



To: Development Permit Panel

Date: July 28, 2004

From: Raul Allueva
Director of Development

File: DP 04-267499

Re: **Application by McAllister Properties Ltd. for a Development Permit at 9100 and 9200 Ferndale Road (formerly 6180 and 6200 Garden City Road and 9020, 9040, 9060, 9100, 9140 and 9200 Ferndale Road)**

Staff Recommendation

That a Development Permit be issued that would:

1. Permit 2 four-storey residential buildings, totalling 156 apartments over a parkade structure on a site zoned Comprehensive Development District (CD/144); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - a) Reduce the Ferndale Road (north) setback from 2.0 m to 0.9 m for the secondary entry pergola structure only;
 - b) Reduce the Katsura Street (east) setback from 3.3 m to 2.9 m to the covered decks; and
 - c) Reduce the Garden City Road (west) setback from 8.8 m to 8.1 m to the balconies only.

Raul Allueva
Director of Development

RA:blg
Att.

Staff Report

Origin

McAllister Properties Ltd. has applied to the City of Richmond for permission to develop 2 four-storey residential buildings, totalling 156 apartments over a parkade structure on this site which has been rezoned from Single-Family Housing District, Subdivision Area F (R1/F) to "Comprehensive Development District (CD/144)" under Rezoning Application (RZ 03- 254763).

Development Information

Information on the project, including a comparison of the proposed development with the relevant Bylaw requirements is provided in **Attachment 1**.

Background

The site has been rezoned to Comprehensive Development District (CD/144) and is consistent with City objectives to create a high-amenity residential community made up of a series of low-medium- and high-density neighbourhoods, focused around a high-quality open space network in the McLennan North Sub-Area. In addition, the developer granted a public right of passage for a greenway connection and made a contribution towards the completion of the Katsura Road extension along the east property line as part of the rezoning.

Development surrounding the subject site is as follows:

1. To the north, Ferndale Road and then existing single-family homes (zoned RF/1F), in an area designated for potential future mid- to high-density residential development (There is a rezoning application RZ 04-271217 to rezone 9171 Ferndale Road and 6060/6080 Garden City Road in order to permit a nine-storey apartment development.
2. To the east, Katsura Street and a future neighbourhood park beyond
3. To the south, Hampton Park, a four residential high-rise buildings with approximately 427 units and approximately 66 townhouses currently under construction by Cressey Development (zoned CD/67)
4. To the west, Garden City Road and a mix of older and newer single-family homes beyond (zoned R1/E).

Rezoning and Public Hearing Results

The subject site went to Public Hearing on May 17, 2004 (RZ 03-254763). There are no outstanding issues identified at the rezoning stage or Public Hearing that require follow-up at the Development Permit Stage.

Staff Comments

The revised scheme has satisfactorily addressed all the significant staff comments that were identified as part of the Development Permit application review process. In addition, it meets the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the applicable Design Guidelines in Schedule 1 (9.2 General Guidelines, and 9.3 Multiple-Family Residential DP guidelines (townhouses) and Schedule 2: 2.10C McLennan North Sub-Area).

Zoning Compliance/Variances

The application is generally in compliance with the Comprehensive Development District (CD/144) schedule of the Zoning and Development Bylaw No. 5300 except for the following variances (*Note: Staff Comments in bold*)::

1. To reduce the Ferndale Road (north) setback from 2.0 m to 0.9 m for the secondary entry pergola structure only.
(Staff support the proposed variance. Locating the entry pergola closer to the street will not cause any negative impact on the streetscape. It will help to provide an easily identifiable pedestrian entrance to the development).
2. To reduce the Katsura Street (east) setback from 3.3 m to 2.9 m to the covered decks.
(Staff support the proposed variance. The 4.9 m setback to the building face exceeds the required setback to the building. The 0.4 m variance for the balconies allows these to have a minimum 2 m depth to provide a functional outdoor area and increase liveability for the residential units. The variance will not create any negative impact on the adjacent properties and the further articulation of the building façade enhances the architectural expression of the building).
3. To reduce the Garden City Road (west) setback from 8.8 m to 8.1 m to the balconies only.
(Staff support the proposed variance for similar reasons noted above).

Advisory Design Panel Comments

The proposed development was presented to the Advisory Design Panel on May 19, 2004. The Panel gave its unanimous support to the development. A copy of the Advisory Design Panel Minutes is attached for reference (**Attachment 2**).

Analysis

Criteria and policies for the issuance of Development Permits appear in Schedule 2: 2.10C McLennan North Sub-Area of Bylaw 7100, the Official Community Plan.

Adjacency:

- The site is bound by streets on three (3) sides: Ferndale Road to the north, Katsura Road (to be completed as part of this project) to the east, Garden City Road to the west, and an existing high-rise and townhouse development (Hampton Park) to the south. The two (2) neighbouring sites share a common property line landscaping and publicly accessible walkways interfacing with each other.
- When completed, the site will slope down southward to meet the grade at the common property line with the Hampton Park development to the south. This slope will be fully landscaped. In addition, this development will include greenways linkage running north south from Ferndale Road to intersect with an existing publicly accessible privately owned walkway on the Hampton Park site.

- The two buildings on this site are designed in a “horseshoe” configuration with two south facing courtyards to maximize the distance between the proposed four-storey apartment units and the highrise towers at Hampton Park. An existing row of trees, along the south property line east of Garden City Road and the Hemlock Street cul-de-sac, is retained to maintain visual privacy.

Urban Design and Site Planning:

- The proposed four-storey over garage apartment building provides a good transition of development form and building height between densities north of Ferndale Road to the highrise to the south of this development. The proposed height, massing and orientation of the buildings on this site are generally in compliance with the rezoning submission (RZ 03-254763).
- An alternative plan has been provided for Unit type “E” to demonstrate adaptability for conversion to universal accessible units. There are eight (8) type “E” units in the project. (**Attachment 3**)

Architectural Form and Character:

- The proposed development employs a variety of materials, including brick at the main level and vertical board and batten at the fourth storey. This mix of material in combination with the building articulation, achieves a high quality of architectural design. The building is well articulated and handsomely proportioned.

Landscaping and Open Space Design:

- The landscaping incorporates a wide range of plant materials for seasonal interest; special paving at key locations to provide variety; and good hierarchy of public and private spaces.
- In total, approximately 95 new conifer and deciduous trees of various varieties are proposed to be planted, and 18 existing including 2 chestnuts at the north west corner of the site and a row of deciduous and conifers along the south property line are proposed to be retained.
- A pedestrian greenway has been proposed through the site as an extension from Hemlock Drive to the south to provide pedestrian connectivity. The proposed greenway enhances pedestrian movement in the neighbourhood. Lighting along the greenway has been incorporated to provide a sense of security for night use.
- The south facing courtyards provide an excellent location for the Outdoor Amenity Space, and an appropriate relationship to the large ground level Indoor Amenity Space, in the middle of the east building.
- A variety of outdoor areas is proposed, including a children’s play area and landscaped gardens.

Conclusions

Staff recommend approval of this Development Permit Application. The proposed apartment buildings provide a variety of housing stock available and the design is generally of high quality with a well-considered landscape scheme. The revised scheme has satisfactorily addressed staff and Advisory Design Panel comments. The project, when completed, will contribute to the liveability of the McLennan North neighbourhood.


for Cecilia Achiam, MCIP
Urban Design Planner
CA:blg

Attachment 1: Project Data Summary

Attachment 2: Advisory Design Panel Comments

Attachment 3: Accessible Unit Type "E"

Prior to forwarding this application to Council for approval, the following is required:

- A Letter of Credit for \$292,310 landscaping.

Prior to issuance of the Building Permit:

- The developer to register a public right-of-way for the north-south walkway through the centre of the site.



To the Holder: MCALLISTER PROPERTIES LTD.

Property Address: 9100 AND 9200 FERNDAL ROAD (FORMERLY 6180 AND
6200 GARDEN CITY ROAD AND 9020, 9040, 9060, 9100, 9140
AND 9200 FERNDAL ROAD)

Address: C/O MR. PAUL FAIBISH
#800 - 1199 WEST HASTINGS STREET
VANCOUVER, BC V6E 3T5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1a-b attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2, attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3a-e attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1b and 2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 to #9 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the landscaping security is that should the Holder fail to carry out the landscaping and tree retention of the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

NO. DP 04-267499

To the Holder: MCALLISTER PROPERTIES LTD.
Property Address: 9100 AND 9200 FERNDALE ROAD (FORMERLY 6180 AND
6200 GARDEN CITY ROAD AND 9020, 9040, 9060, 9100, 9140
AND 9200 FERNDALE ROAD)
Address: C/O MR. PAUL FAIBISH
#800 - 1199 WEST HASTINGS STREET
VANCOUVER, BC V6E 3T5

There is filed accordingly:

An Irrevocable Letter of Credit for landscaping in the amount of \$292,310.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

DP 04-267499

Attachment 1

Address: 9100 and 9200 Ferndale (formerly 6180 and 6200 Garden City Road and 9020, 9040, 9060, 9100, 9140 and 9200 Ferndale Road)

Applicant: McAllister Properties Ltd. Owner: Various

Planning Area(s): 2.10 McLennan North

	Existing	Proposed
Site Size:	7,929.7 m ²	7929.7 m ²
Land Uses	Single-family homes	Multi-unit buildings
OCP Designation	2.10 McLennan North	
702 Policy Designation	N/A	
Zoning	CD/144	
Number of Units		156

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.71	1.71	
Lot Coverage – Building:	45%	44.4%	
Density (unit/acre)		79.6	
Density (units/hectare)		196.7	
Setback – Ferndale Rd. (N)	6.0 m 2 m to pergola	6.3 m to face of bldg .9 m to pergola	1.1 m (pergola)
Setback – Katsura Rd (E): – Rear (S):	4.5 m 3.3 m to balconies 6.0 m	4.9 m to face of bldg 2.9 m to balconies 6.1 m	0.4 m (balcony)
Setback – Garden City Rd (W):	10 m 8.8 m to balconies	10 m 8.1m to balconies	.7 m (balcony)
Height (m): Townhouse Buildings	16 m	15.4 m	
Lot Size:	6,000 m ²	7,929.7 m ²	
Off-street Parking Spaces – Regular/Visitor:	172/31	175/31	
Off-street Parking Spaces – Accessible:	4	4	

Off-street Parking Spaces – Total:	203	206	
Amenity Space – Indoor:	100 m ²	172 m ²	
Amenity Space – Outdoor:		291	ok per guidelines

ITEM	MINUTE	SUBJECT	FILE
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4. 2003-23

2 Four-Storey Residential Buildings

McAllister, Prop.

DP 04-267499

Garden City Road/Ferndale Road
(Formal)

Ms. Cecilia Achiam, Planner, introduced the project and reviewed the staff comments distributed for the project. A copy of the comments are attached as Schedule 3 and form a part of these minutes.

Mr. John O'Donnell, Vice President of Development, introduced Mr. Jeff Chong, Development Manager, and Mr. Dave Mitchell, landscape architect. With the aid of a site plan, and a model, and elevations, Mr. McAllister gave a comprehensive review of the project.

Mr. Paul Goodwin, architect, Gomeroff Bell Lyon Architects Group Ltd., reviewed the elevations and the materials to be utilized.

Mr. Mitchell reviewed the landscape details.

