



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Holger Burke
Acting Manager, Development Applications
Date: March 3, 2004
File: DP 03-247727
Re: **Application by London Landing Development Corp. for a Development Permit
at 13160 Princess Street and 6431 Princess Lane**

Manager's Recommendation

That a Development Permit be issued that would:

- (1) permit the construction of nine (9) detached heritage style, three-storey townhouse units at 13160 Princess Street and seven (7) detached heritage style, three-storey townhouse units at 6431 Princess Lane on a site zoned Comprehensive Development District (CD/115);
- (2) vary the minimum setbacks from property lines in order to permit five (5) of the townhouse units at 13160 Princess Street and one (1) of the townhouse units at 6431 Princess Lane to be located outside the building envelope identified in Diagram 2 of Section 291.115.4 of Comprehensive Development District (CD/115).

Holger Burke
Acting Manager, Development Applications

HB:blg
Att.

Staff Report

Origin

Dana Westermarck, on behalf of London Landing Development Corp., has applied to the City of Richmond for permission to develop nine (9) detached heritage style, three-storey townhouse units at 13160 Princess Street and seven (7) detached heritage style, three-storey townhouse units at 6431 Princess Lane on a site zoned Comprehensive Development District (CD/115).

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	Princess Street portion	2,514.34 m ²
	Princess Lane portion	1,721.90 m ²
	Total site portion under this application	4,236.24 m ²
Building Area:	2,414.66 m ²	
Density:	38 du per ha	
	16 du per ac.	
Site Coverage:	30% Allowed	
	29% Proposed	
F.A.R.:	0.57 Allowed and Proposed	
Parking:	32 Resident Spaces Required and Proposed	
	3 Visitor Spaces Required and Proposed	

The site is located in the extreme south-east corner of Steveston in the London/Princess node of the waterfront neighbourhoods. This application proposes the continuation of the established double loaded lane with detached 2½ storey townhouse units out to the street edges at London Road. This development continues the pattern previously approved at 6333 Princess Lane (DP 02-212757). There is a Development Permit application (DP 03-254721) currently under consideration for 67 stacked townhouses on the northeast portion of the same site. On the eastern edge of the site, future single-family residences are proposed. Development surrounding the subject site is as follows:

- To the north, is a former industrial building with Light Industrial District (I2) zoning designation under current rezoning consideration for 'stacked-townhouses' and beyond is an abandoned railway line intended as a trail/tram corridor and buffer zone for the Agricultural Land Reserve (ALR) further to the north;
- To the east, across future London Road is an multi-tenant warehouse facility with Light Industrial District (I2) zoning designation and London Farm beyond;
- To the west, across Princess Street, are existing industrial buildings with Light Industrial District (I2) zoning designation; and

- To the south, across Princess Lane, are similar existing detached 2½ storey townhouses with Comprehensive Development District (CD/115) zoning designation on both the north and south sides of Princess Lane.

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan (OCP). This proposed multi-family townhouse development is located in the London/Princess node of the waterfront neighbourhoods in the Steveston Area.

The Steveston Area Plan does not provide detailed direction regarding the form and character of development in the London/Princess node. However, the applicant has previously provided an inventory of heritage residential buildings in Richmond and has incorporated specific details that reference Richmond historic residential buildings. In addition, this application provides end conditions for a previously approved Development Permit at 6333 Princess Lane (DP 02-212757). In general, this application complies with the Development Permit Guidelines.

Staff Comments

Development Coordinator Comments

1. Certain concerns were expressed at the October 20, 2003 Public Hearing, regarding the rezoning application of the subject lands. The applicant is requested to provide any additional pertinent information or design revisions to better address the relevant Public Hearing comments including:
 - a) That the current proposal “ignored the requirements for appropriate buffering between industrial and residential uses”; and ***Measures have been taken to buffer the residential development. London Road separates the closest townhouses from the adjacent small scale industrial development. The end units adjacent to London Road have been pulled back from London Road, oriented away from the industrial buildings and sited to avoid overlook. Soundproofing is achieved by the use of an STC 50 wall assembly.***
 - b) This application will “unfairly place a substandard road next to an industrial building and that conflicts between vehicles and pedestrians using the road would occur.” ***London Road has been relocated to minimize the impact on the adjoining property. It is our understanding that this road would not be open to traffic, except for emergency vehicles, until such time as the balance of the road is developed. Therefore, there is no conflict between pedestrians and vehicles.***

Community Planning Comments

1. The applicant has indicated a desire to flip the locations of Units 5-F and 6-E and the locations of Units 7-E and 8-F. The purpose of this change is to locate the F units immediately adjacent to the stacked townhouse building (Block 5) because they have a slightly larger setback from the property line. The Manager, Development Applications, had indicated at the rezoning stage, that this change could be considered as a variance at the Development Permit stage since the rezoning bylaw had already been given first reading when this request was made. Policy Planning Department supports the request to exchange the E and F unit locations as this will improve the conditions of adjacency. ***This variance has been requested and the drawings revised accordingly.***

2. With the redesign of intersection of Princess Lane and London Road, Units 13-A and 14-B/L could be impacted by the proximity of the road and the proximity of the existing industrial building. ***The unit fronting onto Princess Lane (13-A) has been reoriented to place it as far from the industrial buildings as possible. The road has been reoriented to increase the distance between the industrial building and unit 13-A. Unit 14-B/L is oriented away from the industrial buildings and sited to avoid overlook.***

Building & Zoning Comments

1. Please provide a detailed calculation of the proposed floor area ratio (F.A.R.) and indicate any exclusions. Include a calculation of off-street parking allowances (i.e. 50 m² per dwelling unit maximum allowed) and covered areas (i.e. 10% of total F.A.R. maximum allowed). Provide calculations to ensure that covered areas are included in the total F.A.R. ***Revisions and calculations provided.***
2. Indicate on the drawings with dimensions any building elements (i.e. stairs, balconies, bay windows, covered porches, etc.) that do not conform with the building envelope diagram in the Comprehensive Development District (CD/115). ***Drawings indicating requested footprint variances provided (see appendix A).***
3. City of Richmond Building staff identify that the spatial separation between certain buildings is 1.829m (6 ft.). With 3 ft. limiting distance; no openings are permitted in side walls. ***This issue has been considered and will be addressed at building permit stage. The artificial property line is set at 4 ft from one of the buildings.***
4. Address the possible future conversion of crawl spaces with exterior windows and full height doors into habitable rooms. This conversion would be in contravention of the 2.6 m flood plain elevation and would exceed maximum allowable F.A.R. ***This property is subject to the floodplain restrictive covenant regarding habitable space.***

Urban Design Comments

1. Context: Please provide a neighbourhood context for this proposed development to provide direction and vision for future adjacent developments (single-family lots, 'stacked townhouses' and detached townhouses). Illustrate appropriate open space linkages with existing and future development sites in the immediate vicinity. ***Updated site plan provided.***
2. Conditions of Adjacency: It is understood that the applicant will provide outdoor amenity space and a children's play area to be shared with residents of this project as part of the Development Permit application (DP 03-254721) for the adjacent 'stacked townhouse area'. The south-east corner of the 6431 Princess Lane is in close proximity to an existing multi-tenant industrial building. ***While City Planning staff consider this an interim condition, the applicant has incorporated screening and buffering between the proposed residential and existing industrial uses.***
3. Urban Design and Site Planning: The applicant proposes the continuation of a double loaded lane with detached 2½ storey townhouse units, which are consistent with a previous approved Development Permit at 6333 Princess Lane (i.e. DP 02-212757). Planning staff support the proposed site plan and layout with the exception of the building footprint and layout of Unit 13-A. As requested, the applicant revised the site planning and layout of this unit.

4. Landscape Design: The landscape design for this site requires coordination with the open space design for the 'stacked-townhouse' site to the north and east. ***As requested, the applicant provided typical landscape cross-sections between the two sites along the north property line of the subject site.***
5. Variances: Several variances are requested. The exchange of the "E" and "F" building types for units 5 through 8. The reorientation of the front door on unit 1-D from London Road to Princess Street. The reorientation of unit 13-A to align with the neighbouring unit and address the adjacent road and interim industrial use beyond the realignment of London Road.

Transportation and Traffic Comments

1. Please provide continuous sidewalk and driveway letdowns at the two intersections of the internal lane/road with adjacent City of Richmond roads (i.e. London Road and Princess Street). In addition, please rename McKinney Walk on the drawings as London Road. ***Drawings updated.***
2. Please provide a redesign of the intersection of London Road and Princess Lane as per the September 18, 2003 fax provided to the City of Richmond by H.Y. Engineering Ltd. It should be noted that the direct access for four (4) separate handicap parking stalls onto London Road is not permitted as shown on the adjacent site for the 'Stacked Townhouses'. Please provide an alternate plan to deal more efficiently with handicap parking and confirm that the amount of visitor parking satisfies the requirements of the whole site. ***Updated drawings provided. The concerns regarding the adjoining area are noted.***
3. Please indicate the pedestrian links particularly in the driveway through the development to the south of this site. ***Updated drawing provided.***

Garbage and Recycling Comments

1. Both townhouse clusters qualify for City refuse and recycling collection. The four (4) units at the north of the development at 13160 Princess Street should place their garbage and recycling on a designated concrete pad along the north side of the entrance to the development on collection day. The refuse and recycling service vehicles are not able to drive in or back in to the 'dead-end' portion of the laneway. Please note that the City of Richmond refuse and recycling service vehicle manoeuvring requirements need to be accommodated. The refuse and recycling access and collection route through the lane is acceptable provided that there is adequate manoeuvring room. Therefore, the applicant is requested to submit a site plan drawing with the appropriate turning radius and sweep paths for the respective Richmond service vehicles (i.e. wheel paths and vehicle overhangs) superimposed. ***Provided.***

Advisory Design Panel Comments

The comments of the Advisory Design Panel regarding this project are taken from the Minutes of Wednesday, October 8, 2003 and refer to agenda item #3.

