



City of Richmond
Urban Development DIVISION

Report to Development Permit Panel

To: Development Permit Panel
From: Terry Crowe
Acting Director of Development
Date: June 20, 2005
File: DP 05-294607
Re: **Application by Palladium Productions Inc./Palladium Development Corp. for a Development Permit at 9491, 9531, 9551, Ferndale Road and 9520, 9540 Westminster Highway**

Staff Recommendation

That a Development Permit be issued which would

- 1 Permit the construction of 58 Townhouse Dwellings at 9491, 9531, 9551 Ferndale Road and 9520, 9540 Westminster Highway on a site zoned Comprehensive Development District (CD/145), and
- 2 Vary the provisions of the Zoning and Development Bylaw No 5300 to
 - a) Reduce the minimum north side yard setback from 4.5 m to 3 m and to permit 0.6 m building projections into the setback area

Terry Crowe
Acting Director of Development

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Staff Report

Origin

Palladium Productions Inc /Palladium Development Corp has applied to the City of Richmond for permission to develop 58 Townhouse Dwellings at 9491, 9531, 9551 Ferndale Road and 9520, 9540 Westminster Highway on a site zoned Comprehensive Development District (CD/145) The site currently contains 5 single-family dwellings

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

The subject site is located at 9491, 9531, 9551 Ferndale Road and 9520, 9540 Westminister Highway, between Westminister Highway and Ferndale Road The development surrounding the subject site is as follows

- To the north, across Westminister Highway, the undeveloped Garden City Lands (DFO),
- To the east, are existing single-family homes zoned Single-family Housing District, Subdivision Area F (R1/F), in an area designated for potential future low to medium-density residential development in the McLennan North Sub-area Plan,
- To the south, across Ferndale Road, the recently developed 73-unit three-storey townhouse project by Cressey zoned Comprehensive Development District (CD/70), and
- To the west, are existing single-family homes zoned Single-family Housing District, Subdivision Area F (R1/F), in an area designated for potential future low to medium-density residential development in the McLennan North Sub-area Plan

Rezoning and Public Hearing Results

The rezoning application for this development (RZ 04-268857) was presented to Planning Committee on June 22, 2004 The Public Hearing for the rezoning of this site was held on July 19, 2004 At the Public Hearing, concerns were expressed about the increase in traffic which would occur due to the proposed development and the means of ingress/egress to this development In response to a query from Council, staff advised that the installation of traffic lights on Ferndale and Alberta Road would be examined In addition, the proposed development has been reviewed by the Transportation Department and is providing adequate off-street vehicle parking

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 Comprehensive Development District (CD/145) except for the zoning variances noted below

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No 5300

- 1) To vary the provisions of Section 291 145 4 02 (Minimum Setbacks from Property Lines, Side & Rear Property Lines) to reduce the minimum north site yard setback from 4 5 m to 3 m and to permit 0 6 m building projections into the setback area

(Staff supports the proposed variance as the proposal meets the intent of the zoning district which is to accommodate multiple-family development within a formal, park-like setting. The variance would permit the end unit of one four-unit townhouse block to be sited 3 m from the rear property line of the existing single-family dwelling at 9500 Westminster Highway. The building on the adjacent property is situated on the north side of the lot allowing for a very large open space between the two buildings opposite the property line. The privacy is maintained by means of the building orientation, the limited number of windows overlooking to the neighbouring property and mature planting along the property line and perimeter fencing.)

Advisory Design Panel Comments

The Advisory Design Panel was unanimously supportive of the proposal, provided the following were incorporated unauthorised pedestrian access through the site should be discouraged by a gated entry, extending the stamped concrete in the feature areas adjacent to the common open space to the visitor parking areas, and design development to orient the end unit entries along Westminster Highway to the street, with a more pedestrian scale

The applicant has addressed the Panel’s resolution through the incorporation of a fence and a gate provided to regulate pedestrian access to Westminster Highway, stamped concrete paving stone added to the internal drive ways and in front of visitor parking, and end units have been revised to reflect the pedestrian scale character

A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, April 20, 2005 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

Criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan (OCP)

- Schedule 1 9 2 General Guidelines
- 9 3 Multiple-Family Residential Development Permit Guidelines (Townhouses)
- Schedule 2 2 10 City Centre
- 2 10C McLennan North Sub-Area Plan

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the surrounding existing residential development, and
- The units along the east and west side yard setbacks are adjacent to existing single-family homes on large sites Where units overlook the adjacent properties, the adjacency has been mitigated by increased setbacks to from 4 5 m to 5 8 m, privacy fencing, and the retention of existing hedges and trees In addition, the applicant proposes further landscape buffering on this site

Urban Design and Site Planning

- Vehicle access to the site will be from a single driveway on Ferndale Road,
- Access to Westminster Highway is limited to emergency vehicles, only, through a restrictive covenant and provision of a gate,
- Pedestrian frontage character facing Ferndale Road and Westminster Highway, and pedestrian connections have been incorporated. There are individual unit and communal pedestrian entries on both streetscapes. A pedestrian route enters the site from Ferndale Road and continues around the central amenity area,
- A total of 9 visitor parking spaces are provided throughout the development site, including five (5) accessible parking spaces,
- All units have two vehicle parking spaces, although the majority of spaces are provided in tandem as permitted in Comprehensive Development District (CD/145),
- The site has been designed to accommodate fire-fighting requirements and permit individual unit garbage collection,
- A centrally located recycling enclosure adjacent to the outdoor amenity area has been provided, and is screened by a six foot high solid cedar fence enclosure, and
- Four (4) units are designed to accommodate accessibility requirements at the main floor, including adequate framing in bathroom to accommodate “grab rails”

Architectural Form and Character

- The building forms are well articulated,
- The proposed building materials (brick, fibre cement boards and shingles, vinyl siding, painted wood trim, asphalt shingle roofing, and stone cladding) are generally consistent with the Official Community Plan (OCP) Guidelines
- A pedestrian scale is provided at the ground floor level of the units along Westminster Highway with the inclusion of windows, doors, porches, and landscape features,
- Visual interest and variety between building blocks has been incorporated with significantly different dormers and bays, varying material combinations and a range of colour finishes, and
- The impact of blank garage doors has been mitigated on the internal manoeuvring aisles with planting of new trees and architectural trellis and deck features

Landscape Design and Open Space Design

- The landscape design includes the retention of two (2) trees and a hedge and the planting of 114 new trees and approximately 600 shrubs. Existing Cedar hedging will be protected and retained along the east property line,
- The landscape design also includes special paving treatment with patterning and colour, as well as substantial planting,
- Children’s play opportunities on site include private yards, informal communal lawn areas and a screened play structure on a soft, matted surface,
- The outdoor amenity includes benches, pathways, planting beds and a lawn area,
- Cash-in-lieu (\$110,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 04-268857),
- Decorative low picket fencing is provided along the streetscape, with six feet maximum height solid cedar fencing elsewhere, and
- Trellis gazebo features are provided at the pedestrian and emergency vehicle entry on Westminster Highway

Crime Prevention Through Environmental Design

- A lockable gate is provided at Westminster Highway, to minimize unauthorized access through the site, and
- Mailboxes are visible from the amenity area

Transportation & Traffic Comments

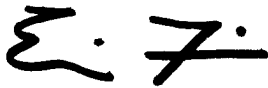
- The turning radius on the internal drive aisle allows for loading truck manoeuvring and hammerhead roads allow for turning around, and
- A construction and traffic management plan to provide on-site construction parking and to manage truck traffic to the site from No 4 Road has been submitted

Engineering Works Comments

- Engineering Capacity Analysis has been completed by the applicant to a level acceptable to Engineering Department There are no concerns with storm water, sanitary or water
- The neighbour with a new home, on the northwest edge of the site at 9500 Westminster, wants a sanitary sewer connection The applicant has agreed to work with the owner and the Engineering Department to achieve a suitable corridor to extend sewer to this site The sewer extension is at the requesting owner's cost but can be installed as part of Palladium's offsite works (SA 04-275411) with Palladium and the owner reaching agreement as to payment
- Prior to the Building Permit being issued, the developer shall Register the Utility right-of-way for the sanitary sewer extension for 9500 Westminster Highway, in the approved configuration as determined by the Engineering Department

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design The applicant has presented a development that fits into the existing context and will fit into the future context of Ferndale Road and Westminster Highway Therefore, staff recommend support of this Development Permit application



Eric Fiss, MAIBC, MCIP
Planner

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$206,712 (based on total gross floor area of 103,356 sq ft)



City of Richmond

6911 No 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet
 Development Applications Department**

DP 05-294607

Attachment 1

Address 9491, 9531, 9551, Ferndale Road and 9520, 9540 Westminster Highway

Applicant Palladium Productions Inc / Palladium Development Corp Owner Palladium Productions Inc / Palladium Development Corp

Planning Area(s) City Centre, McLennan North Sub-Area (2 10C)

Floor Area Gross 9,601 8 m² Floor Area Net 7,102 m²

| | Existing | | Proposed |
|--|---|---|---|
| Site Area | 9,469 m ² | | 9,469 m ² |
| Land Uses | Single-family Residential | | Townhouse Residential |
| OCP Designation | Residential | | Residential |
| Zoning | Single-family Housing District, Subdivision Area F (R1/F) | | Comprehensive Development District (CD/145) |
| Number of Units | 5 Single-family dwellings | | 58 Townhouse Dwellings |
| Floor Area Ratio | 0 75 | 0 75 | none permitted |
| Lot Coverage | Max 40% | 40% | none |
| Setback – Public Road | Min 6 m | 6 m | none |
| Setback – Side Yard | Min 4 5 m | 4 5 to 5 8 m | none |
| Setback – North Side Yard | Min 4 5 m | 3 0 m | Up to 1 5 m reduction |
| Height (m) | Max 12 m and three-storey | 12 m and three-storey | none |
| Lot Size | N/A | 0 95 ha | none |
| Off-street Parking Spaces – Resident | 1 5 spaces per dwelling unit x 58 = 87 | 2 0 spaces per dwelling unit x 58 = 116 | none |
| Off-street Parking Spaces – Visitor | 0 2 spaces per dwelling unit x 58 = 12 | 0 2 spaces per dwelling unit x 58 = 12 | none |
| Off-street Parking Spaces – Accessible | Min 2% of spaces provided x 128 = 3 | 5 (2 spaces near accessible units) | none |
| Total off-street Spaces | 99 | 128 | none |
| Tandem Parking Spaces | Permitted where used by residents of a single dwelling unit | 100 spaces for 50 units | none |
| Amenity Space – Indoor | Min 70 m ² | Payment –in-lieu | none |
| Amenity Space – Outdoor | Min 6 m ² per unit (Including Min 3 m ² per unit designed for children's play area) x 58 = 348 m ² | 374 m ² (Including 200 m ² designed for children's play area) | none |

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, April 20, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Townhouses

F Adab Architects

DP 05-294607

9491/9451/9551 Ferndale Road and 9520 and 9540 Westminster Hwy
(Formal)

The comments of the Panel were as follows

- the pedestrian access linking Westminster Highway to Ferndale should be blocked off – perhaps by a keyed entry
- a great project Had variations been considered for the roof shingles? Could the stamped concrete in the feature areas be floated all the way through to the ground in the open space?
- a good scheme Westminster Highway should be developed with a more pedestrian scale Opportunities existed to have the end unit entries oriented to the street The open space was well designed
- due to the probable use of tandem parking spaces as living space it was suggested that an additional 3 visitor parking stalls be added Consideration should be given to carrying the paved finish to the end of driveways to give more character Flip the D3 1 units to separate the entries

The Chair summarized the issues for consideration as follows

- extend the paving treatment across the parking stalls at the end,
Stamped concrete Paving stone added at the end of internal drive ways in front of visitor parking
- provide additional visitor parking in addition to those at the end of driveways,
Additional visitor parking provided to meet bylaw requirement. Paving stone added at the end of drive way.
- move the mailroom to an open area,
Post office requires the mail room to be locate near the entry, and it has been located at the entry and opposite the amenity area.
- review the plan to provide handicapped access and provide an alternate floor plan,
Type J unit plans are revised to accommodate handicap accessibility requirements at the main floor. Handrails will accommodate accessibility provision.

- provide a lockable gate at Westminster Highway,
A fence and a man gate is provided within the main gate to facilitate pedestrian access to Westminster Highway
- vary the colours of the roofing materials,
- extend the concrete finish around the open space,
See revised landscape design.
- provide a more pedestrian scale along Westminster Highway,
End units revised to reflect the pedestrian scale character
- look at re-orienting the entries of the units along Westminster Highway to Westminster Highway, and,
Side elevation of blocks 1 & 2 facing Westminster Highway revised to create a sense of pedestrian scale at ground level
- integrate site signage into the architecture
See revised landscape design.

It was moved and seconded

That DP 05-294607 move forward subject to consideration on the Panel's comments.

CARRIED



No. DP 05-294607

To the Holder PALLADIUM PRODUCTIONS INC /
 PALLADIUM DEVELOPMENT CORP

Property Address 9491, 9531, 9551 FERNDAL ROAD AND
 9520, 9540 WESTMINSTER HIGHWAY

Address C/O TOM MORTON
 PALLADIUM PRODUCTIONS INC /
 PALLADIUM DEVELOPMENT CORP
 2248 – 13353 COMMERCE PARKWAY
 RICHMOND, BC V6V 3A1

- 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 to
 - a) Reduce minimum north side yard setback from 4.5 m to 3 m for Block 10
- 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 #10 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 is holding the security in the amount of \$206,712 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.

To the Holder PALLADIUM PRODUCTIONS INC /
 PALLADIUM DEVELOPMENT CORP

Property Address 9491, 9531, 9551 FERNDALE ROAD AND
 9520, 9540 WESTMINSTER HIGHWAY

Address C/O TOM MORTON
 PALLADIUM PRODUCTIONS INC /
 PALLADIUM DEVELOPMENT CORP
 2248 – 13353 COMMERCE PARKWAY
 RICHMOND, BC V6V 3A1

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
DAY OF ,

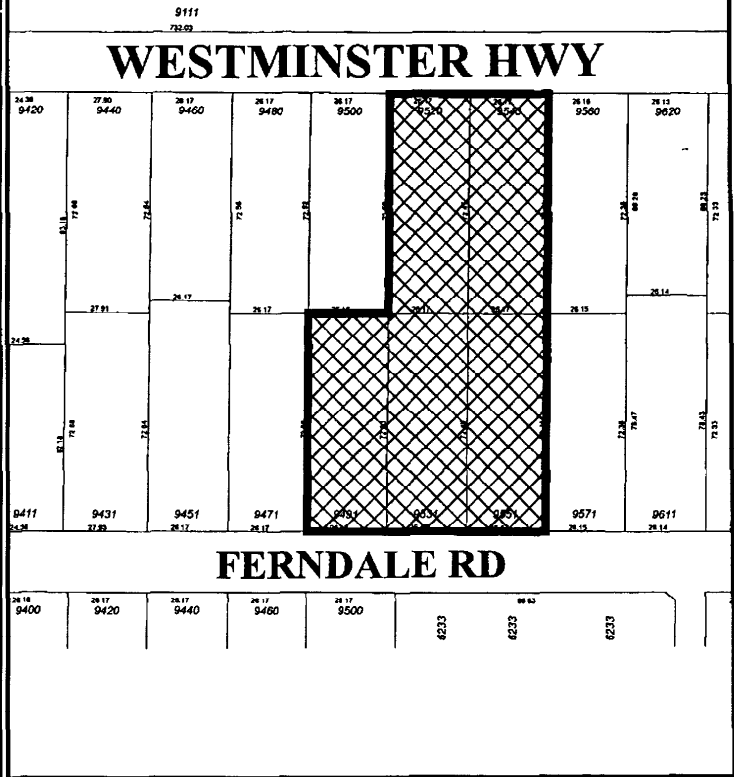
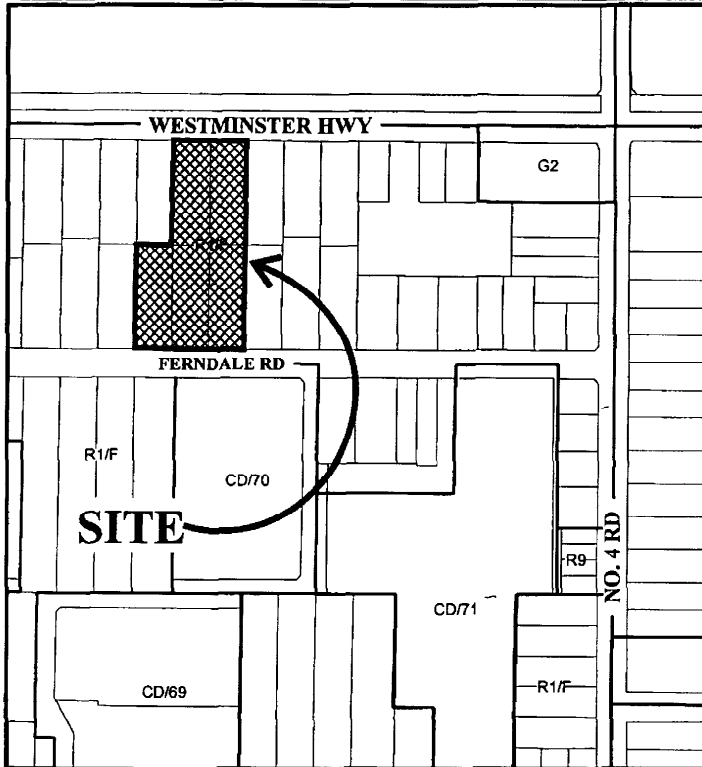
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR



City of Richmond



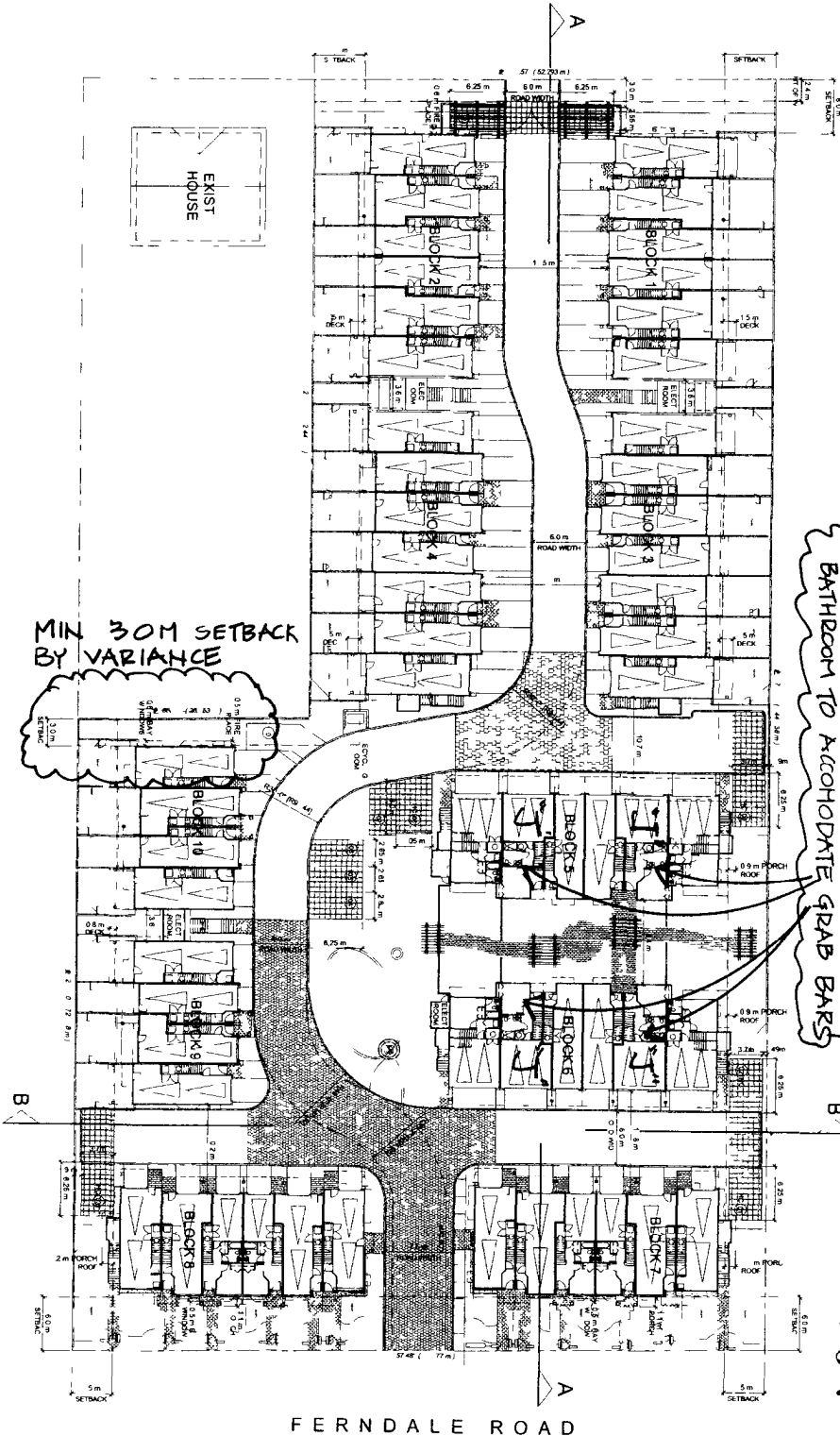
DP 05-294607
SCHEDULE "A"

Original Date 03/18/05

Revision Date

Note Dimensions are in METRES

WESTMINSTER HWY



ALL FOUR (8) UNIT TYPE J TO
HAVE ADEQUATE FRAMING IN
BATHROOM TO ACCOMMODATE GRAB BARS

PLAN #1
PLAN #2
DP 05294607

JUN 20 2005



FERDALE ROAD

ZONING ANALYSIS

| | |
|-------------------|---|
| STREET ADDRESS | 890 900 WESTMINSTER RD RICHMOND BC |
| LEGAL DESCRIPTION | SOUTH HALF OF THE LAST 1/4 OF LOT 88 PLAN 135 NORTH HALF OF THE EAST HALF OF LOT 88 PLAN 135 SOUTH HALF OF THE WEST HALF OF LOT 9 PLAN 135 SOUTH HALF OF THE WEST HALF OF LOT 10 PLAN 135 A1 OF BLOCK A SECTION 10 BLOCK 4 NORTH RANGE BVE. TNEW WESTMINSTER |
| SITE AREA | 101 927 sq ft (9489 sq m) |
| ZONE | OD 145 |
| ALLOWED E | 0.75 (101 927 sq ft / 78 449 sq ft / 102 420 sq m) |
| PROPOSED | 18 440 sq ft (1 710 sq m) / 87% |

| | |
|---------------------|---|
| LOT COVERAGE | AL OWABLE 0.4 (101 927 sq ft / 378 000 sq m) |
| PROPOSED | 40 790 sq ft (3 788 sq m) / 0.4 |
| SETBACKS | FERNDALE ROAD REQUIRED (8.0 m) WESTMINSTER HWY REQUIRED SAME (8.0 m) OTHER REQUIRED 14.76 (4.5 m) PROPOSED SEE SITE PLAN |
| BUILDING HEIGHTS | A LOWABLE 38.4 (11.7 m) / 3.3 STOREYS PROPOSED 38.4 (11.7 m) / 3.3 STOREYS |
| O.F. STREET PARKING | BASIC REQUIRED 36 15 87 VISITOR REQUIRED 58 02 12 REQUIRED 12 |



F ADAB
ARCHITECTS
INC

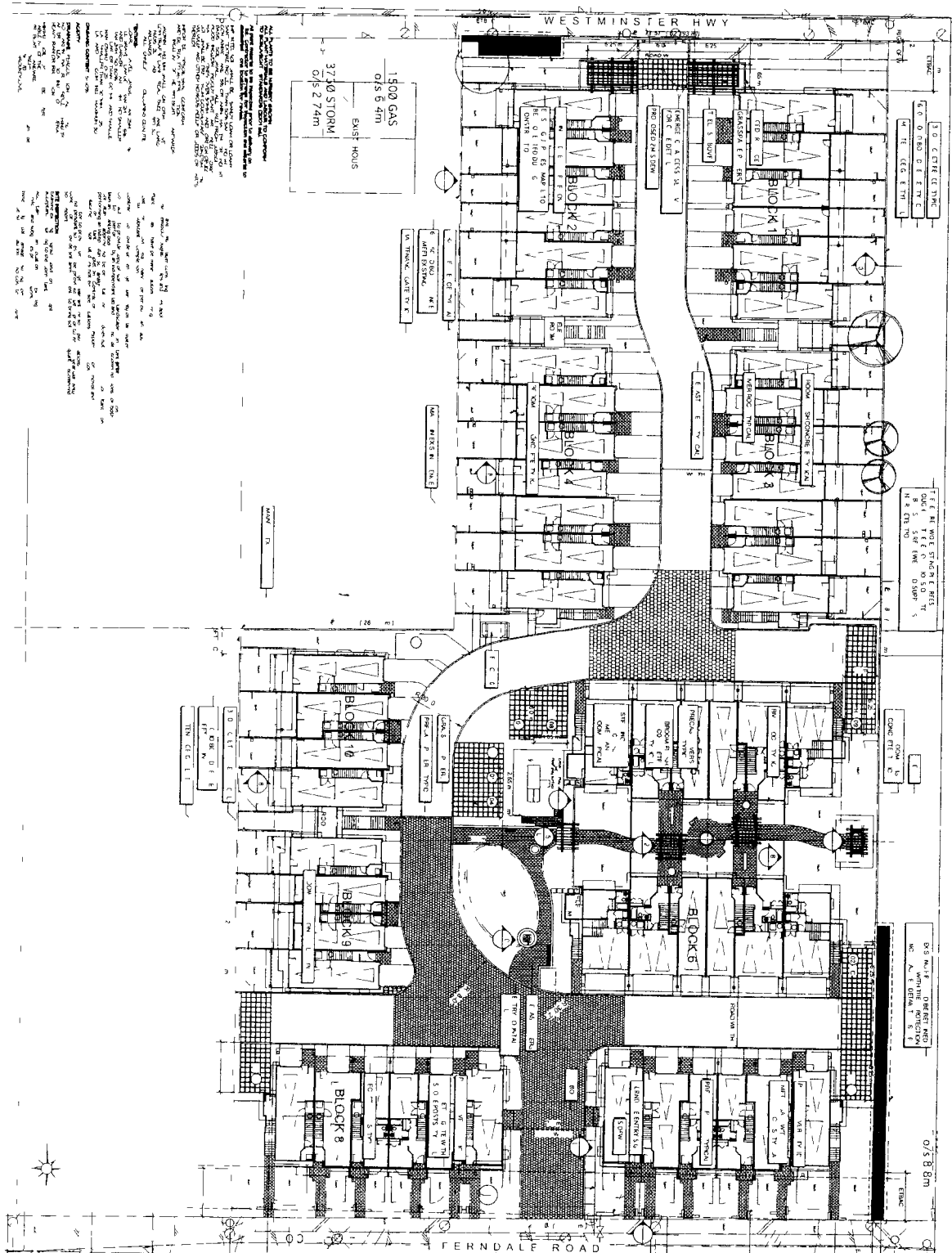
1160 WEST 15 STREET
RICHMOND BC V6X 3K9
TEL: (604) 273-7400 FAX: (604) 273-3033
EMAIL: info@f-adab.com

FOR PALLADIUM DEVELOPMENT
DRAWING TITLE
SITE PLAN
DATE: 17 JUN 2005
SCALE: 1/8" = 1'-0"

PLAN #1
AND
PLAN #2

| | |
|---------------|--|
| PROJECT TITLE | FERNDALE TOWNHOUSES |
| CLIENT | 9491 5511 5551 Ferndale R. #1 & 2 5250 5640 Westminister Hwy Richmond BC |
| DATE | 17 JUN 2005 |
| SCALE | 1/8" = 1'-0" |
| DRAWN BY | |
| CHECKED BY | |
| DATE | |
| SCALE | |
| DRAWN BY | |
| CHECKED BY | |
| DATE | |

D22



PLAN #3A JUN 20 2005

DP 05294607

| | |
|------------------------------------|--|
| <p>FERDALE TOWNHOMES</p> | |
| <p>PLAN #3A</p> | |
| <p>LAYOUT PLAN</p> | |
| <p>Scale: 1/4" = 1'-0"</p> | |
| <p>DATE: 06/20/05</p> | |
| <p>PROJECT NO: 05294607</p> | |
| <p>DESIGNED BY: [Name]</p> | |
| <p>CHECKED BY: [Name]</p> | |
| <p>DATE: 06/20/05</p> | |
| <p>PROJECT LOCATION: [Address]</p> | |
| <p>OWNER: [Name]</p> | |
| <p>ARCHITECT: [Name]</p> | |
| <p>ENGINEER: [Name]</p> | |
| <p>PLUMBER: [Name]</p> | |
| <p>ELECTRICIAN: [Name]</p> | |
| <p>Mechanical: [Name]</p> | |
| <p>Structural: [Name]</p> | |
| <p>Interior: [Name]</p> | |
| <p>Exterior: [Name]</p> | |
| <p>Site: [Name]</p> | |
| <p>Other: [Name]</p> | |

PLAN #3C JUN 20 2005
 DP 05294607

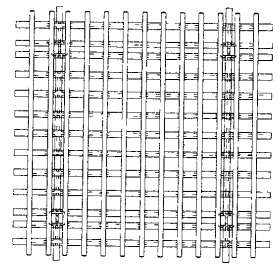
ekford + associates
 ARCHITECTS

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 01 | 06/20/05 | CONCEPT PLAN |
| 02 | 06/20/05 | CONCEPT PLAN |
| 03 | 06/20/05 | CONCEPT PLAN |
| 04 | 06/20/05 | CONCEPT PLAN |
| 05 | 06/20/05 | CONCEPT PLAN |
| 06 | 06/20/05 | CONCEPT PLAN |
| 07 | 06/20/05 | CONCEPT PLAN |
| 08 | 06/20/05 | CONCEPT PLAN |
| 09 | 06/20/05 | CONCEPT PLAN |
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| 11 | 06/20/05 | CONCEPT PLAN |
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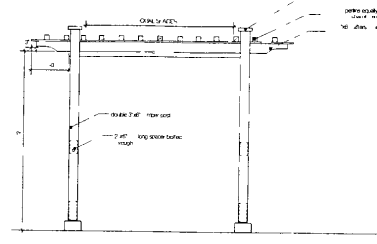
PLAN #3C

FERNDALE TOWNHOMES
 LA E O C

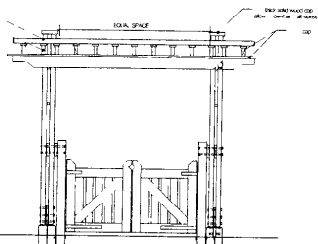
DETAILS
 DD1 2



CONCEPT PLAN PRIMARY ENTRY GAZEBO
 1/3 1/3

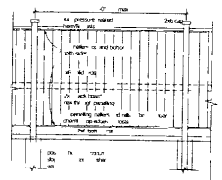


CONCEPT FRONT ELEVATION PRIMARY ENTRY GAZEBO
 1/3 1/3

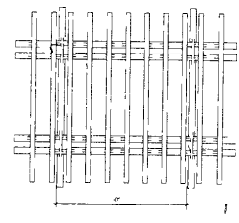


CONCEPT SIDE ELEVATION PRIMARY ENTRY GAZEBO
 1/3 1/3

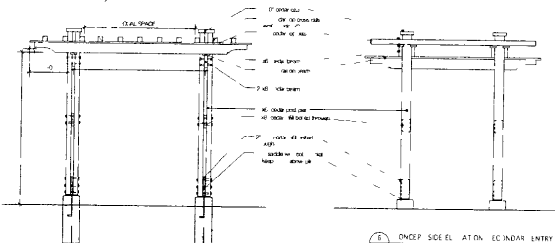
NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE CALIFORNIA BUILDING CODE (CBC).
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC/MEC) AND THE CALIFORNIA MECHANICAL AND ELECTRICAL CODE (CMC/CEC).
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPM/C) AND THE CALIFORNIA PLUMBING AND MECHANICAL CODE (CPM/C).
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE CALIFORNIA FIRE AND SAFETY CODE (CFSC).
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE CALIFORNIA ENERGY CONSERVATION CODE (CECC).
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE (ISAC) AND THE CALIFORNIA SMOKE AND ALARM CODE (CSAC).
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (IAMA) AND THE CALIFORNIA ACCESSIBILITY AND MOBILITY ACT (CAMA).
 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC) AND THE CALIFORNIA GREEN BUILDING CONSTRUCTION CODE (CGBC).
 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC) AND THE CALIFORNIA SUSTAINABLE DESIGN AND CONSTRUCTION CODE (CSDDC).
 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC) AND THE CALIFORNIA WELL-BEING AND PRODUCTIVITY CODE (CWPC).
 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY MANAGEMENT SYSTEM (IQMS) AND THE CALIFORNIA QUALITY MANAGEMENT SYSTEM (CQMS).
 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RISK MANAGEMENT SYSTEM (IRMS) AND THE CALIFORNIA RISK MANAGEMENT SYSTEM (CRMS).
 16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY AND HEALTH CODE (ISHC) AND THE CALIFORNIA SAFETY AND HEALTH CODE (CSHC).
 17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL OCCUPATIONAL SAFETY AND HEALTH ACT (IOSHA) AND THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT (COSHA).
 18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WORKERS COMPENSATION ACT (IWA) AND THE CALIFORNIA WORKERS COMPENSATION ACT (CWA).
 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EMPLOYMENT LAW ACT (IELA) AND THE CALIFORNIA EMPLOYMENT LAW ACT (CELA).
 20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL LABOR RELATIONS ACT (ILRA) AND THE CALIFORNIA LABOR RELATIONS ACT (CLRA).



CONCEPT PLAN CEDAR FENCE
 1/3 1/3

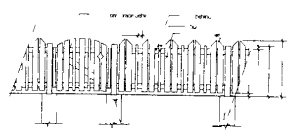


CONCEPT PLAN SECONDARY ENTRY GAZEBO
 1/3 1/3

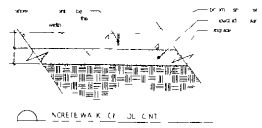


CONCEPT FRONT ELEVATION SECONDARY ENTRY GAZEBO
 1/3 1/3

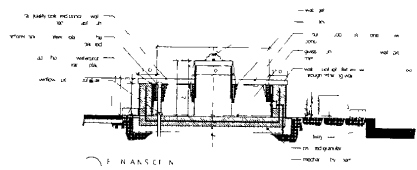
CONCEPT SIDE ELEVATION SECONDARY ENTRY GAZEBO
 1/3 1/3



CONCEPT FRONT ELEVATION
 1/3 1/3



CONCEPT NORTH-SOUTH ELEVATION
 1/3 1/3

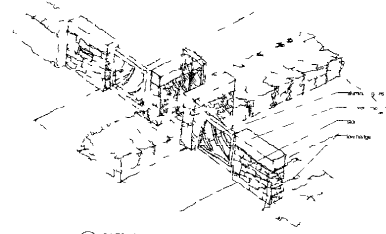


CONCEPT EAST-WEST ELEVATION
 1/3 1/3

PLAN # 3D

JUN 20 2005

DP 05294607

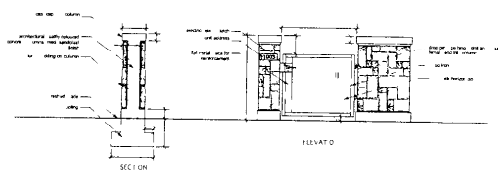


ediforg - 03300 110x

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| NO. | REV. | DATE | BY | APP. |
| 01 | 01 | | | |
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| 05 | 01 | | | |
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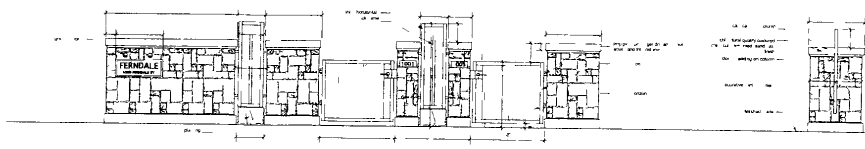
DATE: 06/20/05

PLAN # 3D



FERNDALE TOWNHOMES

LA E O E C



ENTRY GATE DETAILS

SECTION

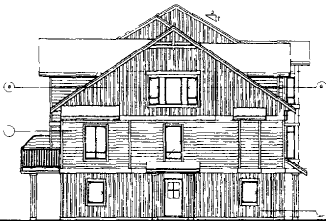
DOUBLE ENTRY GATE

TRIPLE ENTRY GATE

PLAN #4 JUN 20 2005

EXTERIOR FINISHES DP 05294607

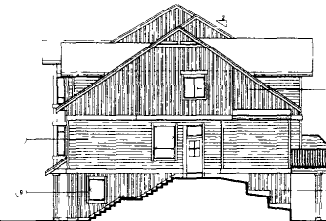
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|---------------|---------------|---------------|
| 1) 1/2" GYP | 2) 1/2" GYP | 3) BRCK CD |
| 4) 1/2" GYP | 5) 1/2" GYP | 6) 1/2" GYP |
| 7) 1/2" GYP | 8) 1/2" GYP | 9) 1/2" GYP |
| 10) 1/2" GYP | 11) 1/2" GYP | 12) 1/2" GYP |
| 13) 1/2" GYP | 14) 1/2" GYP | 15) 1/2" GYP |
| 16) 1/2" GYP | 17) 1/2" GYP | 18) 1/2" GYP |
| 19) 1/2" GYP | 20) 1/2" GYP | 21) 1/2" GYP |
| 22) 1/2" GYP | 23) 1/2" GYP | 24) 1/2" GYP |
| 25) 1/2" GYP | 26) 1/2" GYP | 27) 1/2" GYP |
| 28) 1/2" GYP | 29) 1/2" GYP | 30) 1/2" GYP |
| 31) 1/2" GYP | 32) 1/2" GYP | 33) 1/2" GYP |
| 34) 1/2" GYP | 35) 1/2" GYP | 36) 1/2" GYP |
| 37) 1/2" GYP | 38) 1/2" GYP | 39) 1/2" GYP |
| 40) 1/2" GYP | 41) 1/2" GYP | 42) 1/2" GYP |
| 43) 1/2" GYP | 44) 1/2" GYP | 45) 1/2" GYP |
| 46) 1/2" GYP | 47) 1/2" GYP | 48) 1/2" GYP |
| 49) 1/2" GYP | 50) 1/2" GYP | 51) 1/2" GYP |
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| 64) 1/2" GYP | 65) 1/2" GYP | 66) 1/2" GYP |
| 67) 1/2" GYP | 68) 1/2" GYP | 69) 1/2" GYP |
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| 73) 1/2" GYP | 74) 1/2" GYP | 75) 1/2" GYP |
| 76) 1/2" GYP | 77) 1/2" GYP | 78) 1/2" GYP |
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| 82) 1/2" GYP | 83) 1/2" GYP | 84) 1/2" GYP |
| 85) 1/2" GYP | 86) 1/2" GYP | 87) 1/2" GYP |
| 88) 1/2" GYP | 89) 1/2" GYP | 90) 1/2" GYP |
| 91) 1/2" GYP | 92) 1/2" GYP | 93) 1/2" GYP |
| 94) 1/2" GYP | 95) 1/2" GYP | 96) 1/2" GYP |
| 97) 1/2" GYP | 98) 1/2" GYP | 99) 1/2" GYP |
| 100) 1/2" GYP | 101) 1/2" GYP | 102) 1/2" GYP |



SIDE ELEVATION (UNIT E2)



FRONT ELEVATION



SIDE ELEVATION (UNIT E1)



REAR ELEVATION



F ADAB ARCHITECTS INC

456-144 WEST 16 STREET
 NORTH VANCOUVER BC V7M 1R5
 TEL (604) 987-1005 FAX (604) 987-3033
 E MAIL fadab@fyi.vfnadab.com

1. All work shall be done in accordance with the BC Building Code and all applicable regulations.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals.
 3. The contractor shall be responsible for the safety of all workers and the public.
 4. The contractor shall be responsible for the protection of all existing structures and utilities.
 5. The contractor shall be responsible for the removal and disposal of all debris.
 6. The contractor shall be responsible for the maintenance of all access roads and utilities.
 7. The contractor shall be responsible for the completion of all work within the specified time frame.
 8. The contractor shall be responsible for the provision of all necessary materials and labor.
 9. The contractor shall be responsible for the payment of all subcontractors and suppliers.
 10. The contractor shall be responsible for the completion of all work in accordance with the approved drawings and specifications.

PLAN #4

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PROJECT TITLE
FERDALE TOWNHOUSES
 8520 8540 FERRIS AVE NORTH
 RICHMOND B.C.

FOR
PALLADIUM DEVELOPMENT

DRAWING TITLE
ELEVATIONS BLOCKS 1 & 2

D.T.E. JUN 20 2005 SHEET NO.
 SCALE 1/4" = 1'-0"
 DESIGN
 DRAWN BY **D41**

PLAN #5 JUN 20 2005

EXTERIOR FINISHES DP 052946077

- ① BRICK
- ② BRICK RED
- ③ WINDOW LINEN
- ④ PLASTER
- ⑤ WINDOW LINEN
- ⑥ PLASTER
- ⑦ WINDOW LINEN
- ⑧ PLASTER
- ⑨ WINDOW LINEN
- ⑩ PLASTER
- ⑪ WINDOW LINEN
- ⑫ PLASTER
- ⑬ WINDOW LINEN
- ⑭ PLASTER
- ⑮ WINDOW LINEN
- ⑯ PLASTER
- ⑰ WINDOW LINEN
- ⑱ PLASTER
- ⑲ WINDOW LINEN
- ⑳ PLASTER

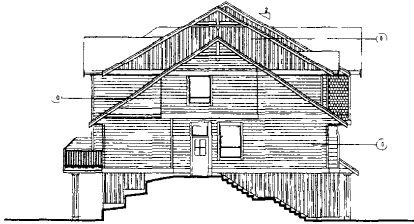


F ADAB ARCHITECTS INC

#166-145 WEST 19 STREET
NORTH VANCOUVER BC V7R 1P6
TEL: (604) 941 3003 FAX: (604) 941 3033
E MAIL: fadab@pacific.net

IN THE CITY OF VANCOUVER
I, ADAB ARCHITECTS INC, DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE PROFESSION OF ARCHITECTS IN THE PROVINCE OF BRITISH COLUMBIA.
DATE: 2005.06.20

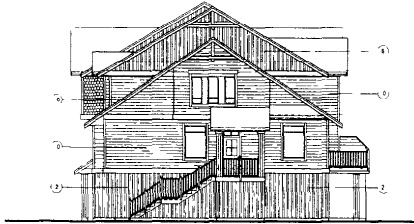
PLAN #5



SIDE ELEVATION (UNIT E6)



FRONT ELEVATION



SIDE ELEVATION (UNIT E5)



REAR ELEVATION

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2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 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. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

PROJECT TITLE
FERNDALE TOWNHOUSES
8891 3531 3551 Ferndale Rd. S.E.
5520 Westchester Highway
Richmond B.C.

FOR
PALLADIUM DEVELOPMENT

DRAWING TITLE
ELEVATIONS BLOCKS 3 & 4

| | | |
|--------|---------|-----------|
| DATE | REVISED | SHEET NO. |
| SCALE | | |
| DESIGN | | |
| DRAWN | | |

PLAN#6 JUN 20 2005

EXTERIOR FINISHES

DP 05294607

| | | |
|---------------------|-------------------|-----------------------------|
| ① BRK RED | ④ BRK RED | ⑧ W/ OW S WHITE |
| ② CT M | ⑤ BRND GP | ⑨ W/ OS BLCK |
| ③ S | ⑥ H/SDNG ESS CHRY | ⑩ S/ S EXT/CHOP N S WH E |
| ④ B SM | ⑦ MD M G | ⑪ JAMAS DOORS WHITE |
| ⑤ OO OO D N S D WOK | ⑧ C GP | ⑫ FAC S/PTU D G 18 BRND G 1 |
| ⑥ ME S BM | ⑨ AT M GP | ⑬ FA AB S/ DND3 RU S |
| ⑦ RV S/NO GENER S E | ⑩ OO OOD | ⑭ SENSIBLE |



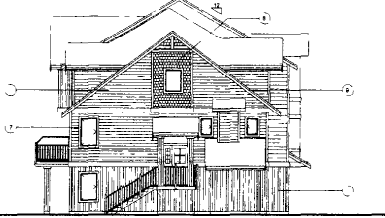
F ADAB ARCHITECTS INC

1106 745 WEST 13 STREET
NORTH VANCOUVER BC V7R 1H9
TEL: (604) 291-3303 FAX: (604) 291-3033
E MAIL: info@fadab.com

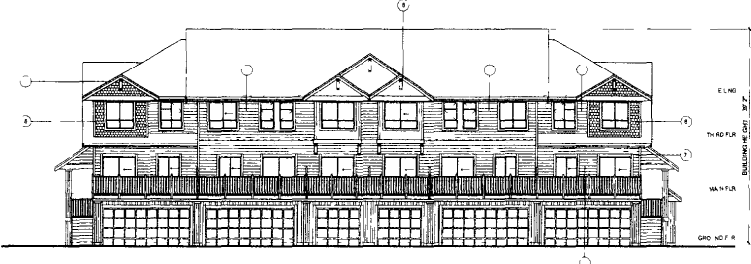
THIS DRAWING IS THE PROPERTY OF FADAB ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FADAB ARCHITECTS INC.

DO NOT SCALE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND FINISHES AS SHOWN ON THE DRAWINGS.

PLAN #6



SIDE ELEVATION (UNIT A1)



REAR ELEVATION



SIDE ELEVATION (UNIT A2)



FRONT ELEVATION

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2 - JUNE 06 REVISED FOR CP
12 MAR 05 DEVELOP E Y ENV
NO SITE REVISIONS

PROJECT TITLE
FERNDALE TOWNHOUSES
8601 WEST 8551 Ferndale Road
8520 West 8 Highway
North of B.C.

FOR
PALLADIUM DEVELOPMENT

DRAWING TITLE

ELEVATIONS
BLOCKS 5 & 6

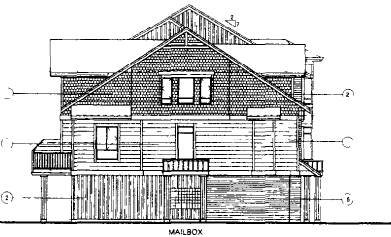
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|--------|--------|-------------|
| DATE | JUN 05 | SHEET NO |
| SCALE | 5/8" | |
| DESIGN | | |
| DRAWN | DP | D4 3 |

PLAN # 7 JUN 20 2005

EXTERIOR FINISHES

DP 2/1

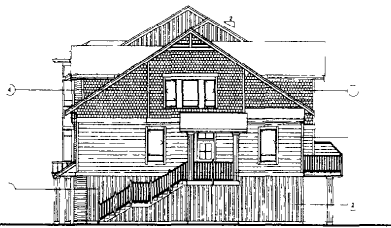
| | | |
|-----------------|-------------------------|-----------------------------------|
| (1) BRICK | (12) ST. W. GP. | (13) BRICK RED |
| (2) S.W. | (14) BRICK G. | (14) DASH BRICK W. TR. |
| (3) S.W. | (15) STONE/SERIES C. ON | (15) BRICK |
| (4) ST. W. GP. | (16) BRICK G. | (16) PANELS & WINDOWS GAR WHITE |
| (5) ST. W. GP. | (17) ST. W. GP. | (17) GAR DE COORDINATE |
| (6) ST. W. GP. | (18) ST. W. GP. | (18) C. S. BUILDING 2541 BRICK G. |
| (7) ST. W. GP. | (19) ST. W. GP. | (19) GAR DE COORDINATE |
| (8) ST. W. GP. | (20) ST. W. GP. | (20) GAR DE COORDINATE |
| (9) ST. W. GP. | (21) ST. W. GP. | (21) GAR DE COORDINATE |
| (10) ST. W. GP. | (22) ST. W. GP. | (22) GAR DE COORDINATE |
| (11) ST. W. GP. | (23) ST. W. GP. | (23) GAR DE COORDINATE |



SIDE ELEVATION (UNIT E2)



FRONT ELEVATION



SIDE ELEVATION (UNIT E1)



REAR ELEVATION



F ADAB ARCHITECTS INC

8104-45 WEST 16 STREET
NORTH VANCOUVER BC V7M 1R8
TEL: 604.983.3000 FAX: 604.983.3022
E MAIL: info@fadab.ca

1. The client is responsible for all costs of the project. The architect is not responsible for any costs of the project that are not specifically mentioned in this contract. The client is responsible for all costs of the project that are not specifically mentioned in this contract.

PLAN # 7

| | | |
|--|-----------------------------|-------------------|
| 1 | M.B.S. | REV 15 03 04 01 0 |
| 2 | MARCH 05 DEVELOPMENT PERMIT | |
| 3 | DATE | REV 30 04 04 0 |
| PROJECT TITLE | | |
| FERNDALE TOWNHOUSES | | |
| 5520 BRANT STREET - Ferndale Road B Riviera of B.C. | | |
| FOR | | |
| PALLADIUM DEVELOPMENT | | |
| DRAWING TITLE | | |
| ELEVATIONS BLOCKS 7 & 8 | | |

| | | |
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| DATE | NO. 05 | SHEET NO. |
| SCALE | 1/8" | 8 |
| TAKEN BY | | |
| DRAWN BY | | |

D4 4

PLAN # B

JUN 20 2005

DP 05294607

EXTERIOR FINISHES

| | | |
|------------------------|-----------------|-------------------------------------|
| ① 872M GP | ② 82 M GP | ③ BR JK RE |
| ④ MC 7 BM | ⑤ BRSD GP | ⑥ WINDOW FRAME WHITE |
| ⑦ 3BM | ⑧ SO GENESS P D | ⑨ FIN WOOD SLICK |
| ⑩ 4BM | ⑪ BRNW LP | ⑫ COL. S.S.E. A.F. CAS WHITE |
| ⑬ SONDORS V LEO G WIDE | ⑭ C N GP | ⑮ ANGLE WOOD HAND W. E. |
| ⑯ M M | ⑰ 82 M G | ⑱ DUAL DOORS UNTR |
| ⑲ N G CEB S.E. | ⑳ C DOND | ㉑ FACES OF S.L.D. G. S.S. (BRSD D.) |
| | | ㉒ AGAS OF S.L.D. G. S.S. (M.G.P.) |

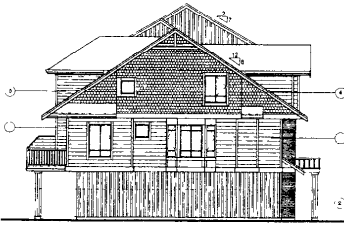


F ADAB ARCHITECTS INC

856-145 WEST 13 STREET
NORTH VANCOUVER, BC V7P 1G5
TEL: (604) 887-8883 FAX: (604) 881-3833
E MAIL: info@fadab.com

(Small text, likely a disclaimer or legal notice)

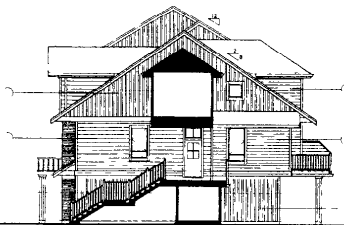
PLAN # B



SIDE ELEVATION (UNIT E4)



FRONT ELEVATION



SIDE ELEVATION (UNIT E3)



REAR ELEVATION

PROJECT TITLE
FERNDALE TOWNHOUSES
3491 303 205 Fairview Road S
8550 8550 Westside Road N, Burnaby
Richmond B.C.

FOR
PALLADIUM DEVELOPMENT

DRAWING TITLE
E1 ELEVATIONS BLOCKS 9 & 10

DATE: JAN 05 SHEET NO:
SCALE: 1/8
DRAWN BY:
CHECKED BY: