City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, September 12, 2018
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on August 29, 2018.

1. DEVELOPMENT PERMIT 17-793478
(REDMS No. 5955045)

APPLICANT: TL Housing Solutions Ltd.

PROPERTY LOCATION: 4360 Garry Street

Director's Recommendations

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)".

2. DEVELOPMENT PERMIT 18-829249
(REDMS No. 5920054 v. 3)

APPLICANT: BC Housing Management Commission

PROPERTY LOCATION: 7300 Elmbridge Way

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of a three-storey, 40-unit modular supportive housing building at 7300 Elmbridge Way on a site zoned "Downtown Commercial (CDT1)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) reduce the number of required parking spaces from 56 to 8; and***
   - ***(b) reduce the number of Class 1 (Resident) bicycle parking spaces from 50 to 40 spaces.***

3. New Business

4. Date of Next Meeting: September 26, 2018

ADJOURNMENT

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 m^2 (20 ft^2) 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 m^2 (20 ft^2) 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 m^2

	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.

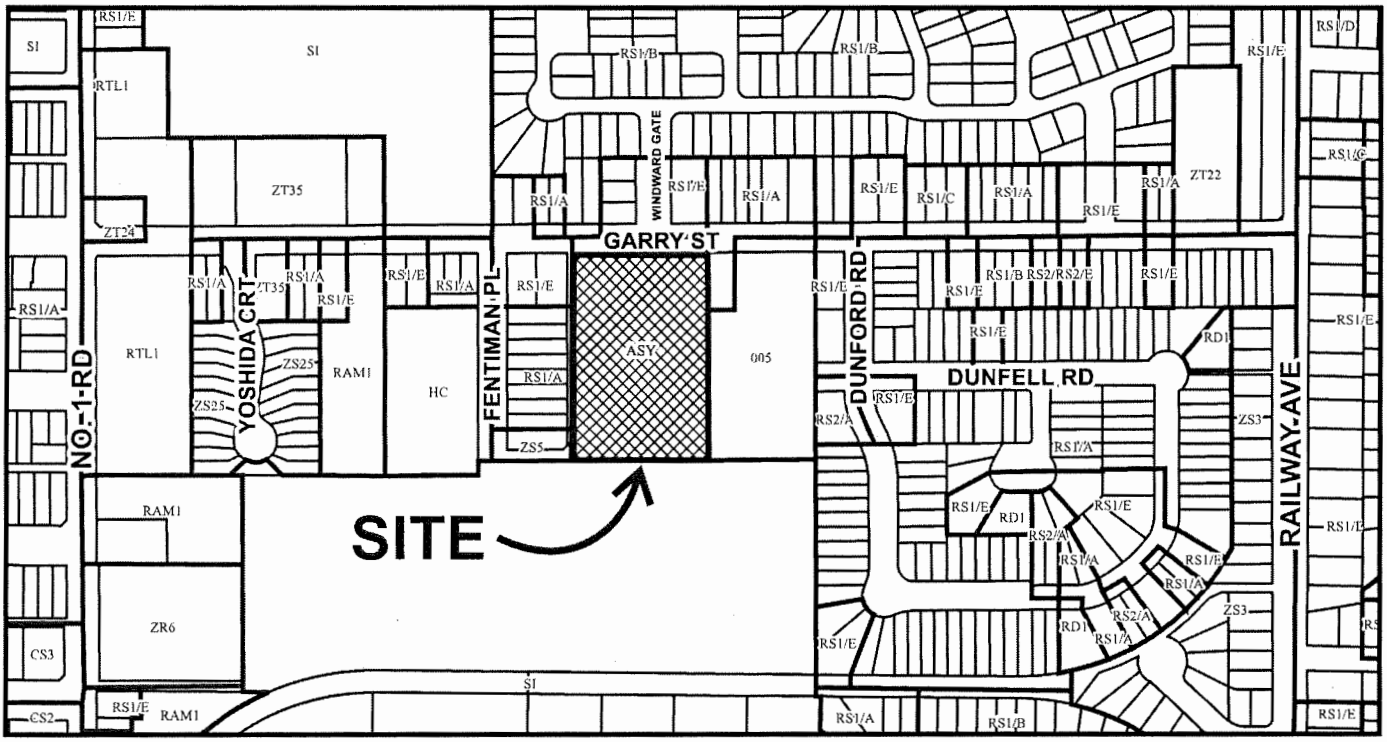
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

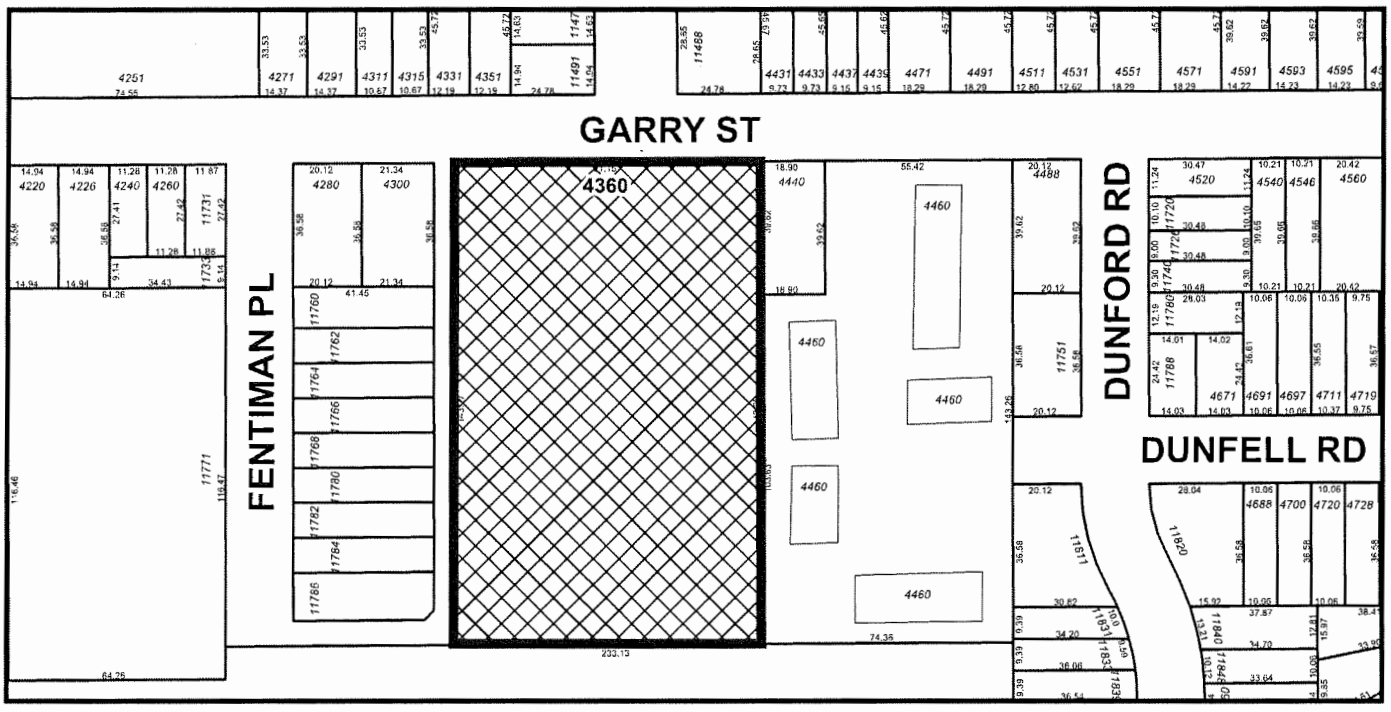
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





DP 17-793478
SCHEDULE "A"

Original Date: 01/03/18

Revision Date:

Note: Dimensions are in METRES

TL HOUSING SOLUTIONS

gbl EMERGENT ARCHITECTURE

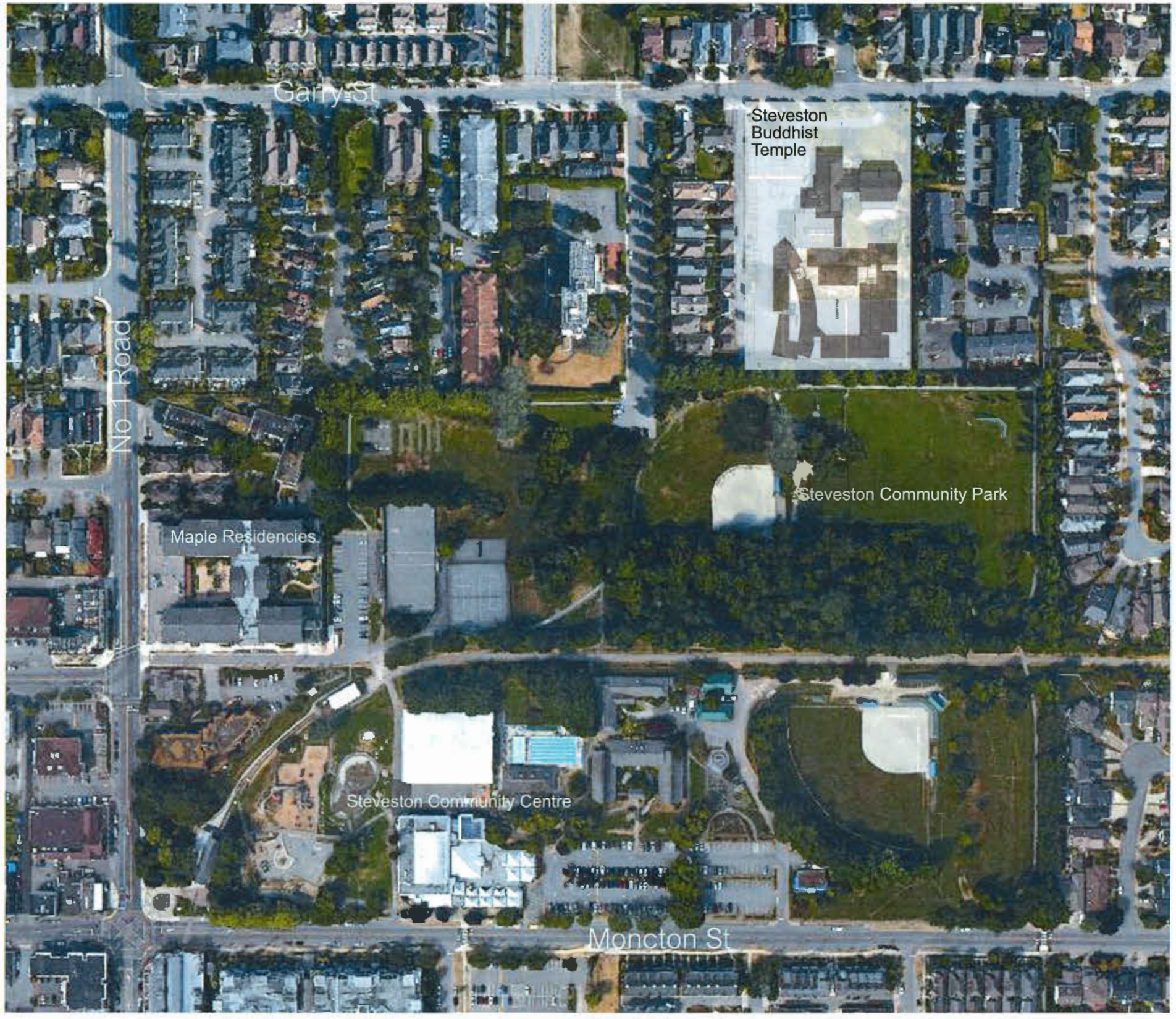
4360 GARRY STREET

City of Richmond Prior to Submission August 7, 2018

STEVESTON BUDDHIST TEMPLE

AUG 2 2 2018

DP 17-793478



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PLOT INFO:

NOTES

NO DESCRIPTION

- 5.47' HEIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
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10.	APRIL 26th, 2018	UNITS DESIGN
11.	JUNE 20th, 2018	UDP
12.	JUNE 28th,2018	CONSULTANT COORDINATION #1
13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

AUG 2 2 2018

DP 17-793478

N

4360 GARRY STREET

CONTEXT PLAN

DATE	
DRAWN BY	RC
CHECKED BY	SL
SCALE	
JOB NUMBER	1504

A - 1.02

STEVESTON BUDDHIST TEMPLE

LEGAL ADDRESS:	132 SEC 2 BLK3N RG7W PL 40449 Except Plan LMP20538, LMP25471.
CIVIC ADDRESS:	4360 GARRY ST
RICHMOND KEY:	64726
CURRENT ZONING	ASY

	m2	SF
TOTAL SITE AREA	13,042.93	140,393

LAND USE

	STANDARD ZONES				PROPOSED	
ZONE	ASY		HC		SITE SPECIFIC	
Permitted Use	Assembly		Health Care - Residential		Religious Assembly & Congregate Housing	
Density	0.5 FAR		1.4 FAR		0.74 FAR	
Lot Coverage	35%		45%		34%	
	m	ft	m	ft	m	ft
Front & Exterior Side Setback	6	19.7'	6	19.7'	26	85.3'
Interior Yard Setback	7.5	24.6'	6	19.7'	6	19.7'
Rear Set Back	7.5	24.6'	6	19.7'	6	19.7'
Height	12	39.3'	12	39.3'	14.19 - 16.67	46.57'- 54.71'

BUILDING AREAS

RELIGIOUS ASSEMBLY					SF		m2
EXISTING AREA					14,159.00		1,315.41
FLOOR	TO BE REMOVED (GYM)	BUILDING (SF)	EXTENSION SF (NOKUDSUDO)		TOTAL FAR SF		TOTAL m2
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 m2
L1	21,864		18,652	0	18,652	40,516	
L2		7,438	1,553	25,416	26,969	26,969	
L3				27,559	27,559	27,559	
L4				23,899	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

UNITS				
UNIT MIX HEALTH CARE - RESIDENTIAL				
STUDIO	1 BED	2 BED	TOTAL	
1	32	3	36	
1	34	3	38	
1	29	3	33	
				BEDS
3	95	9	107	116
2.8%	88.8%	8.4%	100.0%	

UNITS TYPE			20 SF FAR	Exemption	Per H/C Accesible Unit
ADAPTABLE UNITS		95			
H/C UNITS		12	240.0	SF	FAR Exemption
TOTAL UNITS		107			

DENSITY							
	RELIGIOUS ASSEMBLY		CONGREGATE HOUSING				TOTAL
	SF		SF				
GROSS FLOOR AREA	10,263.6		118,943				129,206.6
FAR EXEMPTIONS*			22,092	Enclosed Parking			22,092
			0	H/C Accesible Unit			
FLOOR AREA RATIO (FAR)	0.07		0.69				0.74
*EXEMTIONS UNDER GENERAL DEVELOPMENT REGULATION 4.5 TO BE DETERMINED							
LOT COVERAGE							
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								REQUIRED	PROPOSED	
RELIGIOUS ASSEMBLY			10 SPACES PER 1076,39 SF OF GROSS LEASABLE FLOOR AREA OF BUILDING					95.39	95	
TOTAL								95.39		
DISABILITY:		2%						1.9	7	INCLUDED IN THE TOTAL COUNT
CONGREGATE HOUSING		0.3	SPACE FOR EACH BED					34.8	34	
		18	STAFF MEMBERS	1 SPACE PER EACH STAFF MEMBER				18.0	18	
TOTAL								52.8	52	
DISABILITY		2%						1.1	1	INCLUDED IN THE TOTAL COUNT
TOTAL RELIGIOUS ASSEMBLY (ASY) + CONGREGATE HOUSING (HC)								148	147	
ALLOWABLE REDUCTION*		10%						5		
MINIMUN REQUIRED								143	147	*
PROPOSED SMALL CARS								44.0	30%	

*Required Paking 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 (81-240 UNITS)						
REQUIRED LOADING	n/a (Up to 100 m2)		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 m2)		0						0
PROPOSED BICYCLE PARKING	8 stalls (Class 2)		17 stalls (Class 1)						25

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PLOT INFO:

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

REVISIONS

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13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION
15.	AUGUST 15th,2018	PRIOR-TO SUBMISSION REVIEW

PLAN 1 AUG 2 2 2018

DP 17-793478

4360 GARRY STREET

DATA

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

A - 1.00

LANE

GARRY STREET

PARK

REMOVEABLE BOLLARDS

VEHICLE TURN AROUND

PROPERTY LINE

TELUS WIRELESS CONNECTION

KIOSK PAD

5.0 SET BACK

19'-8" [6m]

BOLLARDS OR CURB SEPARATION

262'-1" [79.88m]

IN

OUT

ROAD CURB

PARKING ACCESS

SHUTTLE BUS PARKING STALL

MEDIUM SIZE LOADING SPACE

COVERED WALKWAY

O.H. DOOR

EXIT

PERFORATED METAL O.H. DOOR

GARBAGE 420 SF

HOUSE KEEPING ROOM

SCOOTER STORAGE (15)

LAUNDRY ROOM

FREEZER

KITCHEN

STORAGE

OFFICE

GENTS

LADIES

PRIVATE DINING

DINING 2,400 sf (80)

LOBBY

RECEPT.

RECEPT. OFFICE

OFFICE

MEETING FAMILY

MEETING OFFICE

LOUNGE

TUCK SHOP

LADIES

GENTS

KITCHEN

SENIOR FACILITY AMENITY SPACE

STORAGE 475 SF

STORAGE 325 SF

PORTABLE STAGE

STORAGE

34 ENCLOSED PARKING SPACES

34 SECURED PARKING SPACES (INCLUDING 1 H/C PARKING SPACE)

17 BIKE / CLASS 1

EXISTING GYMNASIUM TO BE REMOVED

79 SURFACE PARKING SPACES (INCLUDING 6 H/C PARKING SPACES AND 33 SMALL PARKING STALLS)

SERVICE DINING

KITCHEN

ELEC. CLOSET

TATAMI

LIBRARY

SOCIAL KITCHEN

MEETING ROOM

MEETING ROOM

4 BIKES

HEATING ROOM

MEETING

MINISTER

OFFICE

HALL 833 sf

NOKUDUDO

MEMORIAL

TEMPLE 3,356 sf

EXISTING RETAINING WALL

CLOSED CROSSING

SIDEWALK

69'-7" [21.2m]

125'-11" [38.68m]

90'-2" [27.48m]

COVERED WALKWAY

SET BACK

PROPERTY LINE

RE ZONE

Plan 2

AUG 22 2018

DP 17-793478

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PLOT INFO:

STANDARD PARKING STALL DIMENSIONS

WHEEL CHAIR PARKING STALL | STANDARD PARKING STALL | SMALL CAR PARKING STALL

STANDARD LOADING STALL DIMENSIONS

MEDIUM SIZE LOADING SPACE

NOTES

NO DESCRIPTION

- 54.7' HEIGHEST STREET ELEVATION AT GARRY ST.

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13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-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

A - 3.01

LANE

PARK

GARRY STREET

COURT YARD

EXISTING GYMNASIUM TO BE REMOVED

EXISTING RETAINING WALL

SET BACK

PROPERTY LINE

TELUS WIRELESS CONNECTION

KIOSK PAD

AMENITY

HAIR SALON

TERRACE

470'-0" [143.26m]

254'-4½" [77.53m]

129'-4" [39.42m]

103'-4" [31.49m]

58'-10" [17.93m]

82'-6½" [25.15m]

80'-8½" [24.6m]

398'-1¼" [121.12m]

32'-10½" [10.02m]

22'-5½" [6.84m]

28'-3" [8.62m]

33'-9½" [10.29m]

19'-8" [6m]

58'-6¼" [17.84m]

51'-7" [15.72m]

59'-3½" [18.07m]

24'-7½" [7.5m]

19'-8" [6m]

19'-10" [6.05m]

124'-1" [37.82m]

37'-10" [11.53m]

50'-2" [15.29m]

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14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

N

4360 GARRY STREET

LEVEL 2

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

PLAN 3
AUG 22 2018
DP 17-793478

A - 3.02

LANE

PARK

GARRY STREET

PROPERTY LINE

SET BACK

TELUS WIRELESS CONNECTION

KIOSK PAD

SROW

470'-0" [143.26m]

EXISTING GYMNASIUM TO BE REMOVED

EXISTING RETAINING WALL

ROOF LEVEL 2

250'-6" [76.35m]

129'-4" [39.42m]

79'-5½" [24.22m]

126'-0½" [38.42m]

89'-9½" [27.37m]

61'-7½" [18.78m]

80'-8½" [24.6m]

PLAN 4

AUG 22 2018

DP 17-793478

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PLOT INFO:

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5.47' HEIGHEST STREET ELEVATION AT GARRY ST.

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7.	JANUARY 22nd, 2018	RE-ISSUED FOR DP
8.	JANUARY 25nd 2018	DEMOLITION PLAN
9.	APRIL 26th, 2018	FIRE TRUCK ACCESS
10.	APRIL 26th, 2018	UNITS DESIGN
11.	JUNE 20th, 2018	LDP
12.	JUNE 25th 2018	CONSULTANT COORDINATION #1
13.	JULY 20th 2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th 2018	PRIOR TO SUBMISSION

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

LANE

PARK

GARRY STREET

ROOF LEVEL 2

ROOF LEVEL 3

EXISTING GYMNASIUM TO BE REMOVED

TELUS WIRELESS CONNECTION

KIOSK PAD

SET BACK

PROPERTY LINE

EXISTING RETAINING WALLS

74'-2" [22.61m]

58'-10" [17.93m]

470'-0" [143.26m]

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10.	APRIL 30th, 2018	LIFTS DESIGN
11.	JUNE 20th, 2018	VDP
12.	JUNE 29th, 2018	CONSULTANT COORDINATION #1
13.	JULY 25th, 2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR TO 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 AUG 22 2018
DP 17-793478

LANE

PROPERTY LINE

SET BACK

TELUS WIRELESS CONNECTION

KIOSK PAD

SROW

470'-0" [143.26m]

19'-10" [6.05m]

24'-7½" [7.5m] SRW ZONE

19'-8" [6m]

19'-8" [6m]

58'-8" [17.88m]

53'-6" [16.31m]

55'-3" [16.84m]

129'-4" [39.42m]

103'-4" [31.49m]

PARK

PROPERTY LINE

SET BACK

398'-1½" [121.32m]

COURT YARD

80'-2" [24.45m]

90'-9" [27.67m]

MECHANICAL

ACCESS HATCH

ROOF LEVEL 3

EXISTING GYMNASIUM TO BE REMOVED

EXISTING RETAINING WALL

GARRY STREET

62'-0" [18.9m]

126'-0" [38.42m]

66'-6" [20.27m]

80'-8" [24.58m]

46'-2" [14.06m]

31'-0" [9.45m]

35'-0" [10.66m]

19'-8" [6m]

28'-7" [8.71m]

24'-7½" [7.5m]

47.7 ft ARCHITECTURE

46.57 ft ARCHITECTURE

48.7 ft ARCHITECTURE

54.7 ft ARCHITECTURE

51.41 ft ARCHITECTURE

15%

A-402 F A-403 B A-402 D A-402 C A-402 Y A-701 A-402 G A-403 E A-403 X A-702 X A-701

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PLOT INFO:

NOTES
DESCRIPTION
5.47' HEIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

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

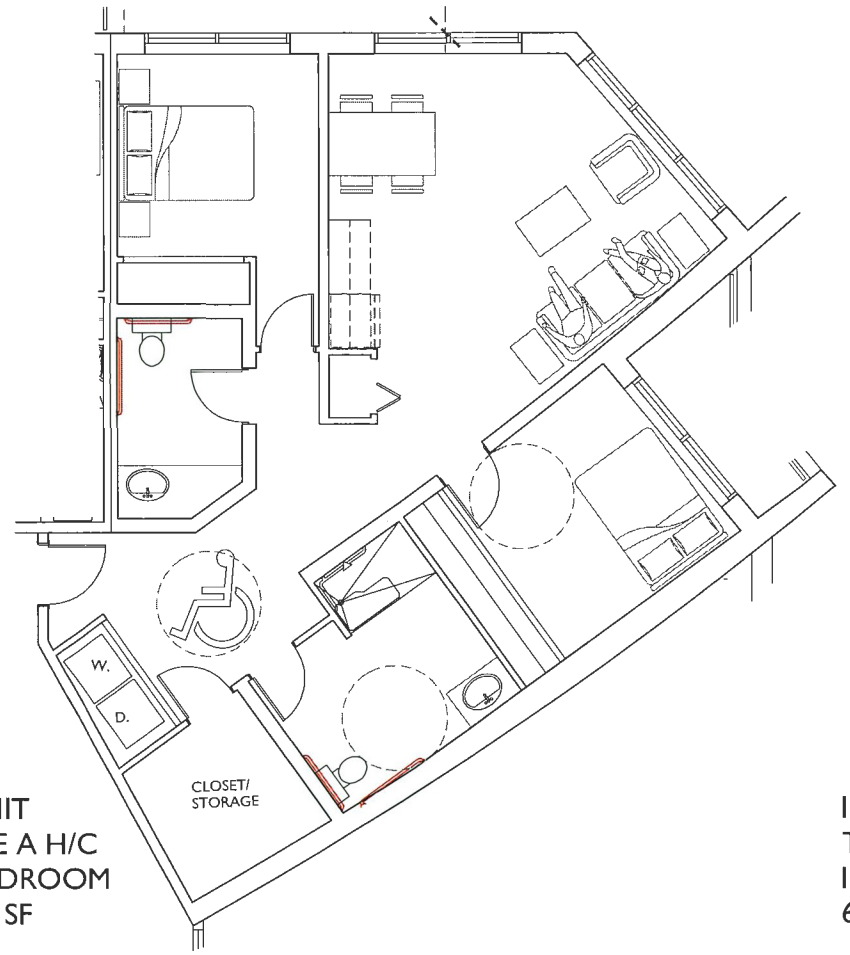
4360 GARRY STREET

ROOF PLAN

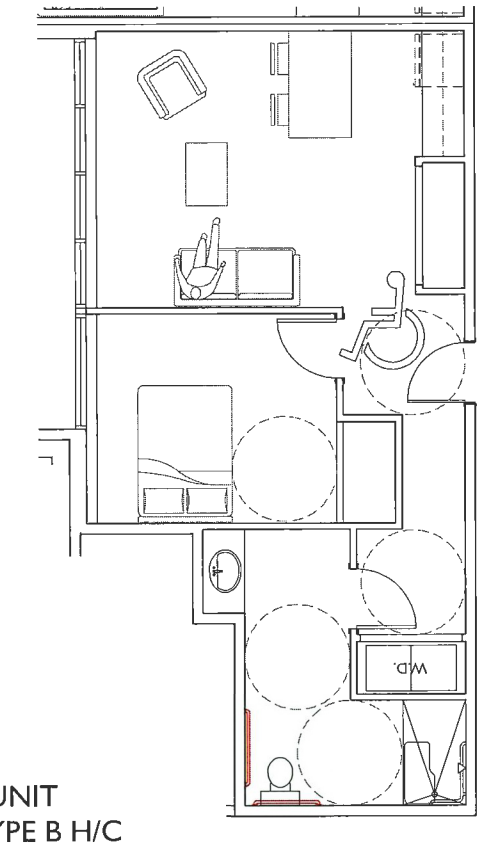
DATE	MAY 2017
DRAWN BY	RC
CHECKED BY	SL
SCALE	1/16"=1'-0"
JOB NUMBER	1504

A - 3.05

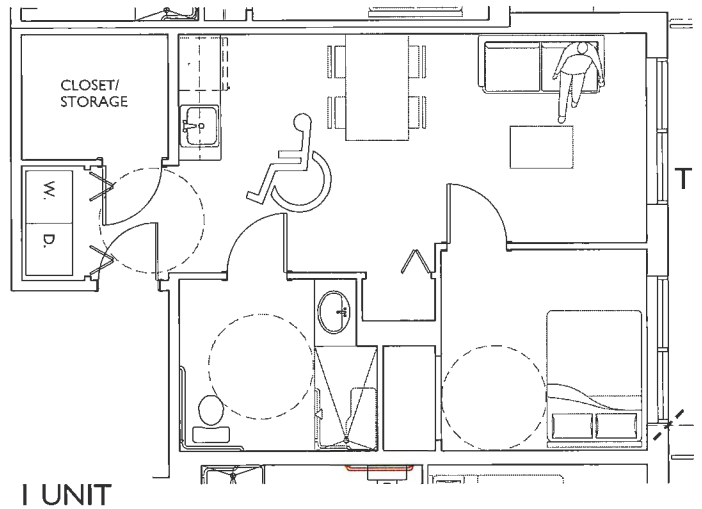
PLAN 6
AUG 22 2018
DP 17-793478



1 UNIT
TYPE A H/C
2 BEDROOM
1020 SF



1 UNIT
TYPE B H/C
1 BEDROOM
620 SF



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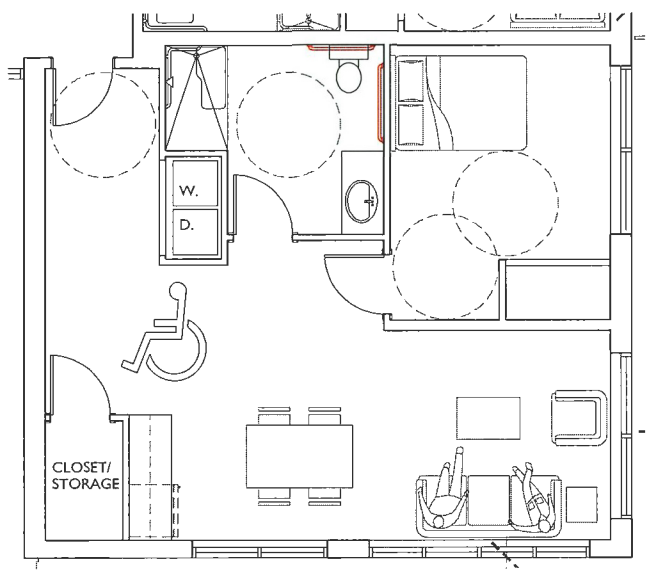
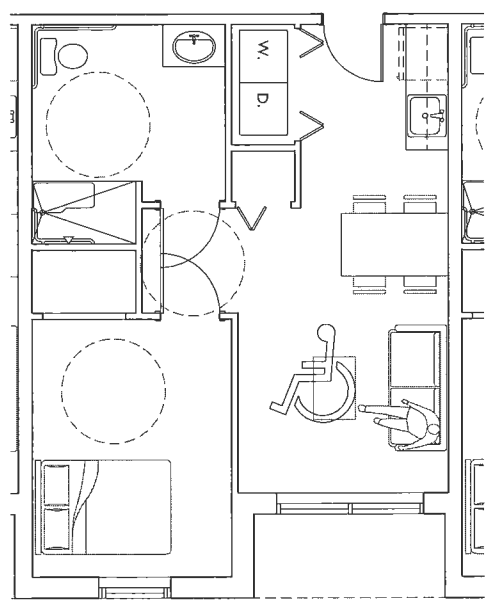
TYPE C H/C
1 BEDROOM
583 SF



1 UNIT
TYPE D H/C
1 BEDROOM
713 SF



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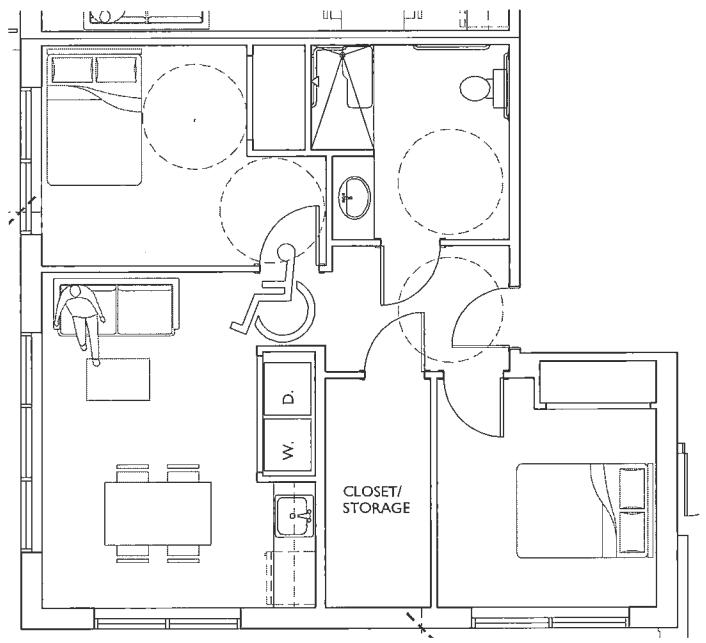
TYPE E H/C
1 BEDROOM
533 SF



1 UNIT
TYPE F H/C
2 BEDROOM
760 SF

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

Plan 7

AUG 2 2 2018

DP 17-793478

ALL ADAPTABLE SUITES:

1.) ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 850MM (2'-9½")
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'-7½").
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 1220MM (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'-7½") 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 CONTINUOUS 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 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

H/C ACCESIBLE UNITS:

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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.) KITCHENS WILL HAVE COUNTER HEIGHT AT 32", KNEE SPACE BELOW COUNTERTOP, 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
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gbl

GBL ARCHITECTS
139 WEST 8TH AVENUE
VANCOUVER, CANADA V5T 1R6
T 604 738 1156 F 604 731 5278
GBLARCHITECTS.COM

PLOT INFO:

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14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

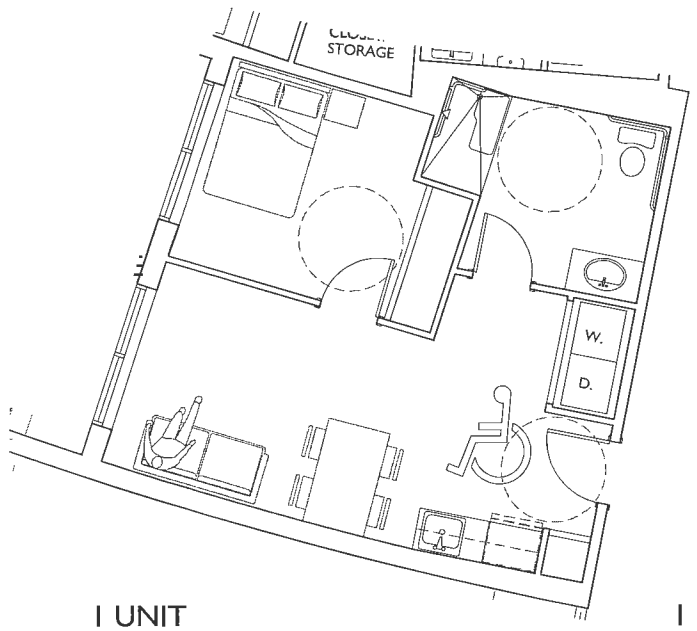
N

4360 GARRY STREET

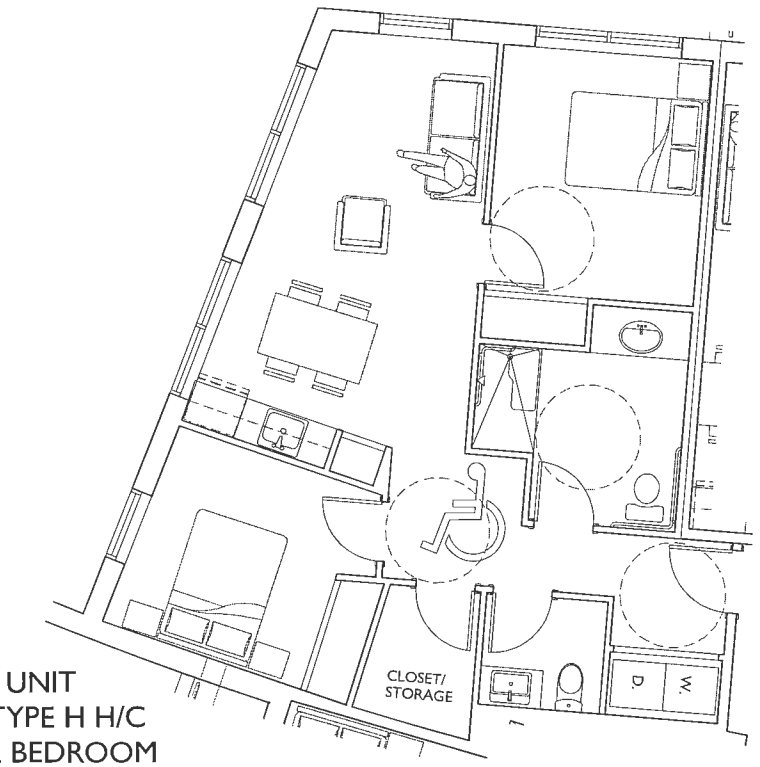
UNITS PLANS
H/C UNITS

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

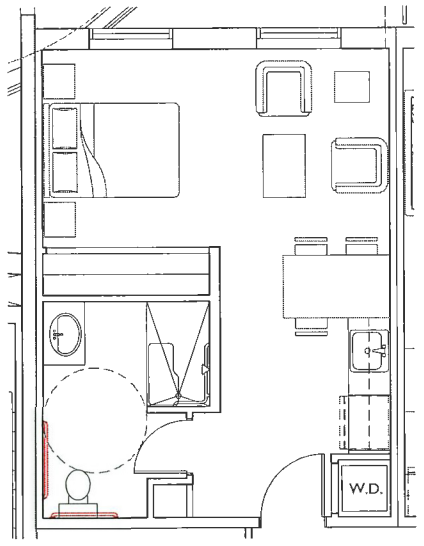
A-3.06



1 UNIT
TYPE G H/C
1 BEDROOM
554 SF



1 UNIT
TYPE H H/C
2 BEDROOM
821 SF



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TYPE A
STUDIO
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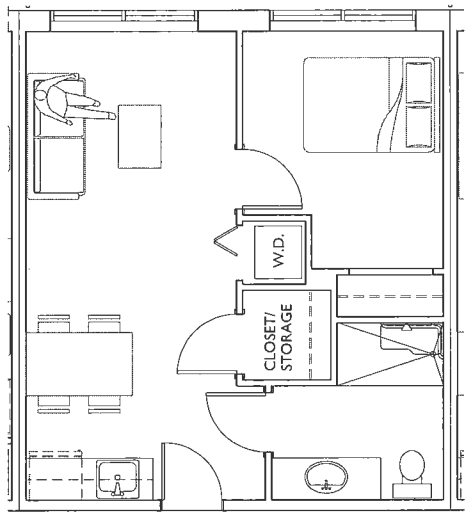

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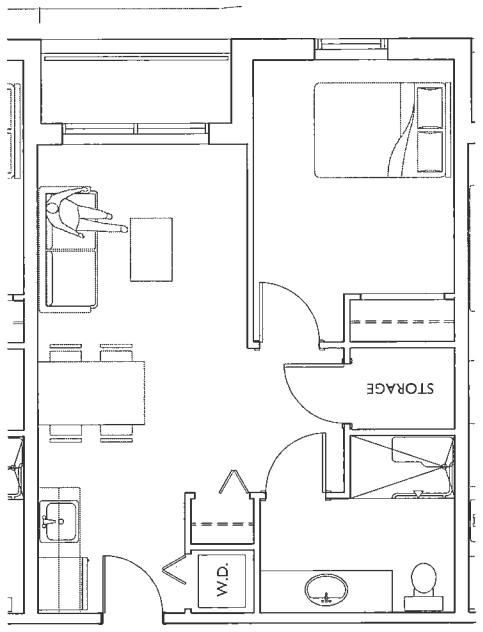
TYPE B
1 BEDROOM
490 SF



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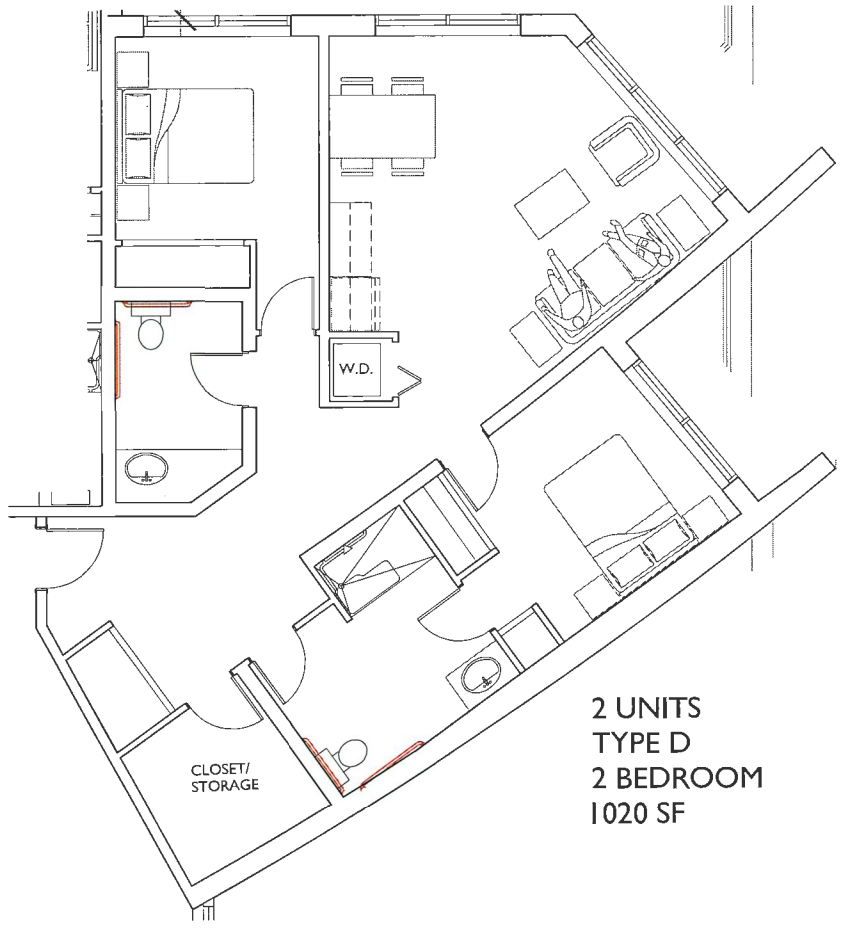
TYPE C
1 BEDROOM
533 SF



2 UNITS
TYPE D
2 BEDROOM
1020 SF

PLAN 8

AUG 2 2 2018

DP 17-793478

GBL ARCHITECTS
1338 WEST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
T 604 736 1156 F 604 731 5279
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PLOT INFO:

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

NOTES

NO DESCRIPTION
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13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

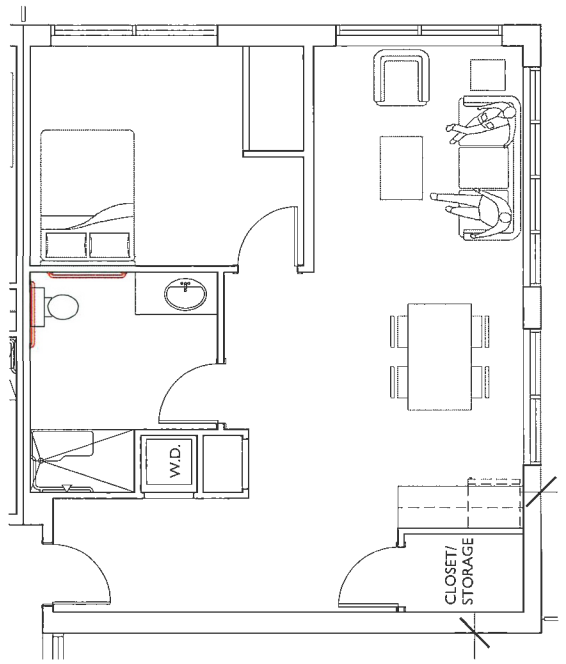
N

4360 GARRY STREET

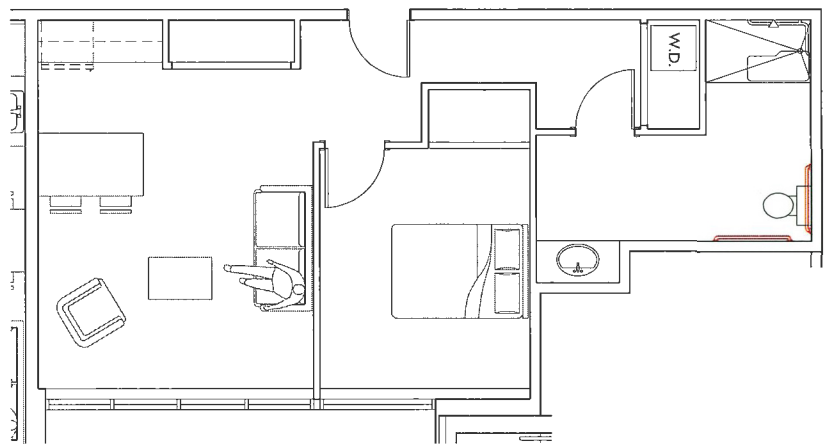
UNITS PLANS
1 BEDROOM

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

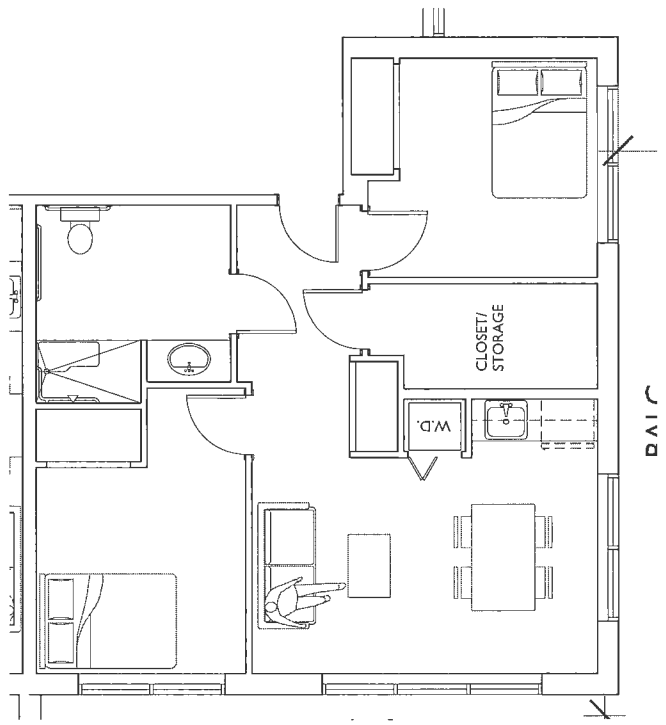
A-3.07



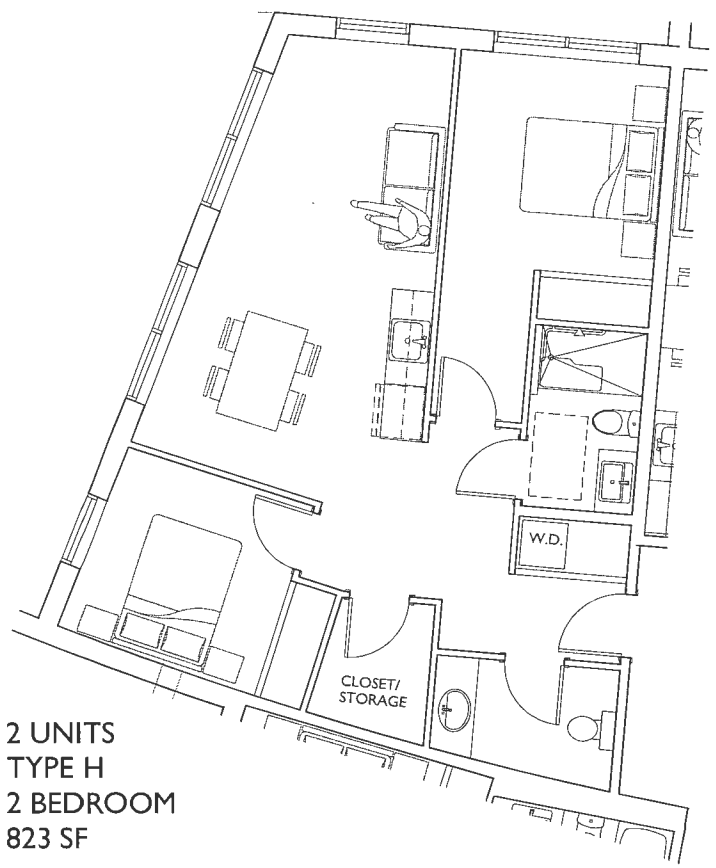
2 UNITS
TYPE E
1 BEDROOM
713 SF



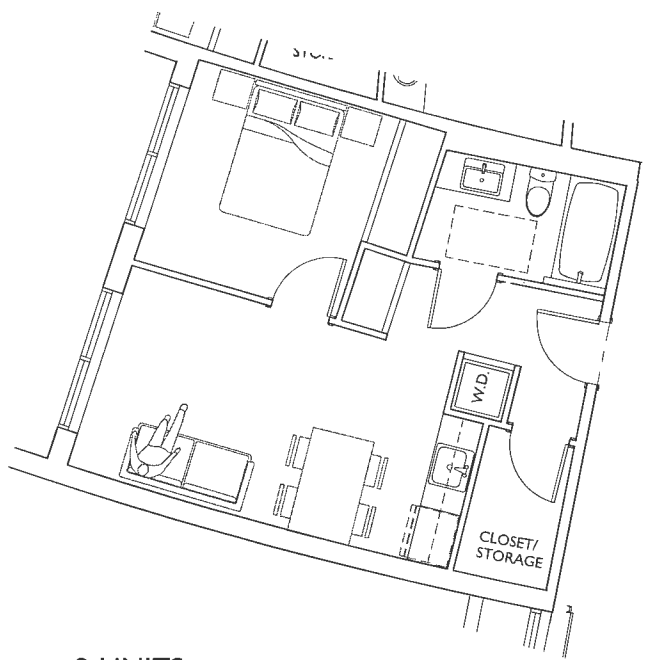
2 UNITS
TYPE F
1 BEDROOM
620 SF



2 UNITS
TYPE G
2 BEDROOM
760 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 ½")
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 ½").
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 1220MM (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)
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H/C ACCESIBLE UNITS:

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5.) TOILET AND BATHTUB WILL INCLUDE SOLID BLOCKING IN WALLS AND GRAB BARS
6.) KITCHENS WILL HAVE COUNTER HEIGHT AT 32", KNEE SPACE BELOW COUNTERTOP, 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: AGE IN PLACE MEASUREMENTS
IN ALL UNITS, DOOR HANDLES AND PLUMBING
FIXTURES TO BE LEVER TYPE.

GBL ARCHITECTS
138 WEST 6TH AVENUE
VANCOUVER, CANADA V5T 1R8
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PLOT INFO:

PLAN 9

AUG 2 2 2018

DP 17-793478

NOTES
NO DESCRIPTON
- 5.47' HEIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

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

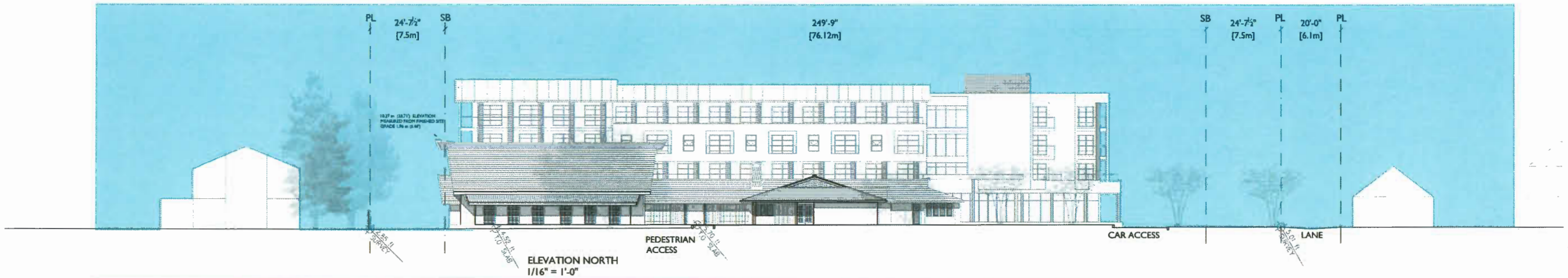
N

4360 GARRY STREET

UNITS PLANS
2 BEDROOM
STUDIO

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

A-3.08



ELEVATION NORTH
1/16" = 1'-0"

ELEVATION SOUTH
1/16" = 1'-0"

ELEVATION EAST
1/16" = 1'-0"

ELEVATION WEST
1/16" = 1'-0"

gbl

GBL ARCHITECTS
1385 WEST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
T 604 738 1156 F 604 731 5279
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PLOT INFO:

PLAN 10

AUG 2 2 2018

DP 17-793478

NOTES

NO DESCRIPTION

- 5.47 HEIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 26th, 2017	REZONING RE-SUBMISSION
3.	SEPTEMBER 28th, 2017	DESIGN REVIEW
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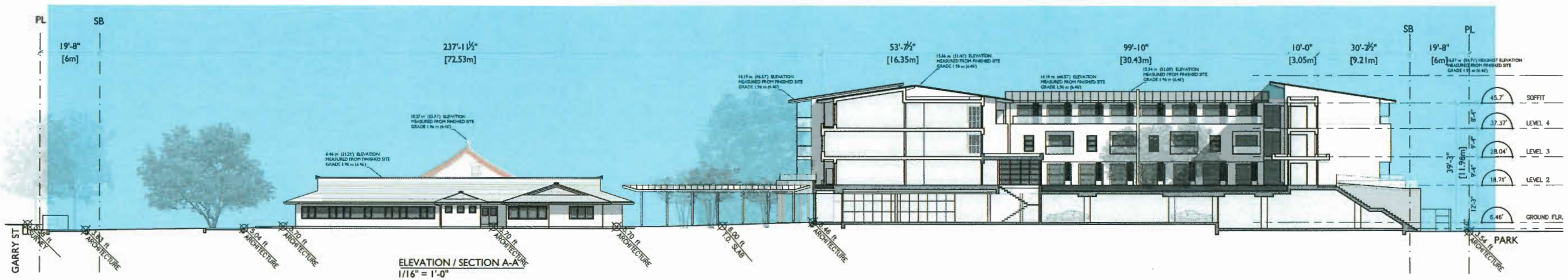
9.	APRIL 26th, 2018	FIRE TRUCK ACCESS
10.	APRIL 26th, 2018	UNITS DESIGN
11.	JUNE 20th, 2018	UDP
12.	JUNE 28th,2016	CONSULTANT COORDINATION #1
13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION
15.	AUGUST 15th,2018	PRIOR-TO SUBMISSION REVIEW

4360 GARRY STREET

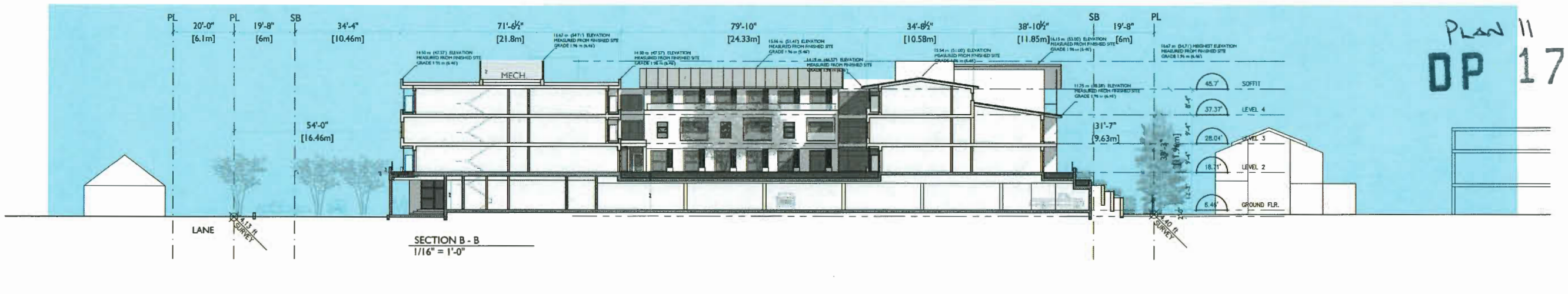
ELEVATIONS

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

A - 4.01



ELEVATION / SECTION A-A
1/16" = 1'-0"



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

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

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

gbl

GBL ARCHITECTS
1128 WEST 8TH AVENUE
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PLOT INFO:

AUG 2 2 2018
PLAN 11
DP 17-793478

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

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
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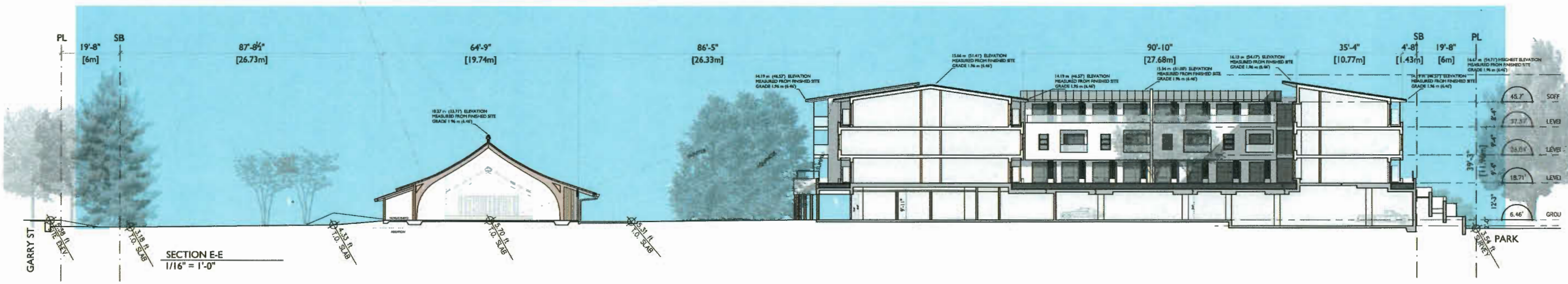
13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

4360 GARRY STREET

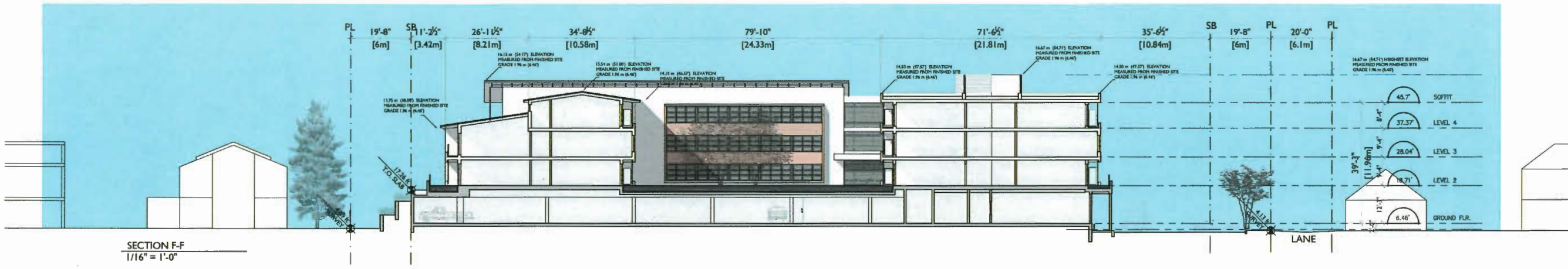
SECTIONS

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

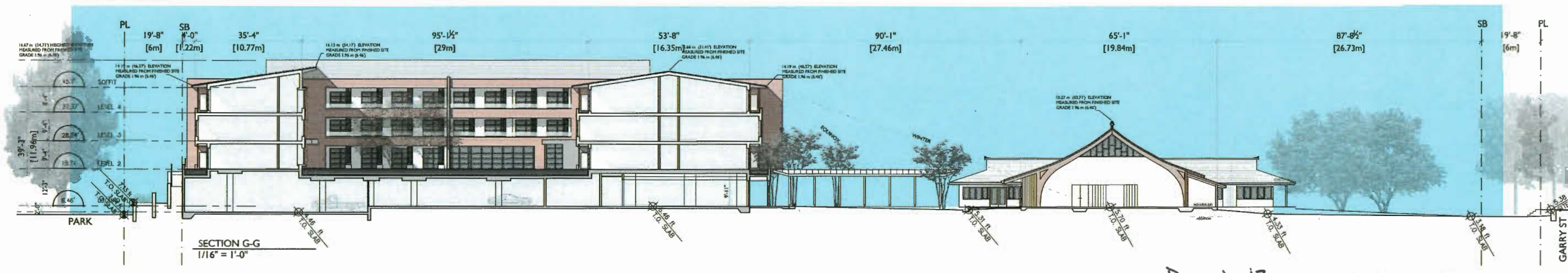
A - 4.02



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



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



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

GBL ARCHITECTS
135 WEST 8TH AVENUE
VANCOUVER, CANADA V5Y 1R8
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PLOT INFO:

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

REVISIONS

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1.	JUNE 29th, 2016	REZONING APPLICATION
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4360 GARRY STREET

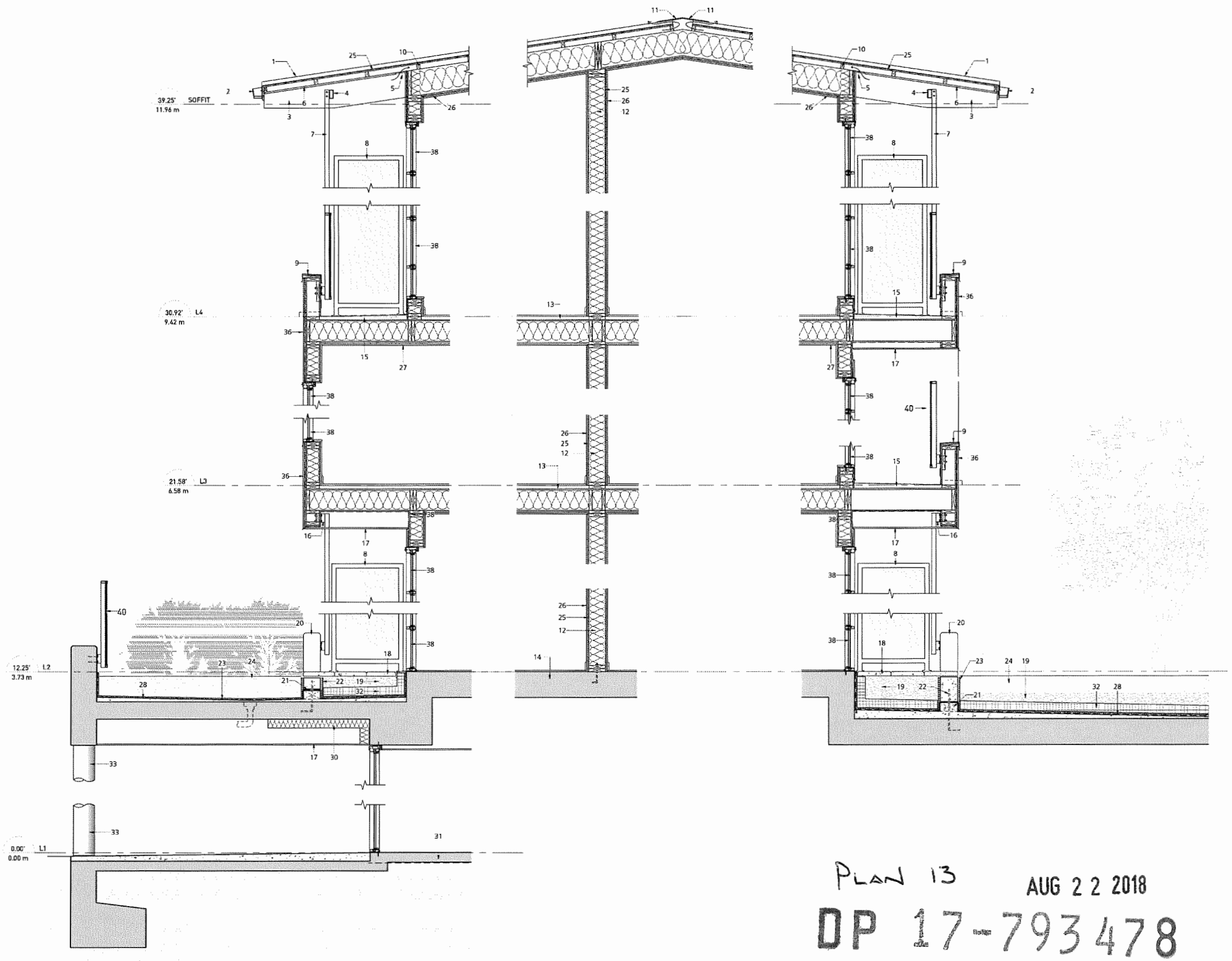
SECTIONS

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

PLAN IZ
AUG 2 2 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. Contiuous 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 galss.
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" plyhwood 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 selant.
23. drain mat with permiable 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 Stuco painted white.
37 OKO Skin, Terracota color.
38 Vinyl windows
39 Architectural concrete painted light grey.
40 Structural Glass



GBL ARCHITECTS
139 WEST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
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PLOT INFO:

NOTES
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- 5.47' HEIGHEST STREET ELEVATION AT GARRY ST.

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13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

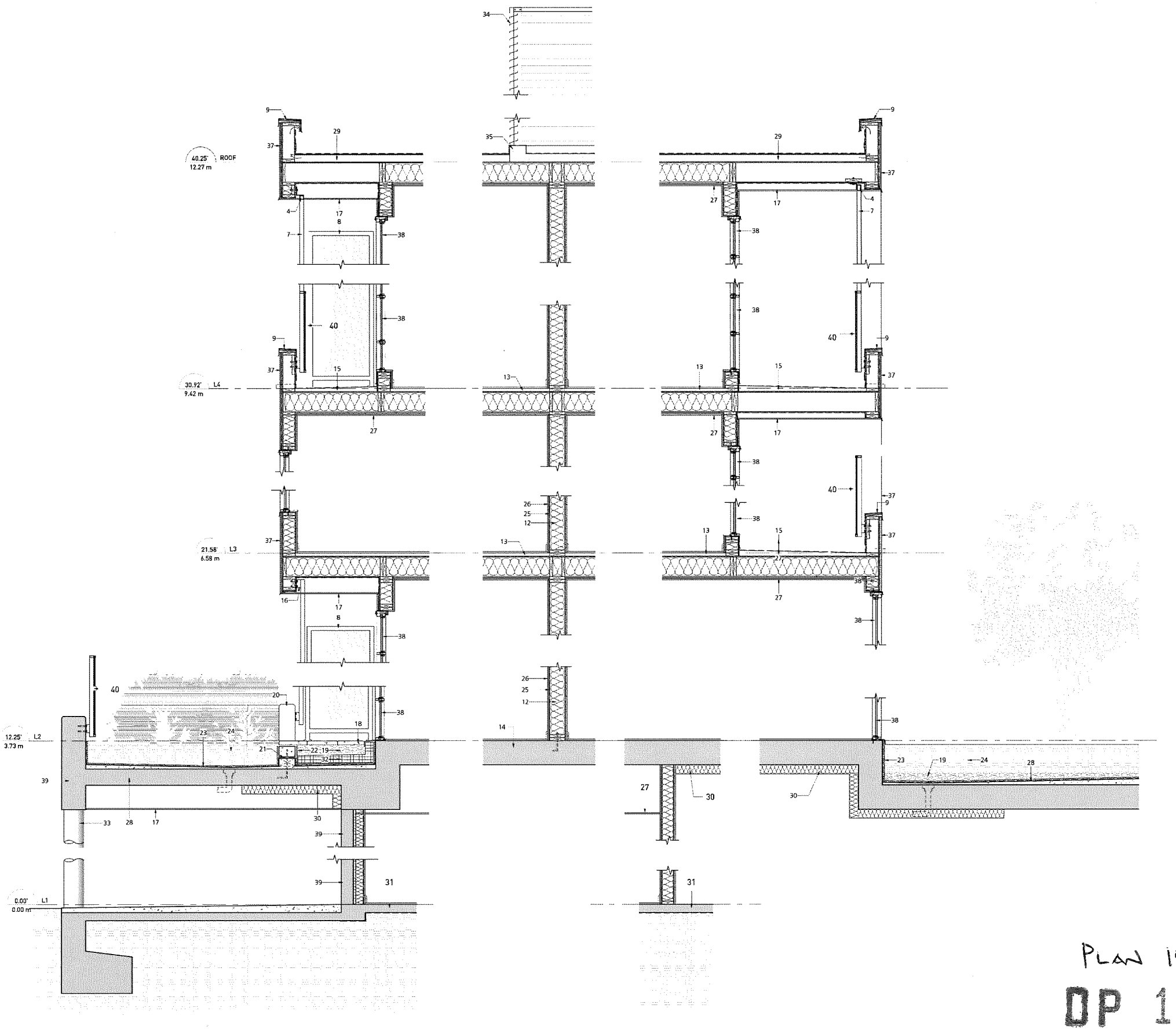
4360 GARRY STREET

DETAIL
SECTION X

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

A - 6.01

PLAN 13
AUG 2 2 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. Contiuous 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 galss.
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" plyhwood 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 selant.
23. drain mat with permiable 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 Stuco painted white.
37 OKO Skin, Terracota color.
38 Vinyl windows
39 Architectural concrete painted light grey.
40 Structural Glass

Plan 14 AUG 2 2 2018
DP 17-793478

gbl

GBL ARCHITECTS
1201 WEST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
T 604 736 1156 F 604 731 5279
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PLOT INFO:

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

REVISIONS

NO.	DATE	REMARKS
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12.	JUNE 28th,2018	CONSULTANT COORDINATION #1
13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

4360 GARRY STREET

DETAIL
SECTION Y

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

A - 6.02

EXISTING DECID. TREES
EXISTING CHAIN LINK FENCE 4' HT.
DECIDUOUS TREE
SHRUB PLANTING (BUFFER)
HYDRO & TELUS SERVICE W/ 5FT HT. FENCE
LANE
STANDARD CONC. BAND BROOM FINISH
PROPERTY LINE
DECIDUOUS TREE
SHRUB PLANTING (BUFFER)
EXISTING CHAIN LINK FENCE END
NEW WOOD FENCE 3' HT.
EXISTING TREES
ASPHALT PAVING
STANDARD CONC. BAND BROOM FINISH
EDGE OF COVERED WALKWAY
LOW 3FT. HT. FENCE
ASPHALT PAVING
ASPHALT PAVING
PLANTING AREA
DECIDUOUS TREE/SHRUBS
STANDARD CONC. BAND BROOM FINISH
ASPHALT PAVING
CONC. PAVING BROOM FINISH
ASPHALT PAVING
DRIVEWAY ENTANCE
CONC. PAVING BROOM FINISH
SIGN
NEW WOOD FENCE 3' HT.
PARKADE ENTRANCE
PLANTING STRIP
TRELLIS TYPE 1
COLORED CONC. BAND CHARCOAL
ROLLOVER CURB
FIRE DEPT. SET BACK
BENCH
LAWN
JAPANESE CHERRY W/TREE SURROUND
SEAT WALL (16" HT)
BAMBOO MASS PLANTING
CONC. PAVING BROOM FINISH
CONC. BAND
CONCRETE PANEL
2' WIDE BORDER FLUSH TO LAWN
TREE IN STONE SURROUND
ASPHALT PAVING
SMALL DECID. TREE/GRATES
SECURED FENCE 5FT. HT.
BENCH
STAIRS
STONE FOCAL
STANDARD CONC. PAVING BROOM FINISH
LAWN
BIKES
CONC. WALKWAY BROOM FINISH
LAWN
SIDEWALK
GARRY STREET
RAMP
STONE FOCAL
COVERED WALKWAY
COLORED CONC. BAND CHARCOAL
BENCH
SIGN
DROP OFF ZONE
SECURED FENCE 5FT. HT.
PLANTING AREA
BENCH
CONC. WALKWAY
MAPLE #8
EXISTING GARDEN
MAPLE #9
ENTRY
WALKWAY
CONC. BAND
CHERRY #42
CHERRY #43
STAIRS
RAISED PLANTERS 36" HT.
COLORED CONC. BAND
EDGE OF COVERED WALKWAY
OPEN SPACE LAWN (MULTI-PURPOSE)
MEMORIAL
JAPANESE CHERRY
#41 GINKO
EXIST. BUDDHIST TEMPLE
SHRUBS
EXIST. PATIO
OPEN SPACE LAWN (MULTI-PURPOSE)
BENCH
JAPANESE CHERRY
EXIST. DECID. TREES
BENCH
EXISTING CONIFEROUS TREES #12,13,15
NEW CHAIN LINK FENCE W/ GATE 6' HT.
CONIF. TREE #44
SHRUBS
CONC. PAD
PROPERTY LINE
EXISTING TREES
VINES W/ ARCHITECTURAL CABLE SEE ELEVATION
CHERRY #41
CONIF. TREE #45
CONIF. TREE #47
SECURED FENCE 5FT. HT.
EXIST. CEDAR HEDGE 12 HT.
EXIST. WOOD FENCE 6' HT.
PROPERTY LINE
EXIST. WOOD FENCE 6' HT.
CONIFEROUS TREES
EXISTING SHRUBS
#46
EXISTING TREES

TREE LEGEND:

- #1 — EXISTING TO BE RETAINED
- X #1 — EXISTING TO BE REMOVED
- #1 — RELOCATED EXISTING TREE
- PSD — PROPOSED DECIDUOUS TREE
- PCO — PROPOSED CONIFEROUS TREE

STATISTICS:

TOTAL EXISTING TREE REMOVED: 11
TOTAL REPLACEMENT TREE REQUIRED: 22
TOTAL REPLACEMENT TREE PROVIDED: 83
SEE LANDSCAPE PLAN L-3 FOR PROPOSED TREE PLANT LIST

NOTE; REFER TO ARBORIST'S REPORT AND SUPPLEMENTAL DOCUMENTS FOR NUMBERED LIST OF EXISTING TREES.

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

PLAN IS
AUG 2 2 2018
DP 17-793478

REVISIONS/ISSUED
1. APR. 11-2017 REDESIGN - ISSUED FOR REVIEW.
2. JUL. 04-2017 - ISSUED FOR REZONING.
3. OCT. 04-2017 - RE-ISSUED FOR REZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 04-2018 - ISSUED FOR ADP.
6. JAN. 26-2018 - ISSUED FOR REVIEW.
7. JUL. 04-2018 - ISSUED FOR REVIEW.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

NORTH

PROJECT
STEVESTON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
CLIENT: TOWN LINE HOUSING SOLUTIONS
ARCHITECT: G B L ARCHITECTS

MARUYAMA LANDSCAPE ARCHITECTS

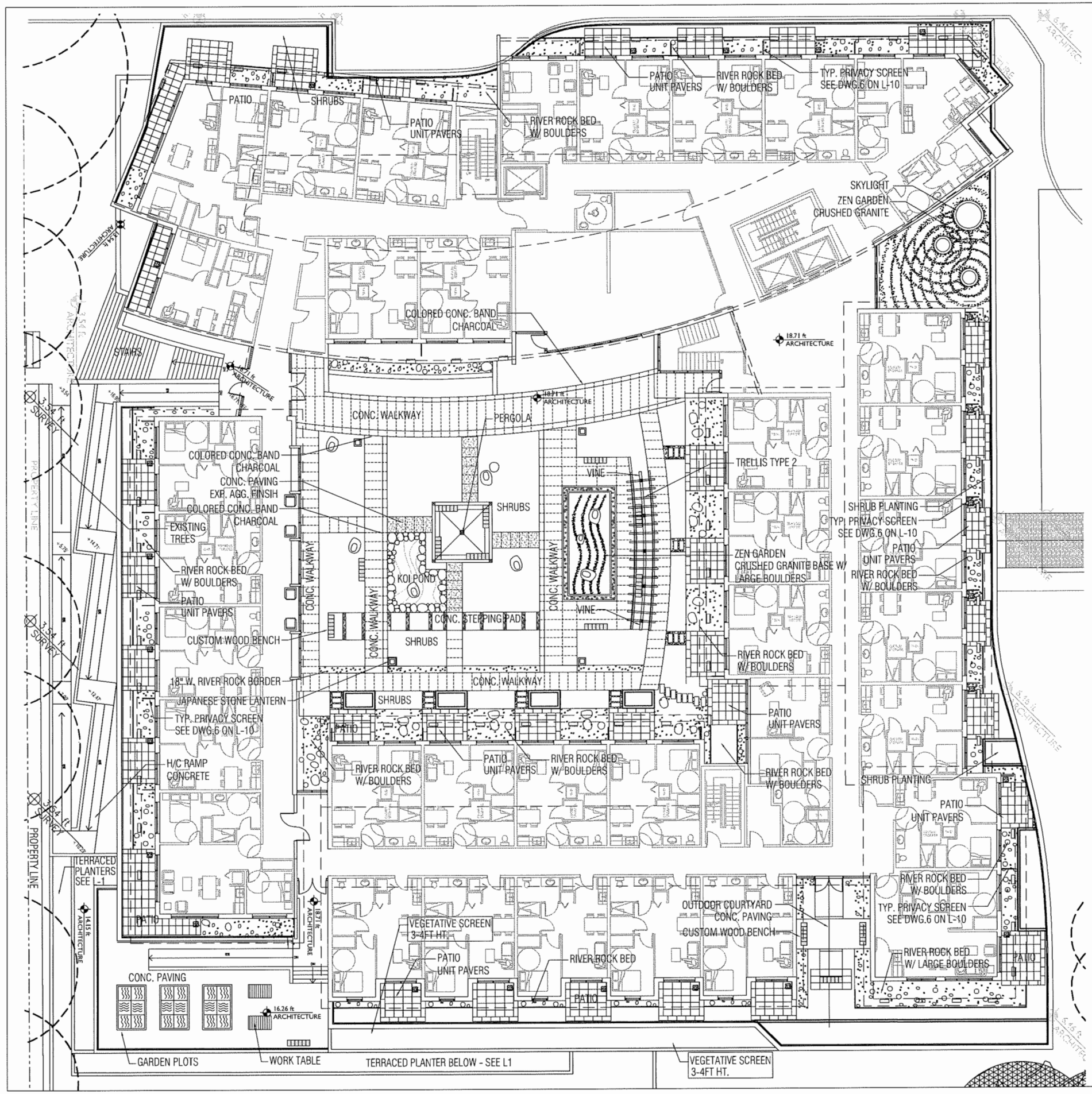
DATE MARCH 02, 2017
DESIGN RWM
DRAWN RMM
CHECKED RWM
SCALE 1/16"=1'-0"
JOB NO. M1702

SHEET TITLE
TREE PRESERVATION PLAN

REV. NO.

SHEET NO.
L-1

EXISTING DECID. TREES
EXISTING CHAIN LINK FENCE 4' HT.
DECIDUOUS TREE
SHRUB PLANTING (BUFFER)
HYDRO & TELUS SERVICE W/ 5FT HT. FENCE
LANE
STANDARD CONC. BAND BROOM FINISH
PROPERTY LINE
DECIDUOUS TREE
SHRUB PLANTING (BUFFER)
EXISTING CHAIN LINK FENCE END
NEW WOOD FENCE 3' HT.
EXISTING TREES
#23
#24
#25
#26
#27
#28
#29
#30
#31
#32
#33
#34
#35
#36
#37
#38
#39
#40
#41
#42
#43
#44
#45
#46
#47
#48
#1
#2
#3
#4
#5
#6
ASPHALT PAVING
STANDARD CONC. BAND BROOM FINISH
EDGE OF COVERED WALKWAY
LOW 3FT. HT. FENCE
PARKADE ENTRANCE
PLANTING STRIP
TRELLIS TYPE 1
SECURED FENCE 5FT. HT.
BENCH
STAIRS
RAMP
PLANTING AREA
JAPANESE CHERRY
EXIST. DECID. TREES
EXIST. CEDAR HEDGE 12' HT.
PARK
PROPERTY LINE
ASPHALT PAVING
PLANTING AREA
DECIDUOUS TREE/SHRUBS
STANDARD CONC. BAND BROOM FINISH
ASPHALT PAVING
CONC. PAVING BROOM FINISH
DRIVEWAY ENTANCE
CONC. PAVING BROOM FINISH
SIGN
NEW WOOD FENCE 3' HT.
CONC. BAND
CONCRETE PANEL
2' WIDE BORDER FLUSH TO LAWN
TREE IN STONE SURROUND
LAWN
JAPANESE CHERRY W/TREE SURROUND
SEAT WALL (16" HT)
BAMBOO MASS PLANTING
CONC. PAVING BROOM FINISH
ASPHALT PAVING
SMALL DECID. TREE/GRATES
BIKES
CONC. WALKWAY BROOM FINISH
LAWN
STONE FOCAL
SIDEWALK
GARRY STREET
BENCH
SIGN
DROP OFF ZONE
STONE FOCAL
COLORED CONC. BAND CHARCOAL
ROLLOVER CURB
FIRE DEPT. SET BACK
BENCH
STANDARD CONC. PAVING BROOM FINISH
COVERED WALKWAY
COLORED CONC. BAND CHARCOAL
BENCH
CONC. WALKWAY
RAISED PLANTERS 36" HT.
OPEN SPACE LAWN (MULTI-PURPOSE)
COLORED CONC. BAND
EDGE OF COVERED WALKWAY
BENCH
EXISTING TREES
VINES W/ ARCHITECTURAL CABLE SEE ELEVATION
EXISTING CONIFEROUS TREES #12,13,14
MAPLE #8
EXISTING GARDEN #9
MAPLE
ENTRY
WALKWAY
CONC. BAND
CHERRY #42
STAIRS
JAPANESE CHERRY
MEMORIAL
#41 GINKO
SHRUBS
EXIST. BUDDHIST TEMPLE
EXIST. PATIO
NEW CHAIN LINK FENCE W/ GATE 6' HT.
OPEN SPACE LAWN (MULTI-PURPOSE)
BENCH
CONIF. TREE #44
SHRUBS
CONC. PAD
PROPERTY LINE
SECURED FENCE 5FT. HT.
EXIST. WOOD FENCE 6' HT.
CONIFEROUS TREES
EXISTING SHRUBS
EXISTING TREES
CONIF. TREE #45
CONIF. TREE #48
SERVICE PARKING
KITCHEN
LIBRARY
SOCIAL KITCHEN
MEETING ROOM
MINISTER
OFFICE
ATRIUM
LOBBY
TEMPLE 3,336 sf
KITCHEN
LIBRARY
MEETING ROOM
MINISTER
OFFICE
ATRIUM
LOBBY
TEMPLE 3,336 sf
DN 5%
UP 5%
ROOF TOP
ROOF TOP
ROOF TOP



GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   A. GRASSED AREAS: 12" (300MM) ON SLAB, 6" (150MM) ON GRADE
   B. GROUND COVERS: 12" (300MM)
   C. SHRUBS: 18" (450MM)
   D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SOD NON MESHED, MANDATORY REQUIREMENT.
7. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
9. PAVING TYPES AND MATERIALS AS FOLLOWS:
   WALKWAYS AND COURTYARD AREAS: CAST IN PLACE CONCRETE, COLORED CONCRETE WITH SAW CUT PATTERNING AND BROOM FINISH.
   PATIO AREAS: CONCRETE UNIT PAVERS, HYDRAPRESSED SLABS, NEW YORK SERIES, COLOR SANDAL WOOD, GRANITE AND CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS PH: 1.800.663.4091, WWW.PAVINGSTONES.COM
10. ROCK AND BOULDER MATERIALS
    ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE, THEY WILL BE REJECTED. PROVIDE JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
11. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD) TO BE REQUIRED FOR ALL COMMON LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL MEET THE IRRIGATION ASSOCIATION OF BC CURRENT INDUSTRY STANDARD. HOSE BIB TO BE INSTALLED ON LEVEL TWO FOR GARDEN PLOTS AS SHOWN ON THE LANDSCAPE PLAN.
12. BENCHES CUSTOM DESIGN - YELLOW CEDAR WOOD COMPOSITION

PLANT LIST :

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ACO	5	ACER CIRINATUM	VINE MAPLE	5 CM CAL.	B & B
APO	5	ACER PALMATUM	JAPANESE MAPLE	3.0M HT.	B & B
CJO	11	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6 CM CAL.	B & B
FRO	4	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH	6 CM CAL.	B & B
MXO	2	MAGNOLIA X. GALAXY	GALAXY MAGNOLIA	6 CM CAL.	B & B
PSO	20	PRUNUS SERRULATA SHIROTAE	MOUNT FUJI CHERRY	6 CM CAL.	B & B
SJO	11	STYRAX JAPONICA	JAPANESE SNOWBELL	6 CM CAL.	B & B
ZSO	15	JAPANESE ZELKOVA	JAPANESE ZELKOVA	6 CM, CAL.	B & B
PPC	3	PICEA PUNGENS HOOPSI	HOOPSI BLUE SPRUCE	3.0M HT.	B & B
POC	13	PICEA OMORIKA	SERBIAN SPRUCE	3.0M HT.	B & B
HCO	25	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5M HT.	B & B
CJS	16	CAMELLIA JAPONINCA MOSHIO FLAME	JAPANESE CAMELLIA	1.75M HT.	ON STANDARD
AZ	92	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#2	CONTAINER
BM	80	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
EA	51	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3	CONTAINER
JP	53	JUNIPERUS CHIN. PFITZER, AUREA	GOLDEN PFITZER JUNIPER	#3	CONTAINER
LP	32	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
MA	74	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
ND	47	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3	CONTAINER
PJ	201	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
PO	18	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
PM	250	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#2	CONTAINER
RH	112	RHODO. HACHMANNS FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
RR	27	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
RU	40	RHODODEDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	50	SPIRAEA BUMALDA 'DARTS RED'	DARTS RED	#3	CONTAINER
SJ	59	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
SP	21	SPIR. JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
RI	21	RIBES HIRTELLUM	AMERICAN GROOSEBERRY	#3	CONTAINER
RA	43	RHODODENDRON 'HINODE GIRI'	EVERGREEN AZALEA	#3	CONTAINER
CM	34	COREO. VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	60CM O.C.
CZ	289	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	60CM O.C.
EC	73	EUPHORBIA CHARACIAS 'WULFENII'	WOOD SPURGE	#1	60CM O.C.
EL	102	ERYSIMUM LINIFOLIUM BOWLES MAUVE	WALLFLOWER	#1	60CM O.C.
AC	85	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
HF	36	HOSTA FORTUNEI AUREO MARGINATA	PLANTAIN LILY	#2	40CM O.C.
HM	24	HEUCHERA MICRANTHA VAR. DIV. 'PALACE PURPLE'	CORAL BELLS	#1	CONTAINER
HS	220	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	45CM O.C.
RF	112	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	40CM O.C.
LS*	10	LONICERA DROPMORE SCARLET	SCARLET TRUMPET HONEYSUCKLE	#3	STAKE TO SCREEN
WI*	3	WISTERIA FLORIBUNDA	JAPANESE WISTERIA VINE	#3	STAKE TO SCREEN
CA	54	CALAMAGROSTIS ACUTIFLORA OVERDAM	VARIEGATED FEATHER REED GRASS	#2	CONTAINER
IC	28	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	#1	30CM O.C.
EP	67	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
NW	1125	NEPETA RACEMOSA WALKER'S LOW	CATMINT	#1	CONTAINER
PH	16	PHORMIUM TENAX ATROPURPUREUM	NEWZEALAND FLAX	#3	CONTAINER
HC	350	HYPERICUM CALYCINUM	ST. JOHNS WORT	100M POT	CONTAINER
AF	20	ATHYRIUM FILIX-FEMINA	LADY FERN	#1	CONTAINER
A	15	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#45	CONTAINER
B	19	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#15	CONTAINER
C	43	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#7	CONTAINER
AK*	7	ACTINIDIA POLYGAMA	SILVER VINE	#1	STEAK TO CABLE

* INDICATES VINE

PLN 17 AUG 22 2018

DP 17-793478

1 SECOND LEVEL: LANDSCAPE COURTYARD & PATIOS
SCALE: 3/32" = 1'-0"

REVISIONS/ISSUED
1. APRIL 11-2017 - RESEDED - ISSUED FOR REVIEW.
2. JULY 27-2017 - RESEDED FOR REZONING.
3. OCT 04-2017 - RESEDED FOR DP.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 05-2018 - ISSUED FOR DP.
6. JAN. 06-2018 - ISSUED FOR ADP.
7. JUNE 15-2018 - RE-ISSUED FOR DP.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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HUDON

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

ROD NAHUYAMA & ASSOCIATES 689 C, 1333 W BROAD SQUARE, VANCOUVER, B.C. V6H 4C7 PH: (604)-874-0052 FAX: (604)-874-0051 EM: rnlayers@telus.net

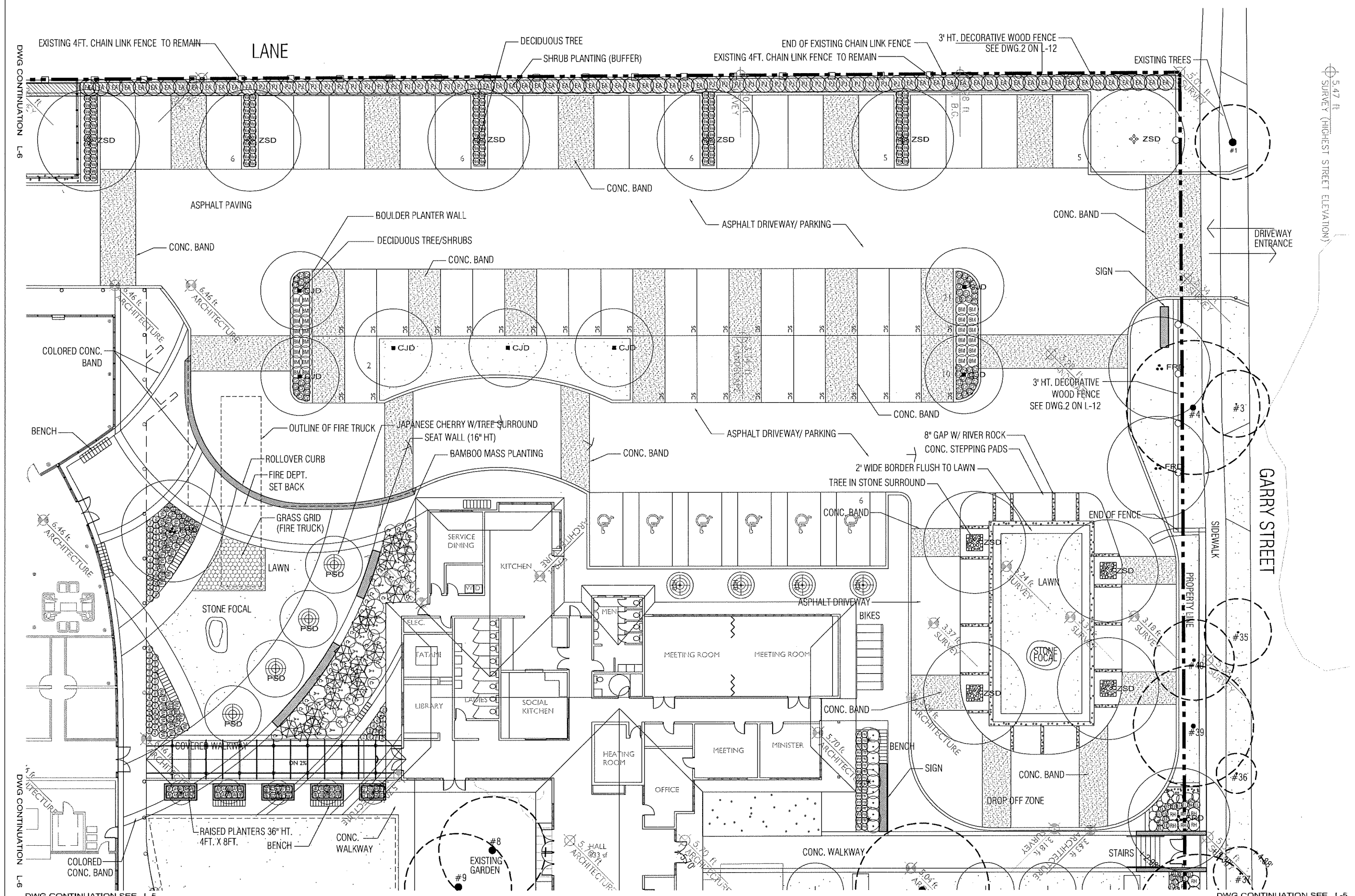
NAHUYAMA LANDSCAPE ARCHITECTS

DATE MARCH 05, 2017
DESIGN RMN
DRAWN TMM
CHECKED RMN
SCALE 3/32"=1'-0"
JOB NO. 11702

SHEET TITLE
LANDSCAPE PLAN
COURTYARD LEVEL 2

REV. NO.

SHEET NO.
L-3



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

PLAN 18
AUG 22 2018
DP 17-793478

REVISIONS/ISSUED
1. APR. 11-2017 - REDESIGN - ISSUED FOR REVIEW.
2. JUNE 08-2017 - REVISION RE-ZONING.
3. SEPT. 08-2017 - REVISED FOR RE-ZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 08-2018 - REVISED FOR DP.
6. JUN. 05-2018 - ISSUED FOR ADP.
7. JULY 11-2018 - REVISED FOR ADP.
8. AUG. 07-2018 - ISSUED FOR DP PRKG TO.

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HUNTON

PROJECT
STEVESTON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
CLIENT: TOWNLINE HOUSING SOLUTIONS
ARCHITECT: G B L ARCHITECTS
1900 MARUYAMA & ASSOCIATES 4189 C. LESLIE DR BOOT SQUARE, VANCOUVER, B.C., V5Z-4B4, PH: (604)-874-0931, FAX: (604)-874-0997, EMAIL: maruyama@telus.net

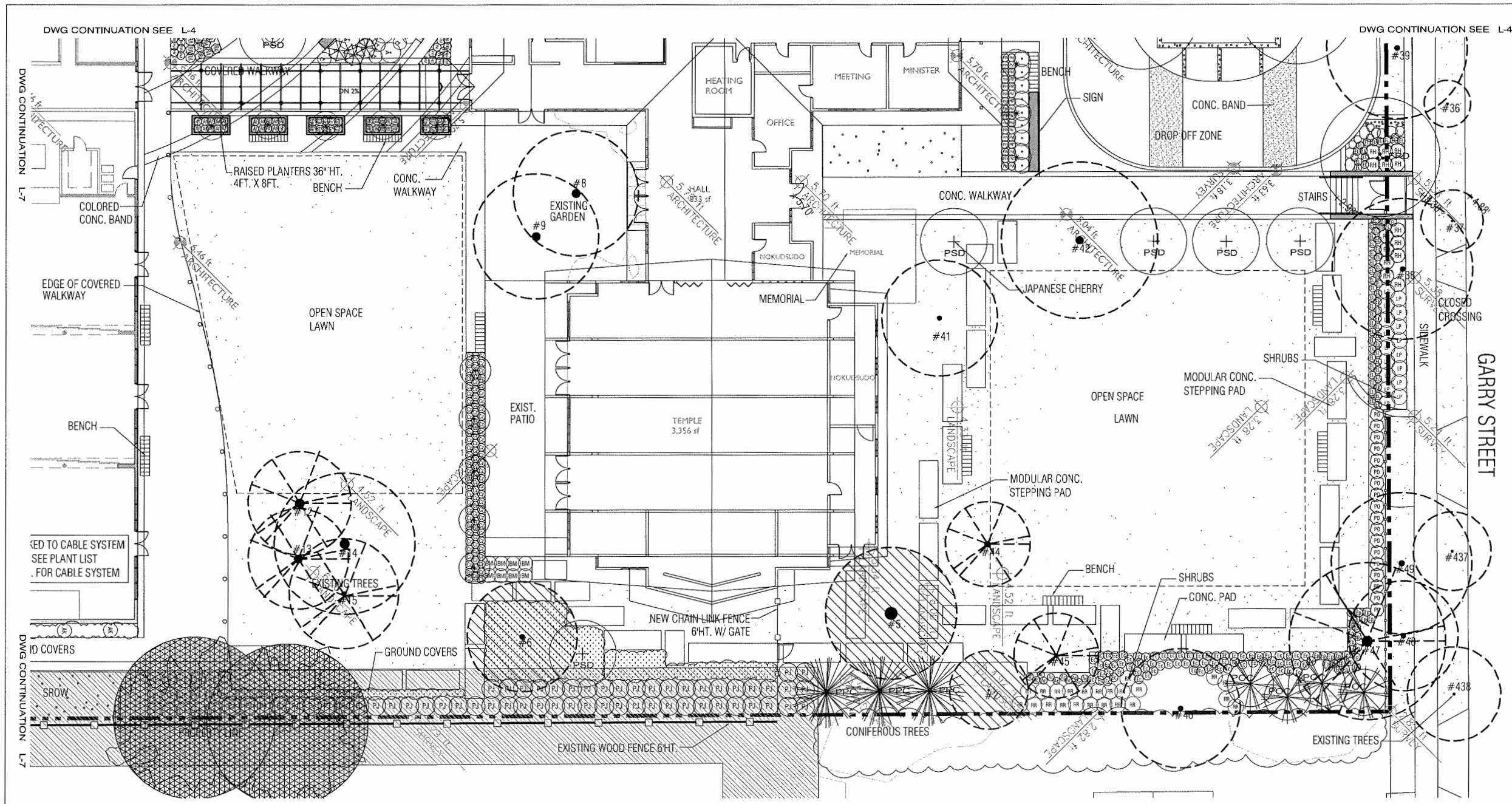
MARUYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RMM
DRAWN	TMM
CHECKED	RMM
SCALE	3/32"=1'-0"
JOB NO.	M1702

SHEET TITLE
LANDSCAPE - N W ENLARGEMENT

REV. NO.

SHEET NO.
L-4



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

PLANT LIST :

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ACD	5	ACER CIRINATUM	VINE MAPLE	5 CM CAL.	B & B
APD	5	ACER PALMATUM	JAPANESE MAPLE	3.0M HT.	B & B
CJD	11	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6 CM CAL.	B & B
FRD	4	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH	6 CM CAL.	B & B
MXD	2	MAGNOLIA X. GALAXY	GALAXY MAGNOLIA	6 CM CAL.	B & B
PSD	20	PRUNUS SERRULATA SHIROTAE	MOUNT FUJI CHERRY	6 CM CAL.	B & B
SJD	11	STYRAX JAPONICA	JAPANESE SNOWBELL	6 CM CAL.	B & B
ZSD	15	ZELKOVA SERRATA	JAPANESE ZELKOVA	6 CM. CAL.	B & B
PPC	3	PICEA PUNGENS HOOPSI	HOOPSI BLUE SPRUCE	3.0M HT.	B & B
POC	13	PICEA OMORIKA	SERBIAN SPRUCE	3.0M HT.	B & B
HCD	25	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5M HT.	B & B
CJS	16	CAMELLIA JAPONINCA MOSHIO FLAME	JAPANESE CAMELLIA	1.75M HT.	ON STANDARD
AZ	92	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#2	CONTAINER
BM	80	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
EA	51	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3	CONTAINER
JP	53	JUNIPERUS CHIN. PFITZER, AUREA	GOLDEN PFITZER JUNIPER	#3	CONTAINER
LP	32	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
MA	74	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
ND	47	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3	CONTAINER
PJ	201	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
PO	18	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
PM	250	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#2	CONTAINER
RH	112	RHODO. HACHMANNYS FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
RR	27	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
RU	40	RHODODEDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	50	SPIRAEA BUMALDA 'DART'S RED'	DART'S RED	#3	CONTAINER

PLANT LIST : CONT.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
SJ	59	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
SP	21	SPIR. JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
RI	21	RIBES HIRTELLUM	AMERICAN GROOSEBERRY	#3	CONTAINER
RA	43	RHODODENDRON 'HINDDE GIRL'	EVERGREEN AZALEA	#3	CONTAINER
CM	34	COREO. VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	60CM O.C.
CZ	289	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	60CM O.C.
EC	73	EUPHORBIA CHARACIAS 'WULFENII'	WOOD SPURGE	#1	60CM O.C.
EL	102	ERYSIMUM LIMIFOLIUM BOWLES' MAUVE	WALLFLOWER	#1	60CM O.C.
AC	85	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
HF	36	HOSTA FORTUNEI AUREO MARGINATA	PLANTAIN LILY	#2	40CM O.C.
HM	24	HEUCHERA MICRANTHA VAR. DIV. 'PALACE PURPLE'	CORAL BELLS	#1	CONTAINER
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WI*	3	WISTERIA FLORIBUNDA	JAPANESE WISTERIA VINE	#3	STAKE TO SCREEN
CA	54	CALAMAGROSTIS ACUTIFLORA OVERDAM	VARIEGATED FEATHER REED GRASS	#2	CONTAINER
IC	28	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	#1	30CM O.C.
EP	67	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
NW	1125	NEPETA RACEMOSA WALKER'S LOW	CATMINT	#1	CONTAINER
PH	16	PHORMIUM TENAX ATROPURPUREUM	NEWZEALAND FLAX	#3	CONTAINER
HC	350	HYPERICUM CALYCINUM	ST. JOHNS WORT	10CM POT	CONTAINER
AF	20	ATHYRIUM FILIX-FEMINA	LADY FERN	#1	CONTAINER
A	15	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#45	CONTAINER
B	19	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#15	CONTAINER
C	43	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#7	CONTAINER
AK*	7	ACTINIDIA POLYGAMA	SILVER VINE	#1	STEAK TO CABLE

* INDICATES VINE

GENERAL LANDSCAPE NOTES:

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3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
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   A. GRASSED AREAS: 12" (300MM) ON SLAB, 6" (150MM) ON GRADE
   B. GROUND COVERS: 12" (300MM)
   C. SHRUBS: 18" (450MM)
   D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SOD NON MESHED, MANDATORY REQUIREMENT.
7. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
9. PAVING TYPES AND MATERIALS AS FOLLOWS:
   WALKWAYS AND COURTYARD AREAS: CAST IN PLACE CONCRETE, COLDRED CONCRETE WITH SAW CUT PATTERNING AND BRODM FINISH.
   PATIO AREAS: CONCRETE UNIT PAVERS, HYDRAPRESSED SLABS, NEW YORK SERIES, COLOR SANDAL WOOD, GRANITE AND CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS PH: 1.800.663.4091, WWW.PAVINGSTONES.COM
10. ROCK AND BOULDER MATERIALS
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11. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD) TO BE REQUIRED FOR ALL COMMON LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL MEET THE IRRIGATION ASSOCIATION OF BC CURRENT INDUSTRY STANDARD. HOSE BIB TO BE INSTALLED ON LEVEL TWO FOR GARDEN PLOTS AS SHOWN ON THE LANDSCAPE PLAN.
12. BENCHES CUSTOM DESIGN - YELLOW CEDAR WOOD COMPOSITION

AUG 2 2 2018

PLAN 19

DP 17-793478

REVISIONS/ISSUED
1. APRIL 11-2017 - RESEDIN - ISSUED FOR REVIEW.
2. JULY 14-2017 - RE-ISSUED FOR REZONING.
3. OCT. 04-2017 - RE-ISSUED FOR REZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 05-2018 - ISSUED FOR DP.
6. JAN. 06-2018 - ISSUED FOR ADP.
7. JULY 04-2018 - ISSUED FOR RESUBMISSION.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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PROJECT
STEVESTON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
CLIENT: TOWNLINE HOUSING SOLUTIONS
ARCHITECT: G B L ARCHITECTS
ROD MARUYAMA & ASSOCIATES 880 C, LEE PLACE SQUAMIE, VANCOUVER, B.C. V6Z 4R4 PH: (604)-874-8957 FX: (604)-874-8931 EM: rmaruyama@telus.net

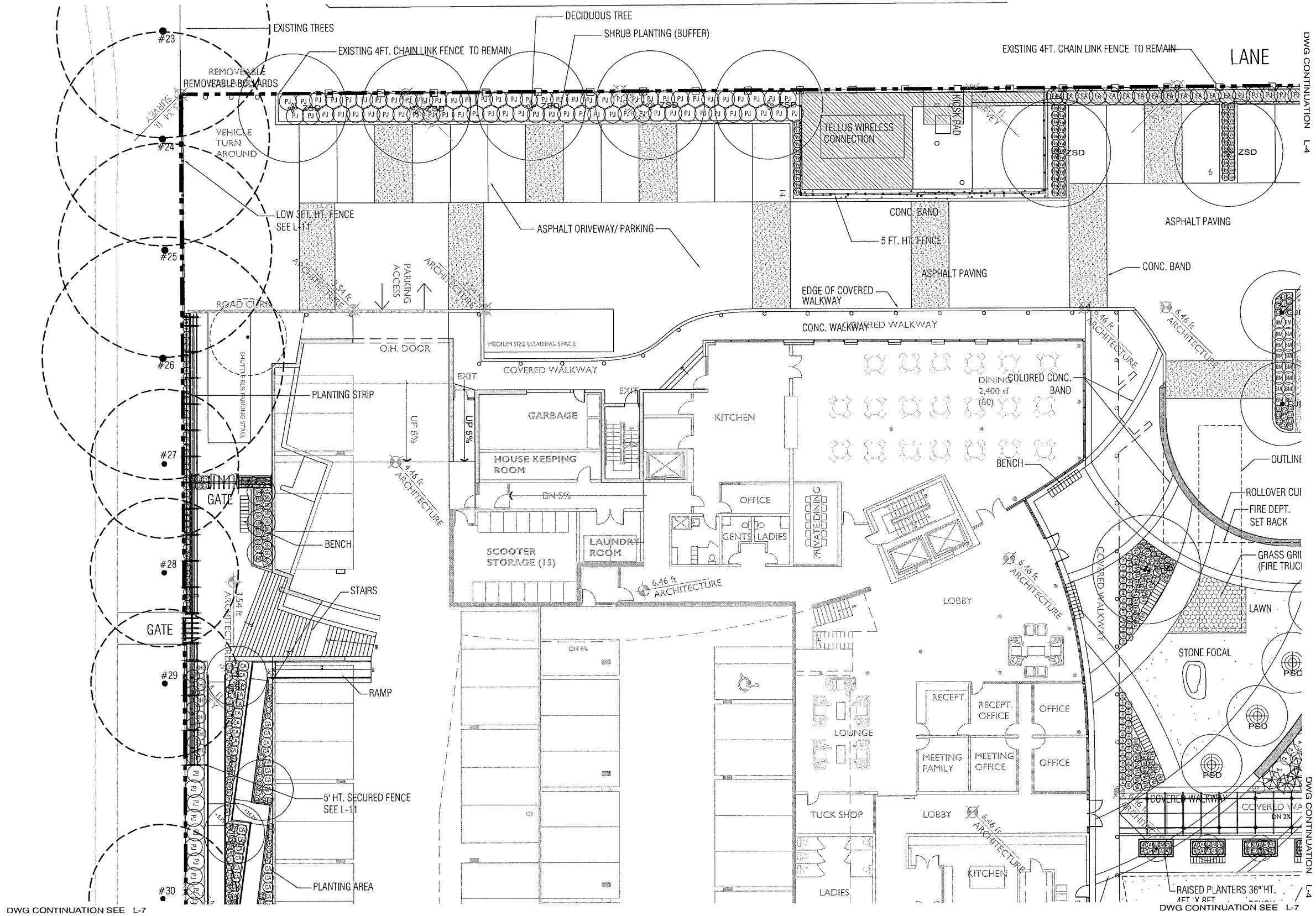
MARUYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 22, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	3/32"=1'-0"
JOB NO.	M1702

SHEET TITLE
LANDSCAPE - N E ENGLARGEMENT

REV. NO.

SHEET NO. L-5



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

Plan Zo AUG 2 2 2018
DP 17-793478

REVISIONS/ISSUED
1. APRIL 1-2017 - REDESIGN - ISSUED FOR REVIEW.
2. JULY 31-2017 - REVISED FOR REZONING.
3. OCT. 24-2017 - REVISED FOR REZONING.
4. DEC. 21-2017 - ISSUED FOR DP.
5. JAN. 23-2018 - ISSUED FOR DP.
6. JUN. 06-2018 - ISSUED FOR ADP.
7. JUL. 05-2018 - REVISED FOR ADP.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

HUMON

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

1100 MARINYAMA & ASSOCIATES, 1500 C, LEGG PI POST SQUARE, VANCOUVER, B.C., V6Z-4R4, PH: (604) 874-0967, FX: (604) 874-0931, EM: marinyama@shaw.net

MARINYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	3/32"=1'-0"
JOB NO.	M1702

SHEET TITLE
LANDSCAPE - SW ENGLARGEMENT

SHEET NO. L-6

REV. NO.

DWG CONTINUATION SEE L-6

DWG CONTINUATION SEE L-6

DWG CONTINUATION L-5

DWG CONTINUATION L-5

#30

#31

#32

#33

#34

PLANTING AREA

RAMP

GROUNDCOVERS

JAPANESE CHERRY

EXISTING TREES

17 BIKE / CLASS I

5' HT. SECURED FENCE SEE L-11

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

CONIFEROUS TREES

EXISTING CEDAR HEDGE 12' HT.

EXISTING FENCE TO REMAIN - 6' HT.

EXISTING TREES

LADIES

GENTS

KITCHEN

6.46 ft ARCHITECTURE

COLORED CONC. BAND

EDGE OF COVERED WALKWAY

COVERED WALKWAY

AMENITY

BENCH

STORAGE 475 SF

STORAGE 325 SF

STORAGE

PORTABLE STAGE

VINE STAKED TO CABLE SYSTEM AK - VINE SEE PLANT LIST SEE ARCH. FOR CABLE SYSTEM

GROUND COVERS

EXIT

O.H. DOOR

UP 5%

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

BENCH

CONC. WALKWAY

OPEN SPACE LAWN

EXISTING TREES

GROUND COVERS

SROW

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

PLAN 21

AUG 2 2 2018

DP 17-793478

REVISIONS/ISSUED
1. APRIL 11-2017 - RESSED FOR REVIEW.
2. JUNE 29-2017 - ISSUED FOR REZONING.
3. OCT. 04-2017 - RESSUED FOR REZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 04-2018 - RESSUED FOR DP.
6. JAN. 04-2018 - ISSUED FOR ADP.
7. JUL. 06-2018 - RESSUED FOR DP.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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

1500 MARUYAMA & ASSOCIATES 599 C.L.S.S.H. BOX 50 SQUARE VANCOUVER, B.C. V5Z-4B4. PH: (604)-874-0967 FX: (604)-874-0931 EM: mslpyamt@telus.net

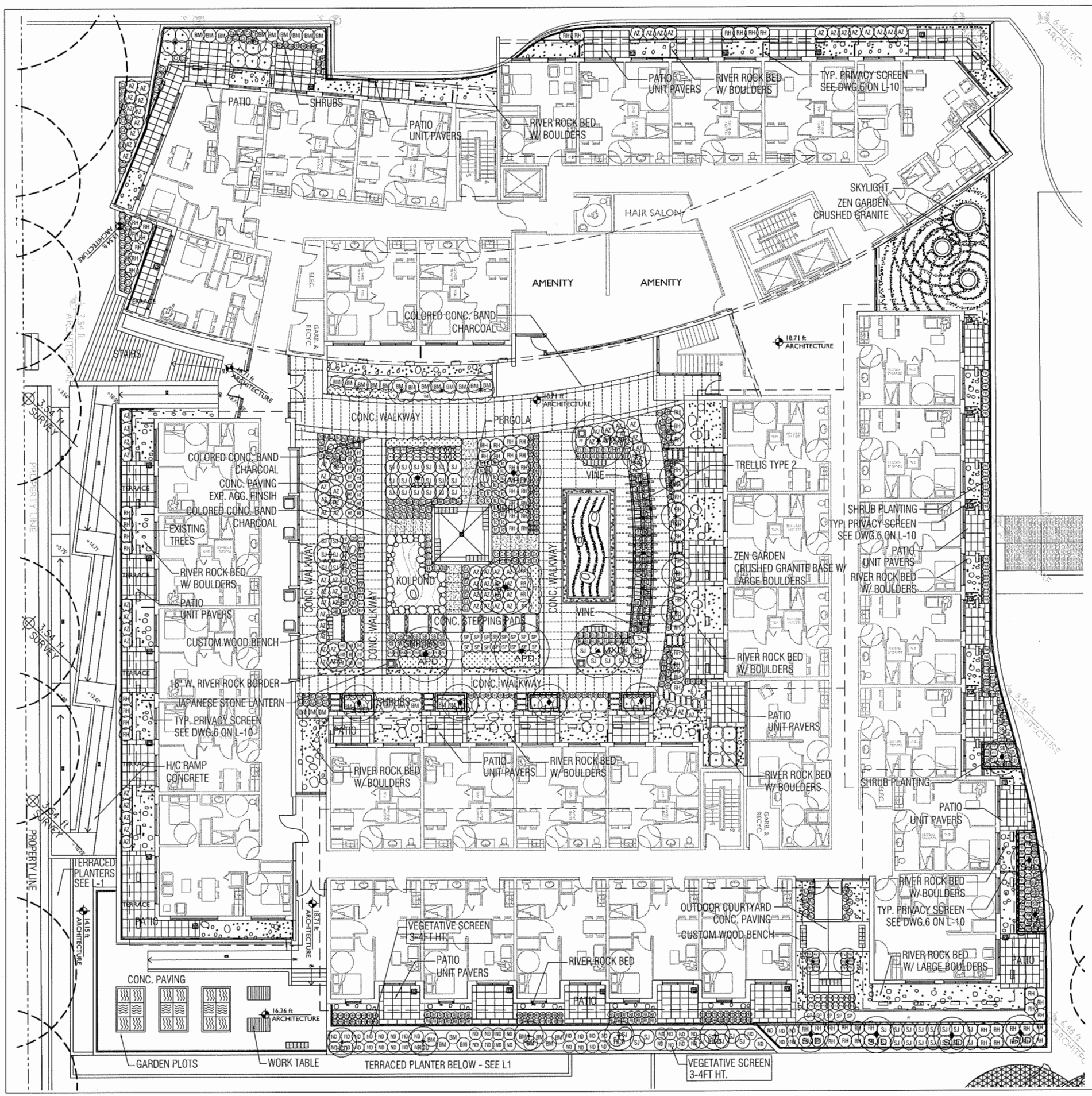
MARUYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RM
DRAWN	TM
CHECKED	RM
SCALE	3/32"=1'-0"
JOB NO.	M1702

SHEET TITLE
LANDSCAPE - S E ENGLARGEMENT

REV. NO.

SHEET NO.
L-7



GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   A. GRASSED AREAS: 12" (300MM) ON SLAB, 6" (150MM) ON GRADE
   B. GROUND COVERS: 12" (300MM)
   C. SHRUBS: 18" (450MM)
   D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SOD NON MESHED, MANDATORY REQUIREMENT.
7. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
9. PAVING TYPES AND MATERIALS AS FOLLOWS:
   WALKWAYS AND COURTYARD AREAS: CAST IN PLACE CONCRETE, COLORED CONCRETE WITH SAW CUT PATTERNING AND BROOM FINISH.
   PATIO AREAS: CONCRETE UNIT PAVERS, HYDRAPRESSED SLABS, NEW YORK SERIES, COLOR SANDAL WOOD, GRANITE AND CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS PH: 1.800.663.4091, WWW.PAVINGSTONES.COM
10. ROCK AND BOULDER MATERIALS
    ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD, DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE, THEY WILL BE REJECTED. PROVIDE JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
11. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD) TO BE REQUIRED FOR ALL COMMON LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL MEET THE IRRIGATION ASSOCIATION OF BC CURRENT INDUSTRY STANDARD. HOSE BIB TO BE INSTALLED ON LEVEL TWO FOR GARDEN PLOTS AS SHOWN ON THE LANDSCAPE PLAN.
12. BENCHES 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
APD	5	ACER PALMATUM	JAPANESE MAPLE	3.0M HT.	B & B
CJD	11	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6 CM CAL.	B & B
FRD	4	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH	6 CM CAL.	B & B
MXD	2	MAGNOLIA X. GALAXY	GALAXY MAGNOLIA	6 CM CAL.	B & B
PSD	20	PRUNUS SERRULATA SHIROTAE	MOUNT FUJI CHERRY	6 CM CAL.	B & B
SJD	11	STYRAX JAPONICA	JAPANESE SNOWBELL	6 CM CAL.	B & B
ZSD	15	JAPANESE ZELKOVA	JAPANESE ZELKOVA	5 CM. CAL.	B & B
PPC	3	PICEA PUNGENS HOOPSI	HOOPSI BLUE SPRUCE	3.0M HT.	B & B
POC	13	PICEA OMORIKA	SERBIAN SPRUCE	3.0M HT.	B & B
HCD	25	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5M HT.	B & B
CJS	16	CAMELLIA JAPONINCA MOSHIO FLAME	JAPANESE CAMELLIA	1.75M HT.	ON STANDARD
AZ	92	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#2	CONTAINER
BM	80	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
EA	51	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3	CONTAINER
JP	53	JUNIPERUS CHIN. PFITZER. AUREA	GOLDEN PFITZER JUNIPER	#3	CONTAINER
LP	32	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
MA	74	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
ND	47	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3	CONTAINER
PJ	201	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
PO	18	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
PM	250	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2	CONTAINER
RH	112	RHODO. HACHMANNYS FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
RR	27	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
RU	40	RHODODEDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	50	SPIRAEA BUMALDA 'DARTS RED'	DARTS RED	#3	CONTAINER
SJ	59	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
SP	21	SPIR. JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
RI	21	RIBES HIRTELLUM	AMERICAN GROOSEBERRY	#3	CONTAINER
RA	43	RHODODENDRON 'HINODE GIRI'	EVERGREEN AZALEA	#3	CONTAINER
CM	34	COREO. VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	50CM O.C.
CZ	289	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	50CM O.C.
EC	73	EUPHORBIA CHARACIAS 'WULFENII'	WOOD SPURGE	#1	60CM O.C.
EL	102	ERYSIMUM LINIFOLIUM BOWLES MAUVE	WALLFLOWER	#1	60CM O.C.
AC	85	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
HF	36	HOSTA FORTUNEI AUREO MARGINATA	PLANTAIN LILY	#2	40CM O.C.
HM	24	HEUCHERA MICRANTHA VAR. DIV. 'PALACE PURPLE'	CORAL BELLS	#1	CONTAINER
HS	220	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	45CM O.C.
RF	112	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	40CM O.C.
LS*	10	LONICERA DROPMORE SCARLET	SCARLET TRUMPET HONEYSUCKLE	#3	STAKE TO SCREEN
WI*	3	WISTERIA FLORIBUNDA	JAPANESE WISTERIA VINE	#3	STAKE TO SCREEN
CA	54	CALAMAGROSTIS ACUTIFLORA OVERDAM	VARIEGATED FEATHER REED GRASS	#2	CONTAINER
IC	28	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	#1	30CM O.C.
EP	67	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
NW	1125	NEPETA RACEMOSA WALKER'S LOW	CATMINT	#1	CONTAINER
PH	16	PHORMIUM TENAX ATROPURPUREUM	NEWZEALAND FLAX	#3	CONTAINER
HC	350	HYPERICUM CALYCINUM	ST. JOHNS WORT	10CM POT	CONTAINER
AF	20	ATHYRIUM FILIX-FEMINA	LADY FERN	#1	CONTAINER
A	15	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#45	CONTAINER
B	19	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#15	CONTAINER
C	43	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#7	CONTAINER
AK*	7	ACTINIDIA POLYGAMA	SILVER VINE	#1	STEAK TO CABLE

* INDICATES VINE

PLAN 22
AUG 22 2018
DP 17-793478

1 - SECOND LEVEL: LANDSCAPE COURTYARD & PATIOS
SCALE: 3/32" = 1'-0"

REVISIONS/ISSUED
1. APRIL 11-2017 - RE-DESIGN - ISSUED FOR REVIEW.
2. JUNE 08-2017 - ISSUED FOR RE-ZONING.
3. OCT. 31-2017 - ISSUED FOR RE-ZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 05-2018 - ISSUED FOR DP.
6. JUL. 05-2018 - ISSUED FOR ADP.
7. JUL. 26-2018 - ISSUED FOR ADP.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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HUON

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

#200 MARYAMA & ASSOCIATES 680 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z 4R4 PH: (604)-874-0991 FX: (604)-874-0991 EM: mlaysmith@telus.net

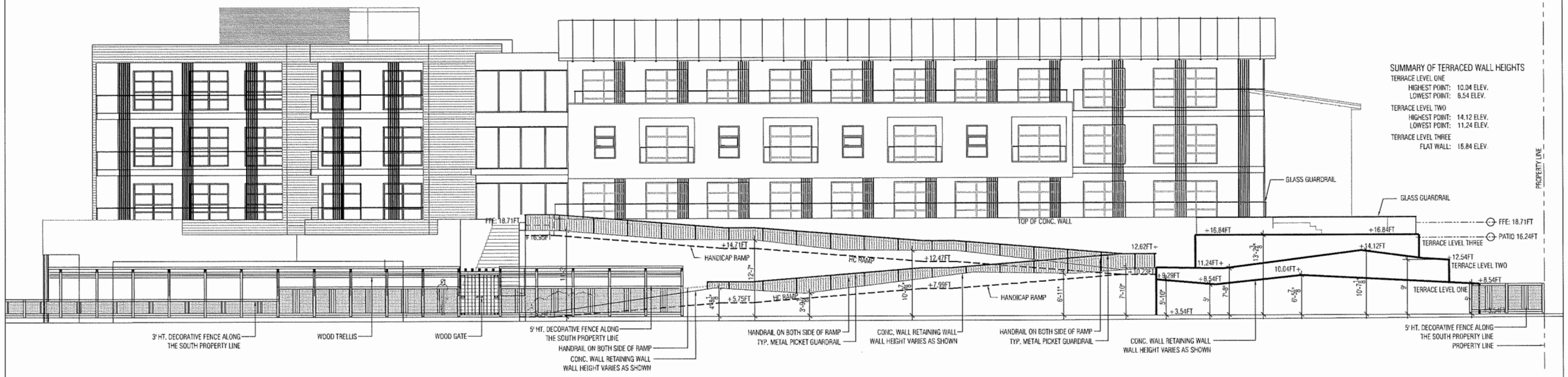
MARYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RAM
DRAWN	RAM
CHECKED	RAM
SCALE	3/32"=1'-0"
JOB NO.	M1702

SHEET TITLE
PLANTING PLAN
COURTYARD LEVEL 2

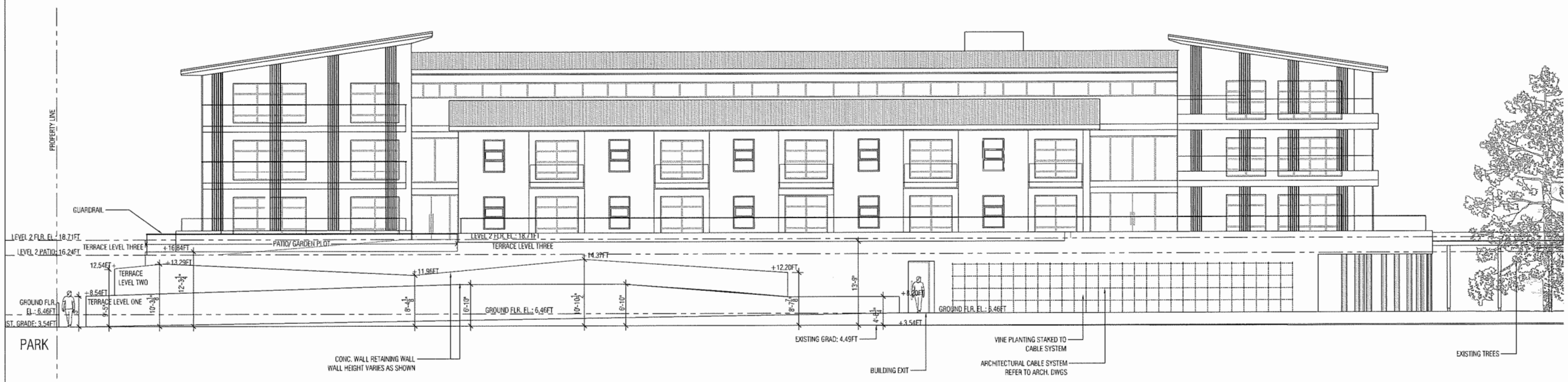
REV. NO.

SHEET NO.
L-8



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

CURRENT WALL PROFILES



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

CURRENT WALL PROFILES

Plan 23 AUG 22 2018

DP 17-793478

REVISIONS/ISSUED
1. APR. 11-2017 - REDESIGN - ISSUED FOR REVIEW.
2. JUNE 09-2017 - ISSUED FOR REZONING.
3. SEPT. 11-2017 - ISSUED FOR REZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 05-2018 - ISSUED FOR DP.
6. JUN. 06-2018 - ISSUED FOR ADP.
7. JUL. 19-2018 - ISSUED FOR DP REVISIONS.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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

1500 MARUYAMA & ASSOCIATES 1500 C, LES IN BOOT SQUARE, VANCOUVER, B.C. 262-464 PH: (604)-874-0931 FAX: (604)-874-0997 EM: mmayam@telus.net

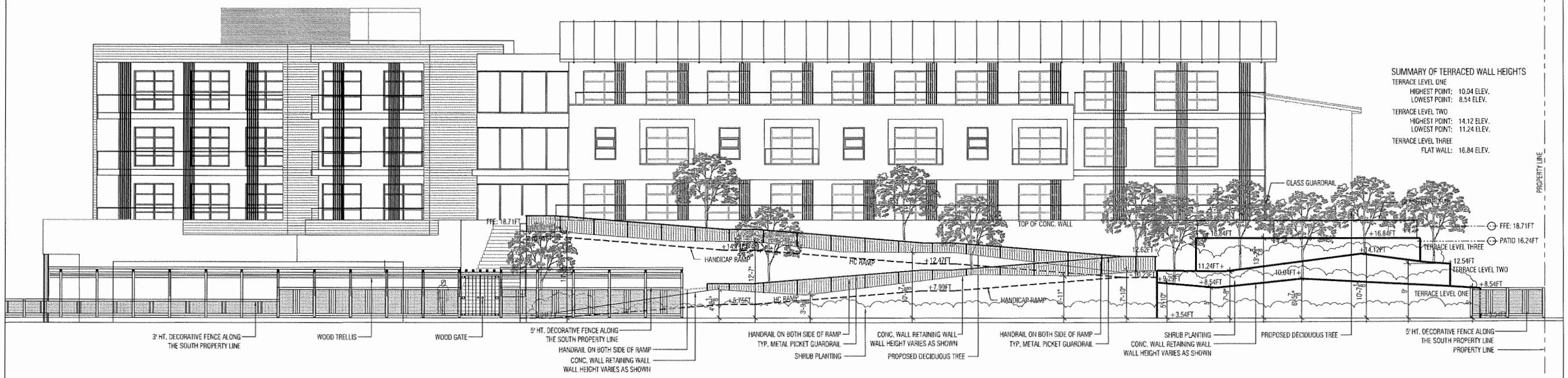
MARUYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 31st, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	1/8"=1'-0"
JOB NO.	M1702

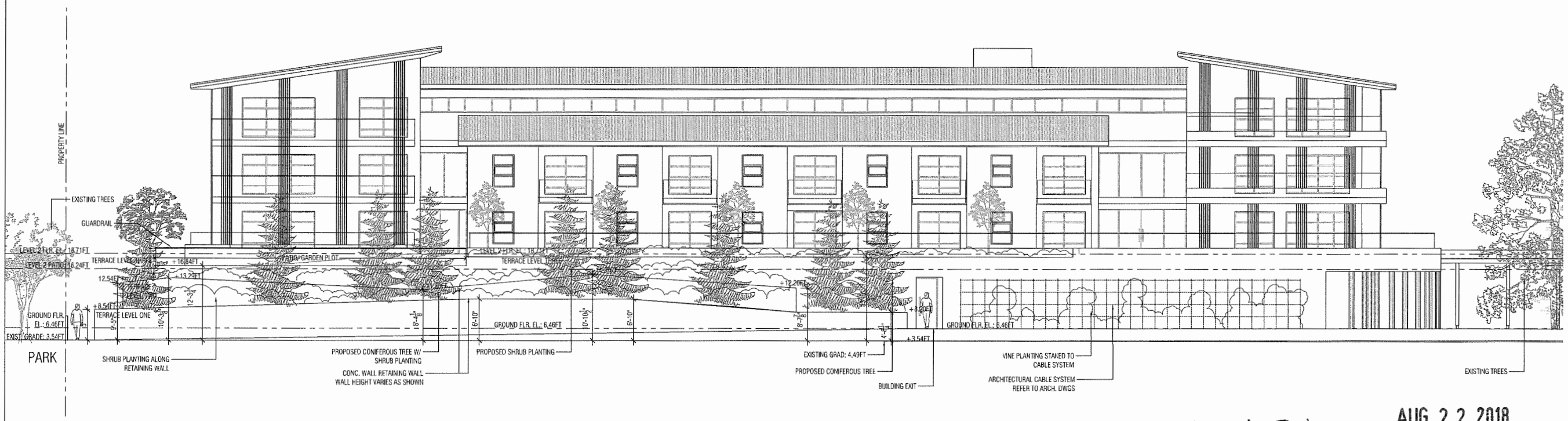
SHEET TITLE
LANDSCAPE ELEVATIONS

REV. NO.