The comments of the Panel were as follows:

- a model should have been required;
- a nice looking project; and
- a window could be added in the powder room of A type units.

In response to general discussion and questions, the applicant provided the following points:

- an amenity building and children's play area would be included in the next phase;
- the Manager, Development Applications, had approved the exemption from the provision of a model due to the detached family residential nature of the project and also because already complete phases exist. The applicant, in lieu of a model, had been requested to provide significant visuals, which had been done by way of merged streetscapes;
- the tram concept included construction of a building that will house the tram, meeting rooms, a workshop and space for the tram society.

The decision of the Panel, by a vote of 6 to 1, was that the project proceed subject to the above noted comments. The notable objection was due to the lack of a model.

Analysis

The summary assessment of this Development Permit application is as follows:

1. Development Permit Guidelines: This Development Permit application generally complies with the Development Permit Guidelines.
2. Vehicle Access: Vehicle access/servicing will be from Princess Street on the west, Princess Lane on the south-west and London Road on the east. The project will be addressed from Princess Street and Princess Lane.
3. Form and Character: The applicant has worked cooperatively with City of Richmond staff and has modified the proposed built form. City staff support the proposed architectural design and its relationship to off-site works undertaken through the rezoning process. It is a fine grained and attractive continuation of an existing townhouse development. The landscape design is also acceptable to City Planning staff.

There were extensive discussions regarding the form and character of built form during the development approval process for the London Landing heritage residential development at 13400 Princess Street. The existing London Landing development has established an important precedent for the character of future residential development in this area. The proposed built form and architectural character is consistent with the existing London Landing heritage residential detached townhouse developments.

The landscape and site development of this parcel is largely driven by the requirement to establish the habitable portions of the residential units at the British Columbia provincial flood proof elevation of 2.6 m geodetic. Given this constraint, the applicant has managed to minimize the apparent grade change between the unit entries and the elevation of fronting streets. Pedestrian access across the site is interrupted with stairways, however, the proposed walkway connection along the east property line will be an accessible pedestrian route between Princess Lane and the internal private road and ultimately to the future central open space to the north.

4. Adjacencies: To the north and east of this development, the applicant proposes indoor and outdoor amenities, stacked townhouses and single-family residences on the remainder of the site. There is currently a Development Permit application under consideration. The transition from the detached townhouses to the stacked townhouses and shared amenities will require further consideration in that Development Permit application process.

There is an older existing industrial development to the west of the subject site across future London Road and Princess Street. There will be a boulevard grass strip with street trees including a 1.5 m wide sidewalk on both sides of Princess Street. There are issues of grading and transition from Princess Street into the industrial property on the west side of the street, which will be addressed as part of the Servicing Agreement. Present condition of the existing industrial properties across Princess Street suggests the need for some interim landscape buffering and screening on the west side of Princess Street. The applicant has acknowledged this need and has agreed to provide buffering and screening to the satisfaction of City of Richmond staff as part of the Servicing Agreement.

5. Site Planning and Urban Design: The pedestrian entries of units along Princess Street and Princess Lane address the public roads. The units along the north side of the internal lane are intended to have frontage along a future, linear open space between this development and the future development of the 'stacked townhouse' area. Vehicle access is provided by a rear lane. The proposed pedestrian connections will ultimately form part of a comprehensive system of public and semi-public open space, indoor and outdoor amenities. It is anticipated that the amenities and open space will be constructed as part of the next phase of the overall neighbourhood redevelopment.
6. Variances: Several building footprint variances are requested. The exchange of the "E" and "F" building types for units 5 through 8 to create more open space between the townhouses and future 'stacked townhouse' developments. The reorientation of the front door on unit 1-D from London Road to Princess Street to strengthen the streetscape along Princess Street. The realignment of the property line adjacent to London Road as a result of the realignment of London Road to address concerns from the public and the Transportation Department. The reorientation of unit 13-A to accommodate the London Road realignment, pull back in line with the neighbouring unit and address the adjacent road and interim industrial use beyond. *See also Appendix A.*

Conclusions

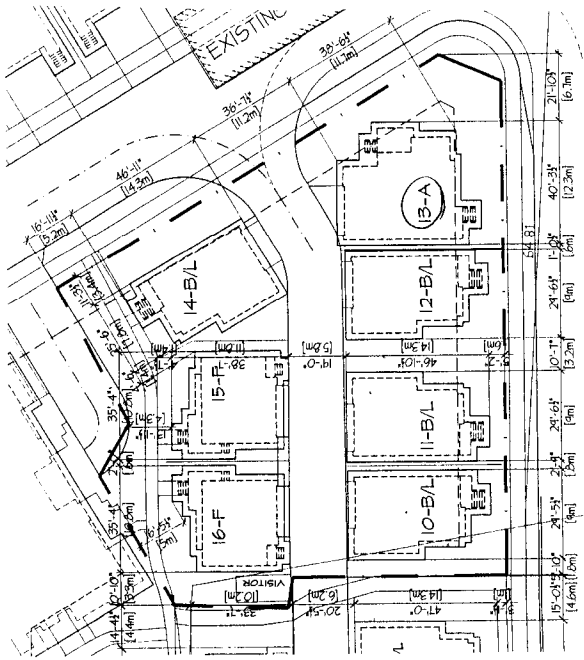
The applicant has worked cooperatively with City of Richmond Planning staff and there is strong staff support for this application which extends and completes a previously approved and built detached townhouse development along Princess Street and Princess Lane.



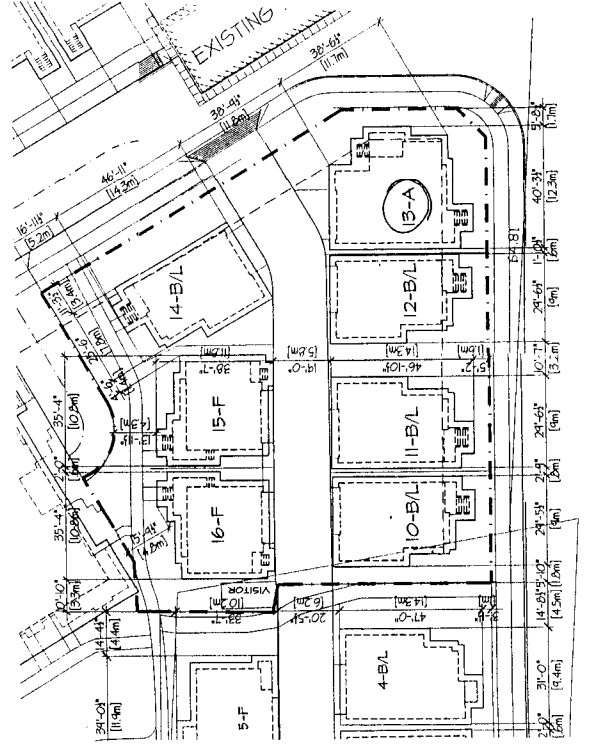
Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

The applicant is required to submit a Landscape Letter of Credit in the amount of \$69,206.00 to the City of Richmond prior to final Council approval of the Development Permit.



