied insulation.
31. Concrete slab on grade.
32. Rigid insulation.
33. Concrete column.
34. Metal louver with steel substructure
35. Concrete curb.
36. Stucco painted white.
37. OKO Skin, Terracota color.
38. Vinyl windows
39. Architectural concrete painted light grey.
40. Structural Glass



PLAN 13
 AUG 22 2018
 DP 17-793478

1. Metal standing seam roof, charcoal grey color.
2. Prefabricated steel gutter, color match roof.
3. Wood beam.
4. Aluminum framing, bolted to wood structure.
5. Continuous metal vent, with insect screen.
6. Cedar soffit, screwed on wood purlin.
7. Aluminum 1 X 2" profile, screwed on aluminum sub-structure
8. privacy screen with fritted gals.
9. Pre-finished metal cap.
10. 2X3" purlin on wood roof beam, mineral wool insulation fill the
11. Pre-finished metal ridge vent.
12. Partion wall between corridor and suite, 2X6" wood studs complete with mineral wool insulation.
13. 1 1/2" concrete topping on 3/4" plywood subfloor on 12" TJI joist.
14. Concrete slab.
15. Concrete topping slope to scupper, complete with traffic coating.
16. Aluminum plate bolted to wood framing.
17. Cedar soffit.
18. 1 1/2" concrete paver.
19. Gravel.
20. Concrete planter, all edge with 1/2" chamfer, complete with clear concrete sealer.
21. Water proofing membrane to be continuous over starter curb, complete with 4X8" blockout @ 4'-0" O.C. for drainage.
22. Dowel with sealant.
23. drain mat with permeable filter fabric.
24. Growing medium above 4" drain rock.
25. 3/4" plywood sheathing.
26. 5/8" type "X" gypsum wall board.
27. 2 layers of type "X" gypsum wall board on 1/2" resilient channels @24" O.C., fixed on bottom of TJI joist.
28. 2 ply SBS membrane under root barrier.
29. Wood taper slope to drain.
30. Spray applied insulation.
31. Concrete slab on grade.
32. Rigid insulation.
33. Concrete column.
34. Metal louver with steel substructure
35. Concrete curb.
36. Stucco painted white.
37. OKO Skin, Terracota color.
38. Vinyl windows
39. Architectural concrete painted light grey.
40. Structural Glass



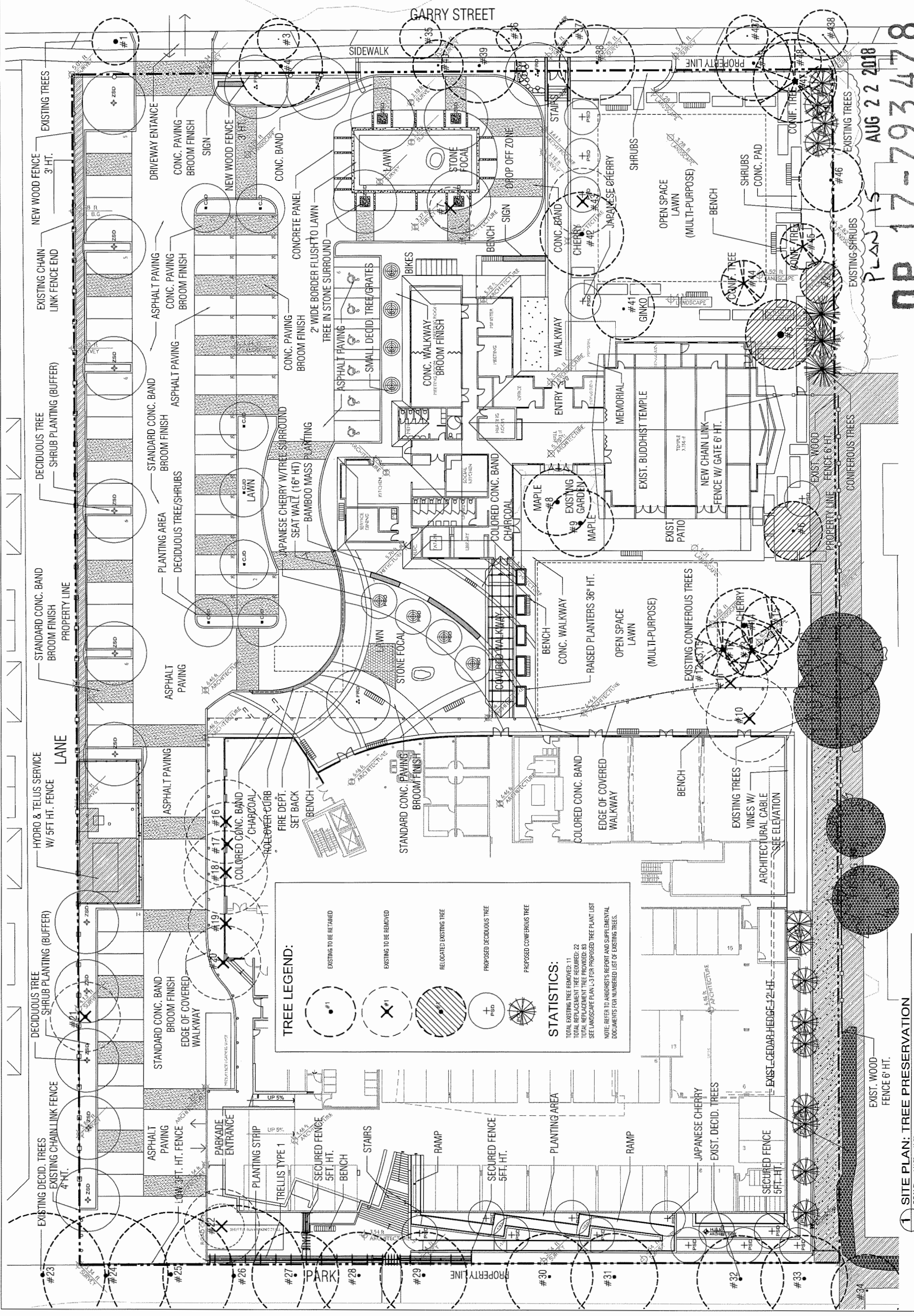
PLAN 14 AUG 22 2018
 DP 17-793478

DATE: MARCH 02, 2017
DESIGN: MAM
DRAWN: MAM
CHECKED: MAM
SCALE: 1/16" = 1'-0"
JOB NO.: MTR
MAYRAMA ARCHITECTS
ARCHITECT: GBL ARCHITECTS

PROJECT
STEVESON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
ARCHITECT: GBL ARCHITECTS
CLIENT: TOWNLINE HOUSING SOLUTIONS
MAYRAMA ARCHITECTS



REVISIONS/ISSUED
1. APRIL 11, 2017 - REVISION - ISSUED FROM REVIEW
2. JUNE 08, 2017 - REVISION FROM ARCHITECT
3. OCT. 04, 2017 - REVISION FROM ARCHITECT
4. DEC. 11, 2017 - ISSUED FOR PERMITS
5. JAN. 26, 2018 - ISSUED FOR PERMITS
6. APR. 02, 2018 - ISSUED FOR PERMITS
7. JULY 02, 2018 - REVISION TO PERMITS
8. AUG. 22, 2018 - REVISION TO PERMITS



1 SITE PLAN: TREE PRESERVATION
SCALE: 1/16" = 1'-0"

Plan 15
AUG 22 2018
OP 17-793478

DATE	MARCH 02, 2017
DESIGN	MM
DRAWN	MM
CHECKED	MM
SCALE	1/8" = 1'-0"
JOB NO.	M102

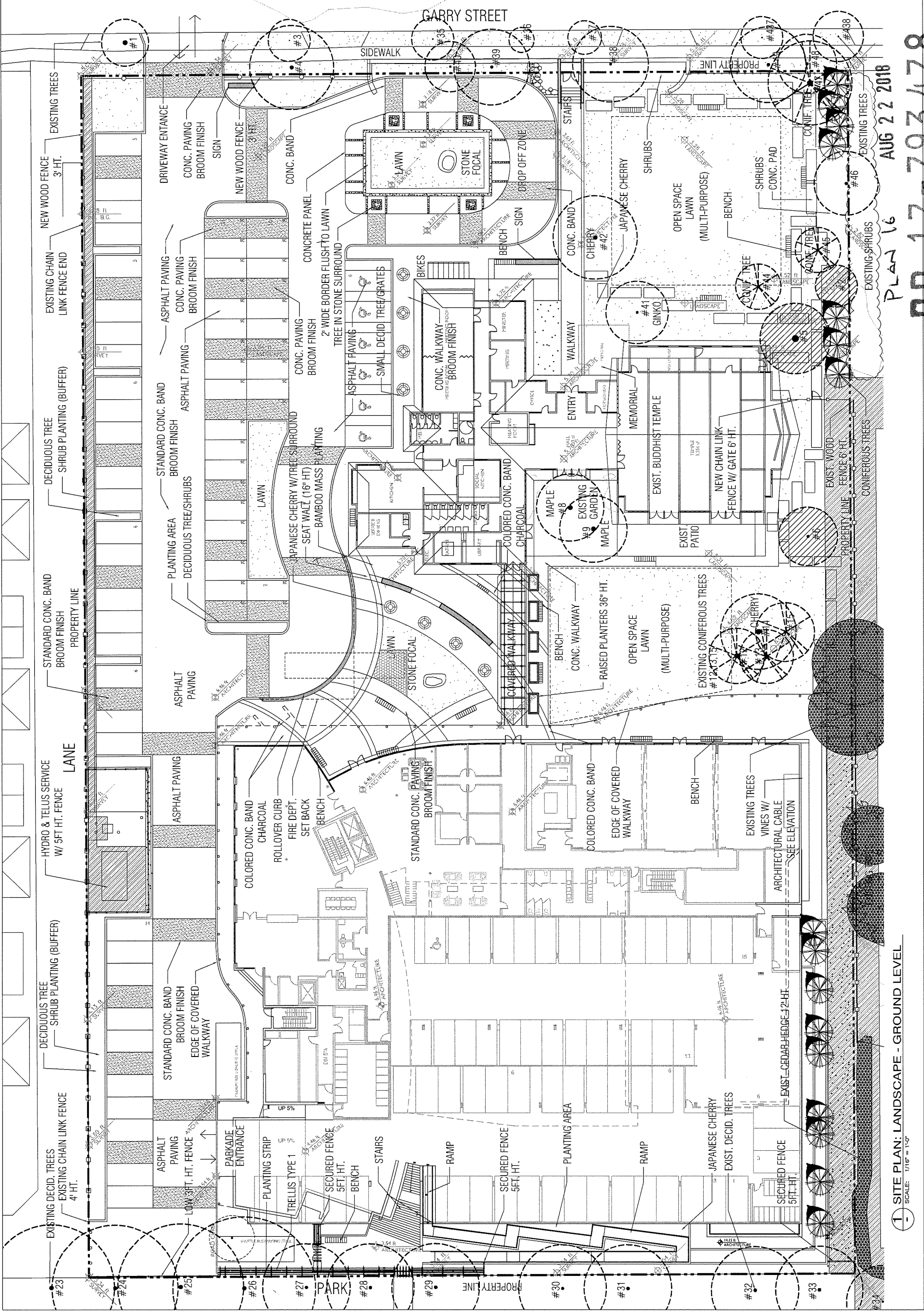


PROJECT
STEVESTON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
ARCHITECT: G.L. ARCHITECTS
CLIENT: TOWNLINE HOUSING SOLUTIONS
100 MARUYAMA & ASSOCIATES 690 C. LESLIE BOOTH SQUARE VANCOUVER, B.C. V2Z 4K4, PH: (604) 674-9957 FX: (604) 674-9931 EM: info@mla.ca