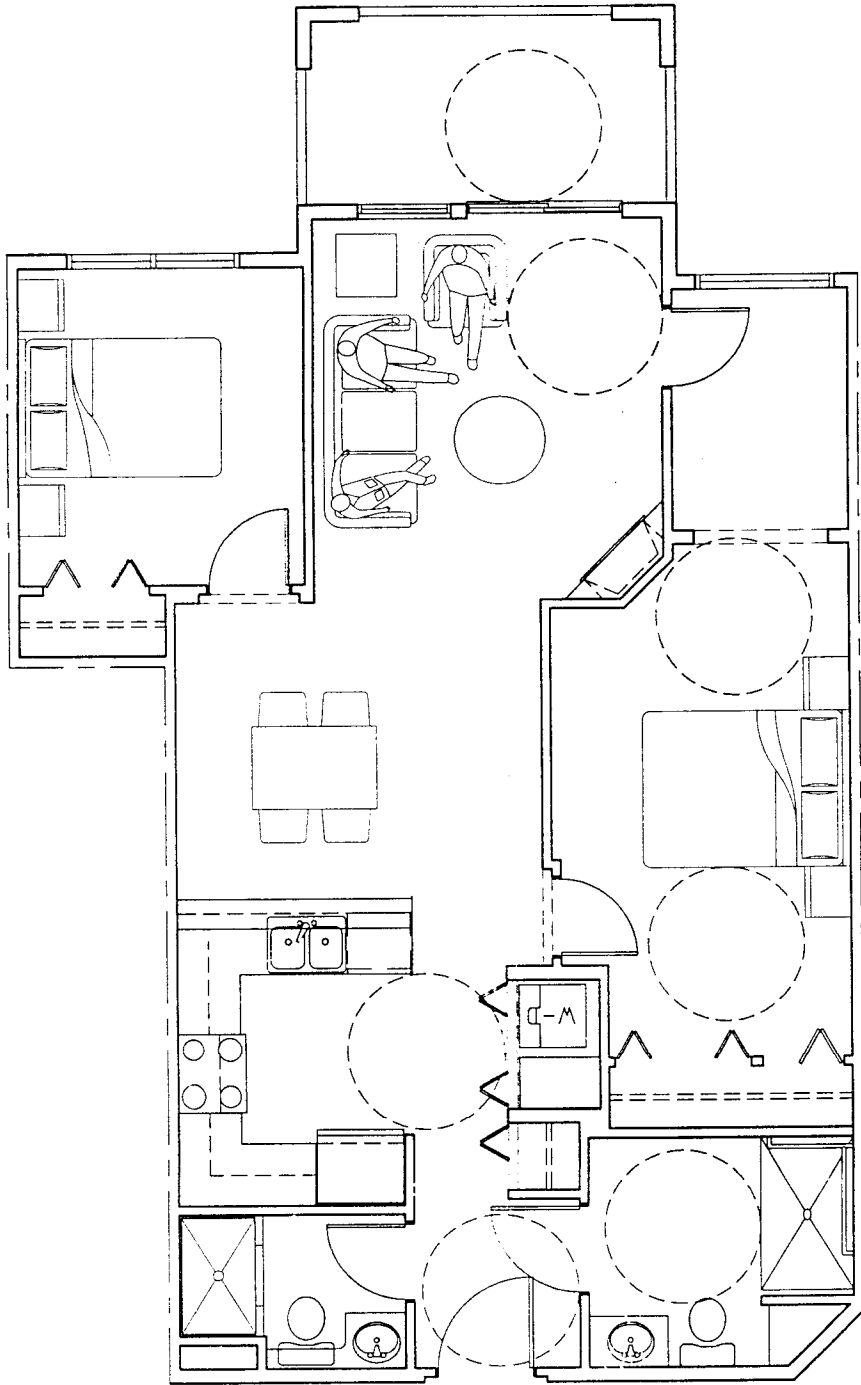
In response to a general question, information was provided that the amenity space would be utilized as a fitness centre.

The comments of the Panel were as follows:

- a well thought out and supportable project;
- a good looking project;
- a more substantial play area was desired. Although the planting plan looked good the numbers on site did not look right. In the area of unit A601 the grading over the edge could have a nicer transition;
- the Craftsman style and the attention to detail were appreciated. A strong, substantial expression. The entry treatments were good. The enhancement of the liveability in the planning was complimented. In agreement with previous comments.

The Chair noted that Engineering requirements etc. would have to be satisfied and that the suggestions regarding play equipment should be taken into consideration but were not mandatory.

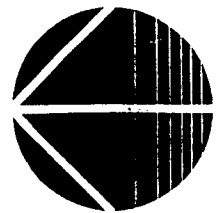
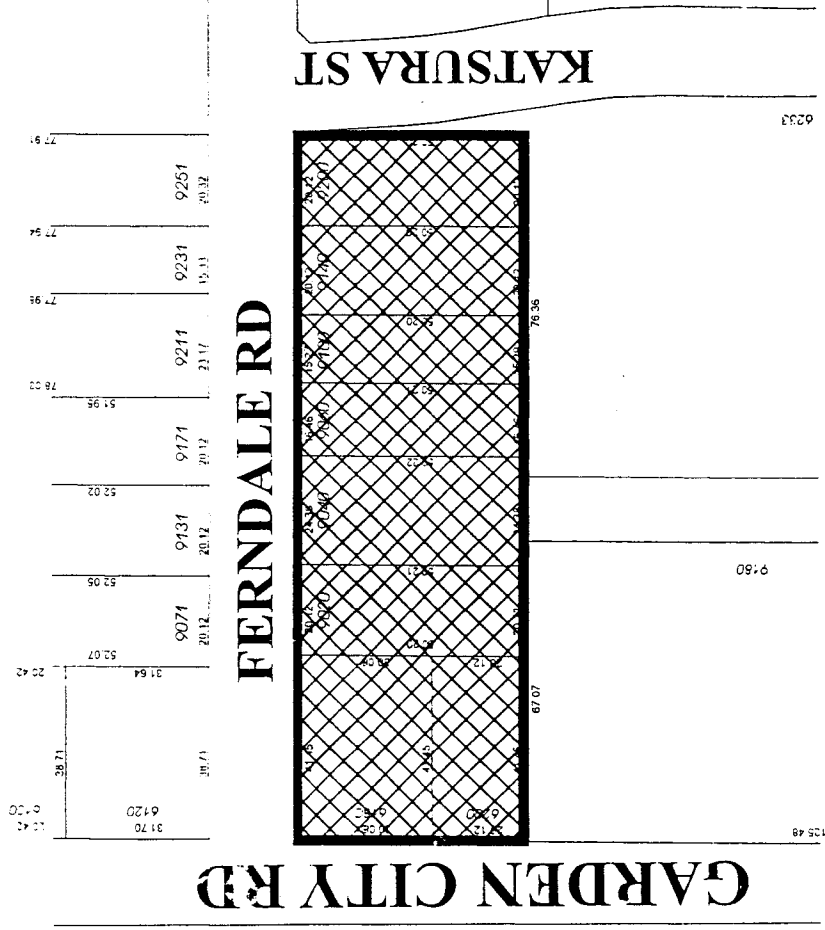
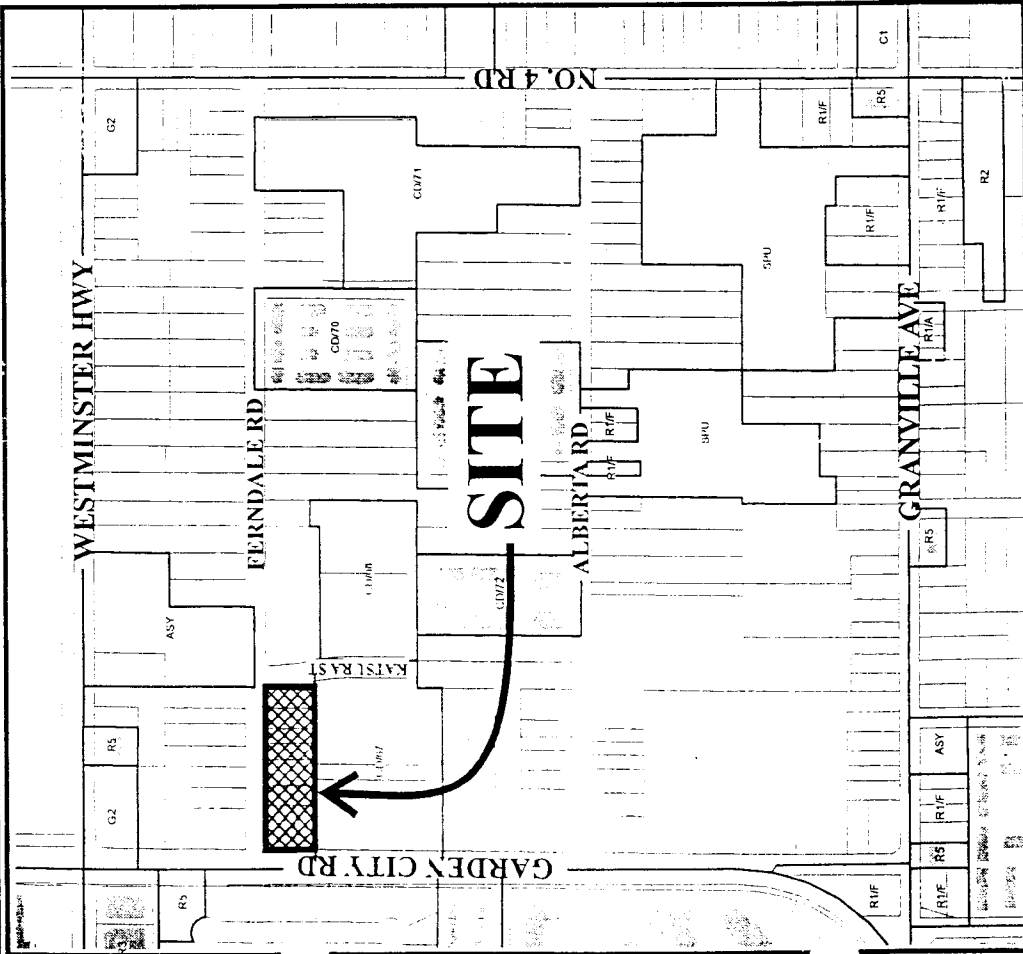
The unanimous decision of the Panel was that the project move forward.



UNIT E - "ADAPTABLE" OPTION



City of Richmond

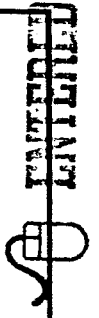


DP 04-267499 SCHEDULE "A"

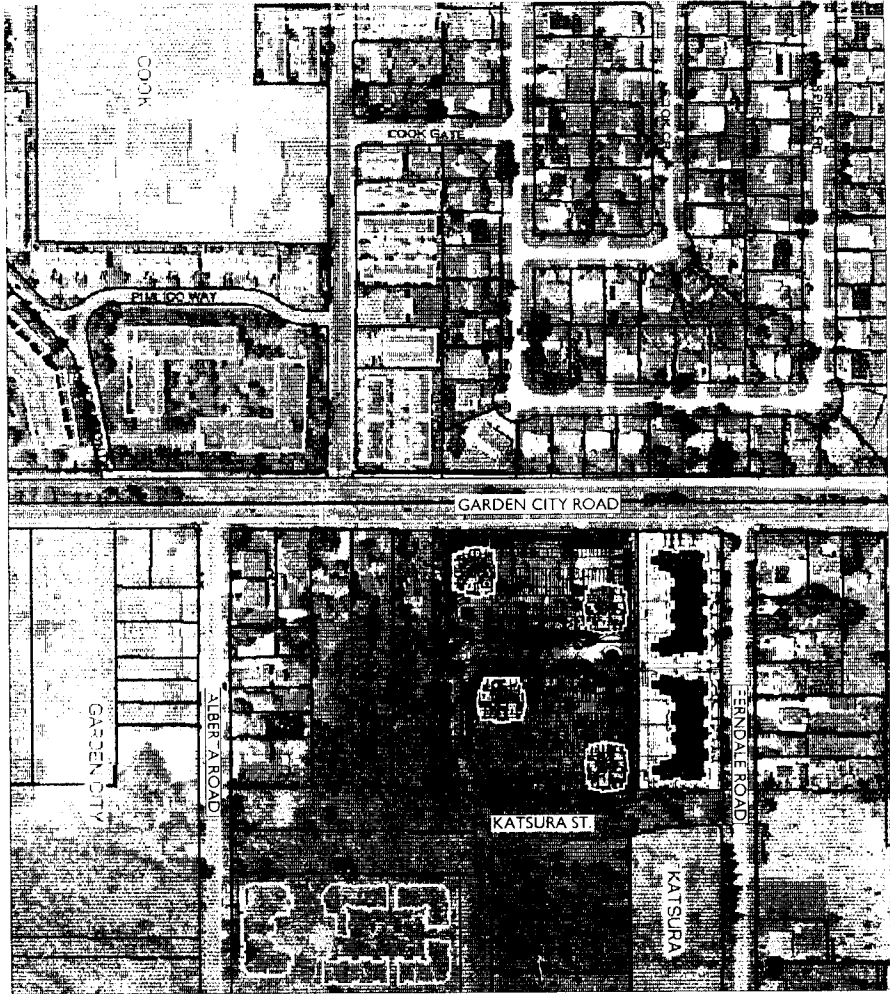
Original Date: 04/15/04

Revision Date:

Note: Dimensions are in METRES



CONTEXT PLAN



PROJECT STATISTICS

FERNDALE ROAD

NOTE: ALL DIMENSIONS & CALCULATIONS ARE APPROXIMATE

LEGAL DESCRIPTION:
 LOTS 1, 2, 4 & 5, PLAN 46853 W. 56. 36. 07. 00. 075. 56.
 70 & 71, PLAN 49177, ALL OF SEC. 13, T.P. 4, S.M. 11.W.