CD/115 APPROVED
BLDG ENVELOPES



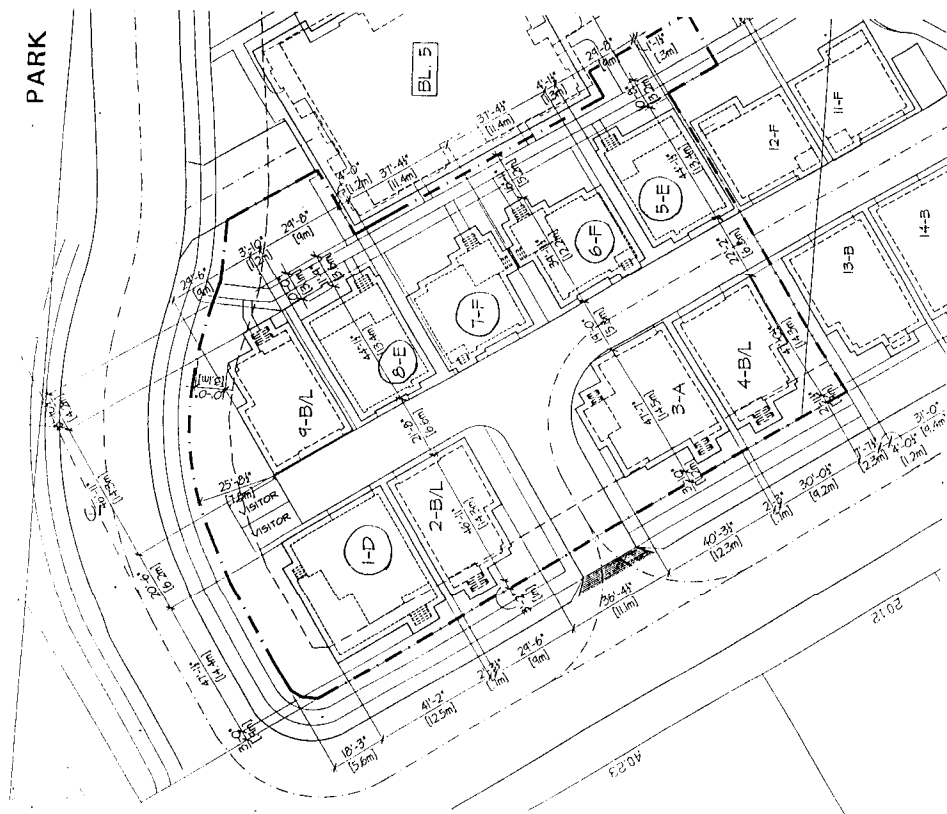
NEW PROPOSED
BLDG ENVELOPES

MAR 24 2004

DP 0324772

APPENDIX A

PARK

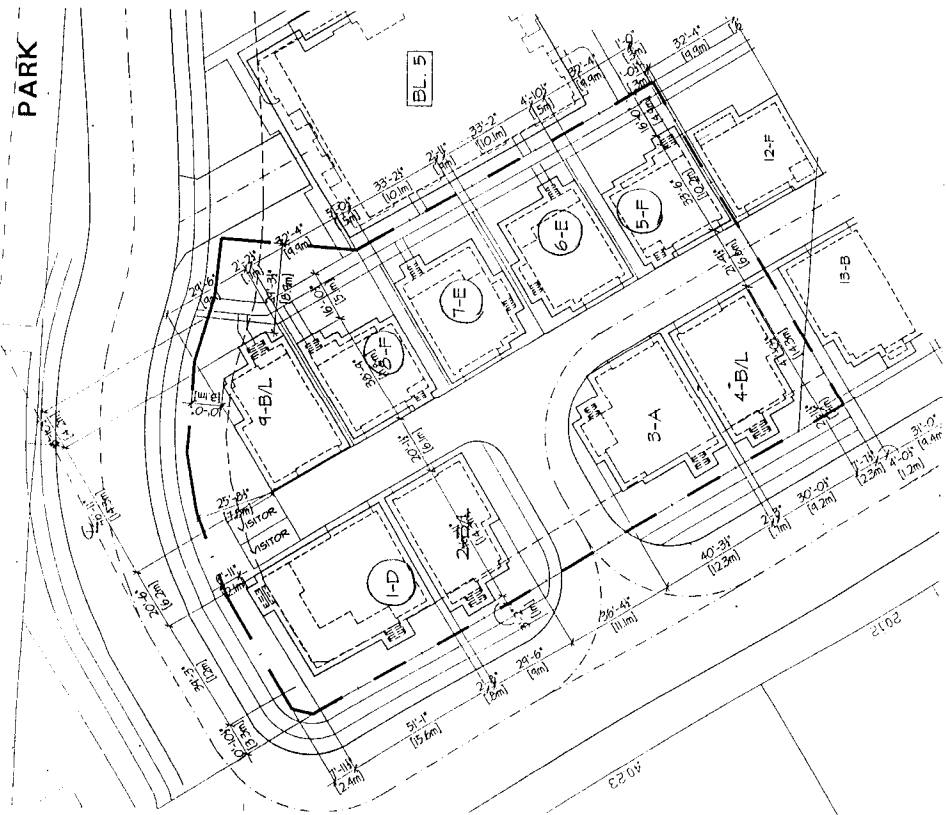


NEW PROPOSED
BLDG ENVELOPES

MAR 24 2004

0324772

PARK



CD/115 APPROVED
BLDG ENVELOPES



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

Development Permit Application

Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 6431 Princess Lane and 13160 Princess Street

Legal Description(s): Lot 3 Sec 18 B1K 3 North Range 7 West BCP 2943
and Lot 2 Sec 18 B1K 3 North Range 7 West BCP 2943

Applicant: Dana Westermarck

Correspondence/Calls to be directed to:

Name: (Dana Westermarck) London Landing Development Corp.

Address: 13333 Princess Street
Richmond, BC

V7E 3S1
Postal Code

Te. No.: (604) 618-2265

Business

(604) 241-4657

Residence

Dana_Westermarck@telus.net

E-mail

(604) 241-4697

Fax

Property Owner(s) Signature(s): LONDON LANE DEV CORP

DAK [Signature]
Please print name

OR

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

For Office Use

Date Received: Sept. 18/03

File No.: 03 247727

Only assign if application is complete

Application Fee: \$ 4230 -

Receipt No.: 17-0009270



City of Richmond
Urban Development Division

Development Permit

No. DP 03-247727

To the Holder: LONDON LANDING DEVELOPMENT CORP.
Property Address: 13160 PRINCESS STREET AND 6431 PRINCESS LANE
Address: C/O DANA WESTERMARK
13333 PRINCESS STREET
RICHMOND, BC V7E 3S1

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 #1, 1A & 1B attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1, 1A & 1B attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2, 2A, 2B & 2C attached hereto.
 - d) Roads and parking areas shall be paved as required.
 - 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 #3 to #8 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 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, 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 03-247727

To the Holder: LONDON LANDING DEVELOPMENT CORP.
Property Address: 13160 PRINCESS STREET AND 6431 PRINCESS LANE
Address: C/O DANA WESTERMARK
13333 PRINCESS STREET
RICHMOND, BC V7E 3S1

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$69,206.00.

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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

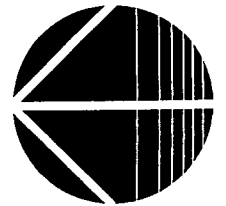
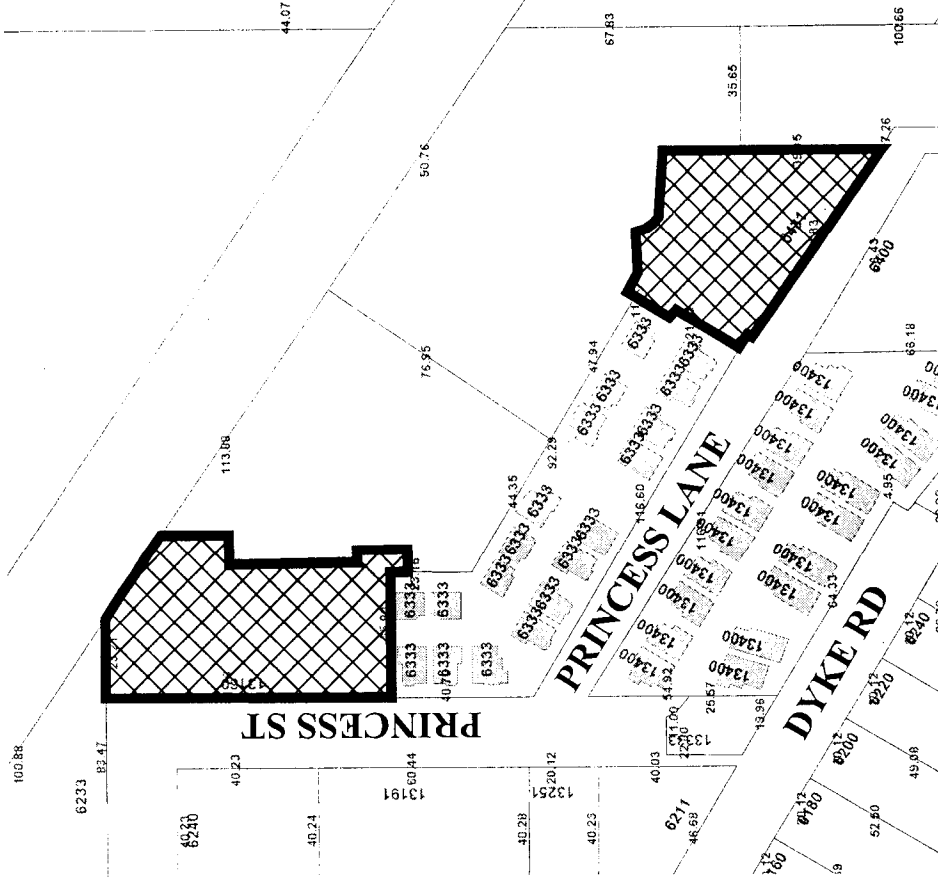
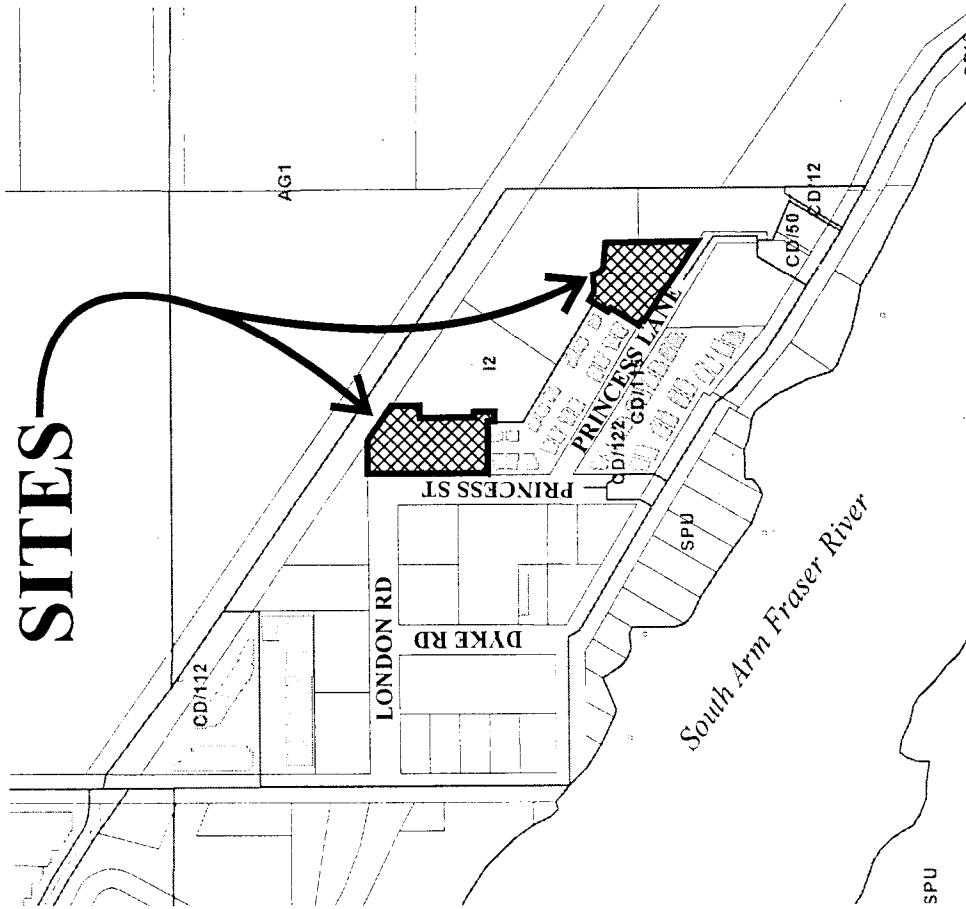
DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

