



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 22, 2018

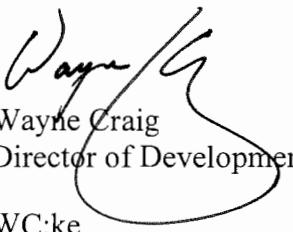
From: Wayne Craig
Director of Development

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

WC:ke
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)”; and

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.

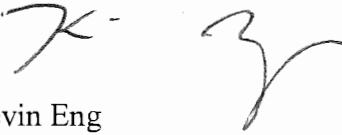
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets,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



City of Richmond

Development Application Data Sheet

Development Applications Department

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



City of Richmond

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

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 , .

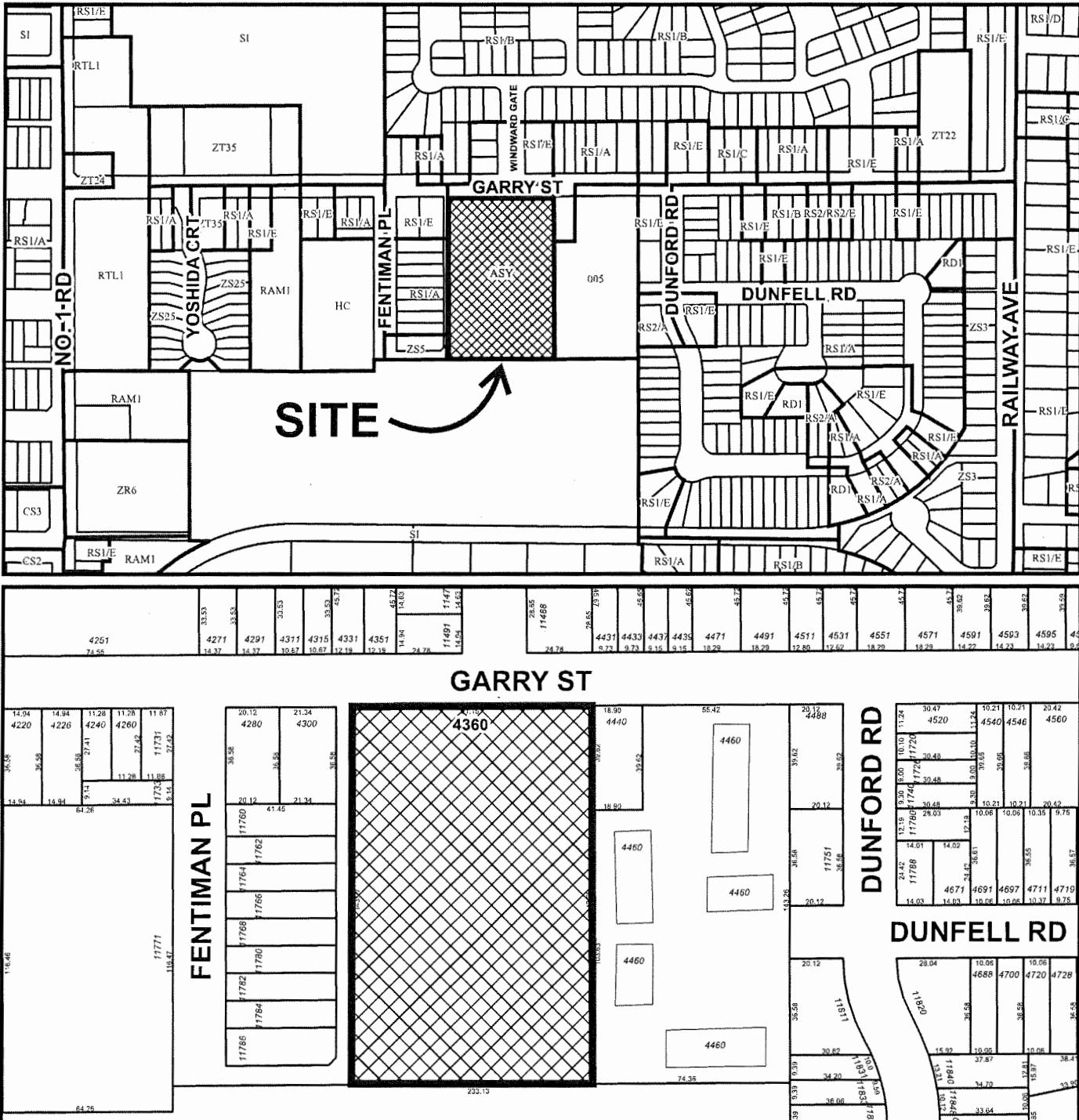
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



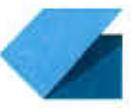
N

DP 17-793478
SCHEDULE "A"

Original Date: 01/03/18

Revision Date:

Note: Dimensions are in METRES



TL HOUSING
SOLUTIONS

gbl
EMERGENT ARCHITECTURE



AUG 22 2018

DP 17-793478

City of Richmond Prior to Submission August 7, 2018

4360 GARRY STREET

STEVESTON BUDDHIST TEMPLE

NOTES
NO. 120000000000
-547 HECHESTER STREET ELEVATION AT GARRY ST.

REVISIONS
NO. DATE REMARKS
1. JUNE 28th, 2016 REZONING APPLICATION
2. SEPTEMBER 10th, 2016 REZONING RE-SUBMISSION
3. SEPTEMBER 28th, 2017 DESIGN REVIEW
4. OCTOBER 5th, 2017 DESIGN REVIEW
5. DECEMBER 14th, 2017 REZONING RE-SUBMISSION
6. DECEMBER 11th, 2017 ISSUED FOR DP
7. JANUARY 12th, 2018 DEMOLITION
8. JANUARY 12th, 2018 DEMOLITION PLAN
9. APRIL 26th, 2018 FIRE TRUCK ACCESS
10. APRIL 26th, 2018 UNITS DESIGN
11. JUNE 20th, 2018 CONSULTANT COORDINATION P1
12. JUNE 26th, 2018 CONSULTANT COORDINATION P2
13. JULY 26th, 2018 CONSULTANT COORDINATION P3
14. AUGUST 1st, 2018 PRIOR TO SUBMISSION

AUG 22 2018

DP 17-793478

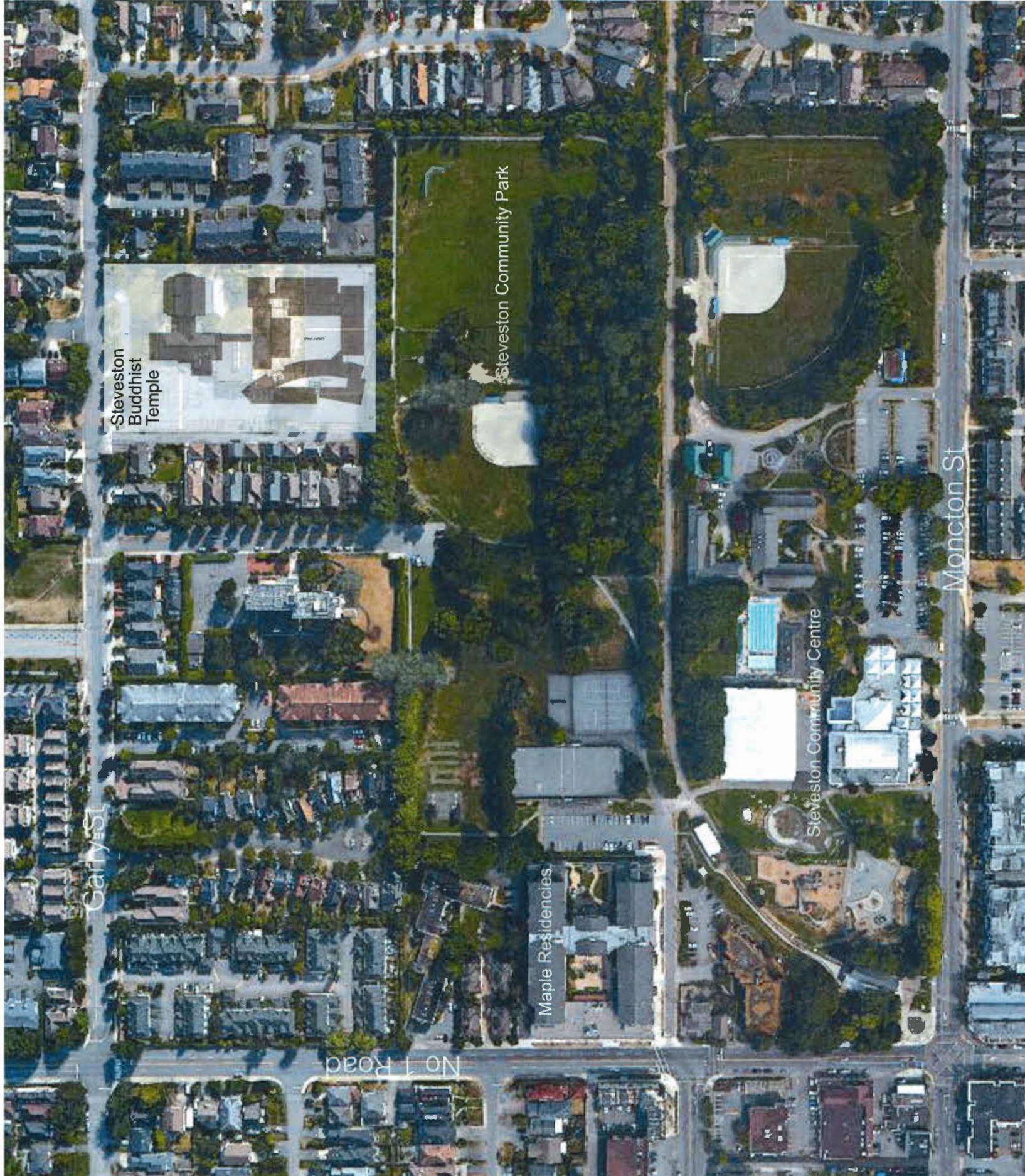


4360 GARRY STREET

CONTEXT PLAN

DATE _____
DRAWN BY _____
CHECKED BY _____
SCALE _____
JOB NUMBER 1504

A - 1.02



STEVENSON INDOHIST TEMPLE

LEGAL ADDRESS:	132 SEC 2 BLK N RGTW PL 40449 Except Plan LMP20538, LMP25711.
CIVIC ADDRESS:	4360 GARRY ST
RICHMOND KEY:	64726
CURRENT ZONING:	ASY

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

BUILDING AREAS

EXISTING AREA			SF	m ²	
FLOOR	TO BE REMOVED (GFM)	BUILDING (SF)	EXTENSION SF (INCROPSUDO)	TOTAL FAR SF	
L1	4,029.0	9,750.00	513.6	10,263.6	953.52
TOTAL	4,029.0	9,750.00	513.6	10,263.6	953.52

CONGREGATE HOUSING			AMENITY SPACE	RESIDENTIAL SF	TOTAL FAR SF	TOTAL GROSS SF	TOTAL m ²	
FLOOR	ENCLOSED PARKING	SF	OPEN COURT YARD	SF				
L1	21,864		7,438	18,652	0	18,652	40,516	
L2				1,533	25,416	26,969		
L3					27,559	27,559		
L4					23,899	23,899		
TOTAL FAR	21,864		7,438	20,205	76,874	97,079	9,018.9	
TOTAL GROSS						118,943	11,050.2	

DENSITY	RELIGIOUS ASSEMBLY	CONGREGATE HOUSING						
	SF	SF						
GROSS FLOOR AREA	10,263.6	118,943						
FAR EXEMPTIONS*		22,092	Enclosed Parking					
FLOOR AREA RATIO (FAR)	0.07	0	H/C Accessible Unit					
*EXEMPTIONS UNDER GENERAL DEVELOPMENT REGULATION 4.5 TO BE DETERMINED		0.69						
LOT COVERAGE RELIGIOUS ASSEMBLY AND CONGREGATE HOUSING								
LOT COVERAGE RELIGIOUS ASSEMBLY [Landscape roofs on top of parking]								
TOTAL LOT COVERAGE RELIGIOUS ASSEMBLY AND CONGREGATE HOUSING								
LOT COVERAGE %								

PARKING	REQUIRED	PROPOSED						
RELIGIOUS ASSEMBLY			10 SPACES PER 1076.39 SF OF GROSS FEASIBLE FLOOR AREA OF BUILDING					
TOTAL								
DISABILITY:	2%							
CONGREGATE HOUSING	0.3	SPACE FOR EACH BED						
TOTAL	18	STAFF MEMBERS	1 SPACE PER EACH STAFF MEMBER					
DISABILITY	2%							
TOTAL RELIGIOUS ASSEMBLY (ASY) + CONGREGATE HOUSING (HC)	10%							
ALLOWABLE REDUCTION*								
MINIMUM REQUIRED								

PROPOSED SMALL CARS								
LOADING	RELIGIOUS ASSEMBLY	CONGREGATE HOUSING						
REGULATION	514 SF (Addition only)	1 SPACE (1-240 UNITS)						
REQUIRED LOADING	n/a (Up to 100 m ²)	1 SPACE						
PROPOSED LOADING								

BIKE & VEHICLE FACILITIES								
REGULATION	RELIGIOUS ASSEMBLY	CONGREGATE HOUSING						
REQUIRED	514 SF (Addition only)	1 SPACE (1-240 UNITS)						
REQUIRED BIKE PARKING	0 (Addition < 100 m ²)	0						
PROPOSED BIKE PARKING	8 Stalls (Class 2)	17 Stalls (Class 1)						

DATA								
DATE	MAY 2017	REZONING APPLICATION						
DRAWN BY	KC	REZONING RESUBMISSION						
CHECKED BY	SL	REZONING SUBMISSION						
SCALE		DESIGN REVIEW						

PLOT INFO:								
COL. ARCHITECT'S NAME	TO MEET THE REQUIREMENTS OF THE PLAN, THE DESIGNER HAS AGREED TO USE THE SERVICES OF THE FOLLOWING ARCHITECT:	NAME	ADDRESS	PHONE NUMBER	E-MAIL ADDRESS	WEBSITE ADDRESS	DESIGNER'S SIGNATURE	DATE

NOTES								
NO. OF OCCUPANTS	-5,417 HEIGHTSTREET ELEVATION AT GARRY ST.							

REVISIONS								
NO. DATE	REZONING APPLICATION							
1. JUNE 28TH, 2016	REZONING RESUBMISSION							
2. MAY 26TH, 2017	REZONING SUBMISSION							
3. OCTOBER 5TH, 2017	REZONING SUBMISSION							
4. DECEMBER 14TH, 2017	REZONING RESUBMISSION							
5. DECEMBER 14TH, 2017	REZONING RESUBMISSION							
6. JANUARY 10TH, 2018	REZONING RESUBMISSION							
7. JANUARY 10TH, 2018	REZONING RESUBMISSION							
8. JANUARY 10TH, 2018	REZONING RESUBMISSION							
9. APRIL 26TH, 2018	REZONING RESUBMISSION							
10. APRIL 26TH, 2018	REZONING RESUBMISSION							
11. JUNE 20TH, 2018	CONSULTANT COORDINATION #1							
12. JUNE 20TH, 2018	CONSULTANT COORDINATION #2							
13. JUNE 20TH, 2018	CONSULTANT COORDINATION #3							
14. AUGUST 16TH, 2018	CONSULTANT COORDINATION #4							
15. AUGUST 16TH, 2018	CONSULTANT COORDINATION #5							
16. AUGUST 16TH, 2018	CONSULTANT COORDINATION #6							
17. AUGUST 16TH, 2018	CONSULTANT COORDINATION #7							
18. AUGUST 16TH, 2018	CONSULTANT COORDINATION #8							
19. AUGUST 16TH, 2018	CONSULTANT COORDINATION #9							
20. AUGUST 16TH, 2018	CONSULTANT COORDINATION #10							
21. AUGUST 16TH, 2018	CONSULTANT COORDINATION #11							
22. AUGUST 16TH, 2018	CONSULTANT COORDINATION #12							
23. AUGUST 16TH, 2018	CONSULTANT COORDINATION #13							
24. AUGUST 16TH, 2018	CONSULTANT COORDINATION #14							

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ARCHITECTS WEST 4TH AVENUE VANCOUVER, BC V6J 1Z8 604 731-8779 E-MAIL: GLAZERSTEET.COM	 <p><small>THIS PLOT PLAN IS FOR INFORMATION PURPOSES ONLY. IT IS NOT A LAND SURVEY OR A PLAT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE THAT THE PLOT PLAN IS ACCURATE AND MEETS ALL LOCAL ZONING, BUILDING, AND PLANNING REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THIS PLOT PLAN.</small></p> <p>PLOT INFO.:</p> <p>ELEVATION:</p>	<p>STANDARD PARKING STALL DIMENSIONS</p>  <p>STANDARD LOADING STALL DIMENSIONS</p>  <p>MEDIAN 8' 02" LOADING WALK</p>
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REVISIONS		REMARKS
NO.	DATE	
1.	JUNE 29th, 2016	REZONING RE-APPLICATION
2.	MAY 28th, 2017	REZONING RE-SUBMISSION
3.	SEPTEMBER 26th, 2017	DESIGN REVIEW
4.	OCTOBER 3rd, 2017	REZONING RE-APPLICATION
5.	DECEMBER 11th, 2017	CONSULTANT SUBMISSION
6.	JANUARY 22nd, 2018	RE-ISSUED FOR DP
7.	JANUARY 26th, 2018	RE-ASSIGNED TO DP
8.	APRIL 26th, 2018	DEMOLITION PLAN
9.	APRIL 26th, 2018	TRUCK ACCESS
10.	APRIL 26th, 2018	UPD
11.	APRIL 26th, 2018	TOTAL COORDINATION #1
12.	JUNE 28th, 2018	CONSULTANT SUBMISSION
13.	JULY 26th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRINTER'S SUBMISSION

4360 GARRY STREET	
GROUND FLOOR	
LEVEL 1	
DATE	MAY 2017
DRAWN BY	RC
SCALE	1/16" = 1'-0"
JOB NUMBER	1504
A - 3.01	

A - 3.01

PLAN 2 **DP 17-793478**
AUG 22 2018

A diagram consisting of a vertical column of three rectangles. To the left of the top rectangle is a jagged line with two labels: 'A-102' at the top and 'A-102' at the bottom. To the left of the middle rectangle is another jagged line.

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CB&I ARCHITECTS
138 WEST 8TH AVENUE
VANCOUVER, CANADA V6A 1B8
T 604.736.1165 F 604.731.5273
www.cbiarchitects.com

CONTRACTOR: BENTON HOMES INC. / ENGINEER: BENTON HOMES INC. / LANDSCAPE ARCHITECT: BENTON HOMES INC. / PHOTOGRAPH: BENTON HOMES INC.

PLOT INFO:

GBL ARCHITECTS
139 WEST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
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GBLARCHITECTS.COM

PLC-INFO:

GARRY STREET
NOTES
EXPLANATION
54.47' HEIGHT STREET ELEVATION AT GARRY STREET

REVISIONS	NO.	DATE	REASONING APPLICATION RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	REVIEW	RE-BIDDING SUBMISSION
	1.	JUNE 28, 2016				
	2.	MAY 20, 2017	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	REVIEW	RE-BIDDING SUBMISSION
	3.	SEPTEMBER 28th, 2017	DESIGN REVIEW	DESIGN REVIEW	RE-BIDDING SUBMISSION	
	4.	OCTOBER 5th, 2017	DESIGN REVIEW	DESIGN REVIEW	RE-BIDDING SUBMISSION	
	5.	DECEMBER 1st, 2017	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	
	6.	DECEMBER 11th, 2017	ISSUED FOR DP	ISSUED FOR DP	RE-BIDDING SUBMISSION	
	7.	JANUARY 22nd, 2018	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	
	8.	JANUARY 26th, 2018	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	
	9.	APRIL 26th, 2018	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	
	10.	APRIL 26th, 2018	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	
	11.	JUNE 28th, 2018	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	
	12.	JUNE 28th, 2018	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	
	13.	JULY 25th, 2018	CONSULTANT COORDINATION #2 RE-BIDDING SUBMISSION	CONSULTANT COORDINATION #2 RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION	RE-BIDDING SUBMISSION
	14.	JULY 26th, 2018	PRIOR TO SUBMISSION	PRIOR TO SUBMISSION	PRIOR TO SUBMISSION	PRIOR TO SUBMISSION

4360 GARRY STREET

150

LEVEL 2

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

A - 3.02

AUG 22 2018

OP 17-793478

Plan 3

LANE 8

The diagram shows two overlapping shaded regions labeled 'ASY ZONE' and 'HC ZONE'. The top region is labeled 'ASY ZONE' and the bottom one 'HC ZONE'. Both regions are bounded by diagonal lines representing the 24° and 75° angles relative to the horizontal. A vertical line at the bottom is labeled '470° [143.26m]'.

This architectural site plan illustrates a residential complex with various building footprints, setbacks, and surrounding infrastructure. Key features include:

- Buildings:** The plan shows multiple buildings colored in orange, yellow, and red, representing different apartment units. Many units are labeled "1 BED ROOM 490 SF".
- Common Areas:** A central "COURTYARD" is surrounded by buildings. To the left, there are "AMENITY" areas including a "HAIR SALON" and "GAR & RECYC".
- Landscaping:** A "PARK" area is located at the bottom left, and a "GROVE" area is shown at the top right.
- Dimensions:** The plan includes several dimensions in feet and meters:
 - Widths: 32'-10" [10.02m], 22'-5 1/2" [6.84m], 8'-6" [2.59m], 32'-10" [10.02m], 22'-5 1/2" [6.84m].
 - Lengths: 58'-10" [17.93m], 82'-6" [25.15m], 226'-1 1/2" [68.91m].
 - Vertical dimensions: 8'-6" [2.59m], 6'-0" [1.83m], 6'-0" [1.83m].
- Other Labels:** EXISTING GYMNASIUM TO BE REMOVED, PROPERTY LINE, SET BACK, and various compass points (N, S, E, W) and corner labels (A-402, A-403, G-403, E-403).

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GLAR ARCHITECTS
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GLARARCHITECTS.COM

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PLOT INFO:

12 ½
GARRY STREET

NOTES

REVISEONS

1360 GARRY STREET

11

504

A - 3.03

AUG 22 2018
793478

PLAZA 1

gbl

CH ARCHITECTS
10 WEST 8TH AVENUE
VANCOUVER, CANADA V6Z 1R8
T 604.731.5156 F 604.731.5279
GBLARCHITECTS.COM
PLOT INFO:

GARRY STREET
5417 GARRY STREET ELEVATION AT GARRY ST.
SOUTHERN EXPOSURE

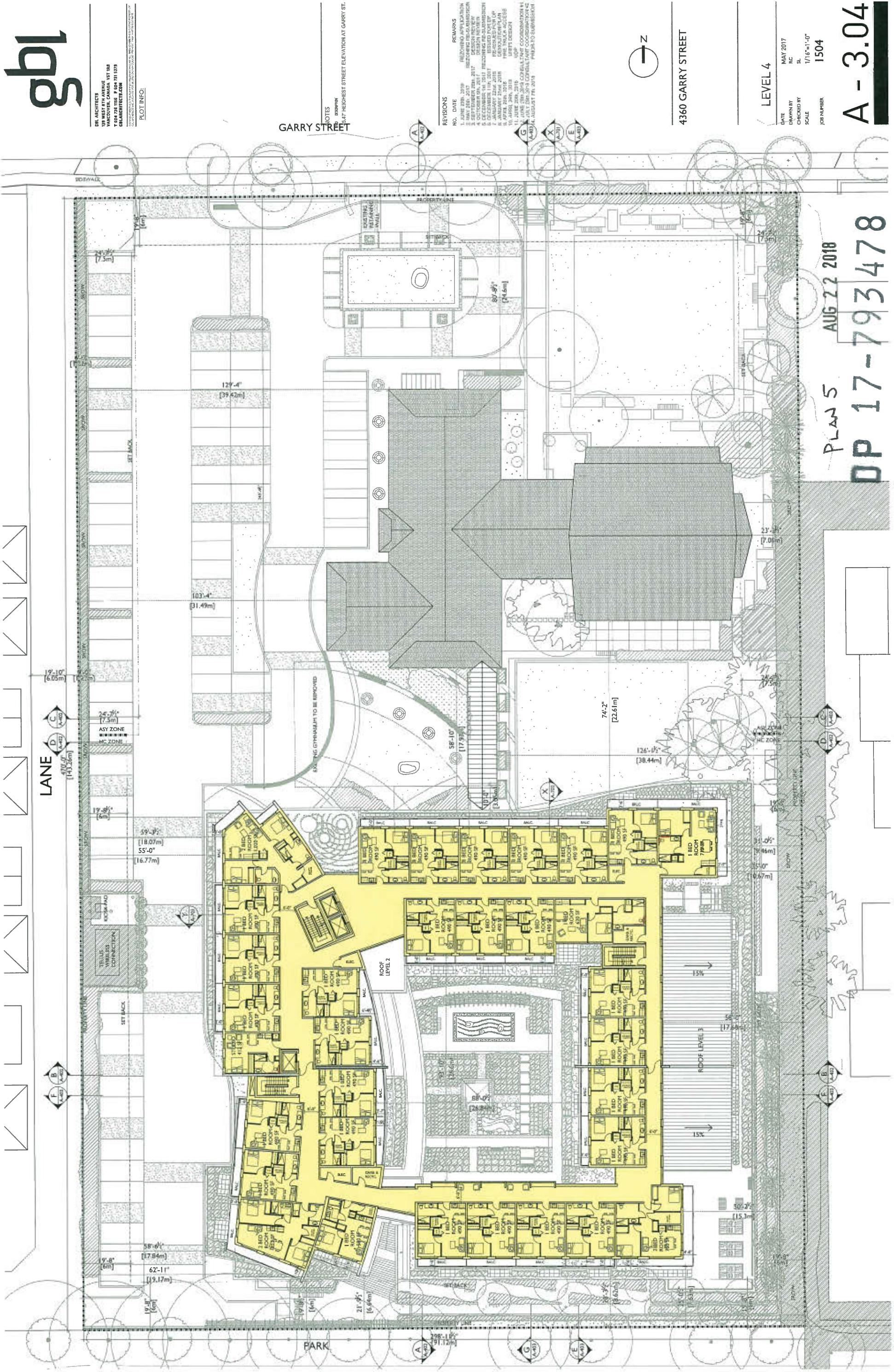
REVISIONS
NO. DATE
1. JANUARY 2013 DESIGNING PROJECT LOCATION
2. SEPTEMBER 2013 DESIGNING PROJECT SUBMISSION
3. SEPTEMBER 2013 DESIGN REVIEW
4. OCTOBER 2013 DESIGN REVIEW
5. DECEMBER 1st, 2013 INTERVIEWING THE SUBMISSIONS
6. DECEMBER 1st, 2013 INTERVIEWING THE SUBMISSIONS
7. JANUARY 2nd, 2014 DEPARTMENT OF PLANNING
8. JANUARY 25th, 2014 DEPARTMENT OF PLANNING
9. APRIL 28th, 2014 DEPARTMENT OF PLANNING
10. APRIL 28th, 2014 DEPARTMENT OF PLANNING
11. JUNE 20th, 2014 CONSULTANT COORDINATION #1
12. JULY 20th, 2014 CONSULTANT COORDINATION #2
13. JULY 20th, 2014 CONSULTANT COORDINATION #3
14. AUGUST 17th, 2013 PHASE 1 SUBMISSION

4360 GARRY STREET

LEVEL 4
DATE MAY 2017
DRAWN BY RC
CHECKED BY SL
SCALE 1/16"=1'-0"
JOB NUMBER 1504

A - 3.04

PLAN 5
DP 17-793478
AUG 22 2018



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BB ARCHITECTS
358 WEST 8TH AVENUE
VANCOUVER, BRITISH COLUMBIA V6E 1B6
BBARCHITECTS.COM

GARRY STREET

**SECTION
6.47 HEIGHT STREET ELEVATION AT GARRY STREET**

4360 GARRY STREET

ROOF PLAN

1/16"=1'-0"
1504
SCALE
JOB NUMBER

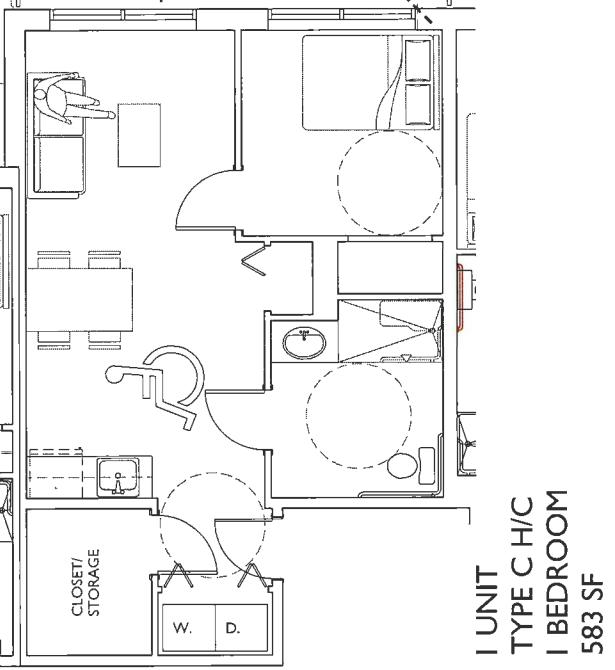
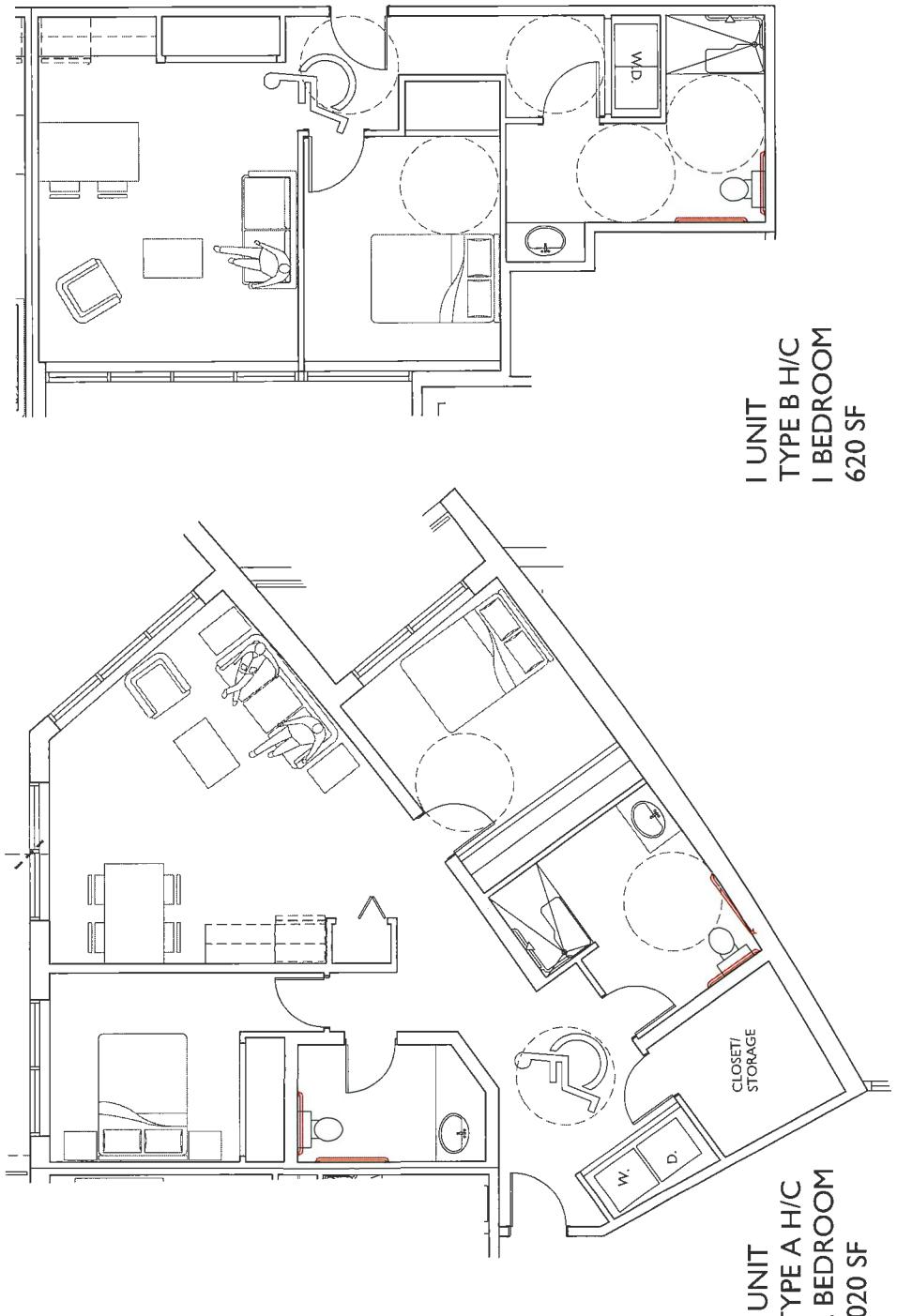
A - 3.05

AUG 22 2018
93478

Plan 6
Plan 7

1

Plan 7 AUG 22 2018
DP 17-793478



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 150MM (4'11") LONG X DOOR WIDTH + 600MM (2'-0") ON THE PULL SIDE, AND 1200MM (4'-0") LONG X DOOR WIDTH + 600MM (2'-0") ON THE PUSH SIDE. IF THESE CLEARANCES ARE NOT MET, POWER DOOR OPERATOR MUST BE FULLY INSTALLED (ROUGH IN NO ACCEPTABLE).
4) BATHROOMS CONSIDERED TO BE ADAPTABLE MUST HAVE THE FOLLOWING CLEARANCES:
- THE FACING WALL: 800MM (2'-7 1/2") BETWEEN THE FRONT OF TOILET AND 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 JUNK ARE EITHER ADJACENT TO EACH OTHER OR HAVE CONTINUOUS COUNTER BETWEN THEM.
7) ELECTRICAL OUTLETS (INCLUDING PHONE, DATA, USB AND POWER) INTENDED FOR OCCUPANT USE TO BE INSTALLED AT LEAST 450MM (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, THERMOSTAT, 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 NO LESS THAN 700MM (2'-7 1/2") ABOVE FINISHED FLOOR AND NOT MORE THAN 800MM (2'-7 1/2") ABOVE FINISHED FLOOR. BOXES ARE TO BE TIED IN TO FIRE ALARM SYSTEM.

NOTES
NO REZONING
-547 GARRY STREET ELEVATION AT GARRY ST.

REVISIONS
NC DATE
1. JUNE 2016 2016 REZONING RE-SUBMISSION
2. MAY 28th, 2017 REZONING RE-SUBMISSION
3. SEPTEMBER 28th, 2017 DESIGN REVIEW
4. OCTOBER 5th, 2017 DESIGN REVIEW
5. DECEMBER 1st, 2017 REZONING RE-SUBMISSION
6. JANUARY 2nd, 2018 DESIGN REVIEW
7. JANUARY 23rd, 2018 ISSUED CDP DEMOLITION PLAN
8. JANUARY 25th, 2018 FIRE TRUCK ACCESS
9. APRIL 26th, 2018 UNIT DESIGN
10. APRIL 26th, 2018 UNIT DESIGN
11. JUNE 1st, 2018 CONSULTANT COORDINATION #1
12. JUNE 1st, 2018 CONSULTANT COORDINATION #2
13. JULY 7th, 2018 CONSULTANT COORDINATION #2
14. AUGUST 7th, 2018 PRIORITY SUBMISSION

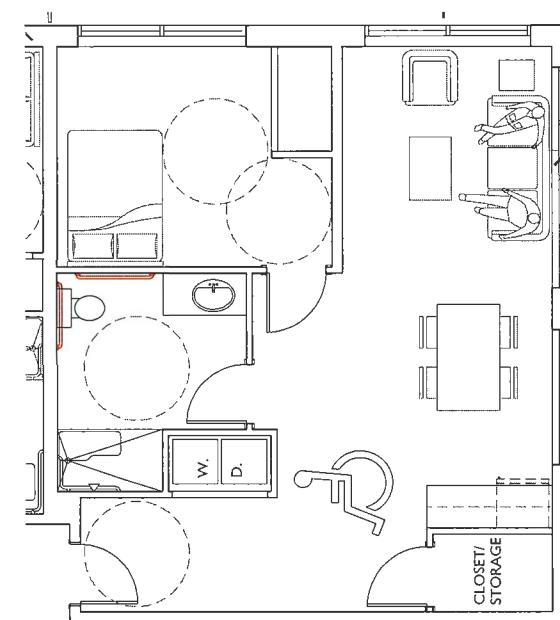
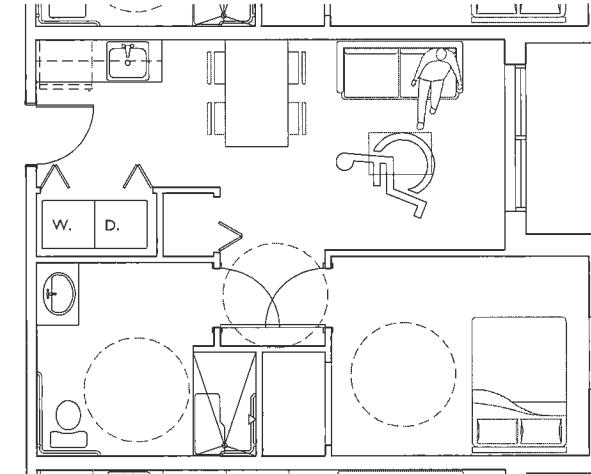
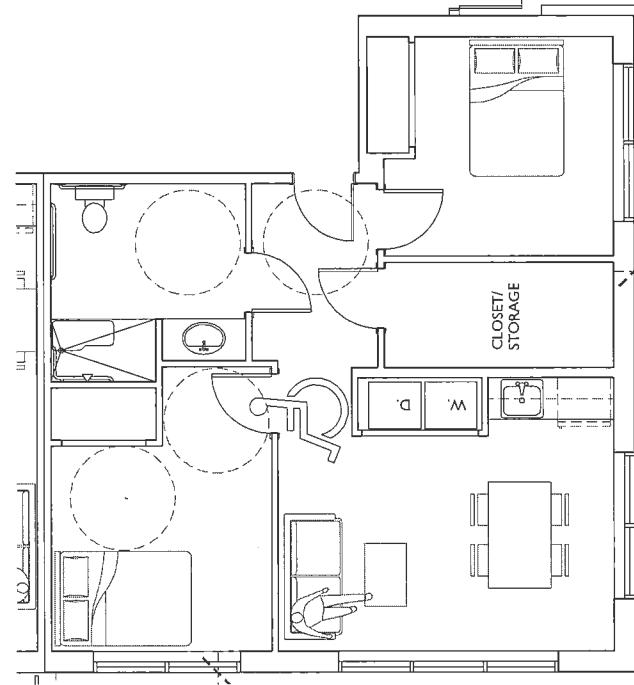
REMARKS

H/C ACCESSIBLE UNITS:
1) ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 850MM (2'-9 1/2").
2) BATHROOM 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.
4) BATHROOM MUST HAVE THE FOLLOWING CLEARANCES:
- 1500MM (4'-1") TURNING CIRCLE CLEARANCE WHEN DOORS IS CLOSED
- BATHTUB WILL BE "WHEEL IN" BATHTUB TYPE. IF THIS IS NOT POSSIBLE, A "WHEEL IN" SHOWER MUST BE PROVIDED.
5) TOILET AND BATHTUB WILL INCLUDE SOLID BLOCKING IN WALL AND GRAB BARS.
6) KITCHENS WILL HAVE COUNTER TOP, ACCESSIBLE APPLIANCES AND CURBOARDS, AND UPPER CABINETS 18" ABOVE COUNTERTOP.
7) ELECTRICAL OUTLETS (INCLUDING PHONE, DATA, USB AND POWER) INTENDED FOR OCCUPANT USE TO BE INSTALLED AT LEAST 450MM (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, THERMOSTAT, 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 NO LESS THAN 700MM (2'-7 1/2") ABOVE FINISHED FLOOR AND NOT MORE THAN 800MM (2'-7 1/2") ABOVE FINISHED FLOOR. BOXES ARE TO BE TIED IN TO FIRE ALARM SYSTEM.

4360 GARRY STREET
UNITS PLANS
H/C UNITS

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

A-3.06



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

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

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

DATE: MAR 2015
RC: SL
SCALE: 1/2"=1'-0"
JOB NUMBER: 1504

AUG 22 2018

Plan 8

DP 17-7934178

CH. ARCHITECT'S
15A WEST 8TH AVENUE
VANCOUVER, CANADA V6T 1R6
T 604 735 9156 F 604 731 5279
CHARCHITECTS.COM
PLOT INFO:

ALL ADAPTABLE SUITES:

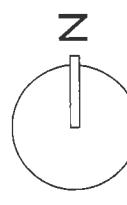
- 1) ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 850MM (2'-9 1/2").
- 2.) AT LEAST ONE BEDROOM AND ONE BATHROOM IN EACH ADAPTABLE SUITE MUST BE CONSIDERED ADAPTABLE. THESE ROOMS MUST HAVE DOORS WITH A MINIMUM CLEAR WIDTH OF 800MM (2'-7 1/2").
- 3.) ADAPTABLE DOORS MUST HAVE AN UNOBSTRUCTED CLEAR AREA OF 1500MM (4'-1") 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.) BATHROOMS CONSIDERED TO BE ADAPTABLE MUST HAVE THE FOLLOWING CLEARANCES:

 - 800MM (2'-7 1/2") BETWEEN THE FRONT OF TOILET AND THE FACIN' WALL.
 - 810MM (2'-7 1/2") 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 CONTINUOUS COUNTER BETWEEN THEM.
- 7.) ELECTRICAL OUTLETS INCLUDING PHONE, DATA, USB AND POWER INTENDED FOR OCCUPANT USE TO BE INSTALLED AT LEAST 450MM (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 WILL BE NOT LESS THAN 7'-0" ABOVE FINISHED FLOOR. BOXES ARE TO BE TIED IN TO FIRE ALARM SYSTEM.

NOTES
HO 1000mm
-5.47 HEIGHT STREET ELEVATION AT GARRY ST.

REVISIONS
NO. DATE REMARKS
1. JUNE 28th, 2016 REZONING, RE-SUBMISSION
2. MAY 26th, 2017 DESIGN REVIEW
3. SEPTEMBER 28th, 2017 DESIGN REVIEW
4. OCTOBER 5th, 2017 REZONING, RE-SUBMISSION
5. DECEMBER 1st, 2017 ISSUED FOR D.P.
6. JANUARY 2nd, 2018 DEMOLITION PLAN
7. JANUARY 20th, 2018 FIRE TRUCK ACCESS
8. APRIL 26th, 2018 UNITS DESIGN
9. JUNE 20th, 2018 CONSULTANT COORDINATION #1
10. JULY 26th, 2018 CONSULTANT COORDINATION #2
11. AUGUST 7th, 2018 UNITS DESIGN
12. AUGUST 14th, 2018 CONSULTANT COORDINATION #2
13. JULY 26th, 2018 CONSULTANT COORDINATION #2
14. AUGUST 7th, 2018 PRIOR-TO SUBMISSION



UNITS PLANS

1 BEDROOM

DATE MAR 2015
DRAWN BY RC
CHECKED BY SL
SCALE 1/2" = 1'-0"
JOB NUMBER 1504

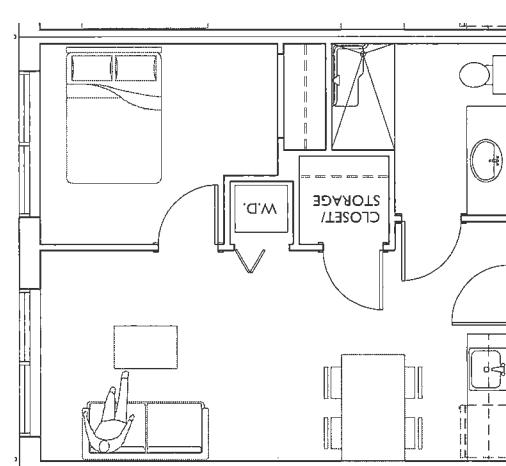
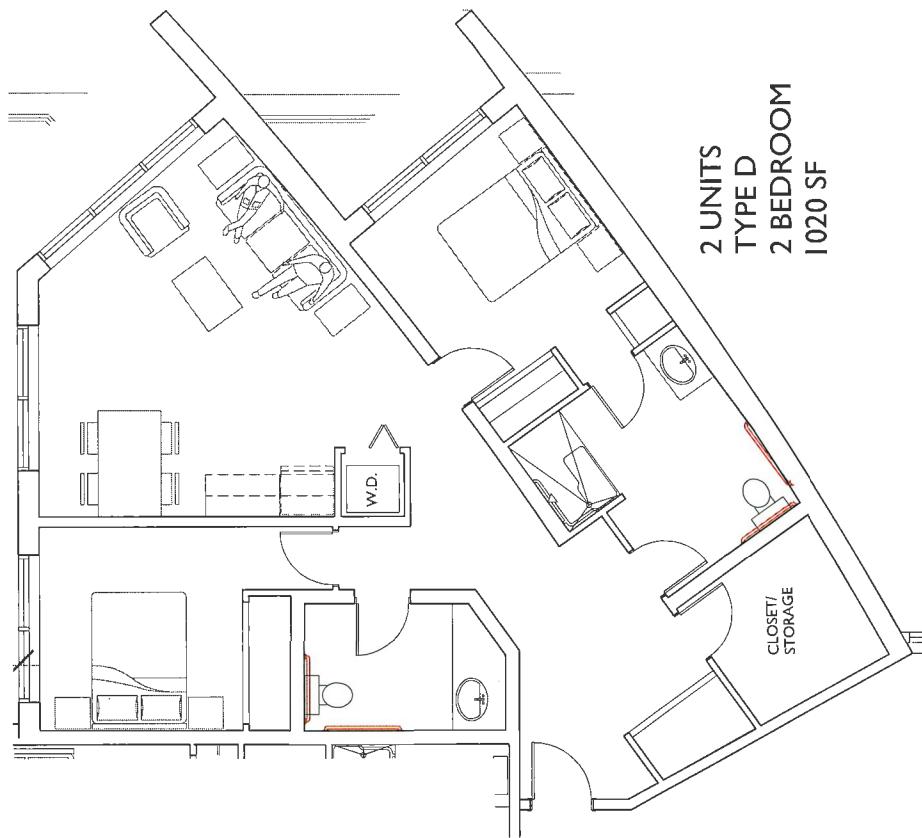
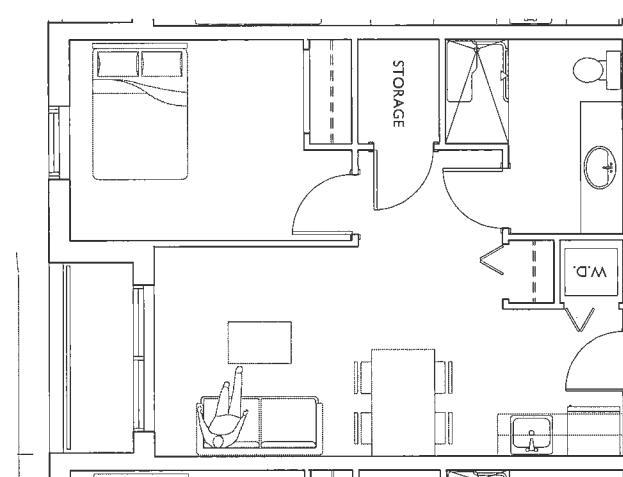
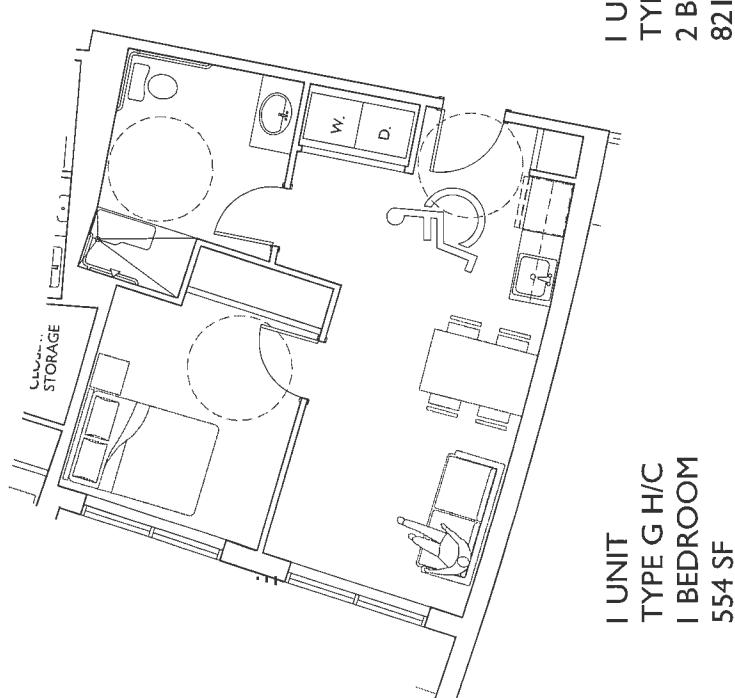
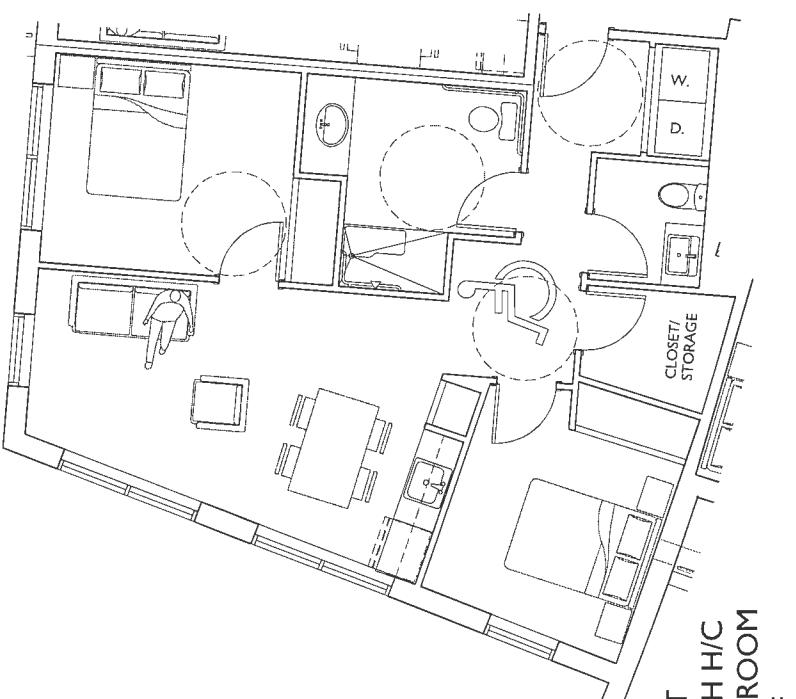
2 UNITS
TYPE D
2 BEDROOM
1020 SF

26 UNITS
TYPE C
1 BEDROOM
533 SF

54 UNITS
TYPE B
1 BEDROOM
490 SF

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

A-3.07



UNITS PLANS

1 BEDROOM

DATE MAR 2015
DRAWN BY RC
CHECKED BY SL
SCALE 1/2" = 1'-0"
JOB NUMBER 1504

2 UNITS
TYPE D
2 BEDROOM
1020 SF

DATE MAR 2015
DRAWN BY RC
CHECKED BY SL
SCALE 1/2" = 1'-0"
JOB NUMBER 1504

26 UNITS
TYPE C
1 BEDROOM
533 SF

DATE MAR 2015
DRAWN BY RC
CHECKED BY SL
SCALE 1/2" = 1'-0"
JOB NUMBER 1504

DATE MAR 2015
DRAWN BY RC
CHECKED BY SL
SCALE 1/2" = 1'-0"
JOB NUMBER 1504

54 UNITS
TYPE B
1 BEDROOM
490 SF

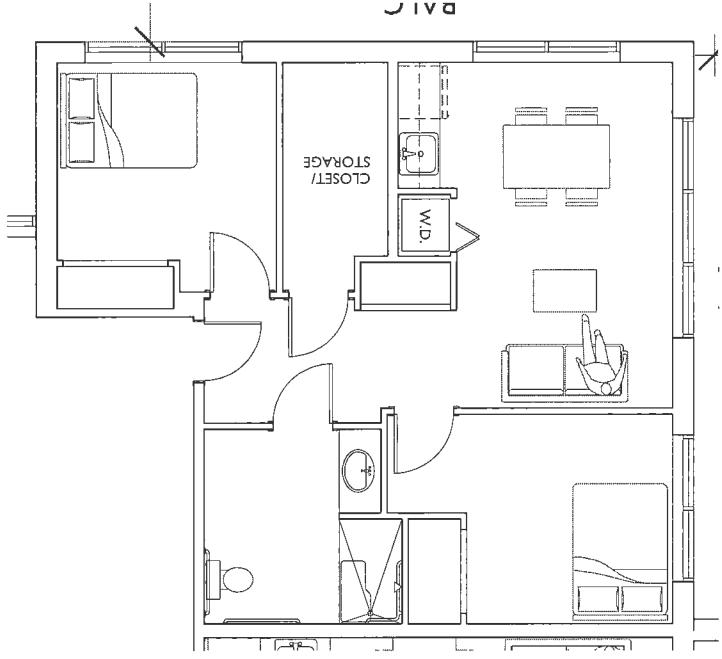
NOTE: AGE IN PLACE MEASUREMENTS
IN ALL UNITS, DOOR HANDLES AND PLUMBING
FIXTURES TO BE LEVER TYPE.

A-3.07

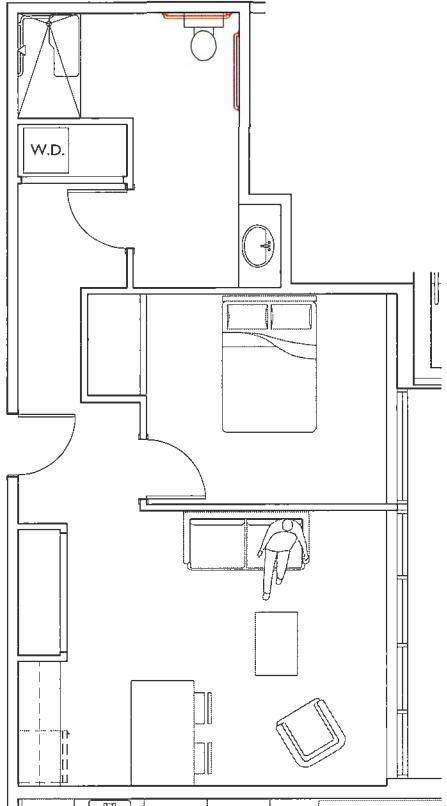
AUG 22 2018
DP 17-793478

NOTES
NO ELEVATION
-5.47 HEIGHTEST STREET ELEVATION AT GARRY ST.

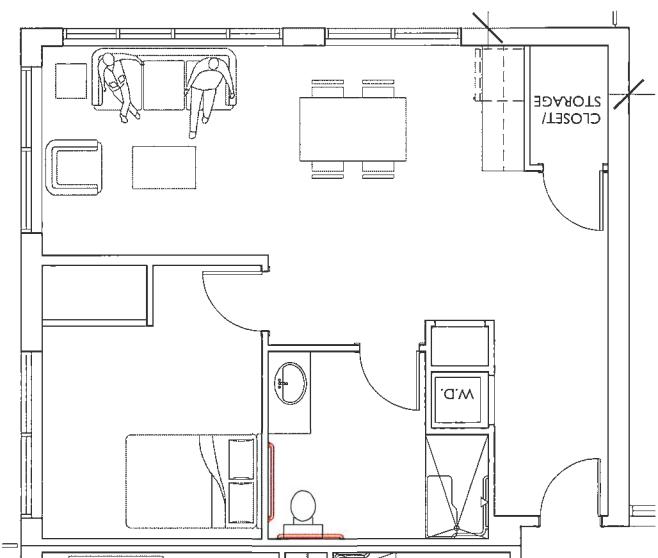
Plan 9



2 UNITS
TYPE G
2 BEDROOM
760 SF



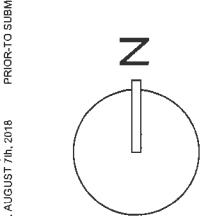
2 UNITS
TYPE F
1 BEDROOM
620 SF



2 UNITS
TYPE E
1 BEDROOM
713 SF

- 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 BDRM (2'-7 1/2"), BATH (2'-7 1/2") AND TOILET (2'-7 1/2").
 - 3.) DOORS MUST HAVE AN UNOBSTRUCTED CLEAR AREA OF 1500MM (4' 11") LONG X CORRIDOR WIDTH + 600MM (2' 0") ON THE PULL SIDE, AND 1200MM (4') LONG X DOOR WIDTH + 305MM (1'-0") ON THE PUSH SIDE. IF THESE CLEARANCES ARE NOT MET, A POWER DOOR OPERATOR MUST BE FULLY INSTALLED (ROUGH IN NO ACCEPTABLE).
 - 4.) BATHROOM MUST HAVE THE FOLLOWING CLEARANCES:
 - 1500MM (4'-1") TURNING CIRCLE CLEARANCE WHEN DOOR IS IN CLOSED POSITION
 - BATH/TUB 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
 - TOILET AND BATH/TUB WILL INCLUDE SOLID BLOCKING IN WALLS AND GRAB BARS
 - KITCHENS WILL HAVE COUNTER HEIGHT AT 32". KNEE SPACE BELOW COUNTERTOP ACCESSIBLE APPLIANCES AND CUPBOARDS AND UPPPER CABINETS 18" ABOVE COUNTERTOP (EXCEPT AT RANGE)
 - 6.) KITCHENS WILL HAVE COUNTER HEIGHT AT 32". KNEE SPACE BELOW COUNTERTOP ACCESSIBLE APPLIANCES AND CUPBOARDS AND UPPPER 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 800MM (2'-7") 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 50MM (2") ABOVE FINISHED FLOOR AND NOT MORE THAN 800MM (2'-7") ABOVE FINISHED FLOOR.
 - 10.) NOTE: IN PLACE MEASUREMENTS IN ALL UNITS DOOR HANDLES AND PLUMBING FIXTURES TO BE LEVER TYPE.

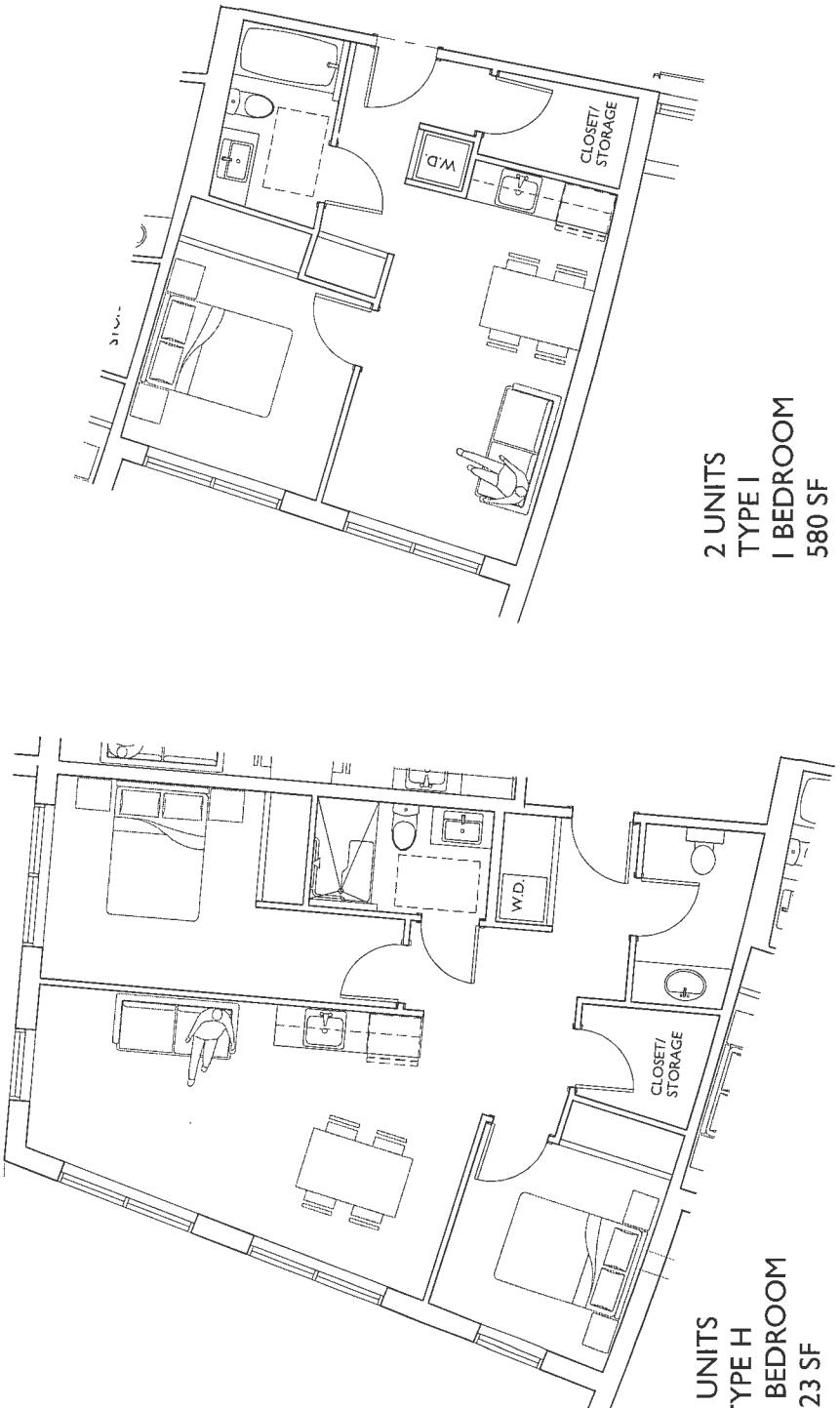
- REVISIONS**
- | NO. | DATE | REMARKS |
|-----|----------------------|----------------------------|
| 1. | JUNE 2016 | REZONING APPLICATION |
| 2. | MAY 28th, 2017 | REZONING RE-SUBMISSION |
| 3. | SEPTEMBER 28th, 2017 | DESIGN REVIEW |
| 4. | OCTOBER 5th, 2017 | REZONING RE-SUBMISSION |
| 5. | DECEMBER 1st, 2017 | REZONING RE-SUBMISSION |
| 6. | JANUARY 2nd, 2018 | ISSUED DCP |
| 7. | JANUARY 25th, 2018 | DEMOLITION PLAN |
| 8. | APRIL 28th, 2018 | FIRE TRUCK ACCESS |
| 9. | APRIL 26th, 2018 | UNIT DESIGN |
| 10. | JUNE 5th, 2018 | UNIT DESIGN |
| 11. | JUNE 12th, 2018 | CONSULTANT COORDINATION #1 |
| 12. | JUNE 18th, 2018 | CONSULTANT COORDINATION #2 |
| 13. | JULY 26th, 2018 | PRIOR TO SUBMISSION |
| 14. | AUGUST 7th, 2018 | |



4360 GARRY STREET

UNITS PLANS
2 BEDROOM
STUDIO

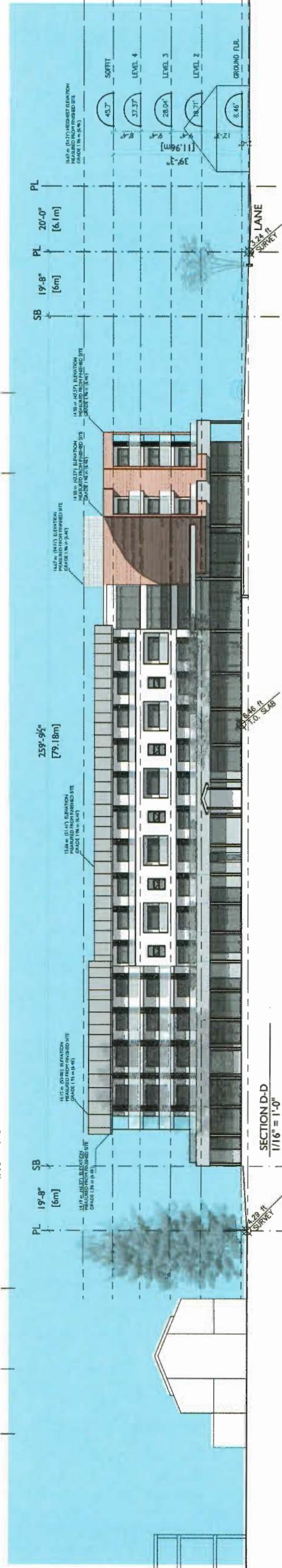
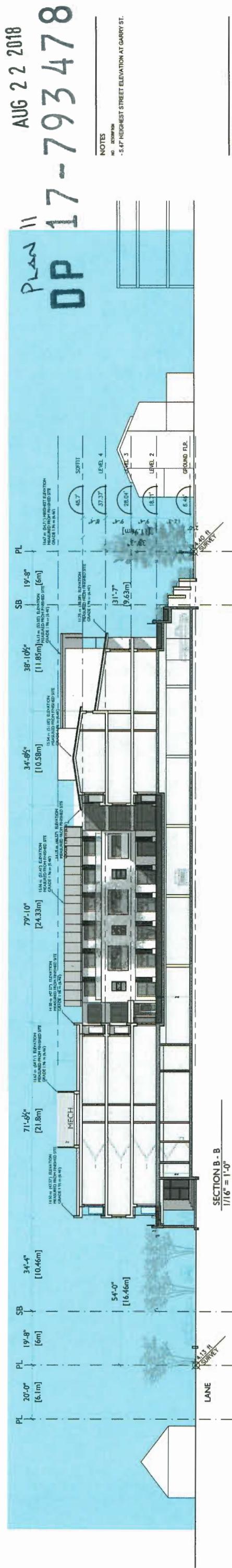
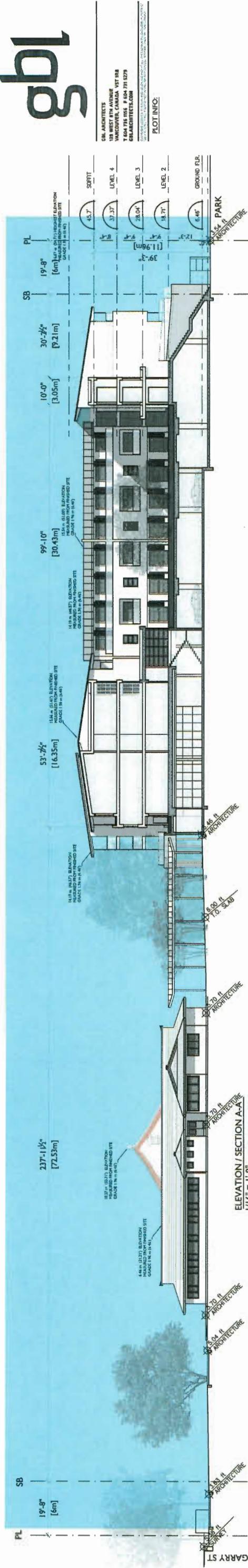
DATE MARCH 2015
DRAWN BY RC
CHECKED BY SL
SCALE 1/4"-1'
JOB NUMBER 1504



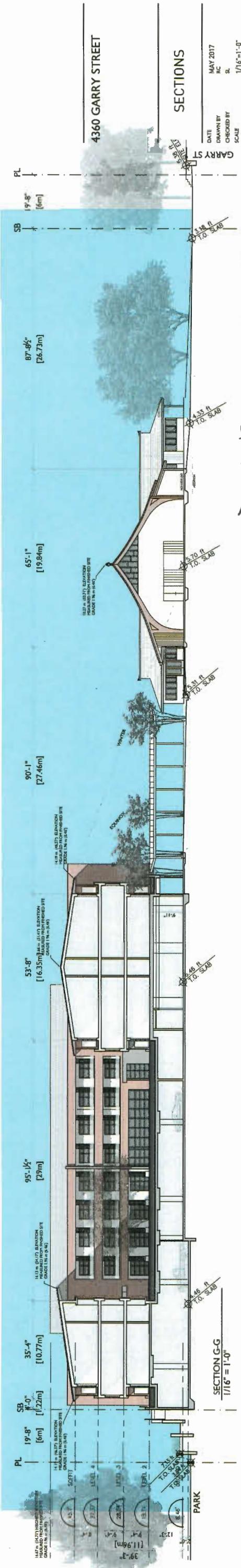
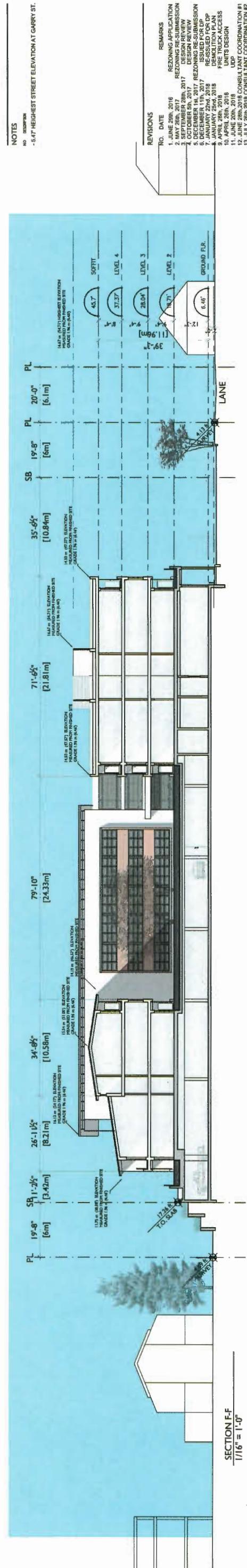
A-3.08

2 UNITS
TYPE H
2 BEDROOM
823 SF

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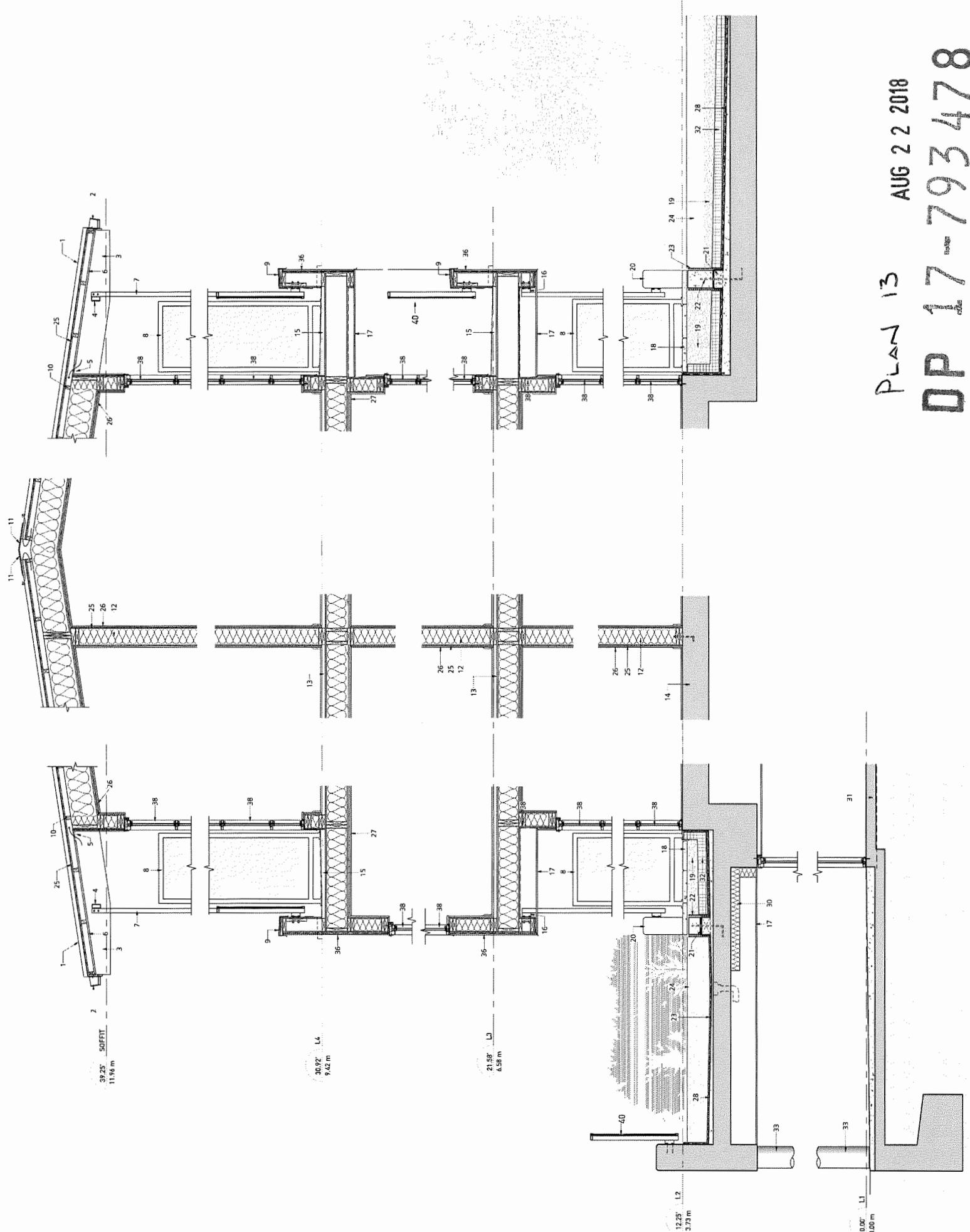
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PLAN 12 AUG 22 2018
DP 17-793478

A - 4.03

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 1X2" 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.



PLAN 13 AUG 22 2018
DP 17-793478

A - 6.01

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GRBL ARCHITECTS
1312 WEST 8TH AVENUE
VANCOUVER, CANADA V5T 1R6
F 604 736 1156 F 604 731 5279
GRBALARCHITECTS.COM

- PLAN 14
DP 17-793478

AUG 22 2016

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, Terracotta color.
 38. Vinyl windows.
 39. Architectural concrete painted light grey.
 40. Structural Glass

DP 17-793478
Plan 14 AUG 22 2018

DETAILED SECTION Y		A - 6.02	
DATE	MAY 2017	DRAWN BY	RC
		CHECKED BY	
		SCALE	1/2" = 1'-0"
		JOB NUMBER	1504

1 SITE PLAN: TREE PRESERVATION

SITE PLAN: LANDSCAPE - GROUND LEVEL

L-3

3

STEVESTON BUDDHIST TEMPLE

CLIENT: TOWNLINe HOUSING SOLUTIONS
ARCHITECT: GBL ARCHITECTS

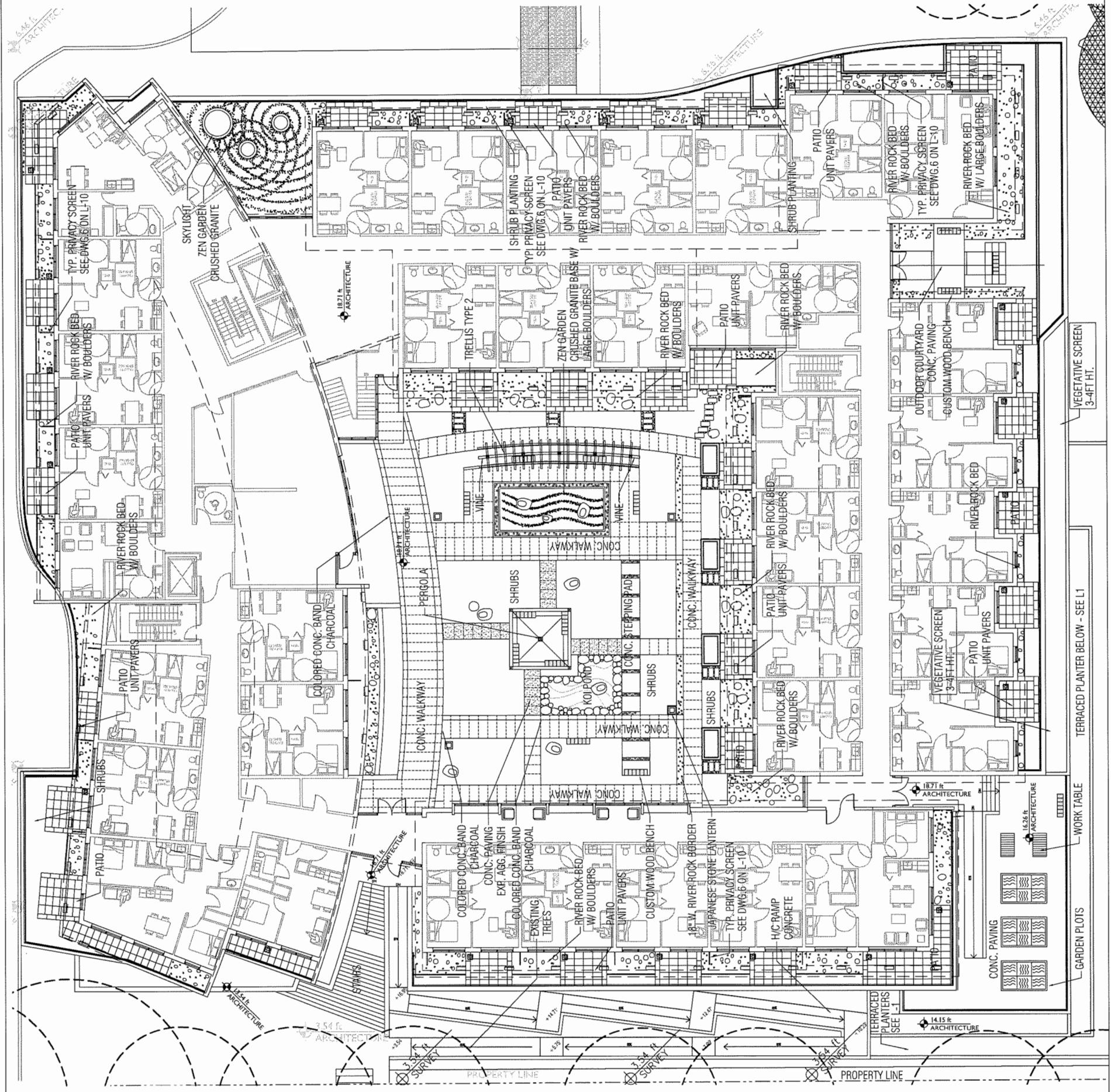
P-1717 AUG 22 2018
OP 17-793478

① SECOND LEVEL: LANDSCAPE COURTYARD & PATIOS

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BOMA OR AS A GUIDELINES.
 2. TOFSIL SUPPLIERS SHALL BE FROM A MAFFITA SOURCE. A FULL ANALYSIS OF THE SOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. TO LAUNDRY CONSULTANT FOR APPROVAL.
 3. AMEND TOPSOIL FOR SLOP ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. RELEATED TOPSOIL SHALL BE REMOVED SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
 4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. BRASSIED AREAS: 12" (300MM) ON SLAB, 6" (150MM) ON GRADE.
 - B. GROUNDF COVERS: 12" (300MM)
 - C. SHRUBS: 18" (450MM) BELOW ROOT BALL.
 - D. THE PTS: 36" (900MM) WITH 12" (300MM) BELOW ROOT BALL.
 5. LAWN AREAS SHALL BE SODDED WITH #4 FREEMAN RESIDENTIAL, 500.
 6. ALL SOIL NOT NEEDED. MANDATORY REQUIREMENT.
 7. 2" DEPTH OF 1 MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
 8. PAVING TYPES AND MATERIALS AS FOLLOWS:
 - WALKWAYS AND COURTYARD AREAS: CAST IN PLACE CONCRETE, COLORED CONCRETE WITH SAW CUT PATTERNING AND BROMO FINISH.
 - PATIO AREAS: CONCRETE UNIT PAVINGS, Hardscaped Slabs, New York Series, Color: SAND WOOD, WWW.PAVINGSTONES.COM
 10. ROCK AND BOLD MATERIALS
 - ALL BOLDERS SHALL BE SMOOTH FINISH, SURROUNDED FROM RIVER OR FIELD, DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THE WILL BE RECENTED, COLOR: PEWTER, SIZE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOLDERS TO BE EMBEDDED INTO GRADE TO NOT REST ON SURFACE.
 11. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM (INCLUDES TURF IRIGATION) TO BE REQUIRED FOR COMMON LANDSCAPE AREAS, IRRIGATION SYSTEM ALLOCATION TO THE IRRIGATION DESIGNER TO BE INCLUDED IN BC CURRENT INDUSTRY STANDARD.
 12. BRICKS: CUSTOM DESIGN, "YELLOW CEDAR" WOOD COMPOSITION

PLANT LIST :		KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ACD	5	ACER CIRINATUM	VINE MAPLE	5 CM CAL.	B & B		
AED	5	ACER PALMULUM JAPICINUM	KATSURA TREE	3 CM HT.	B & B		
CJD	11	ACER PALMULUM JAPICINUM	RAYWOOD ASH	6 CM CAL.	B & B		
FBD	4	FRAGNIA CYCARA BAYWOOD	GALAXY MAGNOLIA	6 CM CAL.	B & B		
MAD	2	MAGNOLIA X. GALAXY	MOUNT FUJI CHERRY	6 CM CAL.	B & B		
PSD	20	PROUDS SERULIA SHIROTOME	JAPANESE SNOWBELL	6 CM CAL.	B & B		
SJD	11	STRAX JAPONICA	JAPANESE ZELKOVIA	6 CM CAL.	B & B		
ZSD	15	STRAX JAPONICA	HOOFS BLUE SPRUCE	3.0M HT.	B & B		
PPC	3	PICEA PUNGENS HOOPSII	SEIBAN SPRUCE	3.0M HT.	B & B		
POC	13	PICEA OMORIKA	SHIBIRE ALPHEA MOSHIO FLAME	2.5M HT.	B & B		
HCD	25	HIBISCUS COBLETTIS	JAPANESE CABELLA	1.75M HT.	ON STANDARD CONTAINER		
CJS	16	CABELLA JAPONICA MOSHIO FLAME	PINK AZALEA	#2	CONTAINER		
AZL	92	AZALEA JAPONICA SUGOI PINK	WINTER GEM BOXWOOD	#3	CONTAINER		
BLW	80	BUXUS MICROPHYLLA WINTER GEM	DWARF BURNING BUSH	#3	CONTAINER		
EA	51	EUONYMUS LACTIFOLIA COMPACTUS	DOELGER PITTIE JUNIPER	#3	CONTAINER		
JP	53	JUNIPERUS CHINA PITTEA AUREA	PRIVATE HONEYSUCKLE	#3	CONTAINER		
LP	32	LONICERA PILEATA	OREGON GRAPE	#3	CONTAINER		
MA	74	MARINA AQUATICUM	HEAVENLY BAMBOO	#3	CONTAINER		
ND	47	MANDRA DOMESTICA	JAPANESE PERIS	#3	CONTAINER		
FJ	201	PERIS JAPONICA FOREST FLAME	OTTO LUYKEN LAUREL	#3	CONTAINER		
PC	18	PRUNUS L. OTTO LUYKEN	WESTERN SWORD FERN	#2	CONTAINER		
PM	250	POLYSTICHUM MUNINUM	FANTASTIC RHODODENDRON	#3	CONTAINER		
RH	112	RHODO, HACHIMANTIS	ROYAL PINK RHODO.	#3	CONTAINER		
RR	27	RHODO, ROYAL PINK	UNIQUE RHODO.	#3	CONTAINER		
RU	40	RHOODENDRON INDICUM	DARTS RED	#3	CONTAINER		
S3	50	SPRACE BUMALDA DARTS, REYL	JAPANESE SHIMMIA	#3	CONTAINER		
SJ	59	SHIMMIA JAPONICA REVESSENIA	LITTLE PRINCESS SPRAEA	#3	CONTAINER		
SP	21	SPR. JAPONICA COTILLE PRINCESS'	AMERICAN GOOSBERRY	#3	CONTAINER		
RI	115	RIBES UMBELLUM	EVERGREEN AZALEA	#3	CONTAINER		
RA	43	RHODODENDRON HINDO GRIP	MONOCHEM TICKSEED	#1	60CM O.C.		
CM	34	CORE. VERTICILLATA MONOCHEM	ZAGREB TICKSEED	#1	60CM O.C.		
CZ	289	COREOPSIS VERTICILLATA ZAGERE	WOOD SPRIGE	#1	60CM O.C.		
CC	73	EUPHOBIA CHARAS THU FENW	WALLFLOWER	#1	60CM O.C.		
EL	102	EPHYDRIS UNIFLORA BORLES RAUME	ASTILBE	#2	40CM O.C.		
AC	85	ASTILBE CHINENSIS 'VISIONS'	PLANTAIN LILY	#1	CONTAINER		
HJ	36	HUSTIA FORTUNE'AUREO MARGINATA	CORAL BELLS	#1	45CM O.C.		
HF	24	HEUCHERA MICANTHA 'ART DIV. PALACE PURPLE'	DAILY LILY	#1	45CM O.C.		
HS	220	HEMEROCALLIS STELLA DOBO	BLACK EYED SUSAN	#1	45CM O.C.		
RF	112	HLUBENIA FILIFORMIS 'var. GOLDSTORM'	SCARLET TRAIL-MONEY SLICK	#3	STATE TO SCREEN		
LST-	10	LUDICRA DROPIMORE SCARLET	JAPANESE WISTERIA WINE	#3	STATE TO SCREEN		
WT-	3	WISTERIA FLORIBUNDA	VARIEGATED FEATHER RED GRASS	#2	CONTAINER		
CA	54	CALAMAGROSTIS ACUTIFLORA OVERDAM	JAPANESE BLOOD GRASS	#1	30CM O.C.		
IC	28	CHAMAELIA CLINDRARIS RED BARON	MAGNUS CONEFLOWER	#1	CONTAINER		
EP	67	ECHINACEA PURPUREA MAGNUS	NEWZEALAND FLAX	#1	CONTAINER		
NW	1125	NEPHRITA RACEMOSA WALKERS LOW	ST. JOHNS WORT	#3	CONTAINER		
PH	15	NOBUCKIA TENUA AFRIC BIRSBIEUM	BLACK BAMBOO	#1	CONTAINER		
HC	350	HYPERTICUM CALYCINUM	BLACK BAMBOO	#45	CONTAINER		
AF	20	ATHYRIUM FILIX-FEMINA	BLACK BAMBOO	#15	CONTAINER		
A	15	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#7	CONTAINER		
B	19	PHYLLOSTACHYS NIGRA	SILVER VINE	#1	STEAK TO CABLE		
C	43	PHYLLOSTACHYS NIGRA	ACTINIA POLYGYNA	7	STEAK TO CABLE		



<img alt="Architectural landscape plan for the Steveston Buddhist Temple. The plan shows a site bounded by Garry Street to the north and a Lane to the south. Key features include a driveway entrance on Garry Street, a parking area, a building footprint for 'ARCHITECTURE' (Minister, Meeting Room, Social Kitchen, Library, Office), and various landscaping elements like trees, shrubs, and stone walls. Labels include 'LANE', 'GARRY STREET', 'SURVEY (HIGHEST STREET ELEVATION)', 'ASPHALT DRIVEWAY/PARKING', 'CONC. BAND', 'BOULDER PLANTER WALL', 'DECIDUOUS TREE/SHRUBS', '3' HT. DECORATIVE WOOD FENCE SEE DWG. 2 ON L-12', 'EXISTING 4FT. CHAIN LINK FENCE TO REMAIN', 'DECIDUOUS TREE (BUFFER)', 'CONC. BAND', 'ASPHALT PAVING', 'COLORED CONC. BAND', 'OUTLINE OF FIRE TRUCK', 'FIRE DEPT. SET BACK', 'ROLLER CURB', 'GRASS GRID (FIRE TRUCK)', 'LAWN', 'STONE FOCAL', 'COFFEE WALKWAY', 'RAISED PLANTERS 36HT. 4FT X 8FT.', 'CONC. WALKWAY', 'COLORED CONC. BAND', 'MEETING ROOM', 'SOCIAL KITCHEN', 'LIBRARY', 'OFFICE', 'HEATING ROOM', 'MINISTER', 'MEETING', 'ELEC.', 'FATM', 'FIRESTON BUDHIST TEMPLE', '4360 GARRY ST. RICHMOND, B.C.', 'CLIENT: TOWNUINE HOUSING SOLUTIONS', 'ARCHITECT: GBL ARCHITECTS', 'DWG. MARUYAMA & ASSOCIATES LTD., LEGEN SOOT SOURCE VANOOGUE B.C. 1924A, PH: 604-574-9561 FAX: 604-574-9581 E-MAIL: maruyama@vancity.net', 'REVISONS ISSUED BY: 1. NEW 1-20-01 2. NEW 1-20-01 3. NEW 1-20-01 4. NEW 1-20-01 5. NEW 1-20-01 6. NEW 1-20-01 7. NEW 1-20-01 8. NEW 1-20-01 9. NEW 1-20-01 10. NEW 1-20-01 11. NEW 1-20-01 12. NEW 1-20-01 13. NEW 1-20-01 14. NEW 1-20-01 15. NEW 1-20-01 16. NEW 1-20-01 17. NEW 1-20-01 18. NEW 1-20-01 19. NEW 1-20-01 20. NEW 1-20-01 21. NEW 1-20-01 22. NEW 1-20-01 23. NEW 1-20-01 24. NEW 1-20-01 25. NEW 1-20-01 26. NEW 1-20-01 27. NEW 1-20-01 28. NEW 1-20-01 29. NEW 1-20-01 30. NEW 1-20-01 31. NEW 1-20-01 32. NEW 1-20-01 33. NEW 1-20-01 34. NEW 1-20-01 35. NEW 1-20-01 36. NEW 1-20-01 37. NEW 1-20-01 38. 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L-6

PLAN 2c
DP 17-793478
AUG 22 2016

1 LANDSCAPE - ENLARGEMENT SOUTH - WEST

SCALE: 3/32" = 1'-0"

DWG CONTINUATION SEE L-7

1 LANDSCAPE - SW

LANDSCAPE

REV. NO.

DATE

DESIGN

DRWNS

SCALE

CHCKED

DRWN

MTZ

PROJ

REV. NO.

DATE

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DATE

STEVESTON BUDDHIST TEMPLE

4360 GARRY ST. RICHMOND, BC.

PROJECT

LAWNSCAPE ARCHITECTS

MARYAMA

REV. NO.

DATE

DESIGN

DRAWN

SCALE

CHECKED

REVISIONS ISSUED

CLINET, TOWNLINER HOUSING SOLUTIONS

ARCHITECT: G B L ARCHITECTS

4360 GARRY ST. RICHMOND, BC.

DWG CONTINUATION SEE L-6

OPEN SPACE

LAWN

**RAISED PLANTERS 36" HT.
4FT X 8FT.**

CONC. WALKWAY

COVERED WALKWAY

EDGE OF COVERED WALKWAY

AMENITY BENCH

**VINE STAKED TO CABLE SYSTEM
AK - VINE SEE PLANT LIST
SEE FOR CABLE SYSTEM**

PORTABLE STAGE

STORAGE 475 SF

STORAGE 335 SF

EXIT

6.46 ft ARCHITECTURE

13

15

18

EXISTING TREES

**20mm dia. RIVER ROCK COVER
100 MM DEPTH OF COVER**

CONFIDENTIAL TREES

STORAGE

**EXISTING FENCE
TO REMAIN - 6' HT.**

**EXISTING CEDAR HEDGE
12' HT.**

PLANTING AREA

RAMP

JAPANESE CHERRY

EXISTING TREES

**BIKE CLASS 7 CLASS
5 FT. SECURED FENCE
SEE L-11**

GROUND COVERS

#30

#31

#32

#33

#34

DWG CONTINUATION SEE L-6

DWG CONTINUATION L-5

DWG CONTINUATION L-5

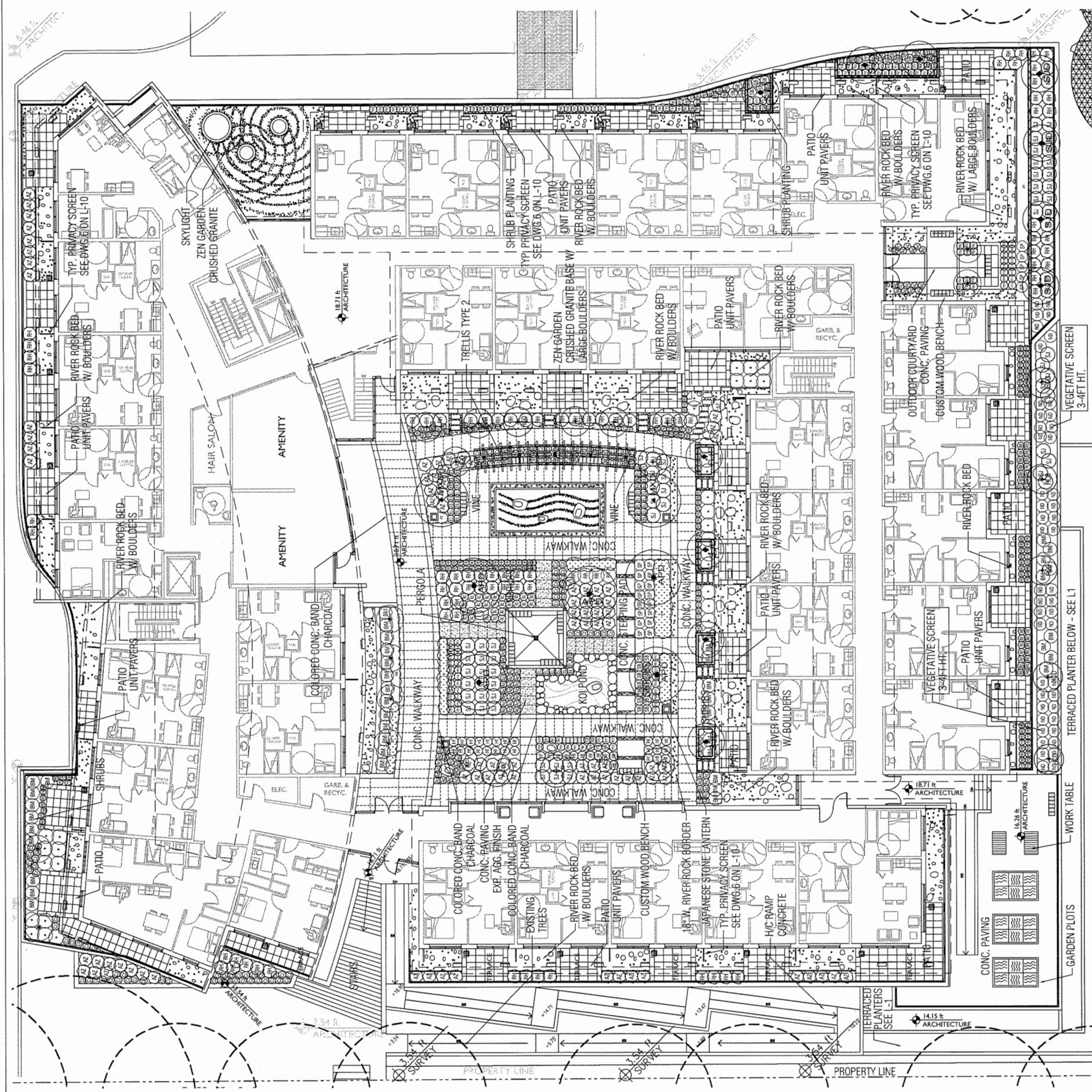
1 LANDSCAPE - ENLARGEMENT SOUTH - EAST

3/32" = 1'-0"

AUG 22 2018

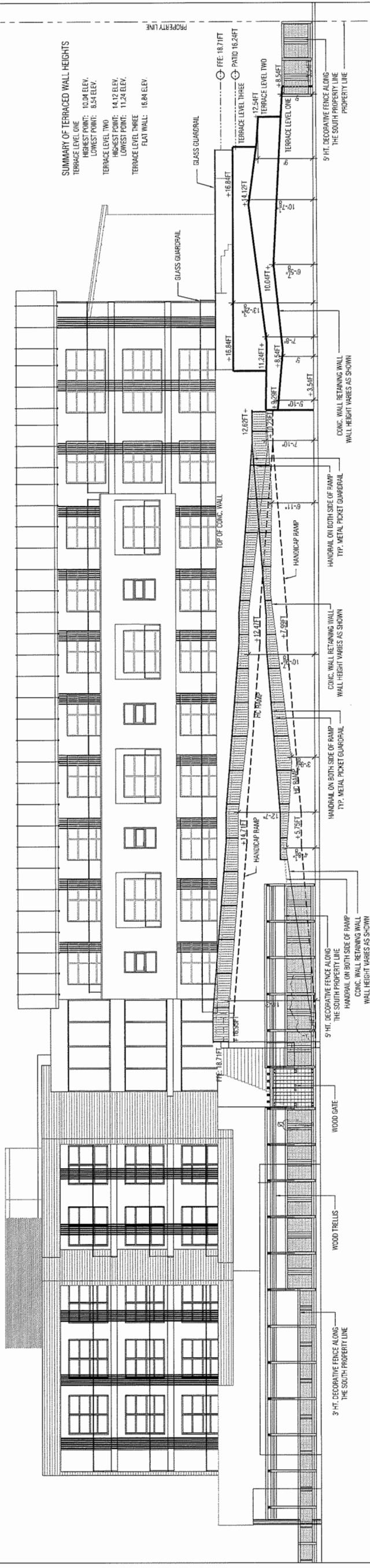
DP 17-793478

Plan 21

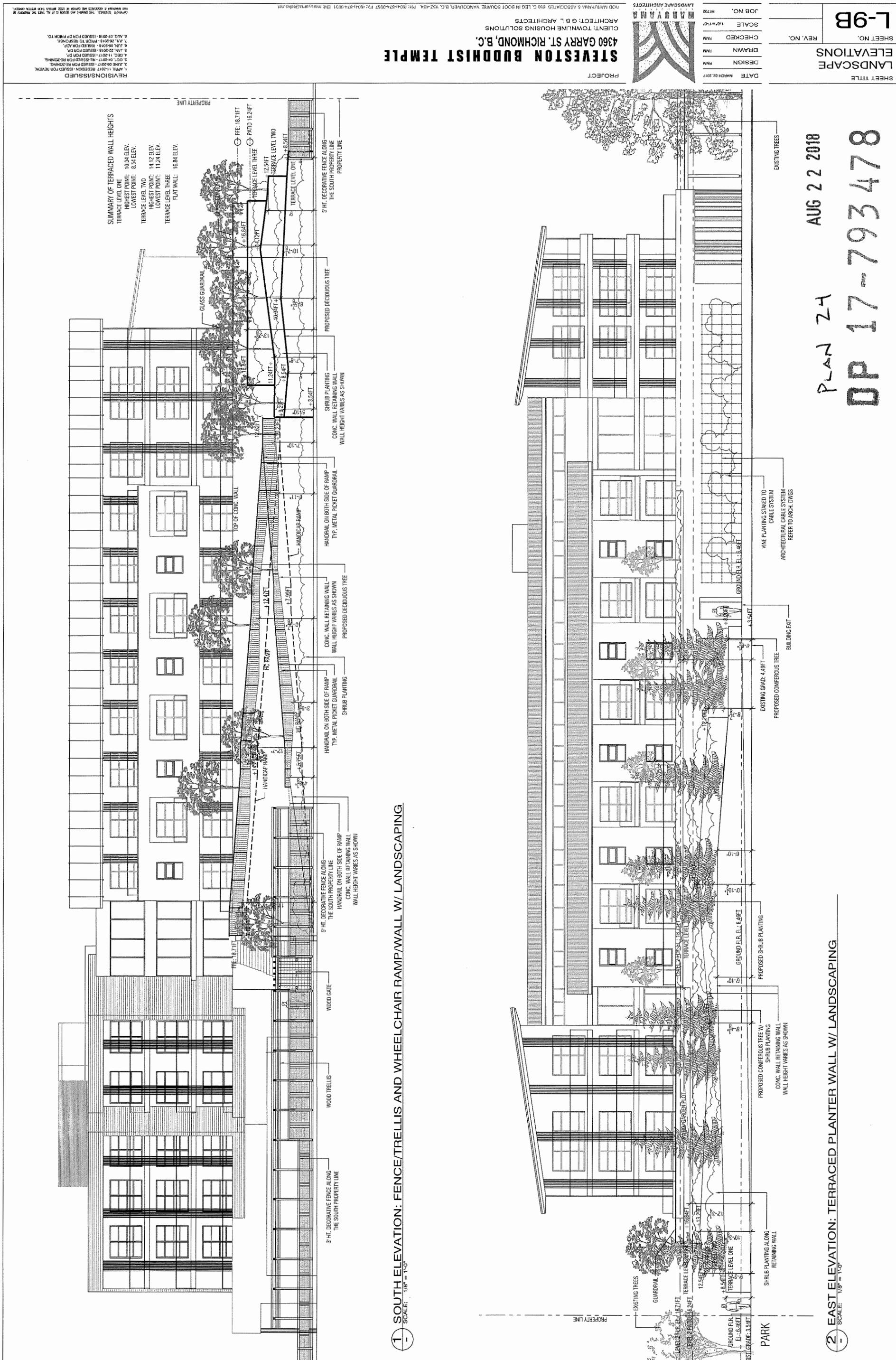


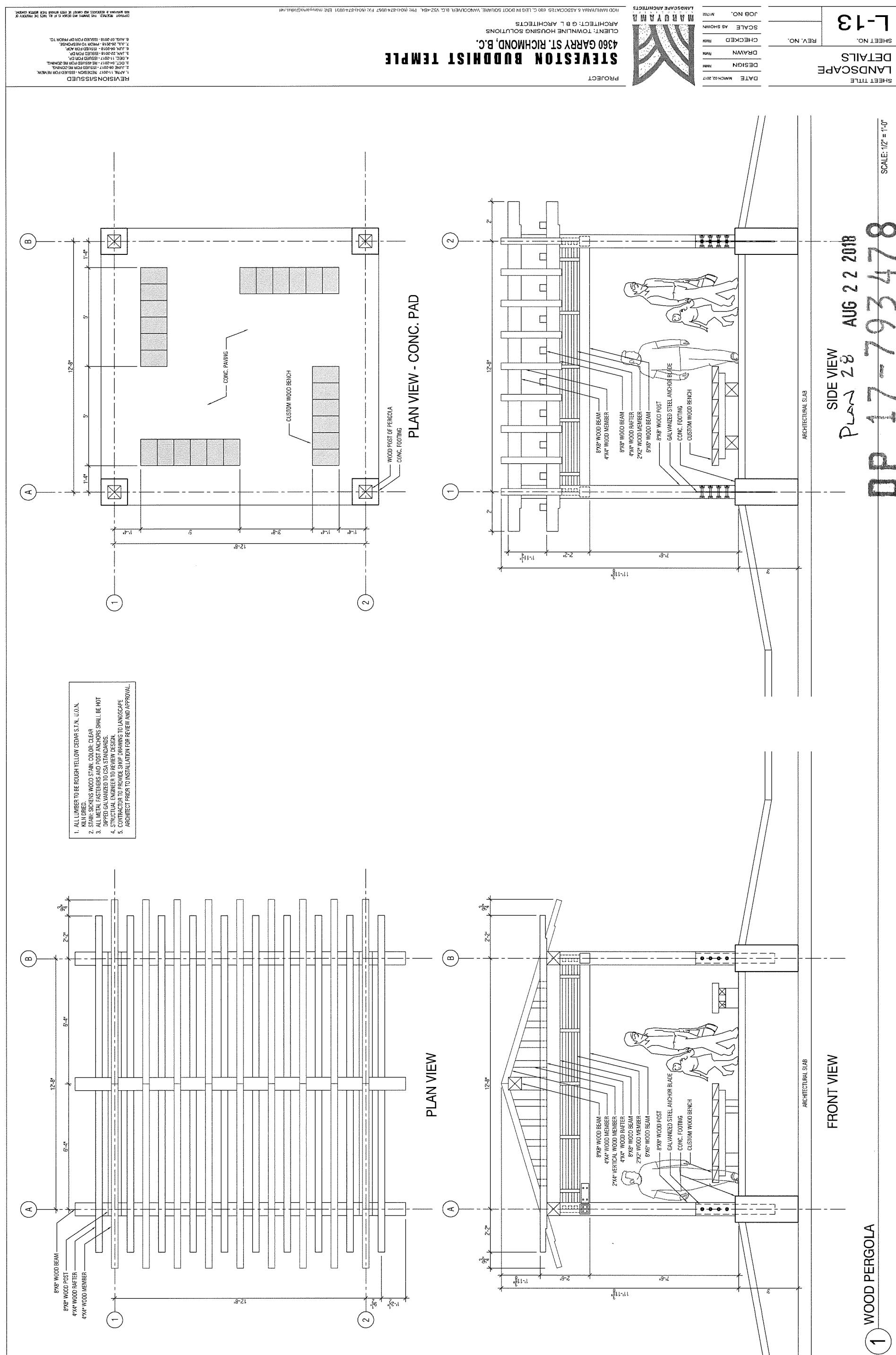
SHEET TITLE		LANDSCAPE ELEVATIONS	
SHEET NO.		REV. NO.	
L-9A		SHEET NO.	
EXISTING TREES		WALL PLANTING STAKED TO CABLE SYSTEM	
EXISTING GRADE: 4.49FT		ARCHITECTURAL CABLE SYSTEM REFER TO ARCH. DYNES	
BUILDING DYN		CONC. WALL RETAINING WALL WALL HEIGHT VARIES AS SHOWN	
PARK		EAST ELEVATION: TERRACED PLANTER WALL	
CONC. WALL RETAINING WALL WALL HEIGHT VARIES AS SHOWN		SHEET NO. 2	
ELEVATION: 1/8" = 1'-0"		SHEET NO. 2	
2		EAST ELEVATION: TERRACED PLANTER WALL	
DP 17-793478		AUG 22 2018	
CURRENT WALL PROFILES			

CURRENT WALL PROFILES



1 SOUTH ELEVATION: FENCE/TRELLIS AND WHEELCHAIR RAMP/WALL







SEAL ARCHITECTS
1339 WEST 8TH AVENUE
VANCOUVER, BC, CANADA V6T 1E6
704-736-1155 • 604-731-5275
SEALARCHITECTS.COM

OTLINE

NOTES
NO. DESCRIPTION
547 HIGHTST STREET ELEVATION AT GARRY ST

REVISIONS		REMARKS
NO.	DATE	
1	JUNE 26th, 2016	REZONING APPLICATION
2	MAY 28th, 2017	REZONING RE-SUBMISSION
3	SEPTEMBER 28th, 2017	DESIGN REVIEW
4	SEPTEMBER 3rd, 2017	REZONING RE-SUBMISSION
5	DECEMBER 11th, 2017	DESIGN REVIEW
6	JANUARY 11th, 2018	REZONING RE-SUBMISSION
7	JANUARY 11th, 2018	ISSUED FOR DP
8	JANUARY 25th, 2018	DEMOLITION PLAN
9	APRIL 26th, 2018	FIRE TRUCK ACCESS
10	APRIL 26th, 2018	UNITS DESIGN
11	JUNE 26th, 2018	UDP
12	JUNE 26th, 2018	CONSULTANT COORDINATION #1

4360 GABBY STREET

3D RENDERS

AUG 22 2018
1504

17-793478A - 5.01



gbt

GAL ARCHITECTS
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PLOT INFO:

NOTES
NO. 00000000
-5.47' HEIGHT STREET ELEVATION AT GARRY ST.

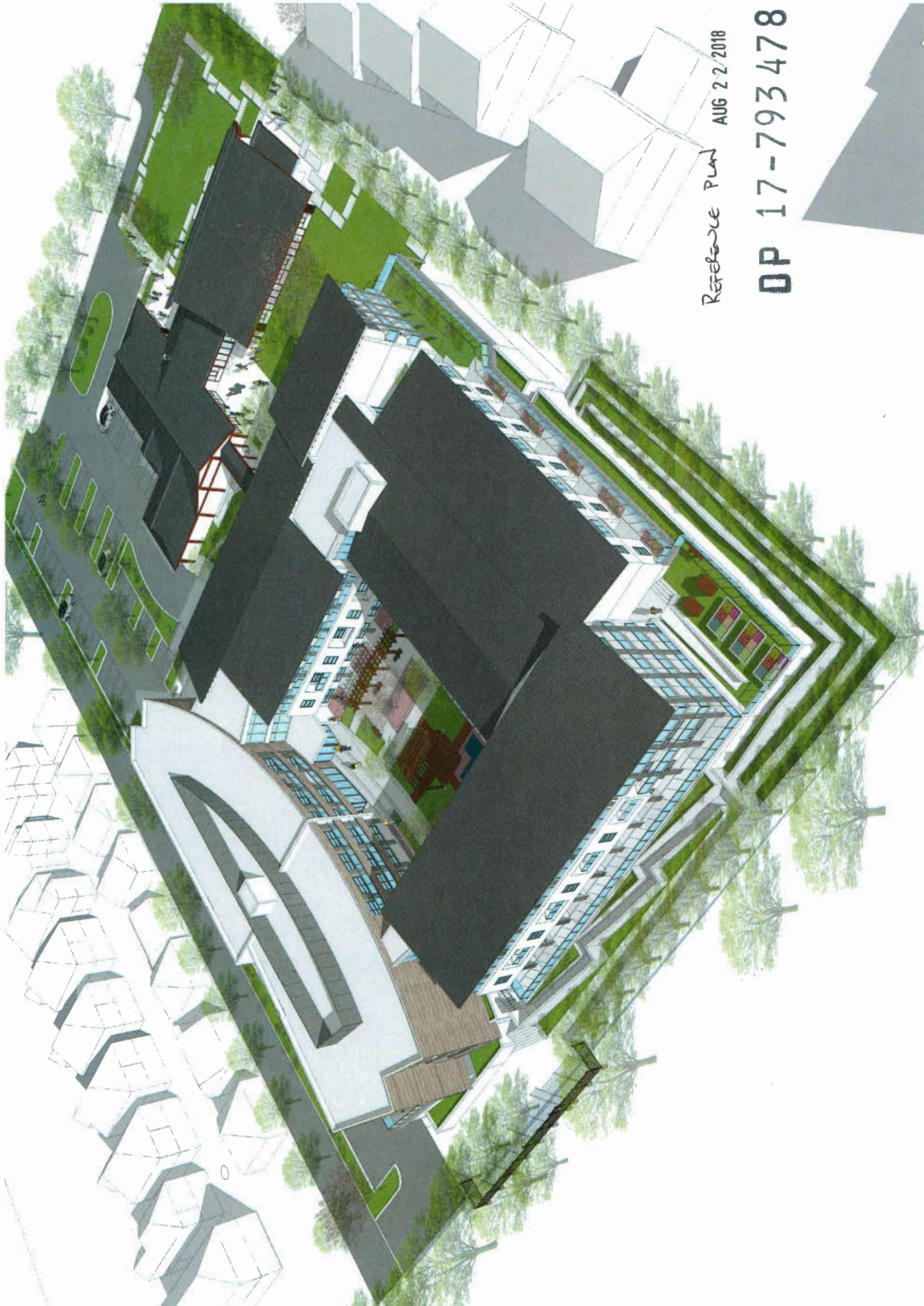
REVISIONS
NO. DATE REMARKS
1. JUNE 20th, 2016 REZONING APPLICATION
2. MAY 26th, 2017 REZONING RESUBMISSION
3. SEPTEMBER 5th, 2017 DESIGN REVIEW
4. OCTOBER 5th, 2017 DESIGN REVIEW
5. DECEMBER 1st, 2017 REZONING RESUBMISSION
6. DECEMBER 1st, 2017 DESIGN REVIEW
7. JANUARY 22nd, 2018 DESIGN REVIEW
8. JANUARY 22nd, 2018 DESIGN REVIEW
9. APRIL 26th, 2018 DEMOLITION PLAN
10. APRIL 26th, 2018 FIRE TRUCK ACCESS
11. JUNE 20th, 2018 UNIT'S DESIGN
12. JUNE 20th, 2018 CONSULTANT COORDINATION #1
13. JULY 26th, 2018 CONSULTANT COORDINATION #2
14. AUGUST 7th, 2018 PRIOR TO SUBMISSION

3D RENDERS
4360 GARRY STREET

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

A - 5.02

SOUTH-EAST BIRD EYE VIEW





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GBL ARCHITECTS
139 WEST 8TH AVENUE
VANCOUVER, CANADA V5T 1R4
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BIOLOGY

NOTES
NO. 1000-547 HIGHEST STREET ELEVATION AT GARRY ST

REVISIONS	NO.	DATE	REMARKS
	1	JUNE 29, 2016	REZONING APPLICATION
	2	MAY 28, 2017	REZONING RE-SUBMISSION
	3	SEPTEMBER 28th, 2017	DESIGN REVIEW
	4	OCTOBER 3rd, 2017	DESIGN REVIEW
	5	DECEMBER 11th, 2017	REZONING REQUEST FOR SUBMISSION
	6	JANUARY 7th, 2018	RESULTED FOR DOP
	7	JANUARY 25th, 2018	DEFINITION PLAN
	8	FEBRUARY 4th, 2018	FIRE TRUCK ACCESS
	9	MARCH 20th, 2018	UNITS DESIGN
	10	JUNE 20th, 2018	CONSULTANT COORDINATION #1
	11	JULY 26th, 2018	PRIOR TO SUBMISSION
	12	AUGUST 17th, 2018	CONSULTANT COORDINATION #2
	13	AUGUST 14, 2018	PRIOR TO SUBMISSION

4360 GARRY STREET

3D RENDERS

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DATE	AUGUST 2018
DRAWN BY	R.C.
CHECKED BY	S.L.
SCALE	
JOB NUMBER	

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REFERENCE PLAN

AUG 22 2018

DP 17-793478

SOUTH-WEST BIRD EYE VIEW

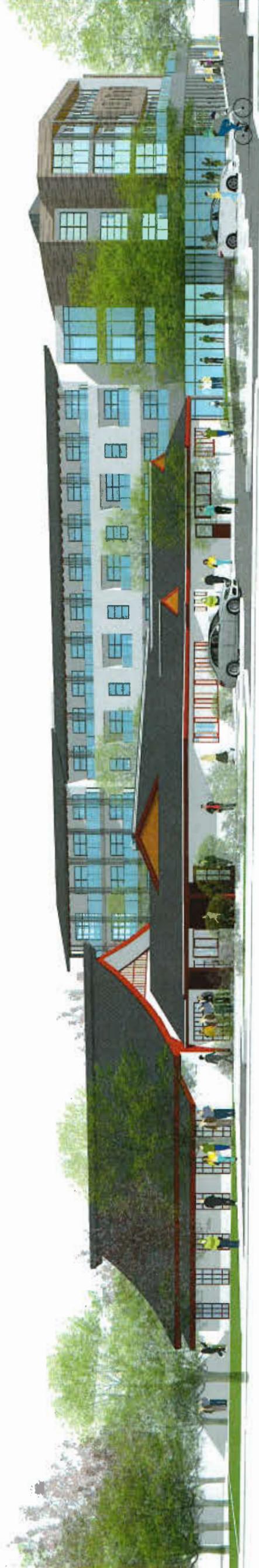
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s

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PLOT INFO:

NOTES
no ~~REVISIONS~~
-5.47' HEIGHT STREET ELEVATION AT GARRY ST.

REVISIONS
NO. DATE REMARKS
1. JUNE 28th, 2016 REZONING APPLICATION
2. MAY 28th, 2017 REZONING RESUBMISSION
3. SEPTEMBER 28th, 2017 DESIGN REVIEW
4. OCTOBER 8th, 2017 DESIGN REVIEW
5. DECEMBER 14th, 2017 REZONING RESUBMISSION
6. JANUARY 12th, 2018 DESIGN REVIEW
7. JANUARY 22nd, 2018 ISSUED FOR D.P.
8. JANUARY 25th, 2018 DEMOLITION PLAN
9. APRIL 26th, 2018 FIRE TRUCK ACCESS
10. APRIL 26th, 2018 UNITS DESIGN
11. JUNE 20th, 2018 CONSULTANT COORDINATION #1
12. JUNE 26th, 2018 CONSULTANT COORDINATION #2
13. JULY 26th, 2018 CONSULTANT COORDINATION #2
14. AUGUST 7th, 2018 PRIORITY TO SUBMISSION



4360 GARRY STREET

3D RENDERS

DATE AUGUST 2018
DRAWN BY RC
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SCALE
JOB NUMBER 1504

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REFERENCE PLAN

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FROM GARRY STREET



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NOTES ON DESIGNERS

- 5.47 HIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

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FROM GARRY STREET



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PILOT INFO:

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

REVISIONS	NO.	DATE	REMARKS
	1	JUNE 28TH, 2016	REZONING APPLICATION
	2	MAY 26TH, 2017	REZONING RE-SUBMISSION
	3	SEPTEMBER 28TH, 2017	DESIGN REVIEW
	4	OCTOBER 5TH, 2017	DESIGN REVIEW
	5	DECEMBER 11TH, 2017	REZONING FOR I.P.P.
	6	JANUARY 22ND, 2018	REZONING FOR I.P.P.
	7	JANUARY 25TH, 2018	DEMOLITION PLAN
	8	FEBRUARY 20TH, 2018	FIRE TRUCK ACCESS
	9	MARCH 10TH, 2018	TDI DESIGN
	10	APRIL 10TH, 2018	I.P.P.
	11	JUNE 12TH, 2018	CONSULTANT COORDINATION #1
	12	JUNE 12TH, 2018	PROT-TO-COMMISSION
	13	JULY 28TH, 2018	CONSULTANT COORDINATION #2
	14	AUGUST 7TH, 2018	PROT-TO-COMMISSION

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PLOT INFO:

NOTES
NO. 1200000
-5.47' HEIGHT 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. OCTOBER 5th, 2017 DESIGN REVIEW
5. NOVEMBER 6th, 2017 REZONING
6. DECEMBER 1st, 2017 ISSUED FOR DP
7. JANUARY 22nd, 2018 RE-ISSUED FOR DP
8. JANUARY 25th, 2018 DEMOLITION PLAN
9. APRIL 26th, 2018 FIRETRUCK ACCESS
10. APRIL 26th, 2018 UDF DESIGN
11. JUNE 20th, 2018 UDF DESIGN
12. JUNE 28th, 2018 CONSULTANT COORDINATION #1
13. JULY 28th, 2018 CONSULTANT COORDINATION #2
14. AUGUST 7th, 2018 PRIORITY TO SUBMISSION



3D RENDERS

4360 GARRY STREET

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SCALE
JOB NUMBER 1504

A - 5.08

REFERENCE Plan AUG 22 2018 COURTYARD
OP 17-793478