CIVIC ADDRESS:
 SE CORNER OF GARDEN CITY & FERNDALE ROADS

ZONING: COMPREHENSIVE DEVELOPMENT DISTRICT

SITE AREA: 318,177 X 164,75' 65,357.0 SF (7929.66 SQM)

DENSITY CALCULATION:
 GROSS BUILDING AREA: 150,956.00
 AMENITY ROOM: 1849.00
 SERVICE ROOMS & EXIT STAIRS, ELEC. CABINETS AND ELEVATOR AT LEVELS 2, 3 & 4: 2854.00
 TOTAL F.S.R. AREA: 146,155.00
 F.S.R. PROPOSED: 1.71

HEIGHT: 4 STOREYS

COVERAGE: 44.36%

PARKING CALCULATION:
 REQUIRED RESIDENTIAL VISITOR: 172.0 (1.0 SPACES/UNIT * 172 UNITS) AND 1.5 SPACES/RESIDENTIAL OVER 900 SQ FT EXCL. 544B
 VISITOR: 31.50 (0.22 SPACES/PER UNIT * 146,155 SQ FT)

TOTAL PROVIDED: 203.0 SPACES

BICYCLE PARKING CALCULATION:
 REQUIRED RESIDENTIAL: 158.0 (1.0 SPACES/UNIT * 158 UNITS)

TOTAL PROVIDED CLASS A (RESIDENTIAL SPACES): 158.0 SPACES
 PROVIDED CLASS B (VISITOR & OCCASIONAL SPACES): 160 SPACES

DRAWING LIST

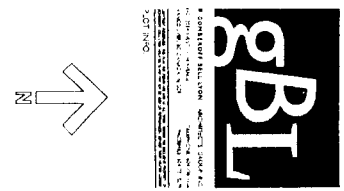
DRAWING TITLE	DRAWING NO.	SCALE
PROJECT INFO AND CONTEXT PLAN	A-1.00	N.T.S.
PLAN - PARKING LEVEL	A-1.01	1" = 20'-0"
PLAN - LEVEL 1 & SITE PLAN	A-1.02	1" = 20'-0"
PLAN - LEVELS 2, 3 AND 4	A-1.03	1" = 20'-0"
PLAN - ROOF PLAN	A-1.00	1/4" = 1'-0"
UNIT PLANS (NOT REQUIRED FOR DPI)	A-1.01	3/32" = 1'-0"
NORTH ELEVATION	A-3.02	3/32" = 1'-0"
EAST, WEST AND CENTRAL PATH ELEVATIONS	A-3.01	3/32" = 1'-0"
SOUTH ELEVATION	A-3.03	3/32" = 1'-0"
SECTION AA & BB	A-4.01	A-4.01

UNIT TYPE AND AREAS

NO.	TYPE	SIZE	UNIT AREA	TOTAL AREA
7	A	1 BED & DEN	705.00	4,935.00
26	B	1 BED & DEN	787.00	18,392.00
28	C	2 BED	824.00	23,072.00
8	C1	2 BED & DEN	879.00	7,032.00
7	C2	2 BED	816.00	5,712.00
16	C3	2 BED & DEN	913.00	14,608.00
8	E	2 BED	890.00	7,120.00
6	F	2 BED	944.00	5,064.00
2	F1	3 BED & DEN	760.00	1,520.00
16	G	2 BED	874.00	13,984.00
8	H	2 BED & DEN	1012.00	8,096.00
6	J	3 BED	1081.00	6,486.00
2	J1	2 BED	1006.00	2,012.00
8	K	3 BED & DEN	1210.00	9,680.00
8	L	2 BED & DEN	944.00	7,552.00
156				135,255.00

#1a

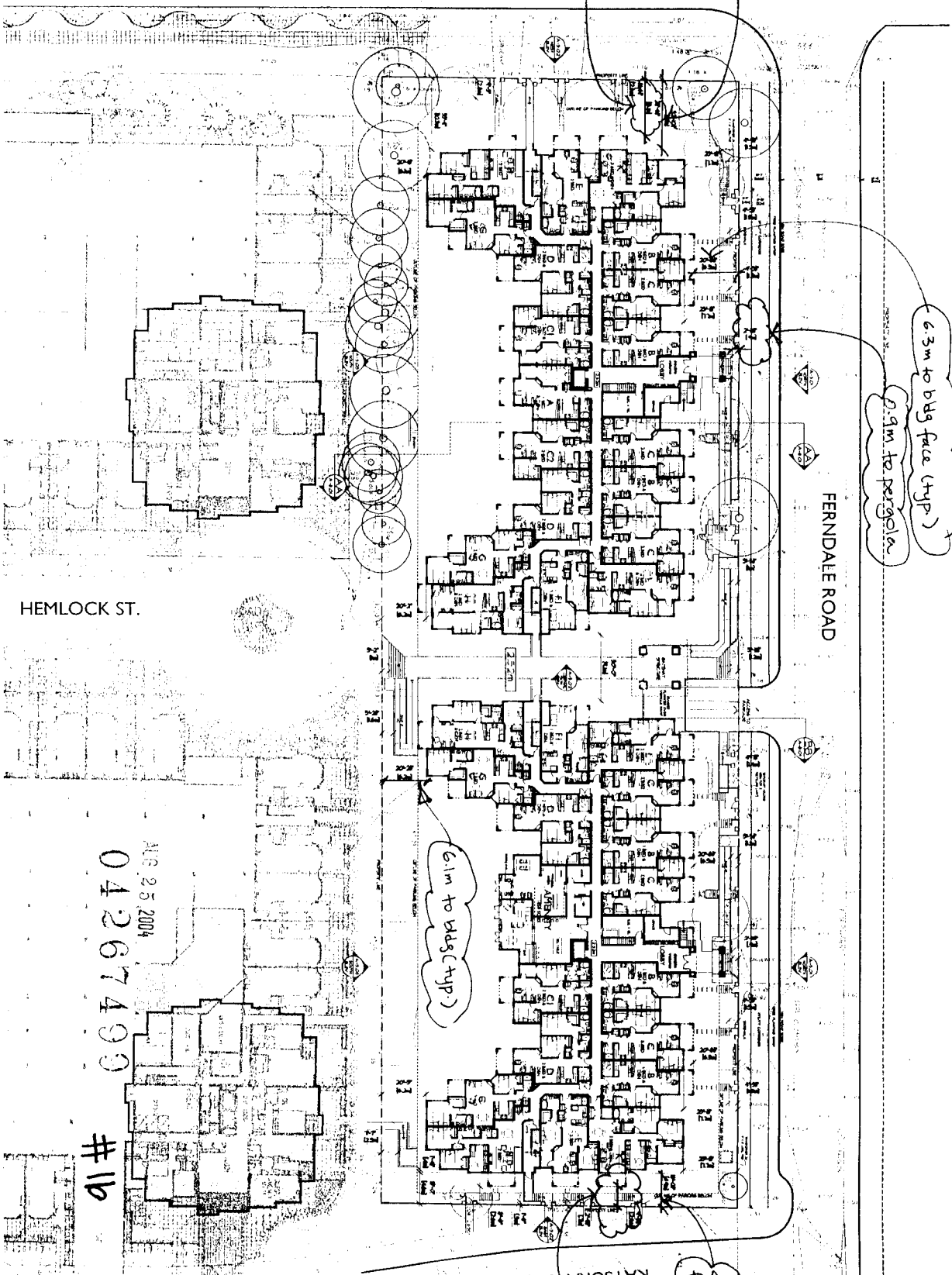
AUG 25 2004
 04267499



LEADINGHAM MCALLISTER
 KENSINGTON COURT
 RICHMOND, B.C.

0333

A-1.00



HEMLOCK ST.

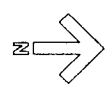
GARDEN CITY ROAD

FERDALE ROAD

KATSURA ROAD

Aug 25 2004
04267499

#1b



NOTES:
1. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE EXACT DIMENSIONS AND LOCATIONS OF THE PERGOLAS.
2. PERGOLAS TO BE CONSTRUCTED TO THE FINISH GRADE OF THE ADJACENT SIDEWALK.
3. PERGOLAS TO BE CONSTRUCTED TO THE FINISH GRADE OF THE ADJACENT SIDEWALK.
4. PERGOLAS TO BE CONSTRUCTED TO THE FINISH GRADE OF THE ADJACENT SIDEWALK.



KENSINGTON COURT
1111 GARDEN CITY ROAD
RICHMOND, B.C.

LEIGHAM McALLISTER
KENSINGTON COURT
RICHMOND, B.C.

151-147 GARDEN CITY ROAD
KENSINGTON COURT DEVELOPMENTS LTD.
PLAN - LEVEL 1 &
SITE PLAN

DATE: 08/23/04
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: 1:500
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A-3.01

GARDEN CITY ROAD

FERNDALE ROAD

KATSURA ROAD

04267499

AUG 25 2004

RESIDENTIAL PARKING

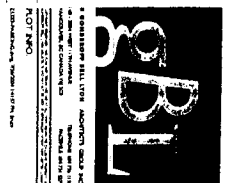
STALLS	LEFT	RIGHT	TOTAL
STANDARD	62	62	124
SMALL CAR	25	26	51
TOTAL	87	88	175

VISITOR PARKING

STANDARD	22
SMALL CAR	4
TOTAL	26

PARKING
 175 RESIDENTIAL STALLS
 26 VISITOR STALLS
 208 STALLS (TOTAL) - 60 SMALL CARS (29.8%)
 BICYCLES
 160 BIKE STALLS
 STANDARD PARKING STALL - 8'-0" X 6'-0"
 SMALL CAR PARKING STALL - 7'-0" X 6'-5"

#2




NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR DETAILS.
3. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS.
4. REFER TO MECHANICAL ENGINEERING DRAWINGS FOR DETAILS.

KENNINGTON
 COURT
 11500 KATSURA ROAD, RICHMOND, B.C.