REVISIONS/ISSUED

- APRIL 11, 2017 REVISION - ISSUED FOR REVIEW
- APRIL 11, 2017 REVISION - ISSUED FOR REVIEW
- APRIL 11, 2017 REVISION - ISSUED FOR REVIEW
- APRIL 11, 2017 REVISION - ISSUED FOR REVIEW
- APRIL 11, 2017 REVISION - ISSUED FOR REVIEW
- APRIL 11, 2017 REVISION - ISSUED FOR REVIEW
- APRIL 11, 2017 REVISION - ISSUED FOR REVIEW
- APRIL 11, 2017 REVISION - ISSUED FOR REVIEW
- APRIL 11, 2017 REVISION - ISSUED FOR REVIEW
- APRIL 11, 2017 REVISION - ISSUED FOR REVIEW



PLAN 16
AUG 22 2018
OP 17-793478

1 SITE PLAN: LANDSCAPE - GROUND LEVEL
SCALE: 1/8" = 1'-0"

DATE	MARCH 02, 2017
DESIGN	MM
DRAWN	MM
CHECKED	MM
SCALE	3/32" = 1'-0"
JOB NO.	M702

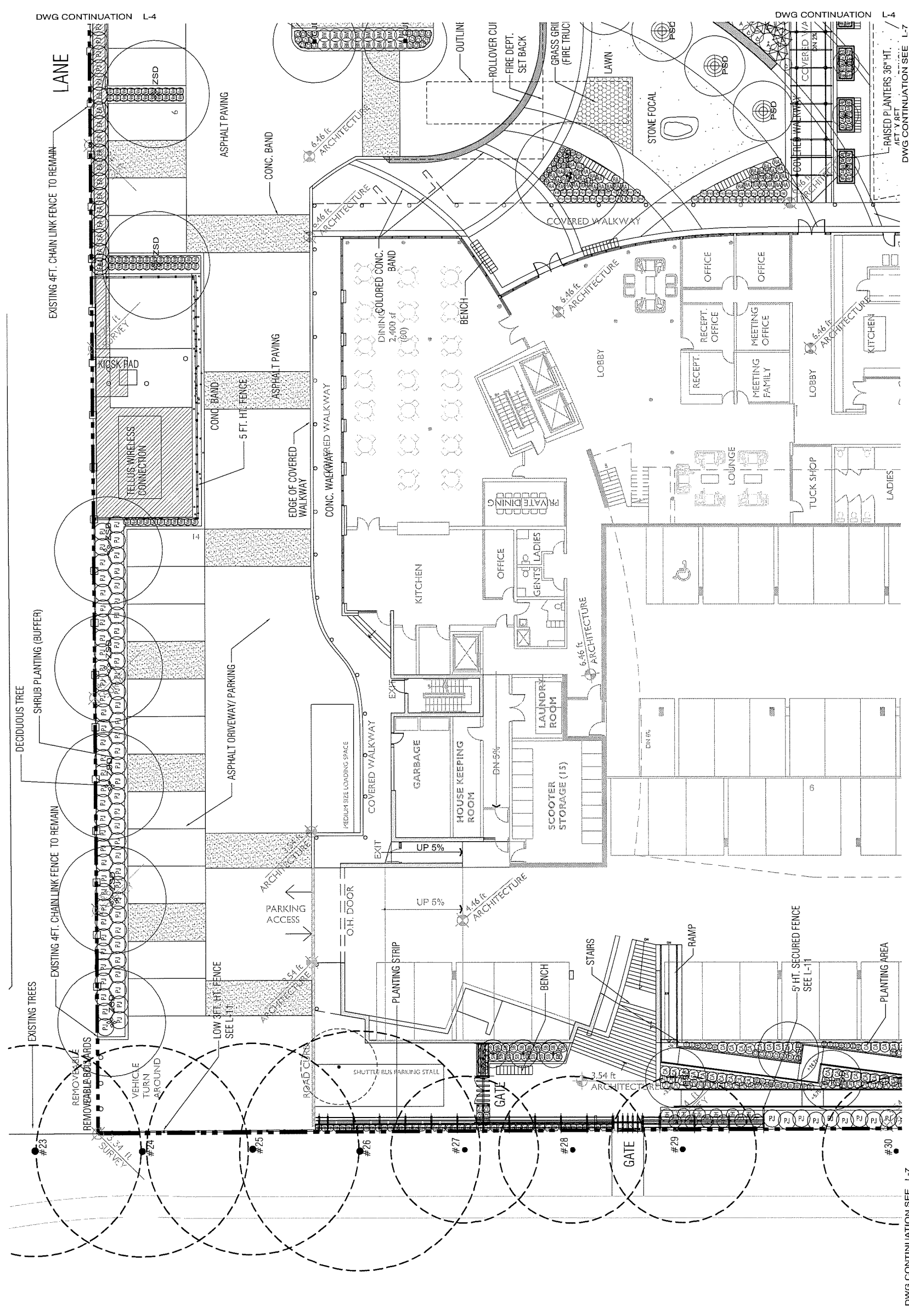


PROJECT
STEVESTON BUDDHIST TEMPLE
 4360 GARRY ST. RICHMOND, B.C.
 ARCHITECT: G & L ARCHITECTS
 CLIENT: TOWNLINE HOUSING SOLUTIONS
 100 MARUYAMA & ASSOCIATES, 830 C. LEIG HT BOUT SQUARE, VANCOUVER, B.C. V5Z 4B4 PH: (604) 874-9957 FX: (604) 874-9931 EK: (604) 874-9931

REVISIONS/ISSUED

1.	APRIL 11-2017	REVISION - ISSUED FOR REVIEW.
2.	JUNE 06-2017	REVISION - ISSUED FOR REVIEW.
3.	OCT 04-2017	REVISION - ISSUED FOR REVIEW.
4.	DEC 11-2017	REVISION - ISSUED FOR REVIEW.
5.	JAN 22-2018	ISSUED FOR APPROVAL.
6.	JUN 08-2018	ISSUED FOR APPROVAL.
7.	AUG 28-2018	ISSUED FOR APPROVAL.
8.	AUG 07-2019	ISSUED FOR APPROVAL.

Plan 20
 AUG 22 2018
 DP 17-793478



DWG CONTINUATION L-4

DWG CONTINUATION L-7

DWG CONTINUATION SEE L-7

LANDSCAPE - ENLARGEMENT SOUTH - WEST
 SCALE: 3/32" = 1'-0"

DATE	MARCH 2017
DESIGN	MM
DRAWN	MM
CHECKED	MM
SCALE	3/32" = 1'-0"
JOB NO.	M1702



PROJECT
STEVESTON BUDDHIST TEMPLE
 4360 GARRY ST, RICHMOND, B.C.
 CLIENT: TOWNLINE HOUSING SOLUTIONS
 ARCHITECT: G.B.L. ARCHITECTS
 ROD MARUYAMA & ASSOCIATES 890 C. LEIS RD SUITE 100 VANCOUVER, B.C. V5Z 4B4, PH: (604) 274-9567 FAX: (604) 274-9567 EXT: maruyama@rodmaruyama.com

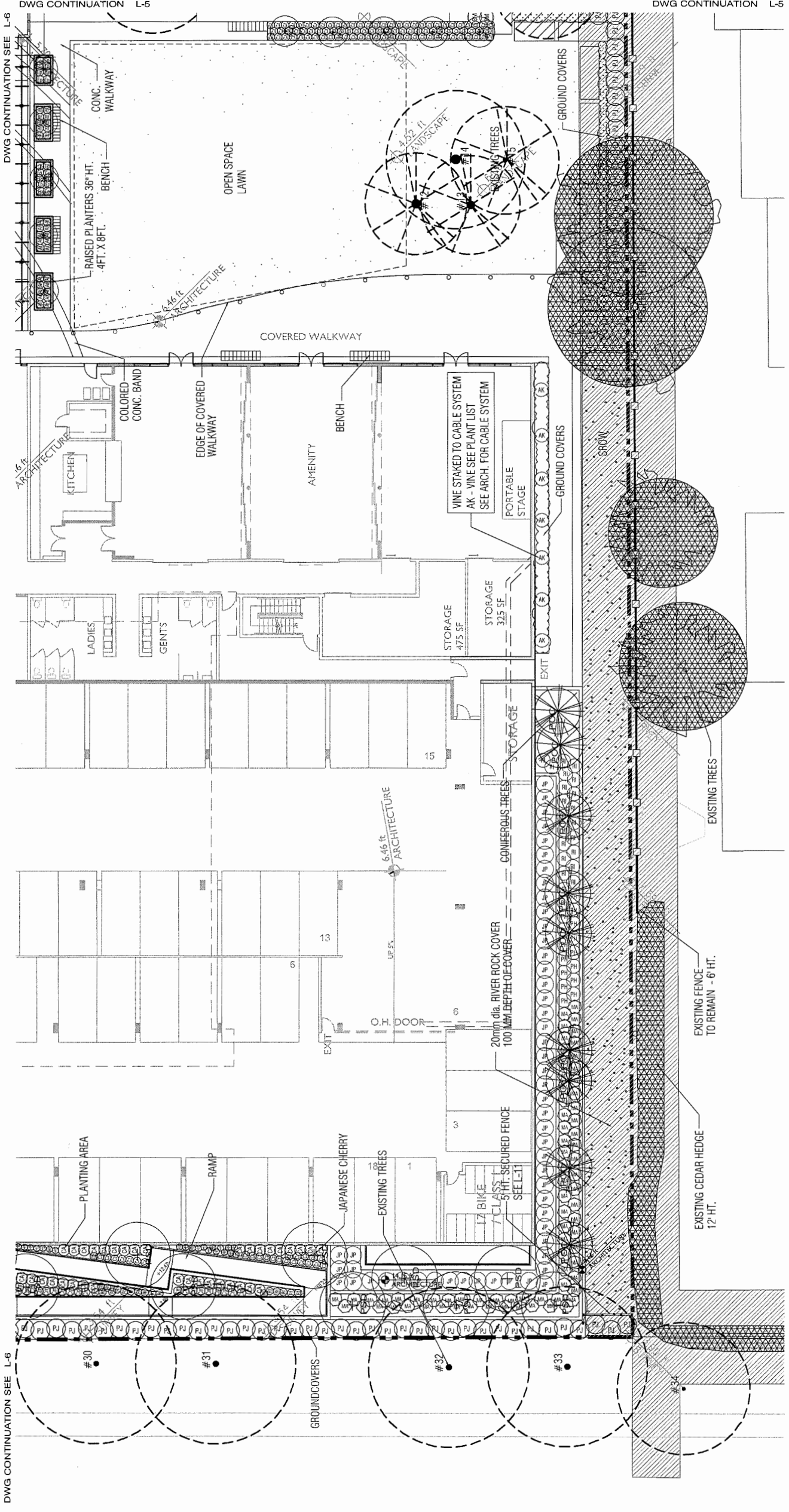


REVISIONS ISSUED

- APRIL 11 2017 REVISION - ISSUED FOR REVIEW
- MAY 08 2017 - ISSUED FOR ARCHITECTURE
- OCT 04 2017 - ISSUED FOR ARCHITECTURE
- DEC 11 2017 - ISSUED FOR BID
- APR 25 2018 - ISSUED FOR BID
- MAY 22 2018 - ISSUED FOR BID
- MAY 22 2018 - PRELIMINARY REVISIONS
- MAY 07 2018 - ISSUED FOR PERMITS

CONTRACT DRAWING THIS DRAWING AND DESIGN IS THE PROPERTY OF MARUYAMA & ASSOCIATES AND CANNOT BE REPRODUCED OR COPIED WITHOUT THEIR WRITTEN CONSENT.