SITES



DP 03-247727 SCHEDULE "A"

Original Date: 10/02/03

Revision Date: 03/04/04

Note: Dimensions are in METRES

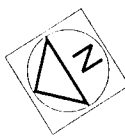


1. REPRESENTATIVE FLOOR PLAN - ARCHITECTURAL RECORDING ONLY
2. NOT TO BE USED FOR CONSTRUCTION
3. NOT TO BE USED FOR PERMITTING
4. NOT TO BE USED FOR MARKETING
5. NOT TO BE USED FOR ANY OTHER PURPOSE
6. NOT TO BE USED FOR ANY OTHER PURPOSE
7. NOT TO BE USED FOR ANY OTHER PURPOSE
8. NOT TO BE USED FOR ANY OTHER PURPOSE
9. NOT TO BE USED FOR ANY OTHER PURPOSE
10. NOT TO BE USED FOR ANY OTHER PURPOSE

MAR 24 2004

PLAN 1A

0324772

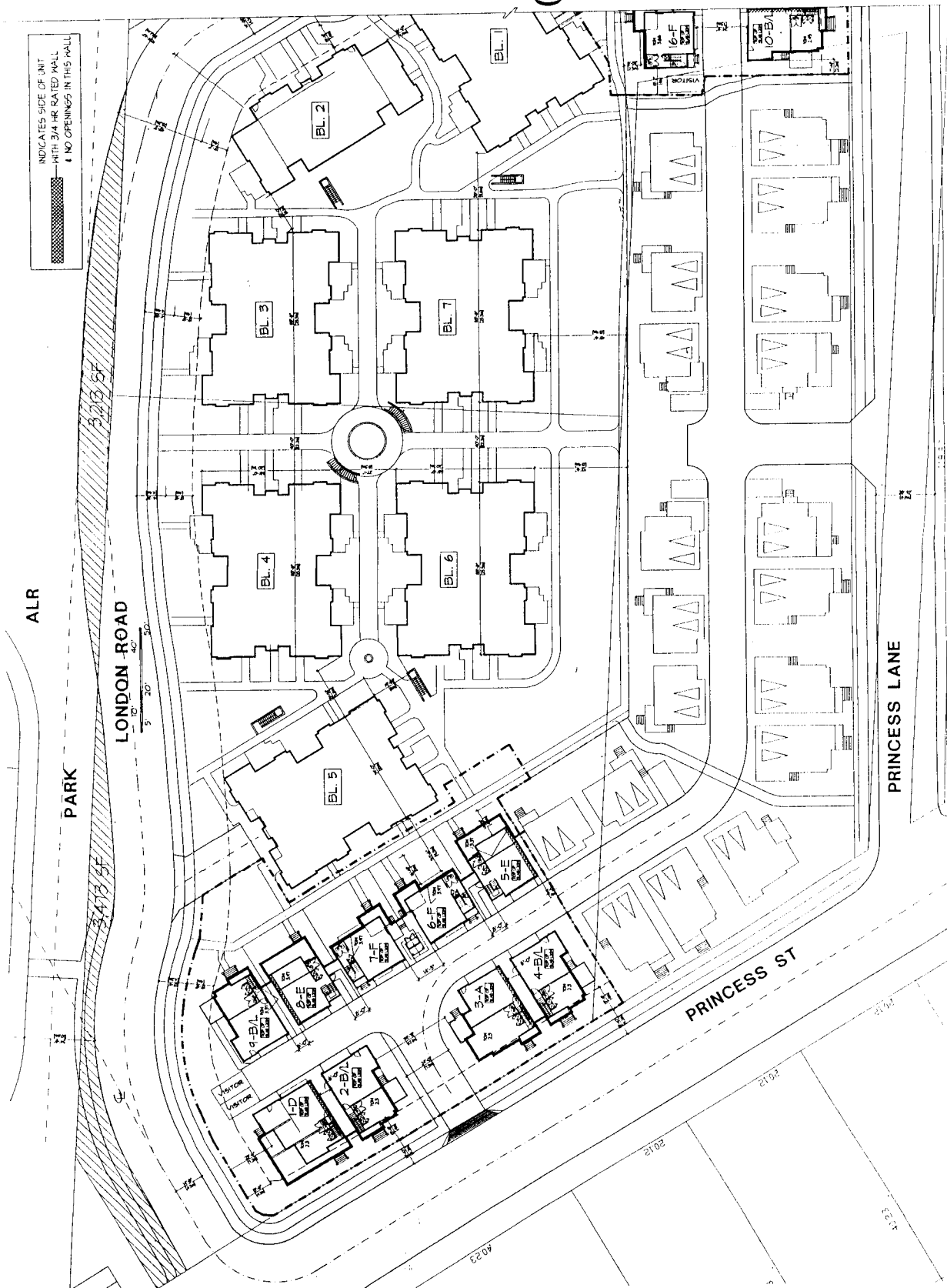


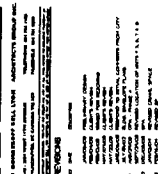
LONDON LANDING
PHASE 4, RICHMOND, BC
13 TOWNHOMES DEVELOPMENT
FOR LONDON LANDING
DEVELOPMENT CORP.

SITE PLAN

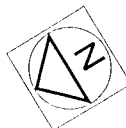
DATE: 03/24/04
DRAWN BY: J. B. B.
SCALE: 1/8" = 1'-0"
JOB NO.: 0324772
JOB NUMBER: 0218

A-1.2A





MAR 24 2004



**LONDON LANDING
PHASE 4, RICHMOND, BC
16 TOWNHOMES DEVELOPMENT
FOR LONDON LANDING
DEVELOPMENT CORP.**

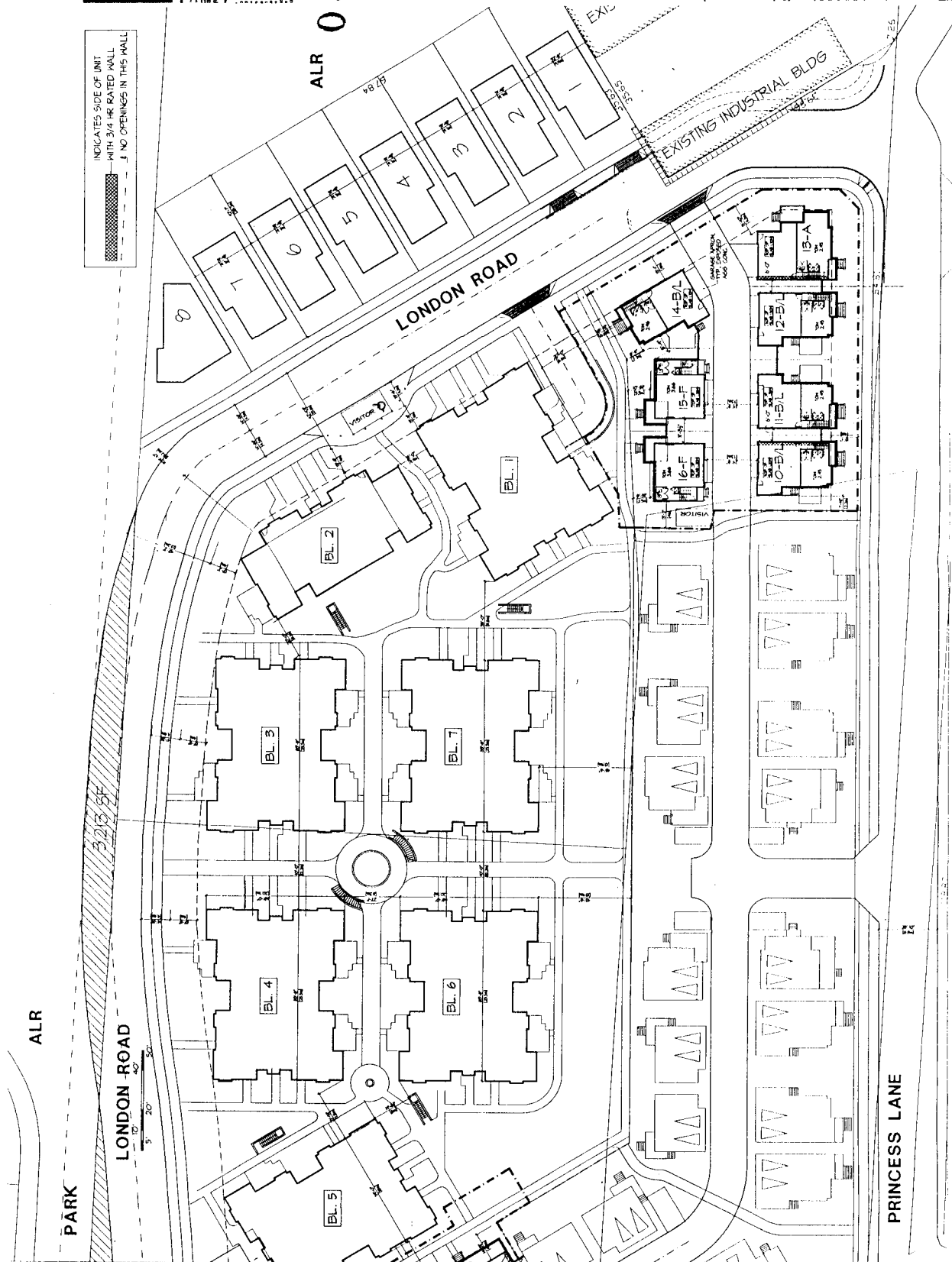
SITE PLAN

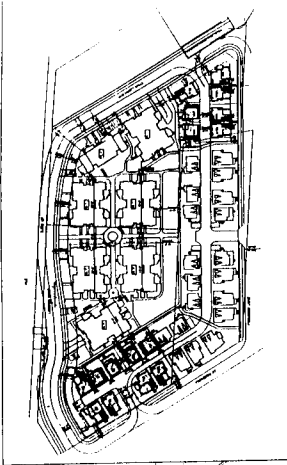
DATE _____
 DRAWN BY _____
 CHECKED BY _____
 SCALE _____
 PLOTTED _____
 CNO FILE _____

0218

JOE WARDEN

A-1.2B





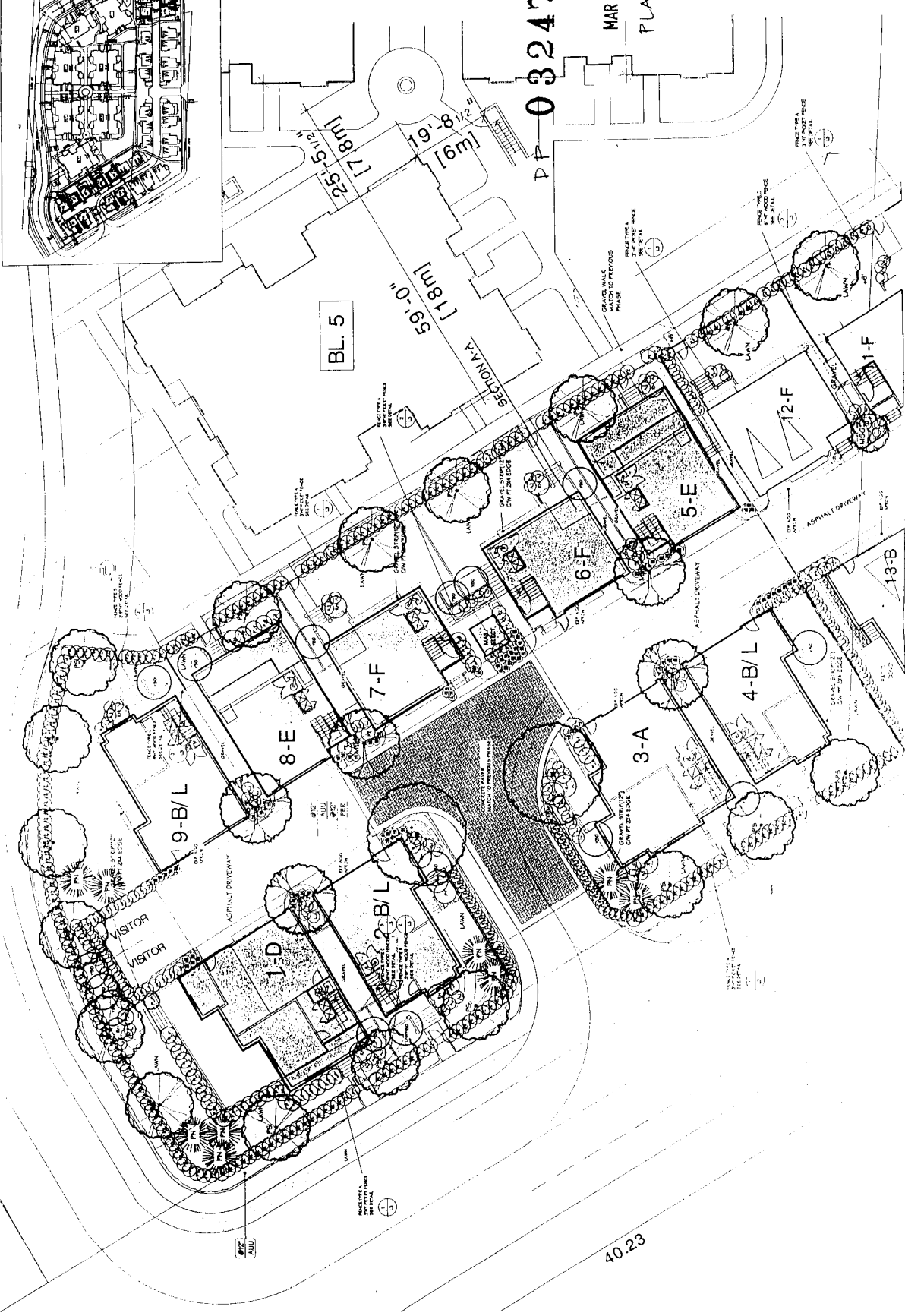
170
170 ASSOCIATES
LANDSCAPE ARCHITECTS
1100 N. W. 10th Ave.
Room 200
Fort Lauderdale, FL 33304
Phone: (954) 275-2872
Fax: (954) 275-2873
www.170associates.com

PRINCESS LANE
16 UNITS
LANDSCAPE PLAN
MAR 24 2004
PLAN 2

DP 03247727

BL. 5
SECTION A
17.8m
25'-5 1/2"
17.8m
59'-0" [18m]
19'-8 1/2" [6m]

L1 of 3



40.23

31'-9 1/2"
[9.7m]
2

32'-6"
[9.9m]
1

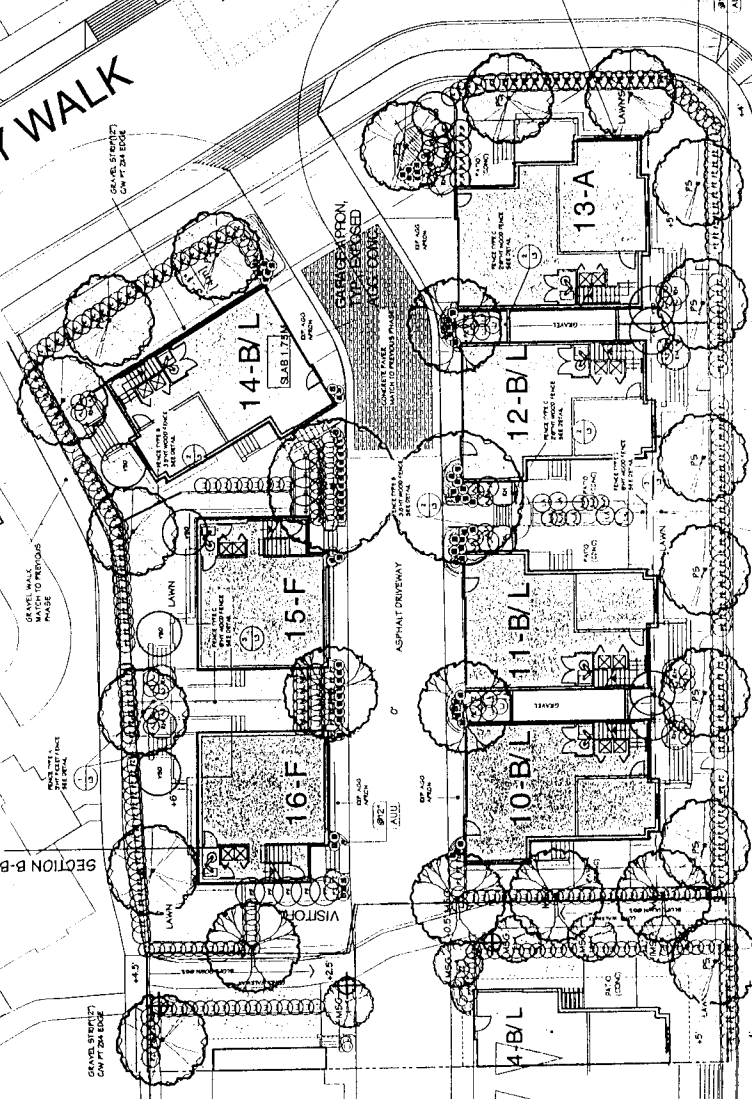
McKINNEY WALK

EXISTING INDUSTRIAL BLDG

BL. 1

SECTION B-B

20'-0"
[6.1m]



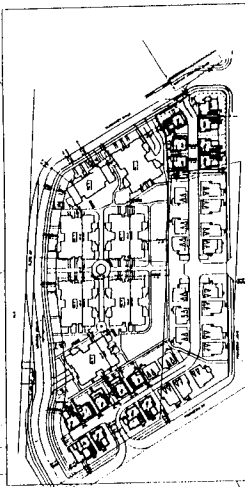
PRINCESS LANE

ITC
LANDSCAPE ARCHITECTS
2130 HUNT STREET
RICHMOND, BC V6V 2A4
PHONE: (604) 273-7744
FAX: (604) 273-7745
EMAIL: info@itc.ca

ITC
LANDSCAPE ARCHITECTS
2130 HUNT STREET
RICHMOND, BC V6V 2A4
PHONE: (604) 273-7744
FAX: (604) 273-7745
EMAIL: info@itc.ca

PRINCESS LANE
15 UNITS
LANDSCAPE PLAN
MAR 24 2004
PLAN Z A

DP 03247727



DATE	11-1-07
BY	W
CHECKED	10-1-07
DATE	10-1-07
BY	W
CHECKED	10-1-07
DATE	10-1-07
BY	W
CHECKED	10-1-07

L2 of 3

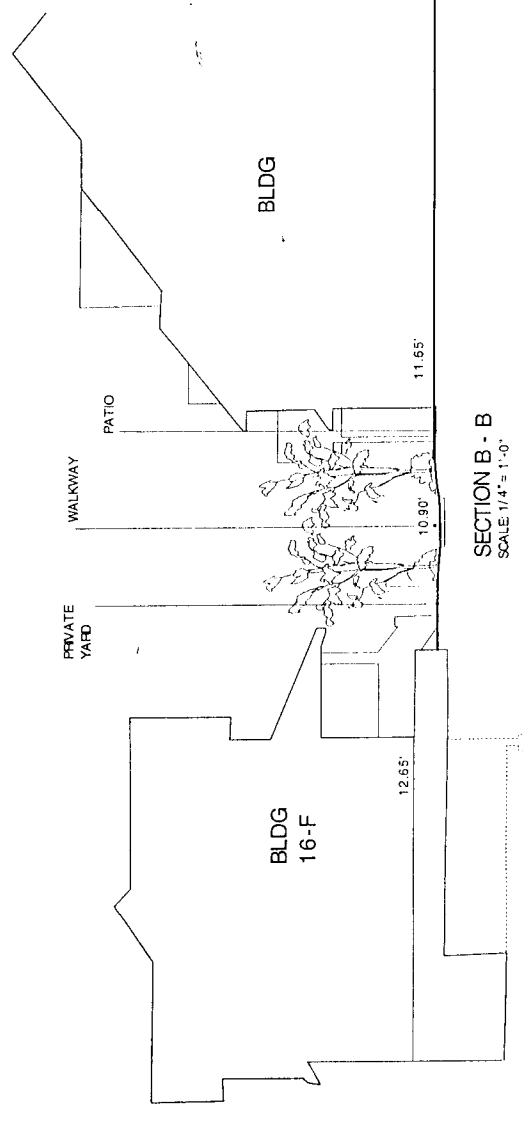
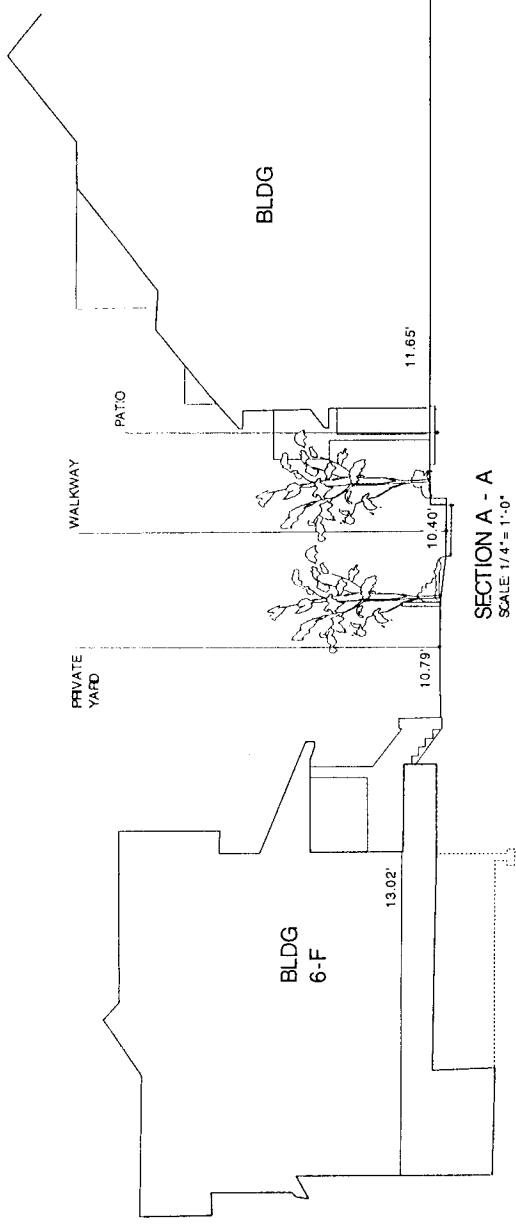
DP 0324727

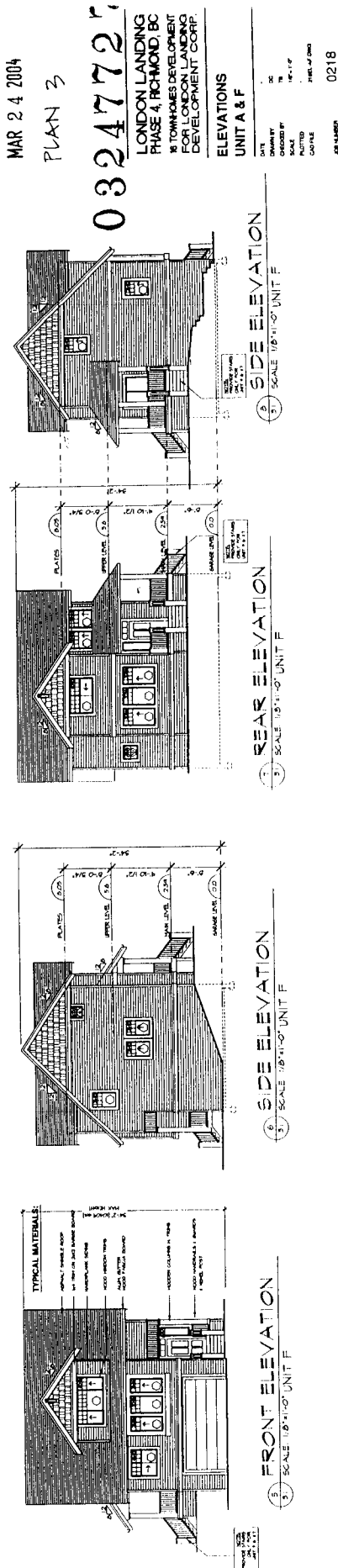
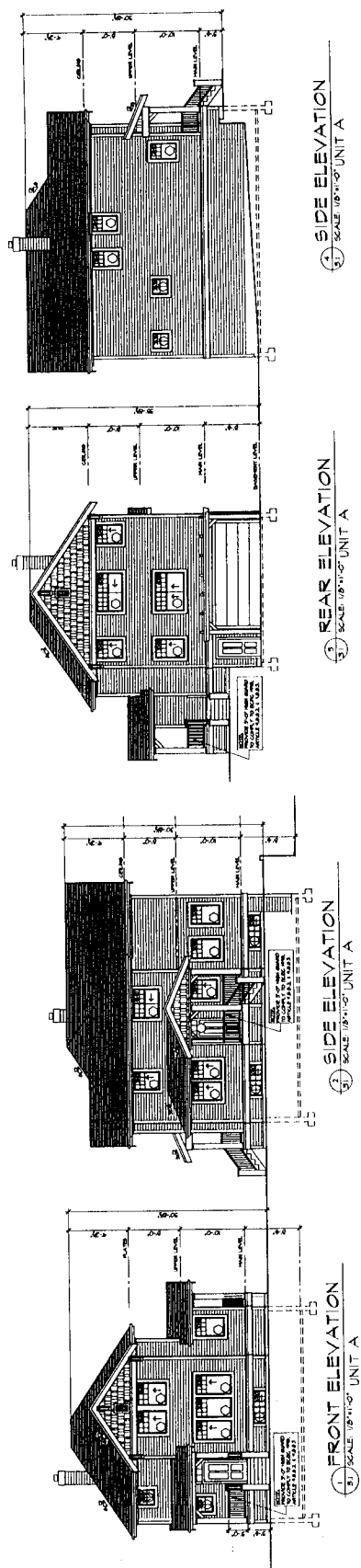
PLAN 2C

MAR 24 2004

Scale	1 = "2"
Design	III
Design	1
Size	20 x 21,000
Job	23,34

SKL 1





PLAN 4

LONDON LANDING
PHASE 4, RICHMOND, BC
16 TOWNHOMES DEVELOPMENT
FOR LONDON LANDING
DEVELOPMENT CORP.

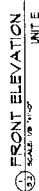
ELEVATIONS

UNIT D & E

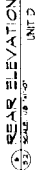
DATE _____
 DRAWN BY _____
 CHECKED BY _____
 SCALE _____
 PLOTTED _____
 CAD FILE _____

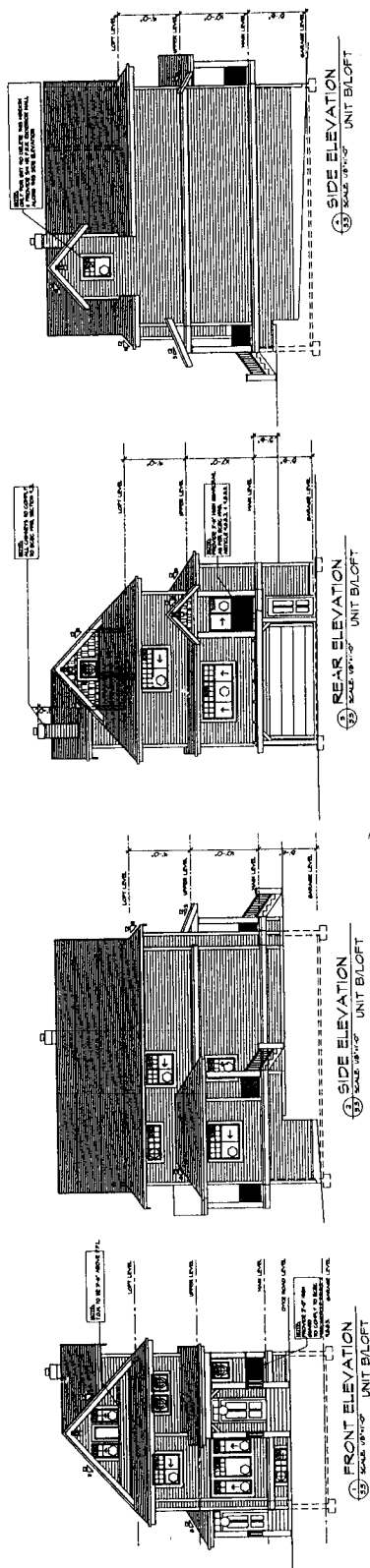
0218

A-3.2



TYPICAL MATERIALS:





2100 DP

ELEVATIONS
UNIT B

DATE _____
DRAWING BY _____
CHECKED BY _____
SCALE _____
PLOTTED _____
CNO FILE _____

A-3.3

MAR 24 2004

PLAN 6

DP0324727

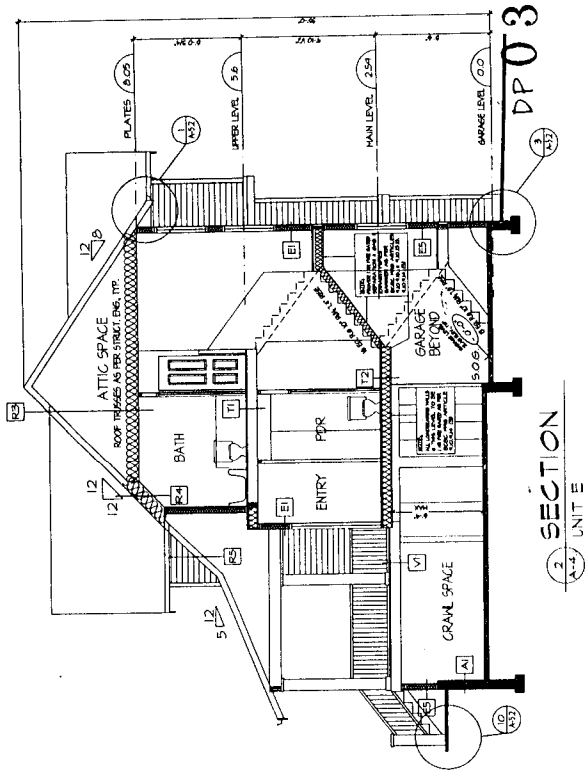
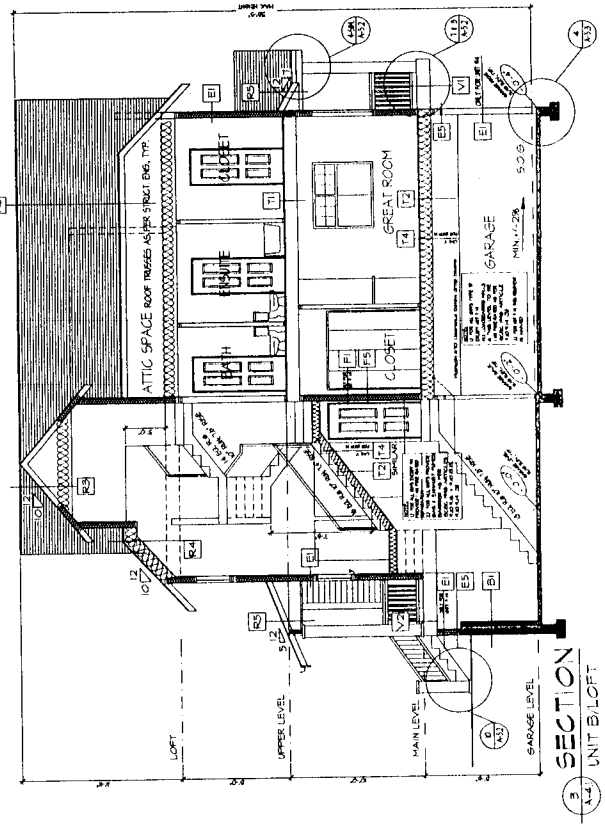
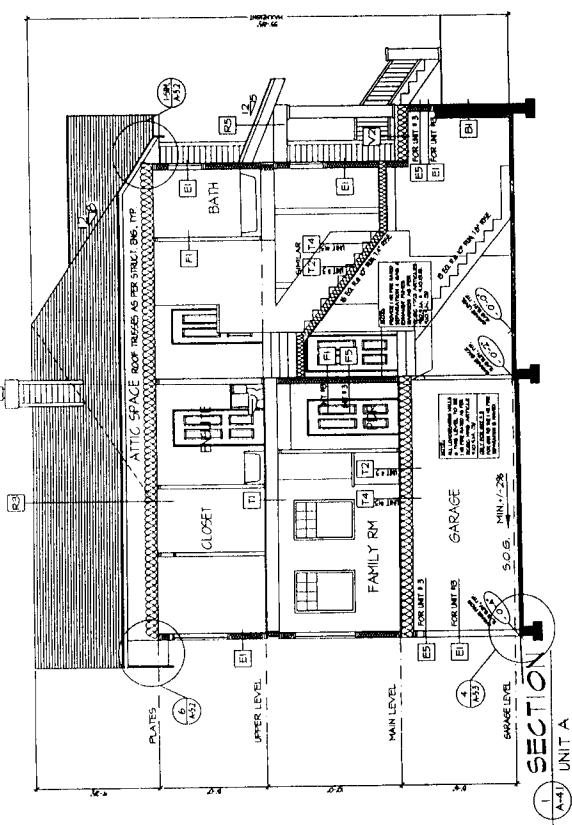
LONDON LANDING
PHASE 4, RICHMOND, BC
16 TOWNHOMES DEVELOPMENT
FOR LONDON LANDING
DEVELOPMENT CORP.