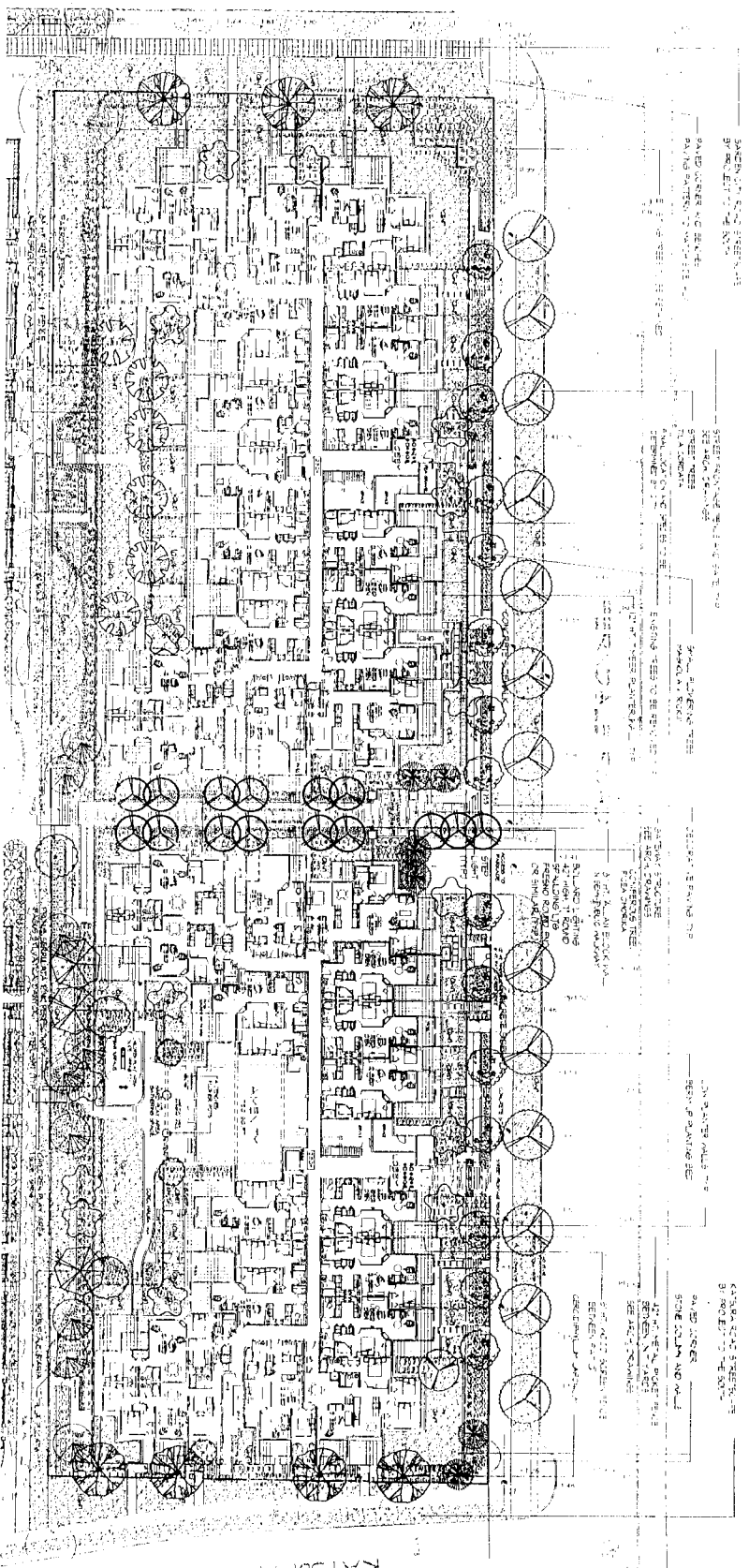
LEDINGHAM McALLISTER
 KENNINGTON COURT
 RICHMOND, B.C.

151417 PERMIT NO. FOR
 KENNINGTON COURT RESIDENTIAL LTD.
 PLAN - PARKING LEVEL

DATE	01/20/03
DESIGNER	ME
SCALE	1" = 32'
DR. NO.	0333

A-2.01

GARDEN CITY ROAD



NO.	SYMBOL	DESCRIPTION
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50	(Symbol)	...

04207490

#3



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NO.	DATE	REVISION
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RECEIVED

BY:

DMG

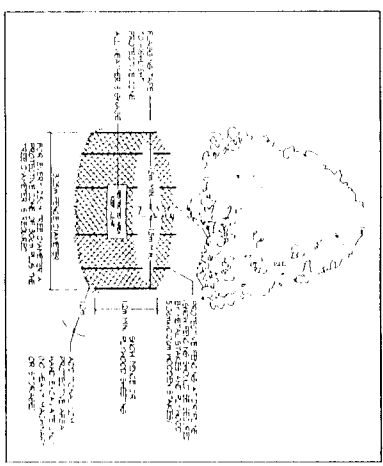
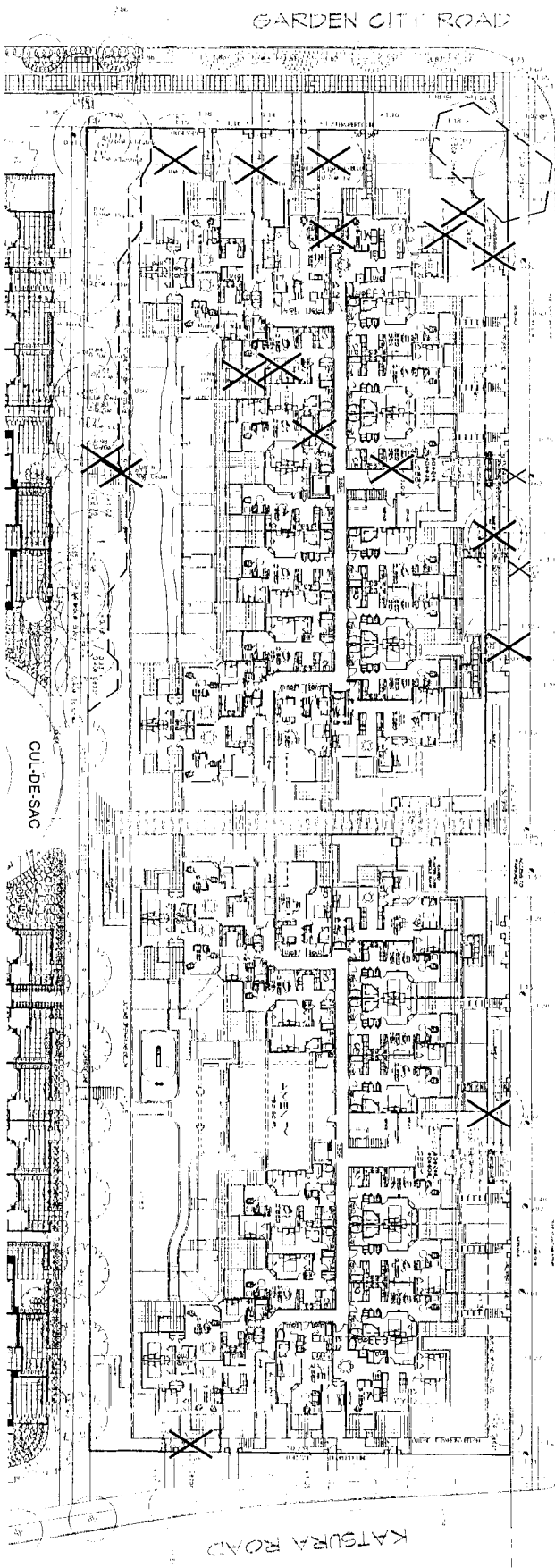
LANDSCAPE ARCHITECTS
 101-103, 105-107, 109-111
 Prince Street, Suite 101
 4th Floor, Richmond, B.C.
 278-1443 (office)
 278-1444 (mobile)
 278-1445 (fax)
 278-1446 (cell)

Project: 4 Story Apartments Building
 Fendley and Garden City
 Richmond, B.C.
 Kensington Gate Homes Ltd.

DATE: 10/10/2004
 SCALE: 1/8" = 1'-0"
 SHEET: 5
 DESIGN: L1
 CHECK: ...
 DRAWN BY: ...

DATE: 10/10/2004
 SCALE: 1/8" = 1'-0"
 SHEET: 5
 DESIGN: L1
 CHECK: ...
 DRAWN BY: ...

DMG PROJECT NUMBER: 031224



TREE PROTECTION

TREE RETENTION NOTES

1. THE RANGE OF ANY EXISTING SERVICE CONNECTIONS SHALL BE A MINIMUM OF 10 FEET FROM THE TREE TRUNK. ALL SERVICES SHALL BE MARKED WITH RED FLAG. THE FLAG SHALL BE MAINTAINED OR SET. ALL SERVICES SHALL BE MAINTAINED. THE TREE PROTECTIVE ZONE SHALL BE CLEARLY MARKED WITH RED FLAG. KEEP CUTS NEAR A 55° TO 60° ANGLE. CUTS SHALL BE MADE IN THE WOOD AND/OR CRACKS OF THE SECONDARY BRANCHES. CUTS SHALL BE MADE AT AN ANGLE TO THE TRUNK OF THE TREE TO BE A MINIMUM OF 15 TIMES THE BRANCH FROM THE TRUNK OF THE TREE TO THE Drip Line.

2. THE TREE SHALL BE MAINTAINED AND WORK WITHIN 15 FEET OF THE Drip Line SHALL BE MAINTAINED AS A PART OF THE WORK. ALL SERVICES SHALL BE MAINTAINED AND WORK WITHIN 15 FEET OF THE Drip Line SHALL BE MAINTAINED.

04267499

#3a



gBL

4511 10th AVE. N. ALPHING ROAD, ALPHING, WA 98004
 206-835-8888
 www.gbl.com

NO.	DATE	DESCRIPTION
1	03/23/2009	ISSUED FOR PERMITS
2	03/23/2009	ISSUED FOR PERMITS
3	03/23/2009	ISSUED FOR PERMITS
4	03/23/2009	ISSUED FOR PERMITS
5	03/23/2009	ISSUED FOR PERMITS
6	03/23/2009	ISSUED FOR PERMITS
7	03/23/2009	ISSUED FOR PERMITS
8	03/23/2009	ISSUED FOR PERMITS
9	03/23/2009	ISSUED FOR PERMITS
10	03/23/2009	ISSUED FOR PERMITS

DMG

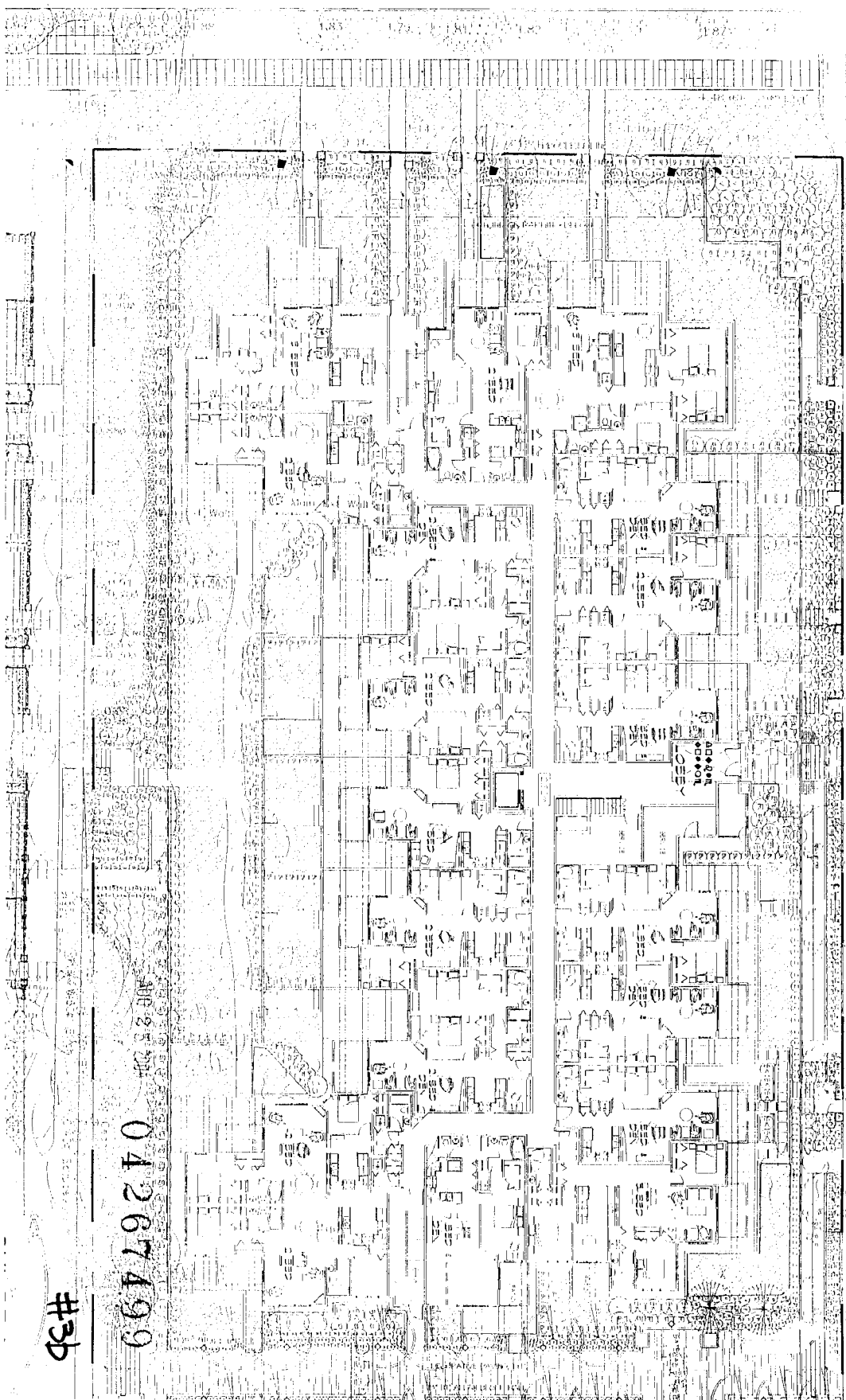
DMG
 Landscape Architects
 200 14th Street, Suite 100
 Seattle, WA 98101
 206-461-1111

**4 Story
 Apartments Building**
 Ferndale and Garden City
 Richmond, B.C.

Kingston Gate Homes Ltd.
 200 14th Street, Suite 100
 Seattle, WA 98101
 206-461-1111

**TREE RETENTION
 PLAN**

DATE: 03/23/2009
 SCALE: 1/8" = 1'-0"
 SHEET: 11 OF 12
 PROJECT: 03-234



04267499

#3b

DATE: 07/15/10



gBL
 1111 W. ...
 ...

NO.	DATE	DESCRIPTION
1	07/15/10	...
2
3
4
5
6
7
8
9
10



DMG
 landscape architects
 100 ...
 ...

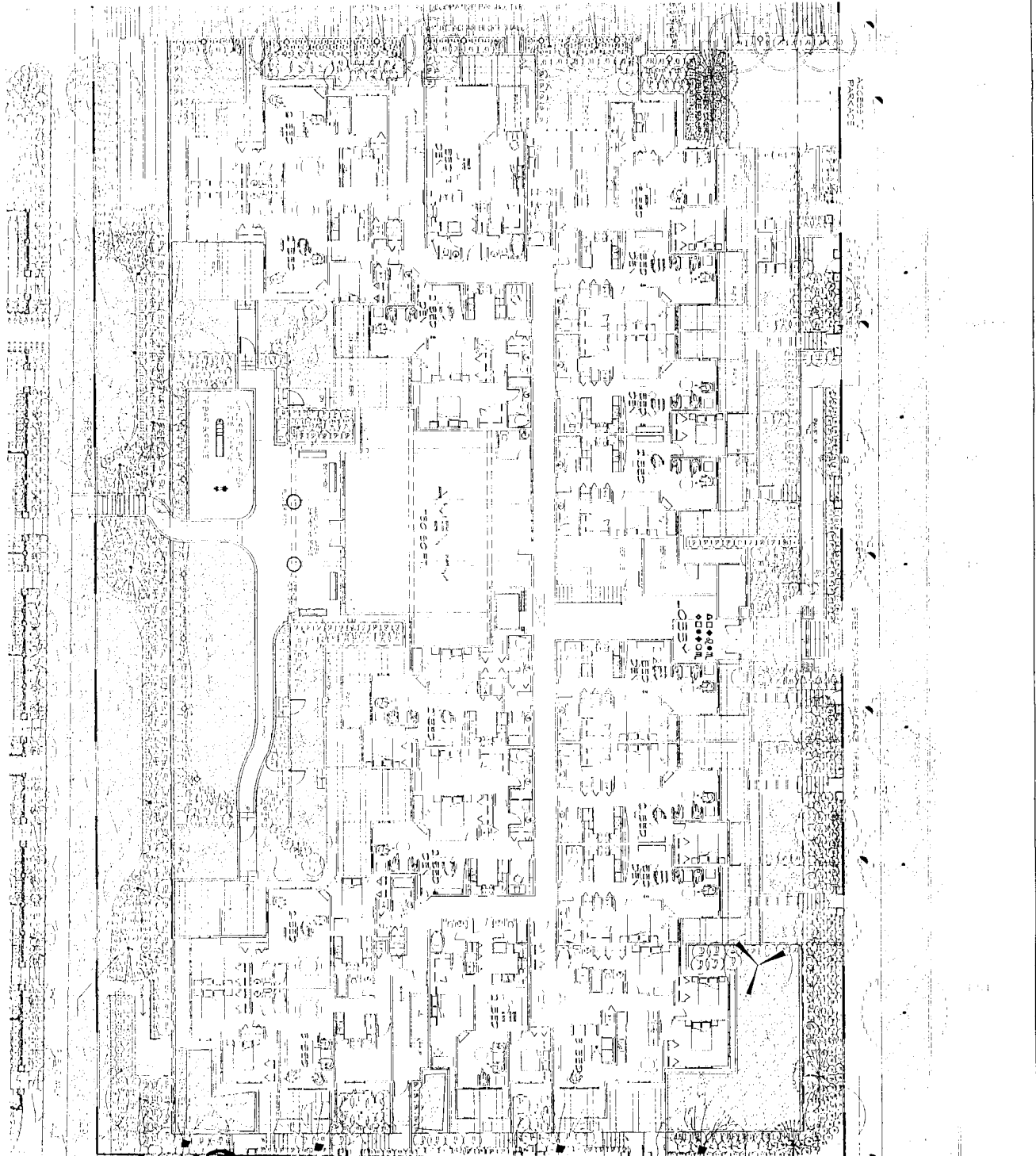
4 Story
 Apartments Building
 Fennell and Green City
 Richmond, B.C.

LANDSCAPE
 SHRUB PLAN

L2

DATE: 07/15/10
 SCALE: 1/8" = 1'-0"
 SHEET: L2
 OF 5
 PROJECT NUMBER: 03234

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AUG 25 2004

04267499

#3c



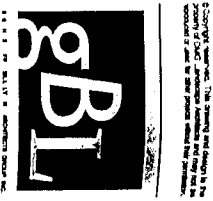
DATE: 08-25-04
 DRAWN: [Name]
 CHECKED: [Name]
 PROJECT NUMBER: 03-224

DMG
 ARCHITECTS
 1575 AVENUE 10
 SUITE 200
 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW.DMGARCHITECTS.COM

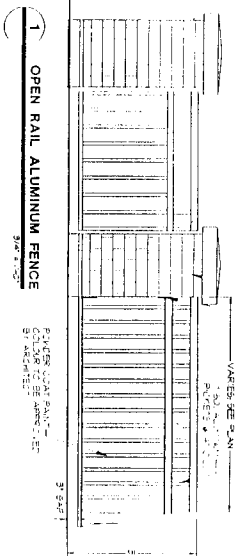
PROJECT:
 4 Story
 Apartments Building
 Ferndale and Japan City
 Ferndale, CA
 Kensington Gate - 4000 Ltd.

DATE: 08-25-04
 DRAWN: [Name]
 CHECKED: [Name]
 PROJECT NUMBER: 03-224

SHH-3
 ENLARGEMENT PLAN
 L3
 OF 5

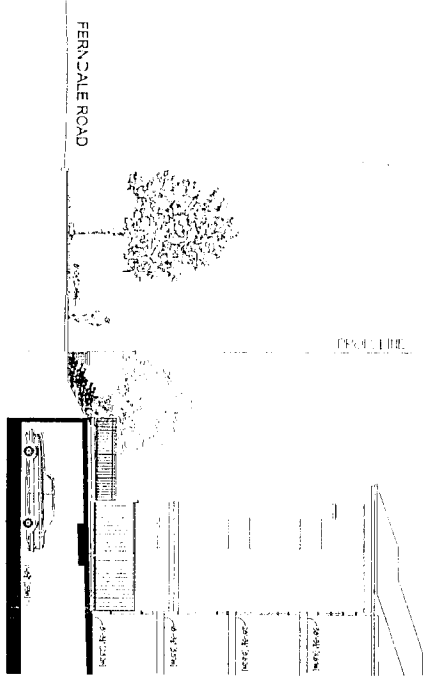


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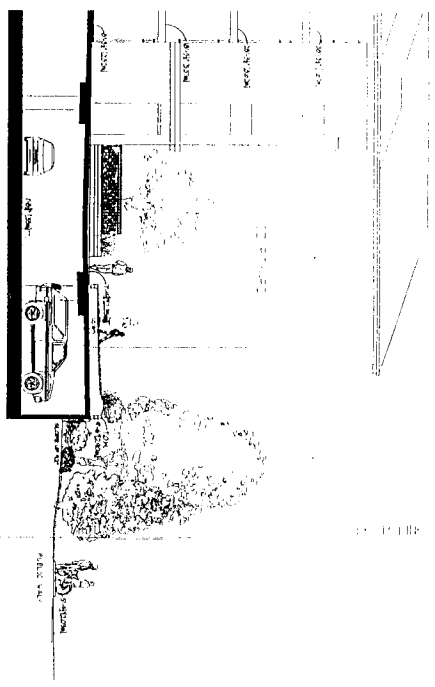


1. ALL WORK TO BE PROVIDED IN ACCORDANCE TO CANADIAN STANDARDS
2. ALL MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME

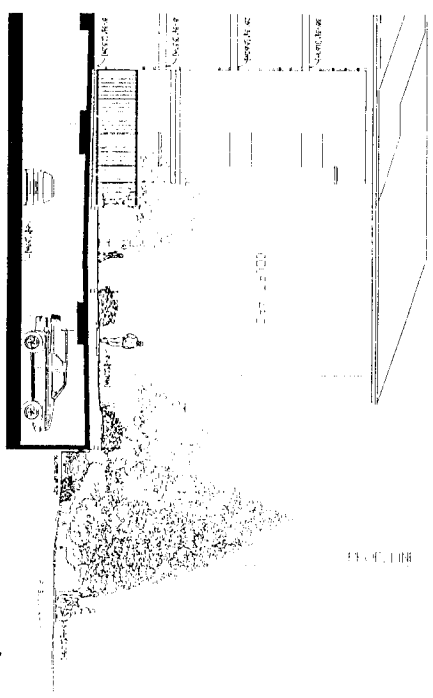
2 6' HIGH B & B PERIMETER FENCE



SECTION THROUGH FERNDAL ROAD AND FRONT YARD



SECTION THROUGH PUBLIC WALKWAY AND AMENITY AREA



SECTION THROUGH PUBLIC WALKWAY AND BACK YARD

04267499 #3d

DATE: 05/22/21
SCALE: 1/8" = 1'-0"
DRAWN BY: L4
REVISION:
DRAWN BY: PAV
PROJECT NUMBER: 03-224

PROJECT TITLE:
4 Story
Apartments Building
Ferndale and Garden City
Richmond, BC
Kensington Gate Homes Ltd.

LANDSCAPE SECTIONS
OF 3

DMG
landscape architects
A.S. Project of
J.S. Brown & Associates Ltd.
Professional Landscaper
1885-1887 West 4th Avenue
Richmond, BC V6Y 1C6
Tel: 604-273-4444
Fax: 604-273-4445

PROJECT NUMBER: 03-224

DATE: 05/22/21
SCALE: 1/8" = 1'-0"
DRAWN BY: L4
REVISION:
DRAWN BY: PAV
PROJECT NUMBER: 03-224

PROJECT TITLE:
4 Story
Apartments Building
Ferndale and Garden City
Richmond, BC
Kensington Gate Homes Ltd.

LANDSCAPE SECTIONS
OF 3

DMG
landscape architects
A.S. Project of
J.S. Brown & Associates Ltd.
Professional Landscaper
1885-1887 West 4th Avenue
Richmond, BC V6Y 1C6
Tel: 604-273-4444
Fax: 604-273-4445

PROJECT NUMBER: 03-224

DATE: 05/22/21
SCALE: 1/8" = 1'-0"
DRAWN BY: L4
REVISION:
DRAWN BY: PAV
PROJECT NUMBER: 03-224

PROJECT TITLE:
4 Story
Apartments Building
Ferndale and Garden City
Richmond, BC
Kensington Gate Homes Ltd.

LANDSCAPE SECTIONS
OF 3

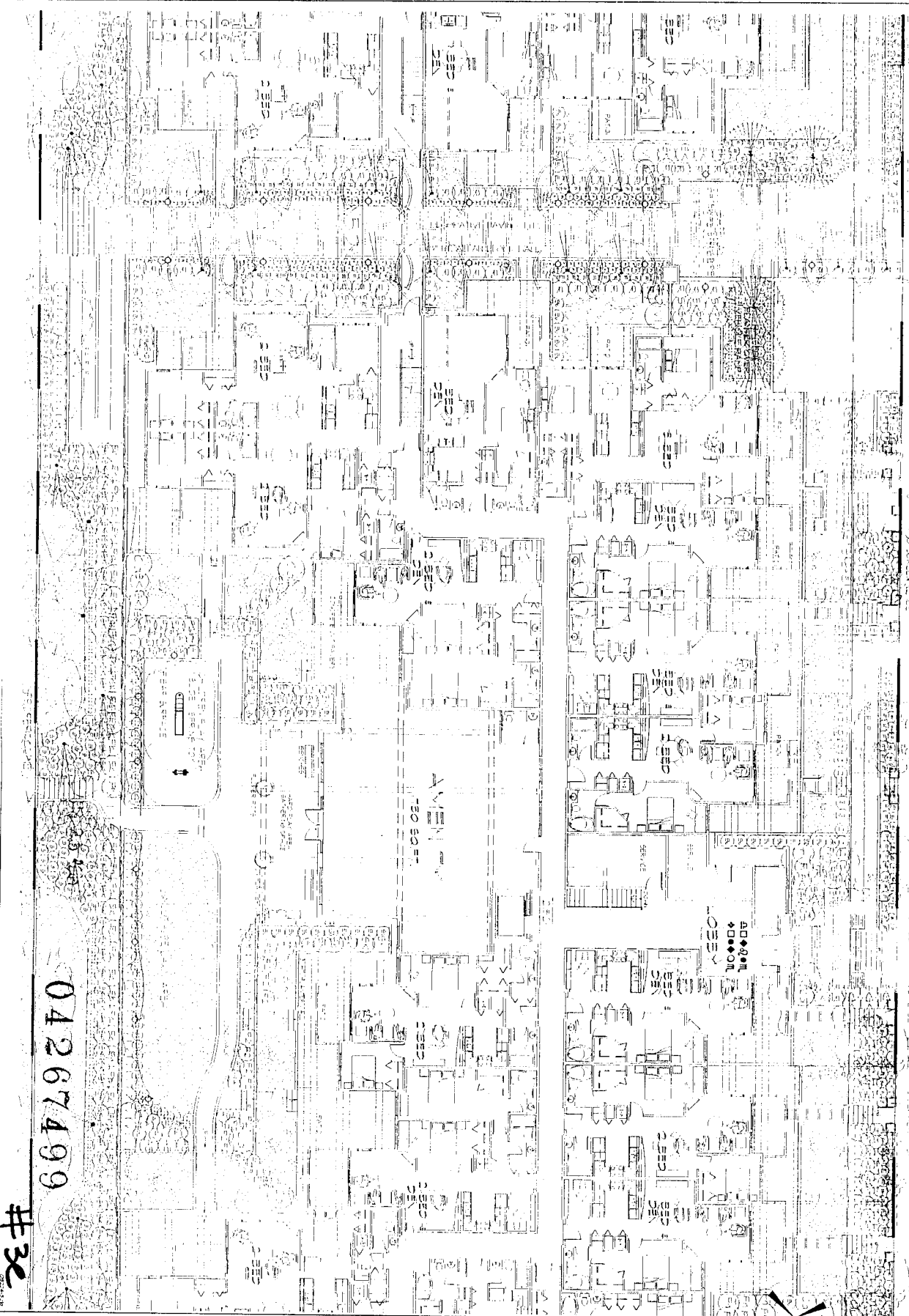
DMG
landscape architects
A.S. Project of
J.S. Brown & Associates Ltd.
Professional Landscaper
1885-1887 West 4th Avenue
Richmond, BC V6Y 1C6
Tel: 604-273-4444
Fax: 604-273-4445

PROJECT NUMBER: 03-224

DATE: 05/22/21
SCALE: 1/8" = 1'-0"
DRAWN BY: L4
REVISION:
DRAWN BY: PAV
PROJECT NUMBER: 03-224



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04267499

#32

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G B L
Landscape Architecture
1111 14th Street, NW
Washington, DC 20004
Tel: (202) 331-1111
Fax: (202) 331-1112
www.gbl.com

NO.	REVISION	DATE	BY	CHKD
1	ISSUE FOR PERMIT	11/11/03	DMG	DMG
2	ISSUE FOR CONSTRUCTION	11/11/03	DMG	DMG
3	ISSUE FOR CONSTRUCTION	11/11/03	DMG	DMG
4	ISSUE FOR CONSTRUCTION	11/11/03	DMG	DMG
5	ISSUE FOR CONSTRUCTION	11/11/03	DMG	DMG
6	ISSUE FOR CONSTRUCTION	11/11/03	DMG	DMG
7	ISSUE FOR CONSTRUCTION	11/11/03	DMG	DMG
8	ISSUE FOR CONSTRUCTION	11/11/03	DMG	DMG
9	ISSUE FOR CONSTRUCTION	11/11/03	DMG	DMG
10	ISSUE FOR CONSTRUCTION	11/11/03	DMG	DMG



DMG
Landscape architects
1111 14th Street, NW
Washington, DC 20004
Tel: (202) 331-1111
Fax: (202) 331-1112
www.dmg.com

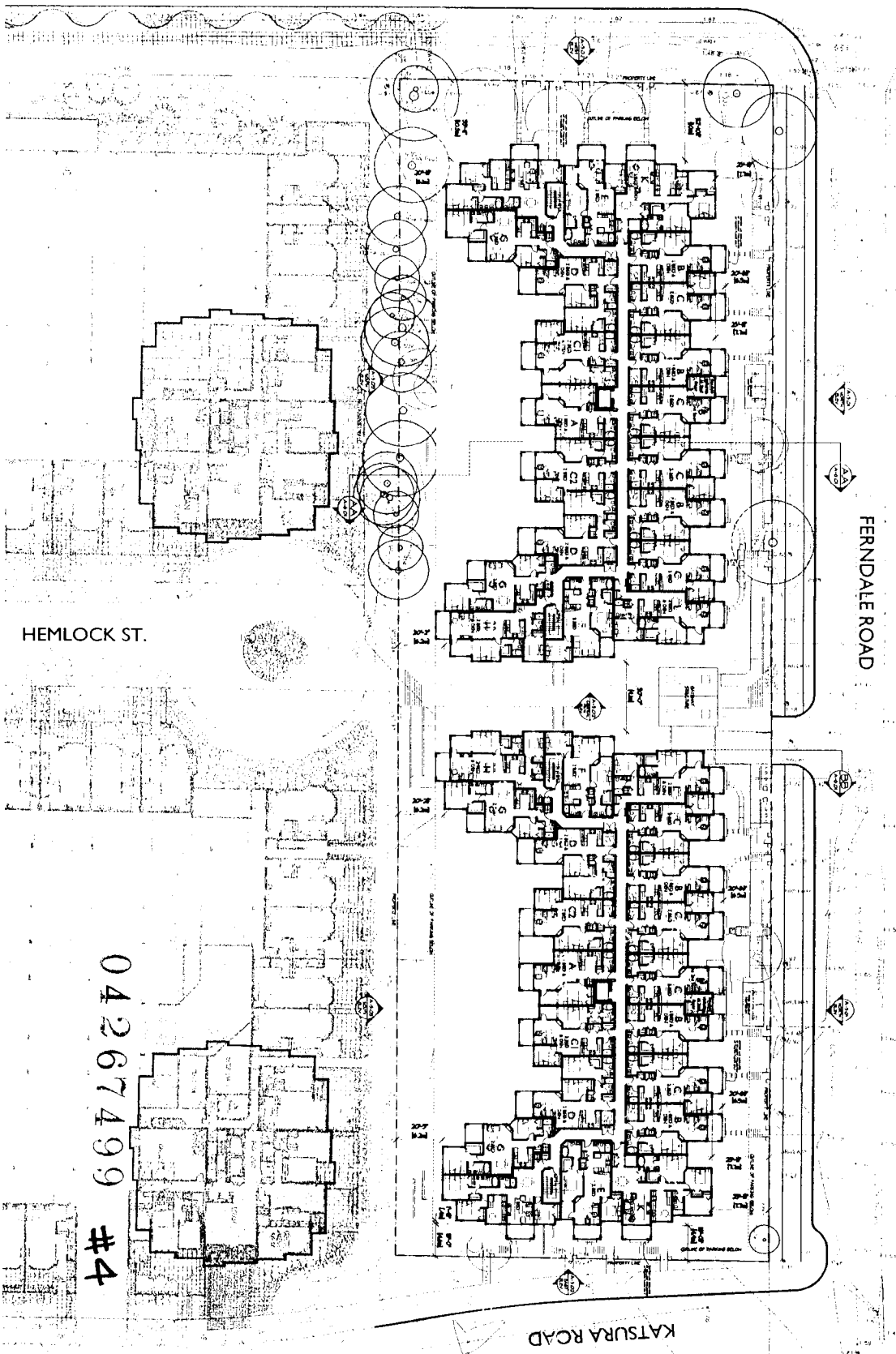
**4 Story
Apartments Building
Fernside and Garden City
Richmond, B.C.**
Kensington Gate Homes Ltd.

**LANDSCAPE
ENLARGEMENT PLAN**

DATE	11/11/03	3RD NO. NUMBER	
SCALE	1/4" = 1'-0"		
DRAWN BY	DMG		
DESIGN	DMG		
CHKD	DMG		
DATE PROJECT NUMBER	03-524		

OF 5

GARDEN CITY ROAD

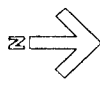


HEMLOCK ST.

FERDALE ROAD

KATSURA ROAD

04267499 #4



DATE: 10/10/2014
 PROJECT NO: 04267499
 SHEET NO: 0333

REVISIONS
 NO. DATE DESCRIPTION
 1. 10/10/2014

KENSINGTON
 ARCHITECTURE
 1000 10th Street
 Richmond, BC



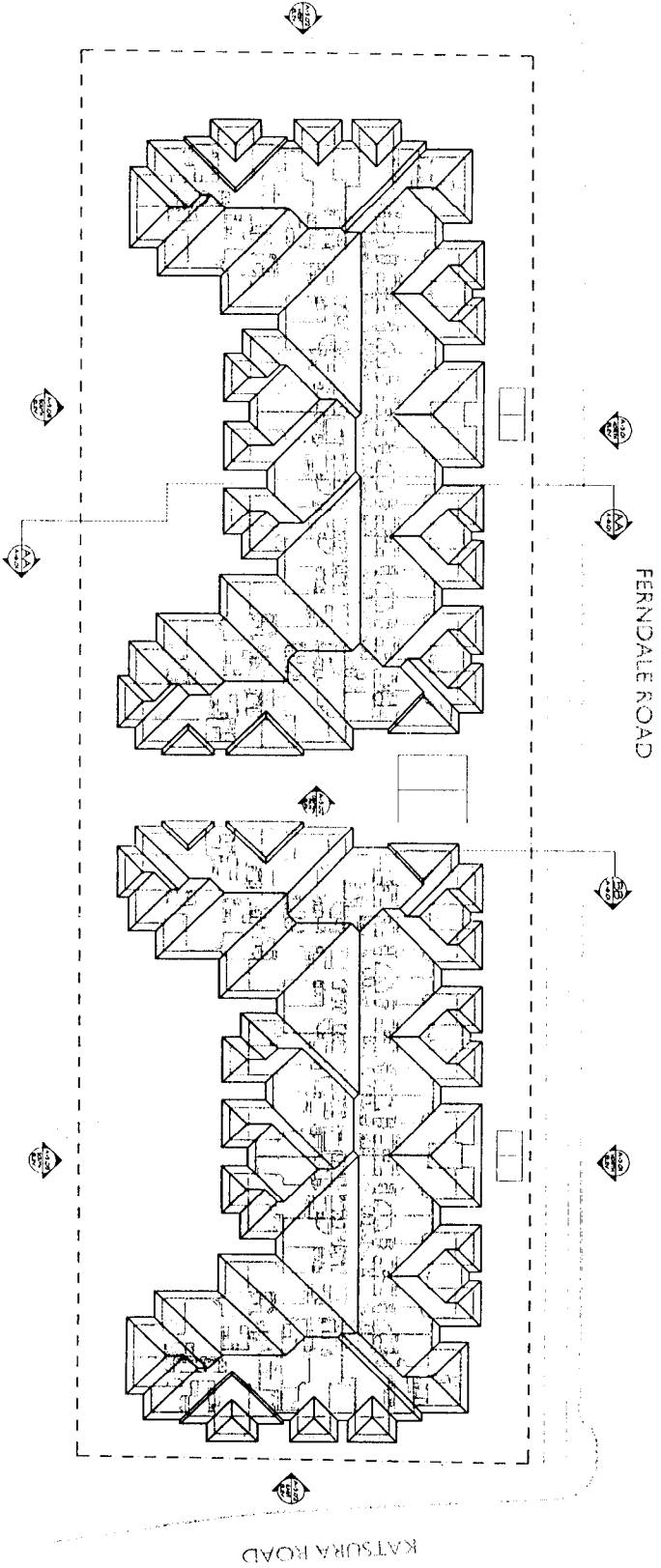
LEIGHAM MCKILLISTER
 KENSINGTON CO., ST.
 RICHMOND, B.C.