PLAN 21
 AUG 22 2018
 OP 17-793478



1. LANDSCAPE - ENLARGEMENT SOUTH - EAST
 SCALE: 3/32" = 1'-0"

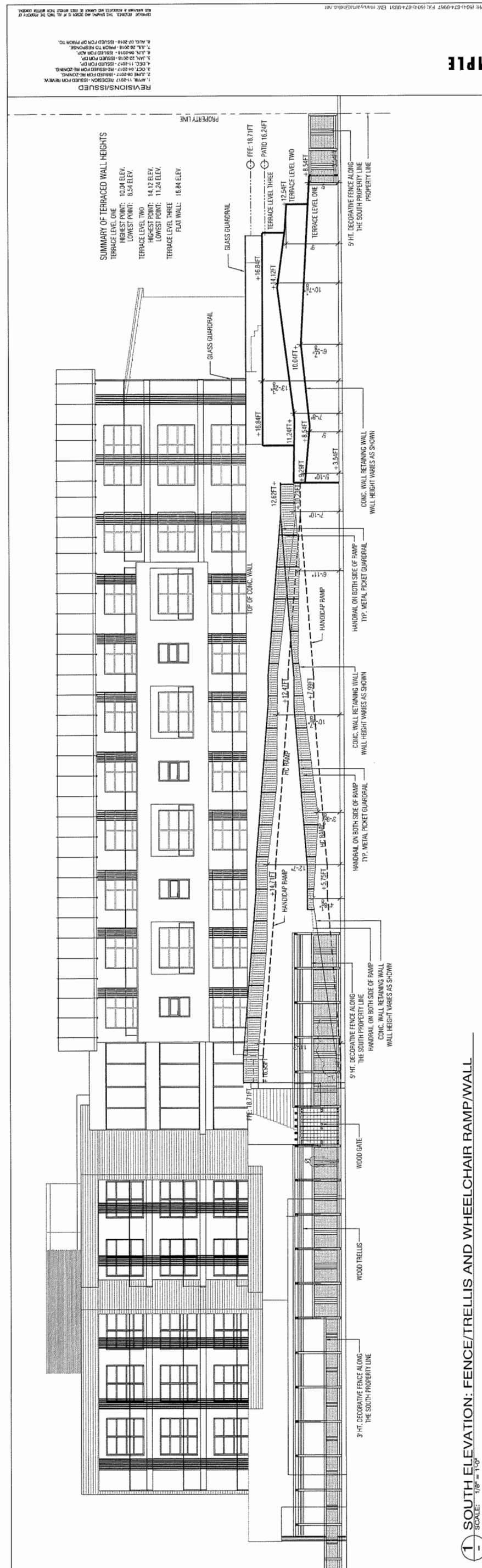
DWG CONTINUATION SEE L-6

DWG CONTINUATION SEE L-5

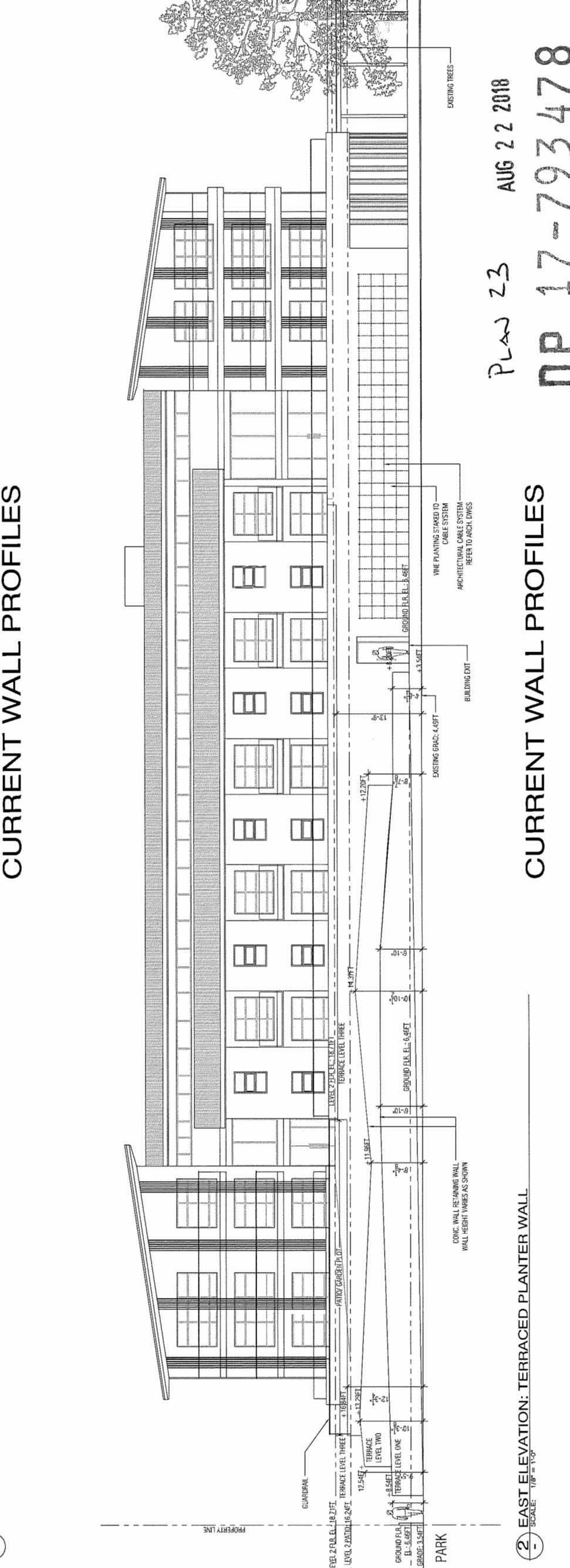
DATE: MARCH 2017
 DESIGN: MM
 DRAWN: MM
 CHECKED: MM
 SCALE: 1/8" = 1'-0"
 JOB NO. MM
 PROJECT: LANDSCAPE ARCHITECTS MARUYAMA
 ARCHITECT: B.L. ARCHITECTS
 CLIENT: TOWNLINE HOUSING SOLUTIONS
 4360 GARRY ST. RICHMOND, B.C.
 REVNO. DATE REVISIONS/ISSUED
 1. APRIL 11-2017 REVISION - BASED FROM REVIEW
 2. APRIL 24-2017 - REVISION FROM MEETING
 3. MAY 09-2017 - REVISION FROM MEETING
 4. OCT. 11-2017 - BASED FROM DR.
 5. NOV. 08-2018 - BASED FROM DR.
 6. JAN. 24-2018 - BASED FROM DR.
 7. JULY 06-2018 - BASED FROM DR.
 8. AUG. 07-2018 - BASED FROM DR. FROM TD.
 9. AUG. 20-2018 - BASED FROM DR. FROM TD.
 10. SEPT. 07-2018 - BASED FROM DR. FROM TD.
 11. SEPT. 20-2018 - BASED FROM DR. FROM TD.
 12. SEPT. 20-2018 - BASED FROM DR. FROM TD.

PROJECT: LANDSCAPE ARCHITECTS MARUYAMA
 CLIENT: TOWNLINE HOUSING SOLUTIONS
 ARCHITECT: B.L. ARCHITECTS
 4360 GARRY ST. RICHMOND, B.C.
 REVISIONS/ISSUED

SUMMARY OF TERRACED WALL HEIGHTS
 TERRACE LEVEL ONE: 10.04 ELEV.
 HIGHEST POINT: 10.04 ELEV.
 LOWEST POINT: 8.54 ELEV.
 TERRACE LEVEL TWO: 14.12 ELEV.
 HIGHEST POINT: 14.12 ELEV.
 LOWEST POINT: 11.24 ELEV.
 TERRACE LEVEL THREE: 16.84 ELEV.
 FLAT WALL: 16.84 ELEV.



1 - SOUTH ELEVATION: FENCE/TRELLIS AND WHEELCHAIR RAMP/WALL
 SCALE: 1/8" = 1'-0"



2 - EAST ELEVATION: TERRACED PLANTER WALL
 SCALE: 1/8" = 1'-0"

DATE: MARCH 2017
 DESIGN: MM
 DRAWN: MM
 CHECKED: MM
 SCALE: 1/8" = 1'-0"
 JOB NO. MM
 PROJECT: LANDSCAPE ARCHITECTS MARUYAMA
 ARCHITECT: B.L. ARCHITECTS
 CLIENT: TOWNLINE HOUSING SOLUTIONS
 4360 GARRY ST. RICHMOND, B.C.
 REVISIONS/ISSUED

SUMMARY OF TERRACED WALL HEIGHTS
 TERRACE LEVEL ONE: 10.04 ELEV.
 HIGHEST POINT: 10.04 ELEV.
 LOWEST POINT: 8.54 ELEV.
 TERRACE LEVEL TWO: 14.12 ELEV.
 HIGHEST POINT: 14.12 ELEV.
 LOWEST POINT: 11.24 ELEV.
 TERRACE LEVEL THREE: 16.84 ELEV.
 FLAT WALL: 16.84 ELEV.

DATE: MARCH 2017
 DESIGN: MM
 DRAWN: MM
 CHECKED: MM
 SCALE: 1/8" = 1'-0"
 JOB NO. MM
 PROJECT: LANDSCAPE ARCHITECTS MARUYAMA
 ARCHITECT: B.L. ARCHITECTS
 CLIENT: TOWNLINE HOUSING SOLUTIONS
 4360 GARRY ST. RICHMOND, B.C.
 REVISIONS/ISSUED

DATE: MARCH 2017
 DESIGN: MM
 DRAWN: MM
 CHECKED: MM
 SCALE: 1/8" = 1'-0"
 JOB NO. MM
 PROJECT: LANDSCAPE ARCHITECTS MARUYAMA
 ARCHITECT: B.L. ARCHITECTS
 CLIENT: TOWNLINE HOUSING SOLUTIONS
 4360 GARRY ST. RICHMOND, B.C.
 REVISIONS/ISSUED

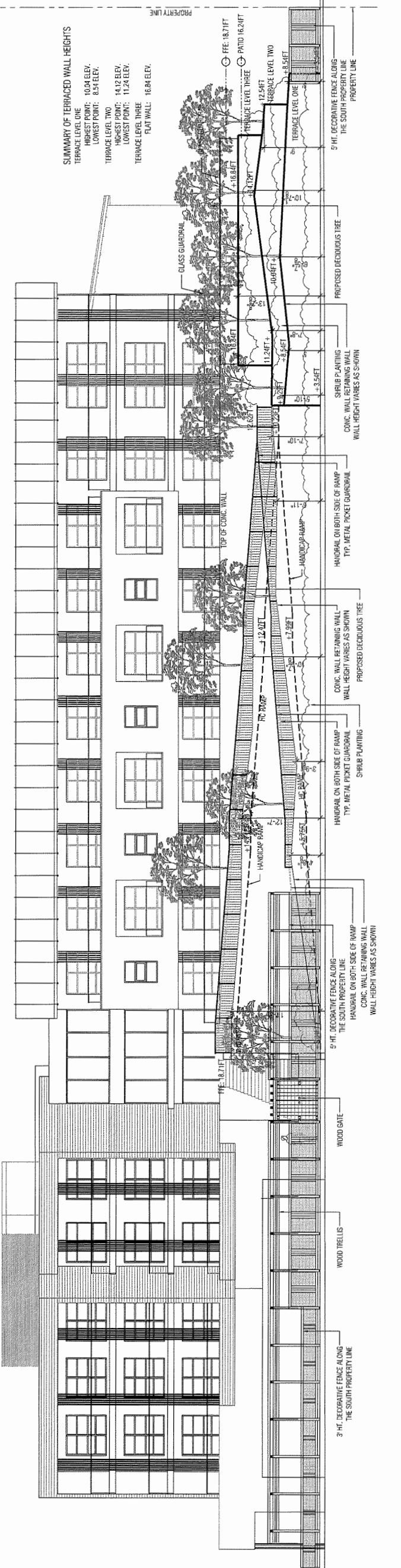
DATE: MARCH 2017
 DESIGN: MM
 DRAWN: MM
 CHECKED: MM
 SCALE: 1/8" = 1'-0"
 JOB NO. MM
 PROJECT: LANDSCAPE ARCHITECTS MARUYAMA
 ARCHITECT: B.L. ARCHITECTS
 CLIENT: TOWNLINE HOUSING SOLUTIONS
 4360 GARRY ST. RICHMOND, B.C.
 REVISIONS/ISSUED

DATE: MARCH 2017
 DESIGN: MM
 DRAWN: MM
 CHECKED: MM
 SCALE: 1/8" = 1'-0"
 JOB NO. MM
 PROJECT: LANDSCAPE ARCHITECTS MARUYAMA
 ARCHITECT: B.L. ARCHITECTS
 CLIENT: TOWNLINE HOUSING SOLUTIONS
 4360 GARRY ST. RICHMOND, B.C.
 REVISIONS/ISSUED



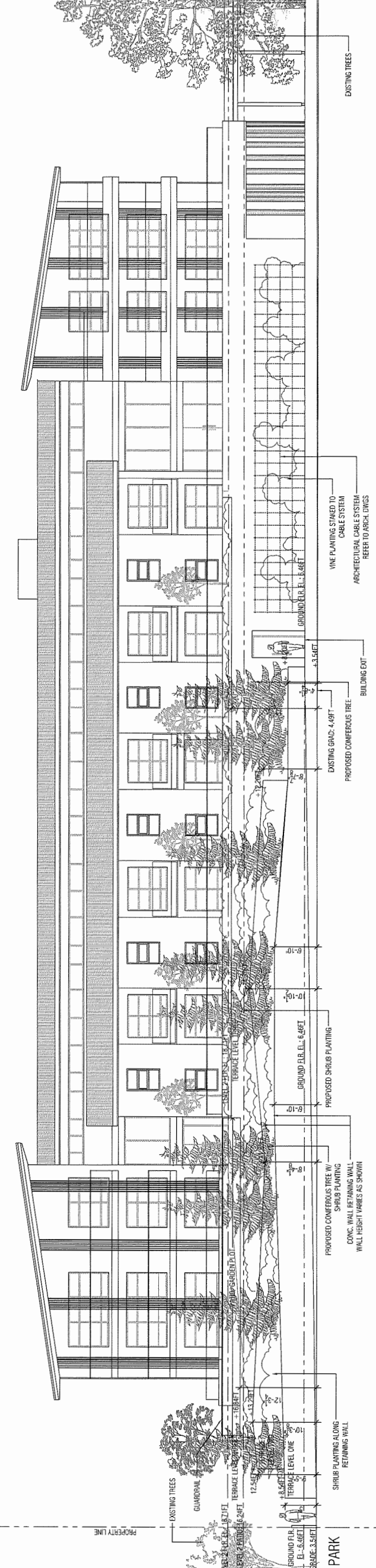
PROJECT: STEVESTON BUDDHIST TEMPLE
CLIENT: TOWNLINE HOUSING SOLUTIONS
ARCHITECT: G B L ARCHITECTS
4360 GARRY ST., RICHMOND, B.C.
FRED MANUYAMA & ASSOCIATES 890 G. LEV IN 8007 SQUARE VANCOUVER, B.C. V6Z 4B4
PH: (604) 274-4997 FX: (604) 274-9913 EMAIL: manuyama@tline.com

REVISIONS/SUED
1. APRIL 11, 2017 REVISION - BASED ON REVIEW.
2. JUNE 06, 2017 - BASED ON RE-CORRECTING.
3. OCT. 04, 2017 - ISSUED FOR PERMITTING.
4. DEC. 11, 2017 - ISSUED FOR DP.
5. APR. 25, 2018 - ISSUED FOR CONSTRUCTION.
6. JULY 26, 2018 - ISSUED FOR ACP.
7. OCT. 09, 2018 - FINISH TO REVISION.
8. AUG. 07, 2018 - ISSUED FOR DP REVISION TO.
9. AUG. 07, 2018 - ISSUED FOR REVISION TO.
10. SEP. 04, 2018 - REVISION TO REVISION.
11. SEPT. 04, 2018 - REVISION TO REVISION.
12. SEPT. 04, 2018 - REVISION TO REVISION.
13. SEPT. 04, 2018 - REVISION TO REVISION.



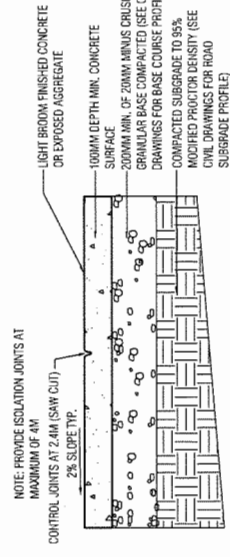
SUMMARY OF TERRACED WALL HEIGHTS
TERRACE LEVEL ONE
HIGHEST POINT: 10.04 ELEV.
LOWEST POINT: 8.54 ELEV.
TERRACE LEVEL TWO
HIGHEST POINT: 14.12 ELEV.
LOWEST POINT: 11.24 ELEV.
TERRACE LEVEL THREE
FLAT WALL: 16.84 ELEV.

1 SOUTH ELEVATION: FENCE/TRELLIS AND WHEELCHAIR RAMP/WALL W/ LANDSCAPING.
SCALE: 1/8" = 1'-0"



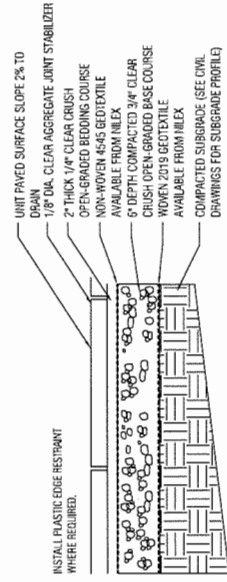
2 EAST ELEVATION: TERRACED PLANTER WALL W/ LANDSCAPING.
SCALE: 1/8" = 1'-0"

PLAN ZH
AUG 22 2018
DP 17-793478



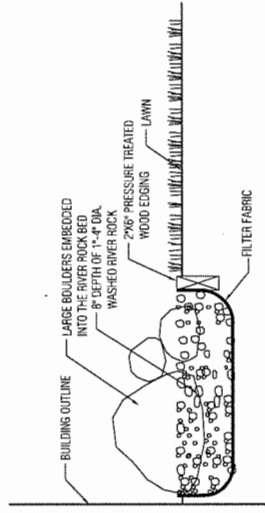
1 CONC. PAVING

SCALE: 1" = 1'-0"



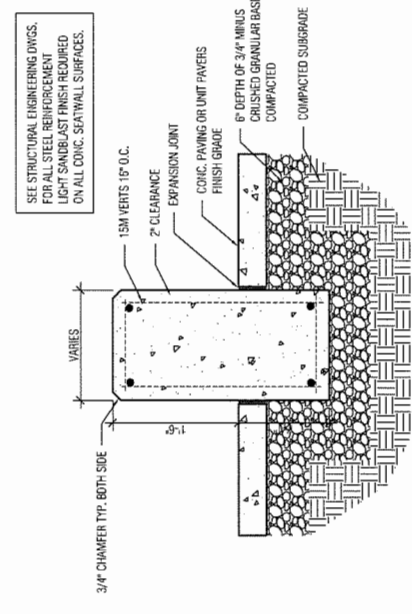
2 CONC. UNIT PAVERS

SCALE: 1" = 1'-0"



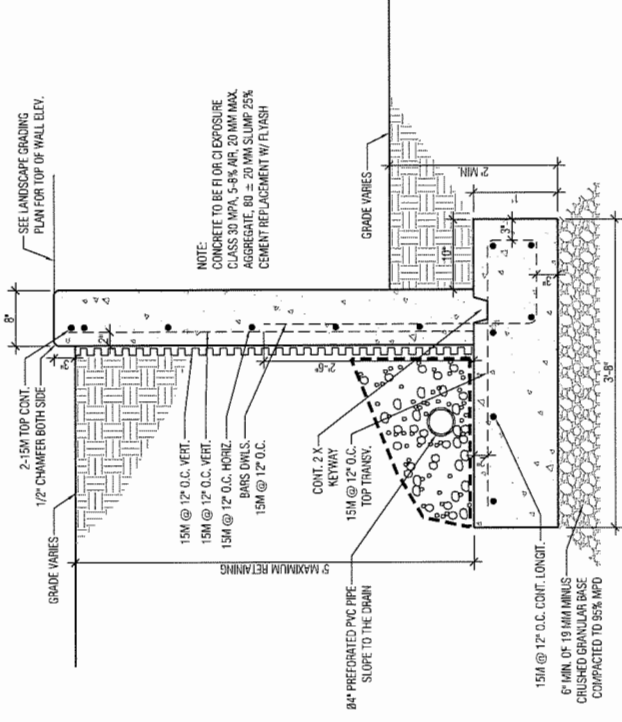
3 RIVER ROCK BORDER

SCALE: 1" = 1'-0"



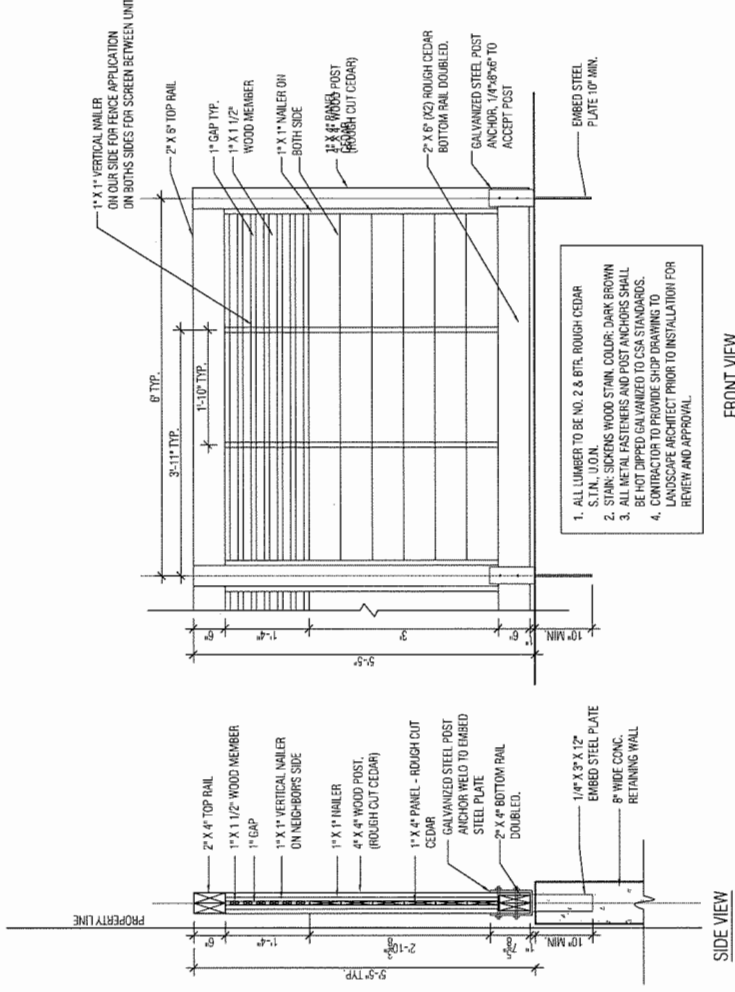
4 CONC. SEAT WALL

SCALE: 1" = 1'-0"



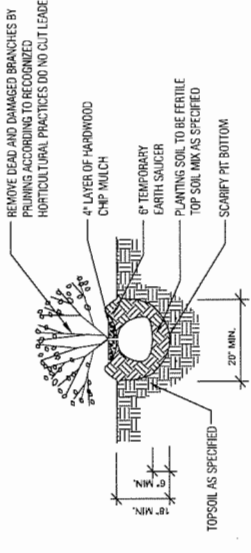
5 CONCRETE PLANTER WALL

SCALE: 1" = 1'-0"



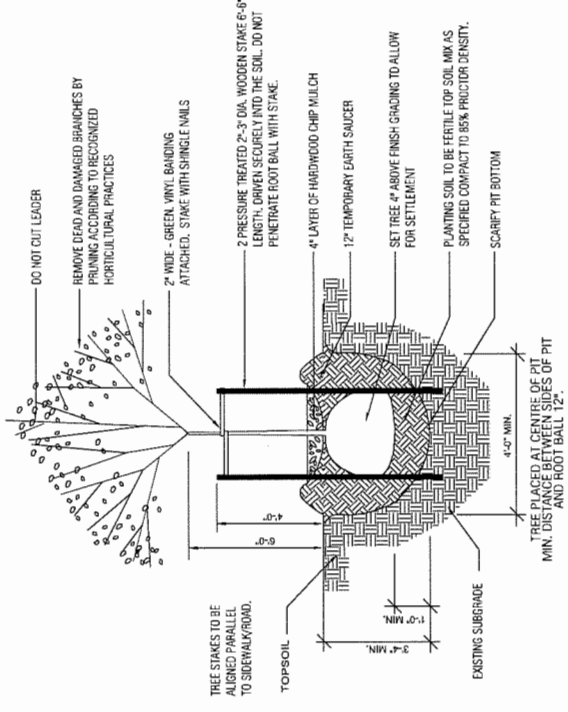
6 5 FT. PRIVATE SCREEN - 2ND LEVEL PRIVATE PATIOS

SCALE: 3/4" = 1'-0"



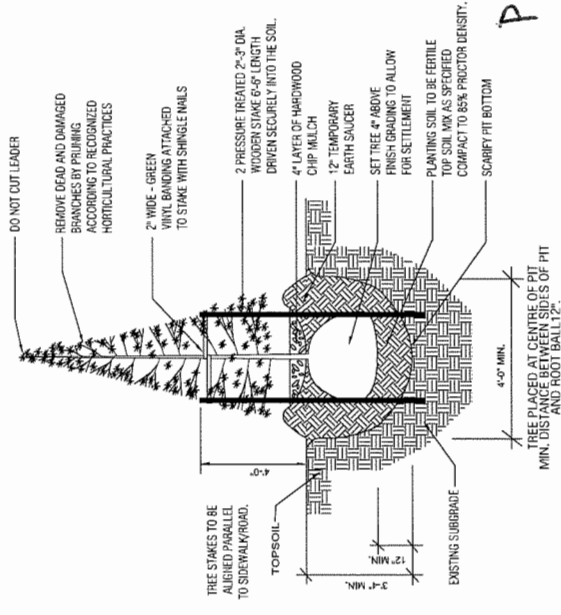
7 SHRUB PLANTING DETAIL

SCALE: NTS



8 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



9 CONIFEROUS TREE PLANTING DETAIL

SCALE: NTS

REVISIONS/ISSUED
1. DATE: 01-11-2017 - ISSUED FOR PERMITS
2. DATE: 01-11-2017 - ISSUED FOR PERMITS
3. DATE: 01-11-2017 - ISSUED FOR PERMITS
4. DATE: 01-11-2017 - ISSUED FOR PERMITS
5. DATE: 01-11-2017 - ISSUED FOR PERMITS
6. DATE: 01-11-2017 - ISSUED FOR PERMITS
7. DATE: 01-11-2017 - ISSUED FOR PERMITS
8. DATE: 01-11-2017 - ISSUED FOR PERMITS
9. DATE: 01-11-2017 - ISSUED FOR PERMITS
10. DATE: 01-11-2017 - ISSUED FOR PERMITS

PROJECT
STEVESTON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
ARCHITECT: G & L ARCHITECTS
CLIENT: TOWNLINE HOUSING SOLUTIONS
LANDSCAPE ARCHITECTS
MAYUKAMA & ASSOCIATES



DATE	MARCH 02, 2017
DESIGN	MM
DRAWN	MM
CHECKED	MM
SCALE	AS SHOWN
JOB NO.	M702

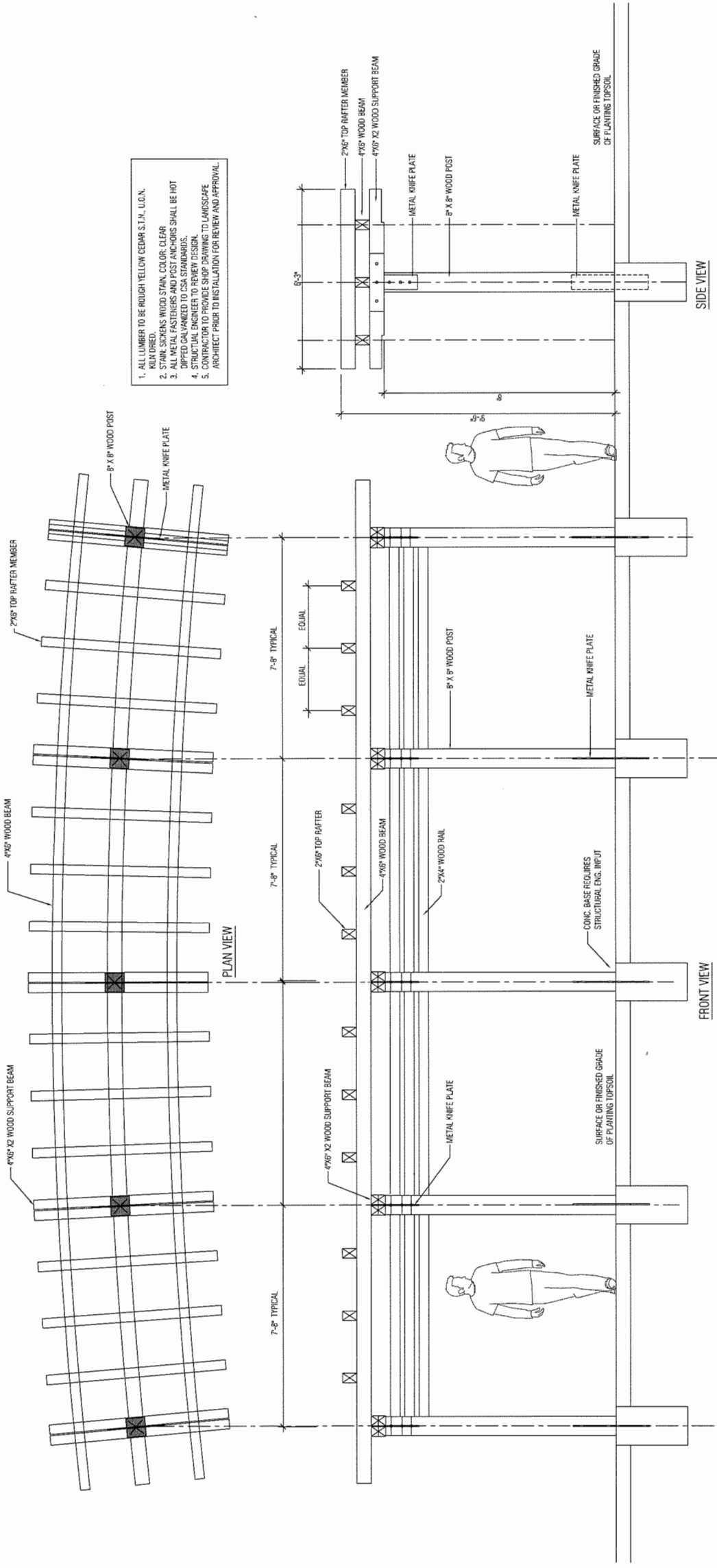
SHEET TITLE	LANDSCAPE DETAILS
SHEET NO.	L-10
REV. NO.	

PLAN 25
AUG 2 2 2018
DP 17-793478

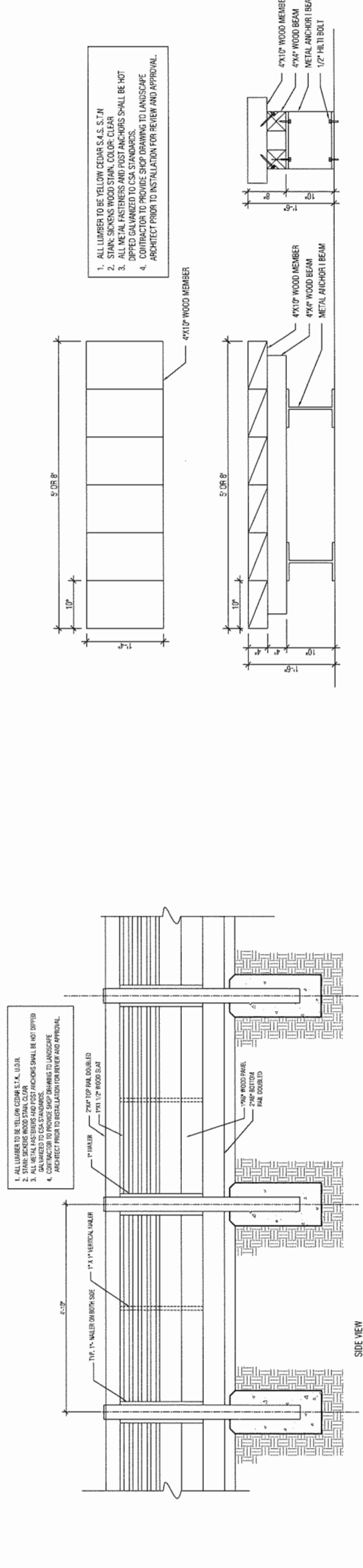


Plan 27 AUG 22 2018
DP 17-793478

REVISIONS/ISSUED
1. APRIL 11-2017 REVISION - ISSUED FROM REVIEW
2. JUNE 08-2017 - ISSUED FROM REVISION
3. OCT 04-2017 - ISSUED FROM REVISION
4. DEC 11-2017 - ISSUED FOR DR.
5. JAN 22-2018 - ISSUED FOR DR.
6. JAN 26-2018 - ISSUED FOR DR.
7. JUL 26-2018 - REVISION TO REVISION
8. AUG 07-2018 - ISSUED FROM REVISION TO
CONTRACT REVIEW. THE DRAWING IS DESIGNED BY RMM AND CHECKED BY RMM. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY RMM.



1 WOOD TRELLIS - LEVEL 2 COURT YARD
SCALE: 1/2" = 1'-0"



2 3' HT. NORTH PROPERTY LINE FENCE
SCALE: 1" = 1'-0"

3 CUSTOM WOOD BENCH
SCALE: 1" = 1'-0"

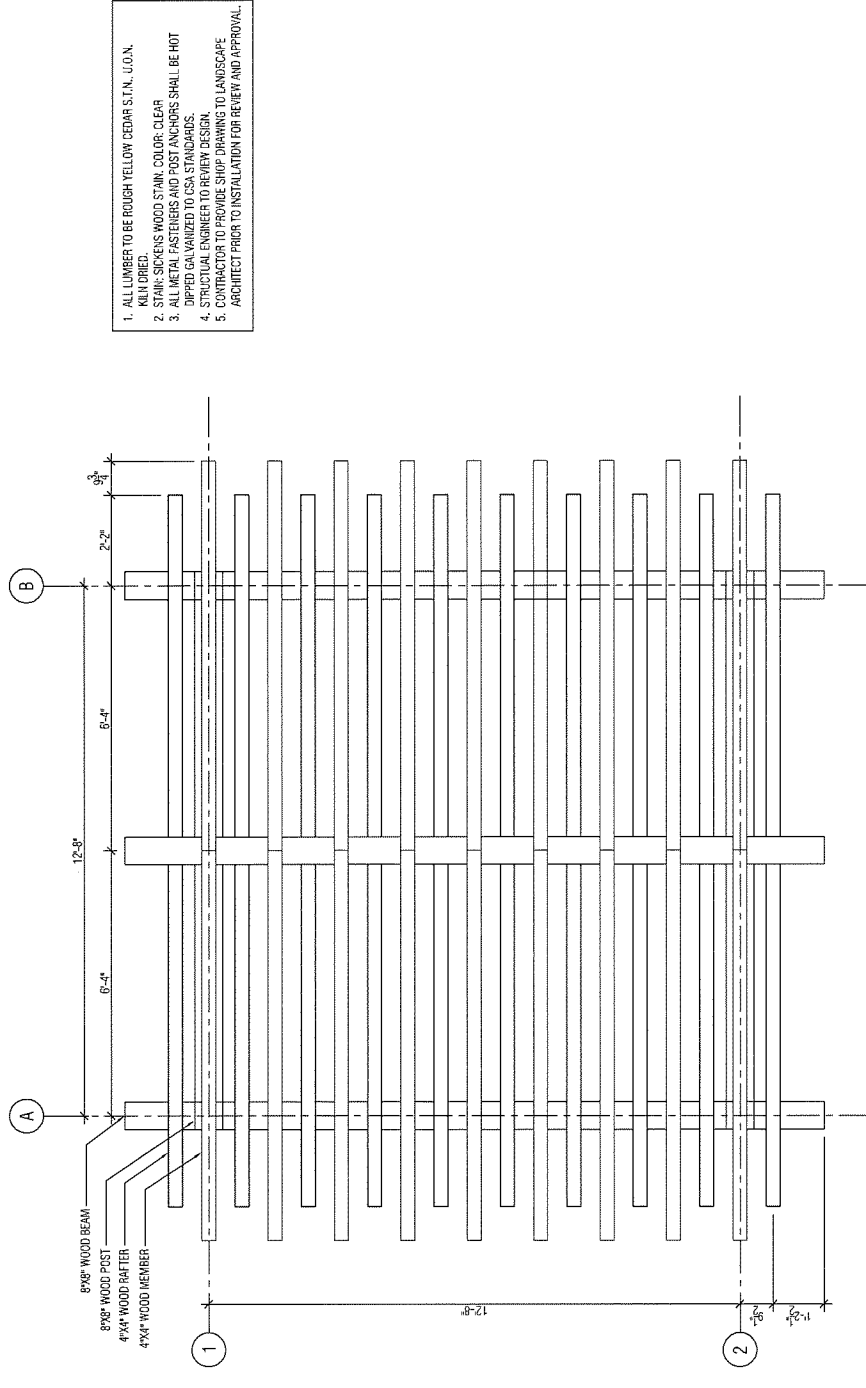
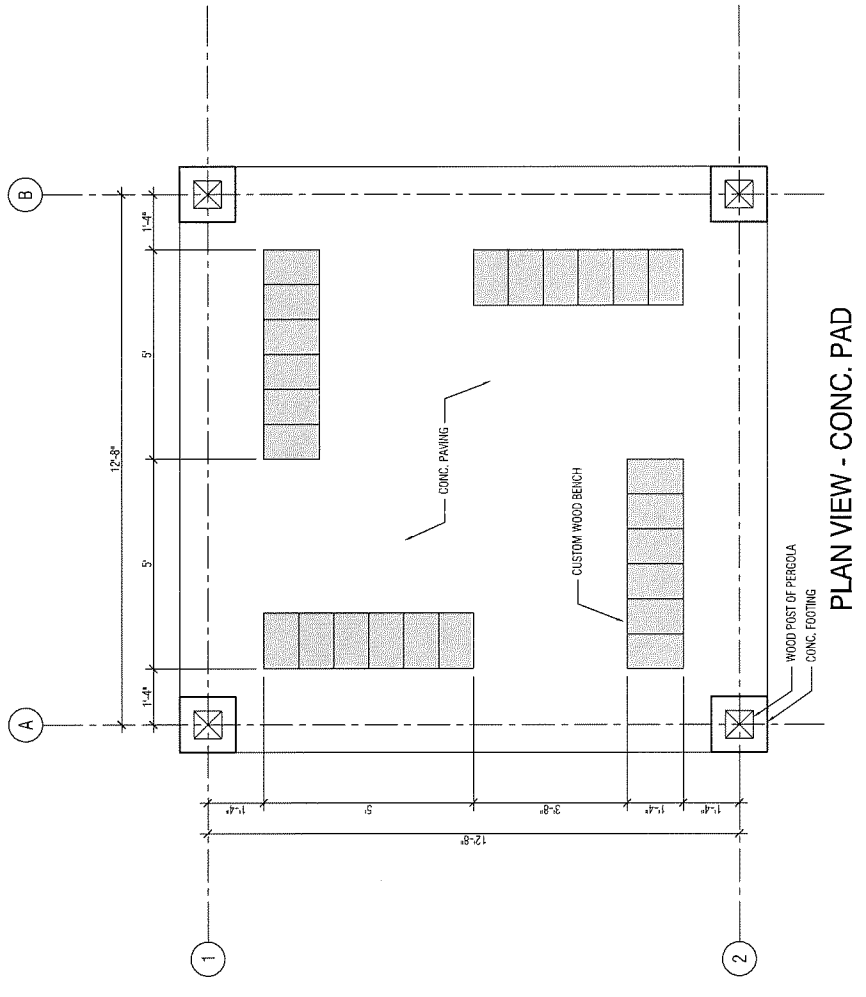
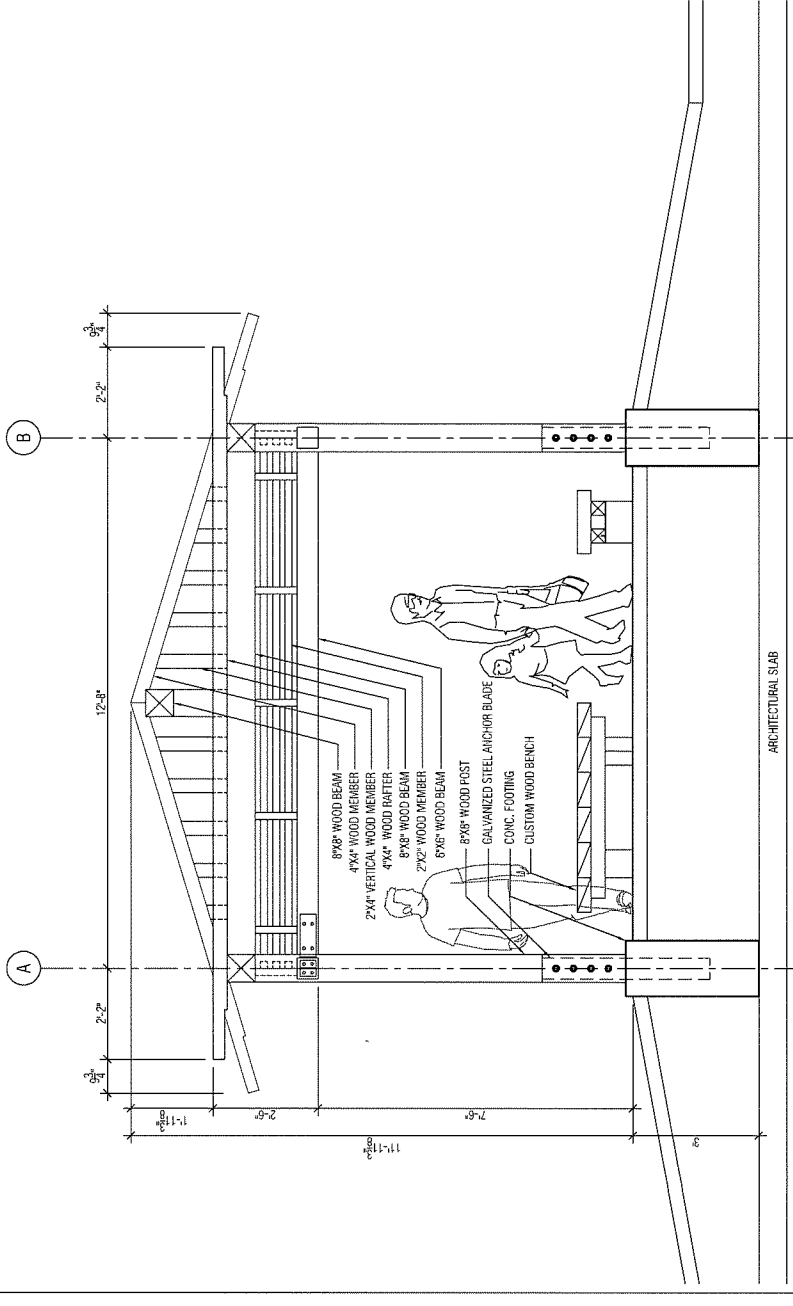
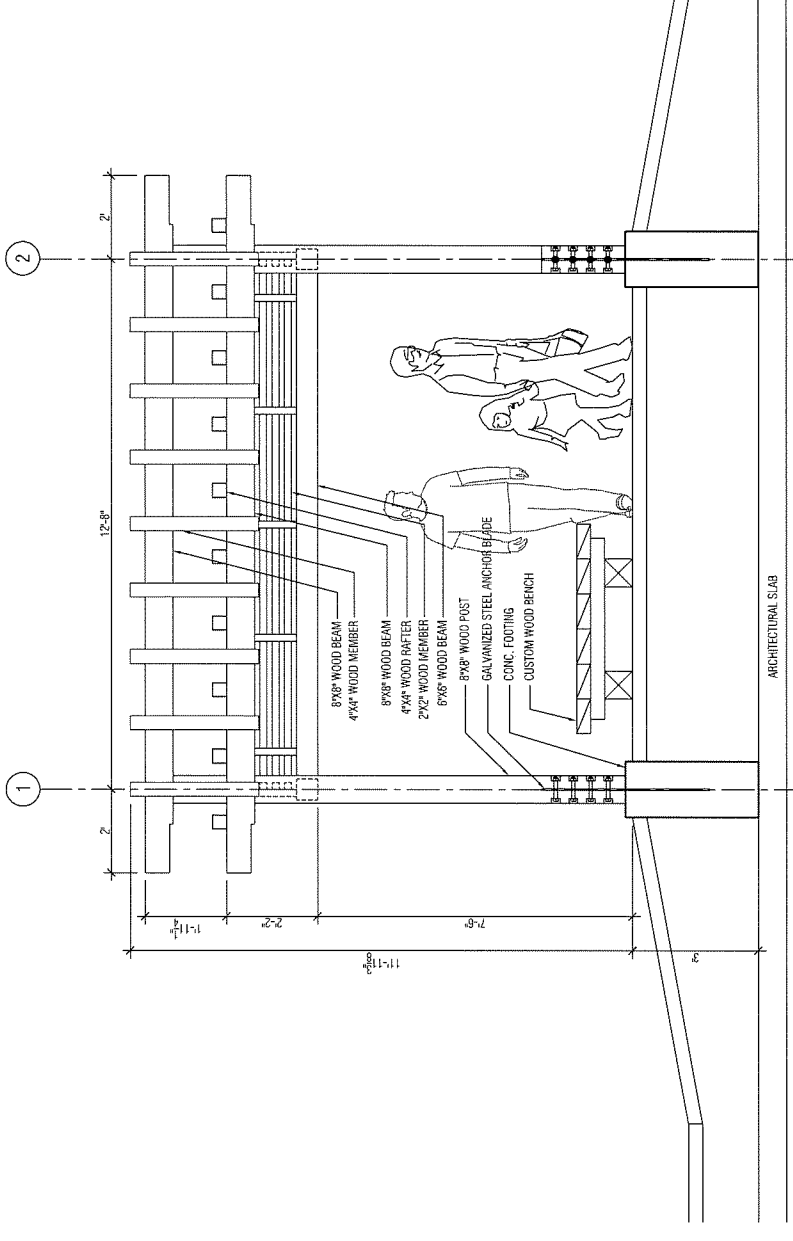


PROJECT
STEVESTON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
ARCHITECT: G B L ARCHITECTS
CLIENT: TOWNLINE HOUSING SOLUTIONS
100 MARUYUKA & ASSOCIATES 890 C. LEIGH BOOTH SQUARE VANCOUVER, B.C. V2Z 4B4, PH: (604) 874-9967, FX: (604) 874-9931, EM: maruyukam@mslbc.com

REVISIONS/ISSUED
1. APRIL 11, 2017 REVISION - ISSUED FROM REVIEW.
2. APRIL 20, 2017 - REVISION FOR REVISIONS.
3. OCT. 14, 2017 - REVISION FOR REVISIONS.
4. DEC. 11, 2017 - ISSUED FOR I.P.
5. JAN. 26, 2018 - REVISION FOR I.P.
6. JAN. 26, 2018 - REVISION FOR I.P.
7. JULY 26, 2018 - REVISION TO REVISIONS.
8. AUG. 07, 2018 - ISSUED FOR I.P. FROM I.P.
9. AUG. 07, 2018 - ISSUED FOR I.P. FROM I.P.
10. AUG. 07, 2018 - ISSUED FOR I.P. FROM I.P.

SCALE: 1/2" = 1'-0"

SIDE VIEW
Plan 28 AUG 22 2018
DP 17-793478



1. ALL LUMBER TO BE ROUGH YELLOW CEDAR S.T.A.L. U.O.N. KILN DRIED.
2. STAIN: SICKENS WOOD STAIN. COLOR: CLEAR
3. ALL METAL FASTENERS AND POST ANCHORS SHALL BE HOT DIPPED GALVANIZED TO CSA STANDARDS.
4. STRUCTURAL ENGINEER TO REVIEW DESIGN.
5. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.



GBL ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, CANADA V6T 1W6
 T 604 738 5355 F 604 731 5279
 GBLARCHITECTS.COM

PLOT INFO:

NOTES

NO. 1504
 -5.47' HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 29th, 2017	REZONING RE-SUBMISSION
3.	OCTOBER 11th, 2017	DESIGN REVIEW
4.	OCTOBER 31st, 2017	DESIGN REVIEW
5.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
6.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
7.	DECEMBER 14th, 2017	RE-SUBMITTED FOR DP
8.	JANUARY 25th, 2018	DEMOLITION PLAN
9.	APRIL 26th, 2018	FIRE TRUCK ACCESS
10.	JUNE 20th, 2018	UDP DESIGN
11.	JUNE 20th, 2018	UDP DESIGN
12.	JUNE 20th, 2018	CONSULTANT COORDINATION #1
13.	AUGUST 17th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 17th, 2018	PRIOR TO SUBMISSION

4360 GARRY STREET

3D RENDERS

REFERENCE PLAN
 DATE: AUGUST 2018
 DRAWN BY: RC
 CHECKED BY: SL
 SCALE:
 JOB NUMBER: 1504

AUG 22 2018

17-793478A - 5.01

NORTH-EAST BIRD EYE VIEW





G&B ARCHITECTS
 100 WATERLOO STREET
 WASHINGTON, CANADA V1T 1B8
 T 604 738 1155 F 604 731 5275
 GBLARCHITECTS.COM

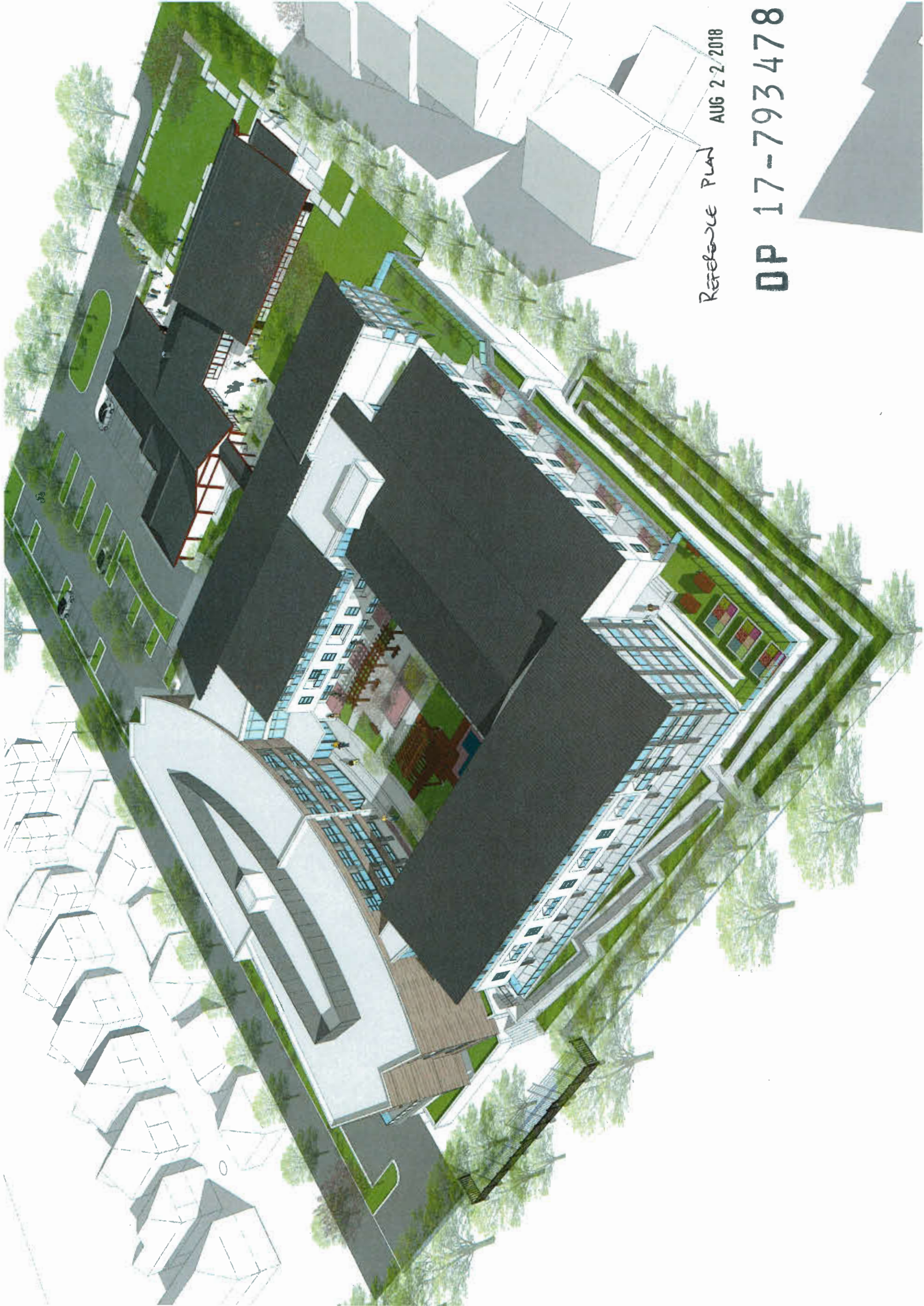
PLOT INFO:

NOTES

NO. 10000000
 -5.47' HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 29th, 2017	REZONING RE-SUBMISSION
3.	OCTOBER 11th, 2017	DESIGN REVIEW
4.	OCTOBER 5th, 2017	DESIGN REVIEW
5.	DECEMBER 1st, 2017	REZONING RE-SUBMISSION
6.	DECEMBER 1st, 2017	REZONING RE-SUBMISSION
7.	JANUARY 22nd, 2018	RESOLVED FOR DP
8.	JANUARY 25th, 2018	DEMOLITION PLAN
9.	APRIL 20th, 2018	FINAL TRUCK ACCESS
10.	APRIL 20th, 2018	UNIT DESIGN
11.	JUNE 20th, 2018	LOPP
12.	JUNE 28th, 2018	CONSULTANT COORDINATION #1
13.	AUGUST 17th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR TO SUBMISSION



Reference Plan AUG 22 2018

OP 17-793478

4360 GARRY STREET

3D RENDERS

DATE: AUGUST 2018
 DRAWN BY: RC
 CHECKED BY: SL
 SCALE:
 JOB NUMBER: 1504



SOUTH-EAST BIRD EYE VIEW

A - 5.02



G&B ARCHITECTS
 100 UNIVERSITY AVENUE
 WILLOWDALE, ONTARIO M2H 1C7
 TEL: 416 491 1188 FAX: 416 491 1279
 GBLARCHITECTS.COM

PLOT INFO:

NOTES
 NO. 10000000
 -5.47' HIGHEST STREET ELEVATION AT GARRY ST.

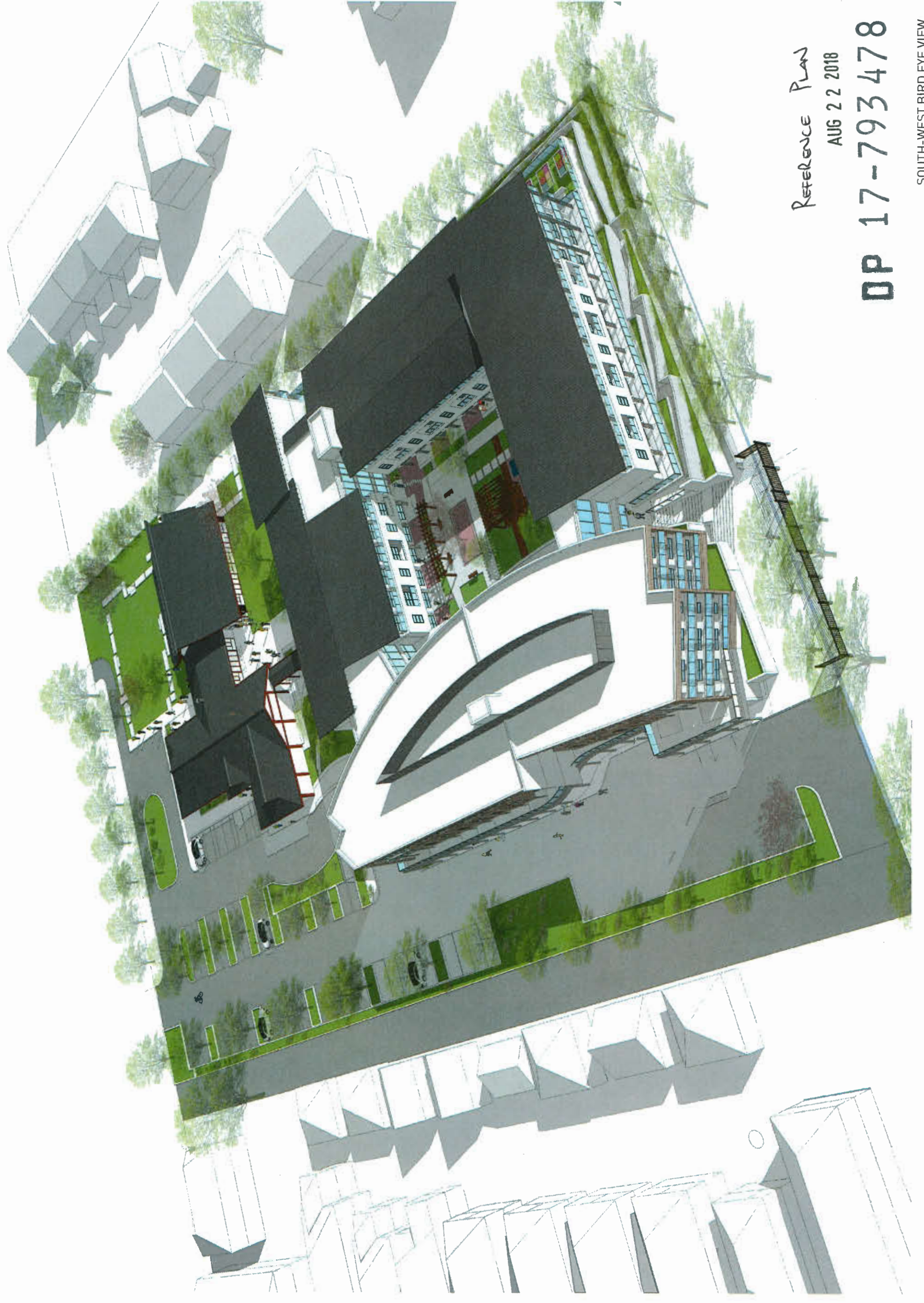
NO.	DATE	REVISIONS	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION	
2.	MAY 29th, 2017	REZONING RE-SUBMISSION	
3.	OCTOBER 2nd, 2017	DESIGN REVIEW	
4.	OCTOBER 2nd, 2017	DESIGN REVIEW	
5.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION	
6.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION	
7.	JANUARY 22nd, 2018	REZONING RE-SUBMISSION	
8.	JANUARY 25th, 2018	REZONING RE-SUBMISSION	
9.	APRIL 25th, 2018	DEMOLITION PLAN	
10.	APRIL 25th, 2018	DEMOLITION PLAN	
11.	JUNE 20th, 2018	FINAL DESIGN	
12.	JUNE 20th, 2018	CONSULTANT COORDINATION #1	
13.	AUGUST 17th, 2018	CONSULTANT COORDINATION #2	
14.	AUGUST 17th, 2018	PRIOR TO SUBMISSION	

4360 GARRY STREET

3D RENDERS

DATE	AUGUST 2018
DRAWN BY	RC
CHECKED BY	SL
SCALE	
JOB NUMBER	1504

A - 5.03

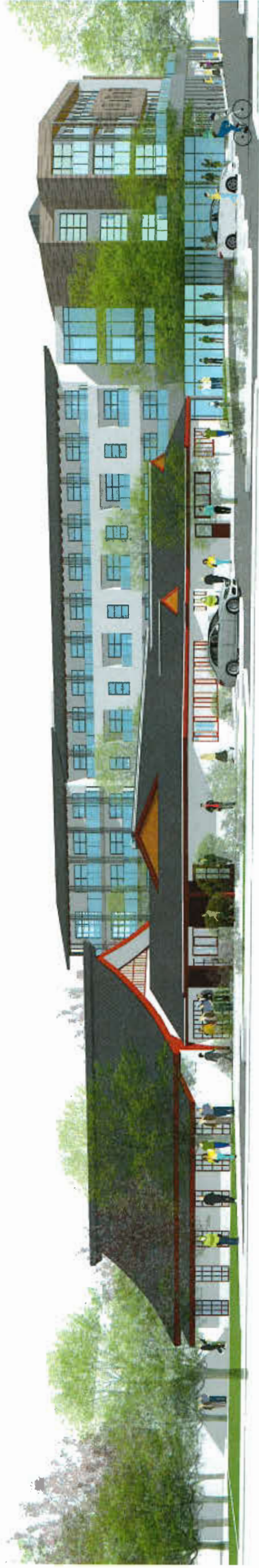


Reference Plan
 AUG 22 2018
DP 17-793478
 SOUTH-WEST BIRD EYE VIEW



GBL ARCHITECTS
 100 WASHINGTON STREET
 WASHINGTON, CANADA, V8T 1R8
 T: 604 738 1358 F: 604 731 8278
 GBLARCHITECTS.COM

PROFESSIONAL ARCHITECTS AND ENGINEERS (P.A.C.E.) REG. NO. 20071
 PLOT INFO:



NOTES
 NO. DESCRIPTION
 -5.47' HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 29th, 2017	REZONING RE-SUBMISSION
3.	MAY 29th, 2017	DESIGN REVIEW
4.	OCTOBER 5th, 2017	DESIGN REVIEW
5.	DECEMBER 14, 2017	REZONING RE-SUBMISSION
6.	DECEMBER 14, 2017	DESIGN REVIEW
7.	JANUARY 25th, 2018	RESUBMITTED DP
8.	JANUARY 25th, 2018	DEMOLITION PLAN
9.	APRIL 26th, 2018	FINAL TRUCK ACCESS
10.	APRIL 26th, 2018	FINAL SITE DESIGN
11.	JUNE 29th, 2018	LOP
12.	JUNE 29th, 2018	CONSULTANT COORDINATION #1
13.	AUGUST 7th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR TO SUBMISSION

4360 GARRY STREET

Reference Plan
 AUG 22 2018
 DP 17-793478

3D RENDERS

DATE: AUGUST 2018
 DRAWN BY: RC
 CHECKED BY: SL
 SCALE:
 JOB NUMBER: 1504

FROM GARRY STREET
 A - 5.04



GBL ARCHITECTS
 1000 AVENUE OF THE AMERICAS
 SUITE 1000
 MANASSAS, VIRGINIA 20108
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PLOT INFO:

NOTES
 NO. REVISION
 -5.47' HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 20th, 2016	REZONING APPLICATION
2.	MAY 26th, 2017	REZONING RE-SUBMISSION
3.	NOVEMBER 14th, 2017	REZONING RE-SUBMISSION
4.	OCTOBER 5th, 2017	DESIGN REVIEW
5.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
6.	NOVEMBER 14th, 2017	DESIGN REVIEW
7.	JANUARY 22nd, 2018	REZONING RE-SUBMISSION
8.	JANUARY 25th, 2018	REZONING RE-SUBMISSION
9.	APRIL 20th, 2018	REZONING RE-SUBMISSION
10.	JUNE 20th, 2018	REZONING RE-SUBMISSION
11.	JUNE 20th, 2018	REZONING RE-SUBMISSION
12.	JUNE 20th, 2018	CONSULTANT COORDINATION #1
13.	JUNE 20th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 17th, 2018	PRIOR TO SUBMISSION

Reference Plan

AUG 22 2018
793478

4360 GARRY STREET

3D RENDERS

DATE	AUGUST 2018
DRAWN BY	RC
CHECKED BY	SL
SCALE	
JOB NUMBER	1504

A - 5.05



FROM GARRY STREET



FOR ARCHITECTS
 100 WEST 10TH AVENUE
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 BELLEVILLE@GBL.COM

FLORINO

NOTES

NO. DESCRIPTION
 -5.47' HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 28th, 2016	REZONING APPLICATION
2.	MAY 28th, 2017	REZONING REVISION
3.	MAY 28th, 2017	DESIGN REVIEW
4.	OCTOBER 5th, 2017	DESIGN REVIEW
5.	DECEMBER 14, 2017	REZONING RE-SUBMISSION
6.	DECEMBER 14, 2017	REZONING RE-SUBMISSION
7.	JANUARY 22nd, 2018	REISSUED FOR DP
8.	JANUARY 22nd, 2018	DEMOLITION PLAN
9.	JANUARY 22nd, 2018	PERMITS
10.	APRIL 26th, 2018	UNITS DESIGN
11.	JUNE 20th, 2018	UDP
12.	JUNE 28th, 2018	CONSULTANT COORDINATION #1
13.	JUNE 28th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

4360 GARRY STREET

3D RENDERS

DATE	AUGUST 2018
DRAWN BY	AC
CHECKED BY	SL
SCALE	
JOB NUMBER	1504



REFERENCE PLAN AUG 22 2018

ACCESS TO NEW BUILDING

DP 17-793478

A - 5.06



Reference Plan AUG 2 2 2018
 DP 17-793478

COURTYARD



gbl

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PLOT INFO:

NOTES
NO. 10000000
-5.47' HIGHEST STREET ELEVATION AT GARRY ST.

NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 29th, 2017	REZONING RE-SUBMISSION
3.	MAY 29th, 2017	REZONING RE-SUBMISSION
4.	OCTOBER 31st, 2017	DESIGN REVIEW
5.	DECEMBER 14th, 2017	REZONING RE-SUBMISSION
6.	NOVEMBER 14th, 2017	RE-SUBMITTED FOR DP
7.	JANUARY 22nd, 2018	RE-SUBMITTED FOR DP
8.	JANUARY 25th, 2018	DEMOLITION PLAN
9.	JANUARY 25th, 2018	REVISIONS
10.	APRIL 26th, 2018	UNITS DESIGN
11.	JUNE 20th, 2018	UDP
12.	JUNE 28th, 2018	CONSULTANT COORDINATION #1
13.	JUNE 28th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR TO SUBMISSION

4360 GARRY STREET

3D RENDERERS

DATE	AUGUST 2018
DRAWN BY	AL
CHECKED BY	AL
SCALE	
JOB NUMBER	1504

REFERENCE Plan AUG 2 2 2018 COURTYARD
DP 17-793478

A - 5.08