



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: July 29, 2005
File: DP 04-275373
Re: **Application by Gomberoff Bell Lyon Architects for a Development Permit at
9171 Ferndale Road**

Staff Recommendation

That a Development Permit be issued that would permit the development of 11 townhouses and a nine-storey apartment over a three-storey parkade, with approximately 137 dwelling units, for a total of 148 dwelling units, on this site zoned Comprehensive Development District (CD/158) at 9171 Ferndale Road.

Holger Burke
Acting Director of Development

CA:rg
Att.

Staff Report

Origin

Gomberoff Bell Lyon Architects has applied to the City of Richmond to construct 11 townhouses and a nine-storey apartment over a three-storey parkade, with approximately 137 dwelling units, for a total of 148 dwelling units at 9171 Ferndale Road.

Council adopted Bylaw 7858 to rezone the site from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/158) under Rezoning Application (RZ 04-271217) on June 27, 2005.

Development Information

Please refer to the proposed Development Permit Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north, an existing gas station and automotive service centre zoned Service Station District (G2);
- To the east, two development sites being developed for apartment buildings by Adera;
- To the south, single-family homes fronting on Ferndale Road zoned R1/F; and the approved rezoning for 9100 Ferndale (Ledingham McAllister), four-storey apartments over parking zoned CD/144 (RZ 03-254763).
- To the west, across Garden City Road, existing Townhouse and Duplex homes zoned R3 and R5 respectively in a City Centre Area designated for future high-density residential development.

Rezoning and Public Hearing Results

The Public Hearing for the site was held on January 17, 2005. No delegations or written submissions were received at Public Hearing, and no issues were raised by Council to be addressed at Development Permit stage.

The Rezoning Report indicated three points to be addressed at the Development Permit Stage as follows (**Staff's response to these comments are in bold italics**):

- A landscape architect should be retained to review tree retention opportunities particularly along the east and south property lines, and identify the location of the trees and shrubs on the subject property that are to be retained, relocated or removed;

(An arborist report has been submitted to review tree retention and a landscape plan by a landscape architect has been submitted to provide a comprehensive landscape design concept to the site. Seventeen (17) specimen trees were identified. Two (2) are retained, fifteen (15) are proposed for removal and approximately one hundred and nine (109) new trees are proposed to be planted. New hedges/landscape screening is proposed along all the perimeters of the proposed development.)

- It is important for the underground parking Level 1 be as depressed into the ground as much as possible to minimize the grade change from the street;

(The parkade is depressed up to 7 ft. below the existing sidewalk elevation to minimize grade change from the street.)

- Careful consideration to the landscape treatment of the entrance drive should be given to establish a sense of entry to the mid-rise building. Incorporation special paving and trees along both sides of the drive is recommended.

(The west side of the driveway has been landscaped with a row of trees and under planted with shrubs. The east side of the driveway has been planted with shrubs where practical. Special paving has been incorporated at the driveway entrance, the visitors' parking stalls and in front of the residential lobby to provide a sense of entrance to the development.)

Staff Comments

The proposed scheme 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 Development Permit Guidelines (Apartment) and Schedule 2 (2.10C McLennan North Sub-Area Plan).

In addition to satisfying the conditions outlined in the rezoning report (RZ 04-271217), the revised scheme attached to this report has satisfactorily addressed all the significant staff comments that were identified as part of the Development Permit application review process.

Zoning Variances

The application is generally in compliance with the Comprehensive Development (CD/158) zoning requirements of the Zoning and Development Bylaw No. 5300. The applicant has not requested any zoning variances.

Engineering Utilities And Servicing

The stormwater servicing capacity analysis has been completed to the satisfaction of the Engineering Department. Design details of the upgrade along Garden City Road, between Ferndale Road and Westminster Highway will be included as part of the Servicing Agreement.

Advisory Design Panel Comments

The application was presented to the Advisory Design Panel on Wednesday, December 8, 2004. A copy of the relevant excerpt from the Advisory Design Panel Minutes 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**'.

- The bathroom fixtures would be difficult to adapt for accessible use. Mr. Goodwin said that the size of the units would allow for some flexibility and that Mr. Johnson's comments would be investigated.

(This project provides four (4) wheelchair accessible units (see Attachment 3 - modified Unit D). In addition, blocking inside of the walls will be provided in all washrooms in the mid-rise building to facilitate future installation of grab bars/handrails to encourage universal accessibility.)

- A fascinating project – the townhouses are unique. The townhouses along the podium were really nice. The location of the lobby was odd. Photographs should have been provided for context.
(The location of the lobby remains in the same location due to the relationship of the lobby to the long driveway access from Ferndale Road. Design development to improve the visual prominence (glazing, L shape configuration of the stairs, etc.) has been incorporated.)
- The access will be busy and a tunnel effect down the long corridor could result. A lit safety path along the inside wall of the parkade should be provided for safe passage of bicycles. The entrance may require traffic calming.
(A separate pedestrian path along the inside of the east parkade wall was discussed in principle. However, given the narrow width of the driveway, an additional pedestrian path would be difficult to achieve. Instead traffic calming measures have been incorporated to improve pedestrian safety, and special paving at the vehicular crossing at Ferndale Road has been incorporated to provide visual differentiation).
- The pavers could be taken across the driveway at the location of the visitor parking.
(Pavers have been taken across the driveway at visitor parking).
- A play area with usable equipment should be located in a safe and convenient area.
(Children's Play Area and Seating Area have been incorporated into Level 2 in conjunction with the Indoor Amenity Area to provide additional amenity for the residents).

Analysis

Adjacency

- The proposed buildings have been sited to provide the maximum flexibility for development on the adjacent sites in the future.
- In general, the edge treatment of the site which includes a combination of high quality landscaping incorporating public art elements, and well articulated building facades have satisfactorily addressed design guidelines for interface. Sufficient setbacks, appropriate building massing along with perimeter landscaping planting and trellis features ensure gradual transition and good interface with future development on adjacent sites.

Urban Design and Site Planning

- The proposed residential unit mix of mid-rise apartments and townhouses provide diversity to serve a wide demographic range including singles, families, couples and seniors in support of Richmond Official Community Plan objectives.
- The proposed development has incorporated enhanced accessibility features in all dwelling units in the mid-rise building. The development has incorporated accessibility measures including using lever handles on all doors and faucets, and providing backing blocks in all the bathtubs in the mid-rise building to facilitate improved mobility and aging in place. In addition, four (4) wheelchair accessible units (alternate Unit Type D) will be constructed as part of the development. This would result in a total of 137 suites with varying capability for universal accessibility.

- Adequate Crime Prevention Through Environmental Design (CPTED) measures such as the use of anti-graffiti, high quality paint and materials on parkade walls, adequate level of parkade and outdoor lighting, security gates separating residential and visitor's parking, etc., have been incorporated to promote a safe environment.

Architectural Form and Character

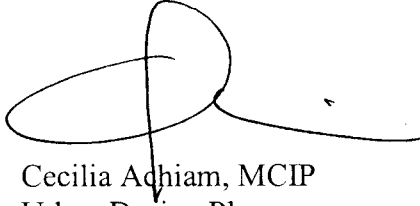
- The massing and height of the building are generally in compliance with the applicable design guidelines.
- Applicant provided shadow diagrams for the site and has satisfactorily demonstrated that the buildings are sited to minimize sun and shade impact on the surrounding developments.
- The proposed architectural materials included painted concrete, aluminium framed windows, and aluminium and glass railings. The proposed colours are earth tones.
- The exterior cladding materials, paving and landscaping contribute to a high quality project.

Landscaping and Open Space Design

- Well thought out indoor and outdoor amenities are proposed including a well-landscaped east-west pedestrian pathway south of the mid-rise building connecting to Garden City Road including an outdoor seating area mid way along the pathway;
- Indoor amenity and fitness room with associated outdoor amenity on the roof podium have been provided for the use of all the residents. Outdoor amenities include children's play area, seating and outdoor dining areas adjacent to the amenity room in addition to private roof patios for units on the podium deck level.
- The applicant has, in consultation with Transportation and Parks Department staff, proposed low maintenance boulevard planting in the boulevard along Garden City Road to provide separation from the road and to beautify this designated greenway route.
- The arborist's report has identified seventeen (17) trees of which fifteen (15) will be removed from the site. Approximately one hundred and nine (109) new trees will be planted as part of the landscaping scheme. An arborist has been retained to ensure supervise tree retention and protection on site during construction.
- Applicant has committed to incorporate lighting into the landscape design to ensure adequate level of lighting for safety of use at night. Electrical drawings will be submitted as part of the Building Permit to incorporate the outdoor lighting into the outdoor landscaped areas.
- Town homes with individual private patios and entrance gates front onto Garden City Road to provide a pleasant interface with the street and to allow for natural surveillance onto the street.
- Several fencing details have been provided with varying heights and styles ranging from low stonewall with open wood fence above, wood picket fence for to delineate spatial separation and solid wood fence for privacy, depending on their proposed locations and purposes.

Conclusions

The proposed development is in compliance the applicable OCP guidelines. The completion of this high quality development will contribute positively to the City Centre neighbourhood. Staff recommend approval of this Development Permit application.



Cecilia Achiam, MCIP
Urban Design Planner
(Local 4122)

CA:rg

Att. Project Data Summary
Advisory Design Panel Minutes
Wheelchair Accessible Unit Plan

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

- A Letter of Credit for \$308,494 for landscaping will be required.
- Protective fencing must be installed around the two existing trees to be retained on-site.

Prior to issuance of the Building Permit:

- The applicant is to provide an acoustical report by a registered professional, qualified in acoustics, that the building design includes sufficient noise mitigation elements to ensure compliance with the standards set out in the Richmond Official Community Plan (OCP).
- The applicant to enter into a Servicing Agreement for the design and construction of Garden City and Ferndale Road frontages.
- Submission of a "parking during construction plan" to the satisfaction of the Director of Transportation.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet
Policy Planning Department**

DP 04-275373

ATTACHMENT 1

Address: 9171 Ferndale Road

Applicant: Gomberoff Bell Lyon Architects

Planning Areas: City Centre Area, McLennan North Sub-Area Plan (Schedule 2.10C)

	Existing	Proposed
Owner:	688028 B.C. Ltd. Ung Myung Lee and Mi Yeong Lee	688028 B.C. Ltd.
Site Size (m²):	5,686.11 m ² (61,297 ft ²)	5,686.11 m ² (61,297 ft ²)
Land Uses	Single-family residential	Townhouse and Apartment residential
OCP Designation	Residential	No change
Area Plan Designation	Residential Area 1, 1.6 base floor area ratio (FAR), 4-storey Townhouse, Low-rise Apartments (4-storeys Max.)/Mid-rise Apartments (up to 8-storeys)/High-rise Apartments (up to 45 m)	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/158) <ul style="list-style-type: none"> Permits Townhouses and High-rise Apartments at 2.42 FAR
Number of Units	3 units (two-family dwelling and single-family dwelling)	11 Townhouse units and 137 Apartment units

	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	97 upa	Complies
Floor Area Ratio:	Max. 2.42 FAR	2.42 FAR	Complies
Lot Coverage – Building:	Max. 50%	49%	Complies
Lot Size (area)	Min. 0.404 ha (1.00 ac.)	0.569 ha (1.41 ac)	Complies
Setback – Garden City Road (m):	10 m min. Structured parking permitted in setback	10 m	Complies
Setback – Ferndale Road (m):	6 m min.	6 m	Complies
Setback – Side & Rear Yards (m):	Min. 6.0 m Structured parking permitted in setback	Min. 6.0 m	Complies

Height (m):	Max. 38.1 m	33.6 m to top of roof 35.1 top of elevator (Max. 38.1 top of elevator)	Complies
Off-street Parking Spaces – Residential@/ Visitor (V):	151(R)/ 30 (V)	157(R)* / 30 (V)	Complies
Off-street Parking Spaces – Total:	181	187	Complies
Tandem Parking Spaces	May be provided when used by residents of single dwelling unit	16 proposed for 8 dwelling units	Complies
Amenity Space – Indoor:	70 m ²	143.5 m ²	Complies
Amenity Space – Outdoor:	6 m ² per dwelling unit x 148 = 888 m ²	Approx. 900 m ²	None

*Includes 6 handicap stalls

PARTIAL MINUTES FROM THE DESIGN PANEL MEETING

Wednesday, December 8th, 2004 – 4:00 p.m.

7. Apartments/Townhouses

Gomberoff Bell Lyon

DP 04-275373

6060/6080 Garden City Road and 9171 Ferndale Road
(Formal)

Ms. Cecilia Achiam, planner, provided written staff comments on the project, a copy of which is attached as Schedule 5 and forms a part of these minutes.

Mr. Julio Gomberoff, architect, with the aid of a model and other materials, reviewed the site context and described the efforts that had been undertaken to purchase a second piece of property that would accommodate the access. Mr. Gomberoff also spoke about the height of the building, and the affect of the lower height on the building footprint.

Mr. Paul Goodwin, architect, then reviewed the architectural and design details of the project, and noted that options were available for adaptable units.

General questions were then put forth from the Panel regarding:

- whether a play area was provided; and,
- tree retention.

Prior to hearing the comments of the Panel the Acting Chair noted that the landscape materials were of a standard acceptable to the Panel.

The comments of the Panel were as follows:

- the bathroom fixtures would be difficult to adapt for accessible use. Mr. Goodwin said that the size of the units would allow for some flexibility and that Mr. Johnson's comments would be investigated.
- a fascinating project – the townhouses are unique. The townhouses along the podium were really nice. The location of the lobby was odd. Photographs should have been provided for context.
- the access will be busy and a tunnel effect down the long corridor could result. A lit safety path along the inside wall of the parkade should be provided for safe passage of bicycles.
- the entrance may require traffic calming.

- the pavers could be taken across the driveway at the location of the visitor parking.
A play area with usable equipment should be located in a safe and convenient area.

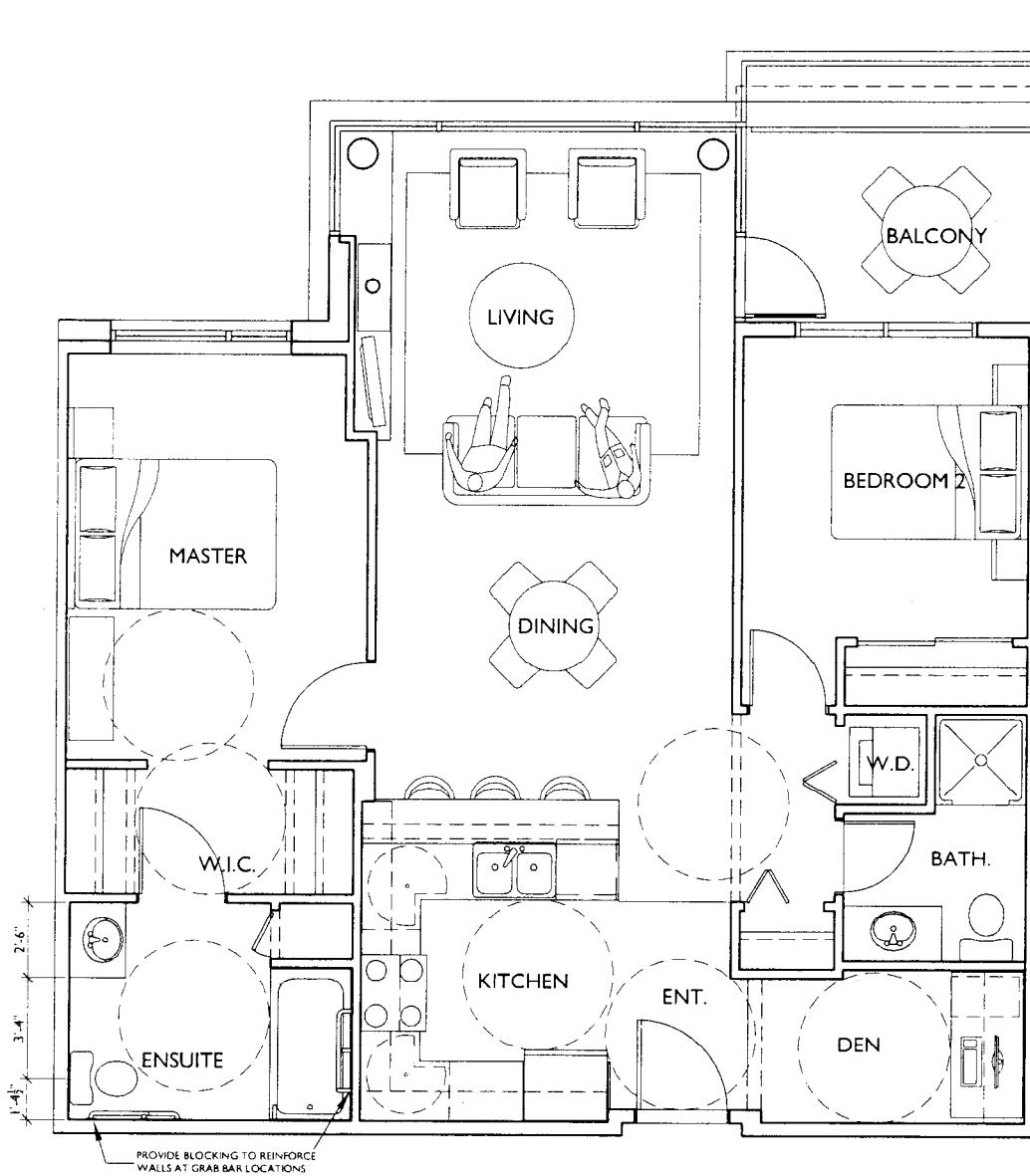
Mr. Gomberoff reviewed the adjacent conditions and apologized for not bringing context photographs.

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 04-275373 move forward subject to the incorporation of the Panel's comments.

CARRIED



UNIT D - accessible units (FOUR PROPOSED)
2 BED & DEN (967 SQ.FT)

JUN 29 2005

04275373



No. DP 04-275373

To the Holder: GOMBEROFF BELL LYON ARCHITECTS GROUP INC

Property Address: 9171 FERNDALE ROAD

Address: 140-2034 WEST 11TH AVENUE
VANCOUVER, BC V6J 2C9

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 #1b, 2a and 2b attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2a-c attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3 a-e attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1b 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 #13 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.

To the Holder: GOMBEROFF BELL LYON ARCHITECTS GROUP INC
Property Address: 9171 FERNDAL ROAD
Address: 140-2034 WEST 11TH AVENUE
VANCOUVER, BC V6J 2C9

There is filed accordingly:

An Irrevocable Letter of Credit for landscaping in the amount of \$308,494 for the development.

- 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

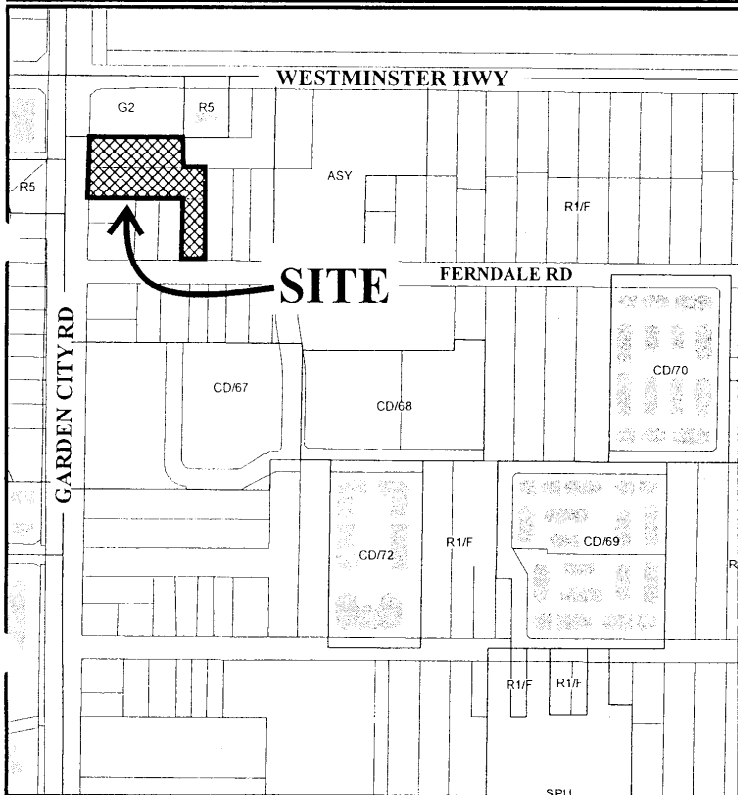
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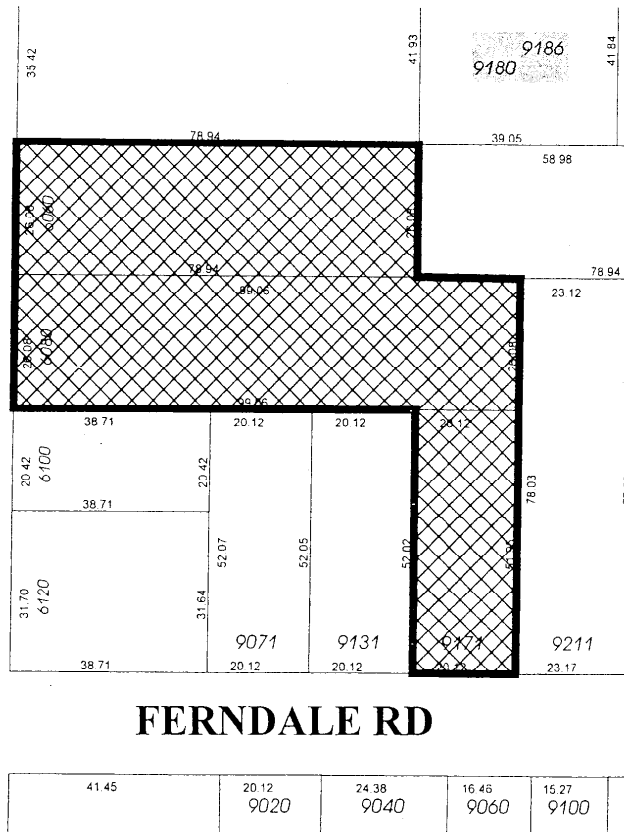
MAYOR



City of Richmond



GARDEN CITY RD



FERNDAL RD



DP 04-275373 SCHEDULE "A"

Original Date: 09/11/04

Revision Date:

Note: Dimensions are in METRES

ENTERED

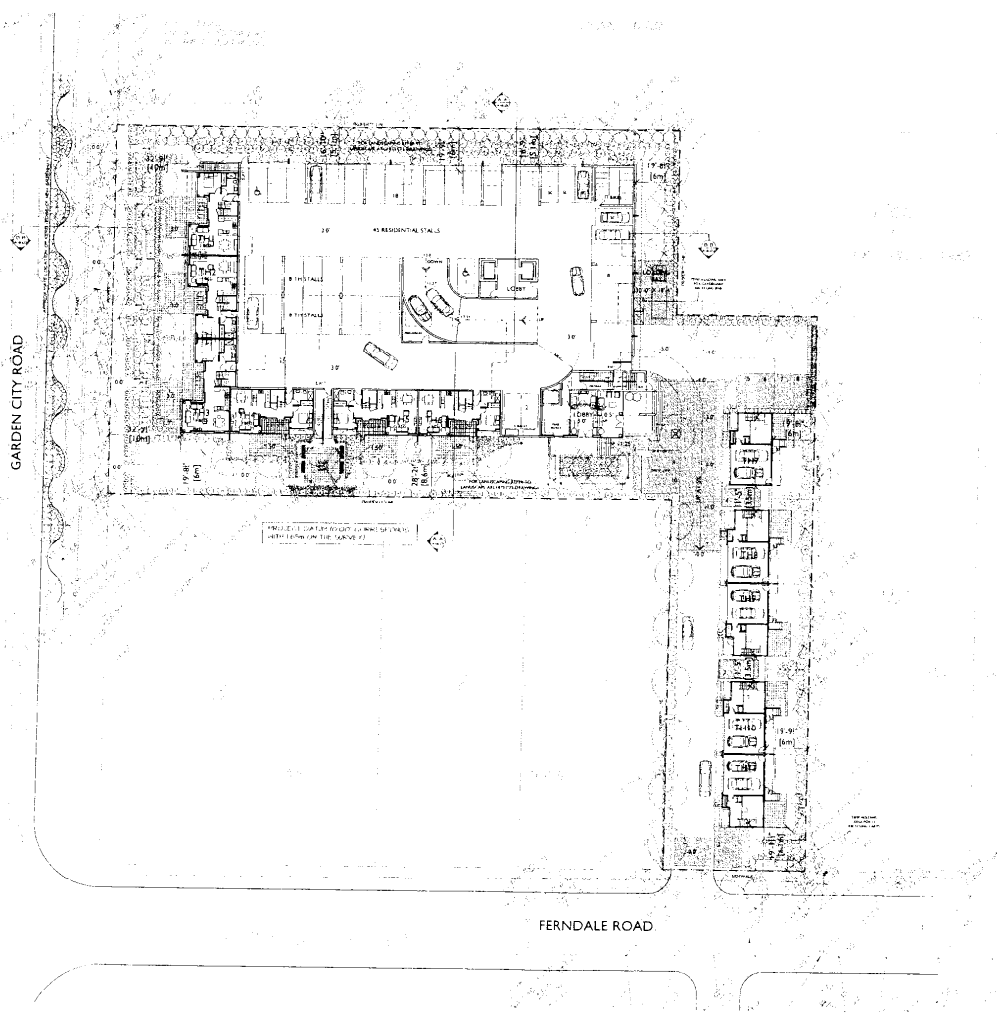


4880 BROADVIEW AVE. RICHMOND, B.C. V6X 4K6
 TEL: 604-275-3773 FAX: 604-275-3774
 WWW.GBLINC.COM



THIS PLAN SET IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AFFECTED AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN SET. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AFFECTED AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN SET.

REVISIONS:
 NO. DATE BY



JUN 29 2005

04275373

GARDEN CITY & FERNDAL RD
 RICHMOND, B.C.

LAND DEVELOPMENT FOR MALLI B.L. LTD.
 SITE PLAN

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 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 DRAWING NO: 0345

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REVISIONS
 1. SEE REVISIONS SHEET FOR ALL REVISIONS.
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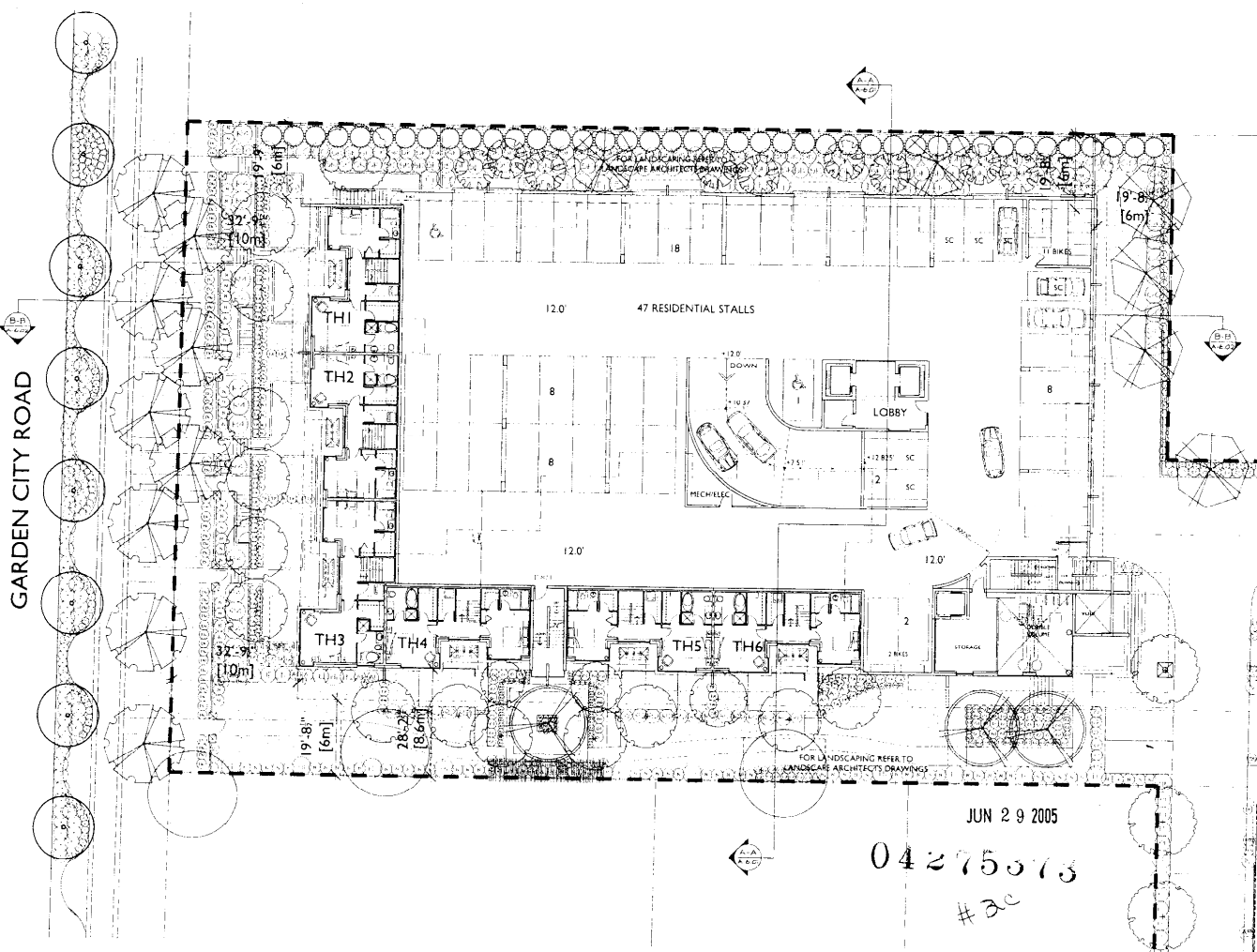
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THE LUMI DEVELOPMENT FOR M&B B.C. LTD.

PARKING - LEVEL 3 &
 2ND FL. TOWNHOUSES

DATE: 06/29/05
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GARDEN CITY ROAD

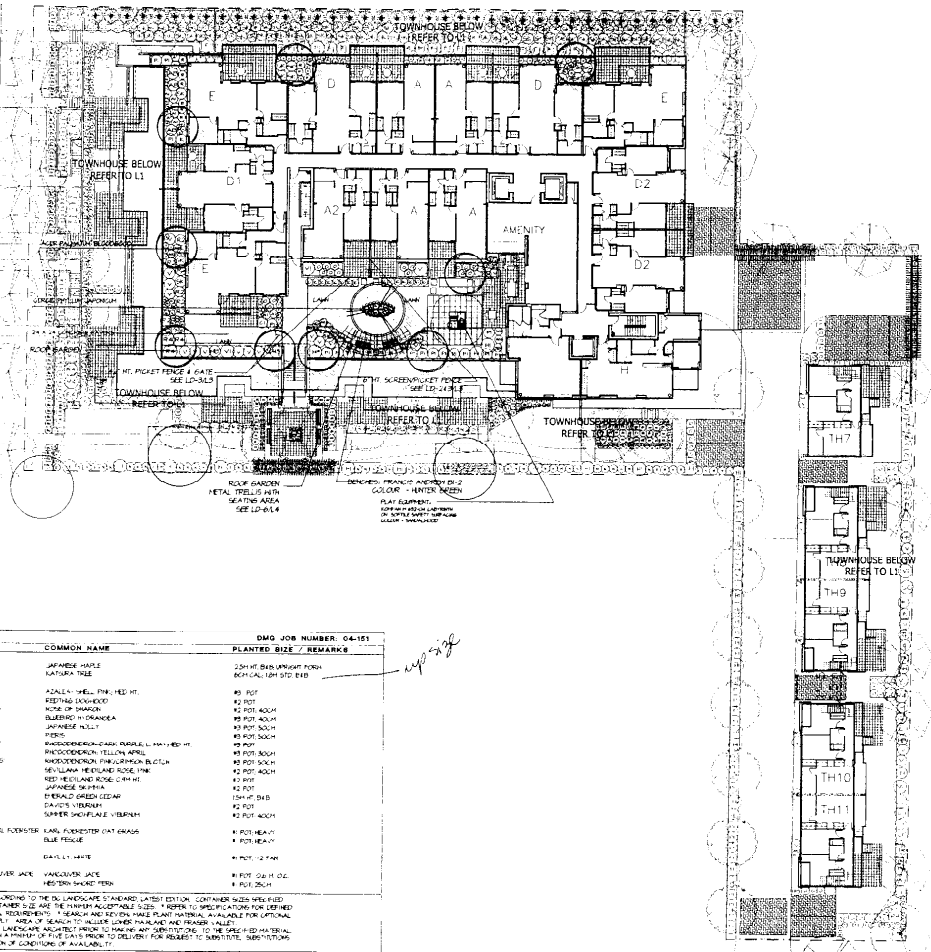
JUN 29 2005

04275073

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FOR LANDSCAPING REFER TO
 LANDSCAPE ARCHITECT'S DRAWINGS

GARDEN CITY ROAD



KEY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	DMG JOB NUMBER: 04-151
1	ACER PALMATUM BURSIFOLIUS	JAPANESE MAPLE	25H FT BURNING BUSH	up size
1	CERCOPHYLLUM JAPONICUM	NATIVE BEECH	BOTANICAL LIGHT SPID EMB	
2	ADONIS AMONICA GONIA BELLS	ADONIS WHEL. PINK HED. HT.	#8 POT	
3	CORONIS SERICEA	REITHAN (SAXIFRAGE)	#8 POT	
4	HYDRANGEA SERRATA BELLEVED	ROSE OF SHARON	#8 POT	
5	HYDRANGEA SERRATA BELLEVED	DAISYBUSH	#8 POT	
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75	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
76	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
77	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
78	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
79	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
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81	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
82	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
83	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
84	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
85	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
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88	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
89	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
90	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
91	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
92	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
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94	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
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98	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
99	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	
100	HYDRANGEA SERRATA BELLEVED	HYDRANGEA	#8 POT	

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NO.	DATE	REVISION DESCRIPTION	BY
1	2014-01-15	ISSUE FOR PERMIT	DMG
2	2014-02-10	ISSUE FOR PERMIT	DMG
3	2014-03-10	ISSUE FOR PERMIT	DMG
4	2014-04-10	ISSUE FOR PERMIT	DMG
5	2014-05-10	ISSUE FOR PERMIT	DMG
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98	2022-02-10	ISSUE FOR PERMIT	DMG
99	2022-03-10	ISSUE FOR PERMIT	DMG
100	2022-04-10	ISSUE FOR PERMIT	DMG

PROJECT: APARTMENT BUILDING, GARDEN CITY, RICHMOND, B.C.

DRAWING TITLE: LANDSCAPE PLAN, 2nd Level

DATE: 04-15-11, DRAWING NUMBER: L2

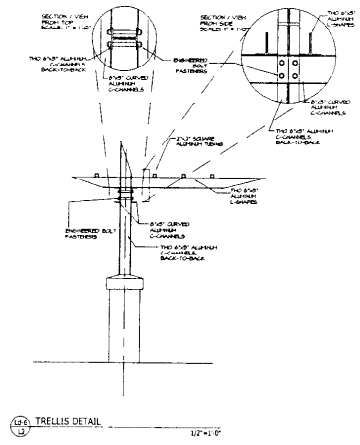
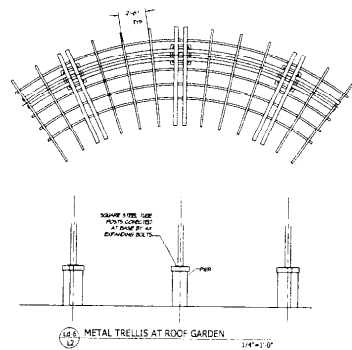
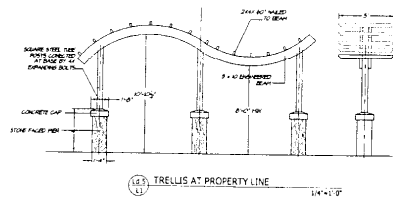
SCALE: 1/8" = 1'-0"

DESIGNER: DMG

CHECKED: DMG

DMG PROJECT NUMBER: 04-151

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NO.	DATE	REVISION DESCRIPTION	BY
1		ISSUE FOR PERMIT	DMG
2		ISSUE FOR CONSTRUCTION	DMG

DMG
landscape architects
A Partnership of
PETER COOPER AND ASSOCIATES LTD
WAY CHAN YU CONSULTANTS LTD
Suite 1100 - 4188 St. Clair Drive
Burnaby, British Columbia
V5C 2G8
PH (604) 437-3842 & 437-8723

PROJECT:
APARTMENT BUILDING
GARDEN CITY
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE	CHANGES	DRAWING NUMBER
	AS NOTED	L4
		OF 5

#321



NOTES:
 1. SEE DRAWING FOR DETAILS

REVISIONS:
 1. SEE DRAWING FOR DETAILS

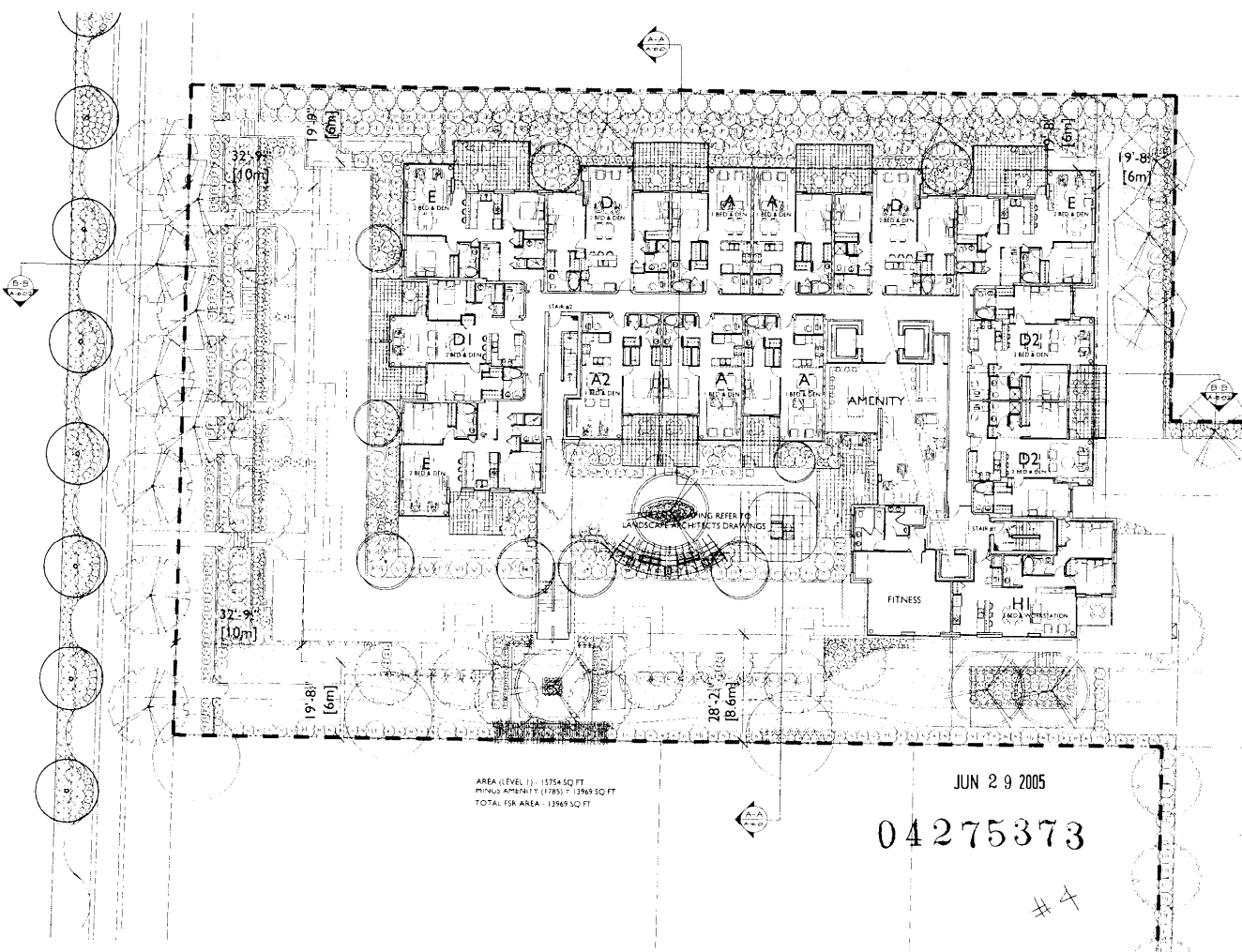
GARDEN CITY & FERDALE RD.
 RICHMOND, B.C.

APARTMENT BUILDING FOR AMOR & C. LTD.

APARTMENT BUILDING
 LEVEL 1 & ROOF GARDEN

DATE: 01/04/05
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]
 PROJECT NO.: 0345

A-3.01



AREA (LEVEL 1) - 15754 SQ FT
 MINUS AMENITY (1785) = 13969 SQ FT
 TOTAL FSR AREA - 13969 SQ FT

JUN 29 2005

04275373

#4



gBL
 4. CONSTRUCTION: SEE PLAN. MATERIALS: SEE SPEC.
 5. SEE SPEC. FOR FINISHES. DIMENSIONS: SEE PLAN.
 6. SEE SPEC. FOR CONSTRUCTION. DIMENSIONS: SEE PLAN.
 7. SEE SPEC. FOR CONSTRUCTION. DIMENSIONS: SEE PLAN.



NOTES:
 1. SEE PLAN.

REVISIONS:
 1. SEE PLAN.
 2. SEE PLAN.

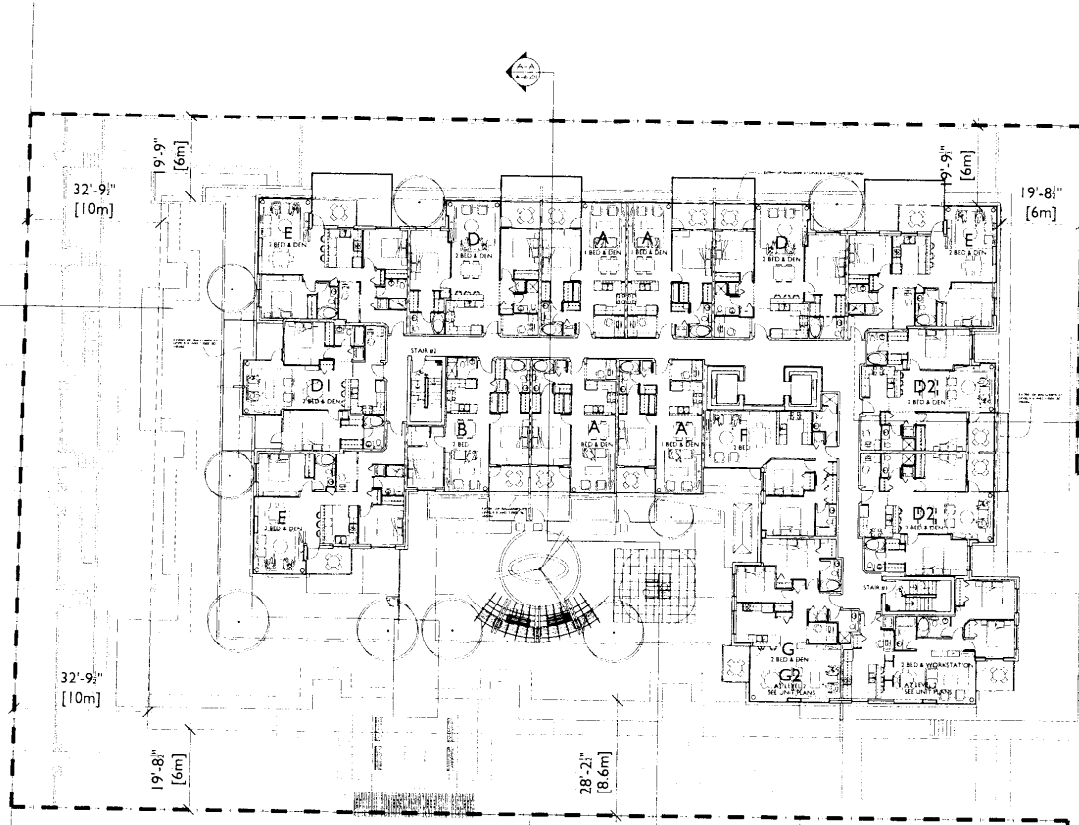
GARDEN CITY & FERNDALE RD.
 RICHMOND, B.C.

PROPERTY DEVELOPMENT FOR MARKET & LTD.

APARTMENT BUILDING
 TYPICAL LEVELS 2 - 7

DATE: 02/11/05
 DRAWN BY: J.L.
 CHECKED BY: J.L.
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 0345

A-3.02



AREA PER FLOOR - 15495 SQ FT
 minus 520 for stairs and elev.
 TOTAL FSR AREA - 15175 SQ FT

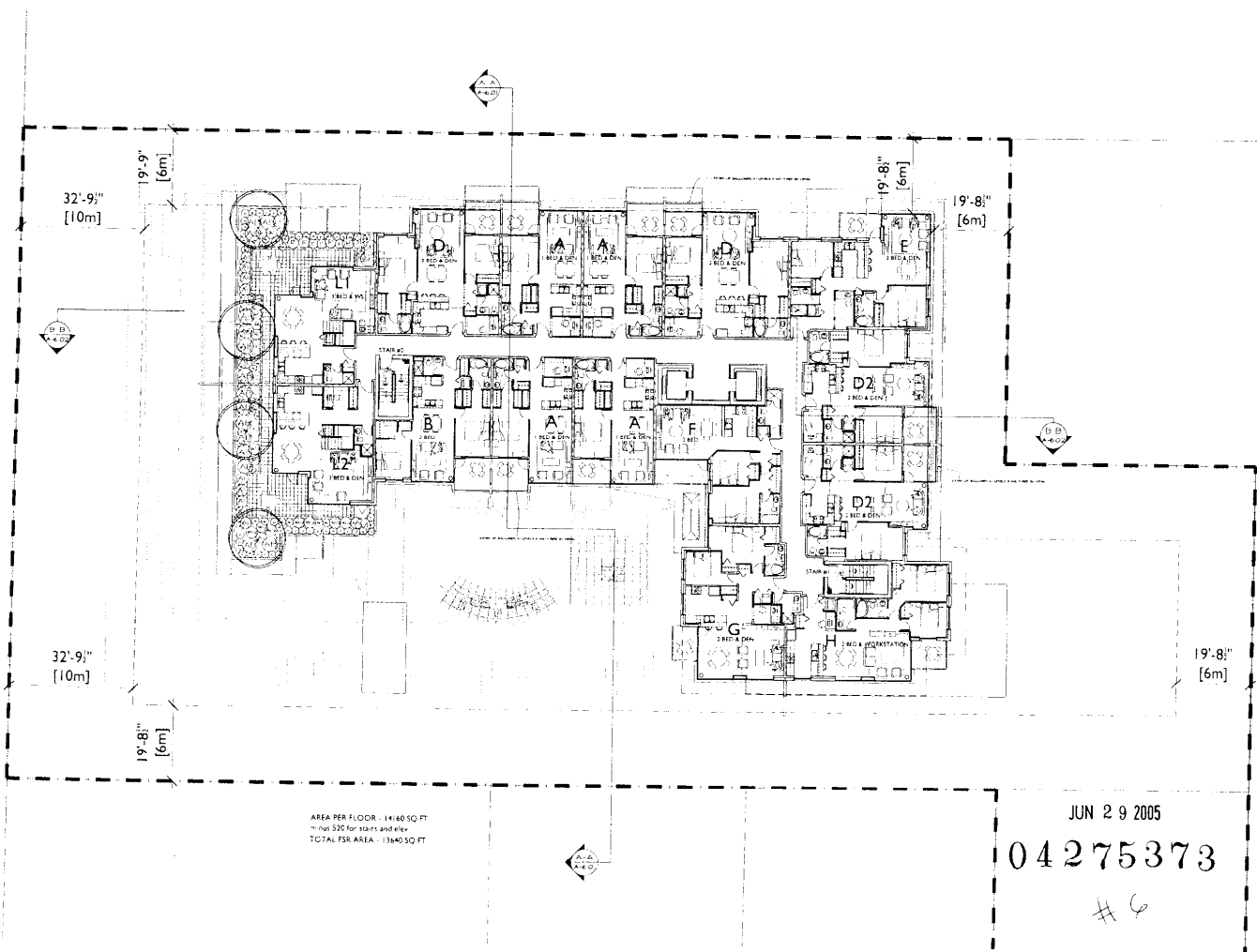
JUN 29 2005

04275373

#5



G. EDWARDS BELL LTD. ARCHITECTS GROUP INC.
 100 WEST 10TH AVENUE, SUITE 1000, VANCOUVER, BC V6E 2M5
 TEL: 604-681-1111 FAX: 604-681-1112
 WWW.GBLARCHITECTS.COM



AREA PER FLOOR - 14140 SQ FT
 minus 520 for stairs and elev
 TOTAL FSR AREA - 13640 SQ FT

JUN 29 2005
 04275373
 #6

NOTES:
 1. SEE ARCHITECT'S GENERAL NOTES FOR DETAILS AND MATERIALS.
 2. SEE ARCHITECT'S GENERAL NOTES FOR FINISHES AND SCHEDULES.

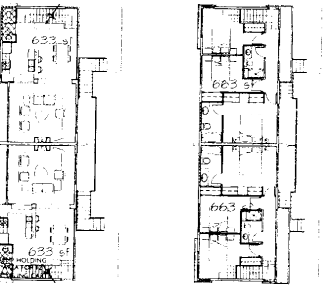
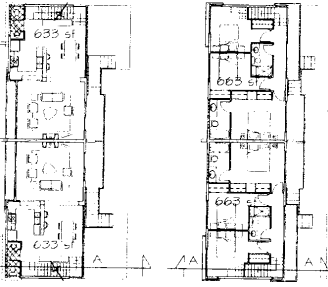
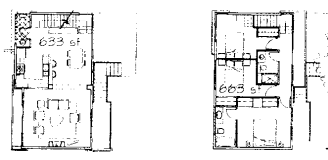
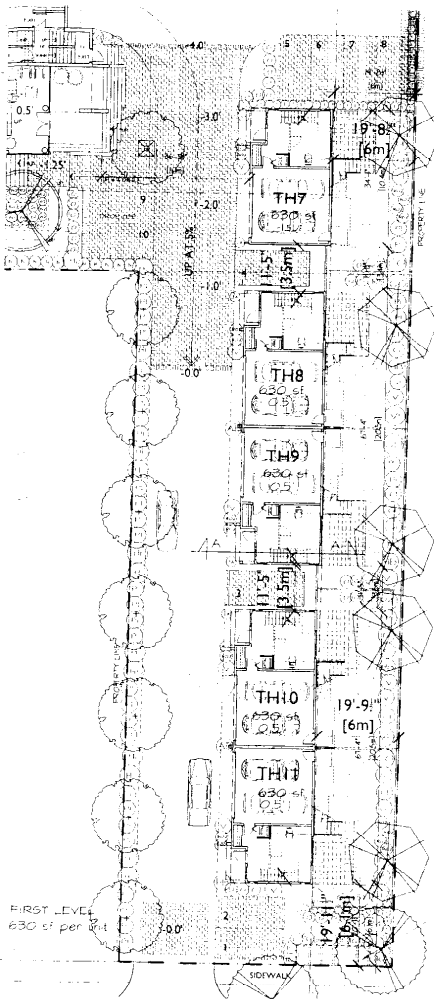
REVISIONS:
 1. 05/11/05 - 01 - Update
 2. 06/02/05 - 02 - Update

GARDEN CITY & FERDALE RD.
 RICHMOND, B.C.

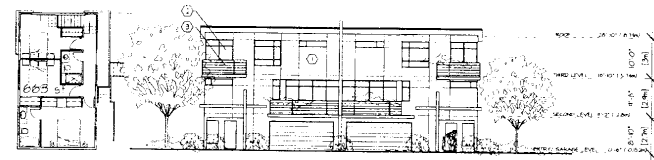
PROJECT DEVELOPMENT FOR M&B B.C. LTD.
 APARTMENT BUILDING
 LEVEL 8

DATE	22 MAY 05
DRAWN BY	PG
CHECKED BY	J. W. H. C.
DATE	03 12 05
PROJECT NUMBER	0345

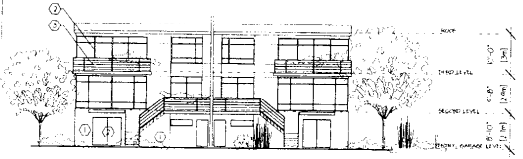
A-3.03



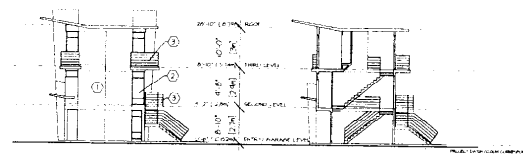
SECOND LEVEL
 633 sf per unit



WEST (FRONT) ELEVATION



EAST (YARD) ELEVATION



TYP. SIDE ELEVATION

SECTION A-A

LEGEND

- ① PAVED COURTYARD
- ② ALUMINUM PORCH
- ③ ALUMINUM DECK

JUN 29 2005
04275373
 #9

TOTAL AREA PER UNIT 1550.0 SF + 376.0 SF GARAGE

NOTES
 REVISIONS

GARDEN CITY & FERNDALE RD.
 RICHMOND, B.C.

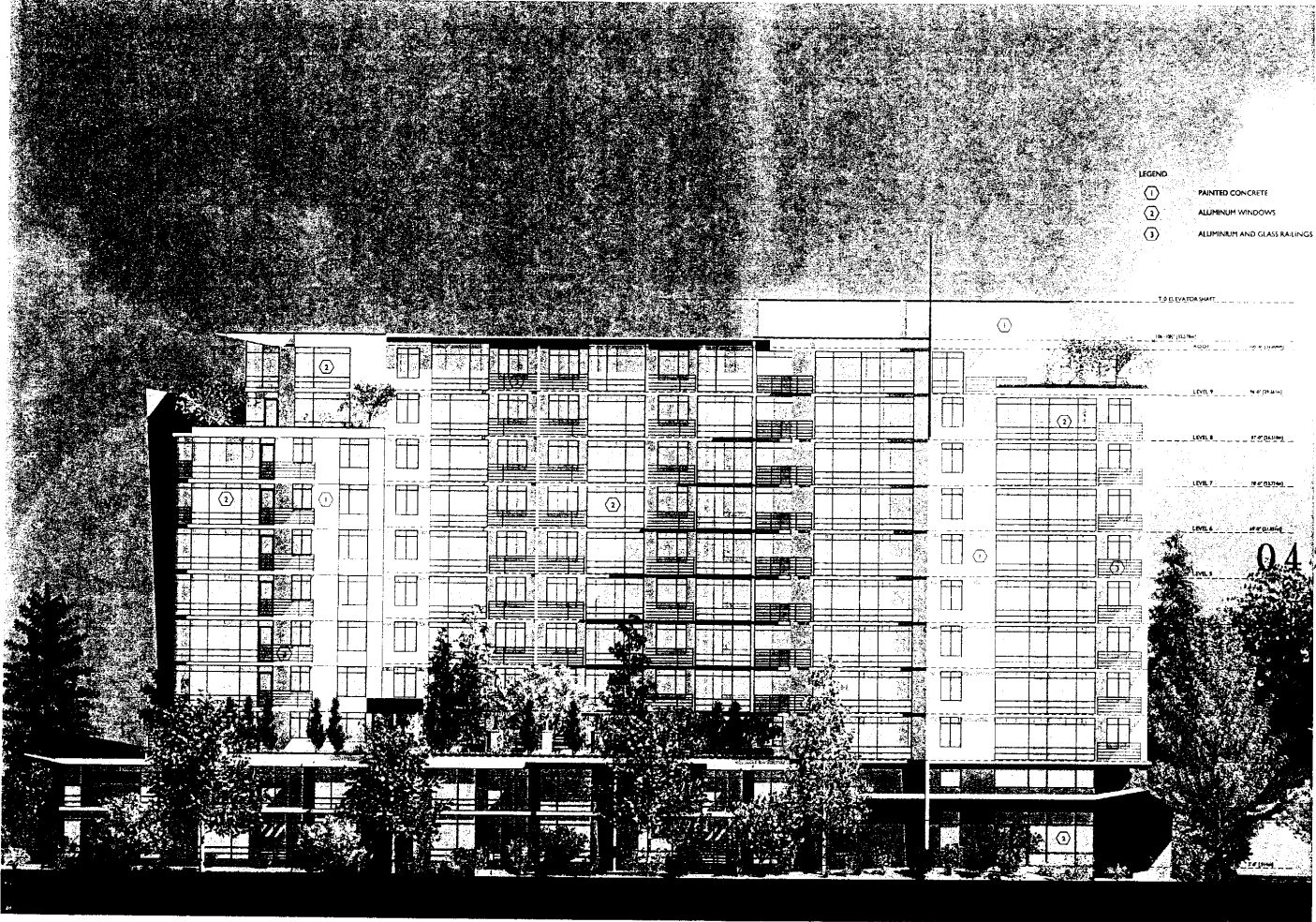
THE UNIT DEVELOPMENT FOR MERRILL & CO. LTD.
 TOWNHOUSE
 PLANS, ELEVATIONS

DATE: JUN 29 2005
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8\"/>



gBL
 GARDNER BELL LINDEN ARCHITECTS, L.L.C.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8800
 FAX: 303.733.8801
 WWW.GBLARCHITECTS.COM

- LEGEND
- ① PAINTED CONCRETE
 - ② ALUMINUM WINDOWS
 - ③ ALUMINUM AND GLASS RAILINGS



NOTES
 REVISIONS

JUN 29 2005

04275373

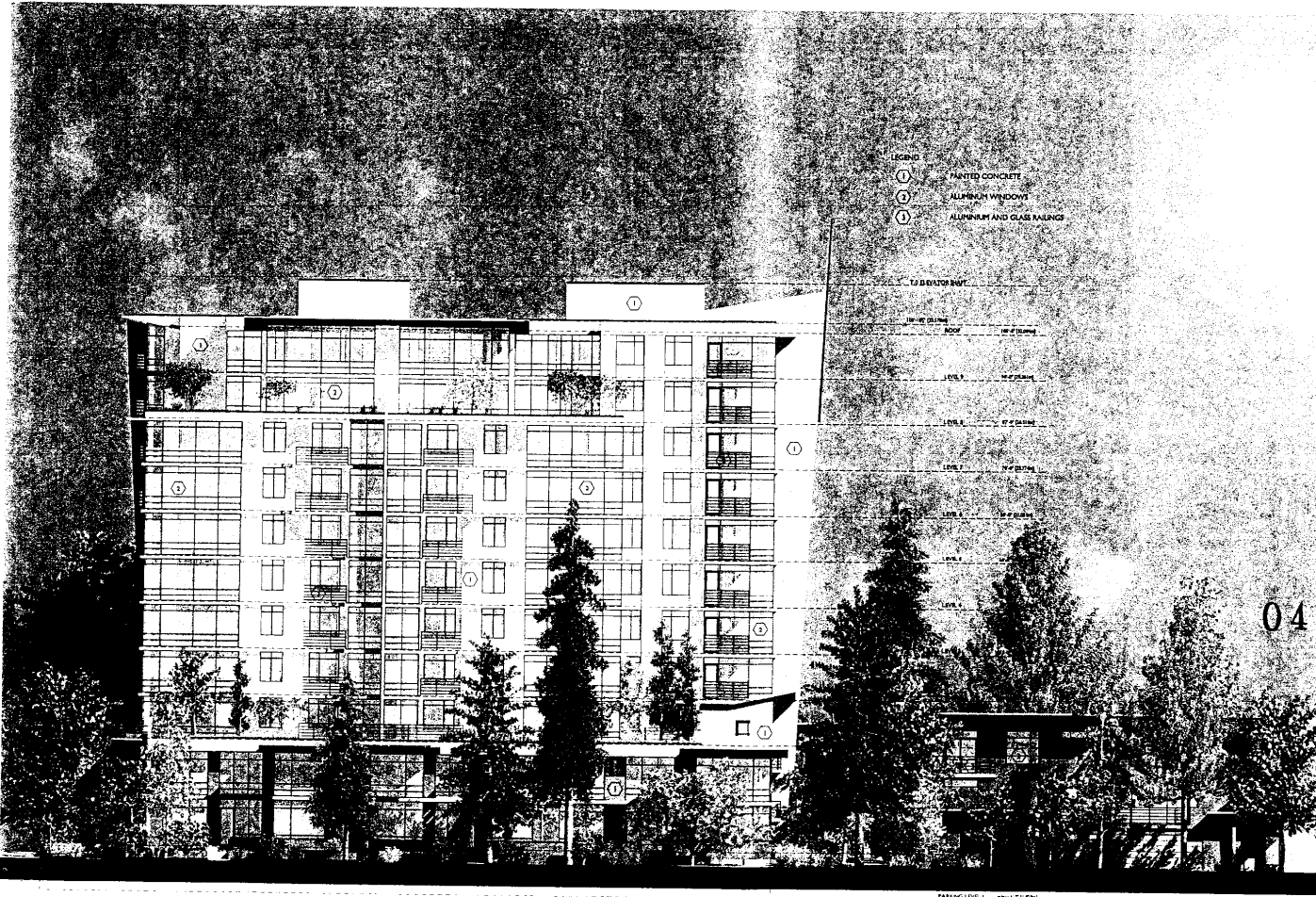
#10

GARDEN CITY & FERDALE RD.
 RICHMOND, B.C.

RESIDENT DEVELOPMENT FOR MEDICIS LTD.
 SOUTH ELEVATION

DATE: 03/28/05
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]
 SCALE: 1/8" = 1'-0"
 DRAWING NO: 0345

A-5.01



- LEGEND
- ① PAINTED CONCRETE
 - ② ALUMINUM WINDOWS
 - ③ ALUMINUM AND GLASS RAILING

TO BRATOR BAY

TO BRATOR BAY

TO BRATOR BAY

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NOTES

REVISIONS

JUN 29 2005
 04275373
 #12

GARDEN CITY & FERNDALE RD
 RICHMOND, B.C.

REAR DEVELOPMENT FOR GARDEN B.C. LTD.
 WEST ELEVATION

DATE: 03/04/05
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 JOB NUMBER: 0345

A-5.03



JUN 29 2005
 04275373

#13

GARDEN CITY & FERDALE RD
 RICHMOND, B.C.

RELIANT DEVELOPMENT FOR GIBSON & LITTLE LTD.
 EAST ELEVATION

DATE: 24 MAR 05
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 SCALE: 1/8" = 1'-0"
 DRAWING NO: 0345

A-5.04