1/4 UNIT DEVELOPMENT
 KENSINGTON DATE DEVELOPMENT
 PLAN - LEVELS 2, 3, 4

DATE: 10/10/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 SHEET NO: 0333

A-3.02

GARDEN CITY ROAD



04267499 #5

The logo features the lowercase letters 'gBL' in a stylized, bold font. Below the logo is a north arrow pointing upwards, with the letter 'N' positioned to its left.

gBL
 A COMPANY OF BELL VENTURE INVESTMENTS GROUP INC.
 1000 WESTERN AVENUE, SUITE 1000
 VANCOUVER, BRITISH COLUMBIA V6C 3R8
 TEL: 604.681.1111
 WWW.GBL.COM

NOTES
 1. REFER TO SHEET A-3.01

REVISIONS
 1. 10/12/03
 2. 10/12/03
 3. 10/12/03

The logo for Kensington Court features the name 'KENSINGTON COURT' in a serif font, with the tagline 'A place where you belong' underneath. To the left is a stylized graphic of a house with a tree.

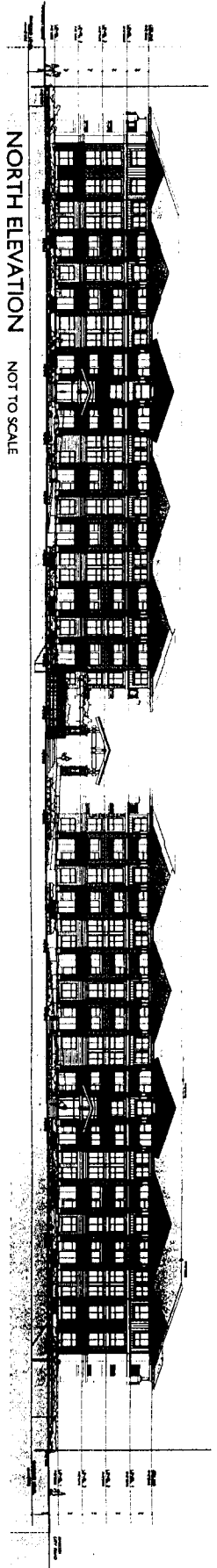
The logo for Edinburgh Real Estate features the name 'EDINBURGH REAL ESTATE' in a bold, sans-serif font, with a stylized 'E' icon to the left.

KENSINGTON COURT
 RICHMOND, B.C.

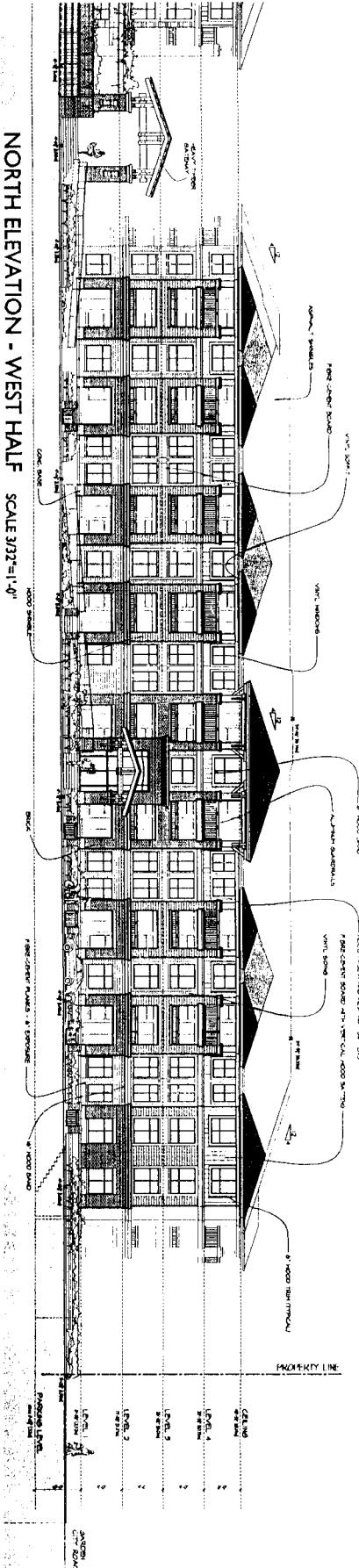
INVESTMENT OPPORTUNITY
 KENSINGTON COURT RICHMOND, B.C.

ROOF PLAN
 DATE: 10/12/03
 DRAWN BY: J. W. B. / J. W. B.
 CHECKED BY: J. W. B. / J. W. B.
 JOB NUMBER: 0333

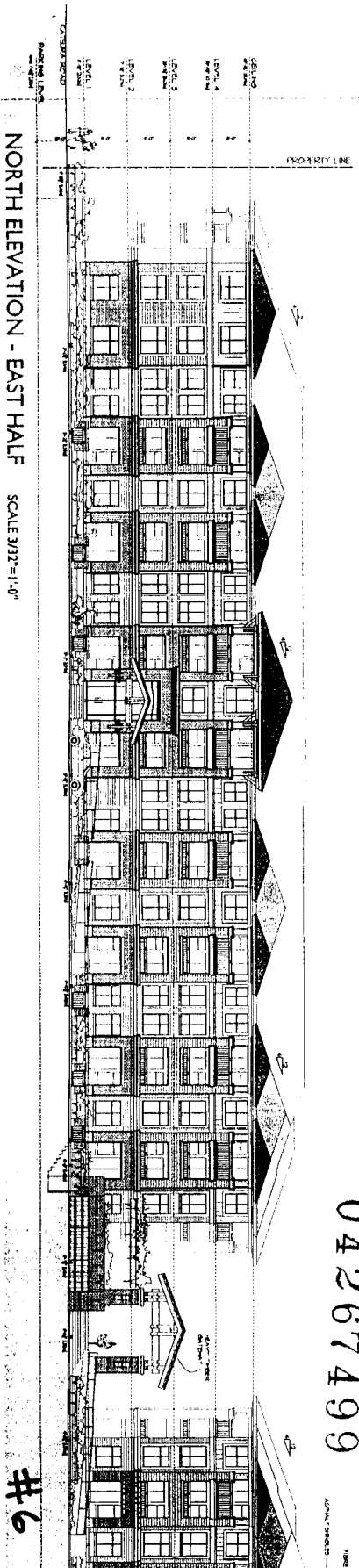
A-3.03



NORTH ELEVATION NOT TO SCALE



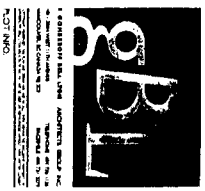
NORTH ELEVATION - WEST HALF SCALE 3/32"=1'-0"



NORTH ELEVATION - EAST HALF SCALE 3/32"=1'-0"

04267499

#6



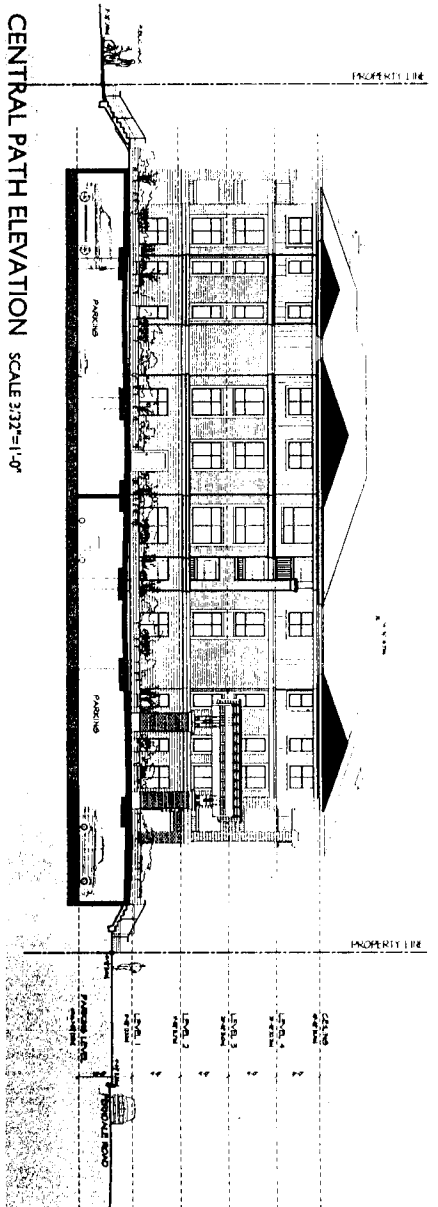
LEIGHAM WALLISTER
KENSINGTON COURT
 RICHMOND, B.C.

154 UNIT DEVELOPMENT FOR
 KENSINGTON ST. DEVELOPMENT LTD.
 ELEVATIONS

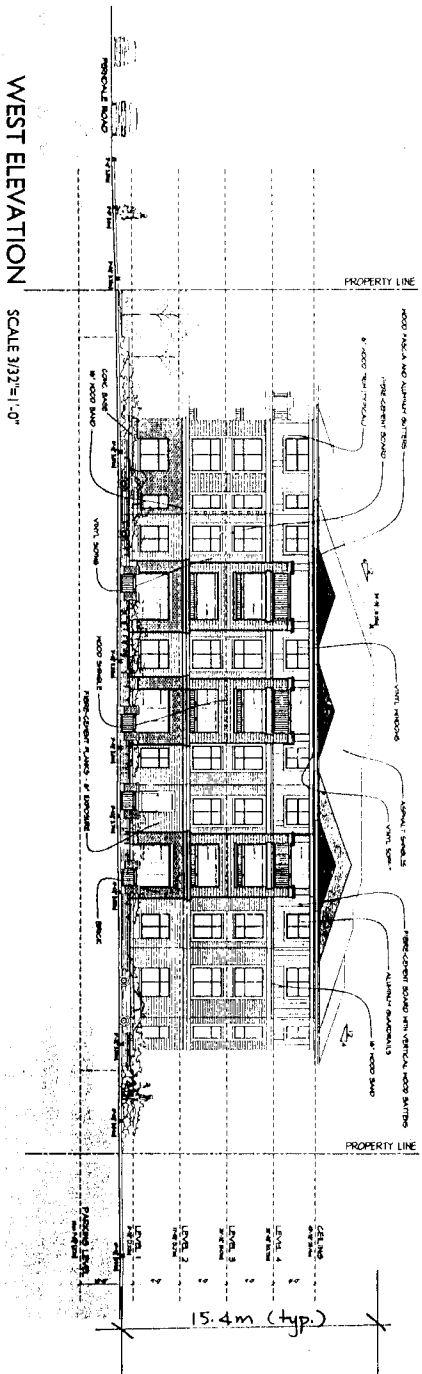
DATE: 1-14-03
 DRAWN BY: MC
 CHECKED BY: 12/17/02
 KAL 0333
 CD: JMS

A-5.01

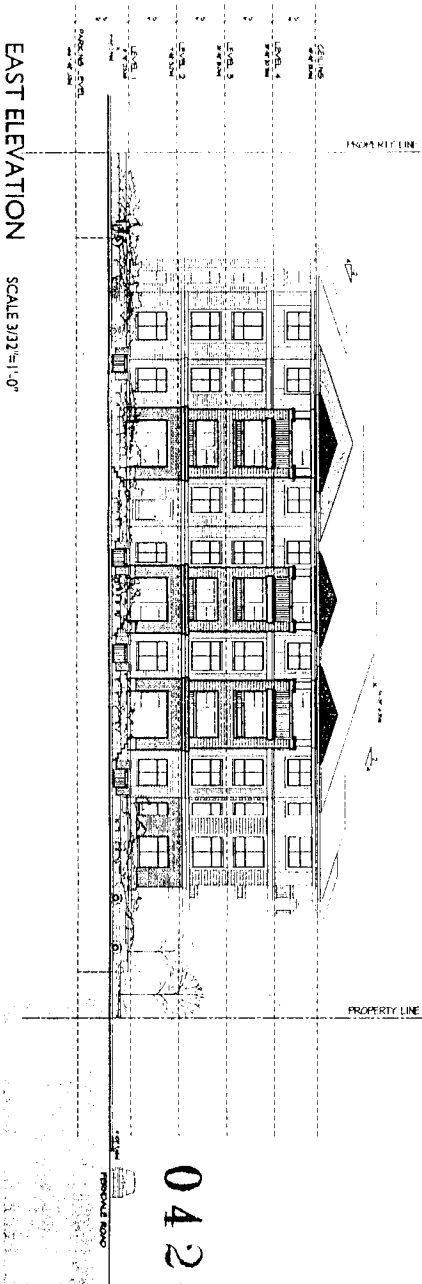
CENTRAL PATH ELEVATION SCALE 3/32"=1'-0"



WEST ELEVATION SCALE 3/32"=1'-0"



EAST ELEVATION SCALE 3/32"=1'-0"



04267499

#7

A-5.02

NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
4. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.

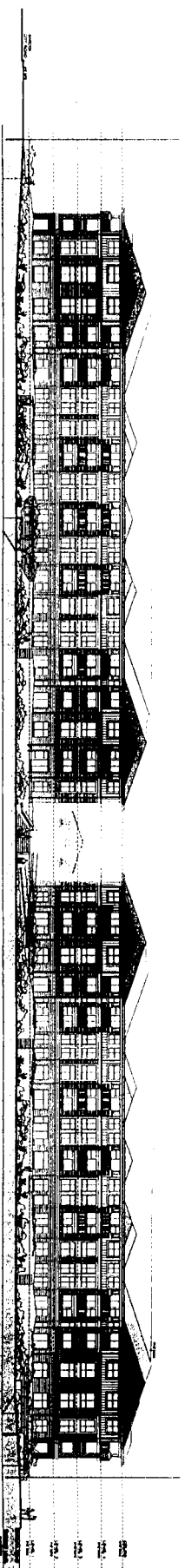
KENSINGTON COURT
 1100 WEST 10TH AVENUE, RICHMOND, B.C.

LEIGHAM BOLLISTER
 KENSINGTON COURT
 RICHMOND, B.C.

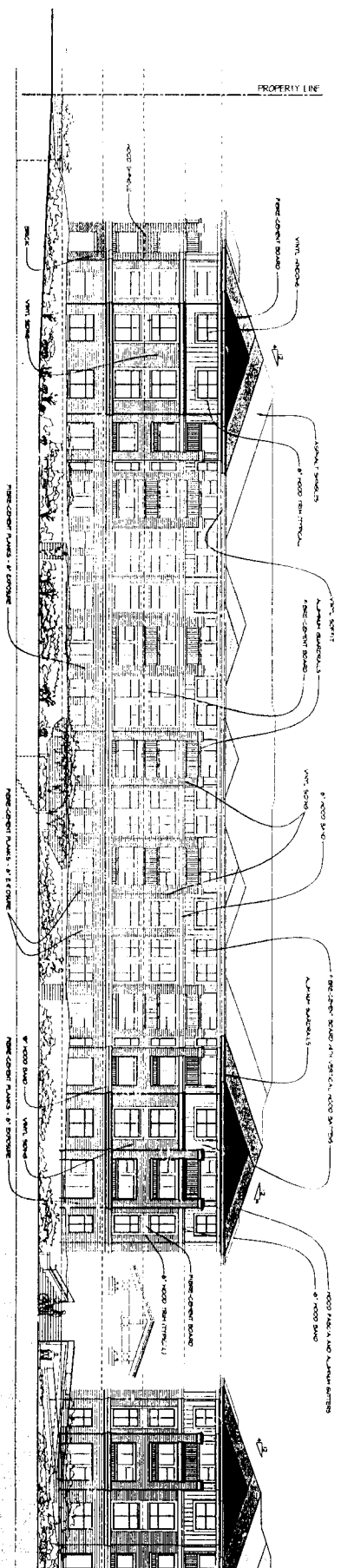
1100 WEST 10TH AVENUE, RICHMOND, B.C.
 KENSINGTON COURT DEVELOPMENT LTD.
ELEVATIONS

DATE	NO.
03/11/11	1
03/11/11	2
03/11/11	3
03/11/11	4

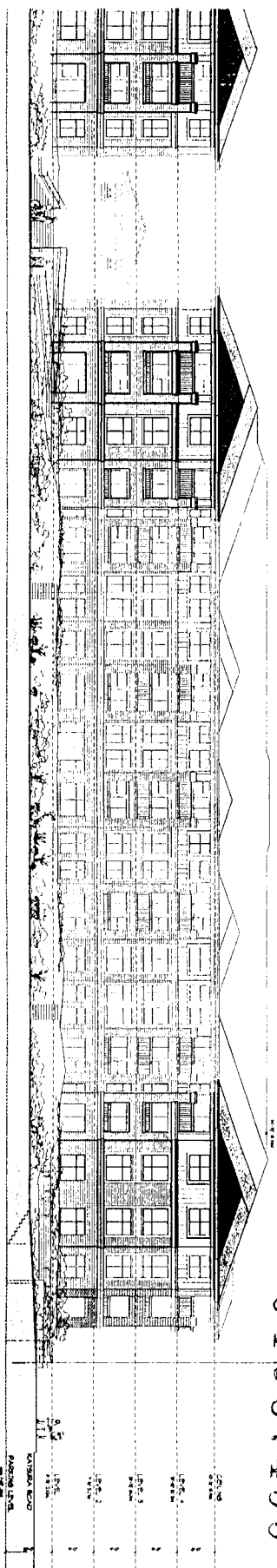
SOUTH ELEVATION NOT TO SCALE



SOUTH ELEVATION - WEST HALF SCALE 3/32"=1'-0"



SOUTH ELEVATION - EAST HALF SCALE 3/32"=1'-0"



04267499

8

A-5.03

gBL

4000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6V 2W9
 TEL: 604-273-8888
 FAX: 604-273-8889
 WWW.GBL.COM

KENSINGTON COURT

16 UNIT RESIDENTIAL
 KENSINGTON GATE DEVELOPMENT LTD.

LEIGHAM WALLISTER

ARCHITECTS

KENSINGTON COURT

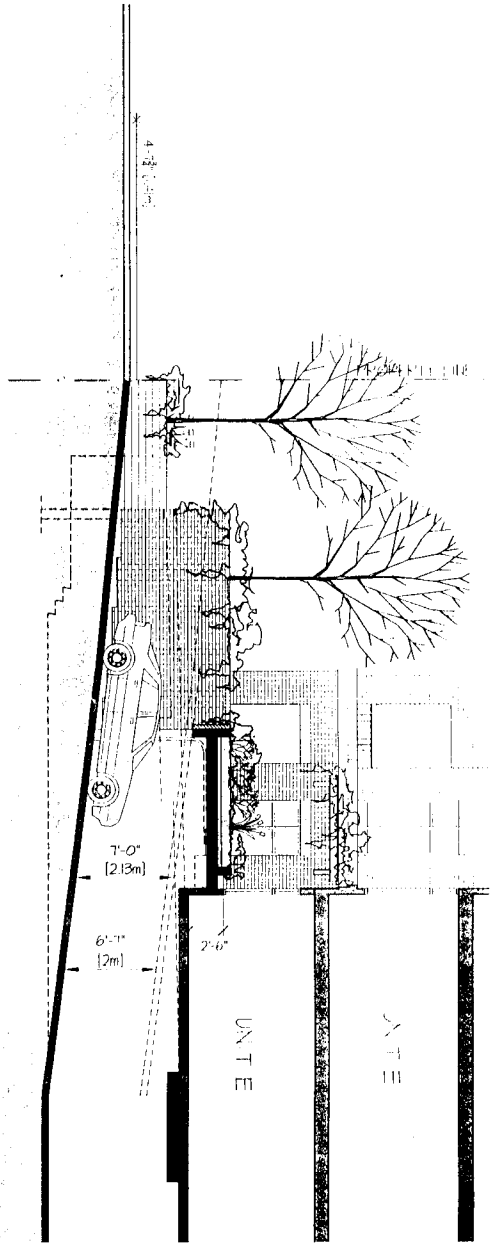
RICHMOND, B.C.

ELEVATIONS

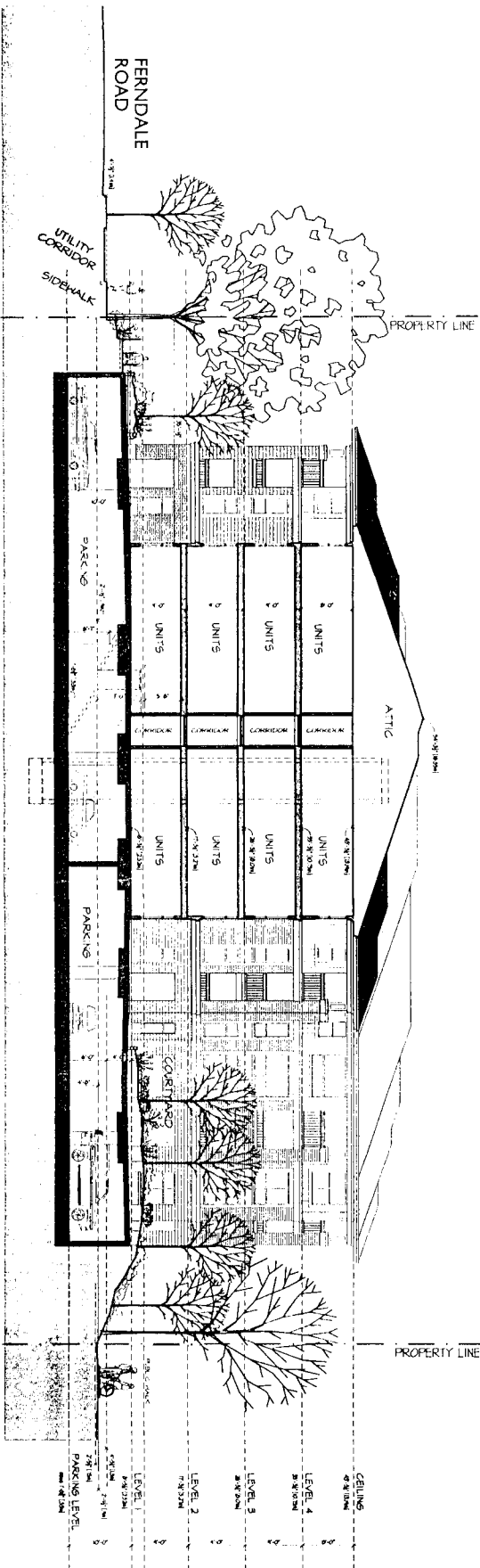
16 UNIT RESIDENTIAL
 KENSINGTON GATE DEVELOPMENT LTD.

DATE	12-06-10
DESIGNED BY	LEWIS
DRAWN BY	LEWIS
CHECKED BY	LEWIS
PROJECT NO.	0333
DATE	04-14-11

SECTION BB (AT PARKADE ENTRY) SCALE 1/4"=1'-0"



SECTION AA SCALE 1/8"=1'-0"



04267499 #9

A-6.01

KENSINGTON COURT
 151 UNIT DEVELOPMENT FOR
 KENSINGTON COURT
 RICHMOND, B.C.

LEEDINGHAM WALLISTER

DATE: 01-07-11
 DRAWN BY: MC
 CHECKED BY: 10-11-10
 SCALE: 1/8"=1'-0"
 JOB NO.: 0333

REVISIONS

1. 01-07-11: Initial design
 2. 01-10-11: Revised design
 3. 01-11-11: Final design

NOTES

1. See general notes on sheet A-6.00
 2. See site plan for location of section

gBL

151 KENSINGTON COURT, RICHMOND, B.C. V6V 1K1
 ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE
 151 KENSINGTON COURT, RICHMOND, B.C. V6V 1K1
 TEL: (604) 273-8888
 FAX: (604) 273-8889
 WWW.GBL.COM