SHEET NO.
L-9A



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 24

AUG 2 2 2018

DP 17-793478

REVISIONS/ISSUED
1. APRIL 11-2017 REDESIGN - ISSUED FOR REVIEW.
2. JUNE 09-2017 - ISSUED FOR RE-ZONING.
3. OCT. 11-2017 - ISSUED FOR RE-ZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 04-2018 - REVISED FOR DP.
6. JAN. 05-2018 - ISSUED FOR ADP.
7. JUNE 07-2018 - REVISED FOR DP RESPONSE.
8. AUG. 07-2018 - ISSUED FOR DP PANEL TO.

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

#30-MARUYAMA & ASSOCIATES 1591 G, LEO M BOOT SQUARE, VANCOUVER, B.C. V6Z-4B4. PH: (604)-874-0967 FX: (604)-874-0931 EM: mslayam@telus.net

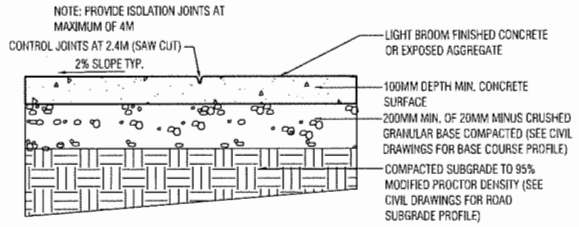
MARUYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	1/8"=1'-0"
JOB NO.	M1702

SHEET TITLE
LANDSCAPE ELEVATIONS

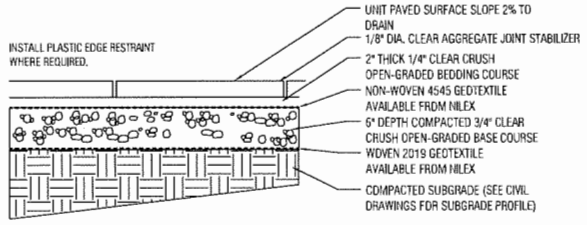
REV. NO.

SHEET NO.
L-9B



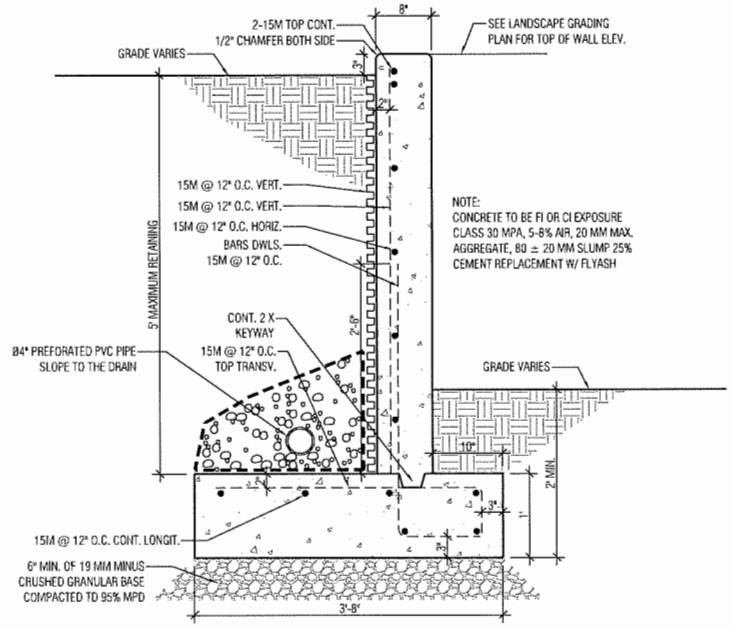
1 CONC. PAVING

SCALE: 1" = 1'-0"



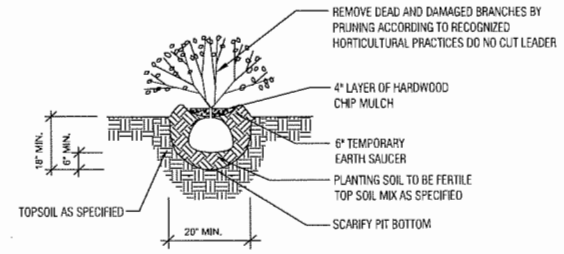
2 CONC. UNIT PAVERS

SCALE: 1" = 1'-0"



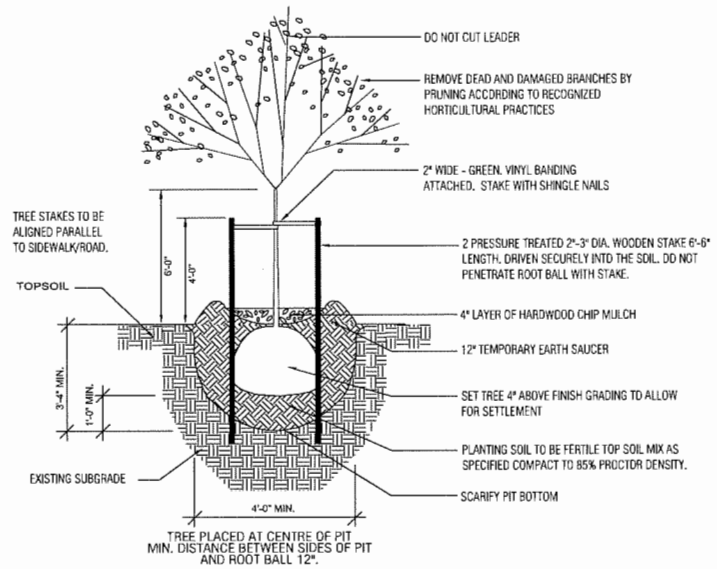
5 CONCRETE PLANTER WALL

SCALE: 1" = 1'-0"



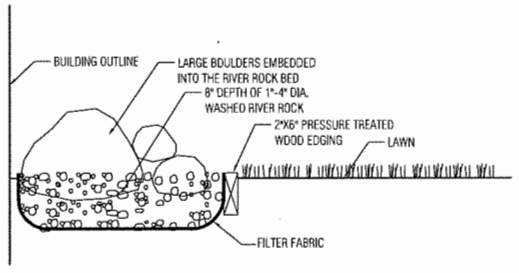
7 SHRUB PLANTING DETAIL

SCALE: NTS



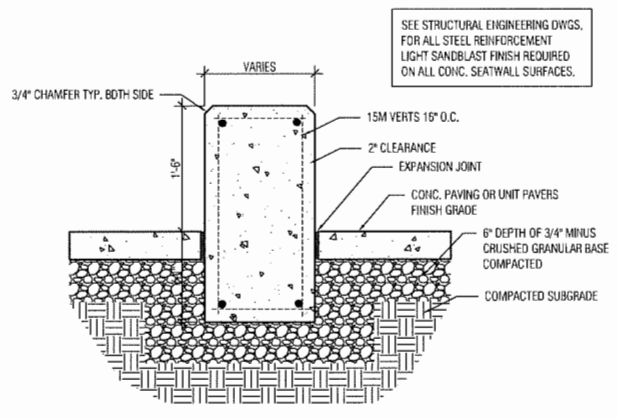
8 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



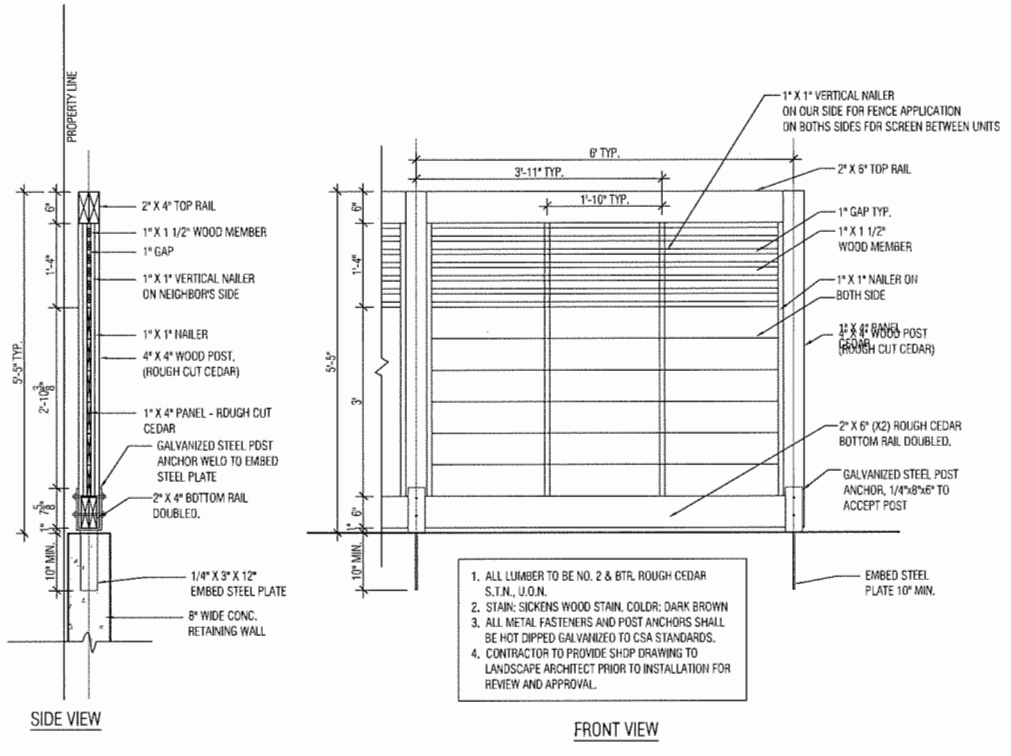
3 RIVER ROCK BORDER

SCALE: 1" = 1'-0"



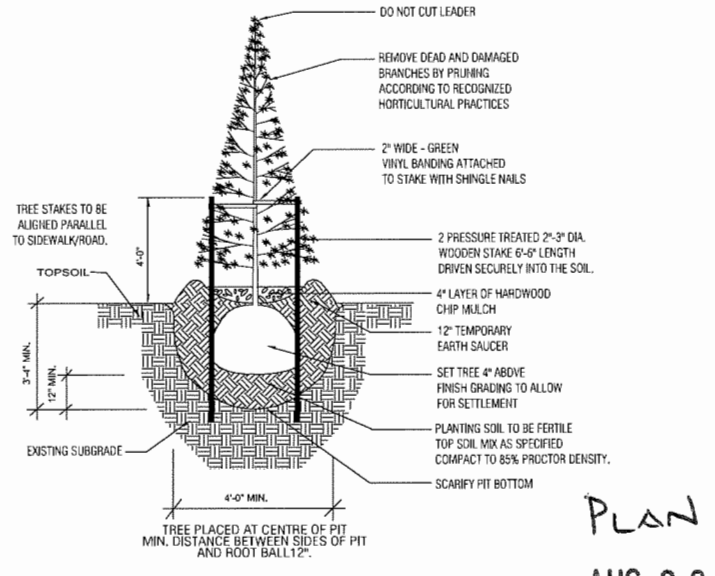
4 CONC. SEAT WALL

SCALE: 1" = 1'-0"



6 5' HT. PRIVATE SCREEN - 2ND LEVEL PRIVATE PATIOS

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



9 CONIFEROUS TREE PLANTING DETAIL

SCALE: NTS

PLAN 25

AUG 22 2018

DP 17-793478

REVISION/ISSUED:
1. JUNE 08 2017 - ISSUED FOR REVIEW.
2. JUNE 08 2017 - ISSUED FOR REZONING.
3. DEC. 11 2017 - ISSUED FOR REZONING.
4. DEC. 11 2017 - ISSUED FOR DP.
5. JAN. 22 2018 - ISSUED FOR DP.
6. JUL. 26 2018 - ISSUED FOR DP.
7. JUL. 26 2018 - PRIOR TO RESPONSE.
8. AUG. 07 2018 - ISSUED FOR DP PRIOR TO.

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

1430 MARUYAMA & ASSOCIATES 1680 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V6Z-4B4. PH: (604)-874-0967 FAX: (604)-874-0931 EM: mlaurianis@dlb.net

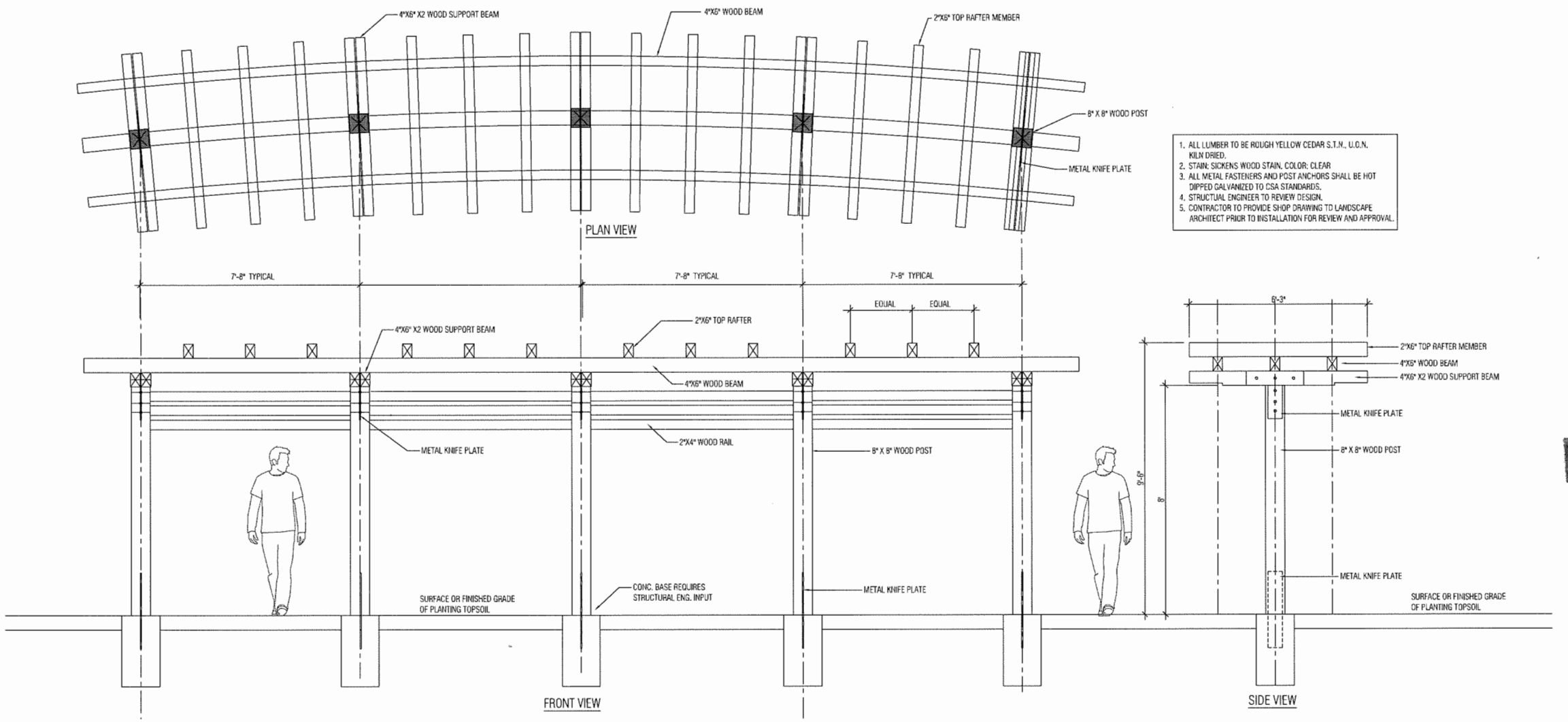
MARUYAMA
LANDSCAPE ARCHITECTS

DATE	MARCH 05, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	AS SHOWN
JOB NO.	1617.02

SHEET TITLE
LANDSCAPE DETAILS

SHEET NO. L-10

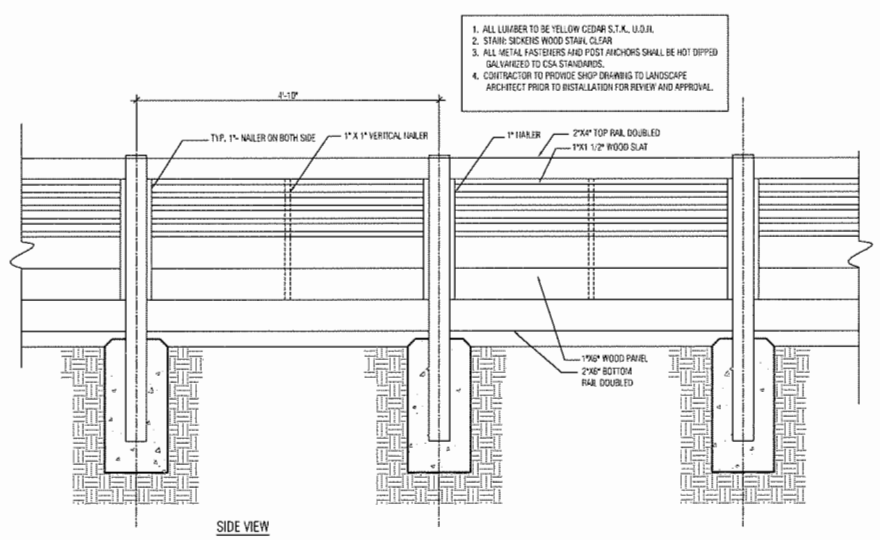
REV. NO.



1. ALL LUMBER TO BE ROUGH YELLOW CEDAR S.T.N., 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. STRUCTUAL ENGINEER TO REVIEW DESIGN.
5. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.

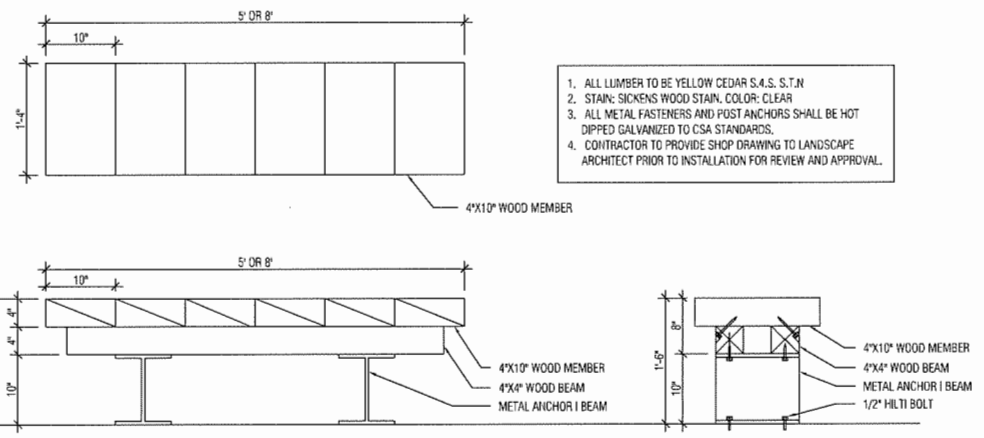
1 WOOD TRELLIS - LEVEL 2 COURT YARD

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



2 3' HT. NORTH PROPERTY LINE FENCE

SCALE: 1" = 1'-0"



3 CUSTOM WOOD BENCH

SCALE: 1" = 1'-0"

REVISIONS/ISSUED
1. APRIL 11-2017 - RESEISU FOR REVIEW.
2. JULY 27-2017 - RESEISUED FOR REZONING.
3. OCT. 04-2017 - RESEISUED FOR REZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 05-2018 - ISSUED FOR ADP.
6. JAN. 05-2018 - ISSUED FOR ADP.
7. JUL. 05-2018 - ISSUED FOR DP.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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

HARUYAMA & ASSOCIATES 689 C, LEE'S W BOOT SQUARE, VANCOUVER, B.C. V6Z-1B6. PH: (604)-874-9907 FX: (604)-874-9931 EM: mail@haruyama.net

HARUYAMA LANDSCAPE ARCHITECTS

DATE MARCH 02, 2017
DESIGN RMM
DRAWN TMM
CHECKED RMM
SCALE AS SHOWN
JOB NO. 1617102

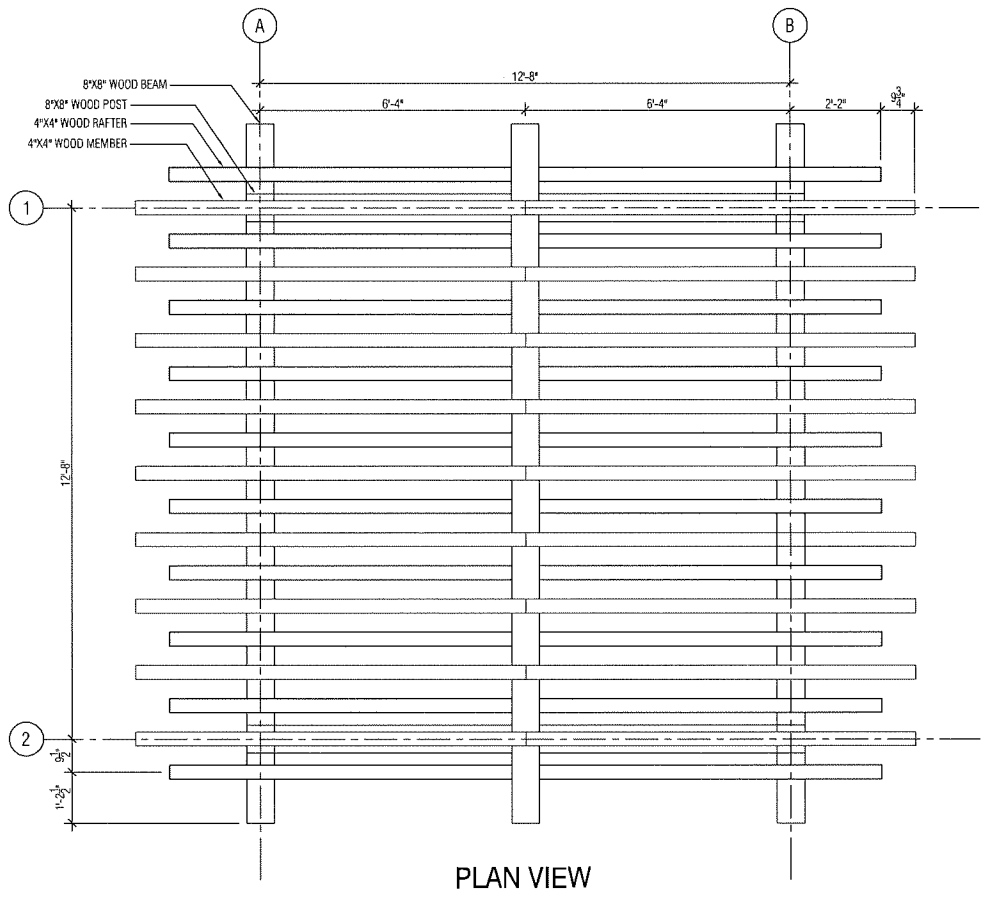
SHEET TITLE
LANDSCAPE DETAILS

REV. NO.

SHEET NO.
L-12

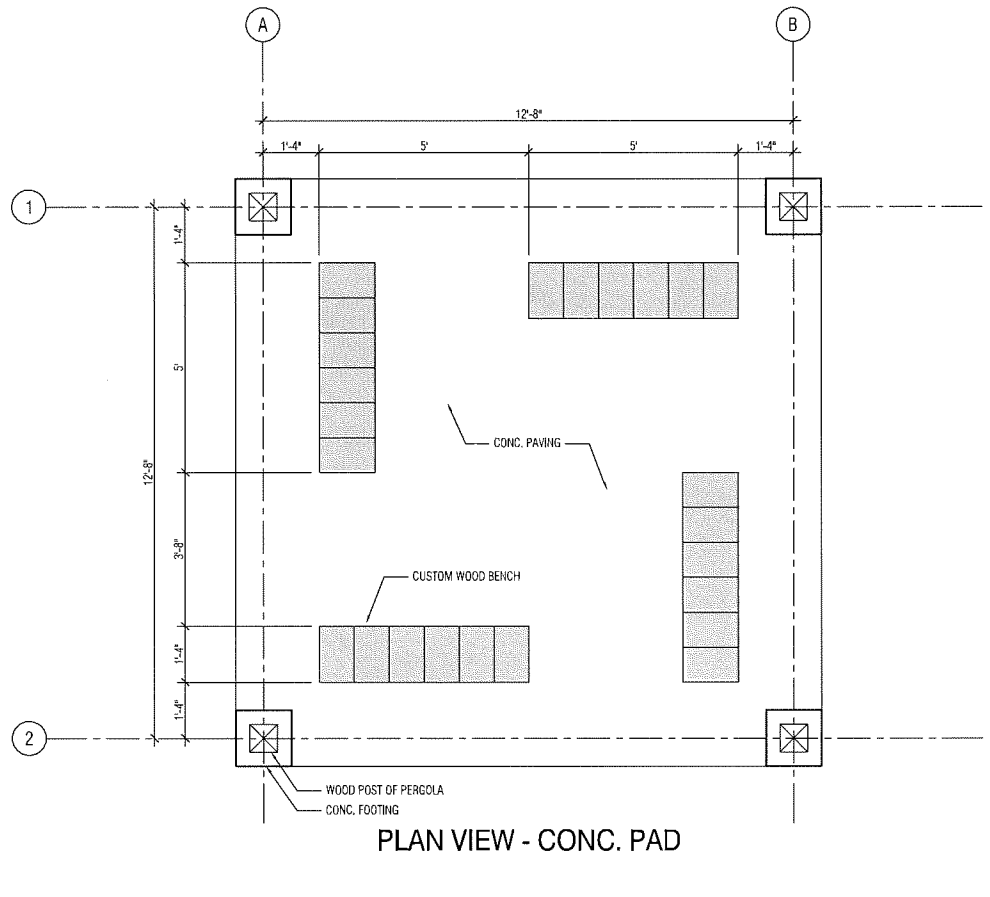
PLAN 27 AUG 22 2018

DP 17-793478

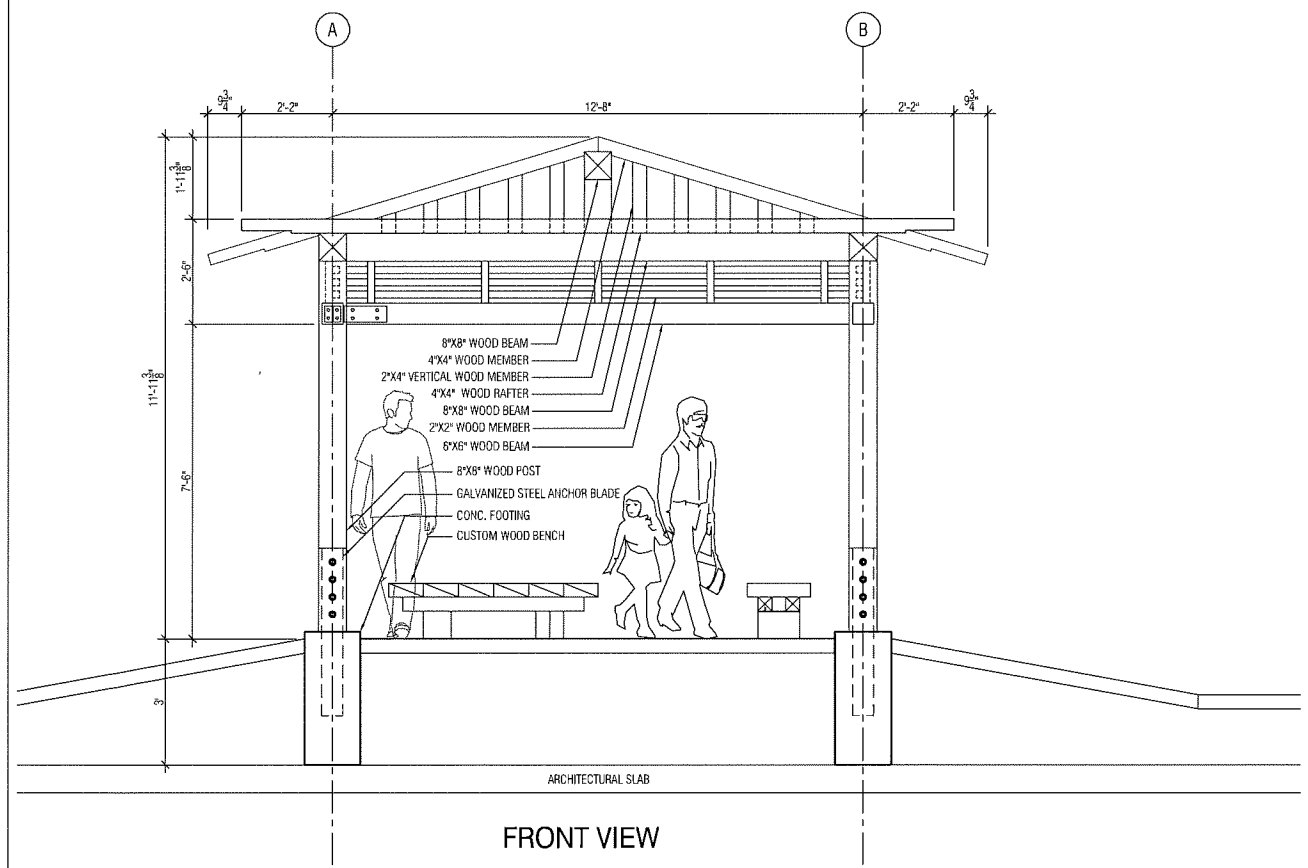


PLAN VIEW

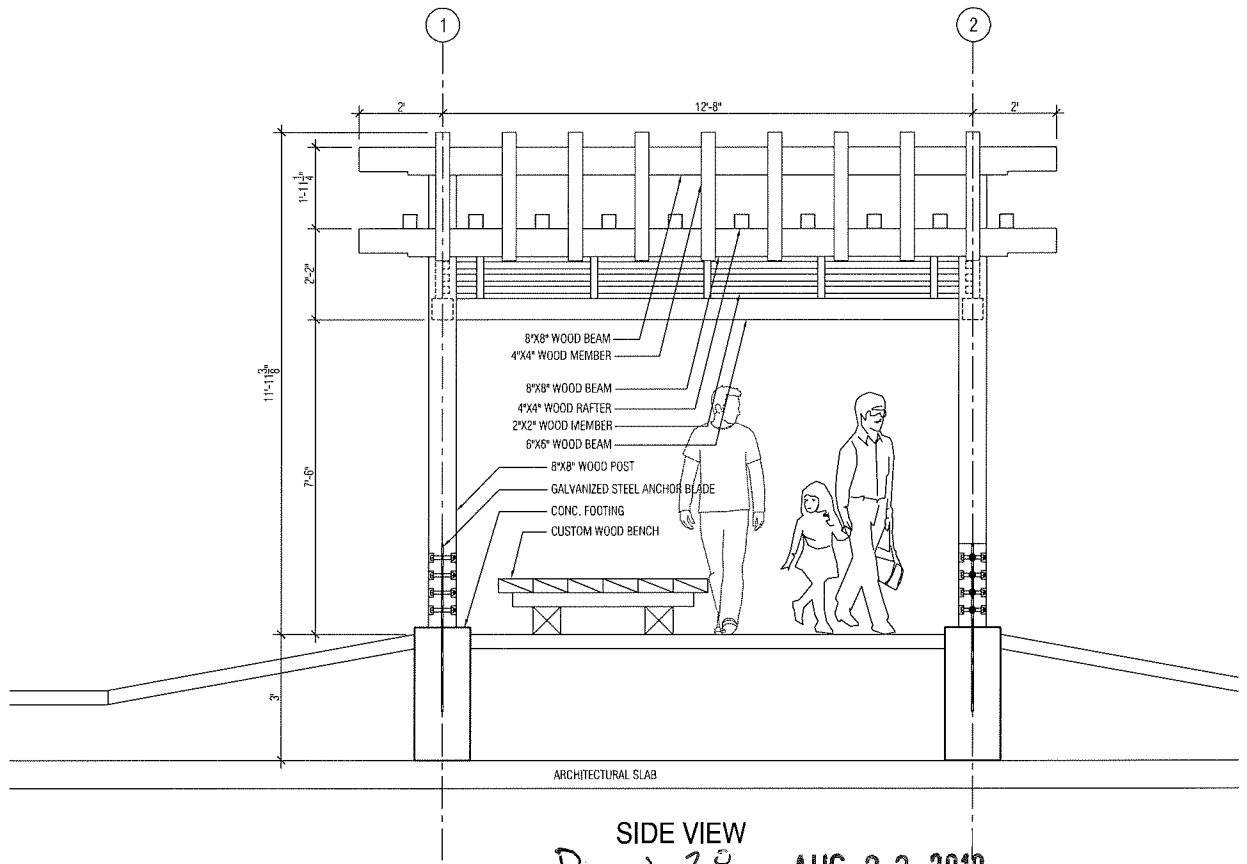
1. ALL LUMBER TO BE ROUGH YELLOW CEDAR S.T.N., U.O.N. KILN DRIED.
2. STAIN: SICKENS WOOD STAIN, COLOR: CLEAR
3. ALL METAL FASTENERS AND POST ANCHORS SHALL BE HOT DIPPED GALVANIZED TO CSA STANDARDS.
4. STRUCTUAL ENGINEER TO REVIEW DESIGN.
5. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR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



PLAN VIEW - CONC. PAD



FRONT VIEW



SIDE VIEW

1 WOOD PERGOLA

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

Plan 28 AUG 2 2 2018

DP 17-793478

REVISION/ISSUED
1. APR. 11-2017: RE-ISSUED FOR REVIEW.
2. JUNE 26-2017: RE-ISSUED FOR REZONING.
3. OCT. 24-2017: RE-ISSUED FOR REZONING.
4. DEC. 11-2017: ISSUED FOR DP.
5. JAN. 04-2018: RE-ISSUED FOR DP.
6. JAN. 06-2018: ISSUED FOR ADP.
7. JULY 26-2018: RE-ISSUED FOR REZONING.
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PROJECT
STEVESTON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
CLIENT: TOWNLINE HOUSING SOLUTIONS
ARCHITECT: G B L ARCHITECTS

#201-MARUYAMA & ASSOCIATES 1690 C. LEO M PKWY SQUAMIE, VANCOUVER, B.C. V6Z-484 PH: (604)-874-1957 FX: (604)-874-9931 EM: maruyama@telus.net

MARUYAMA
LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	AS SHOWN
JOB NO.	M1702

SHEET TITLE
LANDSCAPE DETAILS

REV. NO.

SHEET NO.
L-13

NORTH-EAST BIRD EYE VIEW

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PLOT INFO:

NOTES

NO DESCRIPTION

- 5.47 HEIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

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10.	APRIL 26th, 2018	UNITS DESIGN
11.	JUNE 20th, 2018	UDP
12.	JUNE 28th,2018	CONSULTANT COORDINATION #1
13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

4360 GARRY STREET

3D RENDERS

REFERENCE PLAN

AUG 2 2 2018

DP 17-793478

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

A - 5.01

SOUTH-EAST BIRD EYE VIEW

Reference Plan

AUG 2 2 2018

DP 17-793478

gbl

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4360 GARRY STREET

3D RENDERS

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

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REFERENCE PLAN
AUG 2 2 2018
DP 17-793478

SOUTH-WEST BIRD EYE VIEW

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4360 GARRY STREET

3D RENDERS

DATE	AUGUST 2018
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4360 GARRY STREET

REFERENCE PLAN

AUG 2 2 2018

DP 17-793478

FROM GARRY STREET

3D RENDERS

DATE	AUGUST 2018
DRAWN BY	RC
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SCALE	
JOB NUMBER	1504

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FROM GARRY STREET

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REFERENCE PLAN

AUG 2 2 2018

DP 17-793478

4360 GARRY STREET

3D RENDERS

DATE	AUGUST 2018
DRAWN BY	RC
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ACCESS TO NEW BUILDING

DP 17-793478

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4360 GARRY STREET

3D RENDERS

DATE	AUGUST 2018
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JOB NUMBER	1504

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4360 GARRY STREET

3D RENDERS

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

REFERENCE PLAN AUG 22 2018
DP 17-793478

COURTYARD

A - 5.07

REFERENCE PLAN AUG 2 2 2018

DP 17-793478

COURTYARD

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4360 GARRY STREET

3D RENDERS

DATE	AUGUST 2018
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SCALE	
JOB NUMBER	1504

A - 5.08

City of Richmond

Minutes

Development Permit Panel
Wednesday, August 29, 2018

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, Chair Cecilia Achiam, General Manager, Community Safety John Irving, Acting General Manager, Engineering

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on July 25, 2018 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-782793
(REDMS No. 5798142)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 4331 and 4431 Vanguard Road

INTENT OF PERMIT:

1. To permit the construction of a three storey 8,576 m2 (92,310 ft2) industrial building on a consolidated property including 4331 and 4431 Vanguard Road on a site zoned "Industrial Retail (IR1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for buildings from 12.0 m to 14.2 m.

Applicant's Comments

Ernst Loots, Christopher Bozyk Architects Ltd, provided background information on the proposed development and highlighted the following:

- the project is essentially a vehicle service storage facility with showroom and vehicle repair components;
- the proposed architectural design and exterior materials for the three-storey industrial building provide a modern and contemporary feel;
- a living green wall frames the building's main entrance along the southern elevation of the building;
- the proposed showroom fronts Highway 99;
- two vehicle entry points are provided for the site and a vehicle ramp is incorporated into the building;
- a green roof is provided over portions of the showroom in addition to the provision of an underground storage reservoir and living green wall to comply with the City's Green Roof Bylaw; and
- in response to the Advisory Design Panel review comments, the proposed perimeter chainlink fencing along the east and a portion of the south property lines have been removed to provide a more open public frontage for the site.

Marlene Messer, PMG Landscape Architects, briefed the Panel on the main landscaping features of the proposed development, noting that (i) native and native-adaptive species and pollinators will be planted on the site, (ii) vines are proposed to grow up on the eastern wall of the main building, (iii) structural soil will be introduced in landscaped islands on at-grade outdoor parking spaces to provide adequate soil volume, (iv) frontage improvements include, among others, a treed and grass boulevard, and (v) stone paving surface treatment has been increased in front of the main building in response to comments from the Advisory Design Panel.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

In reply to queries from the Panel, Mr. Loots noted that (i) the proposed height variance for certain portions of the building is needed to provide adequate clearance for vehicle lifts, accommodate a showroom roof and improve height clearance between the floors, (ii) compliance with the City's Floodplain Bylaw requirements were considered for the proposed height of the building, (iii) the proposed building height variance applies only to the showroom and the entrance tilt panel feature, (iv) signage will be installed on the building including on the side fronting Highway 99, and (v) all signage, including the required signage by the Fire Department, will be subject to a separate sign permit application.

Staff Comments

Wayne Craig, Director, Development, advised that (i) there is a Servicing Agreement associated with the subject development for frontage improvements along Vanguard Road as well as servicing connections, (ii) the project complies with the City's Green Roof Bylaw, (iii) solar panels will be installed on a portion of the third storey roof to supplement power requirements on the site, (iv) a voluntary public art contribution will be provided by the applicant, and (v) the proposed building height variance was identified at rezoning and no concerns from the public were noted during the Public Hearing.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would:

1. ***permit the construction of a three storey 8,576 m^2 (92,310 ft^2) industrial building on a consolidated property including 4331 and 4431 Vanguard Road on a site zoned "Industrial Retail (IR1)"; and***

2. ***vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for buildings from 12.0 m to 14.2 m.***

CARRIED

2. DEVELOPMENT PERMIT 17-787403

(REDMS No. 5910864 v. 2)

APPLICANT:	Concord Pacific (Sun Tech)
PROPERTY LOCATION:	8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road)

INTENT OF PERMIT:

1. To permit the construction of a high-rise, high density, mixed use development comprising of 530 dwellings (including 29 affordable housing units), 3,336 m^2 (35,910 ft^2) of retail and office, and a 1,194 m^2 (12,850 ft^2) not-for-profit arts facility at 8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road) on lands zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)"; and

2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow unenclosed balconies on levels 3 to 12 of the building at the southwest corner of 8555 Capstan Way to project into the required front yard by up to 3.0 m.

Applicant's Comments

Achim Charisius, GBL Architects, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule1), reviewed the site context for the project and noted the close proximity of the subject development to the future Capstan Canada Line station, the neighbourhood park, Capstan greenway, Early Childhood Development (ECD) hub, and mid-block trail, among others.

Mr. Charisius further noted that (i) the site is bisected into two lots by the new extension of Hazelbridge Way, (ii) 29 affordable housing units with Basic Universal Housing (UBH) features will be distributed on three levels on the west lot and one level on the east lot, (iii) all building podiums will be utilized for residential outdoor amenity areas, including the main outdoor amenity area on level 4 of the west building, and (iv) a transit plaza will be installed adjacent to the future Capstan Canada Line Station, and (v) vehicular access will be provided only off Hazelbridge Way.

In addition, Mr. Charisius advised that (i) the proposed building setback variance will be limited to only one corner of the site, (ii) the project is promoting active pedestrian circulation within the building and provides natural daylighting to the ends of building corridors, (iii) all parking stalls in the proposed development will be provided with electric vehicle charging equipment, (iv) a change in scale along the Hazelbridge Way elevation allows daylight into the public amenity courtyards, (v) a not-for-profit arts facility will be located along the public walkway fronting the future neighbourhood park.

Also, Mr. Charisius reviewed the material palette and sustainability features for the proposed development. In closing, Mr. Charisius informed the Panel that the project team is coordinating with Translink through its Adjacent Integrated Design (AID) process for the design of the future Capstan Canada Line station and the transit plaza including the proposed location of public art in the plaza.

Grant Brumpton, PWL Partnership Landscape Architects Inc., reviewed the proposed landscaping on the ground level and on different podium levels and highlighted the following:

- a layering of sidewalks, off-street bicycle lane, seating platform, rain garden, and raised planters are proposed along the Capstan greenway;
- in addition to the proposed landscaping, a dog park is provided on the mid-block trail along the east side of the site;
- family-friendly outdoor amenity spaces are provided throughout the project; and
- extensive green roof areas are provided on the west and east buildings.

Panel Discussion

In reply to a query from the Panel, Mr. Brumpton confirmed that the transit plaza design will be part of a separate servicing agreement process.

In addition, Wayne Craig, Director, Development, noted that (i) the design of the plaza adjacent to the future Capstan Canada Line Station will be subject to the Servicing Agreement, (ii) the public art component will be worked through as part of the public art plan, and (iii) the current design of the plaza and canopy structures is still at a conceptual level; however, the final design of the plaza and public art piece will be subject to coordination with Translink, the Servicing Agreement, and the Public Art Plan.

In reply to further queries from the Panel, Mr. Craig further noted that (i) the City has provided preliminary design funding to Translink for the proposed Capstan Canada Line Station, (ii) Translink has provided the City with a conceptual design for the subject station, and (iii) the City has provided comments regarding the station's conceptual design and is currently awaiting for a reply from Translink.

In reply to queries from the Panel, Suzanne Carter-Huffman, Senior Planner, Urban Design, acknowledged that (i) a portion of the transit plaza is owned and will be maintained by the City, (ii) another portion of the transit plaza and the parking underneath is on the applicant's property, (iii) responsibility for the maintenance of specific portions of the transit plaza will be determined through the Servicing Agreement, and (iv) the conceptual design for the transit plaza shows an integrated surface treatment for the portions owned by the City and the applicant; however, each portion could have different but coordinated treatments as determined by the Servicing Agreement.

In reply to queries from the Panel, Mr. Brumpton confirmed that (i) the proposed dog run will have good design standards, and (ii) residents of the east building could access the outdoor amenity area on level 4 of the west building.

In reply to a query from the Panel, Mr. Craig advised that the future Capstan Canada Line Station could only be accessed at grade.

In response to a query from the Panel, Mr. Charisius confirmed that 100 percent of residential and commercial parking stalls will be equipped with Electric Vehicle (EV) charging.

Staff Comments

Mr. Craig noted that (i) there are Servicing Agreements associated with the park and plaza construction, frontage works and site services, (ii) five percent of the subject development's floor area in the form of 29 affordable housing units will be provided, (iii) 25 percent of the residential units including all affordable housing units will have Basic Universal Housing (BUH) features, (iv) the project complies with the Capstan Station Bonusing requirements, (v) the project has been designed for future connection to a City's District Energy Utility (DEU) facility and to comply with the City's Aircraft Noise Policy.

In reply to a query from the Panel, Mr. Craig noted that the park is being designed to an interim standard through adjacent rezoning applications and will be constructed to its ultimate standard after completion of construction of the subject development and the Capstan Canada Line Station.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel commended the applicant for a well done project and noted that the project is the most important site in the neighbourhood.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would:

1. ***permit the construction of a high-rise, high density, mixed use development comprising of 530 dwellings (including 29 affordable housing units), 3,336 m^2 (35,910 ft^2) of retail and office, and a 1,194 m^2 (12,850 ft^2) not-for-profit arts facility at 8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road) on lands zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)"; and***

2. ***vary the provisions of Richmond Zoning Bylaw 8500 to allow unenclosed balconies on levels 3 to 12 of the building at the southwest corner of 8555 Capstan Way to project into the required front yard by up to 3.0 m.***

CARRIED

3. Date of Next Meeting: September 12, 2018

4. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:15 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, August 29, 2018.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, August 29, 2018.

DEVELOPMENT PERMIT PANEL
PRESENTATION

DP 17-787403
8555 CAPSTAN WAY and 3400 No. 3 Road

GBL ARCHITECTS
PWL LANDSCAPE ARCHITECTS
AUGUST 29, 2017

CONTEXT

1. **CAPSTAN CANADA LINE STATION**
   Targeted for completion 2021

2. **NEIGHBOURHOOD PARK**
   Under construction

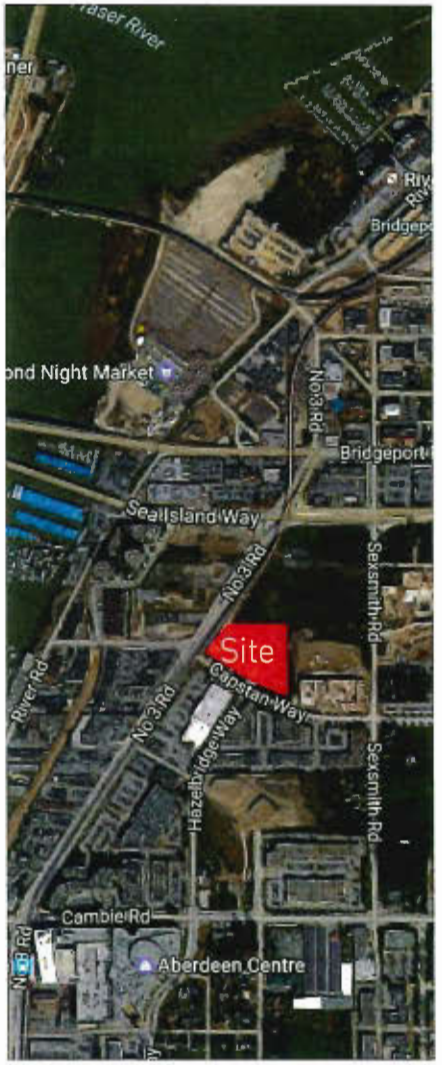
3. **EARLY CHILDHOOD DEVELOPMENT HUB**
   Under construction

4. **MID-BLOCK TRAIL**
   Existing landscaped, secured with statutory right of ways

5. **EXISTING DEVELOPMENTS**
   High-rise, high density, multi-family

6. **FUTURE DEVELOPMENTS**
   Multi-phase, high-rise, high density, mixed use development

7. **NO 3 ROAD**
   Multi-phase, high-rise, high density, mixed use development, under construction, including
   City community centre targeted for 2021 completion



SITE PLAN

High-rise, high density, mixed use development

520,418 ft2 total floor area
530 dwellings

(including 29 affordable housing units)

48,760 ft2 commercial uses

(1) Lot 1 (East Lot):
Multi-family, residential
169 Residential Units

(2) Lot 2 (West Lot):
Mixed-use
361 Residential Units
35,910 ft2 Retail and Office
12,850 ft2 not-for-profit Art's facility

(3) 133 BUH UNITS
104 Market (21%)
29 Affordable (100%)

OVERALL FORM AND CHARACTER

1 STEPPING FIN TOWER COMPOSITION

Visual interest through variation in scale, terracing rooftops

2 LANDSCAPED COURTYARDS

The elevated courtyards include landscaping and amenities for residents

1 LOW MASSING AT PUBLIC OPEN SPACE INTERFACES

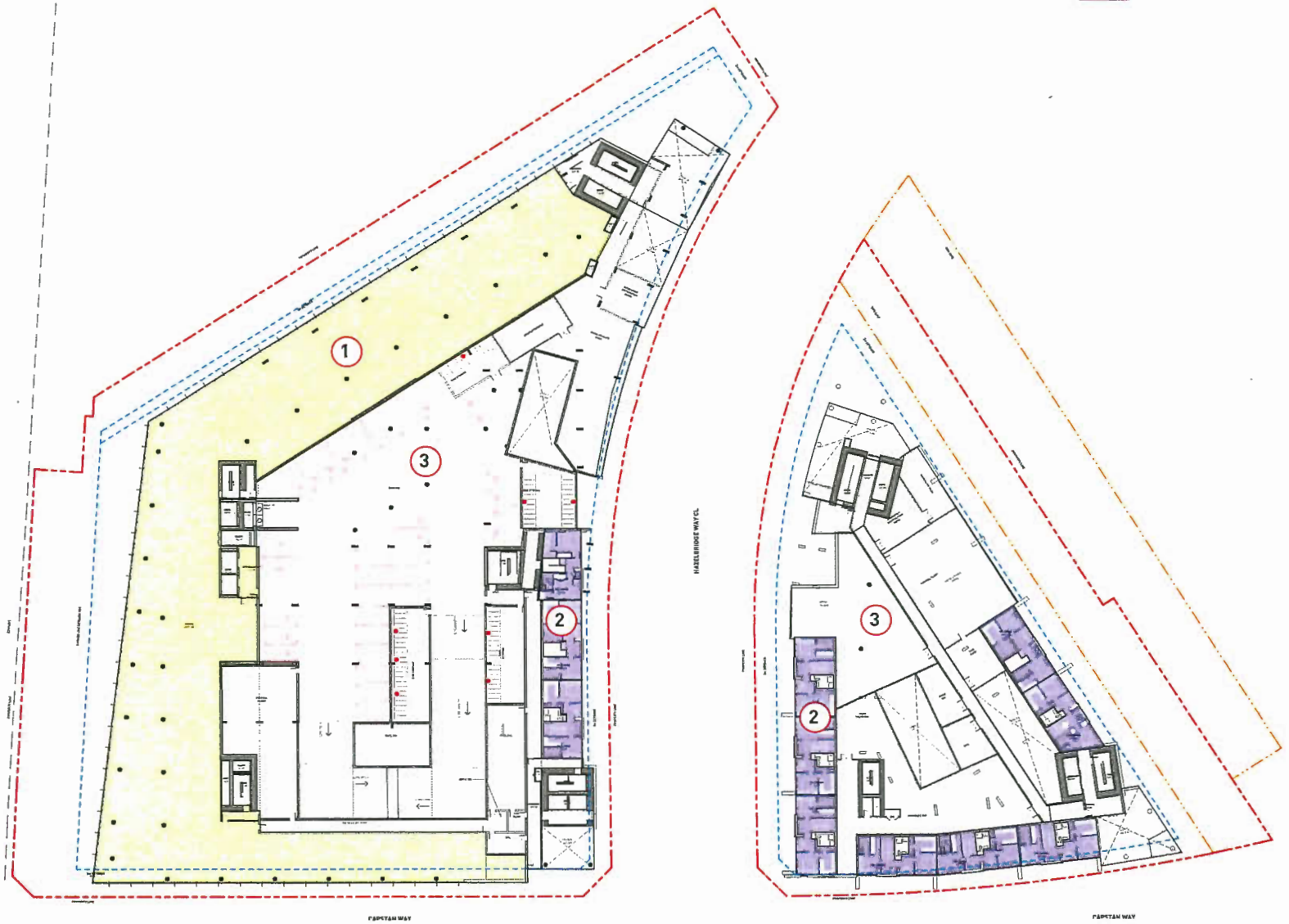
Centre of North and East Building opened up to reduce overlook and provide sunlight and views along the park and mid-block trail

LEVEL 1

1. ARTS FACILITY
2. RETAIL
3. OFFICE LOBBY
4. RESIDENTIAL LOBBY
5. VEHICULAR ACCESS
6. CAR SHARE
7. END OF TRIP FACILITY
8. LOADING
9. WASTE COLLECTION
11. PUBLIC WASHROOMS

LEVEL 2

1. OFFICES
2. TOWNHOUSES
3. SCREENED PARKING AND SERVICES



LEVEL 4

1. **RESIDENTIAL AMENITY**
2. **OUTDOOR AMENITY**
3. **VARIANCE:**
   VARY THE PROVISIONS OF RICHMOND ZONING BYLAW 8500 TO ALLOW UNENCLOSED BALCONIES ON LEVEL 3 TO 12 OF THE BUILDING AT THE SW CORNER OF 8555 CAPSTAN WAY TO PROJECT INTO THE REQUIRED FRONT YARD BY UP TO 3.0M

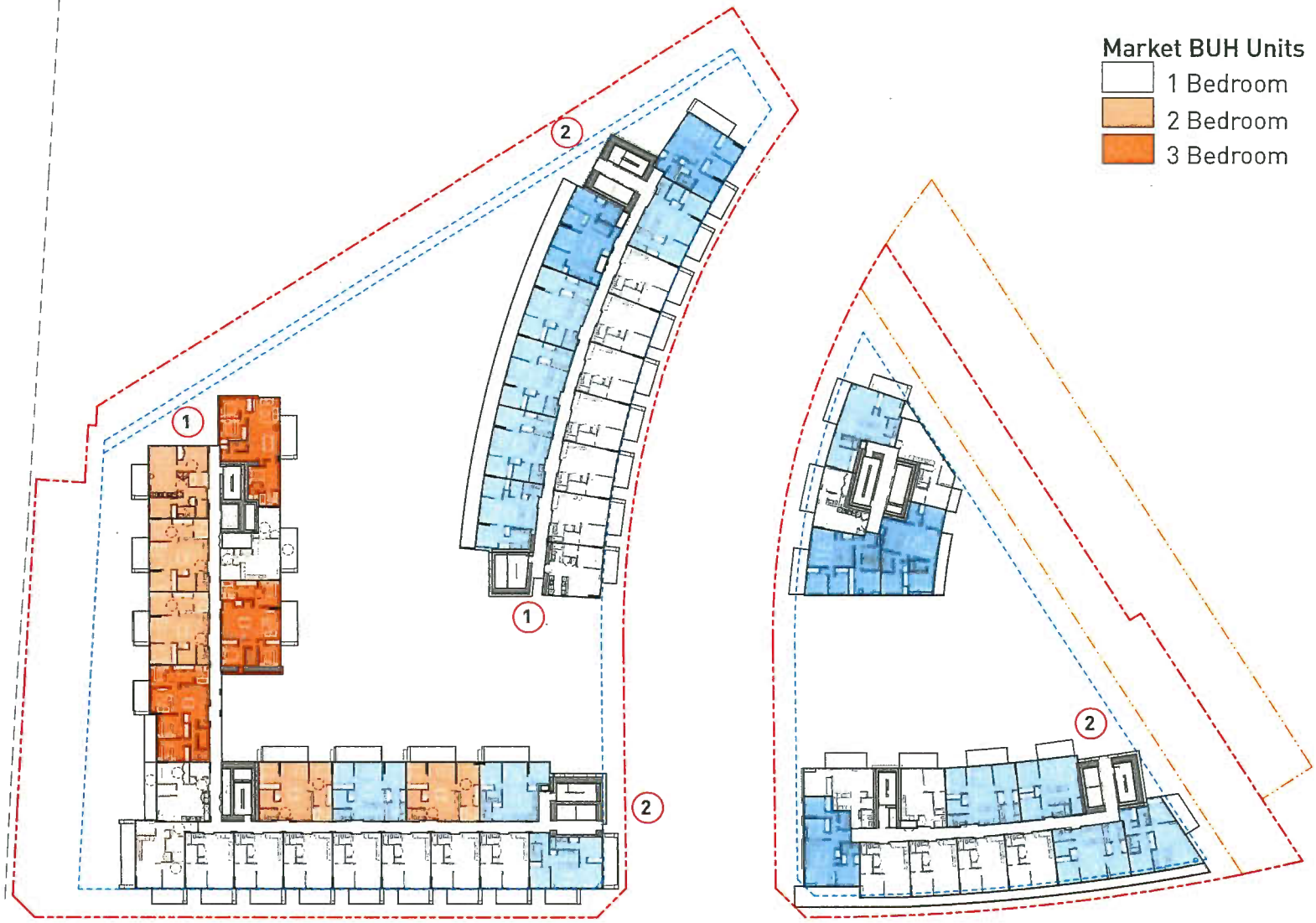
LEVEL 8-12

1 DAY-LIT CORRIDORS

2 DAY-LIT CORES

Market Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Market BUH Units
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

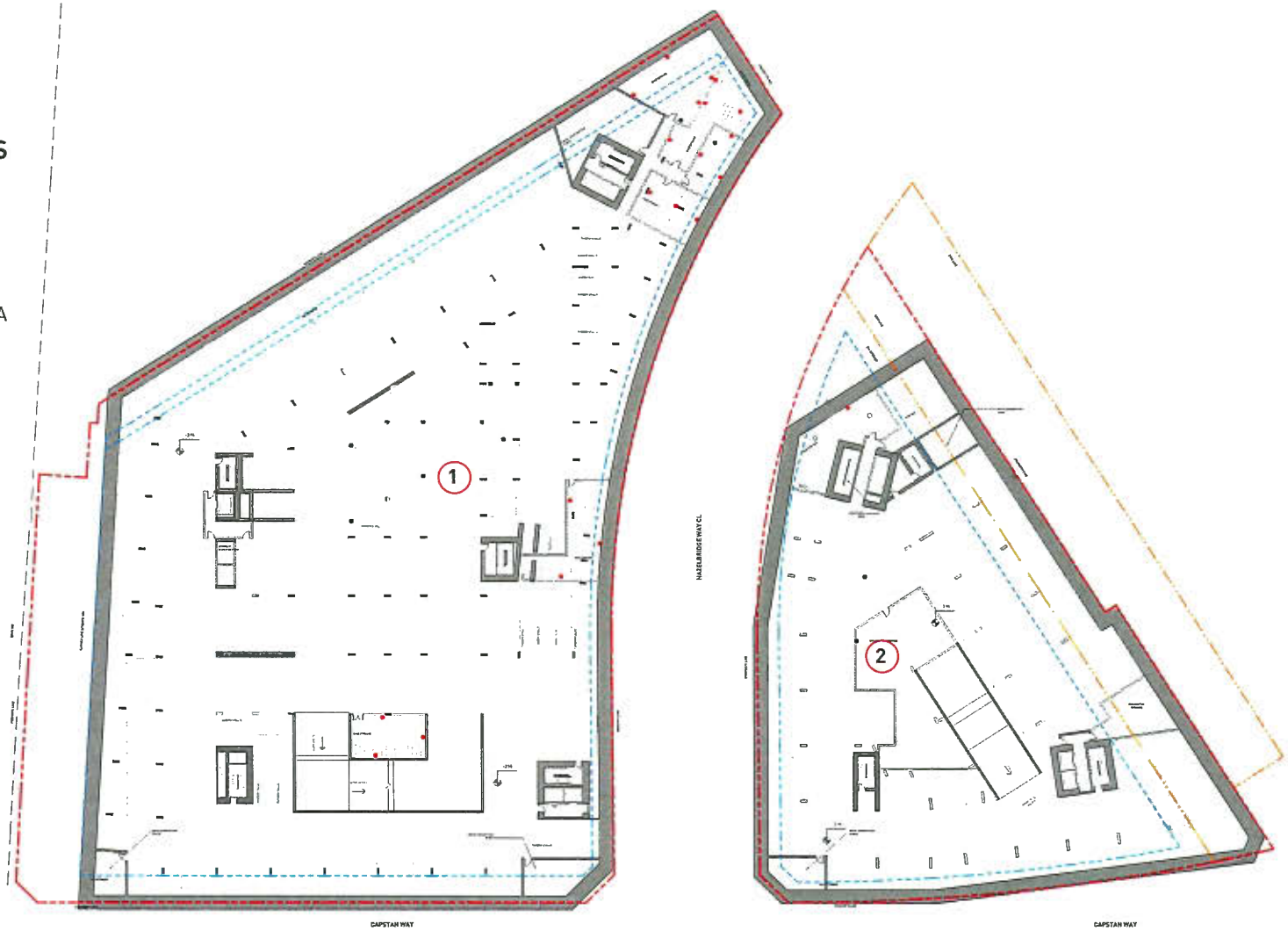


PARKING PLAN

(1) WEST LOT PARKING STALLS
470 MARKET HOUSING
14 AFFORDABLE HOUSING
107 RETAIL & OFFICE
41 ARTS SPACE
3 CAR SHARE

(2) EAST LOT PARKING STALLS
143 MARKET HOUSING
10 AFFORDABLE HOUSING
16 VISITORS

ELECTRIC VEHICLES
100% RESIDENTIAL PARKING AREA
EQUIPPED WITH ENERGIZED
EV CHARGING EQUIPMENT

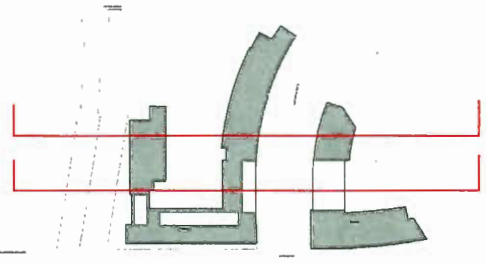


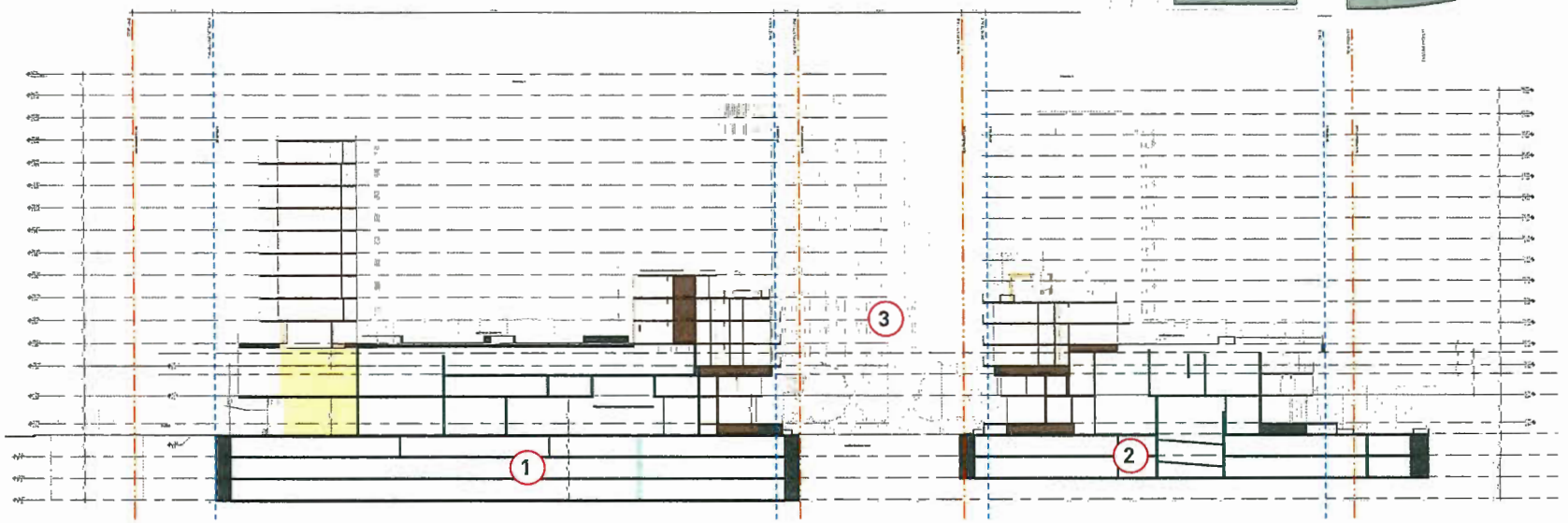
SECTIONS

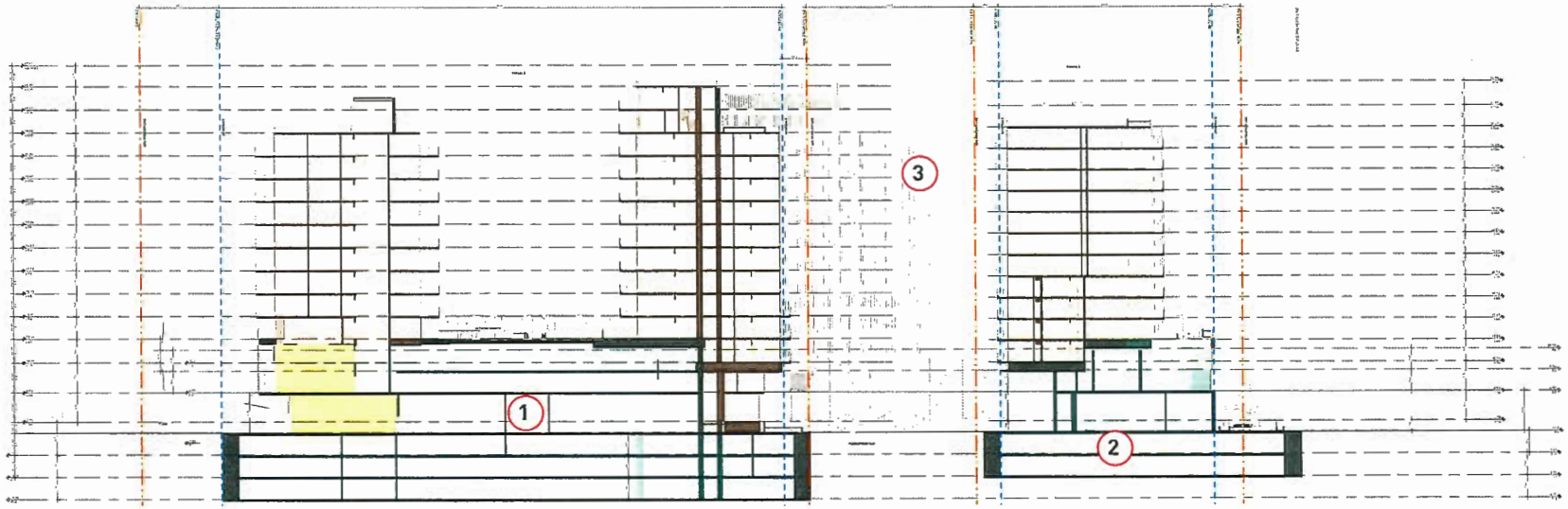
1 WEST LOT:
6 LEVELS OF PARKING
(INCLUDING 3 LEVELS
BELOW GRADE)

2 EAST LOT:
2 LEVELS OF BELOW GRADE
PARKING

3 VARIED SCALE
HAZELBRIDGE WAY





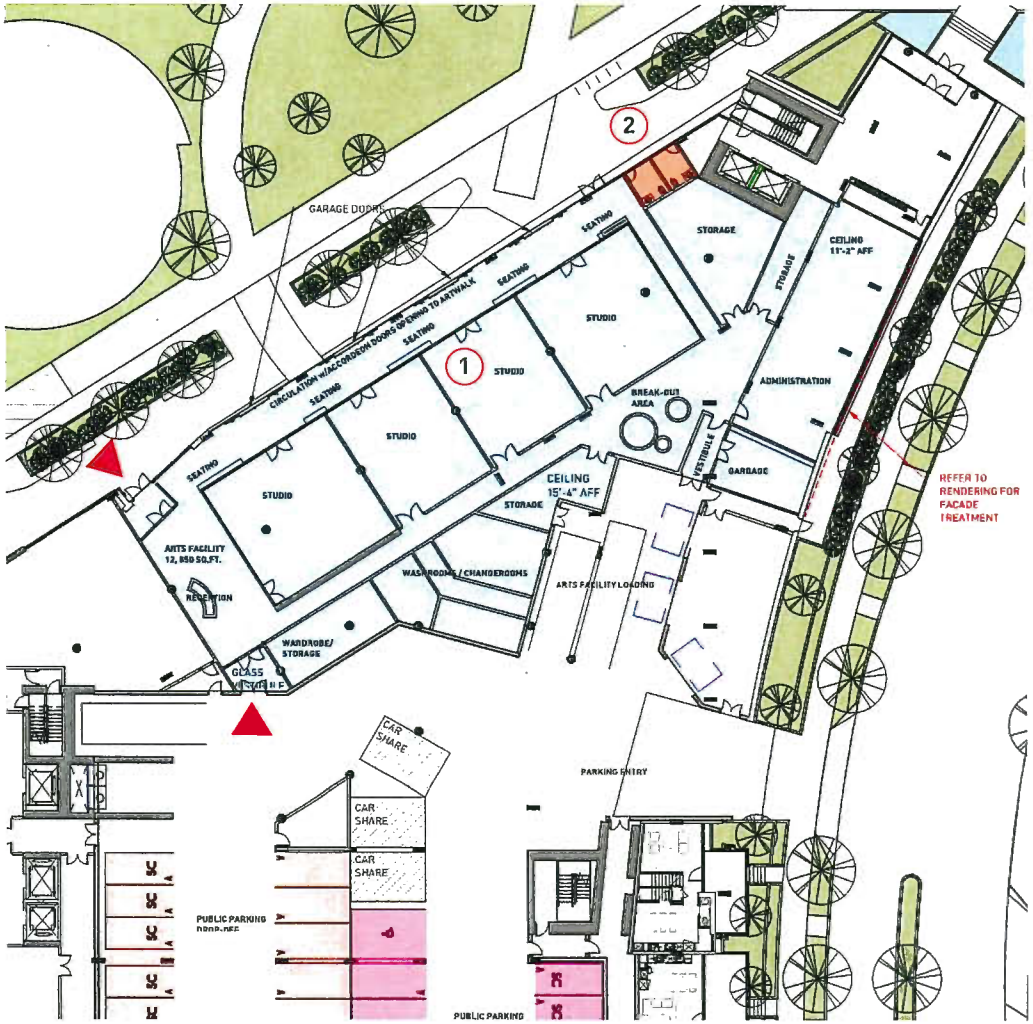


1 ARTS FACILITY

An Arts Facility for children will activate the park's edge and public walkway featuring generous accordion doors and opportunities for outdoor performances.

2 PUBLIC WASHROOMS

Two universally accessible Washrooms including change tables



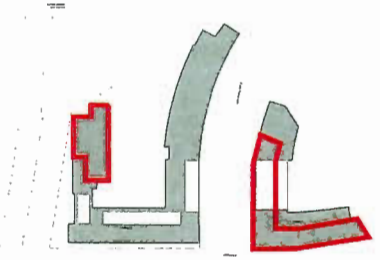
AFFORDABLE HOUSING

① WEST LOT
17 UNITS ON LEVEL 5,6,7
3 X 1-BED BUH
7 X 2 BED BUH
7 X 3 BED BUH

TOTAL 1491.5 M2

② EAST LOT
12 UNITS ON LEVEL 3
8 X 1-BED BUH
4 X 2 BED BUH

TOTAL 699.4M2



WEST LOT
LEVEL 5

WEST LOT
LEVEL 6

WEST LOT
LEVEL 7

EAST LOT
LEVEL 3

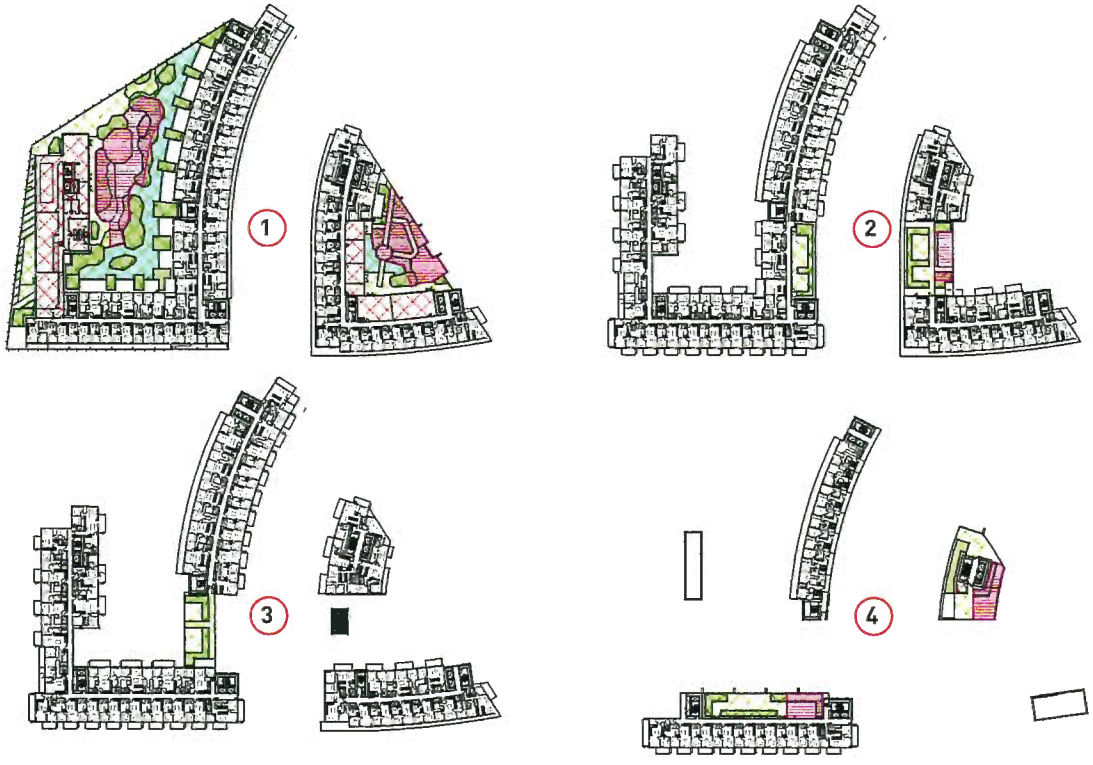
AMENITIES

1 LEVEL 4
7905 SF INDOOR (West)
23680 SF OUTDOOR, (West)
3902 SF INDOOR (East)
6349 SF OUTDOOR (East)

2 LEVEL 6
2013 SF OUTDOOR (West)
3562 SF OUTDOOR (East)

3 LEVEL 7
2183 SF OUTDOOR (West)

4 LEVEL 14
3440 SF OUTDOOR (West)
137 SF INDOOR (East)
2003 SF OUTDOOR (East)



NOBLE MATERIALS

1. Black Marble
2. White Brick, stack bond
3. Glazed Guardrail
4. Clear Glazing (Anodized Aluminum Frame)
5. Spandrel Glazing (Anodized Aluminum Frame)
6. Accent Mullion (Anodized Aluminum)
7. Graphic Architectural Concrete
   graphic on all vertical circulation elements (Stairs, Elevators)
8. Graphic Frit Pattern in glass canopies

SUSTAINABILITY KEY FEATURES

Silver equivalent

Targeting 33% energy cost improvement on the Model National Energy Code for Buildings

Hydronic 4-pipe fan-coil system will provide heating and cooling for the occupied building areas

Solar Hot Water Array serving Art's facilities showers washrooms and kitchen

100% electric vehicle charging stations (residents, visitors, commercial)

Day-lit corridors and stairs to promote active circulation

Dense, pedestrian and T.O.D. with close access to variety of amenities

Choice of public transportation options including bus stops within close walking distance to the development and future planned Capstan station adjacent to the site) frequency greater than 200 stops per day)

Project is contributing to finance the Capstan station

End-of-trip facilities for employees promoting active transportation

Shading through use of Vertical privacy walls, horizontal overhangs and vertical accent fins

Reduction of urban heat island effect through 100% screened parking and landscaped outdoor amenity spaces and green roofs

Targeting 75% minimum diversion of construction waste

Preference given to building materials with recycled / regional content
Daylighting and views will be maximized for all residential units and office spaces

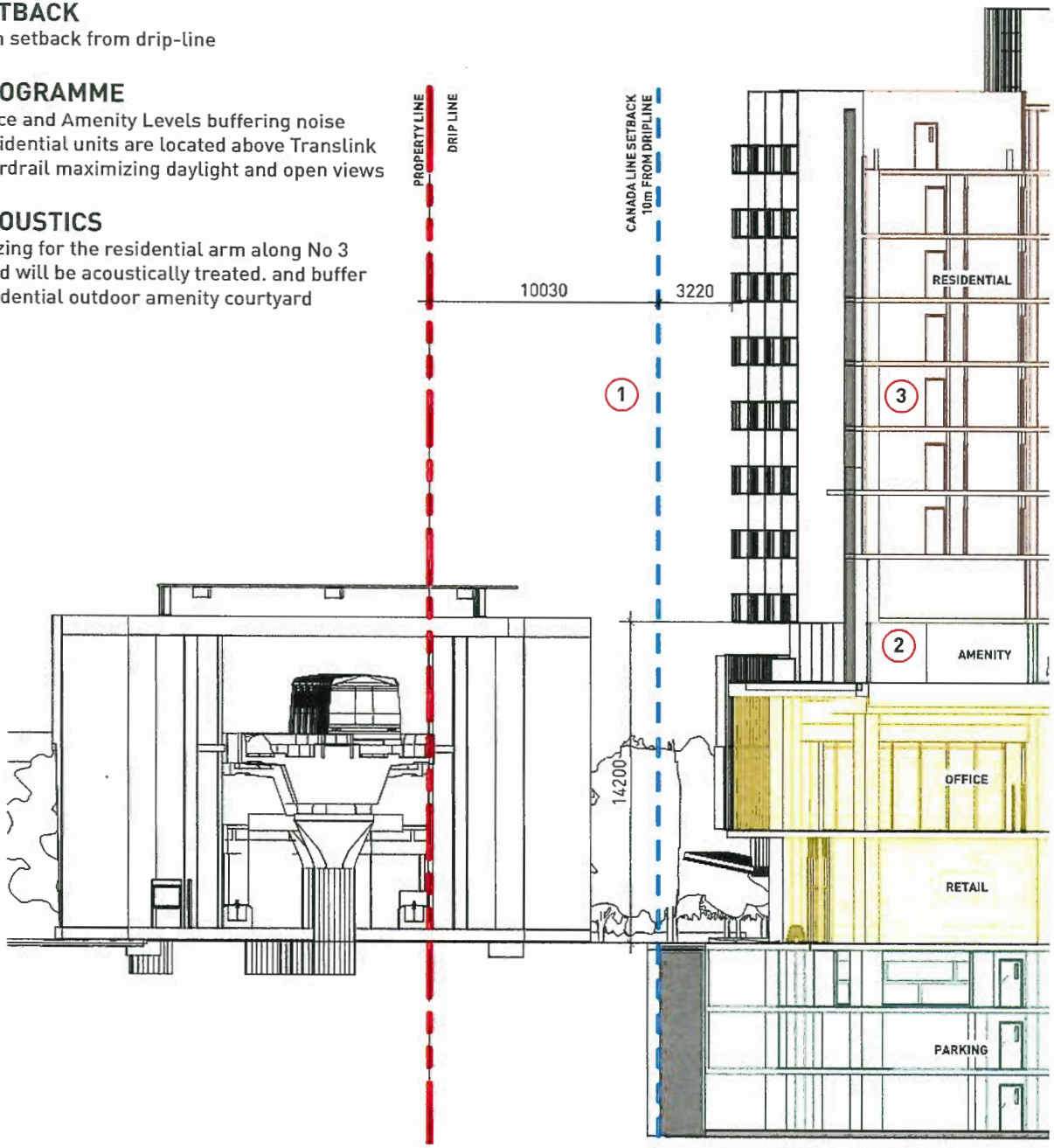
The utilization of a hydronic system will facilitate any future connection to the City's district energy utility when it becomes available

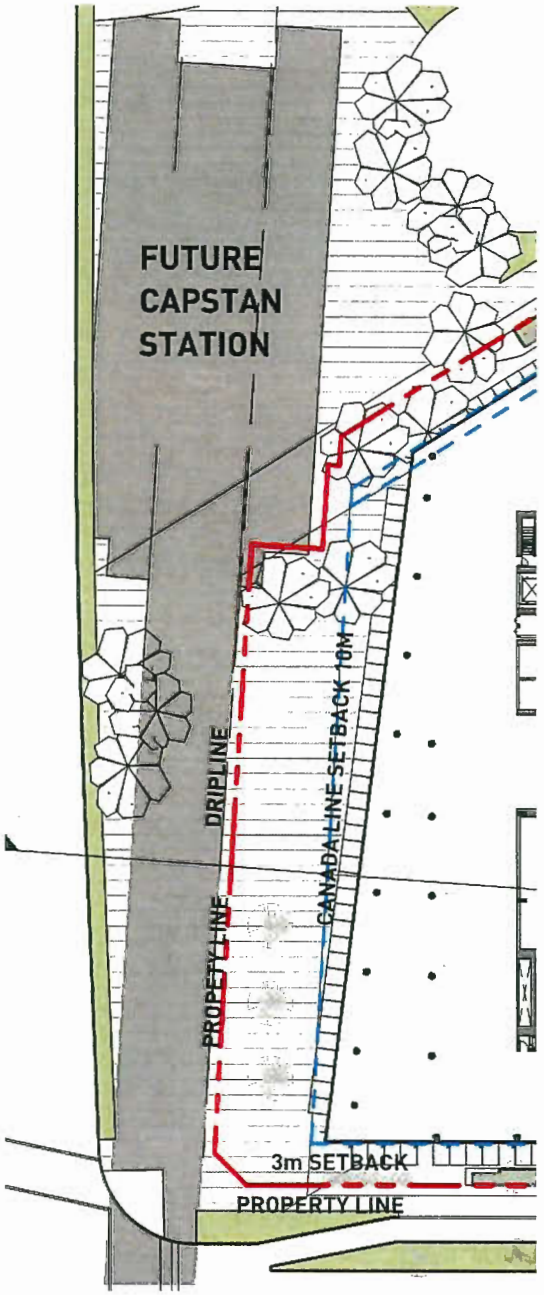
TRANSLINK ADJACENT INTEGRATED DESIGN (AID)

1 SETBACK
10m setback from drip-line

2 PROGRAMME
Office and Amenity Levels buffering noise
Residential units are located above Translink guardrail maximizing daylight and open views

3 ACOUSTICS
Glazing for the residential arm along No 3 Road will be acoustically treated. and buffer residential outdoor amenity courtyard

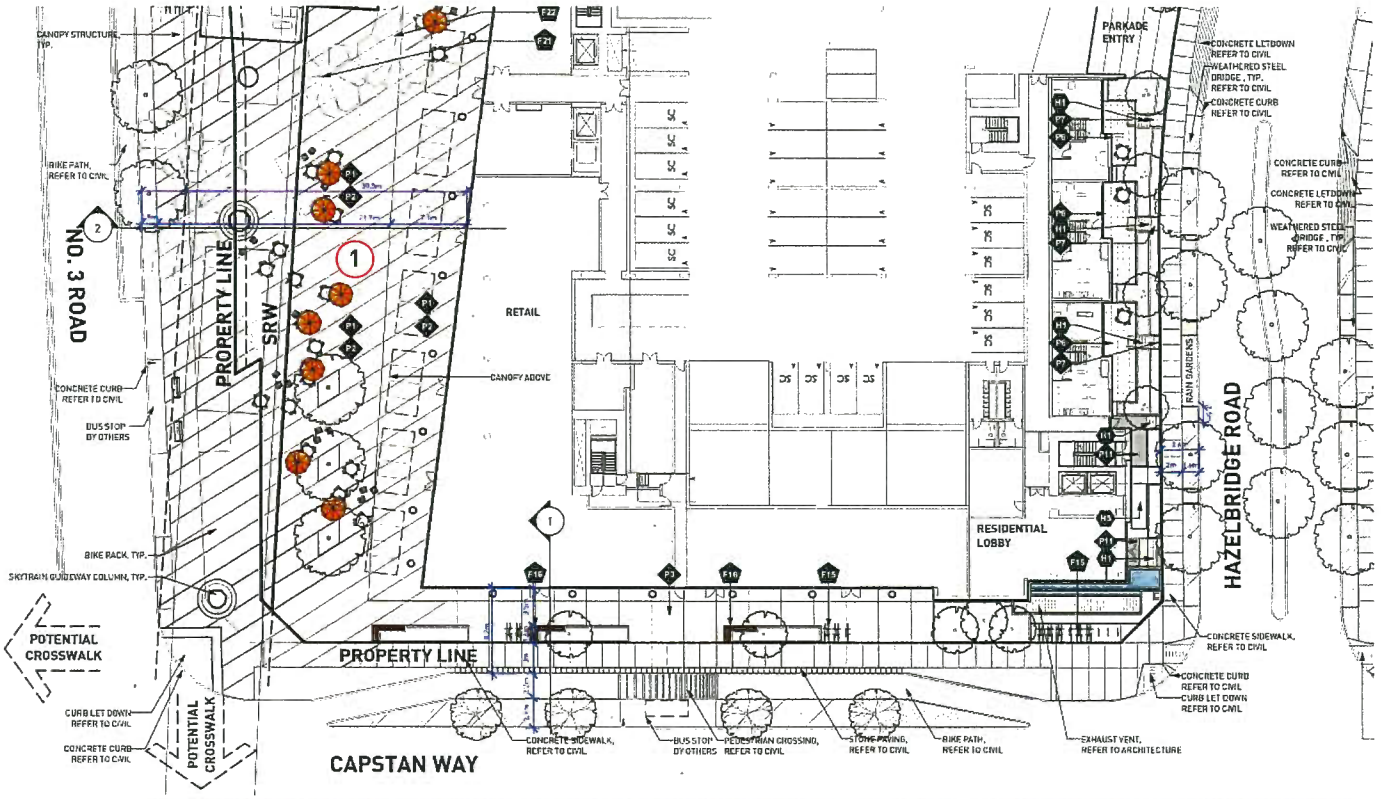




CAPSTAN STATION INTEGRATION

1 TRANSIT PLAZA

A transit plaza at the Canada Line station will allow for a variety of vibrant uses including food truck festivals and outdoor performances

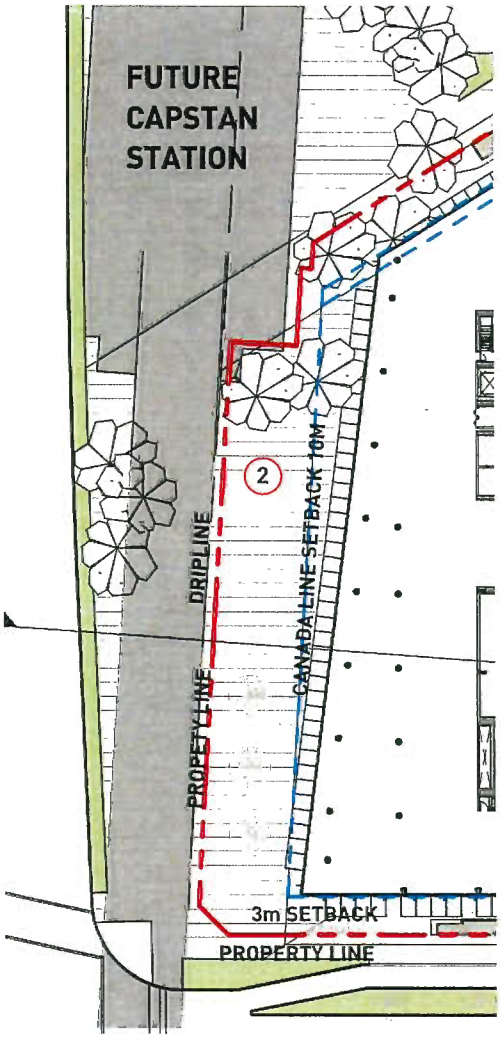


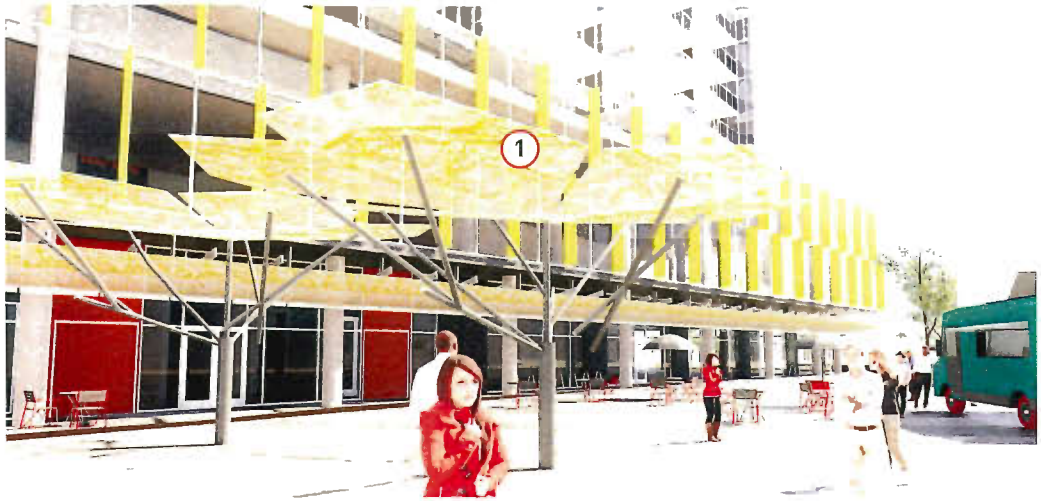
1 ARTFUL CANOPY DESIGN

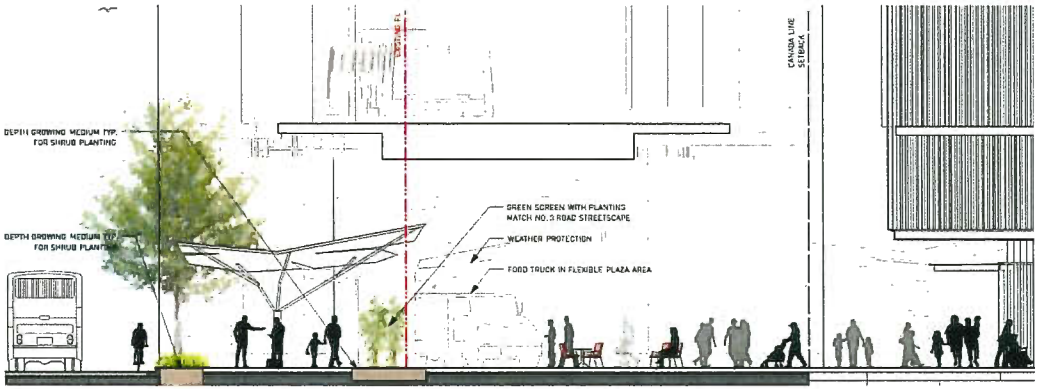
Tree-like canopy structures provide riders with a weather-protected path to retail commercial and art's facility spaces. The Frit pattern resembles foliage and reference the project's location at the park

2 PUBLIC ART

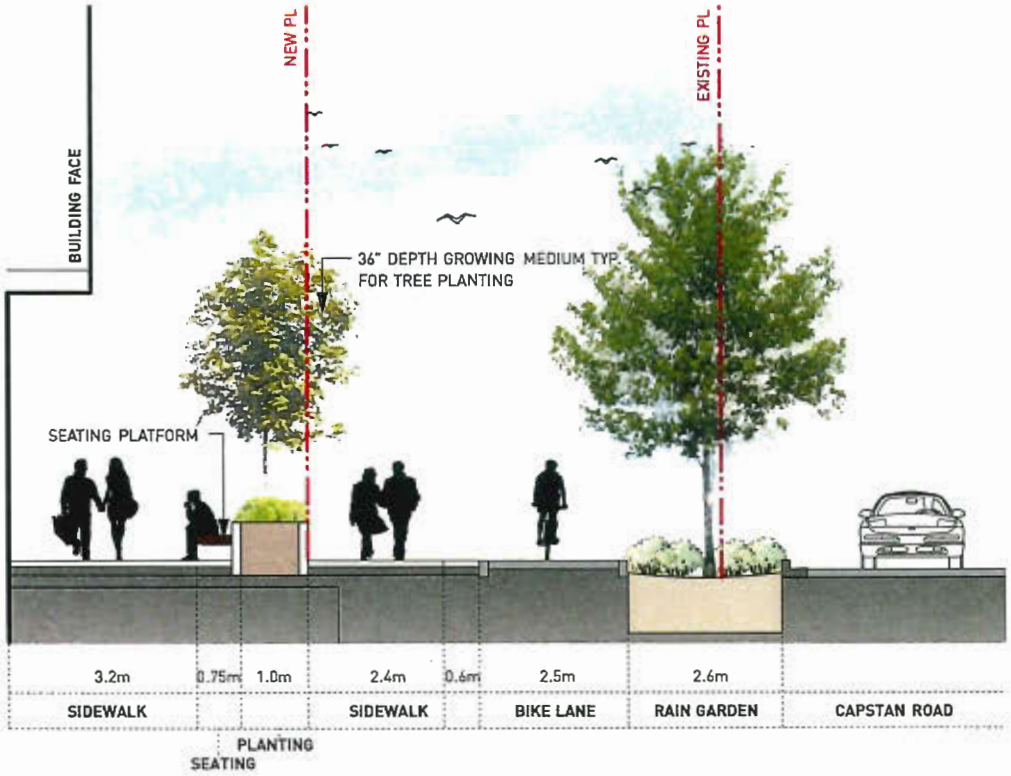
Public art is envisioned at the most active edge at close proximity to the Canada Line Station

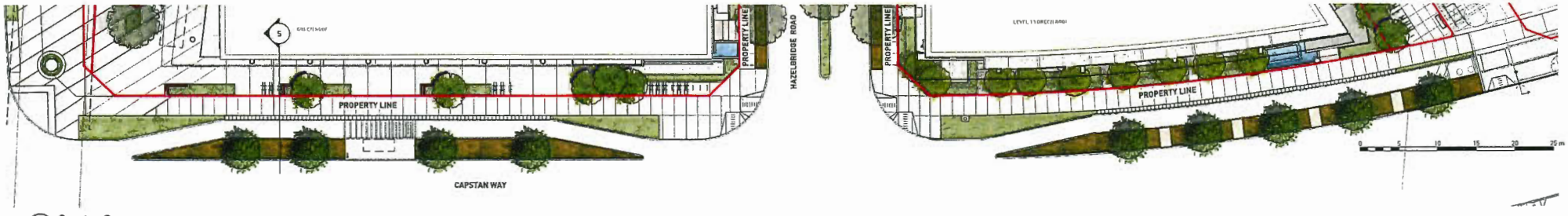






CAPSTAN GREENWAY

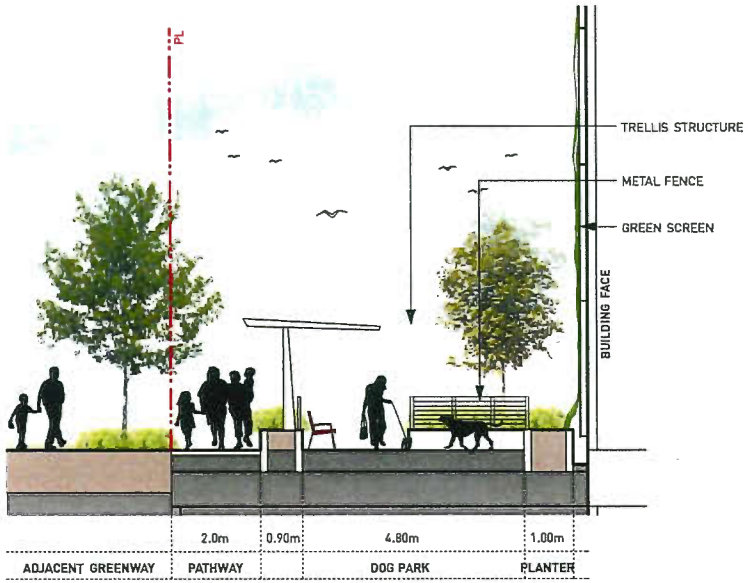


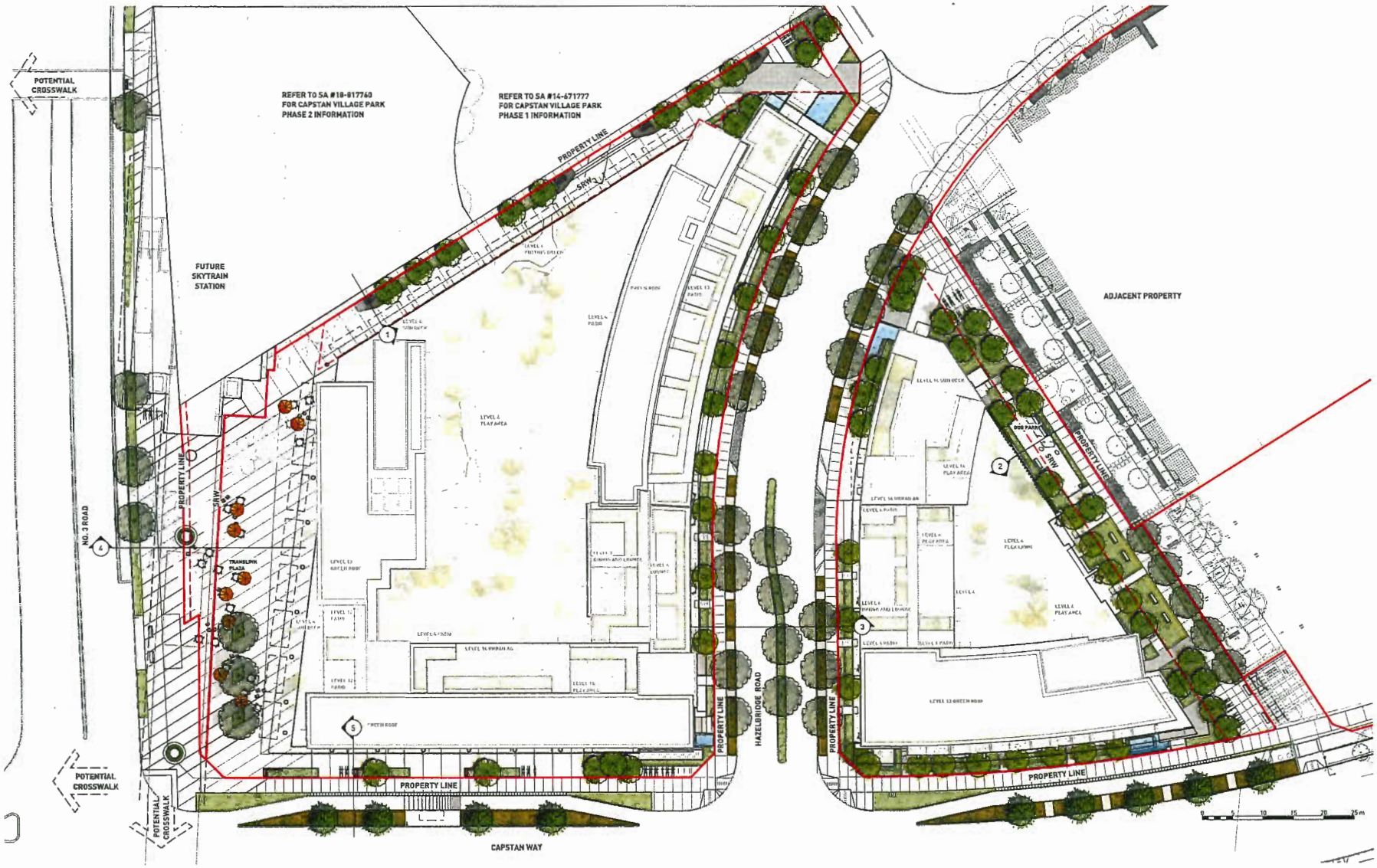


1 Capstan Greenway
NTS

MID-BLOCK TRAIL

VIEW FROM CAPSTAN WAY LOOKING NORH AT MID-BLOCK TRAIL





NTS

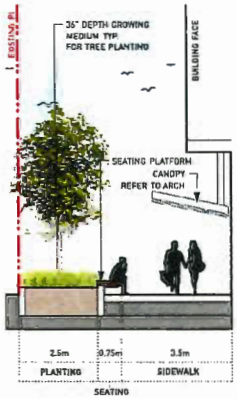
Concord Capstan Station
Richmond, BC

Ground Level Plan
August 2018

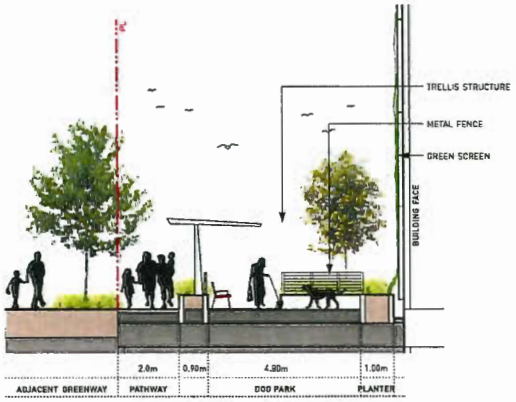
CONCORD PACIFIC

gbl EMERGENT ARCHITECTURE

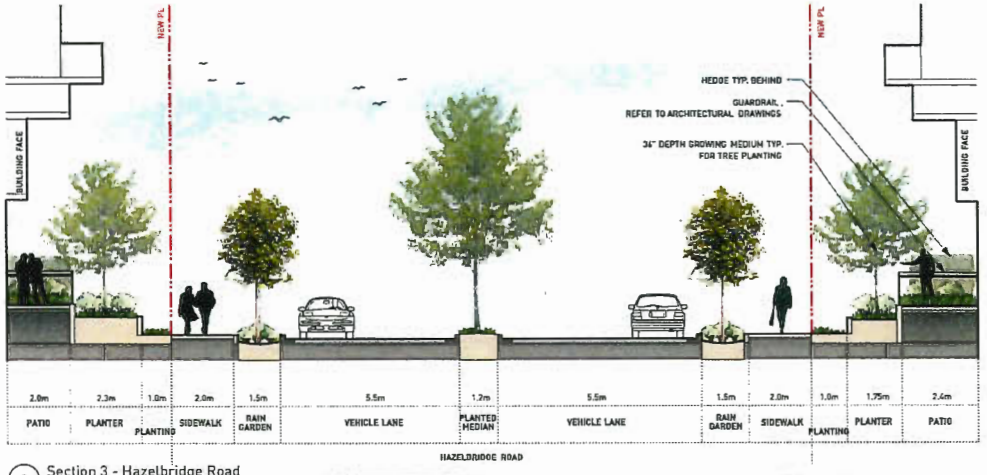
PWL partnership



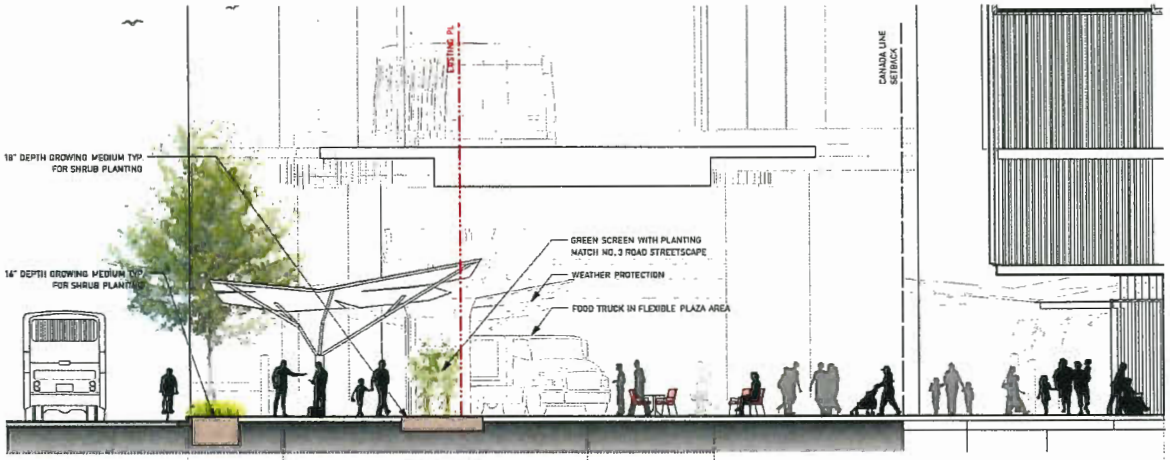
1 Section 1 - Art Walkway
1:150



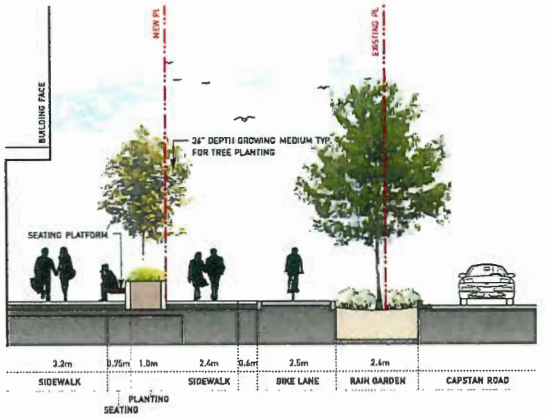
2 Section 2 - Mid-block Trail
1:150



3 Section 3 - Hazelbridge Road
1:150



4 Section 4 - Skytrain Plaza
1:150



5 Section 5 - Capstan Way
1:150

Concord Capstan Station
Richmond, BC

Ground Level Sections
August 2018

CONCORD PACIFIC

gbl EMERGENT ARCHITECTURE

PWL partnership

NTS

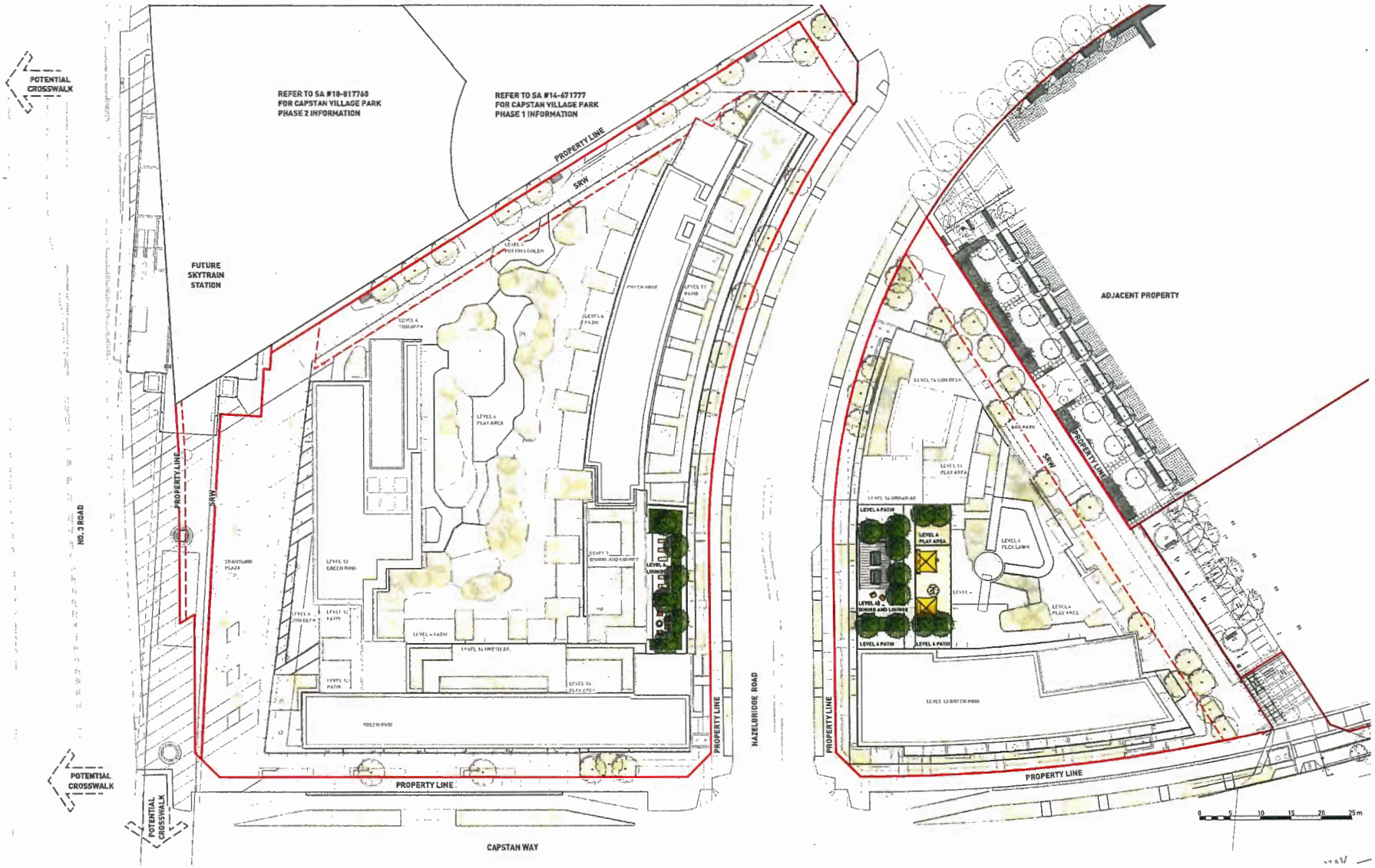
Concord Capstan Station
Richmond, BC

Level 4 Plan
August 2018

CONCORD PACIFIC

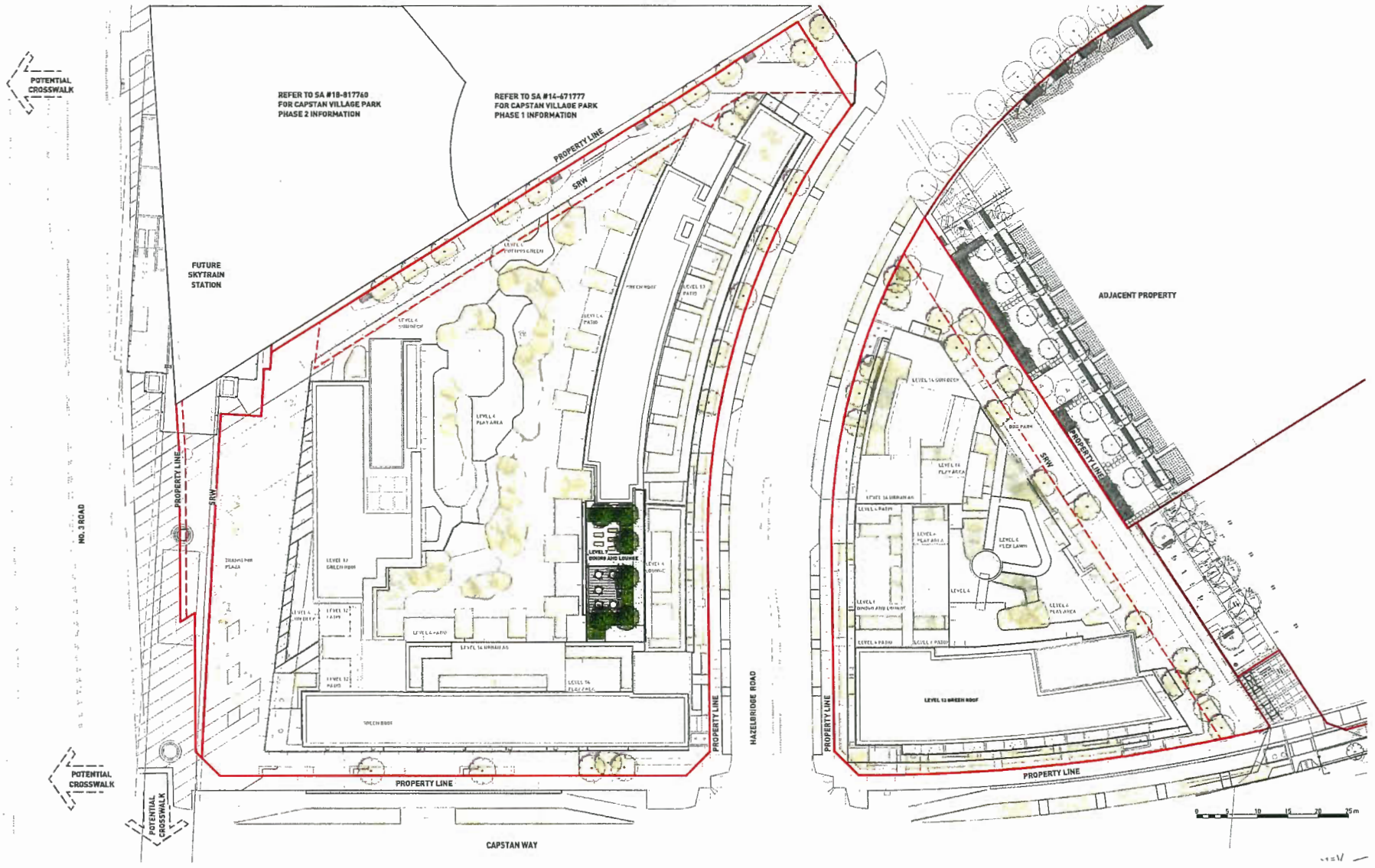
gbl EMERGENT ARCHITECTURE

PWL partnership



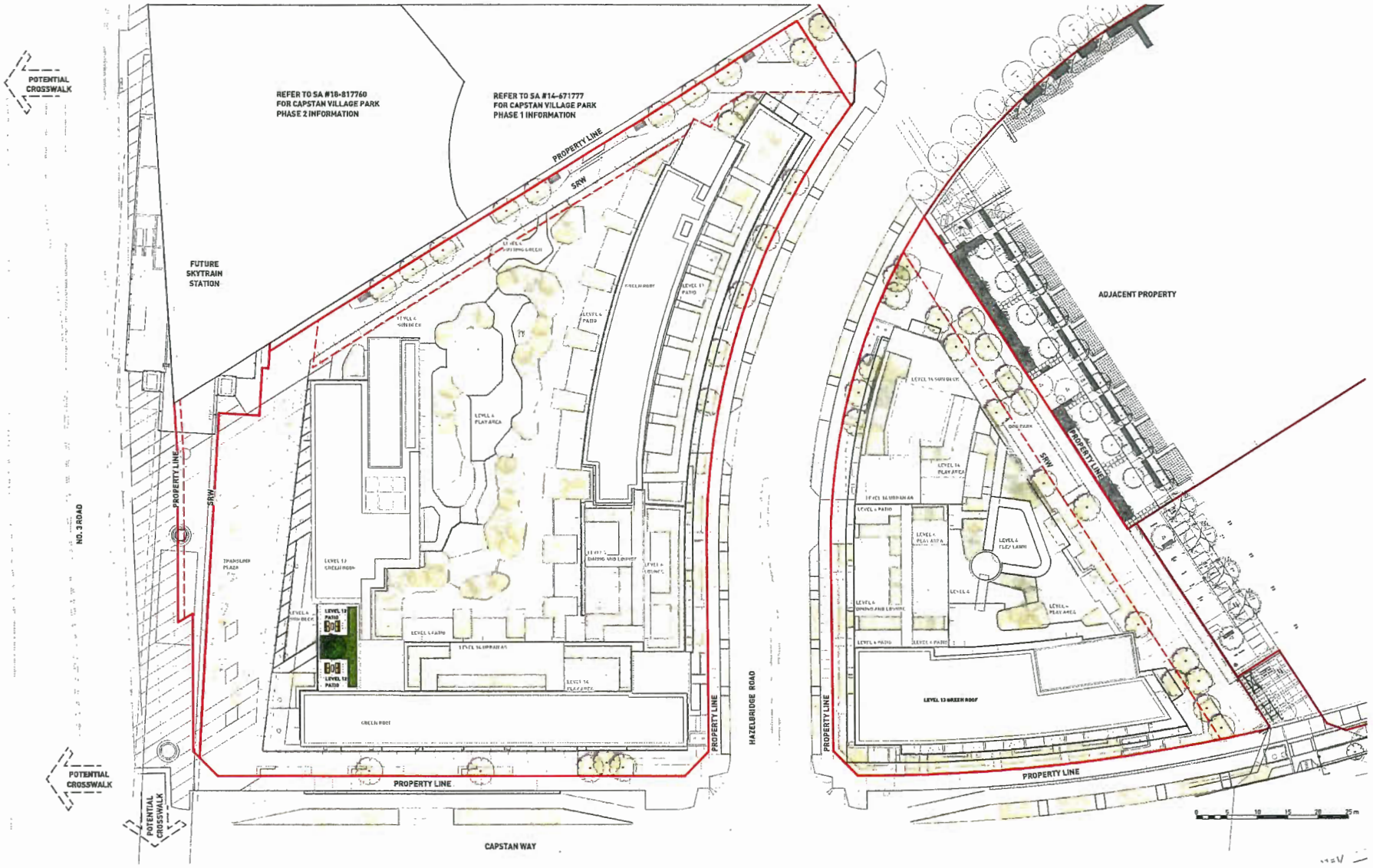
NTS | **Concord Capstan Station** Richmond, BC | **Level 6 Plan** August 2018

CONCORD PACIFIC | gbl EMERGENT ARCHITECTURE | PWL partnership



NTS | **Concord Capstan Station** Richmond, BC | **Level 7 Plan** August 2018

CONCORD PACIFIC | gbl EMERGENT ARCHITECTURE | PWL partnership



NTS | **Concord Capstan Station** Richmond, BC | **Level 12 Plan** August 2018

CONCORD PACIFIC | gbl EMERGENT ARCHITECTURE | PWL partnership

NTS | **Concord Capstan Station** Richmond, BC | **Level 13 Plan** August 2018

CONCORD PACIFIC | gbl EMERGENT ARCHITECTURE | PWL partnership

NTS | **Concord Capstan Station** Richmond, BC | **Level 14 Plan** August 2018

CONCORD PACIFIC | gbl EMERGENT ARCHITECTURE | PWL partnership

NTS

Concord Capstan Station
Richmond, BC

Overall Roof Plan
August 2018

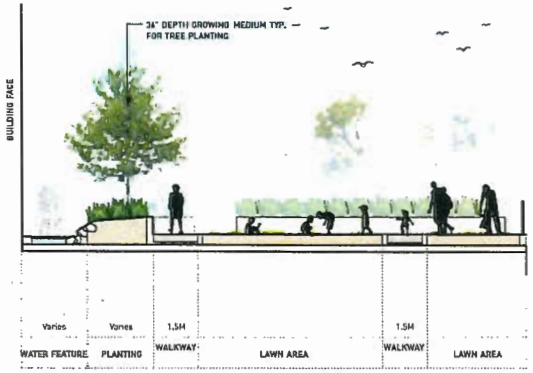
CONCORD PACIFIC

gbl EMERGENT ARCHITECTURE

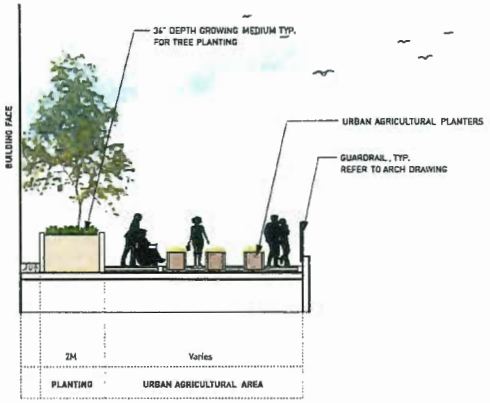
PWL partnership

NTS | **Concord Capstan Station** Richmond, BC | **Roof Precedent Images** August 2018

CONCORD PACIFIC | gbl EMERGENT ARCHITECTURE | PWL partnership

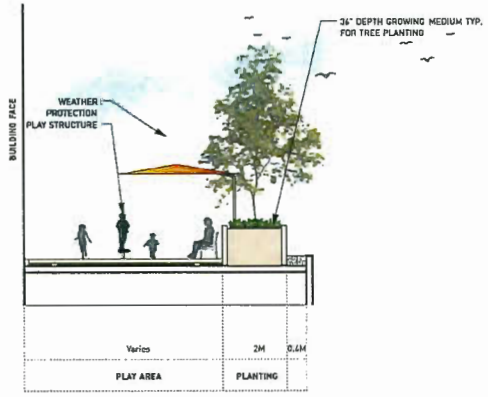


1 Section 6 - Level 4 East Lot
1:150



2 Section 7 - Level 14 Outdoor Dining
1:150

3 Section 8 - Level 4 West Lot
1:150



4 Section 9 - Level 14 Urban Agriculture
1:150

NTS | **Concord Capstan Station** Richmond, BC | **Overall Site Plan** August 2018

CONCORD PACIFIC | gbl EMERGENT ARCHITECTURE | PWL partnership

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 m^2 (20 ft^2) 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 m^2 (20 ft^2) 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 m^2

	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.

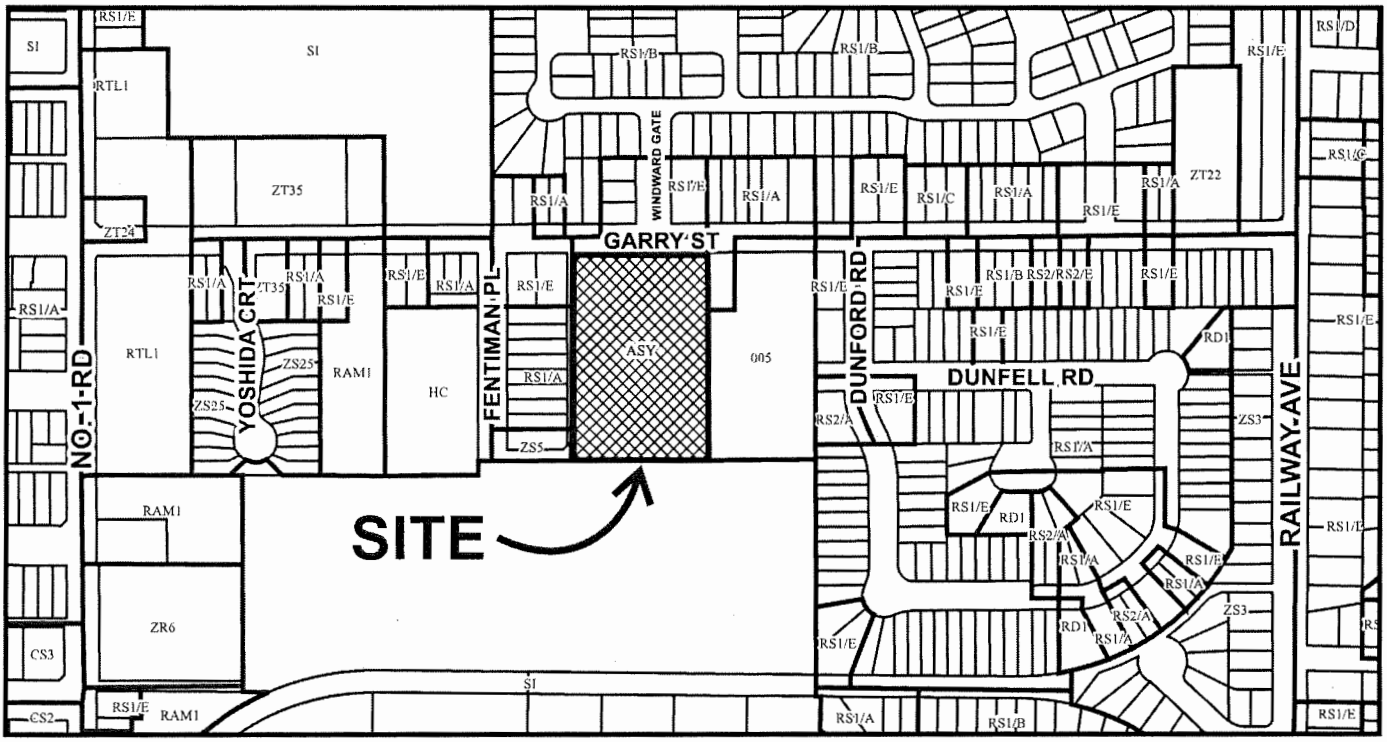
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

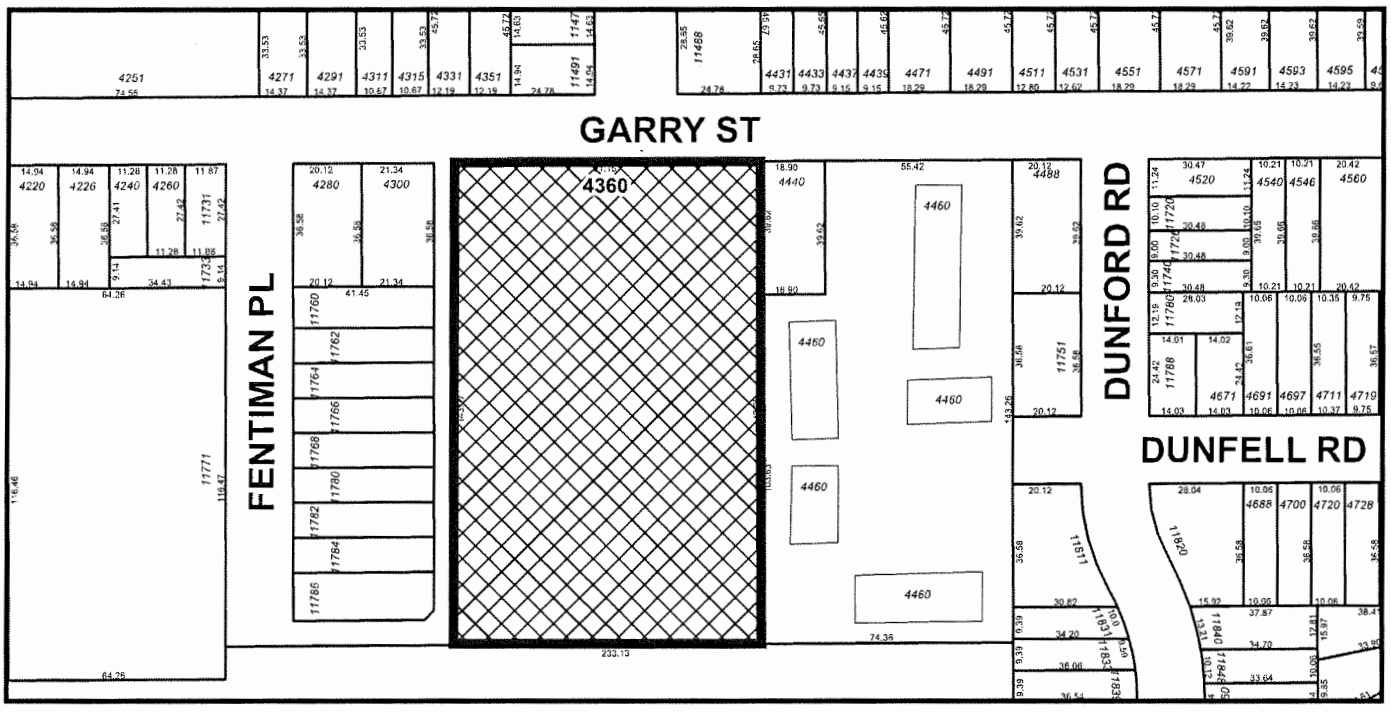
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





DP 17-793478
SCHEDULE "A"

Original Date: 01/03/18

Revision Date:

Note: Dimensions are in METRES

TL HOUSING SOLUTIONS

gbl EMERGENT ARCHITECTURE

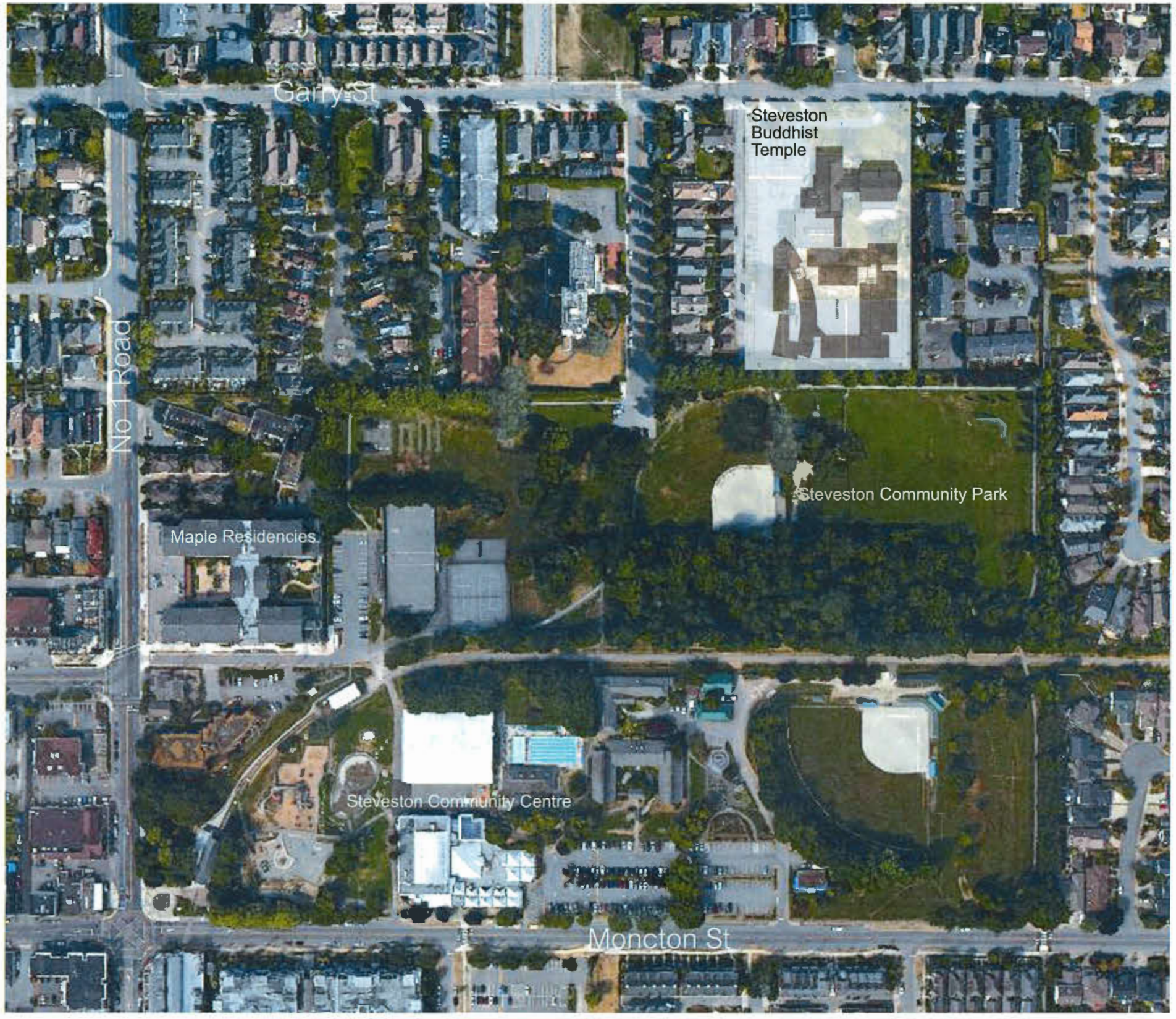
4360 GARRY STREET

City of Richmond Prior to Submission August 7, 2018

STEVESTON BUDDHIST TEMPLE

AUG 2 2 2018

DP 17-793478



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PLOT INFO:

NOTES

NO DESCRIPTION

- 5.47' HEIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
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13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

AUG 2 2 2018

DP 17-793478

N

4360 GARRY STREET

CONTEXT PLAN

DATE	
DRAWN BY	RC
CHECKED BY	SL
SCALE	
JOB NUMBER	1504

A - 1.02

STEVESTON BUDDHIST TEMPLE

LEGAL ADDRESS:	132 SEC 2 BLK3N RG7W PL 40449 Except Plan LMP20538, LMP25471.
CIVIC ADDRESS:	4360 GARRY ST
RICHMOND KEY:	64726
CURRENT ZONING	ASY

	m2	SF
TOTAL SITE AREA	13,042.93	140,393

LAND USE

	STANDARD ZONES				PROPOSED	
ZONE	ASY		HC		SITE SPECIFIC	
Permitted Use	Assembly		Health Care - Residential		Religious Assembly & Congregate Housing	
Density	0.5 FAR		1.4 FAR		0.74 FAR	
Lot Coverage	35%		45%		34%	
	m	ft	m	ft	m	ft
Front & Exterior Side Setback	6	19.7'	6	19.7'	26	85.3'
Interior Yard Setback	7.5	24.6'	6	19.7'	6	19.7'
Rear Set Back	7.5	24.6'	6	19.7'	6	19.7'
Height	12	39.3'	12	39.3'	14.19 - 16.67	46.57'- 54.71'

BUILDING AREAS

RELIGIOUS ASSEMBLY					SF		m2
EXISTING AREA					14,159.00		1,315.41
FLOOR	TO BE REMOVED (GYM)	BUILDING (SF)	EXTENSION SF (NOKUDSUDO)		TOTAL FAR SF		TOTAL m2
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 m2
L1	21,864		18,652	0	18,652	40,516	
L2		7,438	1,553	25,416	26,969	26,969	
L3				27,559	27,559	27,559	
L4				23,899	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

UNITS				
UNIT MIX HEALTH CARE - RESIDENTIAL				
STUDIO	1 BED	2 BED	TOTAL	
1	32	3	36	
1	34	3	38	
1	29	3	33	
				BEDS
3	95	9	107	116
2.8%	88.8%	8.4%	100.0%	

UNITS TYPE			20 SF FAR	Exemption	Per H/C Accesible Unit
ADAPTABLE UNITS		95			
H/C UNITS		12	240.0	SF	FAR Exemption
TOTAL UNITS		107			

DENSITY							
	RELIGIOUS ASSEMBLY		CONGREGATE HOUSING				TOTAL
	SF		SF				
GROSS FLOOR AREA	10,263.6		118,943				129,206.6
FAR EXEMPTIONS*			22,092	Enclosed Parking			22,092
			0	H/C Accesible Unit			
FLOOR AREA RATIO (FAR)	0.07		0.69				0.74
*EXEMTIONS UNDER GENERAL DEVELOPMENT REGULATION 4.5 TO BE DETERMINED							
LOT COVERAGE							
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								REQUIRED	PROPOSED	
RELIGIOUS ASSEMBLY			10 SPACES PER 1076,39 SF OF GROSS LEASABLE FLOOR AREA OF BUILDING					95.39	95	
TOTAL								95.39		
DISABILITY:		2%						1.9	7	INCLUDED IN THE TOTAL COUNT
CONGREGATE HOUSING		0.3	SPACE FOR EACH BED					34.8	34	
		18	STAFF MEMBERS	1 SPACE PER EACH STAFF MEMBER				18.0	18	
TOTAL								52.8	52	
DISABILITY		2%						1.1	1	INCLUDED IN THE TOTAL COUNT
TOTAL RELIGIOUS ASSEMBLY (ASY) + CONGREGATE HOUSING (HC)								148	147	
ALLOWABLE REDUCTION*		10%						5		
MINIMUN REQUIRED								143	147	*
PROPOSED SMALL CARS								44.0	30%	

*Required Paking 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 (81-240 UNITS)						
REQUIRED LOADING	n/a (Up to 100 m2)		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 m2)		0						0
PROPOSED BICYCLE PARKING	8 stalls (Class 2)		17 stalls (Class 1)						25

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- 5.47' HEIGHEST STREET ELEVATION AT GARRY ST.

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13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION
15.	AUGUST 15th,2018	PRIOR-TO SUBMISSION REVIEW

PLAN 1 AUG 2 2 2018

DP 17-793478

4360 GARRY STREET

DATA

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

A - 1.00

LANE

GARRY STREET

PARK

REMOVEABLE BOLLARDS

VEHICLE TURN AROUND

PROPERTY LINE

TELUS WIRELESS CONNECTION

KIOSK PAD

5.0 SET BACK

19'-8" [6m]

BOLLARDS OR CURB SEPARATION

262'-1" [79.88m]

IN

OUT

ROAD CURB

PARKING ACCESS

SHUTTLE BUS PARKING STALL

MEDIUM SIZE LOADING SPACE

COVERED WALKWAY

O.H. DOOR

EXIT

PERFORATED METAL O.H. DOOR

GARBAGE 420 SF

HOUSE KEEPING ROOM

SCOOTER STORAGE (15)

LAUNDRY ROOM

FREEZER

KITCHEN

STORAGE

OFFICE

GENTS

LADIES

PRIVATE DINING

DINING 2,400 sf (80)

LOBBY

RECEPT.

RECEPT. OFFICE

OFFICE

MEETING FAMILY

MEETING OFFICE

LOUNGE

TUCK SHOP

LADIES

GENTS

KITCHEN

SENIOR FACILITY AMENITY SPACE

STORAGE 475 SF

STORAGE 325 SF

PORTABLE STAGE

STORAGE

34 ENCLOSED PARKING SPACES

34 SECURED PARKING SPACES (INCLUDING 1 H/C PARKING SPACE)

17 BIKE / CLASS 1

EXISTING GYMNASIUM TO BE REMOVED

79 SURFACE PARKING SPACES (INCLUDING 6 H/C PARKING SPACES AND 33 SMALL PARKING STALLS)

SERVICE DINING

KITCHEN

ELEC. CLOSET

TATAMI

LIBRARY

SOCIAL KITCHEN

MEETING ROOM

MEETING ROOM

4 BIKES

HEATING ROOM

MEETING

MINISTER

OFFICE

HALL 833 sf

NOKUDUDO

MEMORIAL

TEMPLE 3,356 sf

EXISTING RETAINING WALL

CLOSED CROSSING

SIDEWALK

69'-7" [21.2m]

125'-11" [38.68m]

90'-2" [27.48m]

COVERED WALKWAY

SET BACK

PROPERTY LINE

RE ZONE

PLAN 2

AUG 22 2018

DP 17-793478

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PLOT INFO:

STANDARD PARKING STALL DIMENSIONS

WHEEL CHAIR PARKING STALL | STANDARD PARKING STALL | SMALL CAR PARKING STALL

STANDARD LOADING STALL DIMENSIONS

MEDIUM SIZE LOADING SPACE

NOTES

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14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

N

4360 GARRY STREET

GROUND FLOOR
LEVEL 1

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

A - 3.01

LANE

PARK

GARRY STREET

COURT YARD

EXISTING GYMNASIUM TO BE REMOVED

EXISTING RETAINING WALL

SET BACK

PROPERTY LINE

TELUS WIRELESS CONNECTION

KIOSK PAD

AMENITY

HAIR SALON

TERRACE

470'-0" [143.26m]

254'-4½" [77.53m]

129'-4" [39.42m]

103'-4" [31.49m]

58'-10" [17.93m]

82'-6½" [25.15m]

80'-8½" [24.6m]

398'-1¼" [121.12m]

32'-10½" [10.02m]

22'-5½" [6.84m]

28'-3" [8.62m]

33'-9½" [10.29m]

19'-8" [6m]

58'-6¼" [17.84m]

51'-7" [15.72m]

59'-3½" [18.07m]

24'-7½" [7.5m]

19'-8" [6m]

19'-10" [6.05m]

124'-1" [37.82m]

37'-10" [11.53m]

50'-2" [15.29m]

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N

4360 GARRY STREET

LEVEL 2

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

PLAN 3
AUG 22 2018
DP 17-793478

A - 3.02

LANE

PARK

GARRY STREET

PROPERTY LINE

SET BACK

TELUS WIRELESS CONNECTION

KIOSK PAD

SROW

470'-0" [143.26m]

EXISTING GYMNASIUM TO BE REMOVED

EXISTING RETAINING WALL

ROOF LEVEL 2

250'-6" [76.35m]

129'-4" [39.42m]

79'-5½" [24.22m]

126'-0½" [38.42m]

89'-9½" [27.37m]

61'-7½" [18.78m]

80'-8½" [24.6m]

PLAN 4

AUG 22 2018

DP 17-793478

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8.	JANUARY 25nd 2018	DEMOLITION PLAN
9.	APRIL 26th, 2018	FIRE TRUCK ACCESS
10.	APRIL 26th, 2018	UNITS DESIGN
11.	JUNE 20th, 2018	LDP
12.	JUNE 25th 2018	CONSULTANT COORDINATION #1
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14.	AUGUST 7th 2018	PRIOR TO SUBMISSION

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

LANE

PARK

GARRY STREET

ROOF LEVEL 2

ROOF LEVEL 3

EXISTING GYMNASIUM TO BE REMOVED

TELUS WIRELESS CONNECTION

KIOSK PAD

SET BACK

PROPERTY LINE

EXISTING RETAINING WALLS

74'-2" [22.61m]

58'-10" [17.93m]

470'-0" [143.26m]

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10.	APRIL 30th, 2018	LIFTS DESIGN
11.	JUNE 20th, 2018	VDP
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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 AUG 22 2018
DP 17-793478

LANE

PROPERTY LINE

SET BACK

TELUS WIRELESS CONNECTION

KIOSK PAD

SROW

470'-0" [143.26m]

19'-10" [6.05m]

24'-7½" [7.5m] SRW ZONE

19'-8" [6m]

19'-8" [6m]

58'-8" [17.88m]

53'-6" [16.31m]

55'-3" [16.84m]

129'-4" [39.42m]

103'-4" [31.49m]

PARK

PROPERTY LINE

SET BACK

398'-1½" [121.32m]

COURT YARD

80'-2" [24.45m]

90'-9" [27.67m]

MECHANICAL

ACCESS HATCH

ROOF LEVEL 3

EXISTING GYMNASIUM TO BE REMOVED

EXISTING RETAINING WALL

GARRY STREET

62'-0" [18.9m]

126'-0" [38.42m]

66'-6" [20.27m]

80'-8" [24.58m]

46'-2" [14.06m]

31'-0" [9.45m]

35'-0" [10.66m]

19'-8" [6m]

28'-7" [8.71m]

24'-7½" [7.5m]

47.7 ft ARCHITECTURE

46.57 ft ARCHITECTURE

48.7 ft ARCHITECTURE

54.7 ft ARCHITECTURE

51.41 ft ARCHITECTURE

15%

A-402 F A-403 B A-402 D A-402 C A-402 Y A-701 A-402 G A-403 E A-403 X A-702 X A-701

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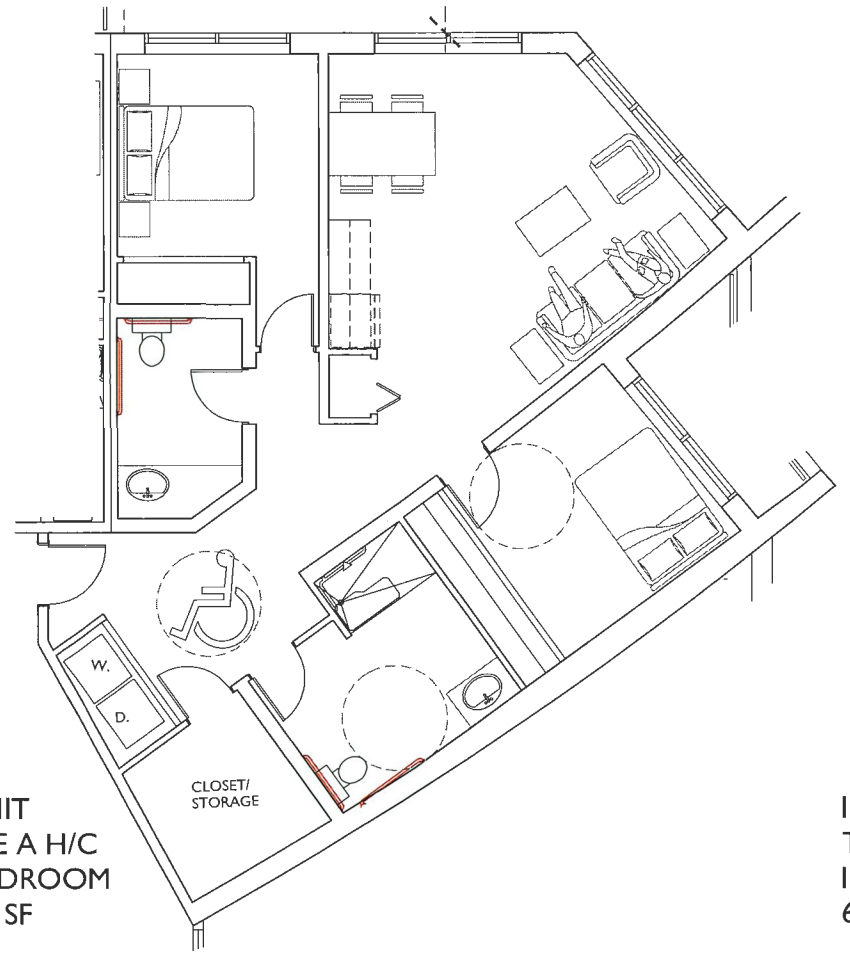
4360 GARRY STREET

ROOF PLAN

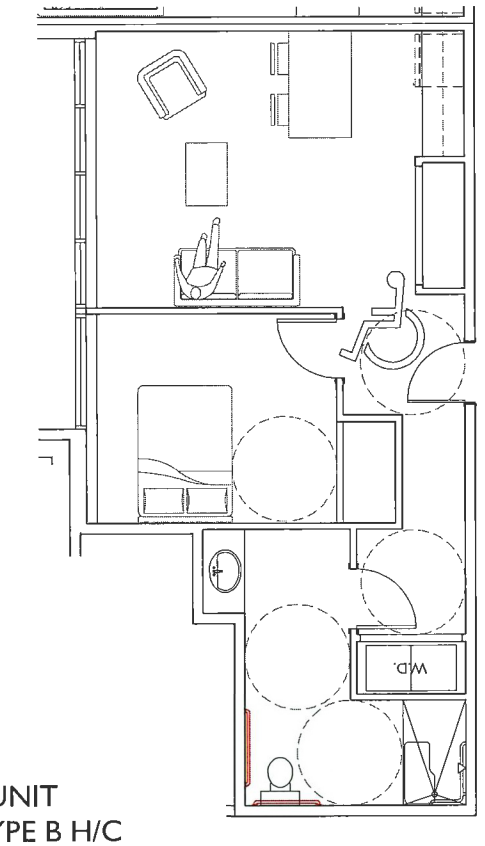
DATE	MAY 2017
DRAWN BY	RC
CHECKED BY	SL
SCALE	1/16"=1'-0"
JOB NUMBER	1504

A - 3.05

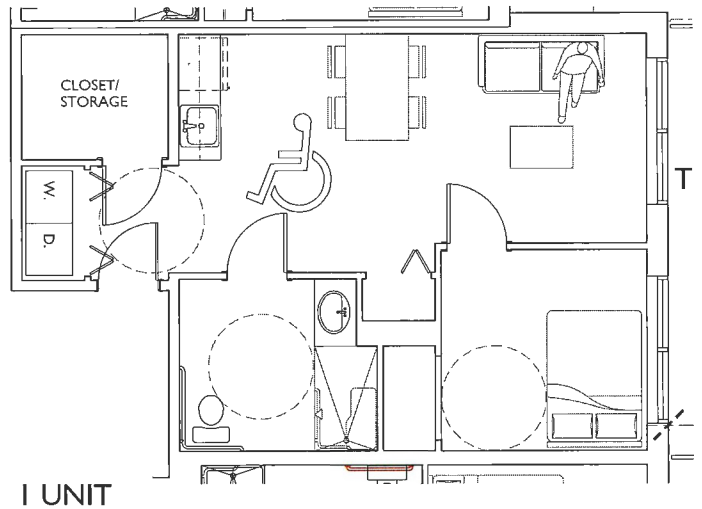
PLAN 6
AUG 22 2018
DP 17-793478



1 UNIT
TYPE A H/C
2 BEDROOM
1020 SF



1 UNIT
TYPE B H/C
1 BEDROOM
620 SF



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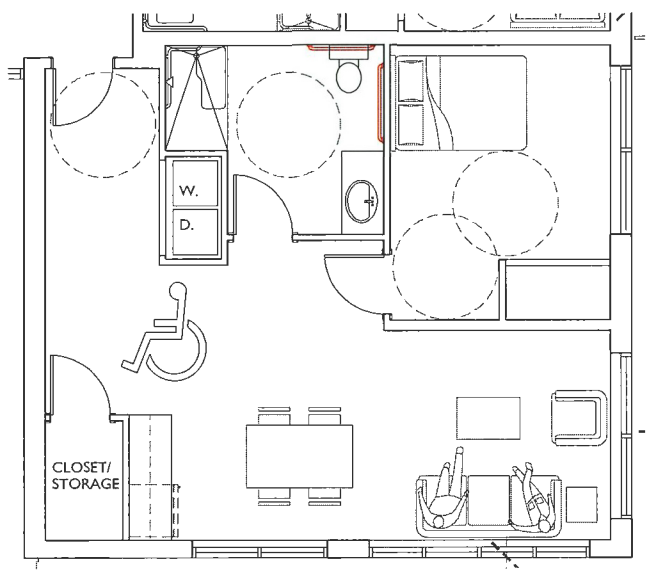
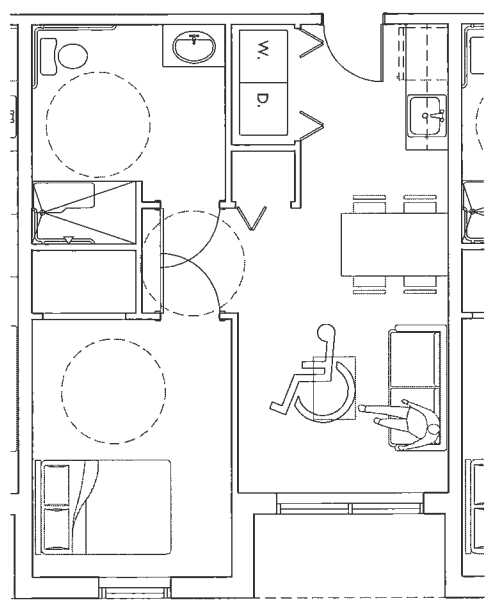
TYPE C H/C
1 BEDROOM
583 SF



1 UNIT
TYPE D H/C
1 BEDROOM
713 SF



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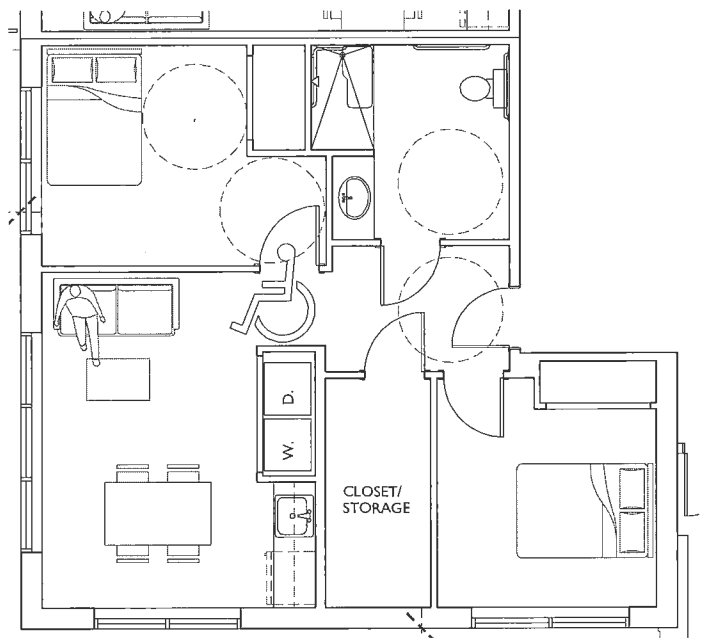
TYPE E H/C
1 BEDROOM
533 SF



1 UNIT
TYPE F H/C
2 BEDROOM
760 SF

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

Plan 7

AUG 2 2 2018

DP 17-793478

ALL ADAPTABLE SUITES:

1.) ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 850MM (2'-9½")
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'-7½").
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 1220MM (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'-7½") 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 CONTINUOUS 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 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

H/C ACCESIBLE UNITS:

1.) ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 850MM (2'-9½")
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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.) KITCHENS WILL HAVE COUNTER HEIGHT AT 32", KNEE SPACE BELOW COUNTERTOP, 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
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gbl

GBL ARCHITECTS
139 WEST 8TH AVENUE
VANCOUVER, CANADA V5T 1R6
T 604 738 1156 F 604 731 5278
GBLARCHITECTS.COM

PLOT INFO:

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

REVISIONS

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

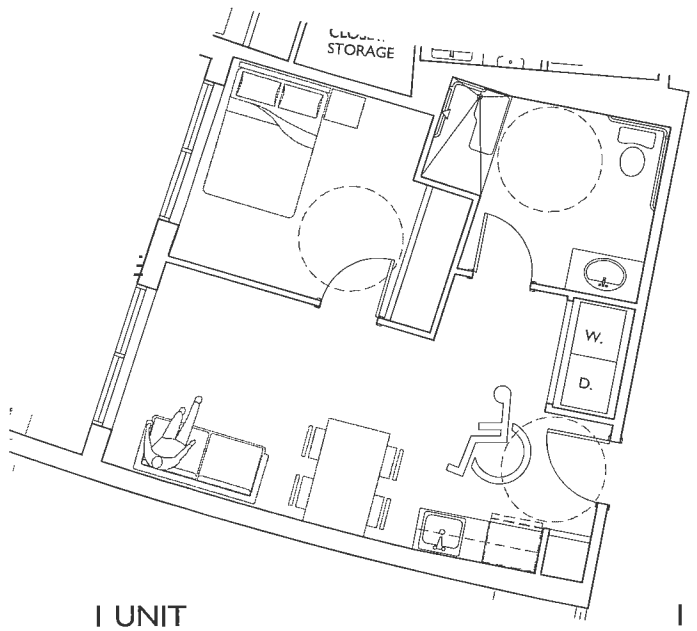
N

4360 GARRY STREET

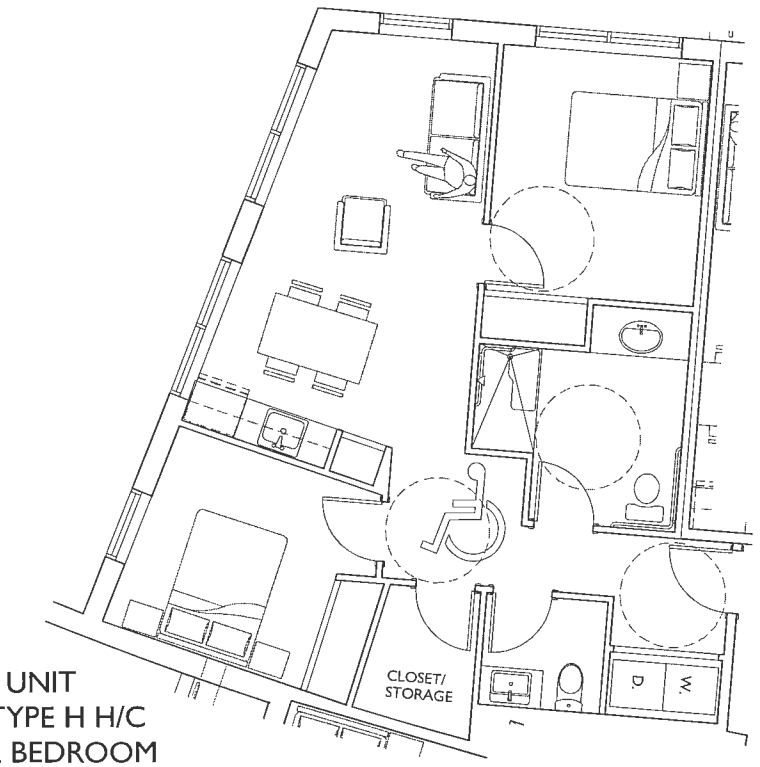
UNITS PLANS
H/C UNITS

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

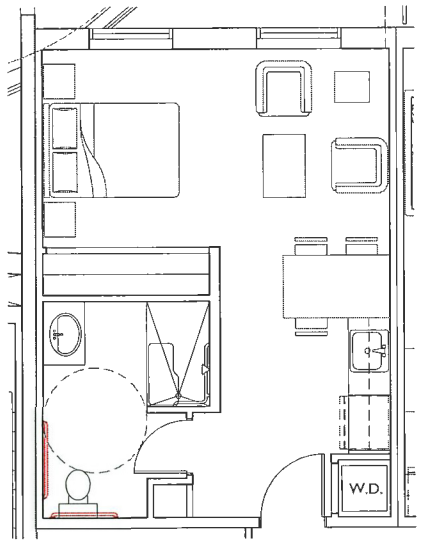
A-3.06



1 UNIT
TYPE G H/C
1 BEDROOM
554 SF



1 UNIT
TYPE H H/C
2 BEDROOM
821 SF



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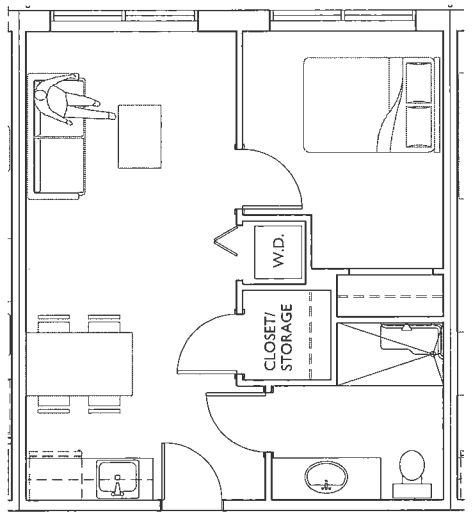
TYPE A
STUDIO
412 SF



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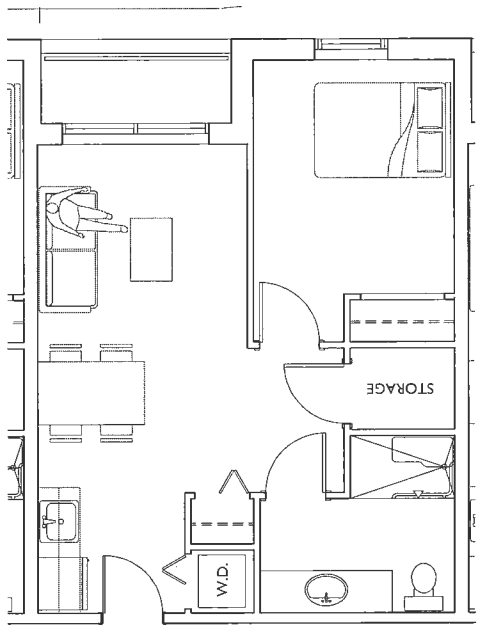
TYPE B
1 BEDROOM
490 SF



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TYPE C
1 BEDROOM
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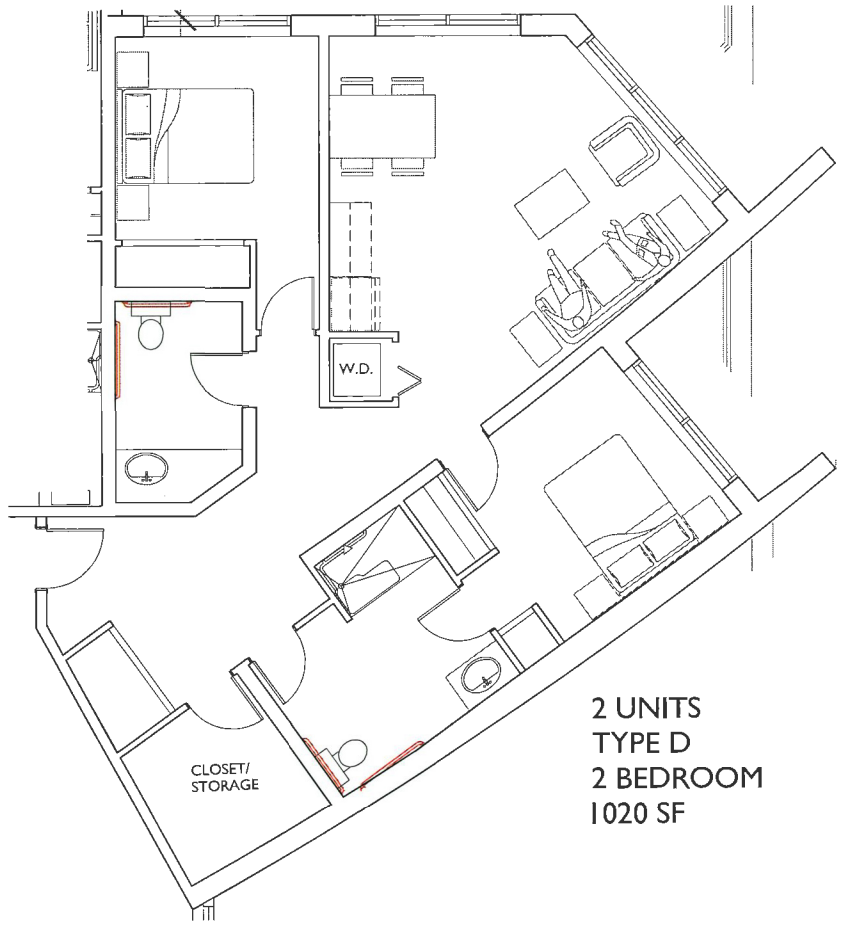

2 UNITS
TYPE D
2 BEDROOM
1020 SF

PLAN 8

AUG 2 2 2018

DP 17-793478

GBL ARCHITECTS
1338 WEST 8TH AVENUE
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PLOT INFO:

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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 ½").
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NOTE: AGE IN PLACE MEASUREMENTS
IN ALL UNITS, DOOR HANDLES AND PLUMBING FIXTURES TO BE LEVER TYPE.

NOTES

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

REVISIONS

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1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 26th, 2017	REZONING RE-SUBMISSION
3.	SEPTEMBER 28th, 2017	DESIGN REVIEW
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5.	DECEMBER 1st, 2017	REZONING RE-SUBMISSION
6.	DECEMBER 11th, 2017	ISSUED FOR DP
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8.	JANUARY 25nd, 2018	DEMOLITION PLAN
9.	APRIL 26th, 2018	FIRE TRUCK ACCESS
10.	APRIL 26th, 2018	UNITS DESIGN
11.	JUNE 20th, 2018	UDP
12.	JUNE 28th,2018	CONSULTANT COORDINATION #1
13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

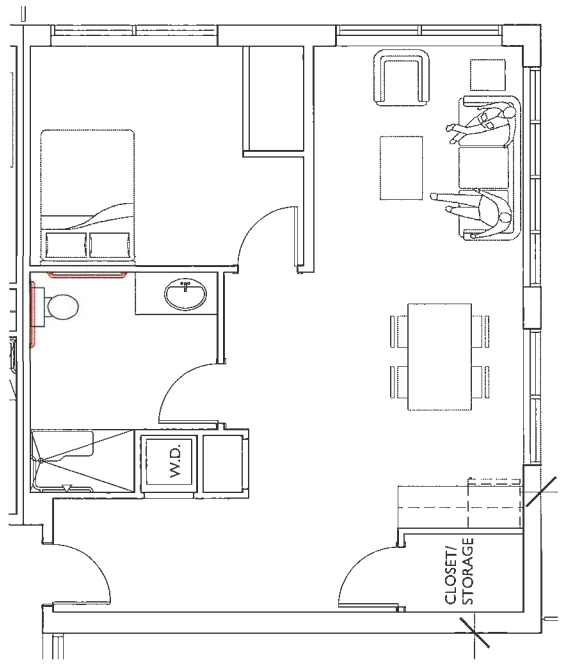
N

4360 GARRY STREET

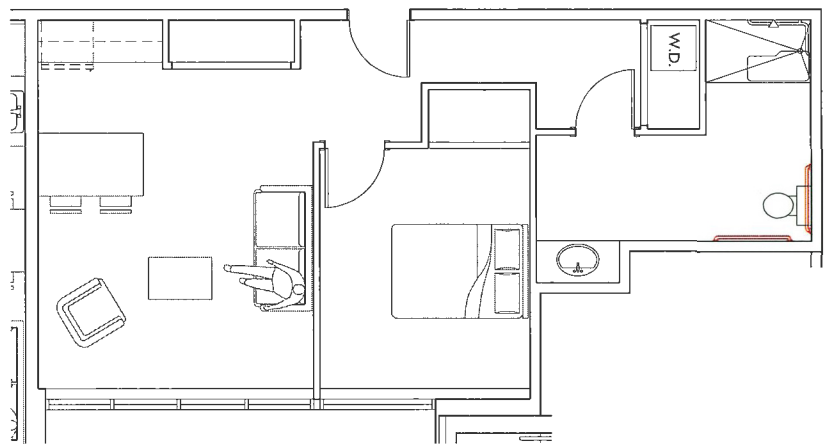
UNITS PLANS
1 BEDROOM

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

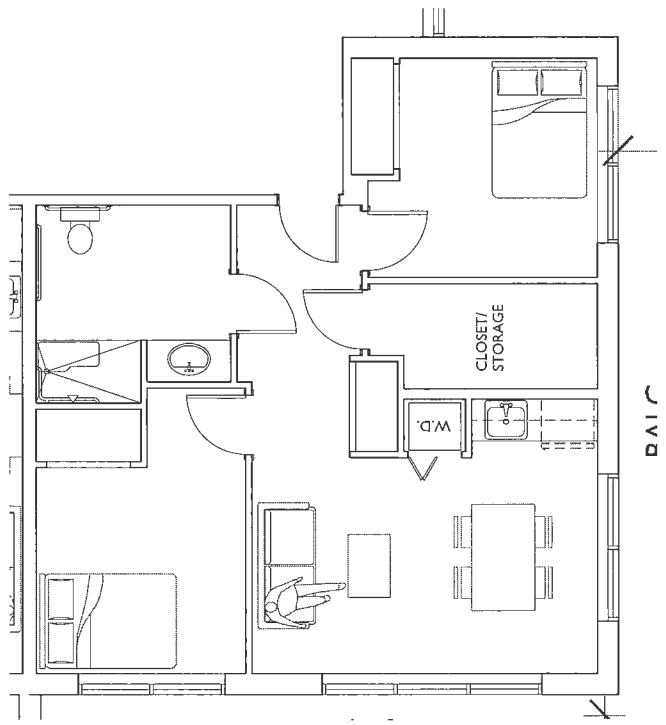
A-3.07



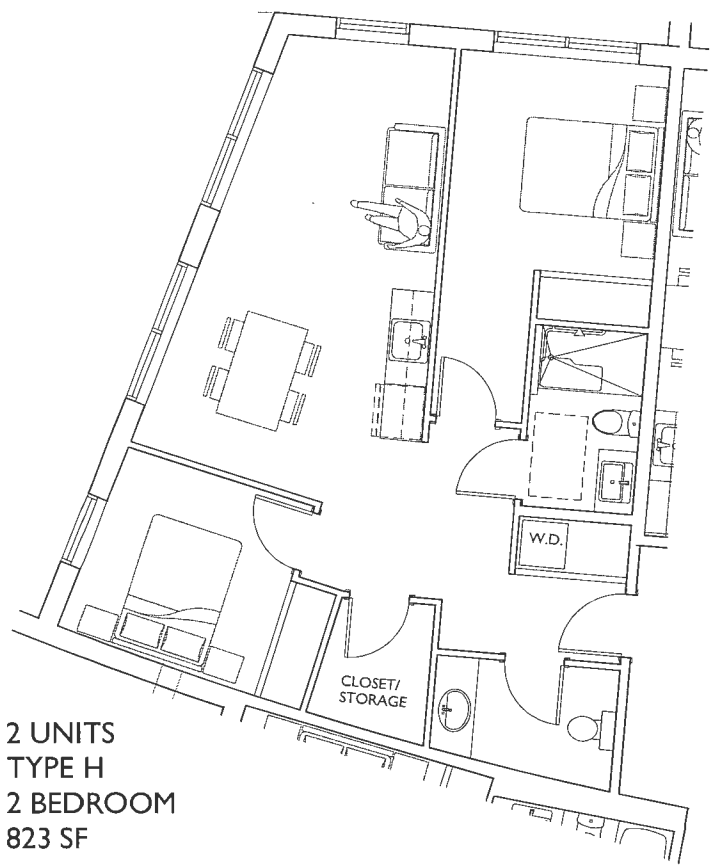
2 UNITS
TYPE E
1 BEDROOM
713 SF



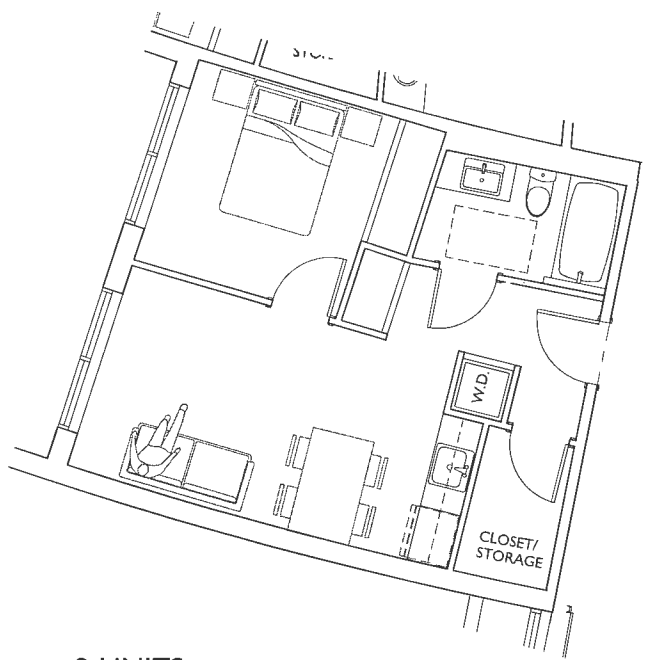
2 UNITS
TYPE F
1 BEDROOM
620 SF



2 UNITS
TYPE G
2 BEDROOM
760 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 ½")
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 ½").
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IN ALL UNITS, DOOR HANDLES AND PLUMBING
FIXTURES TO BE LEVER TYPE.

GBL ARCHITECTS
138 WEST 6TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

PLOT INFO:

PLAN 9

AUG 2 2 2018

DP 17-793478

NOTES
NO DESCRIPTON
- 5.47' HEIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

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

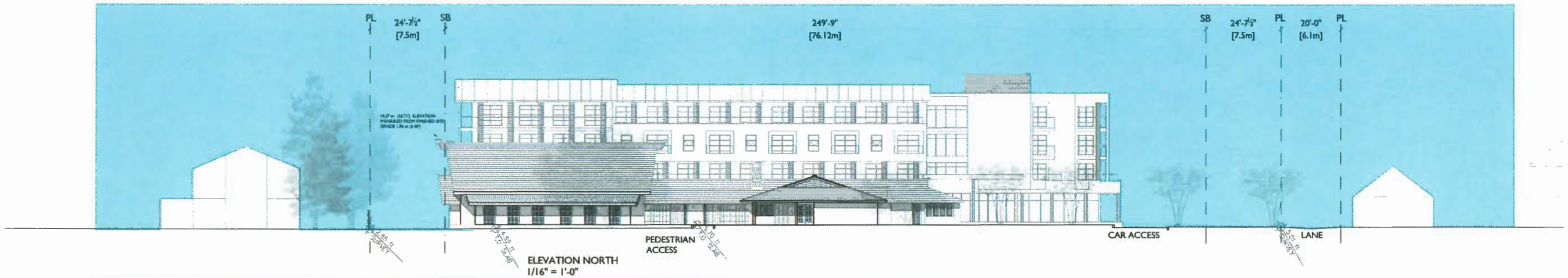
N

4360 GARRY STREET

UNITS PLANS
2 BEDROOM
STUDIO

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

A-3.08



ELEVATION NORTH
1/16" = 1'-0"

ELEVATION SOUTH
1/16" = 1'-0"

ELEVATION EAST
1/16" = 1'-0"

ELEVATION WEST
1/16" = 1'-0"

gbl

GBL ARCHITECTS
1385 WEST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
T 604 738 1156 F 604 731 5279
GBLARCHITECTS.COM

PLOT INFO:

PLAN 10

AUG 2 2 2018

DP 17-793478

NOTES

NO DESCRIPTION

- 5.47 HEIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
1.	JUNE 29th, 2016	REZONING APPLICATION
2.	MAY 26th, 2017	REZONING RE-SUBMISSION
3.	SEPTEMBER 28th, 2017	DESIGN REVIEW
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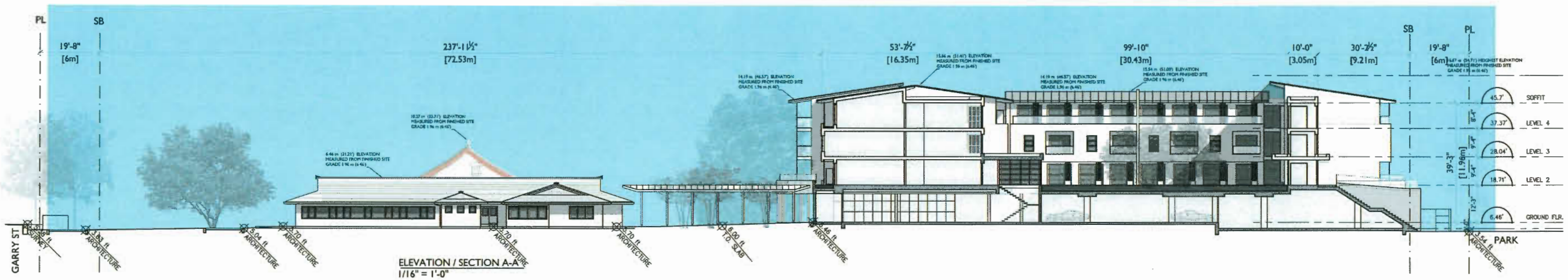
10.	APRIL 26th, 2018	UNITS DESIGN
11.	JUNE 20th, 2018	UDP
12.	JUNE 28th,2016	CONSULTANT COORDINATION #1
13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION
15.	AUGUST 15th,2018	PRIOR-TO SUBMISSION REVIEW

4360 GARRY STREET

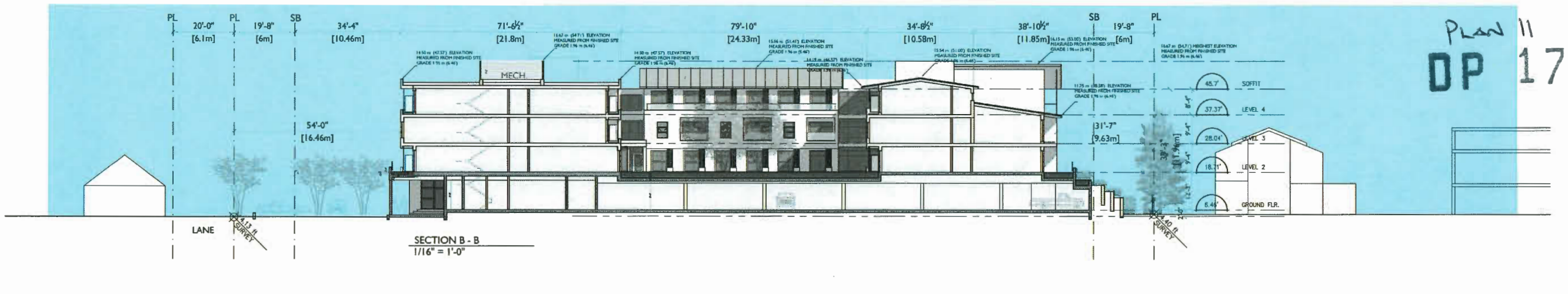
ELEVATIONS

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

A - 4.01



ELEVATION / SECTION A-A
1/16" = 1'-0"



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

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

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

gbl

GBL ARCHITECTS
1128 WEST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

PLOT INFO:

AUG 2 2 2018
PLAN 11
DP 17-793478

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

REVISIONS

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1.	JUNE 29th, 2016	REZONING APPLICATION
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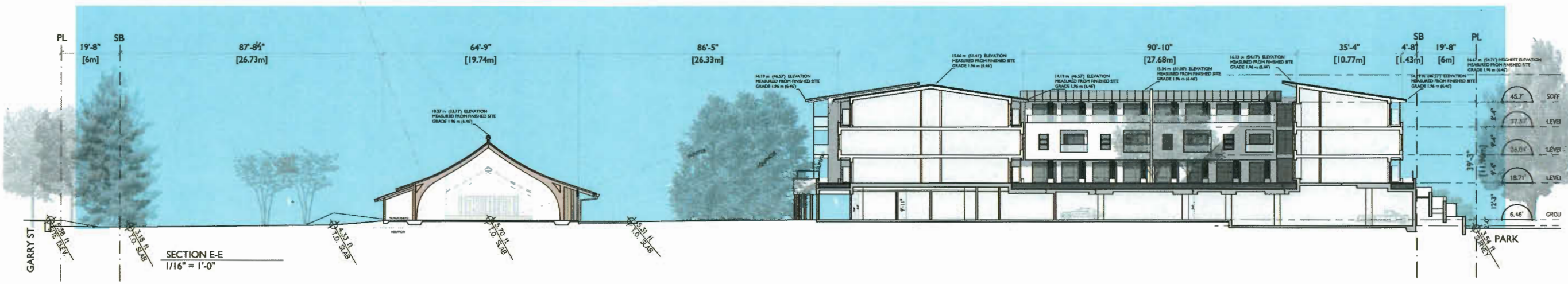
13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

4360 GARRY STREET

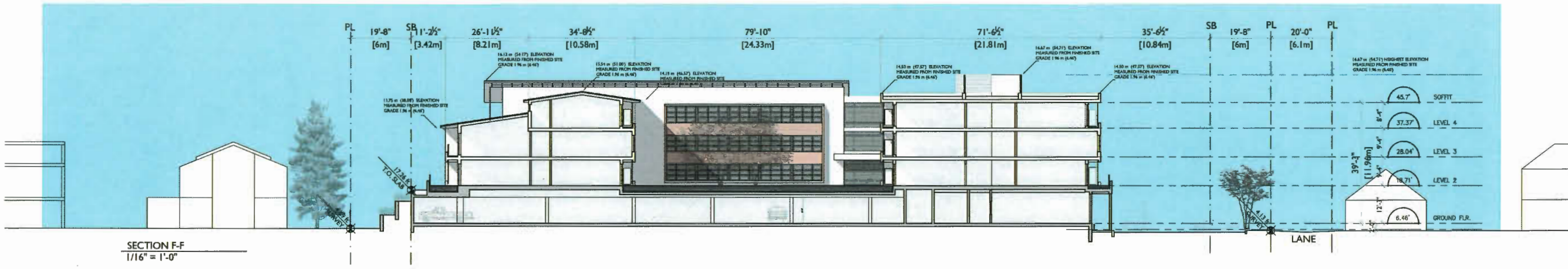
SECTIONS

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

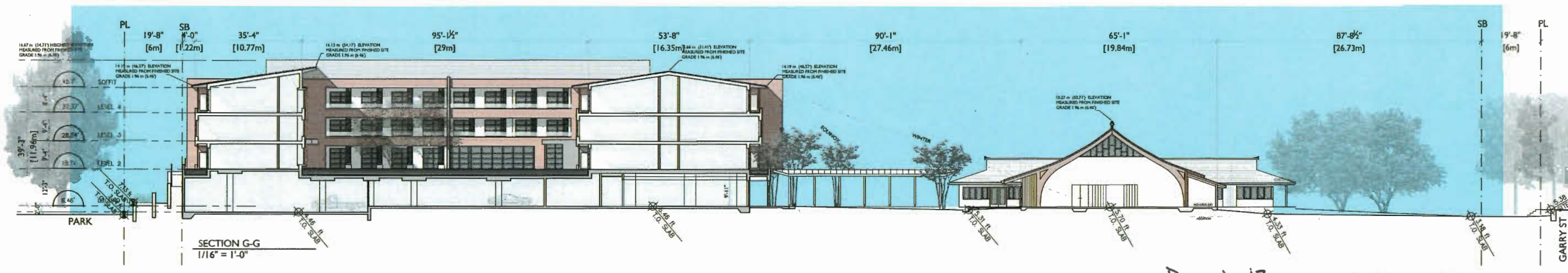
A - 4.02



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



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



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

GBL ARCHITECTS
135 WEST 8TH AVENUE
VANCOUVER, CANADA V5Y 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

PLOT INFO:

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

REVISIONS

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14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

4360 GARRY STREET

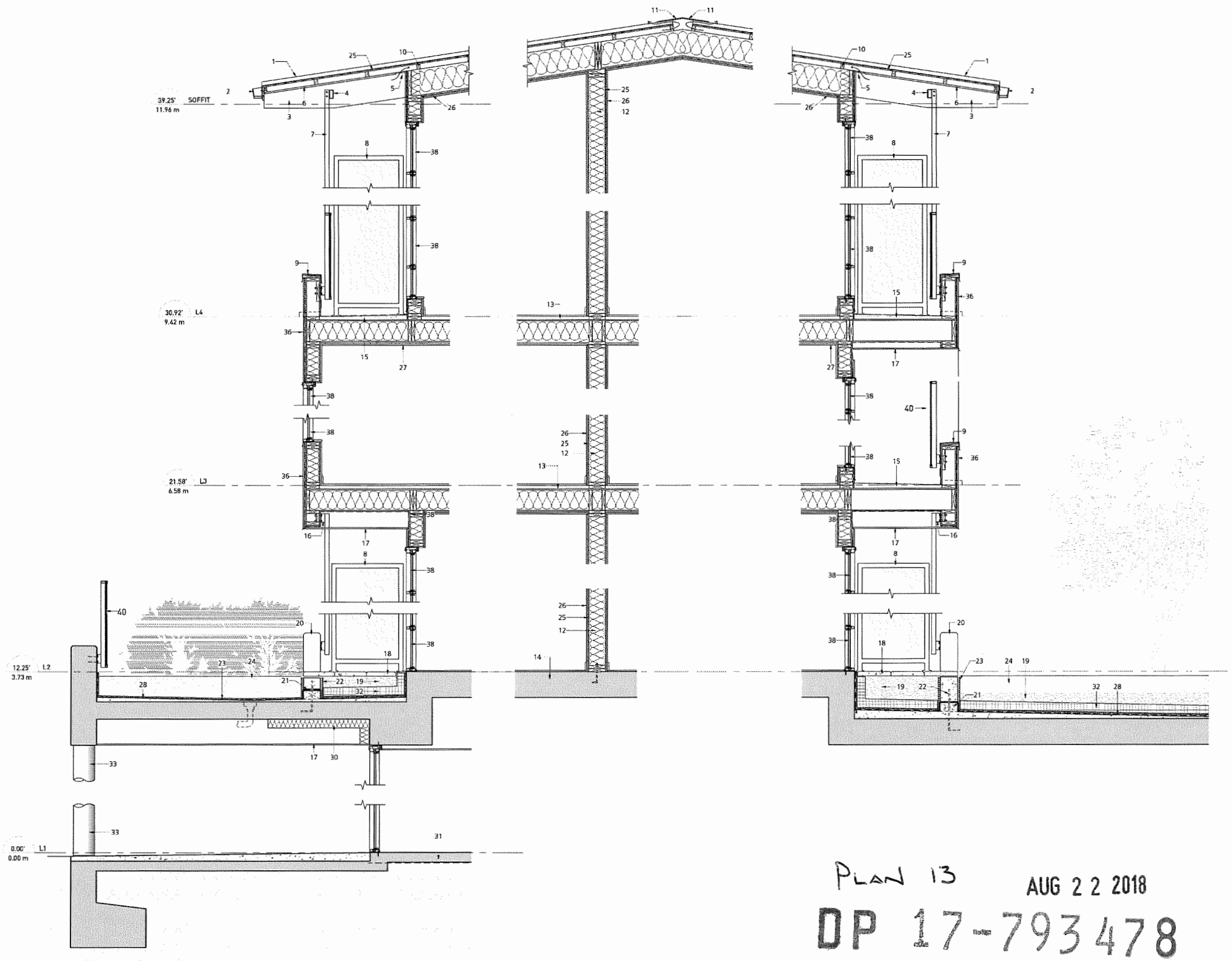
SECTIONS

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

PLAN IZ
AUG 2 2 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. Contiuous 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 galss.
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" plyhwood 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 selant.
23. drain mat with permiable 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 Stuco painted white.
37 OKO Skin, Terracota color.
38 Vinyl windows
39 Architectural concrete painted light grey.
40 Structural Glass



GBL ARCHITECTS
139 WEST 8TH AVENUE
VANCOUVER, CANADA V5T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

PLOT INFO:

NOTES
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13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

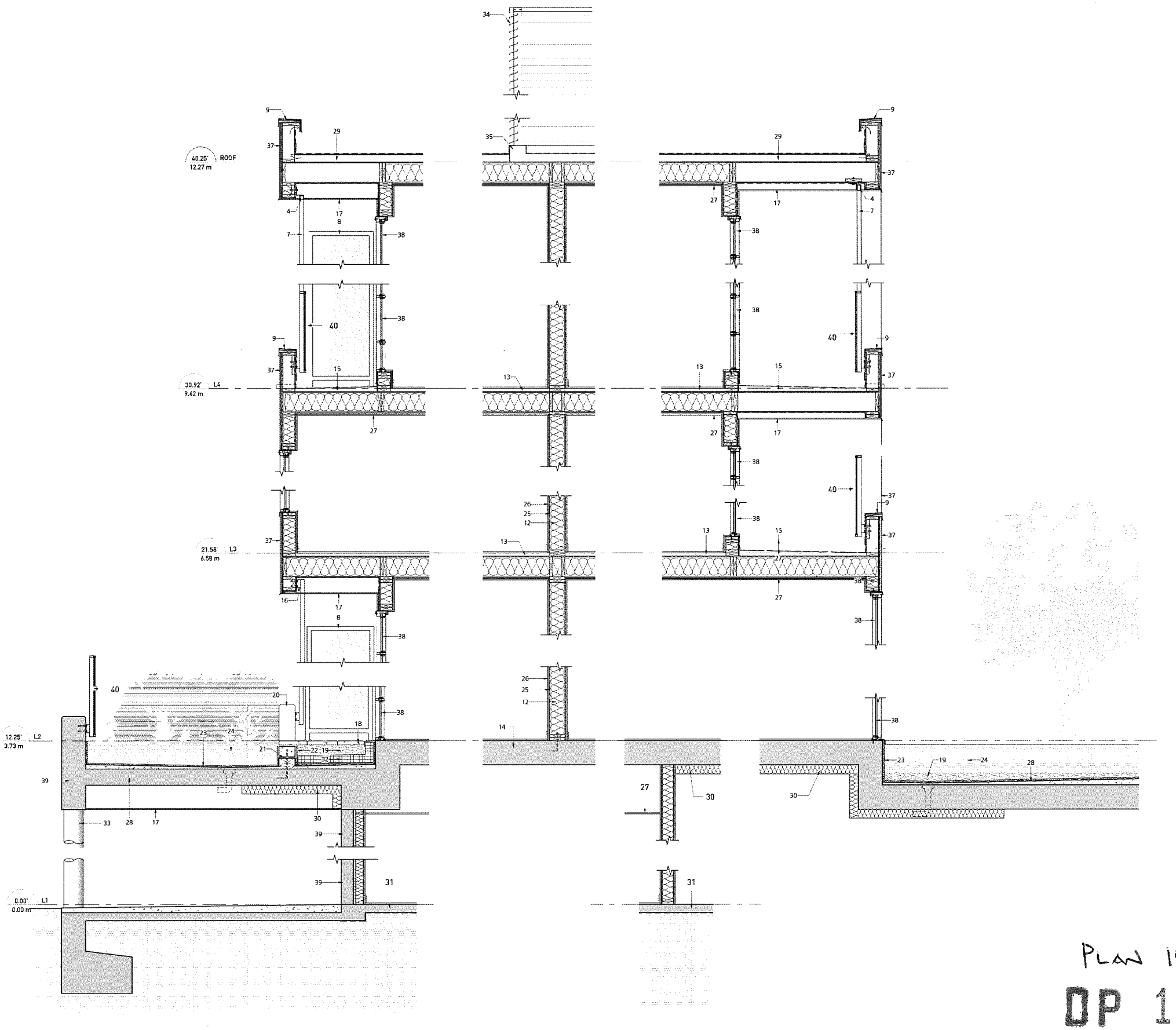
4360 GARRY STREET

DETAIL
SECTION X

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

A - 6.01

PLAN 13
AUG 2 2 2018
DP 17-793478



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2. Prefabricated steel gutter, color match roof.
3. Wood beam.
4. Aluminum framing, bolted to wood structure.
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15. Concrete topping slope to scupper, complete with traffic coating.
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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 selant.
23. drain mat with permiable 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 Stuco painted white.
37 OKO Skin, Terracota color.
38 Vinyl windows
39 Architectural concrete painted light grey.
40 Structural Glass

Plan 14 AUG 2 2 2018
DP 17-793478

gbl

GBL ARCHITECTS
1201 WEST 8TH AVENUE
VANCOUVER, CANADA V6T 1R8
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

PLOT INFO:

NOTES
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- 5.47' HEIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
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13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

4360 GARRY STREET

DETAIL
SECTION Y

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

A - 6.02

EXISTING DECID. TREES
EXISTING CHAIN LINK FENCE 4' HT.
DECIDUOUS TREE
SHRUB PLANTING (BUFFER)
HYDRO & TELUS SERVICE W/ 5FT HT. FENCE
LANE
STANDARD CONC. BAND BROOM FINISH
PROPERTY LINE
DECIDUOUS TREE
SHRUB PLANTING (BUFFER)
EXISTING CHAIN LINK FENCE END
NEW WOOD FENCE 3' HT.
EXISTING TREES
ASPHALT PAVING
STANDARD CONC. BAND BROOM FINISH
EDGE OF COVERED WALKWAY
LOW 3FT. HT. FENCE
ASPHALT PAVING
ASPHALT PAVING
PLANTING AREA
DECIDUOUS TREE/SHRUBS
STANDARD CONC. BAND BROOM FINISH
ASPHALT PAVING
CONC. PAVING BROOM FINISH
ASPHALT PAVING
DRIVEWAY ENTANCE
CONC. PAVING BROOM FINISH
SIGN
NEW WOOD FENCE 3' HT.
PARKADE ENTRANCE
PLANTING STRIP
TRELLIS TYPE 1
COLORED CONC. BAND CHARCOAL
ROLLOVER CURB
FIRE DEPT. SET BACK
BENCH
LAWN
JAPANESE CHERRY W/TREE SURROUND
SEAT WALL (16" HT)
BAMBOO MASS PLANTING
CONC. PAVING BROOM FINISH
CONC. BAND
CONCRETE PANEL
2' WIDE BORDER FLUSH TO LAWN
TREE IN STONE SURROUND
ASPHALT PAVING
SMALL DECID. TREE/GRATES
SECURED FENCE 5FT. HT.
BENCH
STAIRS
STONE FOCAL
STANDARD CONC. PAVING BROOM FINISH
LAWN
BIKES
CONC. WALKWAY BROOM FINISH
LAWN
SIDEWALK
GARRY STREET
RAMP
STONE FOCAL
COVERED WALKWAY
COLORED CONC. BAND CHARCOAL
BENCH
SIGN
DROP OFF ZONE
SECURED FENCE 5FT. HT.
PLANTING AREA
BENCH
CONC. WALKWAY
MAPLE #8
EXISTING GARDEN
MAPLE #9
ENTRY
WALKWAY
CONC. BAND
CHERRY #42
CHERRY #43
STAIRS
RAISED PLANTERS 36" HT.
COLORED CONC. BAND
EDGE OF COVERED WALKWAY
OPEN SPACE LAWN (MULTI-PURPOSE)
MEMORIAL
JAPANESE CHERRY
#41 GINKO
EXIST. BUDDHIST TEMPLE
SHRUBS
EXIST. PATIO
OPEN SPACE LAWN (MULTI-PURPOSE)
BENCH
JAPANESE CHERRY
EXIST. DECID. TREES
BENCH
EXISTING CONIFEROUS TREES #12,13,15
NEW CHAIN LINK FENCE W/ GATE 6' HT.
CONIF. TREE #44
SHRUBS
CONC. PAD
PROPERTY LINE
EXISTING TREES
VINES W/ ARCHITECTURAL CABLE SEE ELEVATION
CHERRY #41
CONIF. TREE #45
CONIF. TREE #47
SECURED FENCE 5FT. HT.
EXIST. CEDAR HEDGE 12 HT.
EXIST. WOOD FENCE 6' HT.
PROPERTY LINE
EXIST. WOOD FENCE 6' HT.
CONIFEROUS TREES
EXISTING SHRUBS
#46
EXISTING TREES

TREE LEGEND:

- #1 — EXISTING TO BE RETAINED
- X #1 — EXISTING TO BE REMOVED
- #1 — RELOCATED EXISTING TREE
- PSD — PROPOSED DECIDUOUS TREE
- PCO — PROPOSED CONIFEROUS TREE

STATISTICS:

TOTAL EXISTING TREE REMOVED: 11
TOTAL REPLACEMENT TREE REQUIRED: 22
TOTAL REPLACEMENT TREE PROVIDED: 83
SEE LANDSCAPE PLAN L-3 FOR PROPOSED TREE PLANT LIST

NOTE; REFER TO ARBORIST'S REPORT AND SUPPLEMENTAL DOCUMENTS FOR NUMBERED LIST OF EXISTING TREES.

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

PLAN IS
AUG 2 2 2018
DP 17-793478

REVISIONS/ISSUED
1. APR. 11-2017 REDESIGN - ISSUED FOR REVIEW.
2. JUL. 04-2017 - ISSUED FOR REZONING.
3. OCT. 04-2017 - RE-ISSUED FOR REZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 04-2018 - ISSUED FOR ADP.
6. JAN. 26-2018 - ISSUED FOR REVIEW.
7. JUL. 04-2018 - ISSUED FOR REVIEW.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

NORTH

PROJECT
STEVESTON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
CLIENT: TOWN LINE HOUSING SOLUTIONS
ARCHITECT: G B L ARCHITECTS

MARUYAMA LANDSCAPE ARCHITECTS

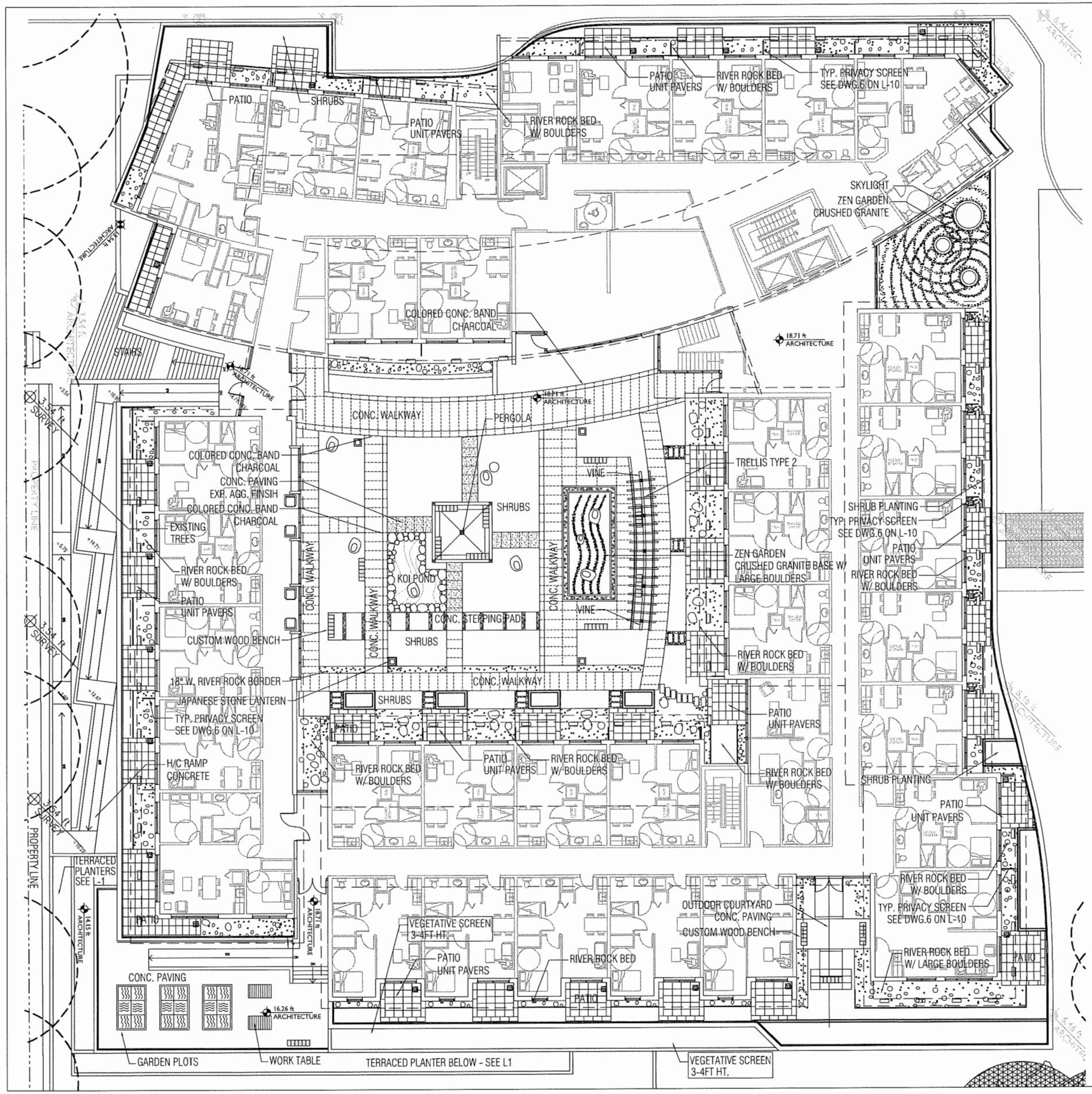
DATE MARCH 02, 2017
DESIGN RWM
DRAWN RMM
CHECKED RWM
SCALE 1/16"=1'-0"
JOB NO. M1702

SHEET TITLE
TREE PRESERVATION PLAN

REV. NO.

SHEET NO.
L-1

EXISTING DECID. TREES
EXISTING CHAIN LINK FENCE 4' HT.
DECIDUOUS TREE
SHRUB PLANTING (BUFFER)
HYDRO & TELUS SERVICE W/ 5FT HT. FENCE
LANE
STANDARD CONC. BAND BROOM FINISH
PROPERTY LINE
DECIDUOUS TREE
SHRUB PLANTING (BUFFER)
EXISTING CHAIN LINK FENCE END
NEW WOOD FENCE 3' HT.
EXISTING TREES
#23
#24
#25
#26
#27
#28
#29
#30
#31
#32
#33
#34
#35
#36
#37
#38
#39
#40
#41
#42
#43
#44
#45
#46
#47
#48
#1
#2
#3
#4
#5
#6
ASPHALT PAVING
STANDARD CONC. BAND BROOM FINISH
EDGE OF COVERED WALKWAY
LOW 3FT. HT. FENCE
PARKADE ENTRANCE
PLANTING STRIP
TRELLIS TYPE 1
SECURED FENCE 5FT. HT.
BENCH
STAIRS
RAMP
PLANTING AREA
JAPANESE CHERRY
EXIST. DECID. TREES
EXIST. CEDAR HEDGE 12' HT.
PARK
PROPERTY LINE
ASPHALT PAVING
PLANTING AREA
DECIDUOUS TREE/SHRUBS
STANDARD CONC. BAND BROOM FINISH
ASPHALT PAVING
CONC. PAVING BROOM FINISH
DRIVEWAY ENTANCE
CONC. PAVING BROOM FINISH
SIGN
NEW WOOD FENCE 3' HT.
CONC. BAND
CONCRETE PANEL
2' WIDE BORDER FLUSH TO LAWN
TREE IN STONE SURROUND
LAWN
JAPANESE CHERRY W/TREE SURROUND
SEAT WALL (16" HT)
BAMBOO MASS PLANTING
CONC. PAVING BROOM FINISH
ASPHALT PAVING
SMALL DECID. TREE/GRATES
BIKES
CONC. WALKWAY BROOM FINISH
LAWN
STONE FOCAL
SIDEWALK
GARRY STREET
BENCH
SIGN
DROP OFF ZONE
STONE FOCAL
COLORED CONC. BAND CHARCOAL
ROLLOVER CURB
FIRE DEPT. SET BACK
BENCH
STANDARD CONC. PAVING BROOM FINISH
COVERED WALKWAY
COLORED CONC. BAND CHARCOAL
BENCH
CONC. WALKWAY
RAISED PLANTERS 36" HT.
OPEN SPACE LAWN (MULTI-PURPOSE)
COLORED CONC. BAND
EDGE OF COVERED WALKWAY
BENCH
EXISTING TREES
VINES W/ ARCHITECTURAL CABLE SEE ELEVATION
EXISTING CONIFEROUS TREES #12,13,14
MAPLE #8
EXISTING GARDEN #9
MAPLE
ENTRY
WALKWAY
CONC. BAND
CHERRY #42
STAIRS
JAPANESE CHERRY
MEMORIAL
#41 GINKO
SHRUBS
EXIST. BUDDHIST TEMPLE
EXIST. PATIO
NEW CHAIN LINK FENCE W/ GATE 6' HT.
OPEN SPACE LAWN (MULTI-PURPOSE)
BENCH
CONIF. TREE #44
SHRUBS
CONC. PAD
PROPERTY LINE
SECURED FENCE 5FT. HT.
EXIST. WOOD FENCE 6' HT.
CONIFEROUS TREES
EXISTING SHRUBS
EXISTING TREES
CONIF. TREE #45
CONIF. TREE #48
SERVICE PARKING
KITCHEN
LIBRARY
SOCIAL KITCHEN
MEETING ROOM
MINISTER
OFFICE
ATRIUM
LOBBY
TEMPLE 3,336 sf
KITCHEN
LIBRARY
MEETING ROOM
MINISTER
OFFICE
ATRIUM
LOBBY
TEMPLE 3,336 sf
DN 5%
UP 5%
ROOF TOP
ROOF TOP
ROOF TOP



GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   A. GRASSED AREAS: 12" (300MM) ON SLAB, 6" (150MM) ON GRADE
   B. GROUND COVERS: 12" (300MM)
   C. SHRUBS: 18" (450MM)
   D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SOD NON MESHED, MANDATORY REQUIREMENT.
7. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
9. PAVING TYPES AND MATERIALS AS FOLLOWS:
   WALKWAYS AND COURTYARD AREAS: CAST IN PLACE CONCRETE, COLORED CONCRETE WITH SAW CUT PATTERNING AND BROOM FINISH.
   PATIO AREAS: CONCRETE UNIT PAVERS, HYDRAPRESSED SLABS, NEW YORK SERIES, COLOR SANDAL WOOD, GRANITE AND CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS PH: 1.800.663.4091, WWW.PAVINGSTONES.COM
10. ROCK AND BOULDER MATERIALS
    ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE, THEY WILL BE REJECTED. PROVIDE JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
11. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD) TO BE REQUIRED FOR ALL COMMON LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL MEET THE IRRIGATION ASSOCIATION OF BC CURRENT INDUSTRY STANDARD. HOSE BIB TO BE INSTALLED ON LEVEL TWO FOR GARDEN PLOTS AS SHOWN ON THE LANDSCAPE PLAN.
12. BENCHES CUSTOM DESIGN - YELLOW CEDAR WOOD COMPOSITION

PLANT LIST :

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ACO	5	ACER CIRINATUM	VINE MAPLE	5 CM CAL.	B & B
APO	5	ACER PALMATUM	JAPANESE MAPLE	3.0M HT.	B & B
CJO	11	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6 CM CAL.	B & B
FRO	4	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH	6 CM CAL.	B & B
MXO	2	MAGNOLIA X. GALAXY	GALAXY MAGNOLIA	6 CM CAL.	B & B
PSO	20	PRUNUS SERRULATA SHIROTAE	MOUNT FUJI CHERRY	6 CM CAL.	B & B
SJO	11	STYRAX JAPONICA	JAPANESE SNOWBELL	6 CM CAL.	B & B
ZSO	15	JAPANESE ZELKOVA	JAPANESE ZELKOVA	6 CM, CAL.	B & B
PPC	3	PICEA PUNGENS HOOPSI	HOOPSI BLUE SPRUCE	3.0M HT.	B & B
POC	13	PICEA OMORIKA	SERBIAN SPRUCE	3.0M HT.	B & B
HCO	25	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5M HT.	B & B
CJS	16	CAMELLIA JAPONINCA MOSHIO FLAME	JAPANESE CAMELLIA	1.75M HT.	ON STANDARD
AZ	92	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#2	CONTAINER
BM	80	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
EA	51	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3	CONTAINER
JP	53	JUNIPERUS CHIN. PFITZER, AUREA	GOLDEN PFITZER JUNIPER	#3	CONTAINER
LP	32	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
MA	74	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
ND	47	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3	CONTAINER
PJ	201	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
PO	18	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
PM	250	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#2	CONTAINER
RH	112	RHODO. HACHMANNS FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
RR	27	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
RU	40	RHODODEDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	50	SPIRAEA BUMALDA 'DARTS RED'	DARTS RED	#3	CONTAINER
SJ	59	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
SP	21	SPIR. JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
RI	21	RIBES HIRTELLUM	AMERICAN GROOSEBERRY	#3	CONTAINER
RA	43	RHODODENDRON 'HINODE GIRI'	EVERGREEN AZALEA	#3	CONTAINER
CM	34	COREO. VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	60CM O.C.
CZ	289	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	60CM O.C.
EC	73	EUPHORBIA CHARACIAS 'WULFENII'	WOOD SPURGE	#1	60CM O.C.
EL	102	ERYSIMUM LINIFOLIUM BOWLES MAUVE	WALLFLOWER	#1	60CM O.C.
AC	85	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
HF	36	HOSTA FORTUNEI AUREO MARGINATA	PLANTAIN LILY	#2	40CM O.C.
HM	24	HEUCHERA MICRANTHA VAR. DIV. 'PALACE PURPLE'	CORAL BELLS	#1	CONTAINER
HS	220	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	45CM O.C.
RF	112	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	40CM O.C.
LS*	10	LONICERA DROPMORE SCARLET	SCARLET TRUMPET HONEYSUCKLE	#3	STAKE TO SCREEN
WI*	3	WISTERIA FLORIBUNDA	JAPANESE WISTERIA VINE	#3	STAKE TO SCREEN
CA	54	CALAMAGROSTIS ACUTIFLORA OVERDAM	VARIEGATED FEATHER REED GRASS	#2	CONTAINER
IC	28	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	#1	30CM O.C.
EP	67	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
NW	1125	NEPETA RACEMOSA WALKER'S LOW	CATMINT	#1	CONTAINER
PH	16	PHORMIUM TENAX ATROPURPUREUM	NEWZEALAND FLAX	#3	CONTAINER
HC	350	HYPERICUM CALYCINUM	ST. JOHNS WORT	100M POT	CONTAINER
AF	20	ATHYRIUM FILIX-FEMINA	LADY FERN	#1	CONTAINER
A	15	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#45	CONTAINER
B	19	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#15	CONTAINER
C	43	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#7	CONTAINER
AK*	7	ACTINIDIA POLYGAMA	SILVER VINE	#1	STEAK TO CABLE

* INDICATES VINE

PLN 17 AUG 22 2018

DP 17-793478

1 SECOND LEVEL: LANDSCAPE COURTYARD & PATIOS
SCALE: 3/32" = 1'-0"

REVISIONS/ISSUED
1. APRIL 11-2017 - RESEDED - ISSUED FOR REVIEW.
2. JULY 27-2017 - RESEDED FOR REZONING.
3. OCT 04-2017 - RESEDED FOR DP.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 05-2018 - ISSUED FOR DP.
6. JAN. 06-2018 - ISSUED FOR ADP.
7. JUNE 15-2018 - RE-ISSUED FOR DP.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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HUDON

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

ROD NAHUYAMA & ASSOCIATES 689 C, 1333 W BROAD SQUARE, VANCOUVER, B.C. V6H 4C7 PH: (604)-874-0052 FAX: (604)-874-0051 EM: rnlayers@telus.net

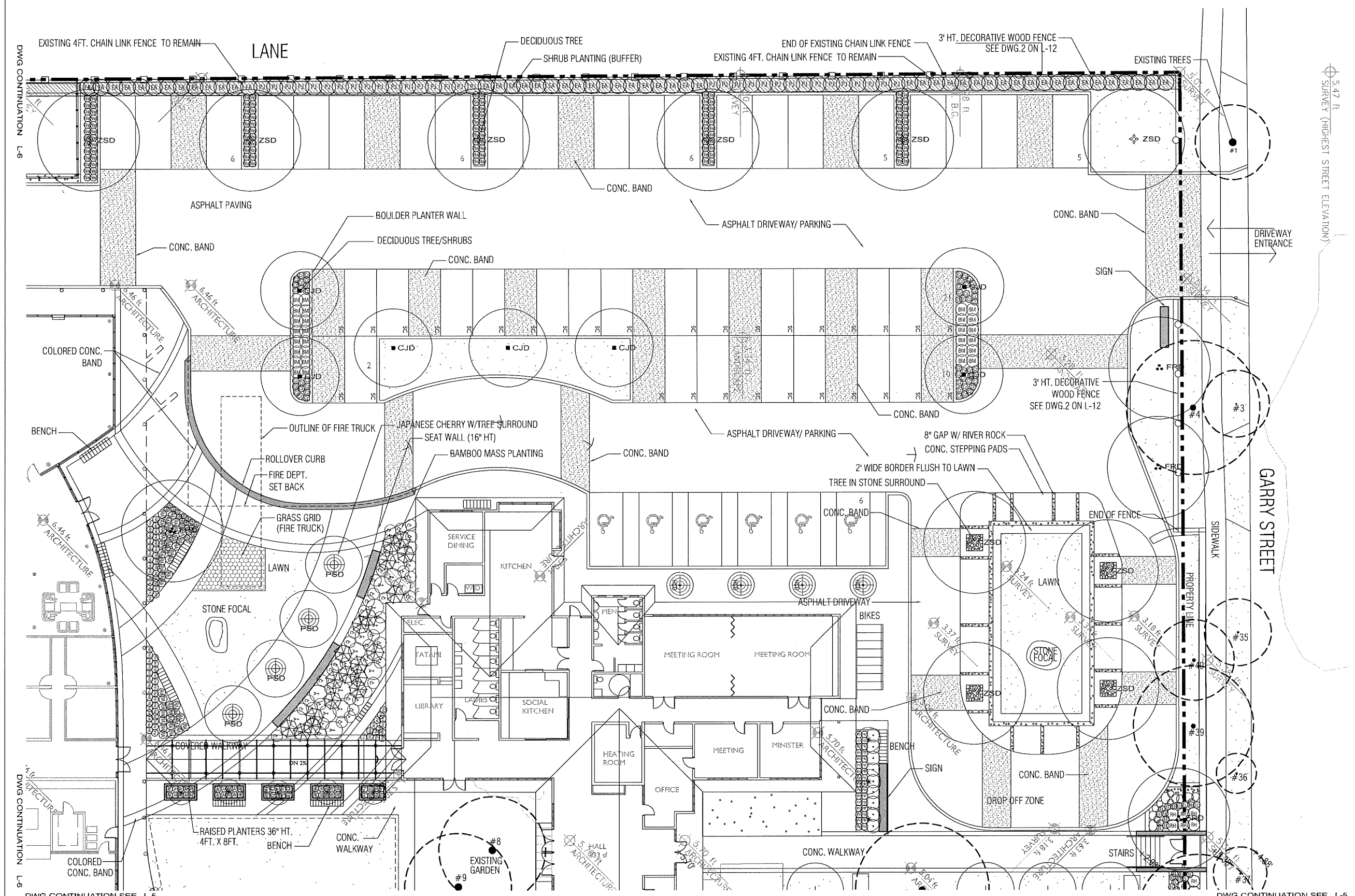
NAHUYAMA LANDSCAPE ARCHITECTS

DATE MARCH 05, 2017
DESIGN RMN
DRAWN TMM
CHECKED RMN
SCALE 3/32"=1'-0"
JOB NO. 11702

SHEET TITLE
LANDSCAPE PLAN
COURTYARD LEVEL 2

REV. NO.

SHEET NO.
L-3



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

PLAN 18
AUG 22 2018
DP 17-793478

REVISIONS/ISSUED
1. APR. 11-2017 - REDESIGN - ISSUED FOR REVIEW.
2. JUNE 08-2017 - REVISION RE-ZONING.
3. SEPT. 08-2017 - REVISED FOR RE-ZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 08-2018 - REVISED FOR DP.
6. JUN. 05-2018 - ISSUED FOR ADP.
7. JULY 11-2018 - REVISED FOR ADP.
8. AUG. 07-2018 - ISSUED FOR DP PRKG TO.

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HUNTON

PROJECT
STEVESTON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
CLIENT: TOWNLINE HOUSING SOLUTIONS
ARCHITECT: G B L ARCHITECTS
1900 MARUYAMA & ASSOCIATES 4189 C. LESLIE DR BOOT SQUARE, VANCOUVER, B.C., V5Z-4B4, PH: (604)-874-0931, FAX: (604)-874-0997, EMAIL: maruyama@telus.net

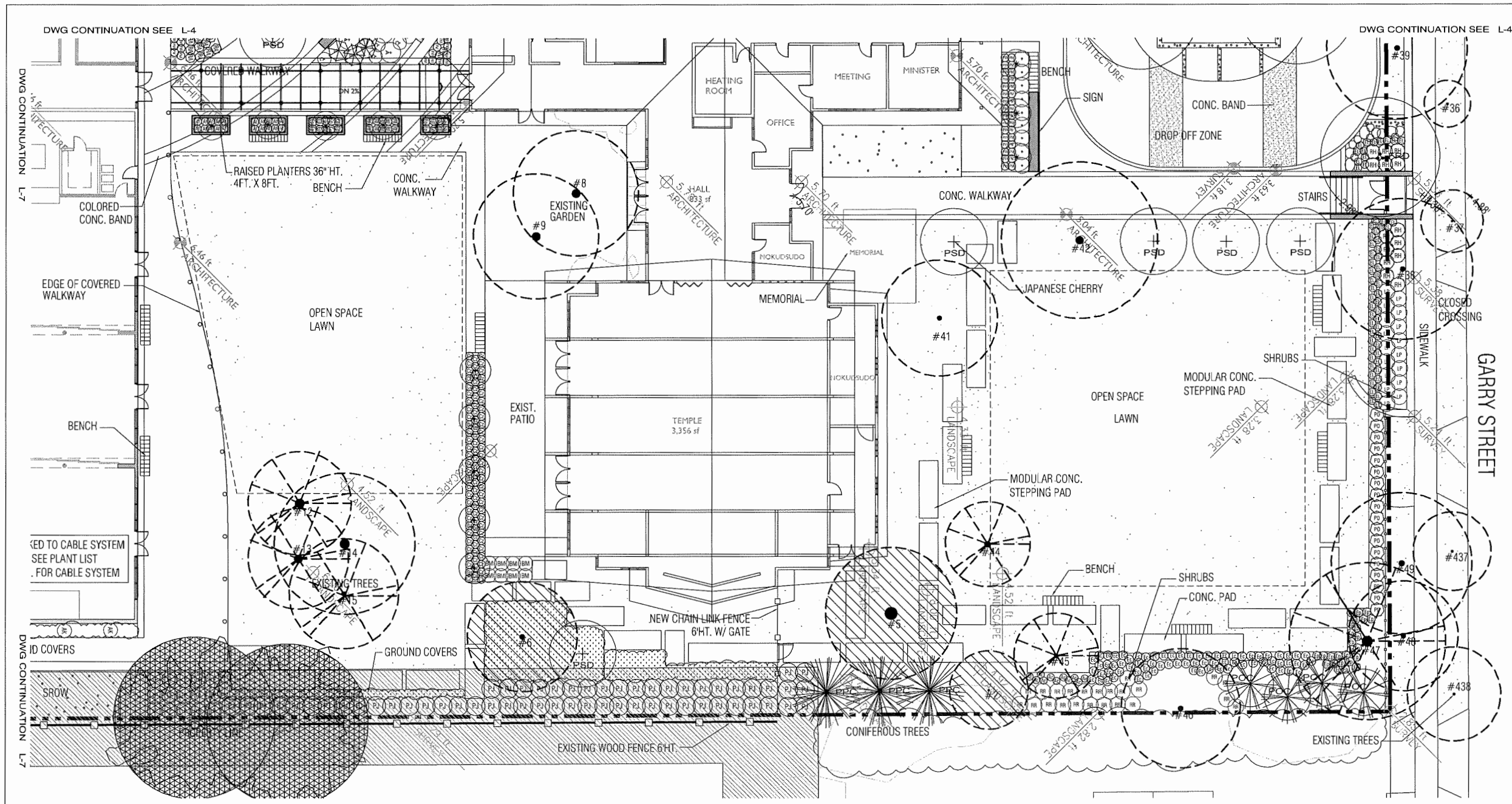
MARUYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RMM
DRAWN	TMM
CHECKED	RMM
SCALE	3/32"=1'-0"
JOB NO.	M1702

SHEET TITLE
LANDSCAPE - N W ENLARGEMENT

REV. NO.

SHEET NO.
L-4



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

PLANT LIST :

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ACD	5	ACER CIRINATUM	VINE MAPLE	5 CM CAL.	B & B
APD	5	ACER PALMATUM	JAPANESE MAPLE	3.0M HT.	B & B
CJD	11	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6 CM CAL.	B & B
FRD	4	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH	6 CM CAL.	B & B
MXD	2	MAGNOLIA X. GALAXY	GALAXY MAGNOLIA	6 CM CAL.	B & B
PSD	20	PRUNUS SERRULATA SHIROTAE	MOUNT FUJI CHERRY	6 CM CAL.	B & B
SJD	11	STYRAX JAPONICA	JAPANESE SNOWBELL	6 CM CAL.	B & B
ZSD	15	ZELKOVA SERRATA	JAPANESE ZELKOVA	6 CM. CAL.	B & B
PPC	3	PICEA PUNGENS HOOPSI	HOOPSI BLUE SPRUCE	3.0M HT.	B & B
POC	13	PICEA OMORIKA	SERBIAN SPRUCE	3.0M HT.	B & B
HCD	25	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5M HT.	B & B
CJS	16	CAMELLIA JAPONINCA MOSHIO FLAME	JAPANESE CAMELLIA	1.75M HT.	ON STANDARD
AZ	92	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#2	CONTAINER
BM	80	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
EA	51	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3	CONTAINER
JP	53	JUNIPERUS CHIN. PFITZER, AUREA	GOLDEN PFITZER JUNIPER	#3	CONTAINER
LP	32	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
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ND	47	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3	CONTAINER
PJ	201	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
PO	18	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
PM	250	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#2	CONTAINER
RH	112	RHODO. HACHMANNYS FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
RR	27	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
RU	40	RHODODEDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	50	SPIRAEA BUMALDA 'DART'S RED'	DART'S RED	#3	CONTAINER

PLANT LIST : CONT.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
SJ	59	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
SP	21	SPIR. JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
RI	21	RIBES HIRTELLUM	AMERICAN GROOSEBERRY	#3	CONTAINER
RA	43	RHODODENDRON 'HINDDE GIRL'	EVERGREEN AZALEA	#3	CONTAINER
CM	34	COREO. VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	60CM O.C.
CZ	289	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	60CM O.C.
EC	73	EUPHORBIA CHARACIAS 'WULFENII'	WOOD SPURGE	#1	60CM O.C.
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AC	85	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
HF	36	HOSTA FORTUNEI AUREO MARGINATA	PLANTAIN LILY	#2	40CM O.C.
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WI*	3	WISTERIA FLORIBUNDA	JAPANESE WISTERIA VINE	#3	STAKE TO SCREEN
CA	54	CALAMAGROSTIS ACUTIFLORA OVERDAM	VARIEGATED FEATHER REED GRASS	#2	CONTAINER
IC	28	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	#1	30CM O.C.
EP	67	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
NW	1125	NEPETA RACEMOSA WALKER'S LOW	CATMINT	#1	CONTAINER
PH	16	PHORMIUM TENAX ATROPURPUREUM	NEWZEALAND FLAX	#3	CONTAINER
HC	350	HYPERICUM CALYCINUM	ST. JOHNS WORT	10CM POT	CONTAINER
AF	20	ATHYRIUM FILIX-FEMINA	LADY FERN	#1	CONTAINER
A	15	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#45	CONTAINER
B	19	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#15	CONTAINER
C	43	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#7	CONTAINER
AK*	7	ACTINIDIA POLYGAMA	SILVER VINE	#1	STEAK TO CABLE

* INDICATES VINE

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3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   A. GRASSED AREAS: 12" (300MM) ON SLAB, 6" (150MM) ON GRADE
   B. GROUND COVERS: 12" (300MM)
   C. SHRUBS: 18" (450MM)
   D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SOD NON MESHED, MANDATORY REQUIREMENT.
7. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
9. PAVING TYPES AND MATERIALS AS FOLLOWS:
   WALKWAYS AND COURTYARD AREAS: CAST IN PLACE CONCRETE, COLDRED CONCRETE WITH SAW CUT PATTERNING AND BRODM FINISH.
   PATIO AREAS: CONCRETE UNIT PAVERS, HYDRAPRESSED SLABS, NEW YORK SERIES, COLOR SANDAL WOOD, GRANITE AND CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS PH: 1.800.663.4091, WWW.PAVINGSTONES.COM
10. ROCK AND BOULDER MATERIALS
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11. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD) TO BE REQUIRED FOR ALL COMMON LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL MEET THE IRRIGATION ASSOCIATION OF BC CURRENT INDUSTRY STANDARD. HOSE BIB TO BE INSTALLED ON LEVEL TWO FOR GARDEN PLOTS AS SHOWN ON THE LANDSCAPE PLAN.
12. BENCHES CUSTOM DESIGN - YELLOW CEDAR WOOD COMPOSITION

AUG 2 2 2018

PLAN 19

DP 17-793478

REVISIONS/ISSUED
1. APRIL 11-2017 - RESEDIN - ISSUED FOR REVIEW.
2. JULY 14-2017 - RE-ISSUED FOR REZONING.
3. OCT. 04-2017 - RE-ISSUED FOR REZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 05-2018 - ISSUED FOR DP.
6. JAN. 06-2018 - ISSUED FOR ADP.
7. JULY 04-2018 - ISSUED FOR RESUBMISSION.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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PROJECT
STEVESTON BUDDHIST TEMPLE
4360 GARRY ST. RICHMOND, B.C.
CLIENT: TOWNLINE HOUSING SOLUTIONS
ARCHITECT: G B L ARCHITECTS
ROD MARUYAMA & ASSOCIATES 880 C, LEE PLACE SQUAMIE, VANCOUVER, B.C. V6Z 4R4 PH: (604)-874-8957 FX: (604)-874-8931 EM: rmaruyama@telus.net

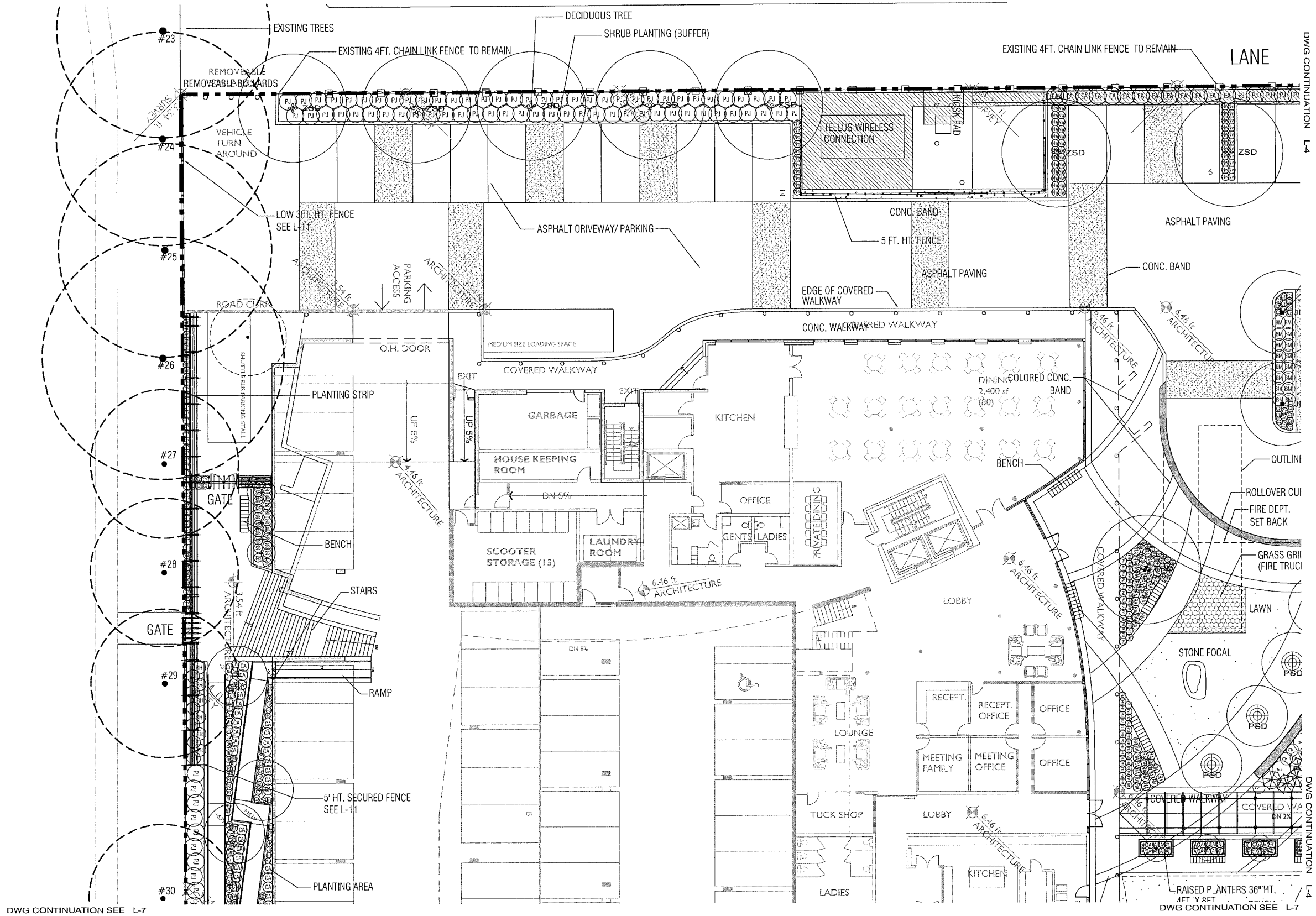
MARUYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 22, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	3/32"=1'-0"
JOB NO.	M1702

SHEET TITLE
LANDSCAPE - N E ENGLARGEMENT

REV. NO.

SHEET NO. L-5



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

Plan Zo AUG 2 2 2018
DP 17-793478

REVISIONS/ISSUED
1. APRIL 1-2017 - REDESIGN - ISSUED FOR REVIEW.
2. JULY 31-2017 - REVISED FOR REZONING.
3. OCT. 24-2017 - REVISED FOR REZONING.
4. DEC. 21-2017 - ISSUED FOR DP.
5. JAN. 23-2018 - ISSUED FOR DP.
6. JUN. 06-2018 - ISSUED FOR ADP.
7. JUL. 05-2018 - REVISED FOR ADP.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

HUMON

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

1100 MARINYAMA & ASSOCIATES, 1500 C, LEGG PI POST SQUARE, VANCOUVER, B.C., V6Z-4R4, PH: (604) 874-0967, FX: (604) 874-0931, EM: marinyama@shaw.net

MARINYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	3/32"=1'-0"
JOB NO.	M1702

SHEET TITLE
LANDSCAPE - SW ENGLARGEMENT

SHEET NO. L-6

REV. NO.

DWG CONTINUATION SEE L-6

DWG CONTINUATION SEE L-6

DWG CONTINUATION L-5

DWG CONTINUATION L-5

#30

#31

#32

#33

#34

PLANTING AREA

RAMP

GROUNDCOVERS

JAPANESE CHERRY

EXISTING TREES

17 BIKE / CLASS I

5' HT. SECURED FENCE SEE L-11

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

CONIFEROUS TREES

EXISTING CEDAR HEDGE 12' HT.

EXISTING FENCE TO REMAIN - 6' HT.

EXISTING TREES

LADIES

GENTS

KITCHEN

6.46 ft ARCHITECTURE

COLORED CONC. BAND

EDGE OF COVERED WALKWAY

COVERED WALKWAY

AMENITY

BENCH

STORAGE 475 SF

STORAGE 325 SF

STORAGE

PORTABLE STAGE

VINE STAKED TO CABLE SYSTEM AK - VINE SEE PLANT LIST SEE ARCH. FOR CABLE SYSTEM

GROUND COVERS

EXIT

O.H. DOOR

UP 5%

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

BENCH

CONC. WALKWAY

OPEN SPACE LAWN

EXISTING TREES

GROUND COVERS

SROW

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

PLAN 21

AUG 2 2 2018

DP 17-793478

REVISIONS/ISSUED
1. APRIL 11-2017 - RESSED FOR REVIEW.
2. JUNE 29-2017 - ISSUED FOR REZONING.
3. OCT. 04-2017 - RESSUED FOR REZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 04-2018 - RESSUED FOR DP.
6. JAN. 04-2018 - ISSUED FOR ADP.
7. JUL. 06-2018 - RESSUED FOR DP.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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

1500 MARUYAMA & ASSOCIATES 599 C.L.S.S.H. BOX 50 SQUARE VANCOUVER, B.C. V5Z-4B4. PH: (604)-874-0967 FX: (604)-874-0931 EM: mslpyamt@telus.net

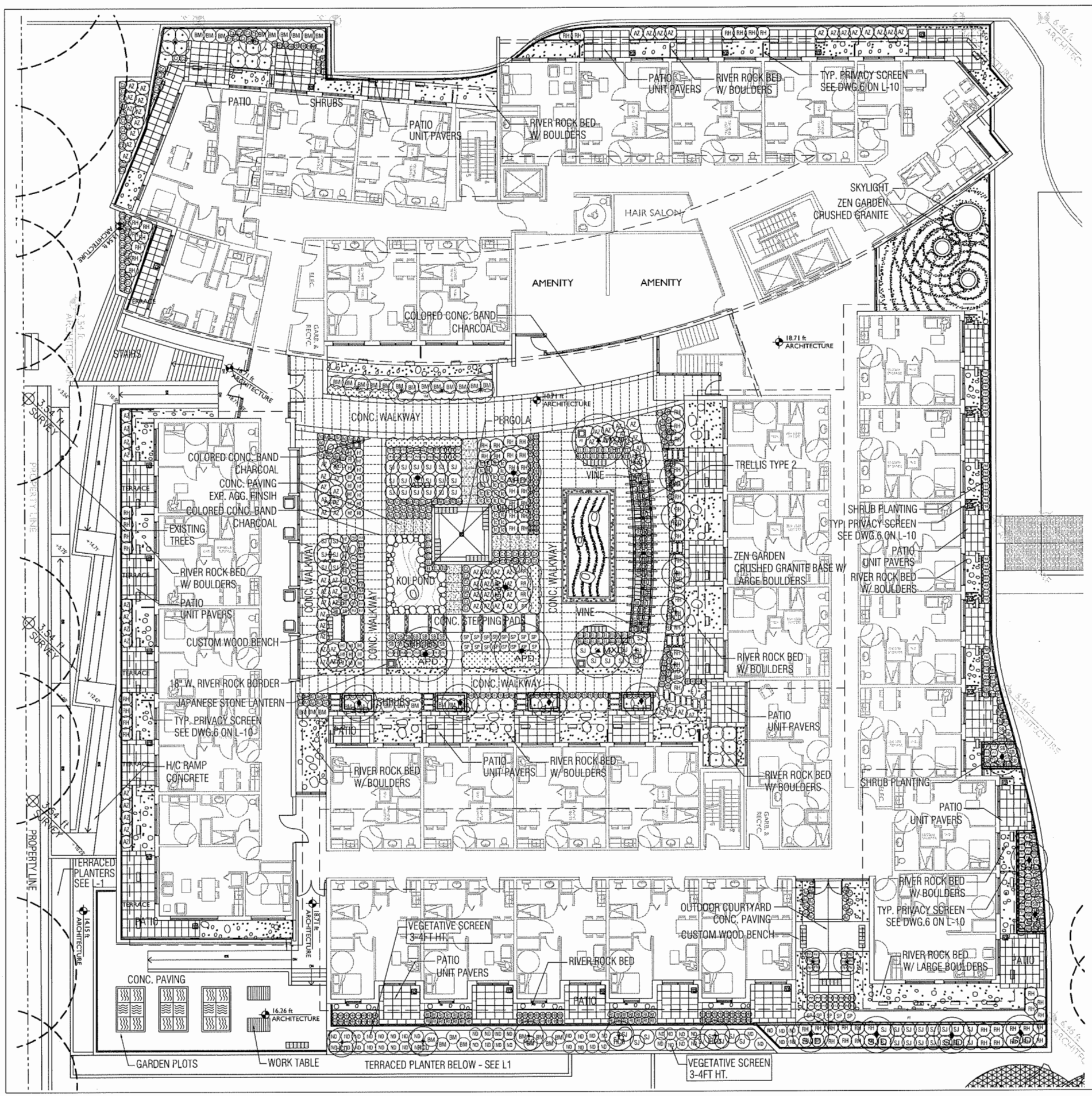
MARUYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RM
DRAWN	TM
CHECKED	RM
SCALE	3/32"=1'-0"
JOB NO.	M1702

SHEET TITLE
LANDSCAPE - S E ENGLARGEMENT

REV. NO.

SHEET NO.
L-7



GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   A. GRASSED AREAS: 12" (300MM) ON SLAB, 6" (150MM) ON GRADE
   B. GROUND COVERS: 12" (300MM)
   C. SHRUBS: 18" (450MM)
   D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SOD NON MESHED, MANDATORY REQUIREMENT.
7. 2" DEPTH OF 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
9. PAVING TYPES AND MATERIALS AS FOLLOWS:
   WALKWAYS AND COURTYARD AREAS: CAST IN PLACE CONCRETE, COLORED CONCRETE WITH SAW CUT PATTERNING AND BROOM FINISH.
   PATIO AREAS: CONCRETE UNIT PAVERS, HYDRAPRESSED SLABS, NEW YORK SERIES, COLOR SANDAL WOOD, GRANITE AND CHARCOAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS PH: 1.800.663.4091, WWW.PAVINGSTONES.COM
10. ROCK AND BOULDER MATERIALS
    ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD, DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE, THEY WILL BE REJECTED. PROVIDE JPEG PHOTO OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE DO NOT REST ON SURFACE.
11. IRRIGATION: AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD) TO BE REQUIRED FOR ALL COMMON LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL MEET THE IRRIGATION ASSOCIATION OF BC CURRENT INDUSTRY STANDARD. HOSE BIB TO BE INSTALLED ON LEVEL TWO FOR GARDEN PLOTS AS SHOWN ON THE LANDSCAPE PLAN.
12. BENCHES 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
APD	5	ACER PALMATUM	JAPANESE MAPLE	3.0M HT.	B & B
CJD	11	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6 CM CAL.	B & B
FRD	4	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH	6 CM CAL.	B & B
MXD	2	MAGNOLIA X. GALAXY	GALAXY MAGNOLIA	6 CM CAL.	B & B
PSD	20	PRUNUS SERRULATA SHIROTAE	MOUNT FUJI CHERRY	6 CM CAL.	B & B
SJD	11	STYRAX JAPONICA	JAPANESE SNOWBELL	6 CM CAL.	B & B
ZSD	15	JAPANESE ZELKOVA	JAPANESE ZELKOVA	5 CM. CAL.	B & B
PPC	3	PICEA PUNGENS HOOPSI	HOOPSI BLUE SPRUCE	3.0M HT.	B & B
POC	13	PICEA OMORIKA	SERBIAN SPRUCE	3.0M HT.	B & B
HCD	25	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5M HT.	B & B
CJS	16	CAMELLIA JAPONINCA MOSHIO FLAME	JAPANESE CAMELLIA	1.75M HT.	ON STANDARD
AZ	92	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#2	CONTAINER
BM	80	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
EA	51	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3	CONTAINER
JP	53	JUNIPERUS CHIN. PFITZER. AUREA	GOLDEN PFITZER JUNIPER	#3	CONTAINER
LP	32	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
MA	74	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
ND	47	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3	CONTAINER
PJ	201	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
PO	18	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
PM	250	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2	CONTAINER
RH	112	RHODO. HACHMANNYS FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
RR	27	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
RU	40	RHODODEDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	50	SPIRAEA BUMALDA 'DARTS RED'	DARTS RED	#3	CONTAINER
SJ	59	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
SP	21	SPIR. JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
RI	21	RIBES HIRTELLUM	AMERICAN GROOSEBERRY	#3	CONTAINER
RA	43	RHODODENDRON 'HINODE GIRI'	EVERGREEN AZALEA	#3	CONTAINER
CM	34	COREO. VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	50CM O.C.
CZ	289	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	50CM O.C.
EC	73	EUPHORBIA CHARACIAS 'WULFENII'	WOOD SPURGE	#1	60CM O.C.
EL	102	ERYSIMUM LINIFOLIUM BOWLES MAUVE	WALLFLOWER	#1	60CM O.C.
AC	85	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
HF	36	HOSTA FORTUNEI AUREO MARGINATA	PLANTAIN LILY	#2	40CM O.C.
HM	24	HEUCHERA MICRANTHA VAR. DIV. 'PALACE PURPLE'	CORAL BELLS	#1	CONTAINER
HS	220	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	45CM O.C.
RF	112	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	40CM O.C.
LS*	10	LONICERA DROPMORE SCARLET	SCARLET TRUMPET HONEYSUCKLE	#3	STAKE TO SCREEN
WI*	3	WISTERIA FLORIBUNDA	JAPANESE WISTERIA VINE	#3	STAKE TO SCREEN
CA	54	CALAMAGROSTIS ACUTIFLORA OVERDAM	VARIEGATED FEATHER REED GRASS	#2	CONTAINER
IC	28	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	#1	30CM O.C.
EP	67	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
NW	1125	NEPETA RACEMOSA WALKER'S LOW	CATMINT	#1	CONTAINER
PH	16	PHORMIUM TENAX ATROPURPUREUM	NEWZEALAND FLAX	#3	CONTAINER
HC	350	HYPERICUM CALYCINUM	ST. JOHNS WORT	10CM POT	CONTAINER
AF	20	ATHYRIUM FILIX-FEMINA	LADY FERN	#1	CONTAINER
A	15	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#45	CONTAINER
B	19	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#15	CONTAINER
C	43	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	#7	CONTAINER
AK*	7	ACTINIDIA POLYGAMA	SILVER VINE	#1	STEAK TO CABLE

* INDICATES VINE

PLAN 22
AUG 22 2018
DP 17-793478

1 - SECOND LEVEL: LANDSCAPE COURTYARD & PATIOS
SCALE: 3/32" = 1'-0"

REVISIONS/ISSUED
1. APRIL 11-2017 - RE-DESIGN - ISSUED FOR REVIEW.
2. JUNE 08-2017 - ISSUED FOR RE-ZONING.
3. OCT. 31-2017 - ISSUED FOR RE-ZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 05-2018 - ISSUED FOR DP.
6. JUL. 05-2018 - ISSUED FOR ADP.
7. JUL. 26-2018 - ISSUED FOR ADP.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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HUON

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

#200 MARYAMA & ASSOCIATES 680 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z 4R4 PH: (604)-874-0991 FX: (604)-874-0991 EM: mlaysmith@telus.net

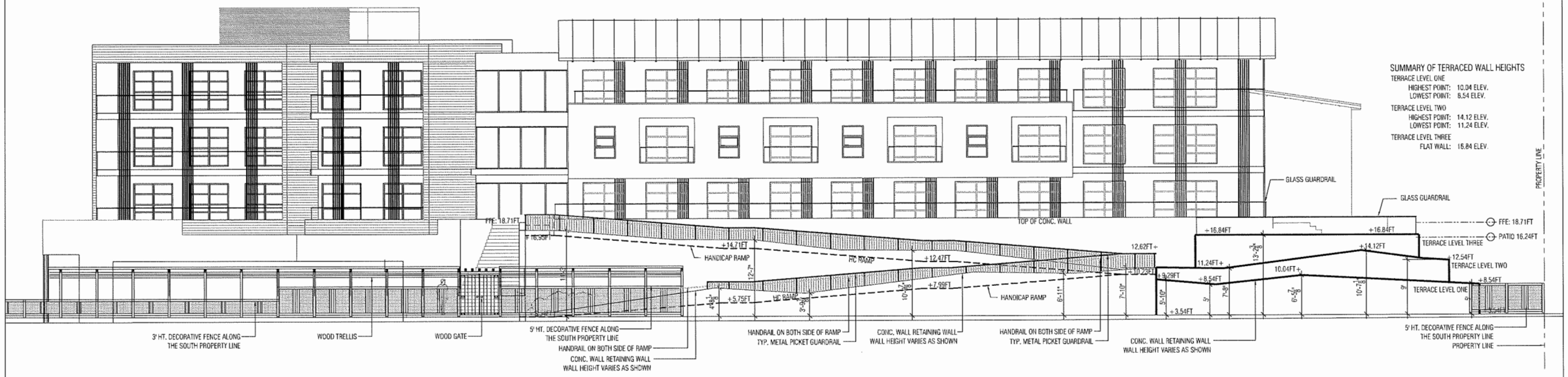
MARYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RAM
DRAWN	RAM
CHECKED	RAM
SCALE	3/32"=1'-0"
JOB NO.	M1702

SHEET TITLE
PLANTING PLAN
COURTYARD LEVEL 2

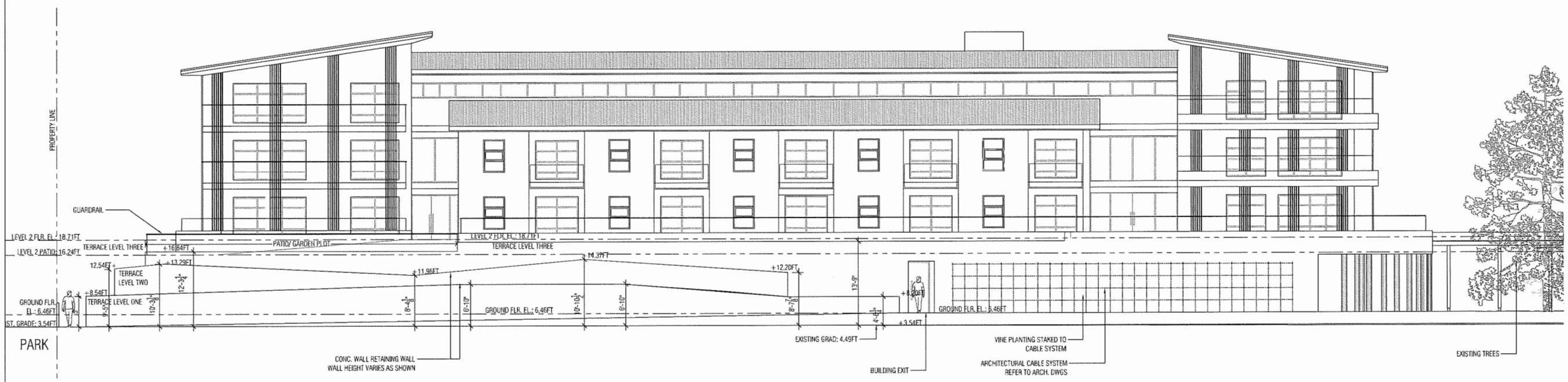
REV. NO.

SHEET NO.
L-8



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

CURRENT WALL PROFILES



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

CURRENT WALL PROFILES

Plan 23 AUG 22 2018

DP 17-793478

REVISIONS/ISSUED
1. APR. 11-2017 - REDESIGN - ISSUED FOR REVIEW.
2. JUNE 09-2017 - ISSUED FOR REZONING.
3. SEPT. 11-2017 - ISSUED FOR REZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 05-2018 - ISSUED FOR DP.
6. JUN. 06-2018 - ISSUED FOR ADP.
7. JUL. 19-2018 - ISSUED FOR DP REVISIONS.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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

1500 MARUYAMA & ASSOCIATES 1500 C, LES IN BOOT SQUARE, VANCOUVER, B.C. 262-464 PH: (604)-874-0931 FAX: (604)-874-0997 EM: mmayam@telus.net

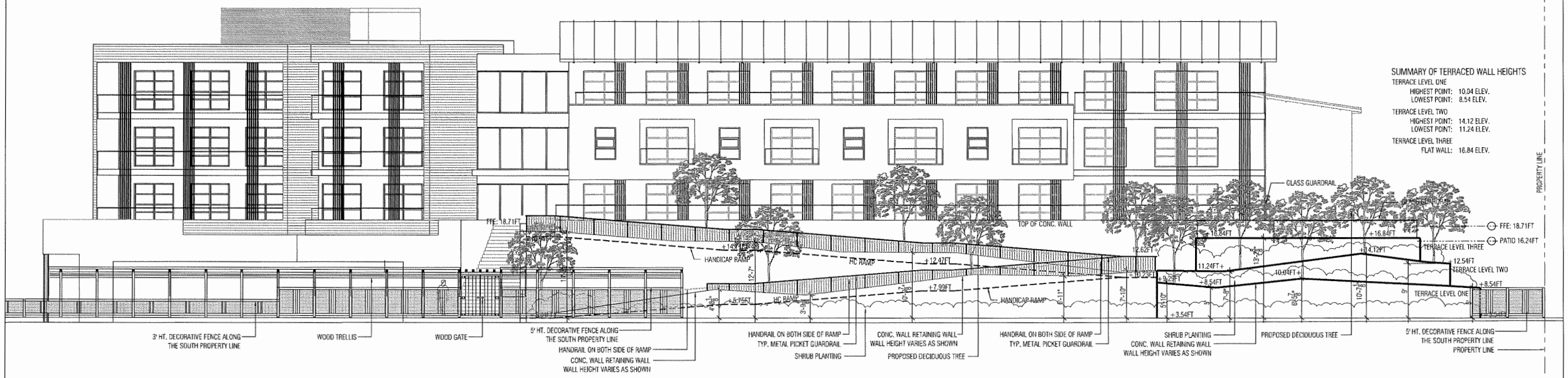
MARUYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 31st, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	1/8"=1'-0"
JOB NO.	M1702

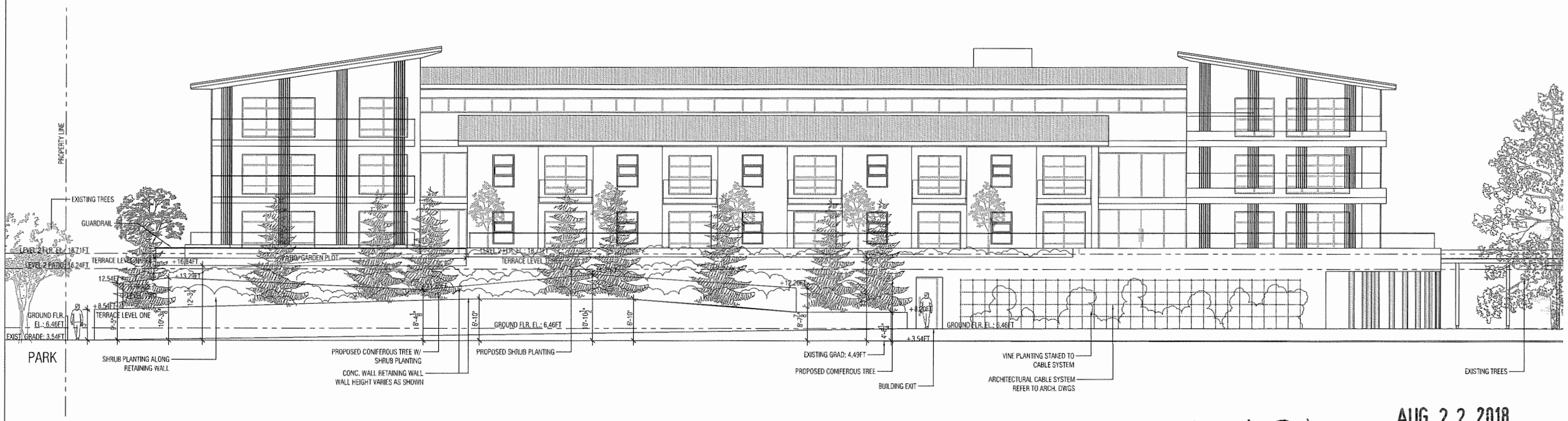
SHEET TITLE
LANDSCAPE ELEVATIONS

REV. NO.

SHEET NO.
L-9A



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 24

AUG 2 2 2018

DP 17-793478

REVISIONS/ISSUED
1. APRIL 11-2017 REDESIGN - ISSUED FOR REVIEW.
2. JUNE 09-2017 - ISSUED FOR RE-ZONING.
3. OCT. 11-2017 - ISSUED FOR RE-ZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
5. JAN. 04-2018 - REVISED FOR DP.
6. JAN. 05-2018 - ISSUED FOR ADP.
7. JUNE 07-2018 - REVISED FOR DP RESPONSE.
8. AUG. 07-2018 - ISSUED FOR DP PANEL TO.

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

#30-MARUYAMA & ASSOCIATES 1591 G, LEO M BOOT SQUARE, VANCOUVER, B.C. V6Z-4B4. PH: (604)-874-0967 FX: (604)-874-0931 EM: mslayam@telus.net

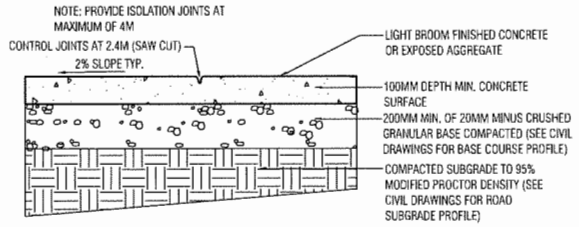
MARUYAMA LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	1/8"=1'-0"
JOB NO.	M1702

SHEET TITLE
LANDSCAPE ELEVATIONS

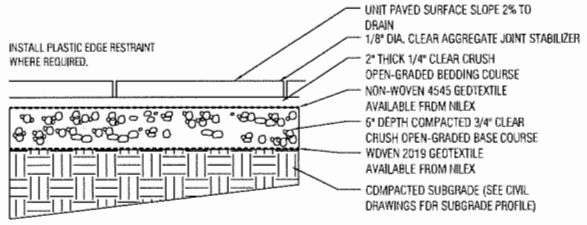
REV. NO.

SHEET NO.
L-9B



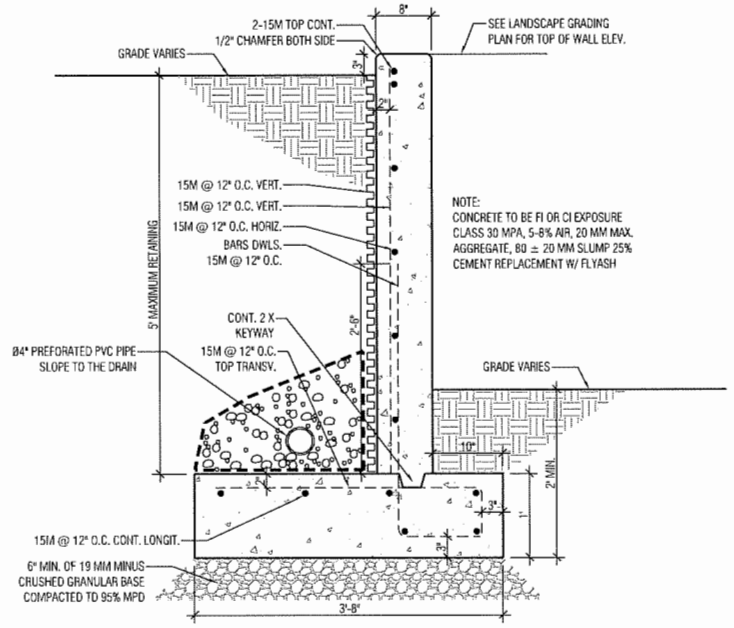
1 CONC. PAVING

SCALE: 1" = 1'-0"



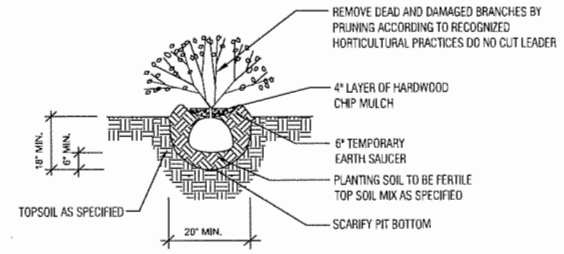
2 CONC. UNIT PAVERS

SCALE: 1" = 1'-0"



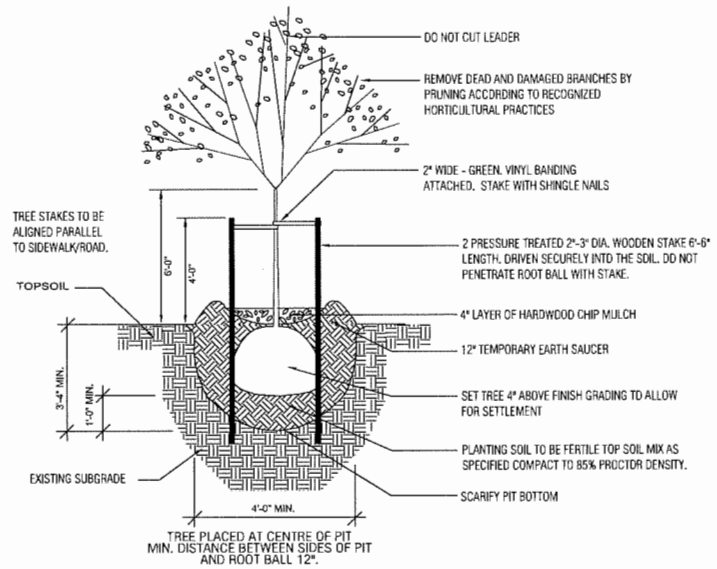
5 CONCRETE PLANTER WALL

SCALE: 1" = 1'-0"



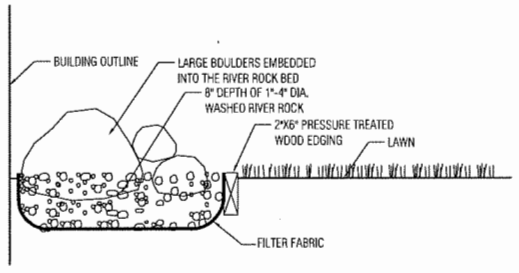
7 SHRUB PLANTING DETAIL

SCALE: NTS



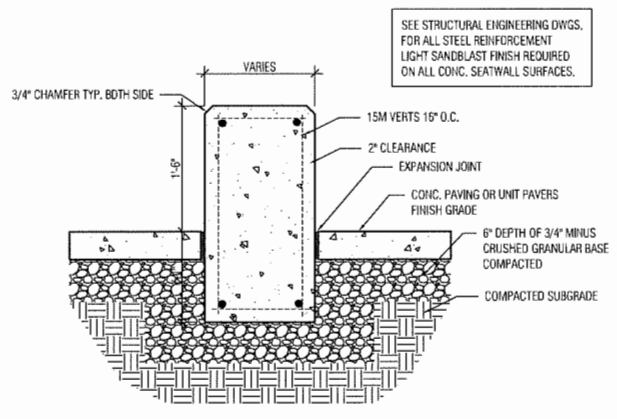
8 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



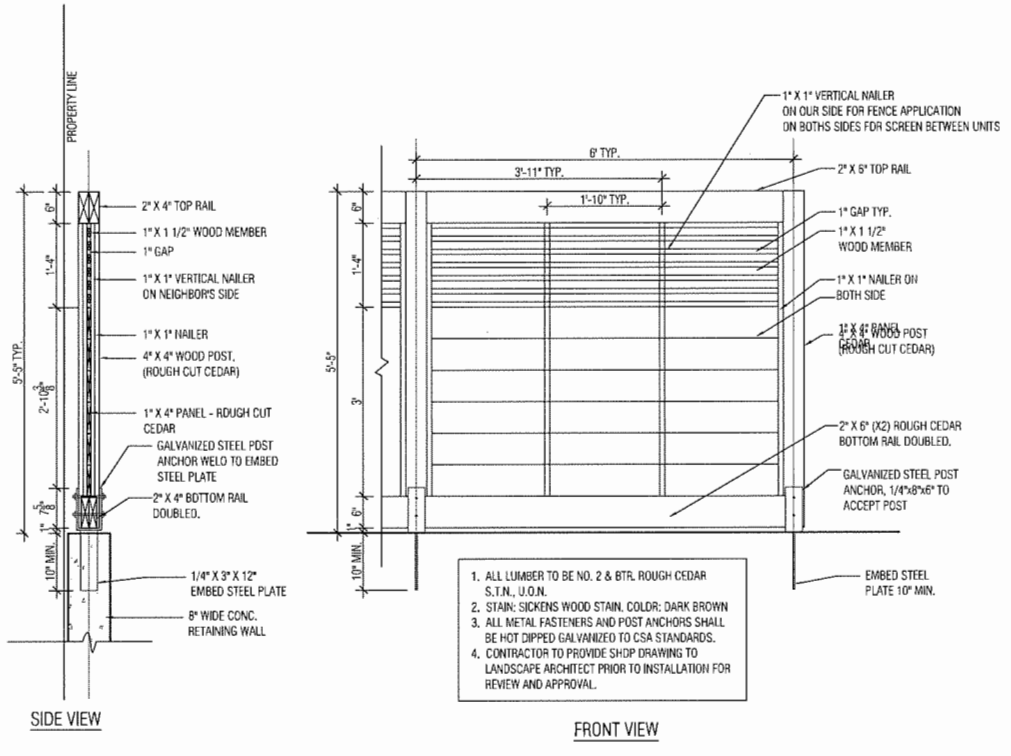
3 RIVER ROCK BORDER

SCALE: 1" = 1'-0"



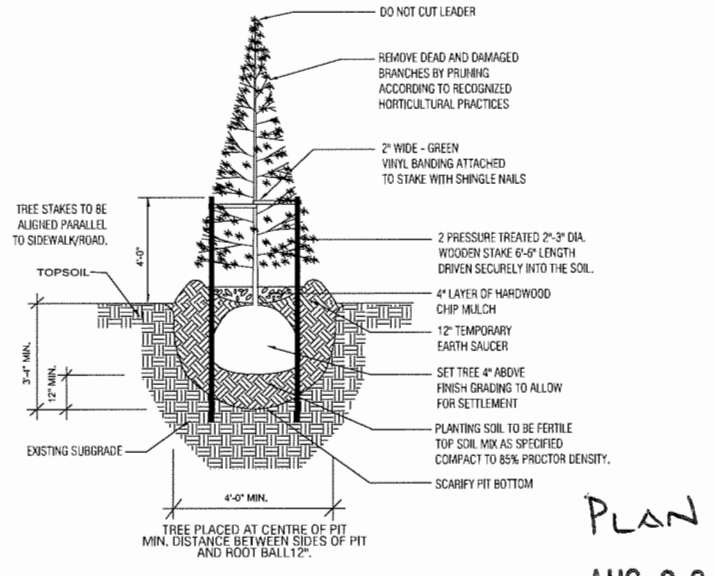
4 CONC. SEAT WALL

SCALE: 1" = 1'-0"



6 5' HT. PRIVATE SCREEN - 2ND LEVEL PRIVATE PATIOS

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



9 CONIFEROUS TREE PLANTING DETAIL

SCALE: NTS

PLAN 25

AUG 22 2018

DP 17-793478

REVISION/ISSUED:
1. JUNE 08 2017 - ISSUED FOR REVIEW.
2. JUNE 08 2017 - ISSUED FOR REZONING.
3. DEC. 11 2017 - ISSUED FOR REZONING.
4. DEC. 11 2017 - ISSUED FOR DP.
5. JAN. 22 2018 - ISSUED FOR DP.
6. JUL. 26 2018 - ISSUED FOR DP.
7. JUL. 26 2018 - PRIOR TO RESPONSE.
8. AUG. 07 2018 - ISSUED FOR DP PRIOR TO.

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

1430 MARUYAMA & ASSOCIATES 1680 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V6Z-4B4. PH: (604)-874-0967 FAX: (604)-874-0931 EM: mlaurianis@dlb.net

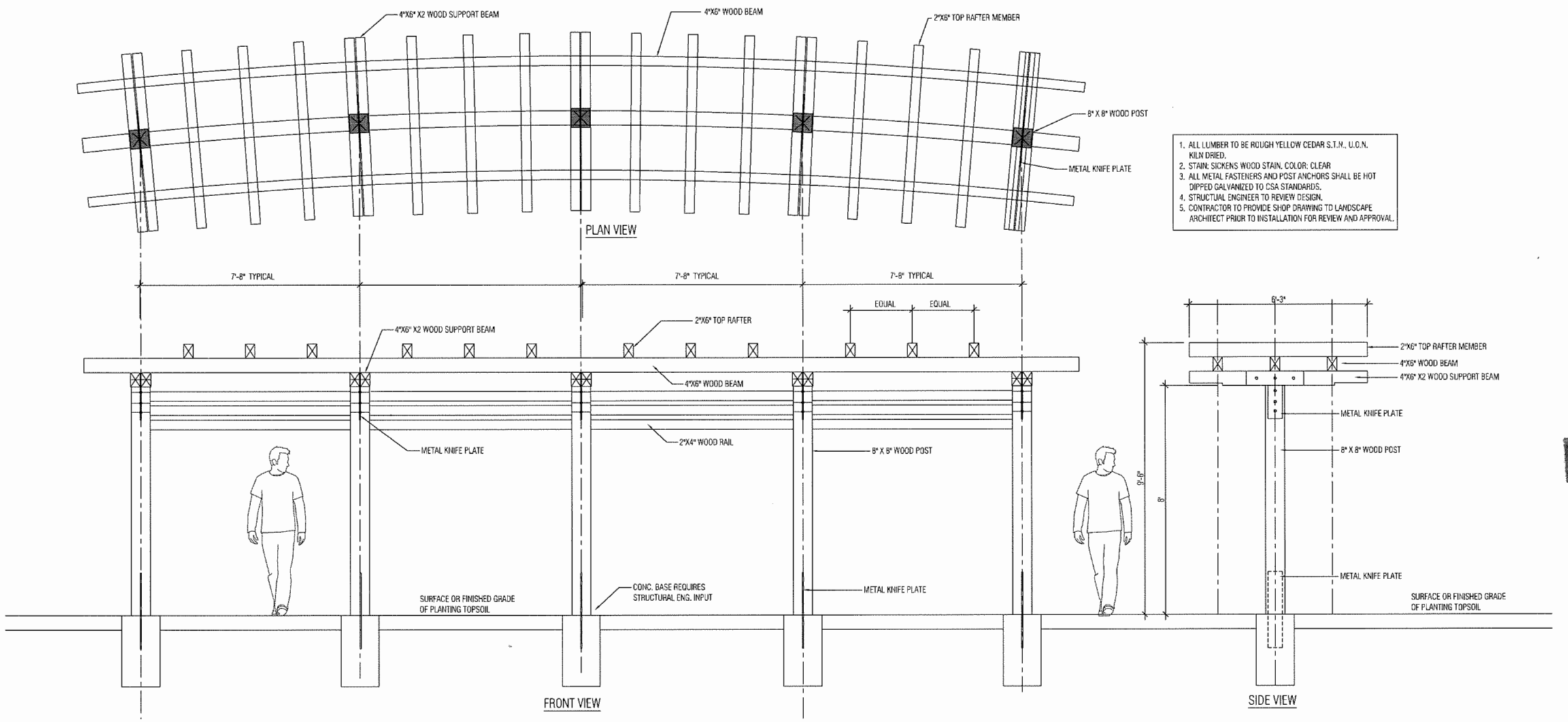
MARUYAMA
LANDSCAPE ARCHITECTS

DATE	MARCH 05, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	AS SHOWN
JOB NO.	1617.02

SHEET TITLE
LANDSCAPE DETAILS

SHEET NO. L-10

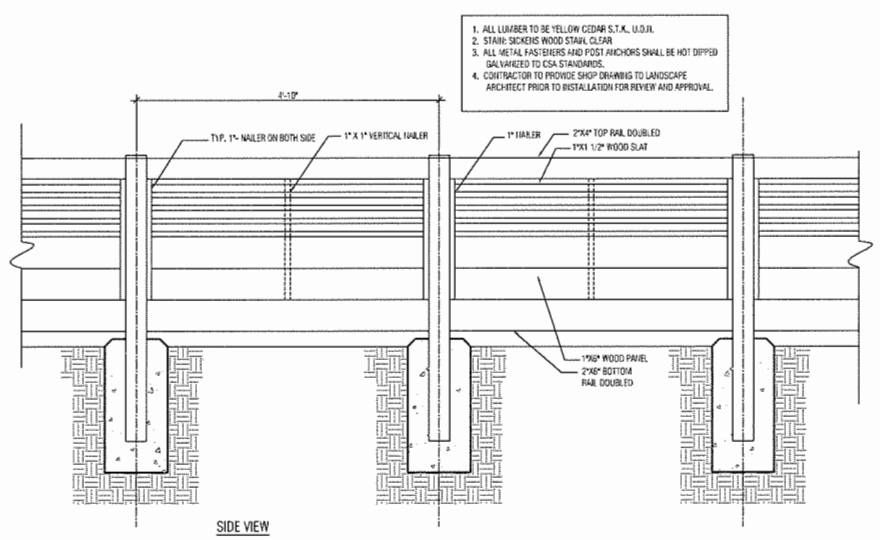
REV. NO.



1. ALL LUMBER TO BE ROUGH YELLOW CEDAR S.T.N., 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. STRUCTUAL ENGINEER TO REVIEW DESIGN.
5. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.

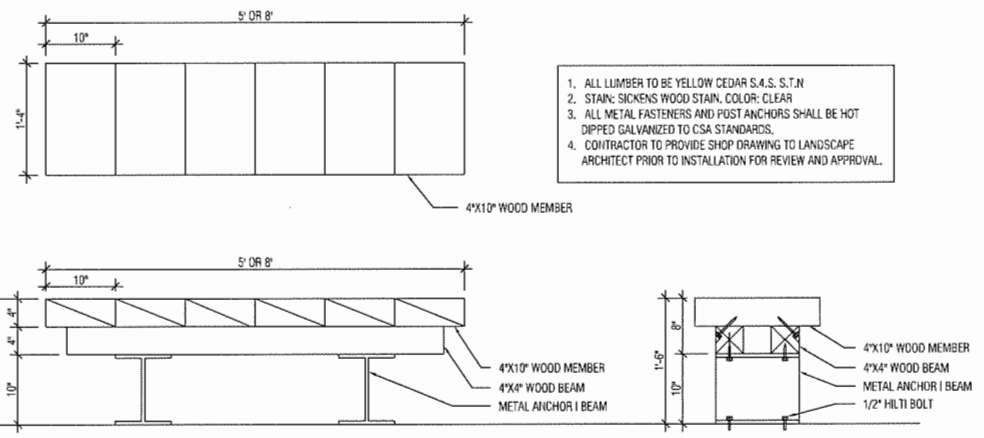
1 WOOD TRELLIS - LEVEL 2 COURT YARD

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



2 3' HT. NORTH PROPERTY LINE FENCE

SCALE: 1" = 1'-0"



3 CUSTOM WOOD BENCH

SCALE: 1" = 1'-0"

REVISIONS/ISSUED
1. APRIL 11-2017 - RESEISU FOR REVIEW.
2. JULY 27-2017 - RESEISUED FOR REZONING.
3. OCT. 04-2017 - RESEISUED FOR REZONING.
4. DEC. 11-2017 - ISSUED FOR DP.
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7. JUL. 05-2018 - ISSUED FOR DP.
8. AUG. 07-2018 - ISSUED FOR DP PRIOR TO.

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

HARUYAMA & ASSOCIATES 689 C, LEE'S W BOOT SQUARE, VANCOUVER, B.C. V6Z-1B6. PH: (604)-874-9907 FX: (604)-874-9931 EM: mail@haruyama.net

HARUYAMA LANDSCAPE ARCHITECTS

DATE MARCH 02, 2017
DESIGN RMM
DRAWN TMM
CHECKED RMM
SCALE AS SHOWN
JOB NO. 1617102

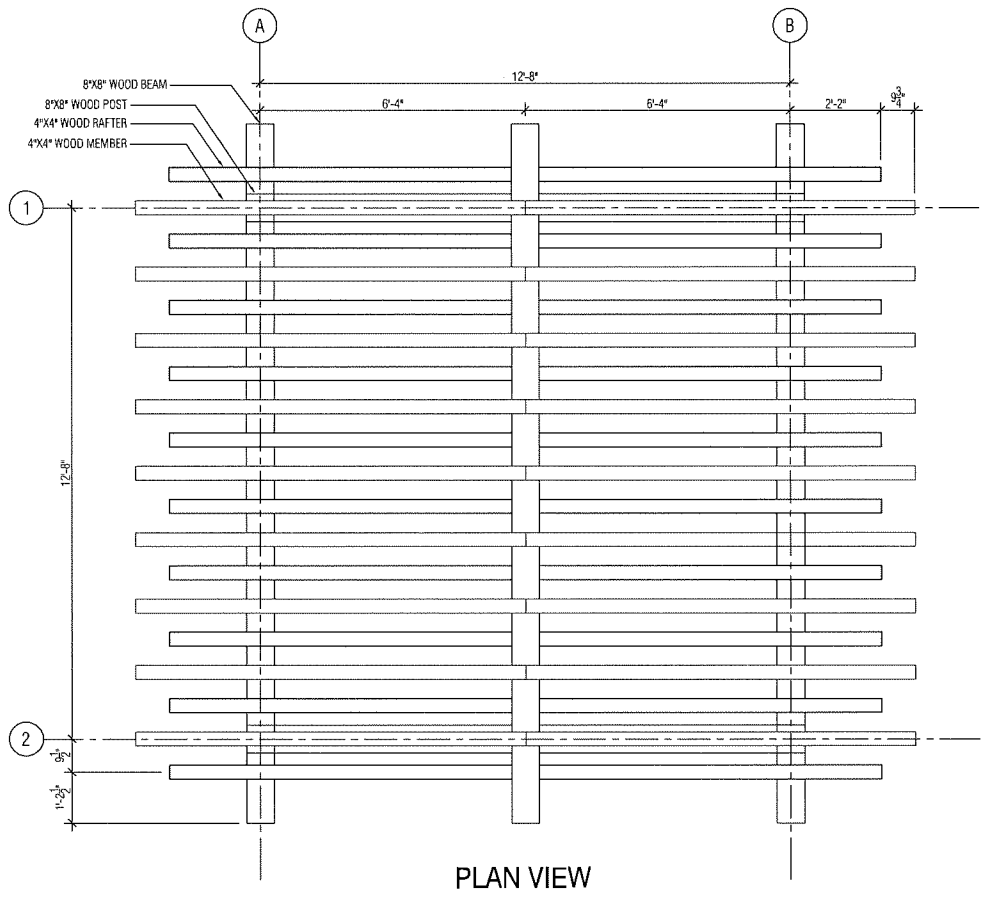
SHEET TITLE
LANDSCAPE DETAILS

REV. NO.

SHEET NO.
L-12

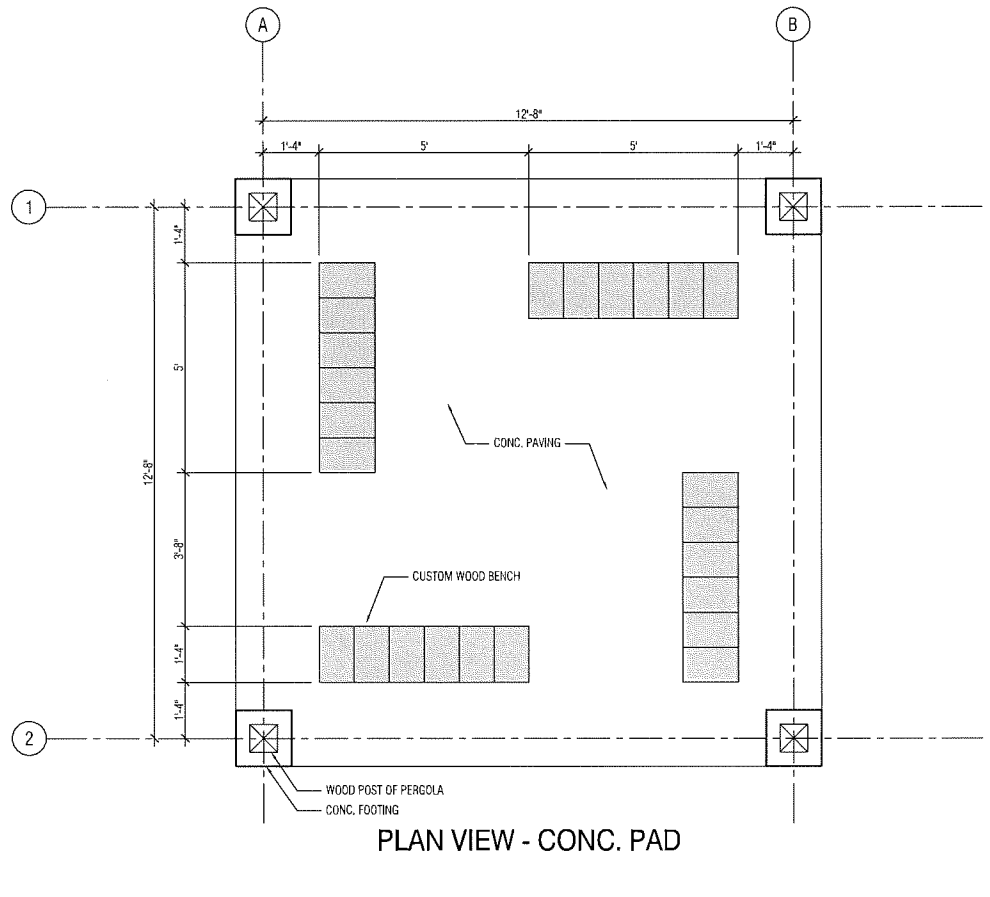
PLAN 27 AUG 22 2018

DP 17-793478

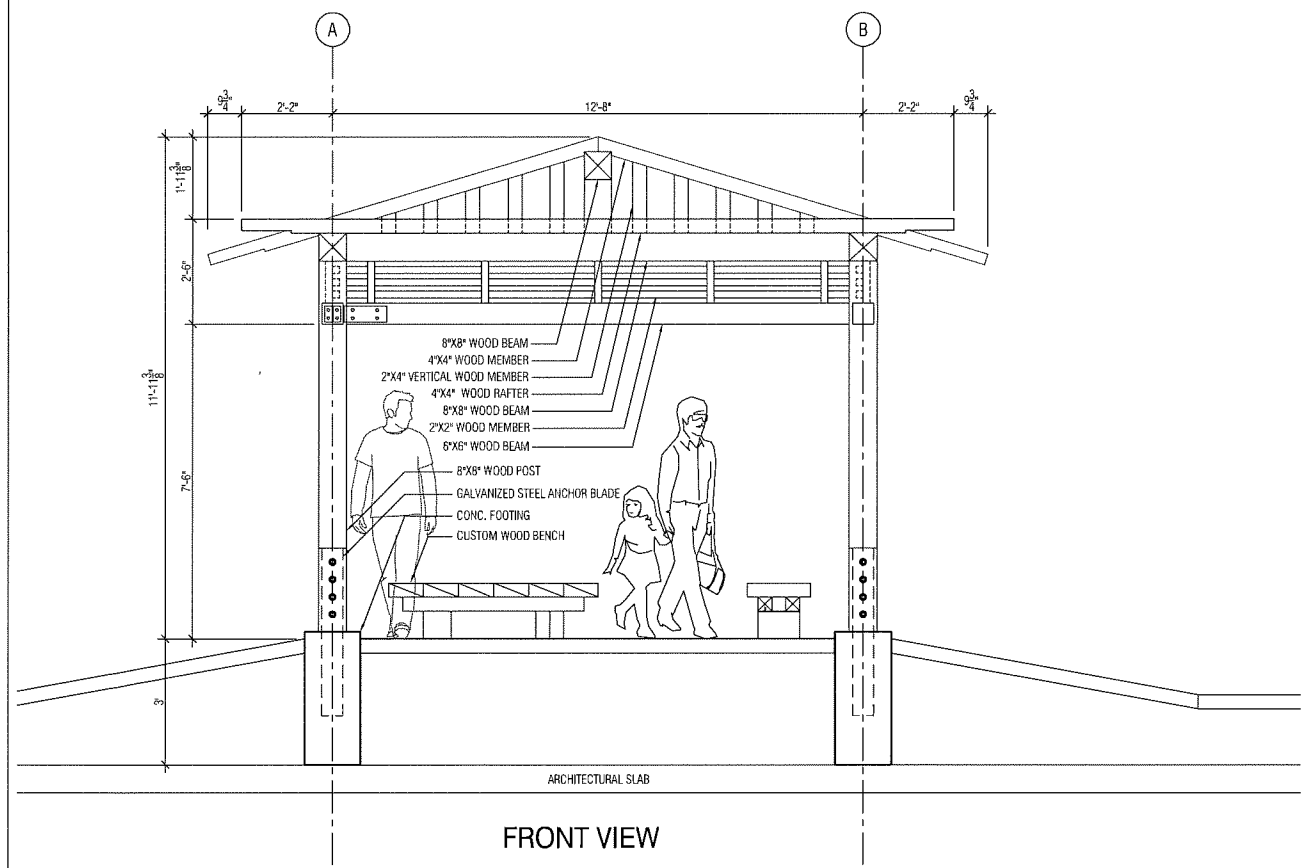


PLAN VIEW

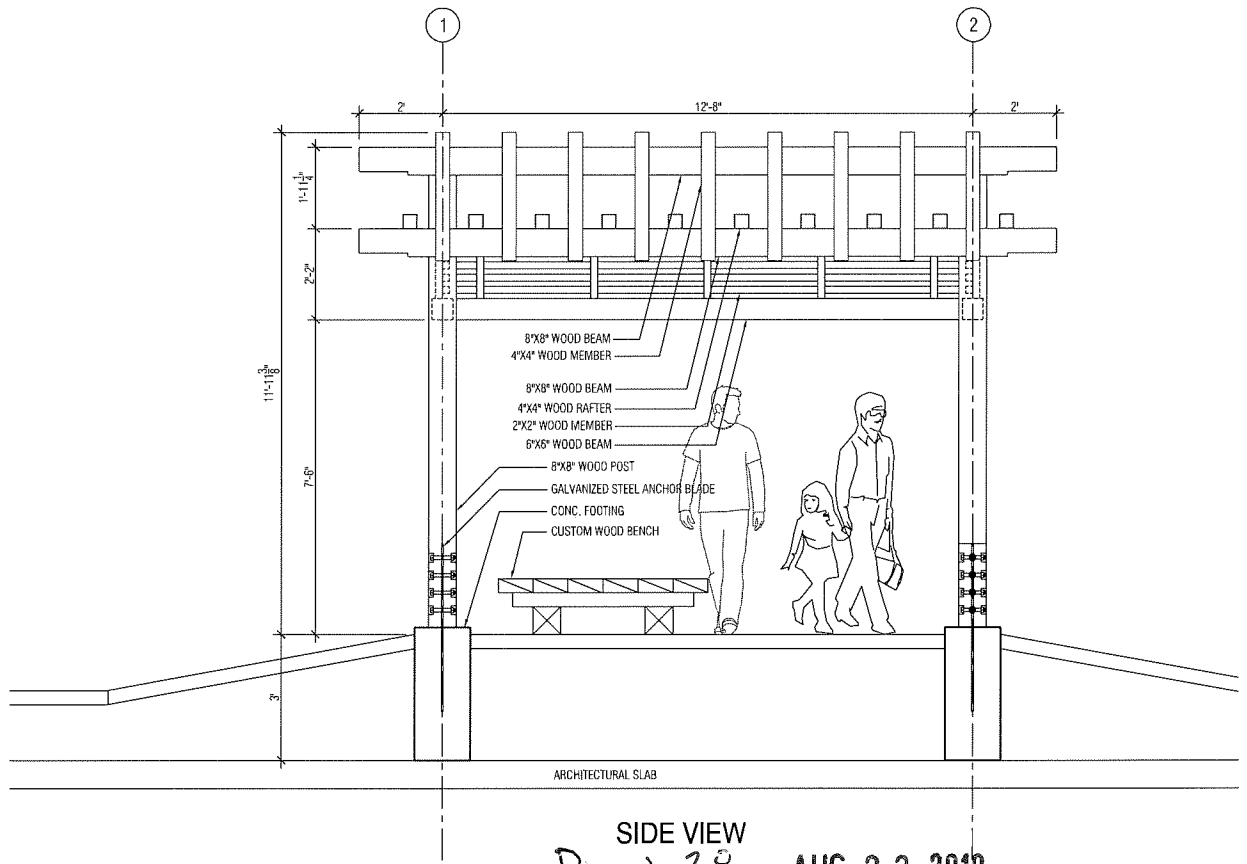
1. ALL LUMBER TO BE ROUGH YELLOW CEDAR S.T.N., U.O.N. KILN DRIED.
2. STAIN: SICKENS WOOD STAIN, COLOR: CLEAR
3. ALL METAL FASTENERS AND POST ANCHORS SHALL BE HOT DIPPED GALVANIZED TO CSA STANDARDS.
4. STRUCTUAL ENGINEER TO REVIEW DESIGN.
5. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR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



PLAN VIEW - CONC. PAD



FRONT VIEW



SIDE VIEW

1 WOOD PERGOLA

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

Plan 28 AUG 2 2 2018

DP 17-793478

REVISION/ISSUED
1. APR. 11-2017: RE-ISSUED FOR REVIEW.
2. JUNE 26-2017: RE-ISSUED FOR REZONING.
3. OCT. 24-2017: RE-ISSUED FOR REZONING.
4. DEC. 11-2017: ISSUED FOR DP.
5. JAN. 04-2018: RE-ISSUED FOR DP.
6. JAN. 06-2018: ISSUED FOR ADP.
7. JULY 26-2018: RE-ISSUED FOR REZONING.
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PROJECT
STEVESTON BUDDHIST TEMPLE
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CLIENT: TOWNLINE HOUSING SOLUTIONS
ARCHITECT: G B L ARCHITECTS

#201-MARUYAMA & ASSOCIATES 1690 C. LEO M PKWY SQUAMIE, VANCOUVER, B.C. V6Z-484 PH: (604)-874-1957 FX: (604)-874-9931 EM: maruyama@telus.net

MARUYAMA
LANDSCAPE ARCHITECTS

DATE	MARCH 02, 2017
DESIGN	RMM
DRAWN	RMM
CHECKED	RMM
SCALE	AS SHOWN
JOB NO.	M1702

SHEET TITLE
LANDSCAPE DETAILS

REV. NO.

SHEET NO.
L-13

NORTH-EAST BIRD EYE VIEW

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PLOT INFO:

NOTES

NO DESCRIPTION

- 5.47 HEIGHEST STREET ELEVATION AT GARRY ST.

REVISIONS

NO.	DATE	REMARKS
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13.	JULY 26th,2018	CONSULTANT COORDINATION #2
14.	AUGUST 7th, 2018	PRIOR-TO SUBMISSION

4360 GARRY STREET

3D RENDERS

REFERENCE PLAN

AUG 2 2 2018

DP 17-793478

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

A - 5.01

SOUTH-EAST BIRD EYE VIEW

Reference Plan

AUG 2 2 2018

DP 17-793478

gbl

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4360 GARRY STREET

3D RENDERS

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

A - 5.02

REFERENCE PLAN
AUG 2 2 2018
DP 17-793478

SOUTH-WEST BIRD EYE VIEW

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4360 GARRY STREET

3D RENDERS

DATE	AUGUST 2018
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4360 GARRY STREET

REFERENCE PLAN

AUG 2 2 2018

DP 17-793478

FROM GARRY STREET

3D RENDERS

DATE	AUGUST 2018
DRAWN BY	RC
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SCALE	
JOB NUMBER	1504

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FROM GARRY STREET

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REFERENCE PLAN

AUG 2 2 2018

DP 17-793478

4360 GARRY STREET

3D RENDERS

DATE	AUGUST 2018
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ACCESS TO NEW BUILDING

DP 17-793478

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4360 GARRY STREET

3D RENDERS

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JOB NUMBER	1504

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4360 GARRY STREET

3D RENDERS

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SCALE	
JOB NUMBER	1504

REFERENCE PLAN AUG 22 2018
DP 17-793478

COURTYARD

A - 5.07

REFERENCE PLAN AUG 2 2 2018

DP 17-793478

COURTYARD

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4360 GARRY STREET

3D RENDERS

DATE	AUGUST 2018
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SCALE	
JOB NUMBER	1504

A - 5.08

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	August 27, 2018
From:	Wayne Craig Director of Development	**File:**	DP 18-829249
Re:	**Application by BC Housing Management Commission for a Development Permit at 7300 Elmbridge Way**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a three-storey, 40-unit modular supportive housing building at 7300 Elmbridge Way on a site zoned "Downtown Commercial (CDT1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   a) reduce the number of required parking spaces from 56 to 8; and
   b) reduce the number of Class 1 (Resident) bicycle parking spaces from 50 to 40 spaces.

Wayne Craig
Director of Development

WC:mm
Att. 4

Staff Report

Origin

The British Columbia Housing Management Commission (BC Housing) has applied to the City of Richmond for permission to develop a three-storey, modular supportive housing building with 40 studio units at 7300 Elmbridge Way on a 2,534 m^2 (0.63 ac.) site zoned "Downtown Commercial (CDT1)".

BC Housing has committed to funding the development of modular, supportive housing on the subject site to provide safe, rental homes for 40 Richmond residents that are currently experiencing homelessness in the community. On May 18, 2018, City Council approved the use of subject site for up to five years for temporary modular supportive housing.

The north portion of the existing site will be maintained as a City off-leash dog park. This 388 m^2 (4,175 ft^2) area is excluded from the lease for the project and is not included with this Development Permit for the supportive housing project. The City Parks Department will direct the reconstruction of the new, smaller off-leash dog park. City Parks will also be providing public notice to the community in advance of the short, temporary closure needed for reconstruction of the off-lease dog park and construction of the supportive housing project.

This report addresses only the form and character of the building and landscape regulated under the proposed Development Permit.

Should City Council approve issuance of a Development Permit for the project, the applicant will obtain a Building Permit with the aim of completing construction in early 2019. When complete, the building would be operated by RainCity Housing under a contract with BC Housing.

No changes to the streetscapes are planned. The applicant will be required to obtain a City Work Order for service connections and removal of an un-used storm drainage line on 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, Elmbridge Way and a retail building on a site zoned "Industrial Retail (IR1)";

To the east, Alderbridge Way and three residential apartment towers on a site zoned "Downtown Commercial (CDT1)";

To the south, a lane and two hotel towers (short term and extended stay) on a site zoned "Downtown Commercial (CDT1)"; and

To the west, an ICBC Claim Centre on a site zoned "Downtown Commercial (CDT1)".

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 "Downtown Commercial (CDT1)" except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in ***bold italics***)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

1) Reduce the number of required parking spaces from 56 to 8 spaces.

(Staff supports the proposed variance as the project provides supportive housing to individual residents who will not typically have the resources to own and operate vehicles. Furthermore, the project operator has provided a letter confirming that based on their experiences in operating similar facilities, the amount of parking provided would be sufficient in meeting their maximum anticipated needs. The letter also states that there will be five full-time staff, and occasional visiting staff and professionals with a total parking need of up to eight spaces (Attachment 3). The operator also advises that they have included funding for leasing two additional off-site parking spaces within walking distance should extra parking be needed. Thus, a total of eight on-site parking spaces will be provided, with the option for two additional off-site spaces. This is sufficient for the maximum anticipated parking needed for staff and visiting professionals. Given the above, staff supports the proposed on-site parking variance from 56 to 8 parking spaces.)

2) Reduce the number of Class 1 (Resident) bicycle parking spaces from 50 to 40 spaces.

(Staff supports the proposed variance to reduce the required Class 1 (Resident) bicycle parking spaces from 50 to 40 spaces (from 1.25 spaces/unit to 1.0 space/unit). The reduction is supportable as there will be a maximum of one resident per studio unit for a total of 40 residents living within the building. It should be noted that the Class 1 (Resident) bicycle parking space rate of 1.25 spaces/unit is applied to all apartment types that can have up to several bedrooms and several occupants.)

Advisory Design Panel Comments

The Advisory Design Panel was in favour of the proposed development. A copy of the relevant excerpt from the Advisory Design Panel Minutes from August 8, 2018 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

This site currently contains an off-leash dog park with 11 large deciduous trees and grass area surrounded by a modular metal fence within the following context:

- The existing 11 on-site trees will be preserved to maintain a natural appearance for part of the site and provide visual screening of portions of the proposed building and parking lot from Alderbridge Way to the east and from the south.
- The building's principle residential entry is provided off of Alderbridge Way. The existing Red Maple trees located in the boulevard along Alderbridge Way will be maintained to provide an attractive streetscape that complements the building.
- The project's outdoor amenity areas are screened from Alderbridge Way, the City dog park and the lane with cedar fencing augmented by hedging adjacent to the dog park, and along the northern and southern sections of the fencing facing Alderbridge Way.
- The service functions for the building, including loading area and screened garbage/recycling area, are located adjacent to and accessed from the existing rear lane.
- The project's fencing and bicycle sheds provide screening from the surface parking lot on the adjacent ICBC Claim Centre to the west.

Access and Parking

- The main pedestrian entrance to the building is provided on the front building elevation facing Alderbridge Way. There is a secondary entrance on the south side of the building which may be accessed by residents and staff. Both of these entrances include wheelchair ramps in addition to stairs.
- Vehicle parking will be accessed by a short driveway leading from the lane on the south side of the site.
- There will also be a long pull-out constructed adjacent to the lane to provide loading and pick-up of garbage/recycling. This area will also provide adequate space for emergency vehicles that may need to attend the site.
- There will be a total of eight on-site parking spaces for use by staff and visitors. Two of the eight parking spaces are provided in a tandem configuration for exclusive use by staff.
- The residents will be provided with 40 Class 1 (Resident) bicycle parking spaces within four enclosed bike sheds located to the rear of the building and screened by a cedar fence located adjacent to the ICBC property to the west. A bike rack at the front of the building includes eight Class 2 (Visitor) bicycle parking spaces.

Tree Preservation

- The applicant has provided an arborist report that has been reviewed by the City Parks arborist and the City Tree Preservation Coordinator. The applicant has worked with their arborist and City staff to ensure that all on-site and off-site trees would be retained and protected during constructions, as follows:
    - All of the 11 on-site trees (including seven Elm trees, one Cherry, one Hawthorn tree, one Linden tree and one Black Pine) will be retained.
    - All of the eight Red Maple street trees along Alderbridge Way will be retained.
    - The two nearby trees on the adjacent lot will be retained.

Urban Design and Site Planning

- The elevation of the main floor level of the building is an average of 1.4 m (4.0 ft.) above Alderbridge Way, the off-leash dog park and the lane. The 2.4 m geodectic elevation of the building meets the City's Flood Protection Bylaw requirements and allows for the building to be placed on non-permanent geodetic foundation which minimizes ground disturbance.
- The building setback to Alderbridge Way is 3.0 m (9.8 ft.) as permitted under the CDT1 zone. The design of the building and stepped landscape plantings provide for a suitable interface with the adjacent streetscape.
- The building setback to the off-leash dog park on the north part of the site is in excess of 15.3 m (50.2 ft.) and thus provides substantial separation from this public realm area. The proposed six River Birch trees will enhance and soften the appearance of this north amenity area from the public realm.
- The building setback to the existing lane adjacent to the south part of the site is in excess of 18.7 m (61.4 ft.) and includes the existing grove of trees to provide a large natural area between the proposed building and lane.
- One corner of the proposed building is within 2.0 m (6.6 ft.) of the west property line with the remainder of the building having larger setbacks. The above-noted grove of trees, four bike sheds and a cedar fence provide a buffer to the adjacent ICBC parking lot to the west.

Architectural Form and Character

The form of the proposed three-storey building is characterized by:

- The building has a basic rectangular form with nine stacked modules facing toward Alderbridge Way on the front elevation of the building (east) and on the rear (west) elevation of the building. These modules, clad in white hardi panel, include large inset windows which provide articulation to these elevations.
- The common and office areas within the building are surrounded with yellow architectural frame elements on the ground floor facing both the east and west elevations. The frame element facing the front (east) elevation on Alderbridge Way is inset by 1.5 m, allowing for a covered front entry deck which is accessed by stairs and wheel chair ramp leading down to street level.
- The stairway, wheelchair ramp and front entrance deck are surrounded by glass railings to provide a lighter appearance to the front of the building at street level.
- The north and south side elevations of the building are clad in charcoal grey horizontal hardi plank siding, with each elevation including several windows and ground floor doors at the ends of the building's corridors and stairwells.
- The dominant building materials and colours are charcoal grey and white hardi panel with a yellow architectural frame element on the front and rear elevations of the building.

Landscape Design and Open Space Design

The landscape plan for the proposed project includes the following:

- The preservation of all existing 11 trees as noted above.
- The inclusion of six River Birch trees along with Cherry Laurel and Sacred Bamboo landscape planting strips around edges of the site facing Alderbridge Way and the City off-leash dog park at the north end of the site.
- There are two outdoor amenity areas for building tenants that include:
    - The north amenity area includes a patio with outdoor seating and tables as well as resident garden plots and a grass area.
    - The south amenity area includes a gazebo with covered seating. This seating area is centrally located within the southern amenity area. The area is screened from Alderbridge Way by cedar fencing and laurel hedging and is also screened from the lane by the cedar fencing and a storage shed. This amenity area also includes a dog run and the grove of existing trees to be preserved surrounded by a large grass area.
- Both amenity areas are screened from Alderbridge Way, the City dog park and the lane with 2.0 m (6.6 ft.) tall cedar fencing supplemented by Laurel hedges adjacent to the dog park, and along the northern and southern sections of the fencing facing Alderbridge Way.
- The Laurel hedges planted adjacent to the above-noted fencing to provide for additional visual screening of the two amenity areas from the City off-leash dog park and Alderbridge Way.
- The rear yard to the west of the building is also enclosed by 2.0 m (6.6 ft.) tall cedar fences. The bicycle sheds, located along the west property line, also provide for privacy from the adjacent ICBC parking lot to the west.
- The enclosed garbage and recycling area is located adjacent to the public lane and accessed from the adjacent on-site loading area. This garbage/recycling area is enclosed with 2.0 m (6.6 ft.) high corrugated metal fencing with a cedar hedge providing an additional visual buffer from the lane.
- Hydra-pressed concrete paver walkways are used for the on-site walkways while the majority of the parking lot and hard-surfaced north patio area are located on existing paved areas to minimize impact on the soil within this site.

BC Housing will also work with City Parks to landscape and fence the new off-leash dog park to the north end of the leased supportive housing site.

Crime Prevention Through Environmental Design

- The building includes a substantial number of windows providing surveillance of Alderbridge Way to the front and the parking lot to the rear.
- The common outdoor amenity areas are enclosed by fencing with gates.
- The landscape plan includes lighting for the outdoor amenity areas, parking and building entrances. The lighting is designed and placed to focus lighting of the site and avoid unnecessary light spill on the adjacent areas.

Accessible Housing

- The proposed development includes four barrier free housing units that are designed to be fully accessible for residents using wheelchairs and walkers.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - 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.
- There are wheelchair ramps leading both to the main entrance facing Alderbridge Way and a side door on the south side elevation.

Aircraft Noise Policy

The applicant has provided a report from an acoustical engineer that confirms that the project will be in compliance with the CMHC interior noise standards within the City's Aircraft Noise Policy. A consultant report confirming building systems will be designed to meet the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" is to be received prior to the Development Permit being forwarded to Council for consideration.

Environmental Sustainability

- The building will be set on a triodectic foundation system that does not require excavation, piles or concrete foundation work. This reduces material inputs for the project and allows for protection of all 11 on-site trees which are in close proximity to the building.
- This building is not required to meet Step 3 of the City's Energy Step Code due to the date of the Development Permit application. Nevertheless, BC Housing is committed to providing an energy-efficient building and investigating the ability to meet Step 3 of the Energy Step Code.
- The landscaping and internal systems as designed to minimize water consumption.

Conclusions

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

Mark McMullen
Senior Coordinator- Major Projects

MM:rg

Attachment 1: Development Application Data Sheet
Attachment 2: Minutes of the August 8, 2018 Advisory Design Panel Meeting
Attachment 3: Letter from RainCity Housing dated August 22, 2018
Attachment 4: Engineering Servicing Requirements

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

- Receipt of a letter of guarantee from the BC Housing Management Commission for landscaping in the amount of $89,648.90.
- Submission of a final report from the project mechanical P.Eng. confirming that the HVAC systems within the Building Permit submission meet the ASHRAE 55 "Thermal Environmental Conditions for Human Occupancy standards for interior living spaces" while also meeting the acoustic requirements in the report from BKL, Acoustic Engineers, dated July 4, 2018.

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

- Enter into a Work Order with the City of Richmond to complete the servicing works in Attachment 4 with the removal of the on-site storm drainage line being paid for by the BC Housing Management Commission and other works being funded by the City of Richmond Affordable Housing Reserve. The developer will be responsible for the engagement of a civil engineering consultant to design any of the above works as required by the City.
- Provide construction details to include City Fire Dept. lockboxes at the principal front building entrance and the secondary side building entrance and provide construction details that allow for a clear pathway for Fire Dept. access to the secondary side door at all times.
- 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 18-829249 **Attachment 1**

Address: 7300 Elmbridge Way

Applicant: BC Housing Management Commission Owner: City of Richmond

Planning Area(s): City Centre

Floor Area Gross: 1,981 m^2 Floor Area Net: 1,705 m^2

	Existing	Proposed
Site Area:	2,922 m^2	2,534 m^2 (project lease area)
Land Uses:	Park	Apartment / Park
Zoning:	"Downtown Commercial (CDT1)"	"Downtown Commercial (CDT1)"
Number of Units:	None	40

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3.0 m	0.66	none permitted
Lot Coverage:	Max. 90%	25%	none
Setback – Front Yard (Elmbridge):	Min. 3.0 m	3.0 m	none
Setback – Ext. Side Yard (Alderbridge):	Min. 3.0 m	50.2 m	none
Setback – Int. Side Yard (West):	Min. 0.0 m	2.0 m	none
Setback – Rear Yard (Lane):	Min. 0.0 m	18.7 m	none
Height (m):	Max. 47.0 m	10.6 m	none
Lot Size:	none	2,534 m^2	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	56	8	Variance from 56 to 8 spaces
Total Class 1 (Resident) Bicycle Parking	50	40	Variance from 50 to 40 spaces
Total Class 2 (Visitor) Bicycle Parking	8	8	none
Amenity Space – Common Indoor:	Min.100 m^2	120 m^2	N/A
Amenity Space – Common Outdoor:	Min. 240 m^2	375 m^2	N/A

Attachment 2

Excerpt from the Minutes from

The Advisory Design Panel Meeting

Wednesday, August 8, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 18-829249 - 40-UNIT SUPPORTIVE HOUSING MODULAR BUILDING

ARCHITECT: S2 Architecture

PROPERTY LOCATION: 7300 Elmbridge Way

Applicant's Presentation

Chad Zyla, S2 Architecture, Jacqueline Lowe, WSP Landscape Architecture, and Naomi Brunemeyer, BC Housing, 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 partnership of the City of Richmond, BC Housing and other organizations for a supportive housing project in the City;

  Response: no comment.

- separation between the private and public realms on Alderbridge Way and the buffering to the controlled outdoor space are appropriate; the impact to the building form is minimal; appreciate the applicant's efforts to avoid disrupting existing on-site trees;

  Response: We have made further adjustments to the site plan to relocate the proposed bicycle storage lockers on the southern edge of Alderbridge way to continue the activated street edge bringing addition visual interest to the public.

- appreciate the applicant for trying to arrange an efficient modulation within a challenging site;

  Response: This site has proven to be quite challenging. Our goal has been to minimize the impact to existing site features. We are happy to also be able to retain the northern portion of the site for its existing use.

- the proposed site lay-out and floor plans work well; appreciate the efficient double loaded corridor;

  Response: These design decisions were made to provide an efficient and affordable building solution.

- the proposed lounge is tucked at the back of the lunch room; consider opening up the lounge or moving it forward to avoid being in an isolated space;

  Response: Upon review, BC Housing and the operator prefer the lounge where it is so the tenants can enjoy the large window and a view to the outside spaces.

- support the location of the common washroom which has good sight lines from the waiting area and office spaces for staff;

  Response: no comment.

- ensure that the spaces at the back of the site, i.e., surface parking lot and loading area will have adequate lighting to avoid potential CPTED issues;

  Response: Light locations have now been indicated on the landscape drawing, lighting in this area will be filled in by a pole light and lighting mounted on storage and bike lockers.

- the fenced dog run at the rear of the site may not be necessary; consider opening it up to provide more open spaces;

  Response: BC Housing has requested that we have a contained dog run area on the site for tenant use. To alleviate some of the concerns for this area, we have shuffled the programme elements on the site and relocated the bicycle lockers to the west property line.

- consider a wider opening for the pinch point located between the back of the building and the enclosed bicycle lockers; would enhance staff access to the front door of the building from the surface parking area;

  Response: We have reviewed the size of the bicycle lockers against the requirements and have adjusted their size. They are smaller but still functional and afford more open circulation space on the site.

- appreciate the opening up of the corridor to natural lighting; also consider opportunities for providing natural lighting to the stairs, e.g. through punching in small windows, as they will be well used by residents; also consider punching in a couple of windows at the end units of the north and south building elevations;

  Response: We have made an adjustment to include a window at the end of the corridor. There are windows at the end of each corridor on all levels. In addition, the stairwells have glazing within them to provide natural light.

- appreciate the modulation and rhythm at the front and back elevations of the building; investigate opportunities for introducing a hierarchy of colours, e.g., consider a subtle change to the colour tone of the recessed bays on the front and back building elevations to create some variety across the front and back of the building;

  Response: We have studied various options, including changing the colour of the modules at the main level, varying the colour of the horizontal bands, adjusting the colour underneath the entry canopy, and adjusting the hierarchy of the vertical and horizontal bands. Through our studies we have concluded that it is appropriate to modify the colour of the building underneath the entry canopy and within the accent yellow box along the west elevation. These adjustments highlight a change in the building program, and a change in the building form. We have also adjusted the horizontal bands at the top and bottom of the building bringing them flush with the vertical bands. This adjustment acknowledges how the building meets the ground and the sky. We found the other possible adjustments negatively impacted the simplicity of the buildings form, and thus did not include them.

- the project will benefit the homeless population in Richmond;

  Response: No comment

- horizontal expression of the building elevations is predominant; consider differentiating each level of the building, e.g., through eliminating the horizontal bands between the second and third levels or pulling them back entirely as it would achieve a more vertical expression for the fins; horizontal continuity is achieved at the first level band and a more vertical expression above;

  Response: See above

- the colour expression for the common spaces and their entries are important; consider wrapping the yellow colour of the banding/canopy underneath the soffit as the building is elevated above the street level; also consider a different wall finish or colour for the building entries;

  Response: The underside of the canopy (soffit) and the inner wall have been highlighted with the accent colour so that this element reads holistically. We have also modified the colour of the recessed portion of the entry underneath the canopy as proposed. This adjustment positively accentuates a change in form on the building.

- the double loaded corridors work well; consider adding windows at the southern end of the corridor on the main floor or borrow light from the stairs to provide more natural lighting to the corridor;

  Response: As mentioned above, an additional window has been provided in this location to provide natural light.

- appreciate the modular housing project which has a five-year term;

  Response: No comment.

- appreciate the retention of existing trees for the project; will help the building fit into its surroundings and provide shading for the subject site;

  Response: The City of Richmond Parks, a representative from BC Housing and Horizon North and the landscape architect will meet on site to review the health of the trees and pruning program. (Staff Note: City staff met with the applicant's landscape architect and arborist to confirm the approach for retention of all 11 on-site trees and for future consultation with City Parks on tree pruning and construction management).

- consider additional planting in the outdoor amenity areas especially along the perimeter fence which currently appear bare and cold; consider installing removable planters with large trees at the edges to soften up the chain link fence;

  Response: Evergreen hedges have been provided at the base of prominent fence elevations. Within the amenity areas, there is less planting because the spaces are very tight, we did not want to sacrifice active space. There is no space along the chain link fence due to the adjacent parking/loading programs, there are also large existing trees.

- consider extending the cedar fence at the back of the building in lieu of installing a chain link fence;

  Response: The cedar fence has now been continued along most of the western lane, until the parking spaces.

- the high density of different elements on the outdoor space to the south of the building appears to compromise the usability of the space; consider simplifying the design of the outdoor space and eliminating the dog run area and moving the bicycle storage area in its place;

  Response: All bicycle storage has been shifted to the western boundary, with only a storage structure on the south boundary.

- appreciate the well-developed project;

  Response: No comment.

- appreciate the outward-opening doors in the washrooms of all units; however, consider swinging the door for the washroom in the accessible units towards the entry door to enhance accessibility;

  Response: This makes sense from an access point of view considering that the washroom will more often be accessed from the interior of the unit. However, a barrier free door requires 300mm clear and the push side of the door and 600mm clear on the pull side of the door for ease of access. The proposed change does not work with this requirement. As we move into construction drawings we will consider alternate solutions to achieve this comment.

- planters are an excellent feature in the outdoor spaces; consider accessibility for people using wheelchairs in the spacing of planters;

  Response: Planters have been shifted to the north boundary, increased spacing will allow for better wheelchair circulation.

- support the project; appreciate the project using a Heat Recovery Ventilation (HRV) system and meeting the BC Energy Step Code, Step 3;

  Response: no comment. (Staff Note: BC Housing is investigating the ability for the building to be designed to meet Step 3 of the Energy Step Code.)

- consider installing a cooling system as the suites could get hot during summer in Richmond;

  Response: BC Housing is reviewing the use of a cooling system and the implications to acoustical and cost thresholds.

- agree with Panel comments supporting the project;

  Response: no comment.

- the applicant is encouraged to incorporate public art into the project as it will help connect and integrate the project into the community;

  Response: BC Housing is reviewing with the City.

- the building architecture could be further contextualized; consider further visually breaking down the massing of the building and emphasize the individuality of units to connect more with its context, e.g., through continuing the yellow banding around the building and introducing a different colour for the banding in the upper levels or introducing louvers to enhance sustainability; and

  The building has been designed to subtly blend within its background. The form is quite regular, and the material pallet is neutral. The intent of the project is not to call additional attention to it. We have reviewed alternate colour options and detailing as noted above, but with the underlying goal of producing a subtle building that expresses the individual units and the modular method of construction.

- appreciate the connection of the building to the public spaces; however, consider further embellishing the public spaces and lane side paving, particularly at the bicycle storage area.

  Most of this paved zone is a utilitarian circulation zone that won't be occupied by users. In the northern amenity area, the existing paving area has been left as a simple grey color as the outdoor furniture will be multi-colored and will provide the interest. With the shift of the bike lockers to this northern paved area, it is now not as expansive as previously.

raincity HOUSING

a home for every person

August 22, 2018

To: City of Richmond

Re: Parking plan for 7300 Elmbridge Way

The proposed supportive housing project will be operated by the Raincity Housing and Support Society, funded by BC Housing.

Parking statistics below are based on Raincity's current use and operations at other similar facilities:

Full Time Staff:	2 Full Time Support staff 1 Cook 1 Maintenance Staff 1 Manager
Visiting Raincity staff:	1-2 variable
Visiting professionals:	1-2 variable
Visitors with Vehicles:	rarely
Residents:	0 (supportive housing residents will not typically have the resources to own, insure and operate vehicles.)
Total:	7-8

Please note that the onsite parking will be for staff and visiting professionals only and will be communicated to tenants during the application for tenancy process.

We believe that this is sufficient to meet the current staff needs of this site and reflects operational statistics on other RainCity locations with similar use. To mitigate any issues caused by parking needs we have included the lease of two private parking stalls within a parkade walking proximity to the site within our operational budget. Should there be further demand for permanent parking Raincity will increase the number of leased parking spots as required.

Sincerely,

George Simpson
Director, Facilities
Raincity Housing and Support Society

DP 18-829249 – 7300 Elmbridge Way - Engineering Servicing Requirements:

Scope: *BC HOUSING MANAGEMENT COMMISSION has applied to the City of Richmond to develop 7300 Elmbridge Way in order to construct a three storey, 40 unit congregate housing building, and reduce the required parking under the Zoning Bylaw to 8 spaces and relax the requirement for electric vehicle charging infrastructure.*

A servicing agreement is not required.

1) Water Works:

a) Using the OCP Model, there is 435 L/s of water available at a 20 psi residual at the Alderbridge Way frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

a) At the applicant's cost, the applicant is required to:
   i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations at the building permit stage to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on building permit stage building designs.

b) The City will:
   i) Install a new water service connection off of Alderbridge Way. Water meter to be supplied by the City and installed by the applicant's contractor.
   ii) Cap and remove existing water connection(s) serving the development site.

2) Storm Sewer Works:

a) At the applicant's cost, the applicant is required to:
   i) Confirm the drainage area of the existing storm connection along the west property line of the development site and ensure that adequate drainage is maintained during and after removal of the storm connection. The applicant's civil engineer is to ensure that no flooding of the adjacent roadways, park, or private property will occur.

b) The City will:
   i) Install a storm connection, complete with inspection chamber, off of Alderbridge Way. If feasible, tie-in shall be to manhole STMH104599.
   ii) Cap and remove existing storm connection(s) serving the development site.

3) Sanitary Sewer Works:

a) At the applicant's cost, the applicant is required to:
   i) Protect the sanitary pump station located at the southeast corner of the site, maintaining the existing traffic barriers or replacing with equivalent.

b) The City will:
   i) Extend the existing sanitary connection stub located at the southwest corner of the property, and provide inspection chamber.

4) Frontage Improvements:

a) At the applicant's cost, the applicant is required to:
   i) Locate all new above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g.,

statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan and registered prior to BP approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

5) General Items:

a) At Developer's cost, the Developer is required to:

i) Provide, prior to start of site preparation works or within the building permit application, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.

ii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

iii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.

iv) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

City of Richmond

Development Permit

No. DP 18-829249

To the Holder:	BC Housing Management Commission c/o Ingerlisa Hansen, Horizon North
Property Address:	7300 Elmbridge Way
Address:	540 Athabasca Street West Kamloops, BC V2H 1C4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) reduce the number of required parking spaces from 56 to 8 spaces; and
   b) reduce the number of Class 1 (resident) bicycle parking spaces from 50 to 40 spaces.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #15 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City has received a letter of guarantee from the BC Housing Management Commission in the amount of $89,648.90 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 18-829249

To the Holder:	BC Housing Management Commission c/o Ingerlisa Hansen, Horizon North
Property Address:	7300 Elmbridge Way
Address:	540 Athabasca Street West Kamloops, BC V2H 1C4

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

   This Permit is not a Building Permit.

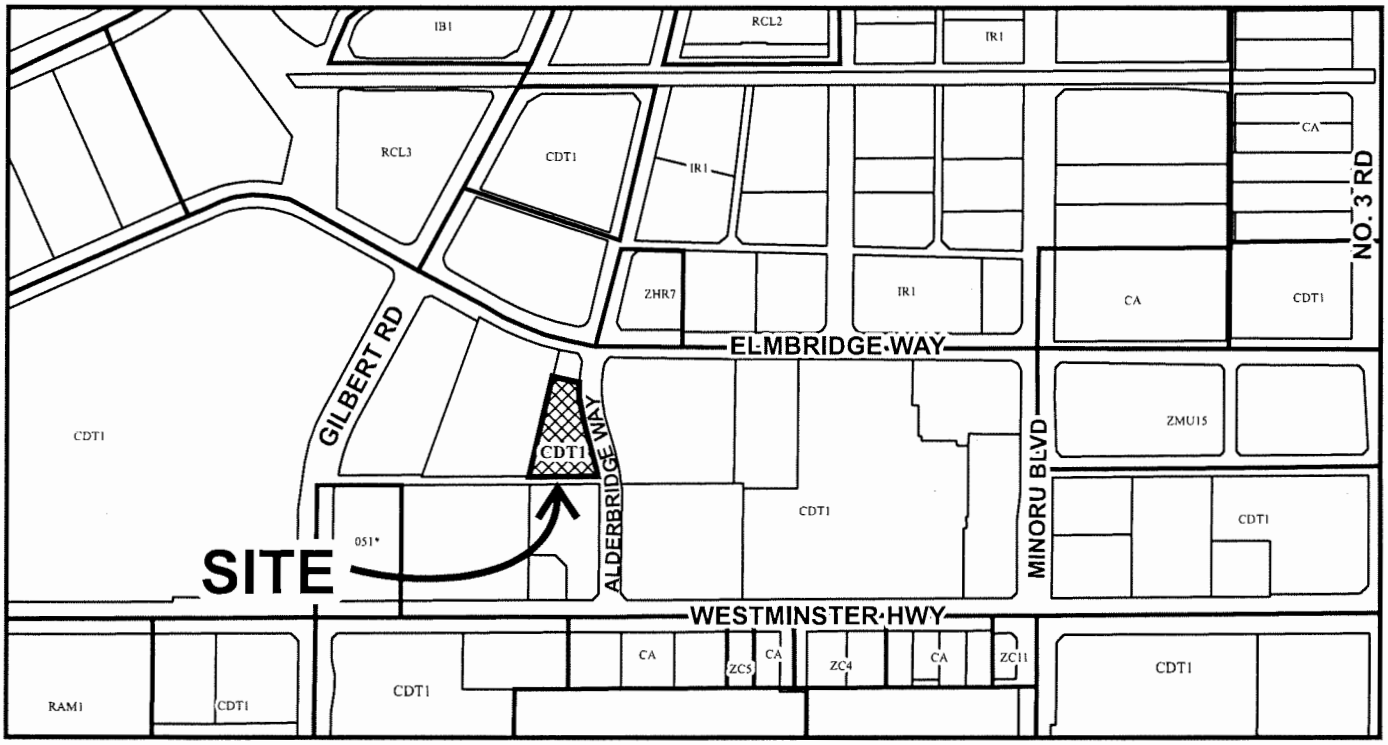
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

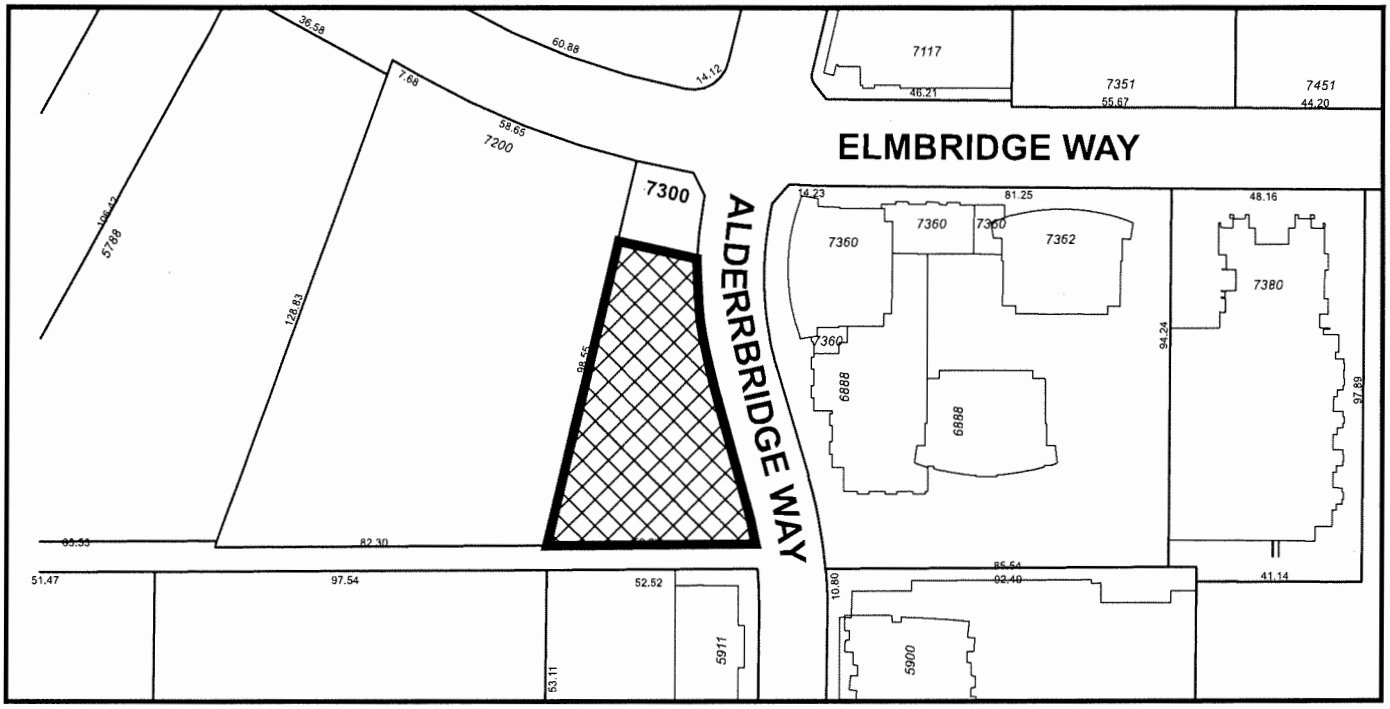
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond





DP 18-829249
SCHEDULE "A"

Original Date: 07/25/18

Revision Date: 08/24/18

Note: Dimensions are in METRES

BC HOUSING
SUPPORTIVE HOUSING
7300 ELMBRIDGE WAY
RICHMOND,BC

ISSUED FOR REVISED DEVELOPMENT PERMIT
AUGUST 23, 2018

Drawing List			
DP0.0	COVER SHEET	DP2.0	MAIN FLOOR PLAN
DP0.1	PROJECT STATISTICS	DP2.1	SECOND FLOOR PLAN
DP0.2	SITE PHOTOS	DP2.2	THIRD FLOOR PLAN
DP1.0	SITE SURVEY	DP2.3	ROOF PLAN
DP1.1	SITE PLAN	DP3.0	EAST & WEST ELEVATIONS
DP1.2	GARBAGE & RECYCLING ACCESS PLAN	DP3.1	NORTH & SOUTH ELEVATIONS
DP1.3	SITE DETAILS	LDP 1	LANDSCAPE PLAN
		C101	OVERALL SITE GRADING PLAN

HORIZON NORTH
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THESE DRAWINGS AND DESIGNS ARE THE SOLE PROPERTY OF HORIZON NORTH AND MAY NOT BE REPRODUCED OR SUBMITTED TO OUTSIDE PARTIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF HORIZON NORTH

No.	Y	M	D	REVISION	BY	CHKD
6.	2018	08	23	Issued For Revised DP	MEH	TB
5.	2018	08	17	Issued For Revised DP	MEH	TB
4.	2018	07	27	Issued For Revised DP	MEH	TB
3.	2018	07	17	Issued For DP Submission	AR	TB
2.	2018	07	16	Issued For DP Submission	AR	TB
1.	2018	06	19	Issued For DP Submission	MEH	CZ

HORIZON NORTH | BC HOUSING | S2 architecture

PROJ # :	218014
TN # :	TN #
SCALE :	AS NOTED
DRAWN BY :	AR
CHECKED :	TB

BC HOUSING
Supportive Housing
7300 ELMBRIDGE WAY, RICHMOND, BC
COVER SHEET

DWG No.: DP0.0

DP 18-829249 -1

Vicinity Map

Municipal Address

7300 ELMBRIDGE WAY
RICHMOND, BC
CANADA

Legal Address

LOT 1, SECTION 5, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT,
PLAN LMP19659

Site Summary

OVERALL SITE AREA:
2922.44m²
0.29ha
0.72 acres

BC HOUSING LEASE AREA:
2534.52m²
0.25ha
0.63 acres

REMAIN SITE AREA:
387.92m²
0.04ha
0.09 acres

By-Law Zoning

CDT1 - DOWNTOWN COMMERCIAL
PERMITTED USE
HOUSING, APARTMENT

By-Law Setback Summary

MINIMUM SETBACK AREAS

FRONT & EXTERIOR SIDE YARD: 6.0m, BUT MAY BE REDUCED TO 3.0m IF:
- A PROPER INTERFACE IS PROVIDED AT THE SIDEWALK LEVEL AS APPROVED BY THE CITY
- NO DRIVEWAYS OR LOADING AREAS ARE LOCATED ALONG THE PUBLIC ROAD

REAR:
- 0m IF THERE IS AN EXISTING LANE OR NEW LANE IS REQUIRED
- 3.0m IF THERE IS NO EXISTING LANE OR A NEW LANE IS NOT REQUIRED

INTERIOR SIDE YARD: 0m, THERE IS NOT MINIMUM INTERIOR SIDE YARD SETBACK

Building Height

MAXIMUM PERMITTED BUILDING HEIGHT	PROPOSED BUILDING HEIGHT
47.0m	10.6m

- MAXIMUM HEIGHT FOR ACCESSORY STRUCTURE = 12.0m

Floor Area Ratio

*NOTE: BASED ON SITE LEASE AREA AND NET FLOOR AREA

MAXIMUM PERMITTED F.A.R.	PROPOSED F.A.R.
3.0	0.66

MAXIMUM LOT COVERAGE	PROPOSED COVERAGE
90%	25%

Area Summary

GROSS FLOOR AREA*

LEVEL	AREA
BUILDING MAIN FLOOR	645m²
BUILDING 2nd FLOOR	668m²
BUILDING 3rd FLOOR	668m²
TOTAL GROSS FLOOR AREA	1981m²

*NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

NET FLOOR AREA**

LEVEL	AREA
BUILDING MAIN FLOOR	543m²
BUILDING 2nd FLOOR	565m²
BUILDING 3rd FLOOR	565m²
TOTAL GROSS FLOOR AREA	1673m²

**NOTE: DOES NOT INCLUDE STAIRS ON 2ND/3RD FLOORS, MECHANICAL/ELECTRICAL ROOMS OR ACCESSORY BUILDINGS (BIKE STORAGE, STORAGE AND WASTE/RECYCLING)

GROSS LEASABLE FLOOR AREA***

LEVEL	AREA
BUILDING MAIN FLOOR	535m²
BUILDING 2nd FLOOR	585m²
BUILDING 3rd FLOOR	585m²
TOTAL GROSS FLOOR AREA	1705m²

***NOTE: GROSS LEASABLE FLOOR AREA INCLUDES DORMS, AMENITY SPACES, CIRCULATION, KITCHEN AND LAUNDRY. IT DOES NOT INCLUDE SPACES DESIGNATED FOR STORAGE AND BUILDING SYSTEMS.

Dwelling Unit Count

	STANDARD SUIT	BARRIER-FREE SUITE	TOTAL
LEVEL 1	4	4	8
LEVEL 2	16	0	16
LEVEL 3	16	0	16
TOTAL	36	4	40

Motor Vehicle Parking Requirement

HOUSING, APARTMENT				
UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED	PROVIDED
UNIT	40	1.2 STALL PER UNIT + 0.2 VISITOR STALL PER UNIT	48 8	8
TOTAL STALLS			56	8

- LOADING STALL REQUIRED: 1 STALL (3.0m X 9.1m); PROVIDED: 1 STALL
- PARKING SPACES PROVIDED ON PROPERTY SITUATED IN CDT ZONES THAT PERMIT COMMERCIAL USES SHALL BE LOCATED NO CLOSER THAN 3.0m TO A LOT LINE WHICH ABUTS A ROAD, AND NO CLOSER THAN 1.5m TO ANY OTHER LOT LINE

Bicycle Parking Requirement

BICYCLE STALLS - CLASS 1				
UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED	PROVIDED
DWELLING UNITS	40	1.25 STALL PER UNIT	50	40

BICYCLE STALLS - CLASS 2				
UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED	PROVIDED
DWELLING UNITS	40	0.2 STALL PER UNIT	8	4

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HORIZON NORTH

BC HOUSING

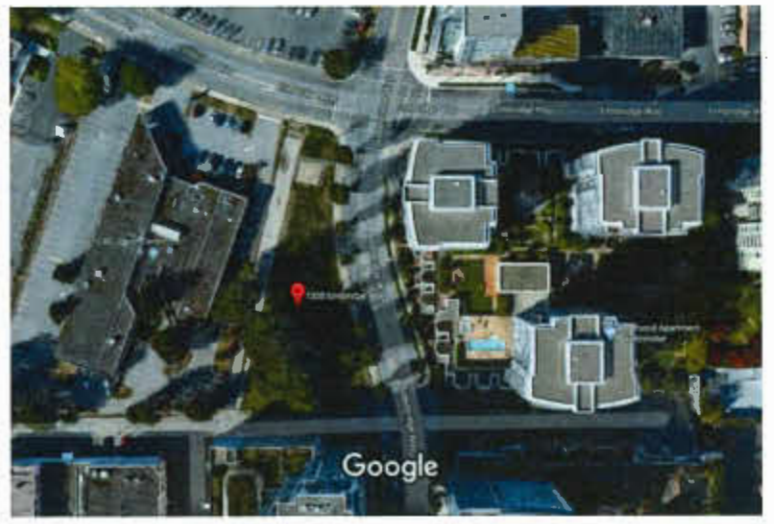
S2 architecture

PROJ # : 218014
TN # : TN #
SCALE : AS NOTED
DRAWN BY : AR
CHECKED : TB

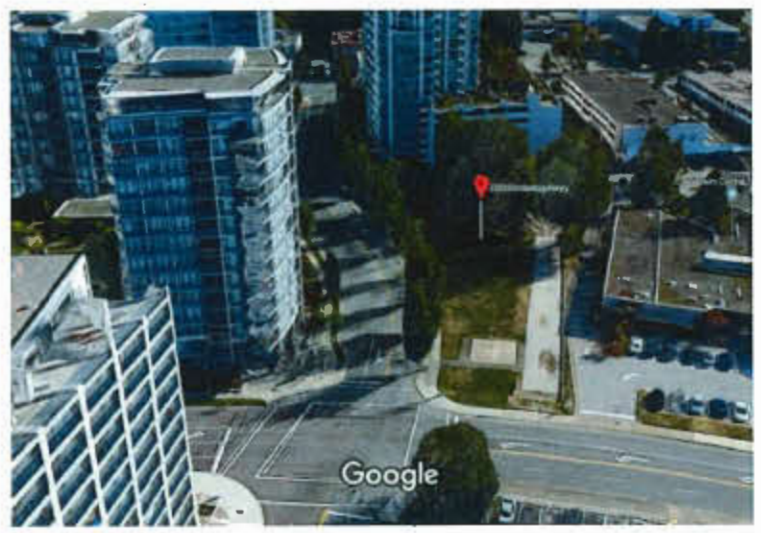
BC HOUSING
Supportive Housing
7300 ELMBRIDGE WAY, RICHMOND, BC
PROJECT STATISTICS

DWG No.: DP0.1

DP 18-829249-2



1 Google Map View
DP0.2 / SCALE: NTS



2 Birdeye View Looking South
DP0.2 / SCALE: NTS

3 Street View Looking South
DP0.2 / SCALE: NTS

4 Street View Looking South
DP0.2 / SCALE: NTS

5 Street View Looking Northwest
DP0.2 / SCALE: NTS

6 Street View Looking North from Lane
DP0.2 / SCALE: NTS

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HORIZON NORTH

BC HOUSING

S2 architecture

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BC HOUSING
Supportive Housing
7300 ELMBRIDGE WAY, RICHMOND, BC
SITE PHOTOS

DWG No.: DP0.2

DP 18-829249 -3

DP 18-829249-4

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1.	2018/06/19 Issued For DP Submission	MEH	CZ
2.	2018/07/17 Issued For DP Submission	AR	TB
3.	2018/07/27 Issued For DP Submission	AR	TB
4.	2018/08/17 Issued For Revised DP	MEH	TB
5.	2018/08/17 Issued For Revised DP	MEH	TB
6.	2018/08/23 Issued For Revised DP	MEH	TB

HORIZON NORTH

BC HOUSING

S2 architecture

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SCALE:	AS NOTED
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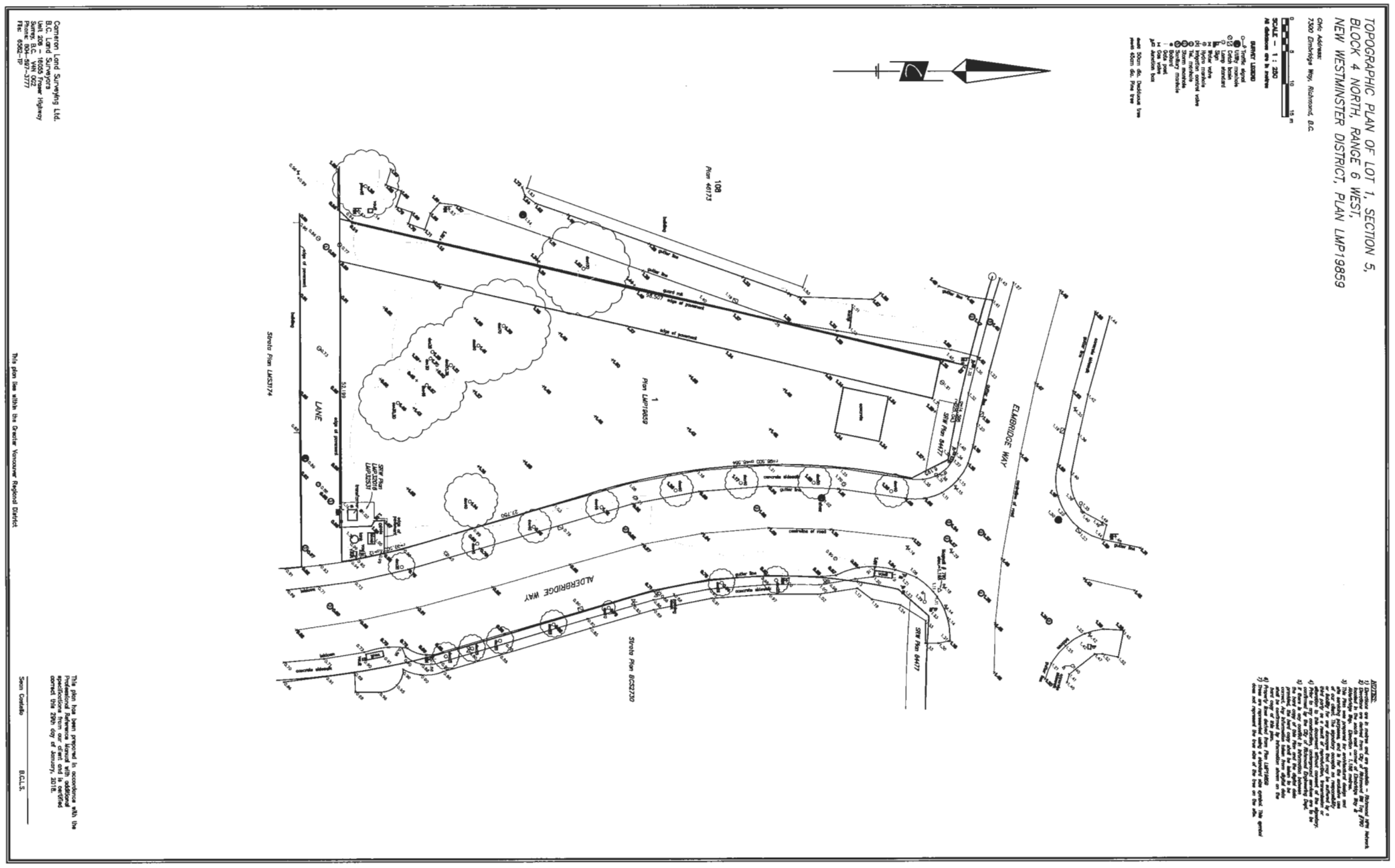
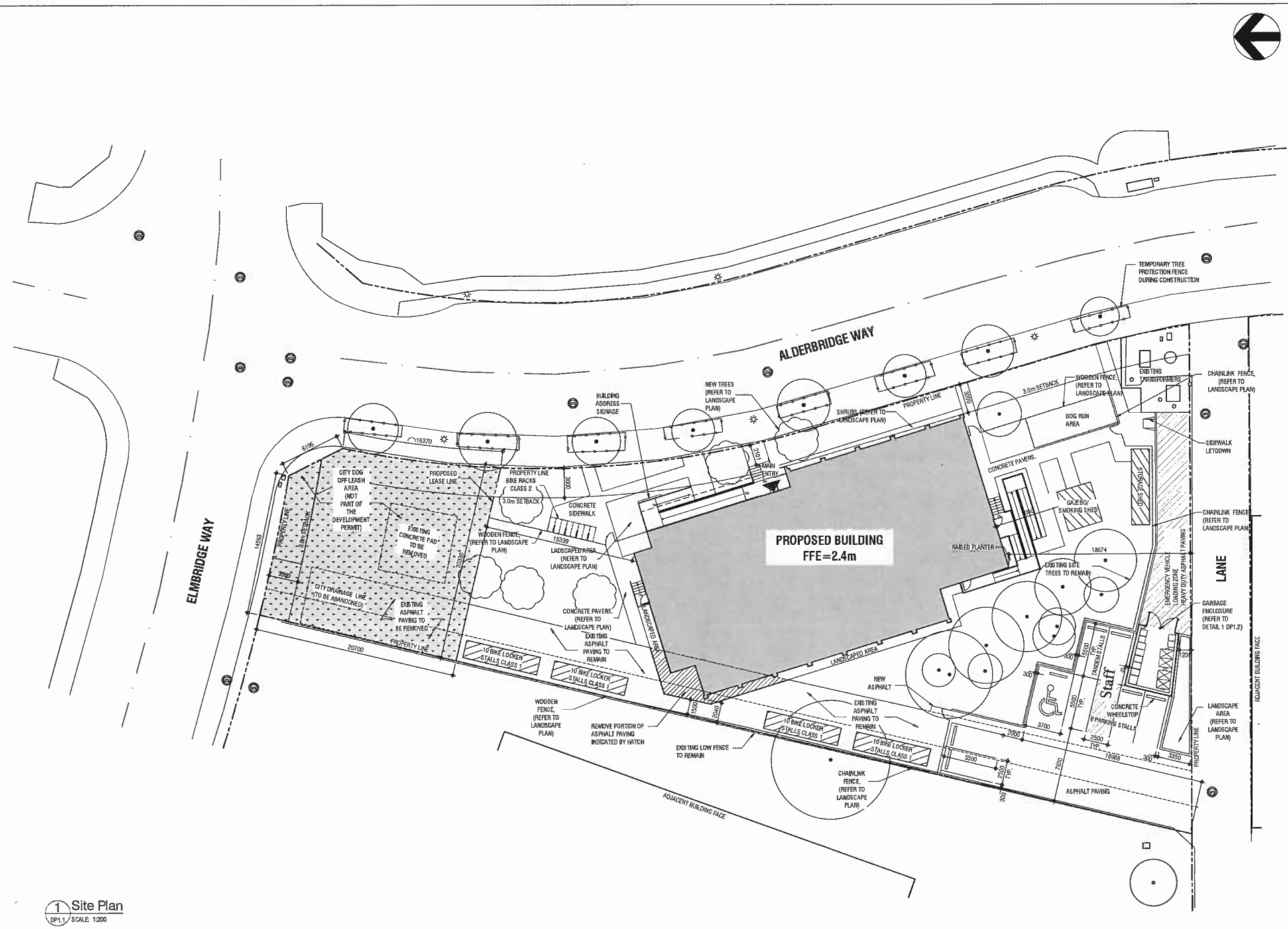
DESIGN:	TB

BC HOUSING

Supportive Housing
7300 ELMBRIDGE WAY, RICHMOND, BC
SITE SURVEY

DWG NO.: DP1.0





1 Site Plan
DP1.1 / SCALE: 1:200

Site Plan - General Notes

1. REFER TO CIVIL, ELECTRICAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE RELATED INFORMATION
2. ALL DIMENSIONS ARE TO FRONT OF CURB U.N.O.
3. ALL DIMENSIONS AT ARE TO BE FROM FACE OF FOUNDATION U.N.O.
4. ALL CONCRETE WALKS & CURBS TO BE AS PER CITY OF ORIGIN STANDARDS - REFER TO LANDSCAPE DRAWINGS FOR FURTHER INFORMATION
5. PAINTED LINES AS PER CITY OF ORIGIN STANDARDS

Site Plan - Symbol Legend

- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES MAIN ENTRY
- INDICATES LINE NEW OF FENCE (SCALED FOR CLARITY)
- INDICATES PARKING LINE PAINTED ON ASPHALT SURFACE
- INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE
- INDICATES CONCRETE WHEEL STOP

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BC HOUSING

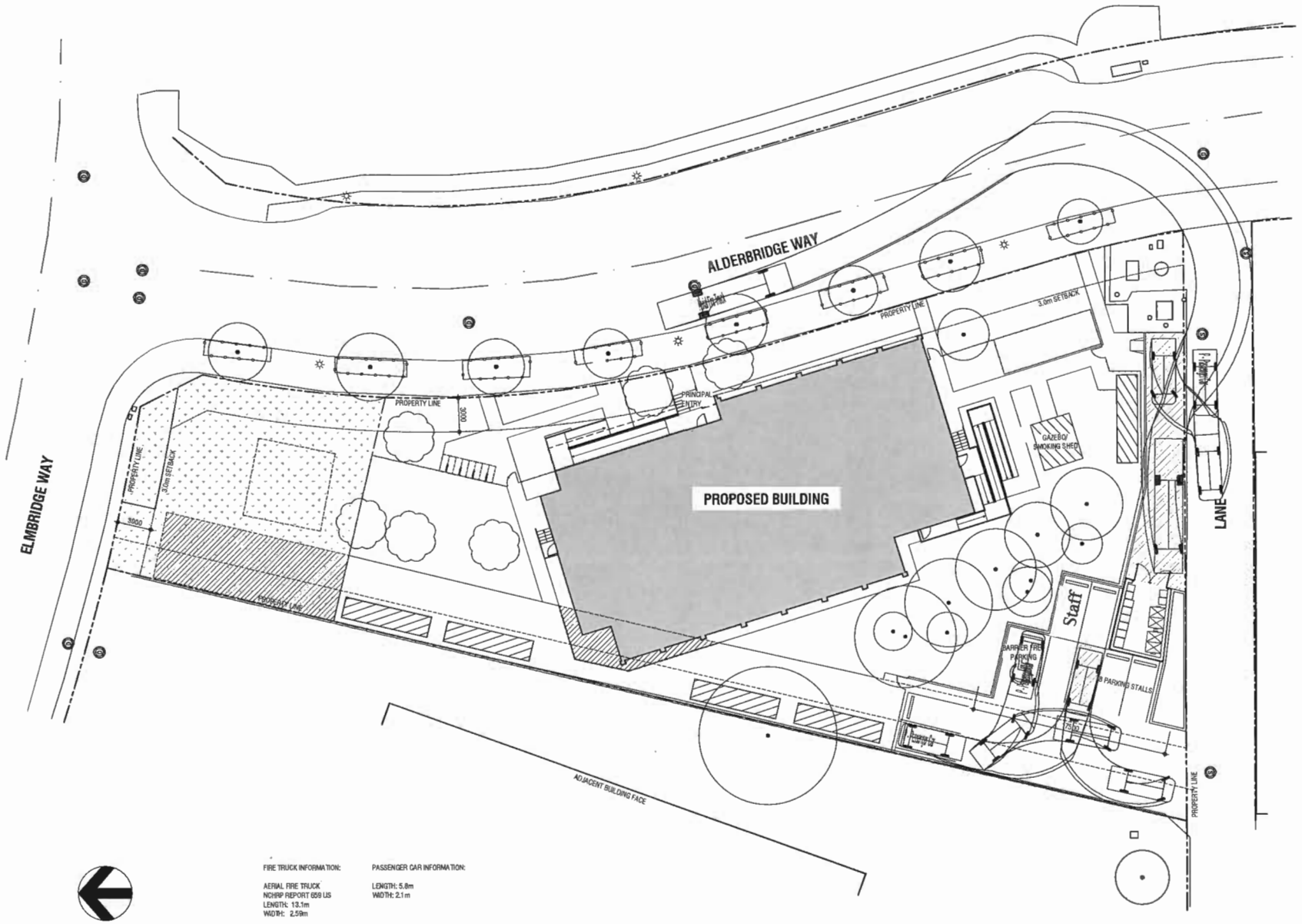
Supportive Housing

7300 ELMBRIDGE WAY, RICHMOND, BC

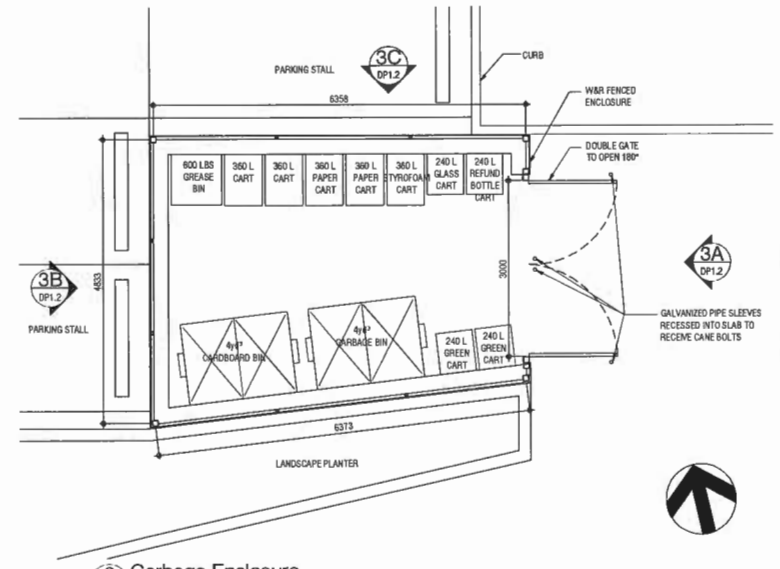
SITE PLAN

DWG No.: DP1.1

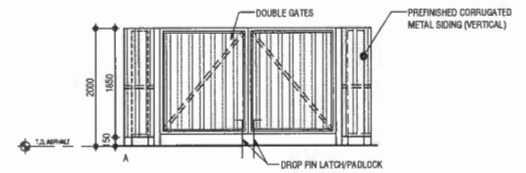
DP 18-829249-5



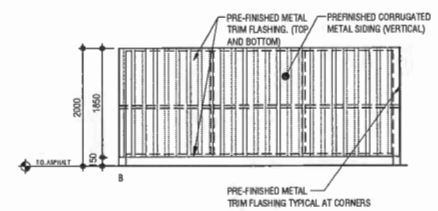
1 Emergency Vehicle Turning Radius
DP1.2 SCALE: 1:200



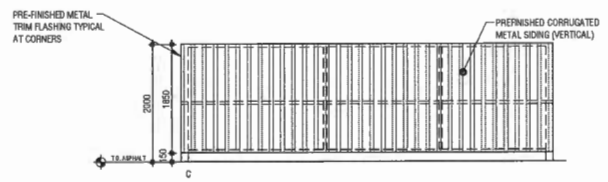
2 Garbage Enclosure
DP1.2 SCALE: 1:50



3A Garbage Enclosure Elevation
DP1.2 SCALE: 1:50



3B Garbage Enclosure Elevation
DP1.2 SCALE: 1:50



3C Garbage Enclosure Elevation
DP1.2 SCALE: 1:50

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HORIZON NORTH

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S2 architecture

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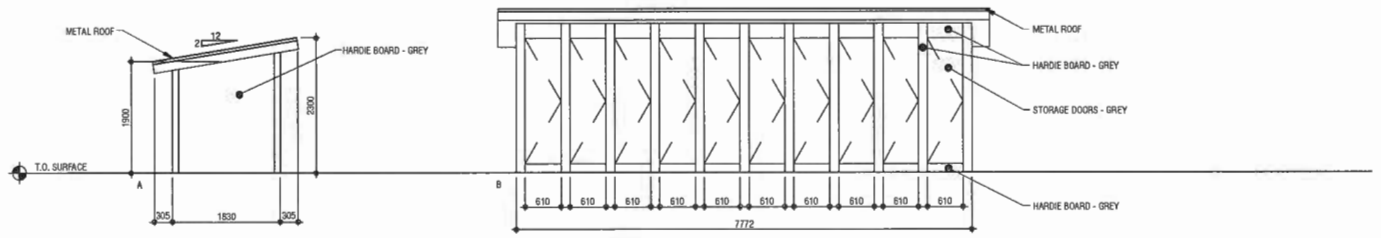
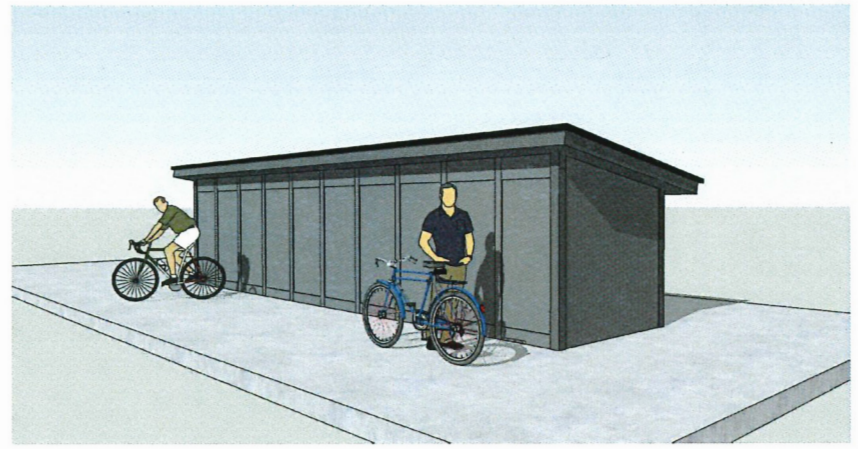
BC HOUSING
Supportive Housing
7300 ELMBRIDGE WAY, RICHMOND, BC
GARBAGE & RECYCLING ACCESS PLAN

DWG No.: DP1.2

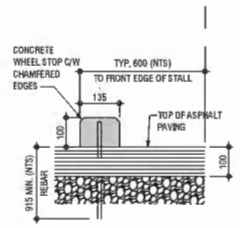
DP 18-829249 -6



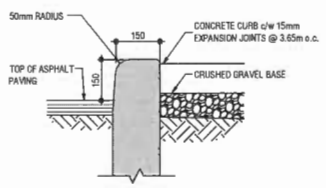
1 DP1.3 Storage Elevations
SCALE: 1:50



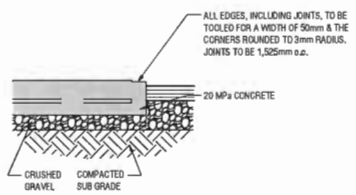
7 DP1.3 Storage model
SCALE: NTS



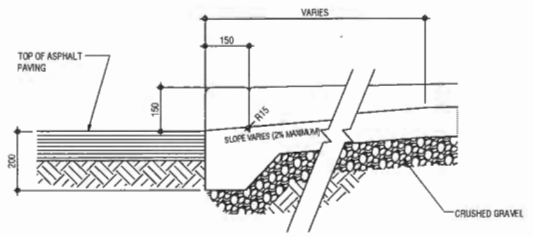
2 DP1.3 Typical Wheel Stop Detail
SCALE: 1:10



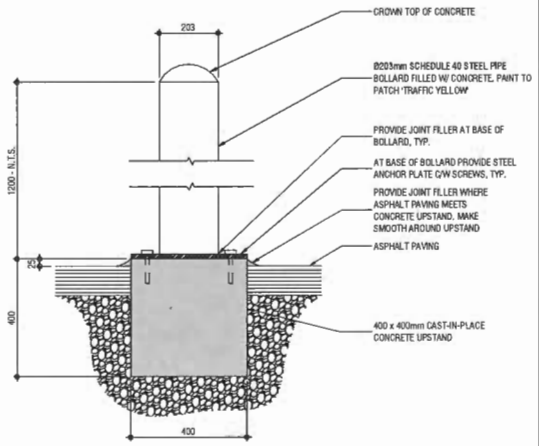
3 DP1.3 Typical Curb Detail
SCALE: 1:10



4 DP1.3 Typical Sidewalk Detail
SCALE: 1:10



5 DP1.3 Barrier Free Curb Cut Detail
SCALE: 1:10



6 DP1.3 Steel Pipe Bollard Detail
SCALE: 1:10

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HORIZON NORTH

BC HOUSING

S2 architecture

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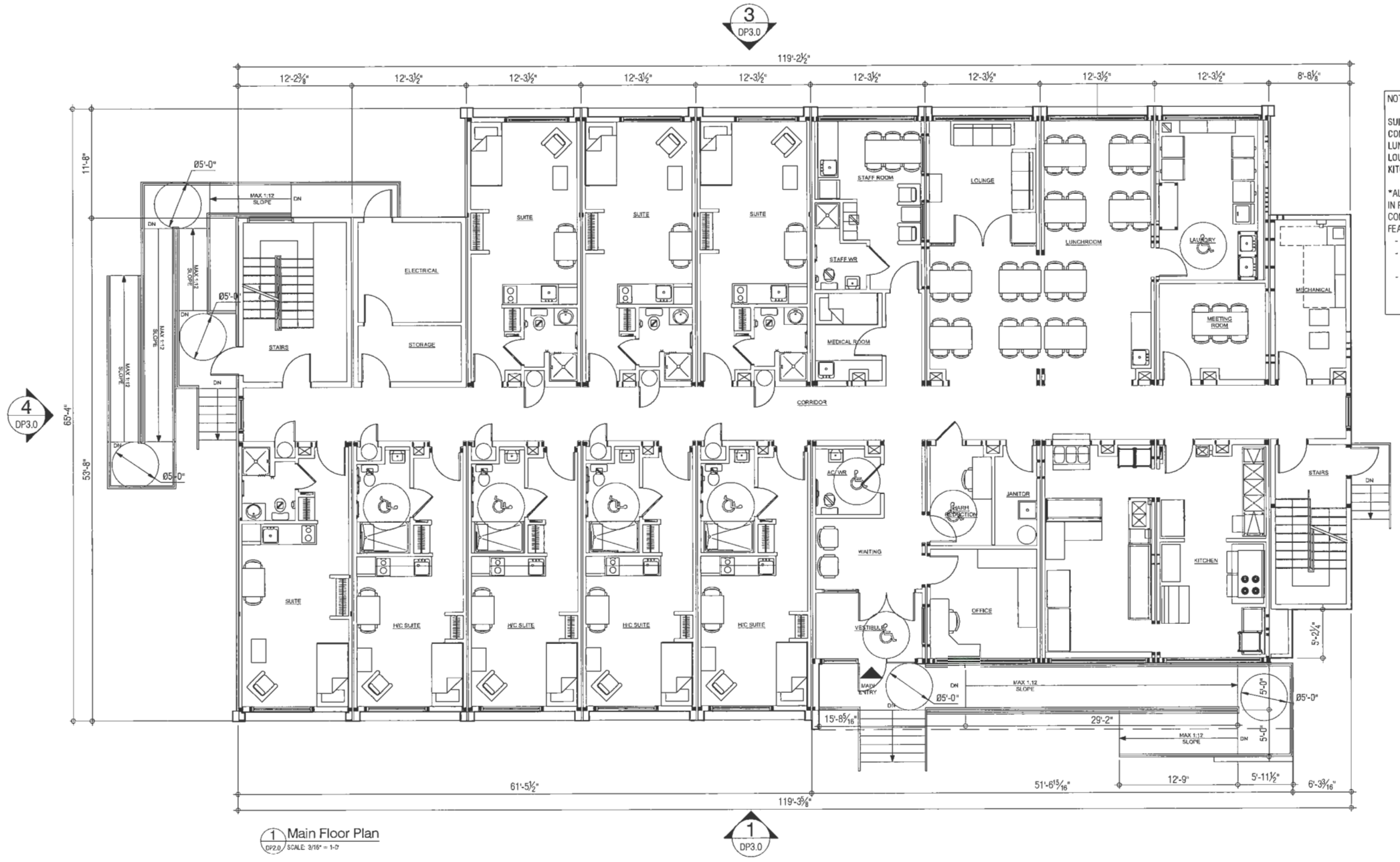
BC HOUSING
Supportive Housing
7300 ELMBRIDGE WAY, RICHMOND, BC
SITE DETAILS

DWG No.: DP1.3

DP 18-829249-7



1 Main Floor Plan
DP2.0 SCALE: 3/16" = 1'-0"

NOTES:

SUITE AREA: 280.3m²
COMMON AREA: 384.7m²
LUNCHROOM: 50m²
LOUNGE: 16m²
KITCHEN: 54m²

*ALL OF THE PROPOSED UNITS INCORPORATE AGING IN PLACE FEATURES TO ACCOMMODATE MOBILITY CONSTRAINTS ASSOCIATED WITH AGING. THESE FEATURES INCLUDE:

- STAIRWELL HAND RAILS;
- 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.

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BC HOUSING

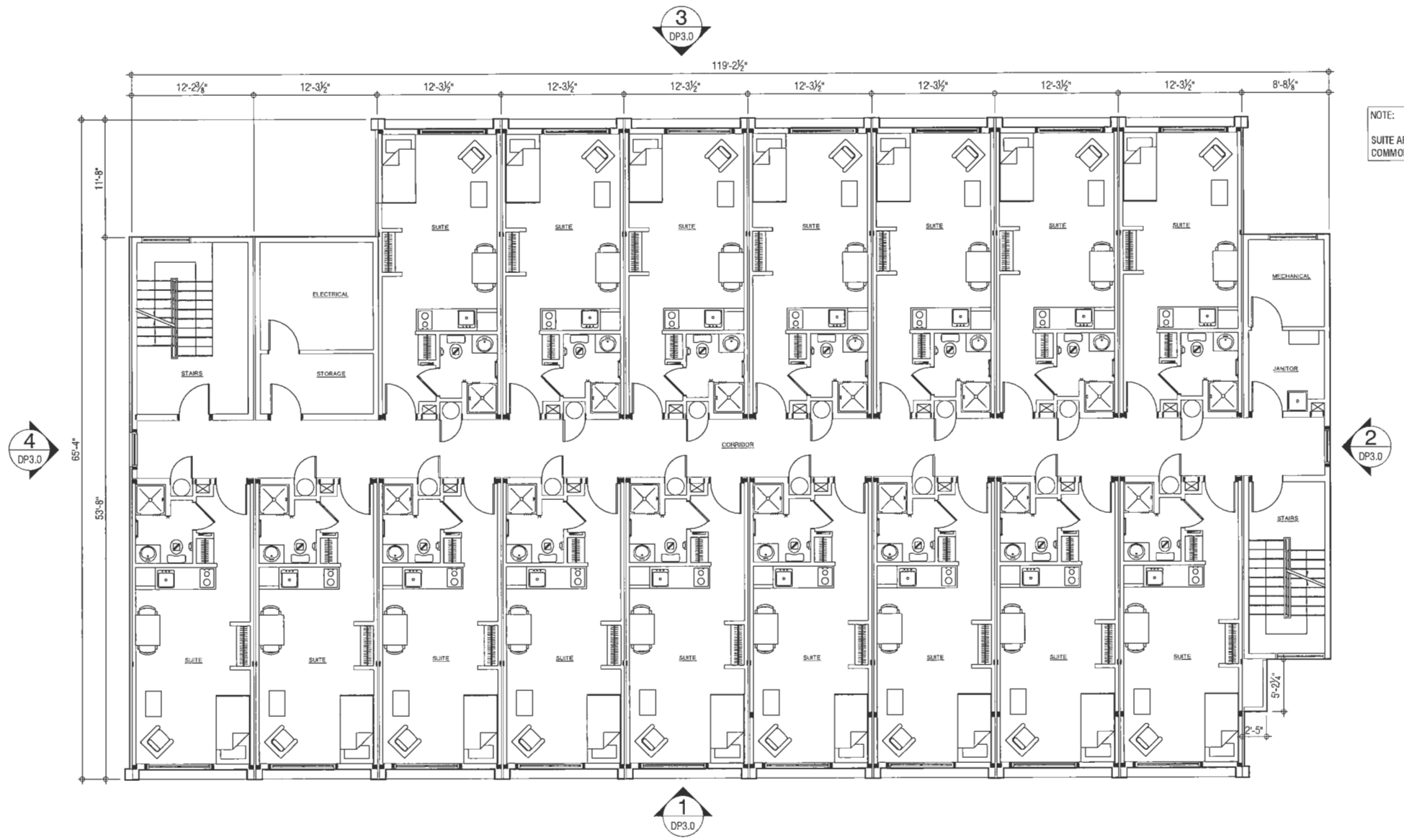
Supportive Housing

7300 ELMBRIDGE WAY, RICHMOND, BC

MAIN FLOOR PLAN

DWG No.: DP2.0

DP 18-829249-8



NOTE:

SUITE AREA: 520.6m²
COMMON AREA: 147.4m²

1 Second Floor Plan
DP2.1 SCALE: 3/16" = 1'-0"

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BC HOUSING

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BC HOUSING

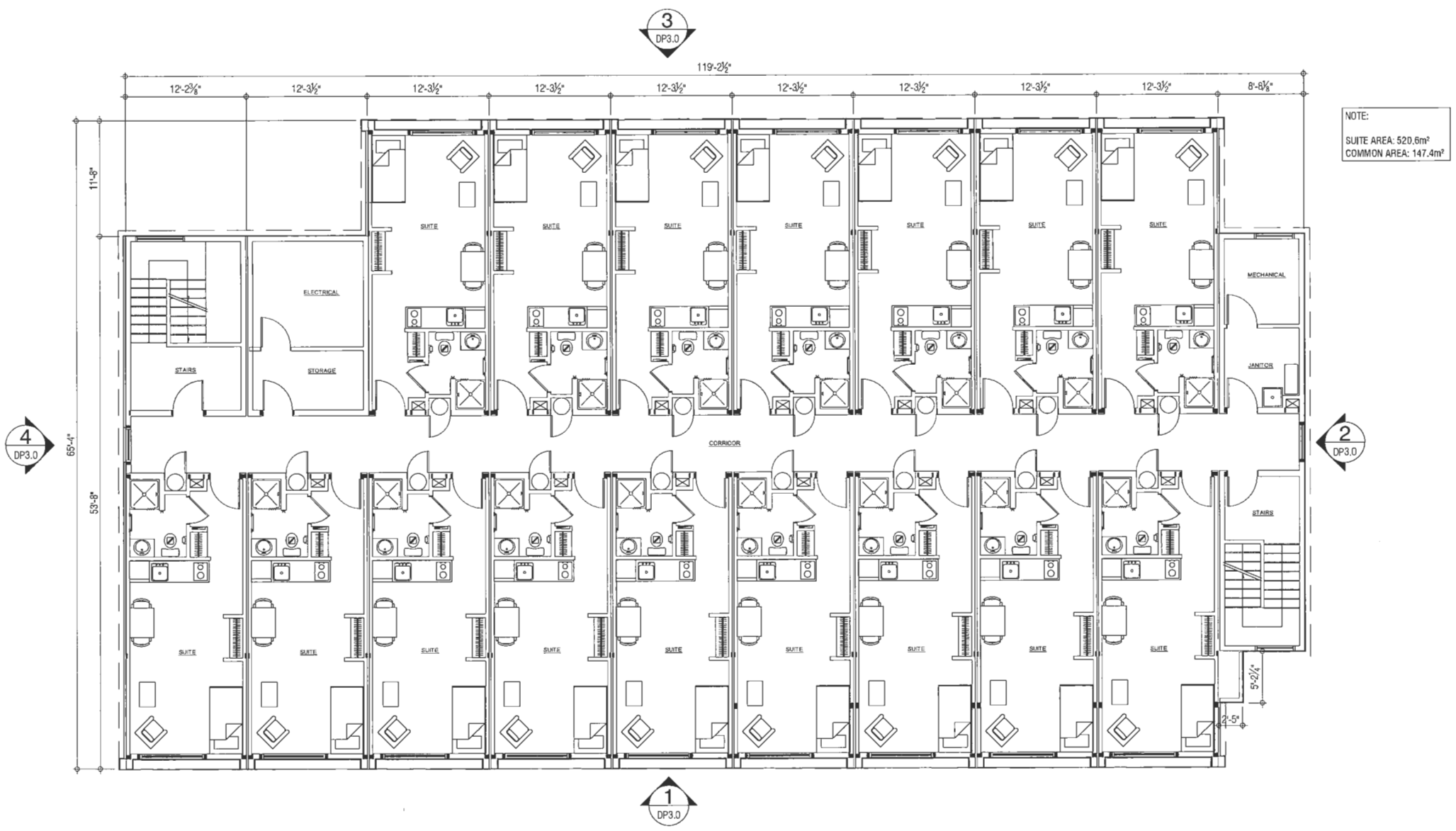
Supportive Housing

7300 ELMBRIDGE WAY, RICHMOND, BC

SECOND FLOOR PLAN

DWG No.: DP2.1

DP 18-829249-9



NOTE:
SUITE AREA: 520.6m²
COMMON AREA: 147.4m²

1 DP2.2 Third Floor Plan
SCALE: 3/16" = 1'-0"

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HORIZON NORTH

BC HOUSING

S2 architecture

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SCALE : AS NOTED
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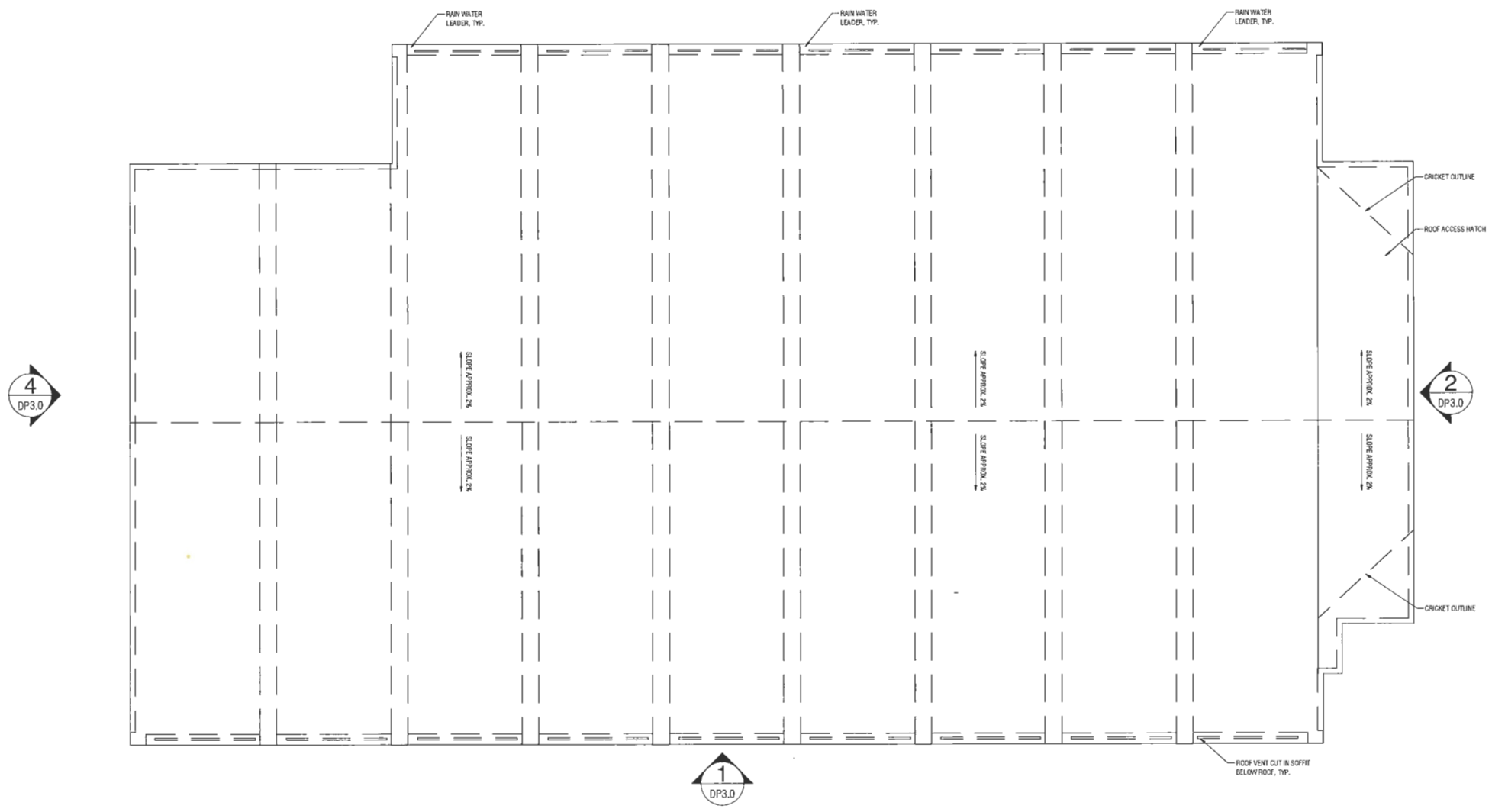
CHECKED : TB

BC HOUSING
Supportive Housing
7300 ELMBRIDGE WAY, RICHMOND, BC
THIRD FLOOR PLAN

DWG No.: DP2.2

DP 18-824249 — 10



1 Roof Plan
DP2.3 SCALE: 3/16" = 1'-0"

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1.	2018	06	19	Issued For DP Submission	MEH	CZ

HORIZON NORTH

BC HOUSING

S2 architecture

PROJ # : 218014
TN # : TN #
SCALE : AS NOTED
DRAWN BY : AR
CHECKED : TB

BC HOUSING

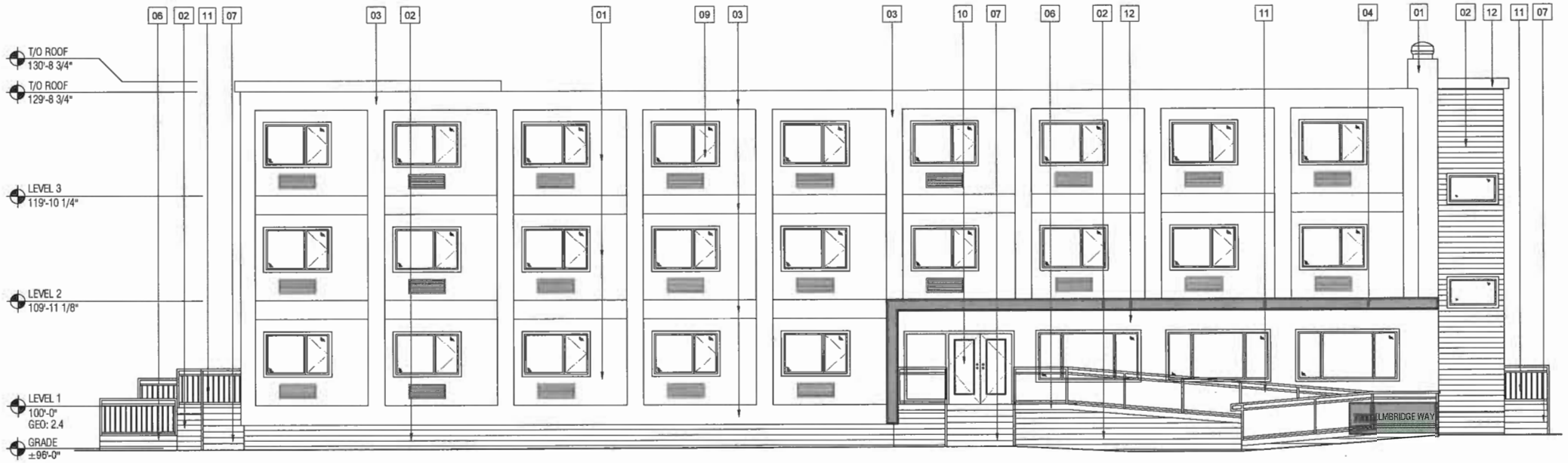
Supportive Housing

7300 ELMBRIDGE WAY, RICHMOND, BC

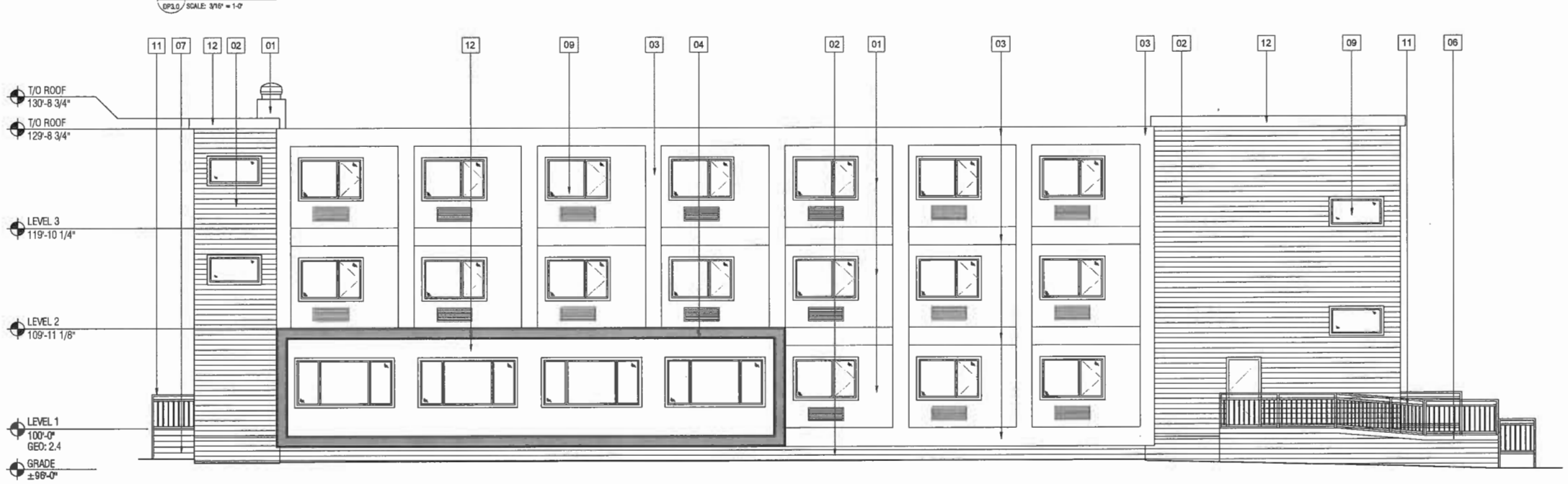
ROOF PLAN

DWG No.: DP2.3

DP 18-829249-11



1 East Elevation
DP3.0 SCALE: 3/16" = 1'-0"



2 West Elevation
DP3.0 SCALE: 3/16" = 1'-0"

Elevations - Code Legend

01	FIBRE CEMENT PANEL - WHITE
02	FIBRE CEMENT PLANK SIDING - CHARCOAL
03	FIBRE CEMENT BAND - WHITE
04	FIBRE CEMENT BAND - YELLOW
05	FIBRE CEMENT FASCIA - CHARCOAL
06	P.T. WOOD RAMP
07	P.T WOOD STAIRS
08	REMOVED
09	PVC WINDOW - WHITE
10	STEEL DOORS - WHITE
11	GLASS HANDRAIL/GUARD
12	FIBRE CEMENT PANEL - MEDIUM GREY
13	ACCESS GATE FOR STORAGE

THESE DRAWINGS AND DESIGNS ARE THE SOLE PROPERTY OF HORIZON NORTH AND MAY NOT BE REPRODUCED OR SUBMITTED TO OUTSIDE PARTIES WITHOUT THE EXPRESSED WRITTEN CONSENT OF HORIZON NORTH

No.	Y	M	D	REVISION	BY	CHKD
6.	2018	08	23	Issued For Revised DP	MEH	TB
5.	2018	08	17	Issued For Revised DP	MEH	TB
4.	2018	07	27	Issued For Revised DP	MEH	TB
3.	2018	07	17	Issued For DP Submission	AR	TB
2.	2018	07	16	Issued For DP Submission	AR	TB
1.	2018	06	19	Issued For DP Submission	MEH	CZ

HORIZON NORTH

BC HOUSING

S2 architecture

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BC HOUSING

Supportive Housing

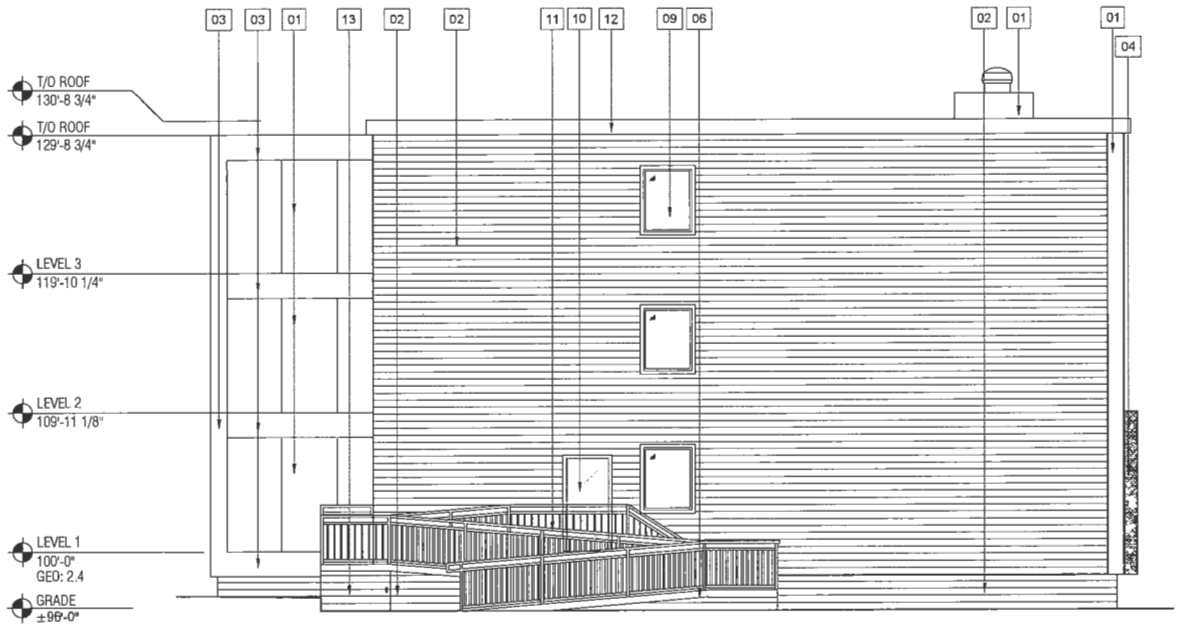
7300 ELMBRIDGE WAY, RICHMOND, BC

EAST & WEST ELEVATIONS

DWG No.: DP3.0

DP 18-829249-12

1 North Elevation
DP3.1 SCALE: 3/16" = 1'-0"



2 South Elevation
DP3.1 SCALE: 3/16" = 1'-0"

Elevations - Code Legend

01	FIBRE CEMENT PANEL - WHITE
02	FIBRE CEMENT PLANK SIDING - CHARCOAL
03	FIBRE CEMENT BAND - WHITE
04	FIBRE CEMENT BAND - YELLOW
05	FIBRE CEMENT FASCIA - CHARCOAL
06	P.T. WOOD RAMP
07	P.T WOOD STAIRS
08	REMOVED
09	PVC WINDOW - WHITE
10	STEEL DOORS - WHITE
11	GLASS HANDRAIL/GUARD
12	FIBRE CEMENT PANEL - MEDIUM GREY
13	ACCESS GATE FOR STORAGE

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HORIZON NORTH

BC HOUSING

S2 architecture

PROJ # : 218014
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BC HOUSING
Supportive Housing
7300 ELMBRIDGE WAY, RICHMOND, BC
NORTH & SOUTH ELEVATIONS

DWG No.: DP3.1

DP 18-829249-13

1 LDP1 **LANDSCAPE PLAN** SCALE 1:200

LANDSCAPE PLAN LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- TREE PROTECTION
- BUILDING ENTRY
- BIKE RACK
- COLOURED OUTDOOR FURNITURE
- PICNIC TABLE
- BENDER BOARD HEADER
- DARK GREY CRUSHER CHIP PAVING
- 75 mm DARK GREY CRUSHED STONE.
- BLACK VINYL CHAIN LINK FENCE, 1.1m HGT
- BLACK VINYL CHAIN LINK FENCE, 2.0m HGT.
- CEDAR SCREEN FENCE, 2.0m HGT.
- COMPOSTED BARK MULCH
- HYDRAPRESSED SLAB RANDOM PATTERN MIXED SIZES and COLOURS: 0.61m x 0.61m - NATURAL 0.61m x 0.305mm - CHARCOAL

PLANTING LEGEND:

- *Betula nigra 'Heritage'*
- *Prunus laurdcerasus 'Otto Luykem'*
- *Nandina domestica 'FLIRT'*
- *Thuja occidentalis 'Smaragd'*
- SOD
- EXISTING SODDED AREAS TO REMAIN - OVERSEEDED AS REQUIRED
- GALVANIZED TROUGH - RESIDENT GARDEN PLANTERS 2' x 3' x 10' ROUND-END TANK SUPPLIER: NORTHWEST LANDSCAPE & STONE SUPPLY

LIGHTING LEGEND:

- LOCKER MOUNTED LIGHT
- BUILDING ENTRY LIGHT
- POLE LIGHT
- PAVILION LIGHT

NOTE: SPECIFIED LIGHT FIXTURES WILL BE FULL CUTOFF AND SEEK TO MINIMIZE LIGHT SPILL ONTO ADJACENT LOTS.

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARDS (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTERS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT TEMPORARY AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	MATURE PLANT SIZE (H X W)
TREES					
Betula nigra 'Heritage'	River Birch	3.5m	B&B		15.00m x 12.00m
SHRUBS					
Prunus laurdcerasus 'Otto Luyken'	Cherry Laurel	#05	Potted	750mm On Center	1.00m x 2.00m
Nandina domestica 'Flirt'	Sacred Bamboo	#01	Potted	400mm On Center	1.50m x 1.00m
Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.5m	B&B	500mm On Center	3.50m x 1.00m

OUTDOOR AMENITY SPACE

MINIMUM REQUIRED AMENITY SPACE	NORTH AMENITY SPACE	SOUTH AMENITY SPACE	TOTAL PROVIDED AMENITY SPACE
240 Sq. m	224 Sq. m	151 Sq. m	**375 Sq. m**

NOTES:

1. EXISTING TREE GROVE AND TREES TO REMAIN PROTECTED THROUGH THE COURSE OF CONSTRUCTION.
2. CONTRACTOR TO CONTACT CITY ARBORIST PRIOR TO SITE MOBILIZATION SO THAT TREE PRUNING WORK MAY BE COMPLETED ON TREE GROVE. PROJECT ARBORIST REQUIRES SITE ACCESS AND WILL MOBILIZE A CREW TO PRUNE AND PREPARE TREES FOR FUTURE ADJACENCY NEXT TO BUILDING. MINOR PRUNING NEAR PROPOSED PARKING STALLS WILL BE PROVIDED BY PROJECT ARBORIST'S CREW.
3. UPON COMPLETION OF PRUNING, THE CONTRACTOR MAY PROCEED WITH ERECTING TREE PROTECTION FENCING AROUND THE TREE GROVE, THE STREET TREES, AND ON-SITE TREES. TREE PROTECTION FENCING MUST BE PROVIDED AND APPROVED BY THE CITY ARBORIST PRIOR TO GENERAL MOBILIZATION. LANDSCAPE ARCHITECT REQUIRED AT TREE PROTECTION FENCING REVIEW. PROVIDE 72HRS NOTICE TO BOTH CONSULTANTS FOR MEETING COORDINATION.
4. THE PROJECT ARBORIST REQUIRES ON-SITE PRESENCE DURING CONSTRUCTION WHEN THE CONTRACTOR IS WORKING NEAR ESTABLISHED TREE PROTECTION FENCING ZONES. REFER TO ARBORIST REPORT FOR REQUIREMENTS.
5. DO NOT MOVE TREE PROTECTION FENCING WITHOUT THE APPROVAL OF THE CITY ARBORIST. DO NOT STOCKPILE OR STORE MATERIALS WITHIN TREE PROTECTION FENCING ZONE, OR NEAR PROTECTION FENCING.

   PARKING STALL CONSTRUCTION OF TANDEM STALLS:
6. PARKING STALL CONSTRUCTION REQUIRES CONSTRUCTION WITH USE OF GRAVELS WITHIN TANDEM STALL LOCATIONS FOR PROTECTION OF ROOTZONE OF TREES. GRAVELS TO BE PLACED ON TOP OF EXISTING GRADE (NO DIGGING), AND BLENDED TO MEET PREPARED ASPHALT STALLS. USE OF WOOD EDGER TO RETAIN GRAVELS WILL BE PROVIDED.
7. CONTRACTOR TO VERIFY INTENDED METHODOLOGY FOR PLACING GRAVELS WITH PROJECT ARBORIST PRIOR TO CONSTRUCTION. THE PROJECT ARBORIST TO CONTACT CITY ARBORIST FOR APPROVAL. DO NOT COMPACT OR DAMAGE EXISTING NATIVE MATERIAL. PROVIDE TOPSOIL FOR TREE ROOTS IF REQUESTED BY CITY OR PROJECT ARBORIST. RESTORE SURROUNDING LANDSCAPE WITH OVERSEED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO 'MAKE GOOD' TO EXISTING CONDITIONS.
8. DOG PARK TO TENTATIVELY INCLUDE 1.1M BLACK VINYL CHAINLINK FENCE WITH GRAVEL MOW STRIP AND DOUBLE ACCESS GATE. EXISTING CONCRETE AND ASPHALT AREAS TO BE REMOVED, SURFACING AND OTHER INFRASTRUCTURE ARE TO BE DETERMINED. FINAL DESIGN IS NOT A PART OF THIS DEVELOPMENT PERMIT APPLICATION.

Betula nigra 'Heritage'

Nandina domestica 'FLIRT'

Prunus laurdcerasus 'Otto Luyken'

OPTIONAL PICNIC TABLE

BLACK CHAINLINK FENCE W/ OPAQUE INSERTS

OPTIONAL PLASTIC ADIRONDACK CHAIRS

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	2018	08	07	INTERNAL REVISIONS	LN	AS
4.	2018	07	27	ISSUED FOR REVISED DP	YY	TC
3.	2018	07	26	RE-ISSUED FOR DP	YY	TC

HORIZON NORTH

BC HOUSING

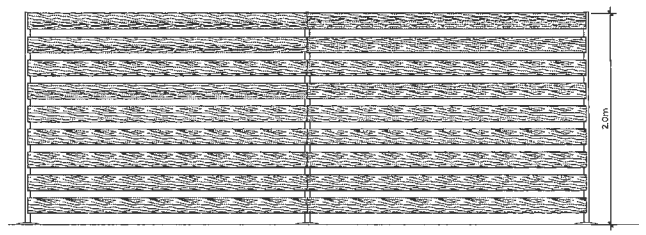
S2 architecture

PROJ # :17M-012142
TN # :
SCALE : 1:200
DRAWN BY : CR
CHECKED : AS

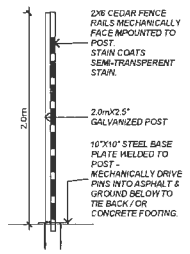
BC HOUSING
Supportive Housing
7300 ELMBRIDGE WAY, RICHMOND, BC
LANDSCAPE PLAN

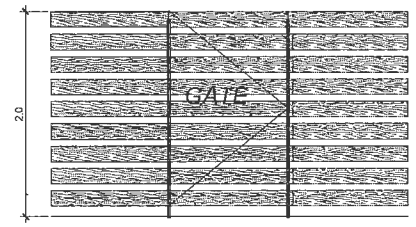
DWG No.: LDP1

DP 18-829249-19

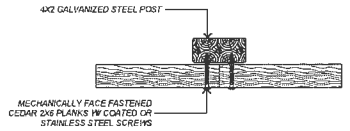


1 LDP2 **WOOD FENCE**
SCALE: 1:25





2 LDP2 **WOOD FENCE - GATE**
SCALE: 1:25

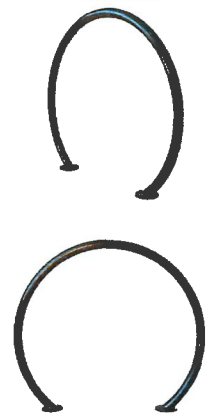


3 LDP2 **TYP. FASTENING DETAIL**
SCALE: 1:5

NAME: BEHLEN COUNTRY ROUND END TANK
TYPE: 2'x3'x10' ROUND-END TANK
SIZE: 36"W x 120"L x 24"D
COLOUR: GALVANIZED STEEL
DISTRIBUTOR: NORTHWEST LANDSCAPE AND STONE SUPPLY
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS

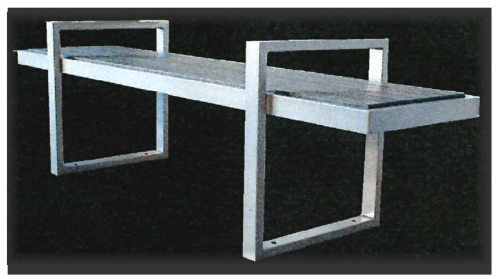
4 LDP2 **GALVANIZED TROUGH GARDEN PLANTERS (reference image)**
SCALE: N.T.S.

LOOP 2 SPACE BIKE RACK
Model Number : LBRG-1 (Galvanized Steel)
LBRGP-1 (Galvanized and Powder Coated Steel Frame)



NAME: LOOP 2 SPACE BIKE RACK
COLOUR: GREY
DISTRIBUTOR: WISHBONE SITE FURNISHINGS
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS

5 LDP2 **LOOP BIKE RACK**
SCALE: N.T.S.



NAME: SKYLINE STRAIGHT PARK BENCH
COLOUR: HARBOUR GREY
DISTRIBUTOR: WISHBONE SITE FURNISHINGS
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS

6 LDP2 **ENTRY BENCH**
SCALE: N.T.S.

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HORIZON NORTH

BC HOUSING

S2 architecture

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DRAWN BY : CR
CHECKED : AS

BC HOUSING
Supportive Housing
7300 ELMBRIDGE WAY, RICHMOND, BC
DETAILS

DWG No.: LDP2

DP 18-829247 - 15

re artistic representations and are subject to c

North-east View from Alderbridge Way (With Street Trees Removed to Fully See Building)

DP 18-829249 – Reference Plan

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North-east View from Alderbridge Way (With Street Trees with Foliage Outline)

DP 18-829249 – Reference Plan

re artistic representations and are subject to change

North-east View from Alderbridge Way (With Existing Street Trees with Full Foliage)

DP 18-829249 – Reference Plan

South-east View from Alderbridge Way (With Street Trees Removed to Fully See Building)

re artistic representations and are subject

DP 18-829249 – Reference Plan

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South-east View from Alderbridge Way (With Street Trees with Foliage Outline)

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South-east View from Alderbridge Way (With Existing Street Trees with Full Foliage)

DP 18-829249 – Reference Plan

North View from Elmbridge Way (With Existing Street Trees with Full Foliage)

DP 18-829249 – Reference Plan

North View from Elmbridge Way (With Existing Street Trees with Full Foliage)

DP 18-829249 – Reference Plan