SECTIONS
UNITS A, B & E

DATE _____
 DRAWN BY _____
 CHECKED BY _____
 SCALE _____
 PLOTTED _____
 CAD FILE _____

DC TB 1/4"=1'-0"
 218-SECLONG
 0218
 JOB NUMBER

A-4.1





gBL
 4000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLBC.COM

1. 4000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLBC.COM

2. 4000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLBC.COM

3. 4000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLBC.COM

4. 4000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLBC.COM

5. 4000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLBC.COM

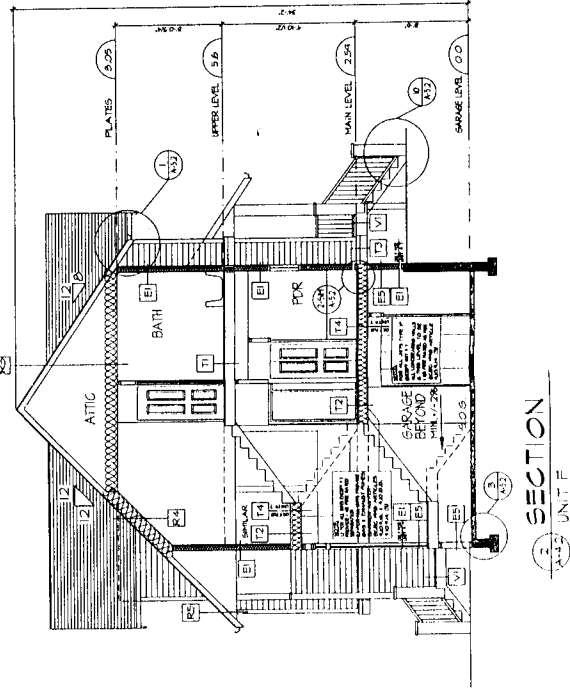
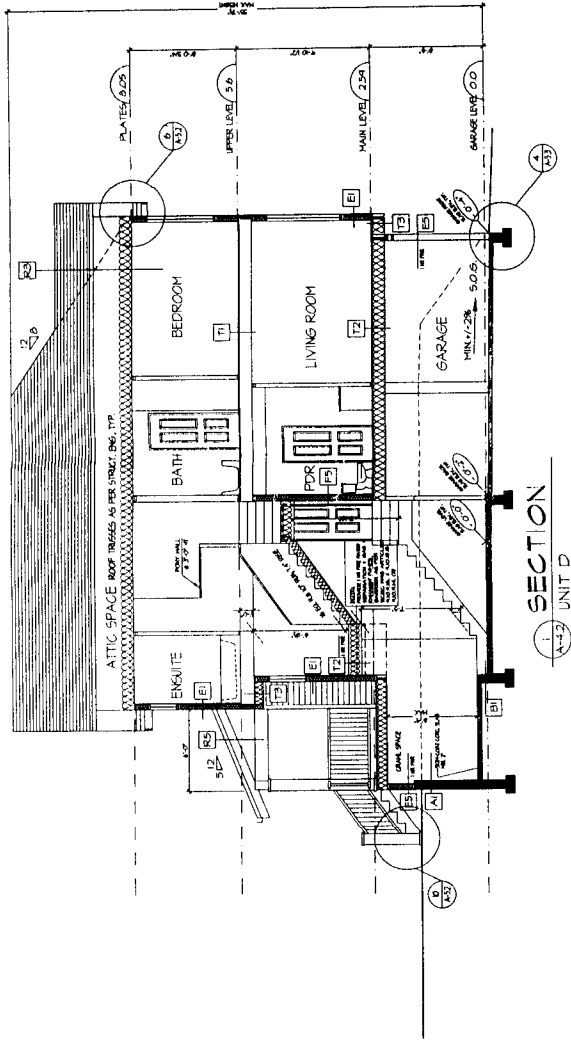
6. 4000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLBC.COM

7. 4000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLBC.COM

8. 4000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLBC.COM

9. 4000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLBC.COM

10. 4000 WEST 10TH AVENUE
 VANCOUVER, BC V6M 2K1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLBC.COM



MAR 24 2004

PLAN 7

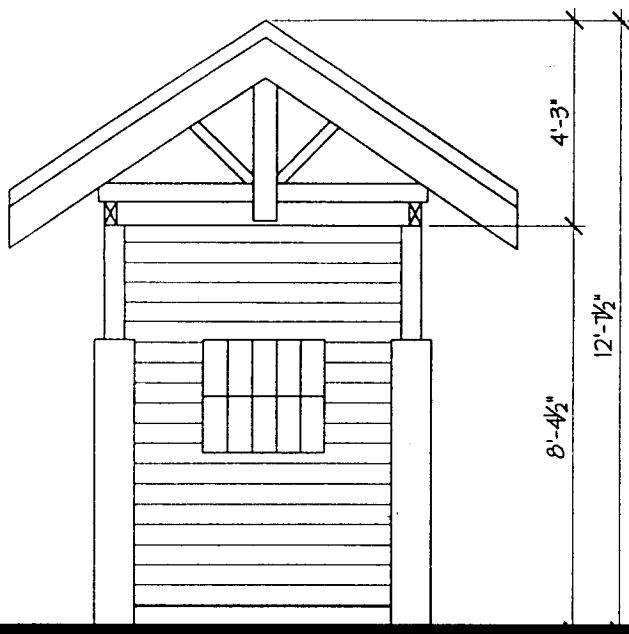
DP-02-000000

LONDON LANDING
PHASE 4, RICHMOND, BC
FOR OXON LUTHERAN
DEVELOPMENT CORP.

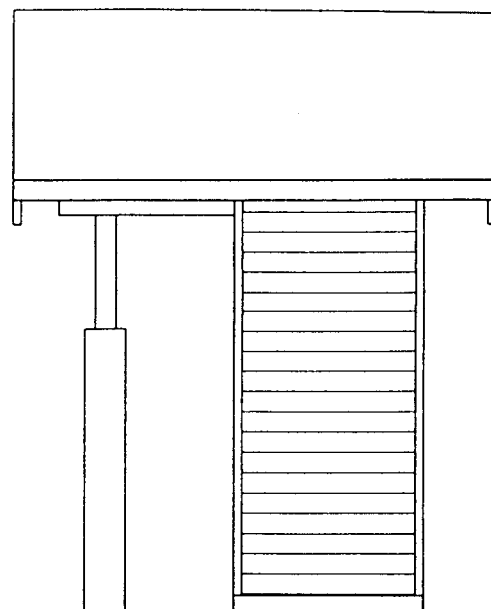
SECTIONS
UNITS D & F

DATE: 02/03/04
DRAWN BY: J. L. LUTHERAN
SCALE: 1/4" = 1'-0"
PLOTED: 02/03/04
JOB NO.: 0218

A-4.2

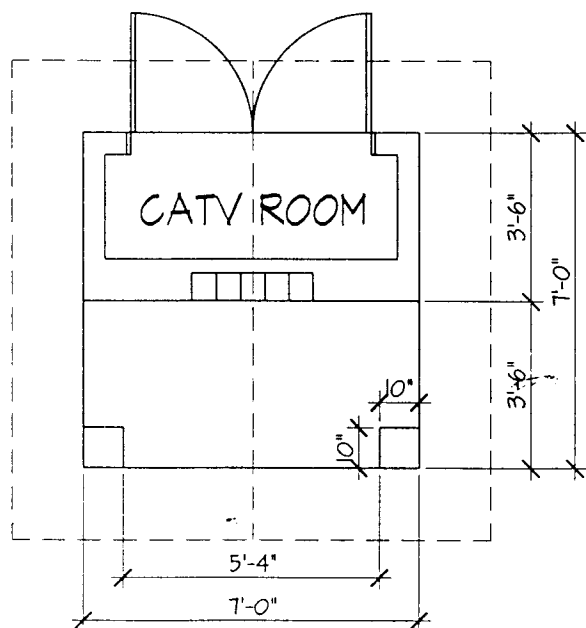


**FRONT
ELEVATION**

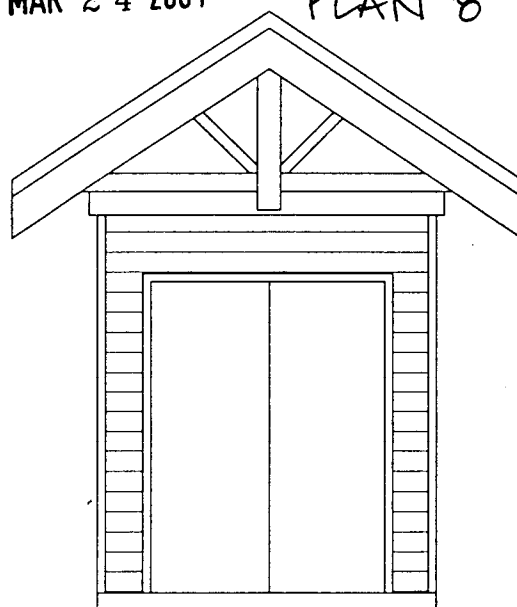


**SIDE
ELEVATION**

DP 03247727
MAR 24 2004 PLAN 8



PLAN



**REAR
ELEVATION**

GOMBEROFF-BELL-LYON GROUP OF ARCHITECTS INC.

140-2034 W 11th Ave., Vancouver, B.C.
Tel: 604-736-1156 Fax: 604-731-5279

PROJECT NAME
LONDON LANDING
Ph.4, RICHMOND, BC
16 TOWNHOMES
FOR LONDON LANDING
DEVELOPMENT CORPORATION

SHEET TITLE

REVISIONS
No DATE DESCRIPTION
1 MAR/02/04 BPA
2
3
4

JOB No.
0218

DRAWN
D.C.

DATE

SCALE
1/4"=1'-0"

SHEET No.
SK-1

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF GOMBEROFF-BELL-LYON ARCHITECTS AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT