



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: Nov 1, 2004
File: DP 04-274282
Re: **Application by Lawrence Doyle Architect Inc. for a Development Permit at
7571 and 7611 Alderbridge Way**

Staff Recommendation

1. That a Development Permit be issued that would permit three (3) 15-storey residential towers including three (3) levels of parking and ten (10) three-storey townhouses, containing a total of 256 dwelling units, on this site zoned Downtown Commercial District (C7); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - a. Reduce the required residents' parking from 384 to 366 in accordance with the City Centre Parking Policy;
 - b. Provision of 122 spaces in tandem arrangement; and
 - c. Reduce the manoeuvring aisle width in the parking structure from 7.5 m to 6.7 m.

Raul Allueva
Director of Development

CA:blg
Att.

Staff Report

Origin

Lawrence Doyle Architect Inc. has applied to the City of Richmond to construct three (3) 15-storey residential towers including three (3) levels of parking and 10 three-storey townhouses, containing a total of 256 units, on this site zoned Downtown Commercial District (C7).

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

The proposed development will be the first residential highrise along Gilbert Road north of Granville Street. The quality of the development will set the tone of future residential projects along this “gateway” road to the City.

Development surrounding the subject site is as follows:

- To the north, Lansdowne Road (to be constructed) and existing industrial development beyond zoned Limited Industrial Retail District (I4);
- To the east, Alderbridge Way and existing industrial development beyond (zoned I4);
- To the south, existing building supply store (Home Hardware) (zoned I4) and Elmbridge Way; and
- To the west, existing mixed-use development (zoned I3) across Gilbert Road.

Rezoning and Public Hearing Results

The Public Hearing for the site was held on July 9, 2004. A neighbouring resident expressed concerns regarding potential traffic and parking issues generated by the project, and height and size of proposed development.

Staff have reviewed the project and ensured that the development complies with the height, floor area ratio and visitor parking provisions of the Downtown Commercial District (C7) zoning. The site is well served with roads on three sides of the project, and a 9 m wide lane on the fourth side to disburse vehicular traffic to and from the site. The easy access to major road network will mitigate potential additional traffic generated by the new residents. The proposed vehicular access on Alderbridge Way will allow direct access onto Alderbridge Way east of the site, while the two (2) entrances on the lane will facilitate quick access to Gilbert Road west of the site. The site will provide the required visitors' parking required by the Parking Bylaw and should have minimal impact on the availability of street parking in the surrounding area.

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 (2.10 City Centre).

In addition to satisfying the conditions outlined in the rezoning report (RZ 04-266049), 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 Downtown Commercial District (C7) Schedule of the Zoning and Development Bylaw No. 5300 except for the following variances (*Note: Staff comments in bold*):

1. To reduce the required residents' parking from 384 required in accordance with the Parking Bylaw to 366 in accordance with the City Centre Parking Policy. 51 visitors' parking spaces will be provided in accordance with the Parking Bylaw.

(Staff support the proposed parking reduction from the Parking Bylaw requirement to the City Centre Parking Policy standards. It is the intent of the City to reduce the parking requirement to encourage transit use in the City Centre given the imminent arrival of the Richmond Airport Vancouver Rapid Transit Line (RAV) and the current B-Line fast bus service. The proposed development meets the criteria for the reduced City Centre Policy requirements given its proximity to No. 3 Road and existing shops and services.)

In addition, the applicant has included 297 bicycle parking spaces, in response to the City Centre Guidelines, to encourage residents to cycle. The proposed development provides the 51 required visitors' parking spaces so that there will be no impact for visitors to the site. The Transportation Department has no objection to the proposed reduction in parking given that the proposed development has provided an adequate bicycle storage facility, is located in close proximity to the Alderbridge Way and Garden City Road bike routes, and is within a short walk to regional transit connection on No. 3 Road. The applicant and staff considered and rejected car-sharing options. As there are no car cooperatives currently operating in the City, the burden of continuing the car-sharing program will fall onto the strata council. The administration of such an ad hoc system would be too difficult to administer by City staff on a project-by-project basis).

2. To provide 61 tandem parking (122 spaces) stalls within the parking podium for the exclusive use of residents.

(Staff support the proposed variance. Staff prefer the tandem arrangement to a further reduction of parking requirement. The proposed tandem arrangement allows the project to meet the City Centre Parking Policy (i.e. one (1) resident's space for each studio and one (1) bedroom unit; 1.5 resident's spaces for each dwelling unit with two (2) or more bedrooms; plus 0.2 per dwelling unit for visitors). The project includes approximately 209 units with two (2) or more bedrooms. The required parking of 61 (29.2%) of these dwelling units will be provided by tandem parking arrangement, which still permits significant flexibility for parking for the remaining units).

3. To reduce the manoeuvring aisle in the parking parkade from 7.5 m (24.6 ft.) to 6.7 m (22 ft.).

(Staff support the proposed variance. The proposed reduction of the aisle width does not pose significant impact to vehicular manoeuvre and helps to achieve a more compact parkade plan).

Advisory Design Panel Comments

The proposed development was presented to the Advisory Design Panel on September 9, 2004. The Panel overall felt this was a very well thought-out project, and moved that the project move forward subject to consideration of the Panel's comments summarized by the Chair as follows:

- look at the entrance on lane and Gilbert Road;
- further work on the Gilbert Road and Lansdowne Road corner to articulate the parkade wall;
- consideration of live/work along Alderbridge Way;
- accessible units are needed within the development;
- on this size of project, sustainability was warranted; and
- adherence to CPTED criteria would benefit developer and purchaser.

The applicant responded to the Panel's comments as follows:

- softened the treatment of the lobby and vehicular drop-off area at the corner of the lane and Gilbert Road by improving the articulation of the building façade and increasing the proposed soft landscaping;
- incorporated a cascading water feature, additional trees and a parkette at the Gilbert Road and Lansdowne Road corner to articulate the parkade wall;
- incorporated live/work units along Alderbridge Way;
- incorporated universal accessibility measures into all the dwelling units;
- reviewed sustainability measures and addressed it by incorporating significant amount of soft landscaping and plant material to slow down stormwater flow; and
- incorporated CPTED principles such as minimizing areas of concealment, providing adequate level of lighting in parkade, installing security gates and improving sight lines, etc., to improve safety for residents and visitors.

The applicant has successfully addressed the design comments from the Advisory Design Panel to the satisfaction of the Director of Development. A copy of the Advisory Design Panel Minutes is attached for reference (**Attachment 2**).

Analysis

Adjacency

- The site is separated from any adjacent development sites by either a road (Gilbert Road, Alderbridge Way and Lansdowne Road) or a 9 m wide lane.
- Each tower has distinctive entry and a clear hierarchy of pedestrian and vehicular accesses.
- 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 and street animation.

Urban Design and Site Planning

- The portion of Lansdowne Road immediate north of this site will be constructed as part of this development, which would contribute to the beautification and continuation of Lansdowne Road.

- The proposed towers each have a distinct entrance and street presentation afforded by the multiple street frontages: The lobby of Tower A opens onto a parkette located at the intersection of Lansdowne Road and Alderbridge Way; the Tower B lobby incorporates a more urban treatment at the corner of Alderbridge Way and the lane; and the vehicular court with a semi-circular driveway at the corner of Gilbert Road and the lane provides a distinct entrance identity to Tower C.
- The applicant is working with the City to incorporate Public Art into the plaza at the corner of Gilbert Road and Lansdowne Road. The Public Art element(s) and the proposed landscaping features including shade trees and a variety of plant material, seating and cascading waterfall will work together to enhance the streetscape.
- The applicant has proposed 269-bicycle storage (including a combination of lockers, bicycle storage rooms and vertical bicycle racks) to support cycling as an alternative means of transportation at this City Centre location.
- The proposed development has incorporated universal accessibility features in all the units to make them generally more accessible to disabled persons. At least one (1) bathroom in all dwelling units has incorporated a degree of disabled accessibility such as entrances that are wider or doors wired for an automatic opener.
- The revised scheme has included a cascading water feature to articulate the parkade wall at the southeast corner of the site. This, in conjunction with the improved landscaping treatment including additional planting, trees and seating areas, have significantly improved the articulation of the building façade at this prominent location.
- The revised scheme proposes townhouses along Gilbert Road and Lansdowne Road frontage to establish a good interface with the street and to animate the pedestrian realm, and live/work units along Alderbridge Way to provide continuation of commercial frontage along Alderbridge Way.

Architectural Form and Character

- The massing and height of the building are generally in compliance with the applicable design guidelines.
- The proposed roof profile created by the large cantilevered overhangs and the light colour scheme on the penthouse floors enhance the building silhouette and provide articulation to the roof and building skyline.
- The proposed architectural materials include acrylic finish on concrete, double-glazed aluminum windows and storefronts, tempered glassed in aluminum frame railings, brick ascents and chain link security screening on the open areas on the ground floor parking structure. The proposed colours are muted earth tones.
- The formal proportion of the podium and towers, appropriate exterior building materials, paving patterns, numerous trees and plant materials, parkettes and high quality landscape design contribute to a high quality project.

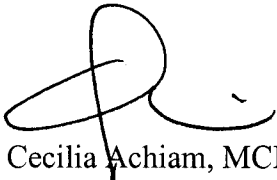
Landscaping and Open Space Design

- The proposed public parkette at the corner of Gilbert Road and Lansdowne Road will provide a focal point and a gathering place. The private garden at the corner of Lansdowne Road and Alderbridge Way provides additional green space that is easily accessible from the lobby of Tower A.

- Generous indoor amenities are provided in each tower to be shared by all residents of the project. Each amenity space is programmed differently to provide a diversity of use. The facilities proposed include a guest suite for the exclusive use of residents (which will be secured by means of a registered covenant), an exercise room and two lounges. All the indoor amenity areas have direct access to the landscaped garden areas on the podium roof.
- The outdoor amenities include a centrally located children's play structure adjacent to an informal lawn for free play, a nine-hole putting green, various seating areas, walking path connecting the towers and indoor amenity areas, barbeque, a hot tub under a gazebo in addition to private roof patios for units on the podium deck level.
- Private open spaces are provided in the form of courtyards for the townhouse units, which are separated from the sidewalk by a layering of fence, hedges and trees to delineate the private and public spaces.
- A double row of trees one (1) row on the boulevard and one (1) row on the development site are proposed all Gilbert Road, Lansdowne Road and Alderbridge Way.
- A lay-by for delivery/moving trucks and a semicircular driveway/drop-off area are incorporated along the north side of the proposed lane, which will be finished to City Centre standards.

Conclusions

This high quality, well conceived development would be a positive addition to one of the gateway roads (Gilbert Road) into Richmond. Staff therefore recommend approval of this Development Permit application.



Cecilia Achiam, MCIP
Urban Design Planner
(Local 4122)

CA:blg

Att. Project Data Summary
Advisory Design Panel Minutes

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

- A Letter of Credit for \$586,608 for landscaping will be required.
- The applicant is to register a covenant on title for the disclosure that this site is impacted by the Noise Exposure Forecast Contours as noted in the City Centre Area Plan to the perspective purchasers prior to forwarding this Development Permit application to Council for consideration.

Prior to issuance of the Building Permit:

- The applicant to register a Restrictive Covenant to ensure that the guest suite in Tower C will be maintained and made available to all residents in perpetuity and not be sold at any time as a market unit.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Development Applications Department

DP 04-274282

Attachment 1

Address: 7571 and 7611 Alderbridge Way.

Applicant: LAWRENCE DOYLE ARCHITECT INC.

Owner: Century Holdings

Planning Area(s): 2.10 City Centre

	Existing	Proposed
Site Size:	9094.1 m ²	8578.8 m ²
Land Uses	Warehouse	Multi-unit buildings
OCP Designation	!0 City Centre	
702 Policy Designation	N/A	
Zoning	Industrial Retail District (I4)	Downtown Com. (C7)
Number of Units		260

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3.0	3.0	Complies
Lot Coverage – Building:	90%	27%	Complies
Density (unit/acre)		122.6	Complies
Density (units/hectare)		303	Complies
Setback – (South) Lane	0 m	10.2 m	Complies
Setback – (East) Alderbridge:	3 m (9.8')	5.5 m (18')	Complies
Setback – (North) Lansdown:	3m (9.8')	4.3 m (14')	Complies
Setback – (West) Gilbert:	3m (9.8')	6.4 m (21')	Complies
Height (m): Townhouse Buildings	45 m (147.6')	44 m	Complies
Lot Size:	n/a	8478.8 m ²	Complies
Off-street Parking Spaces – Regular/Visitor:	384/5 l	366*/52	*complies with City Centre Policy Variance supported
Off-street Parking Spaces – Accessible:	9	10	Complies
Off-street Parking Spaces – Total:	435	417	Variance supported
Manoeuvring Aisle Width	7.5 m (24.6')	6.7 m (22')	Variance supported

Amenity Space – Indoor: (Guideline)	100 m ²	300 m ² (3226 sq. ft)	Complies
Amenity Space – Outdoor: (Guideline 6 m ² per unit)	1560 m ²	3065 m ² (33, 000 sq. ft)	Complies

PARTIAL MINUTES FROM THE DESIGN PANEL MEETING

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

2. Apartment/Townhouses

Lawrence Doyle Architect

DP 04-274282

7571, 7611 Alderbridge Way
(Formal)

Cecilia Achiam, Planner, distributed and reviewed staff comments on the project, a copy of which is attached as Schedule 1 and forms a part of these minutes.

Staff concerns were identified as i) the reduction from the proposed 383 parking spaces at rezoning to 378; and ii) the difficulty of ensuring commercial space is successful if a lack of continuity exists around the base of the building. Ms. Achiam pointed out the increased parking that would be required should there be an increase to commercial space.

Mr. Lawrence Doyle, Lawrence Doyle Architect Inc., with the aid of a site plan, context plan, landscape plan, elevations, an artists' rendering and a model, provided a summary of the project. He then responded to several of the issues put forth by Ms. Achiam, in particular that: i) continuity along Gilbert Road should not be an issue as commercial space would not be promoted; ii) a solution to the parking issue would be found, perhaps by way of lower level parking on a portion of the development. Mr. Doyle also said that bicycle parking spaces have been increased, and that a 'ride share' program would be looked at.

Mr. Peter Kruek, Durante Kruek Ltd., landscape architect, provided details of the landscape plan with particular emphasis on the semi-private outdoor space provided for the townhouses at ground level; the harder landscaping provided at the lobby and work/live locations for a more urban look; the definition of the lobby entrances off Alderbridge Way; the opportunity for corner development at Gilbert Road; the 4th storey amenity areas; and, the public art and garden space at Lansdowne Road and Gilbert Road.

The comments of the Panel were as follows:

- a handsome building, a good addition to the streetscape.
- the corner of Alderbridge Way and the lane could be softened up around the short term parking spots. Trees could be clustered along Gilbert Road to enhance the geometry. More articulation could be applied to the parking ramp edge. The

Minutes of Design Panel Meeting
Wednesday, September 8th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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colours and detail of the rendering were preferred over those of the model as the dark colour appeared unresolved and took away from the cantilevering, etc. Should the three townhouses on Alderbridge Way be live/work for continuity. The prominent parkette at the corner of Gilbert and Lansdowne can be further enhanced by sweeping the trees around the corner and the plaza. Further articulation of the spandrel glass wall should be explored.

- a strong project, well done. The previous comments were supported, in particular those relating to the parking entry off Alderbridge. Continuous live/work along Alderbridge made sense. Would like to see more sustainability, such as rain water retention or reserved spaces for alternate energy vehicles. The dark penthouse units looked heavy and consideration should be given to a lighter or different color.
- an exceptional, well thought out project.
- Cst. Jack Harrison provided written comments, a copy of which are attached as Schedule 2 and form a part of these minutes.
- good, high-quality landscaping. The previous comments were concurred with, in particular the comment about sustainable features in that a project of this size should include rain water collection etc. The way the spaces function was appreciated. The landscape was high maintenance due to the formal nature of the grass areas – mitigation of this would be appreciated. The plant sizes are small and should be increased including some #5's.
- the previous comments were concurred with, especially those on the roof profile, which was considered better on the rendering. (The colouring, silhouette and architectural parapet will set the signature for the building) It was strongly felt that an excellent opportunity existed at the northwest corner as referred to in previous comments. The introduction of spandrel glass did not seem like the right solution. Tones could be introduced within the glazing to soften. Some refinement was needed in the corner.

The Chair then summarized the comments as follows:

- look at the entrance on lane and Gilbert
- further work on the Gilbert and Lansdowne corner to articulate the parkade wall
- continuity of live/work along Alderbridge would be logical
- accessible units are needed within the development
- on this size of project sustainability was warranted
- adherence to CEPTED criteria would benefit developer and purchaser
- overall a strong project

In response to the summary Mr. Doyle said that he would take the comments into account and further that all units would be constructed to universal standards.

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Wednesday, September 8th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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Mr. John Brown, Century Holdings Ltd., developer, in response to the comments provided on the live/work units along Alderbridge, said that the units would be adaptable/convertible in order to ensure that the units do not sit empty.

A brief discussion then ensued about whether commercial would be a requirement of the live/work units, during which it was confirmed that it would not.

It was moved and seconded

That the project (DP 04-274282) move forward subject to consideration of the Panel's comments.

CARRIED



City of Richmond
Urban Development Division

Development Permit

No. DP 04-274282

To the Holder: LAWRENCE DOYLE ARCHITECT INC.

Property Address: 7571 AND 7611 ALDERBRIDGE WAY

Address: C/O MR. LAWRENCE DOYLE
#200 - 1450 CREEKSIDE DRIVE
VANCOUVER, BC V6J 5B3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1a 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-c attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #2a-c attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 to #9 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the 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 04-274282

To the Holder: LAWRENCE DOYLE ARCHITECT INC.

Property Address: 7571 AND 7611 ALDERBRIDGE WAY

Address: C/O MR. LAWRENCE DOYLE
#200 - 1450 CREEKSIDE DRIVE
VANCOUVER, BC V6J 5B3

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$586,608 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 , .

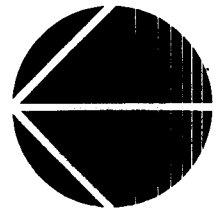
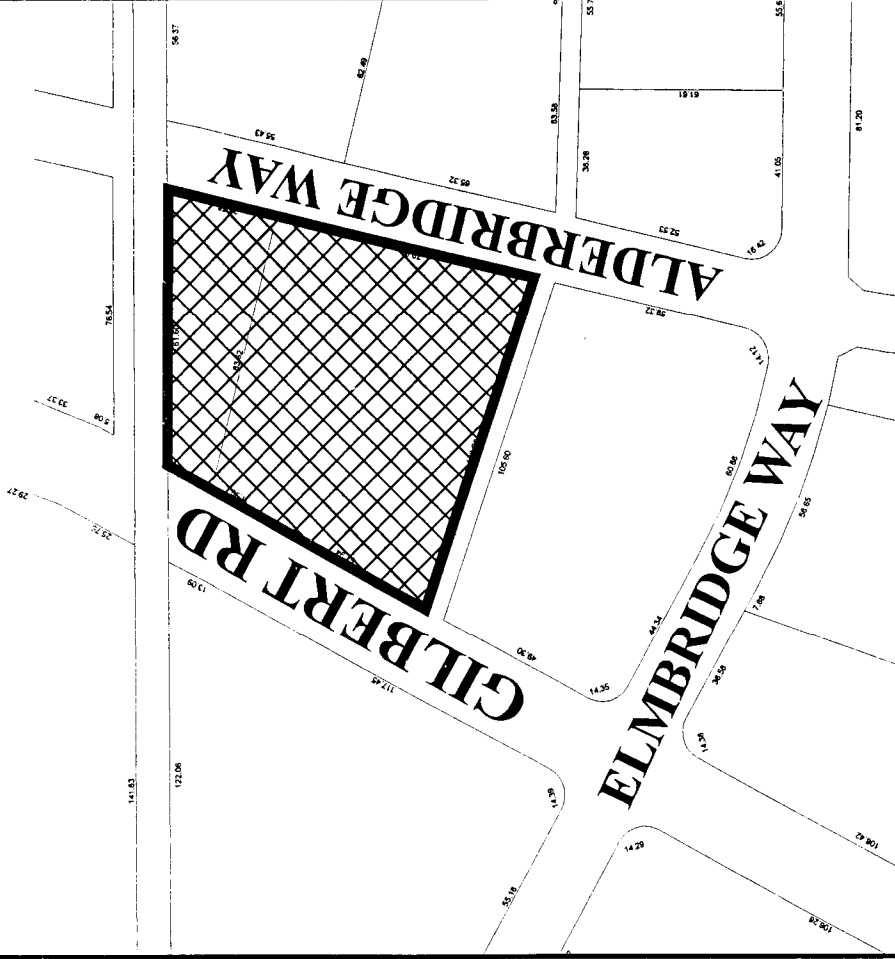
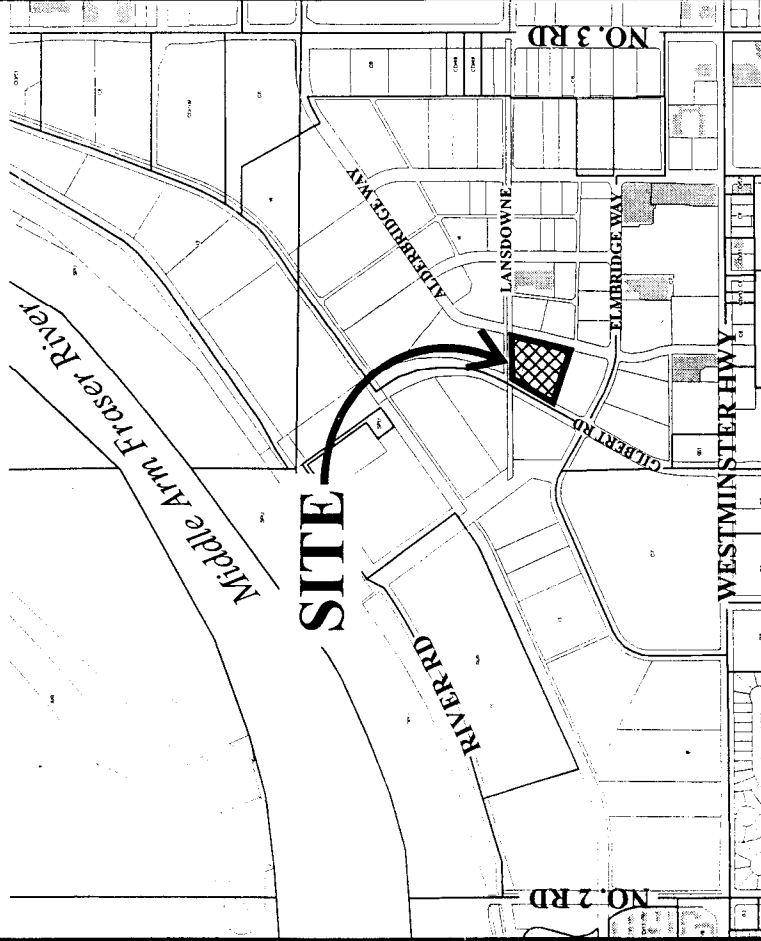
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 04-274282 SCHEDULE "A"

Original Date: 08/04/04

Revision Date:

Note: Dimensions are in METRES

APPROVED
E.V. LAM

ALDERBRIDGE WAY DEVELOPMENT

Richmond, B.C.

LEGAL DESCRIPTION

LEGAL DESCRIPTION
LEGAL: LOT 100 AND PARCELS A
PLAN 51133, SECS. B, C,
N. R.E.W.M.D.
CIVIC ADDRESS: 7571 AND 7611 ALDERBRIDGE WAY
RICHMOND, B.C.
TOTAL SITE AREA (NET): 92,344 S.F.
F.A.R.: 3.00
MAXIMUM AREA IN F.A.R.: 92,344 S.F. x 3.00 = 277,032 S.F.

DEVELOPMENT APPLICATION DATASHEET

SITE SIZE:	EXISTING	PROPOSED
	0.0411 ac	0.0733 ac
LAND USES	Public Use	Multi Unit Buildings
DCP DESIGNATION	10 CITY CENTRE	10 CITY CENTRE
10% Policy Designation	N/A	N/A
ZONING	INDUSTRIAL RETAIL DISTRICT (IR)	DOWNTOWN COMM. (DT)
NUMBER OF UNITS	0	200

BY-LAW REQUIREMENT	PROPOSED	VARIANCE
FLOOR AREA RATIO	3.0	80%
LOT COVERAGE BUILDING	90%	100%
DENSITY (per Acre)	N/A	100%
DENSITY (per Hectare)	N/A	100%
SETBACKS	5' (FRONT) 5' (SIDE) 5' (REAR)	5' (FRONT) 5' (SIDE) 5' (REAR)
HEIGHT (ft)	40'	40'
LOT SIZE	N/A	3,173.8 m ²
OFF-STREET PARKING	100	100
VEHICLE VISIBILITY	10	10
TOTAL ACCESSIBLE	40'	40'
AMENITY SPACE - indoor	0	3000' (228.57)
AMENITY SPACE - outdoor	0	2000' (152.40)

RECEIVED
NOV 01 2004
BY:

SUMMARY

TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOWER H	TOWER I	TOWER J	TOWER K	TOWER L	TOWER M	TOWER N	TOWER O	TOWER P	TOWER Q	TOWER R	TOWER S	TOWER T	TOWER U	TOWER V	TOWER W	TOWER X	TOWER Y	TOWER Z	TOTAL
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000

TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOWER H	TOWER I	TOWER J	TOWER K	TOWER L	TOWER M	TOWER N	TOWER O	TOWER P	TOWER Q	TOWER R	TOWER S	TOWER T	TOWER U	TOWER V	TOWER W	TOWER X	TOWER Y	TOWER Z	TOTAL
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000

TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOWER H	TOWER I	TOWER J	TOWER K	TOWER L	TOWER M	TOWER N	TOWER O	TOWER P	TOWER Q	TOWER R	TOWER S	TOWER T	TOWER U	TOWER V	TOWER W	TOWER X	TOWER Y	TOWER Z	TOTAL
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000

TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOWER H	TOWER I	TOWER J	TOWER K	TOWER L	TOWER M	TOWER N	TOWER O	TOWER P	TOWER Q	TOWER R	TOWER S	TOWER T	TOWER U	TOWER V	TOWER W	TOWER X	TOWER Y	TOWER Z	TOTAL
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000

TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOWER H	TOWER I	TOWER J	TOWER K	TOWER L	TOWER M	TOWER N	TOWER O	TOWER P	TOWER Q	TOWER R	TOWER S	TOWER T	TOWER U	TOWER V	TOWER W	TOWER X	TOWER Y	TOWER Z	TOTAL
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000

TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOWER H	TOWER I	TOWER J	TOWER K	TOWER L	TOWER M	TOWER N	TOWER O	TOWER P	TOWER Q	TOWER R	TOWER S	TOWER T	TOWER U	TOWER V	TOWER W	TOWER X	TOWER Y	TOWER Z	TOTAL
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000

PARKING

TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOWER H	TOWER I	TOWER J	TOWER K	TOWER L	TOWER M	TOWER N	TOWER O	TOWER P	TOWER Q	TOWER R	TOWER S	TOWER T	TOWER U	TOWER V	TOWER W	TOWER X	TOWER Y	TOWER Z	TOTAL
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000

PARKING PROVIDED

TOWER A	TOWER B	TOWER C	TOWER D	TOWER E	TOWER F	TOWER G	TOWER H	TOWER I	TOWER J	TOWER K	TOWER L	TOWER M	TOWER N	TOWER O	TOWER P	TOWER Q	TOWER R	TOWER S	TOWER T	TOWER U	TOWER V	TOWER W	TOWER X	TOWER Y	TOWER Z	TOTAL
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000



LAWRENCE DOYLE
ARCHITECT INC.

ALDERBRIDGE WAY
DEVELOPMENT

SUMMARY

A.1.1

DP 04274282
#12



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

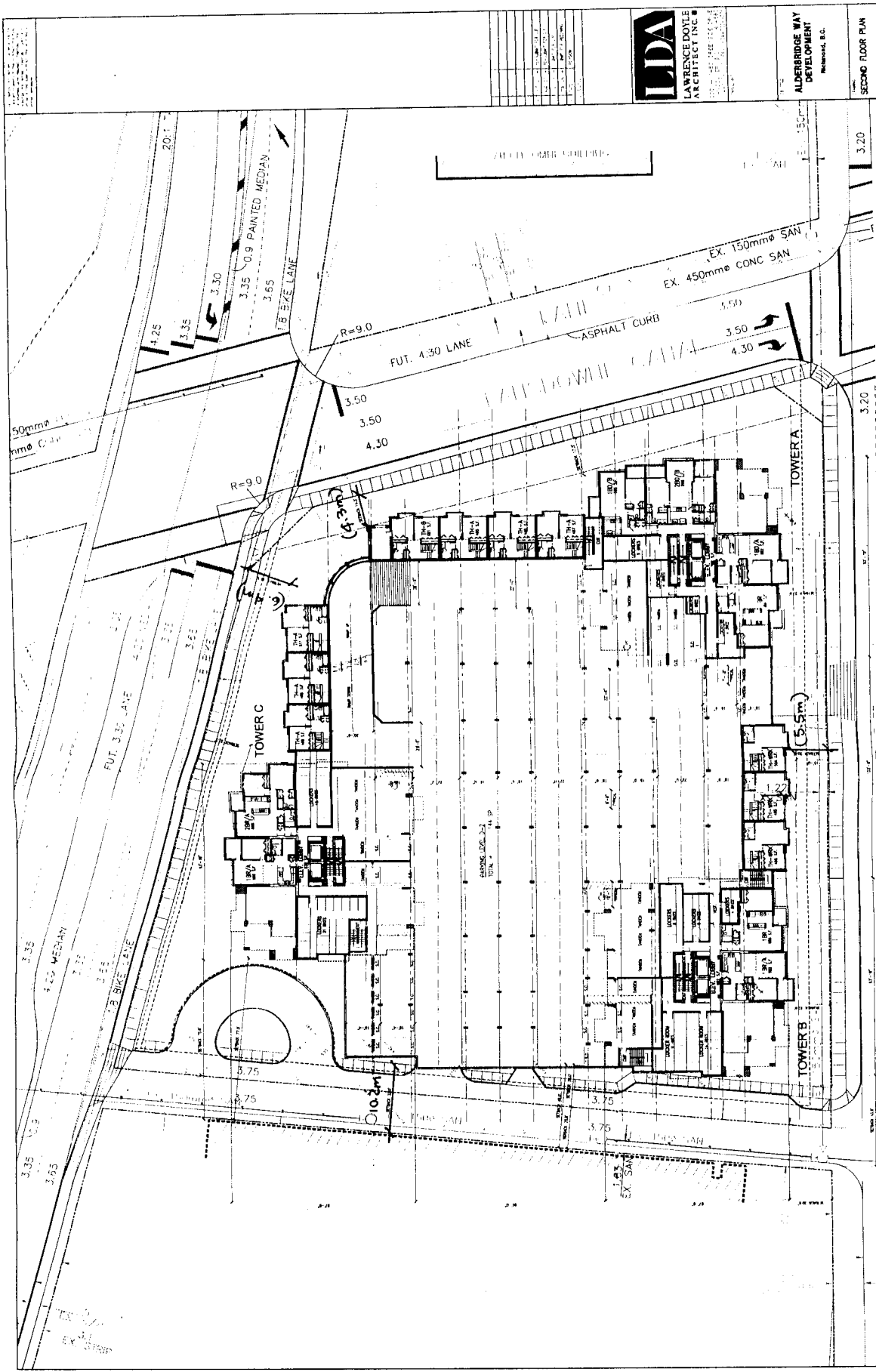
NOV 24 2004
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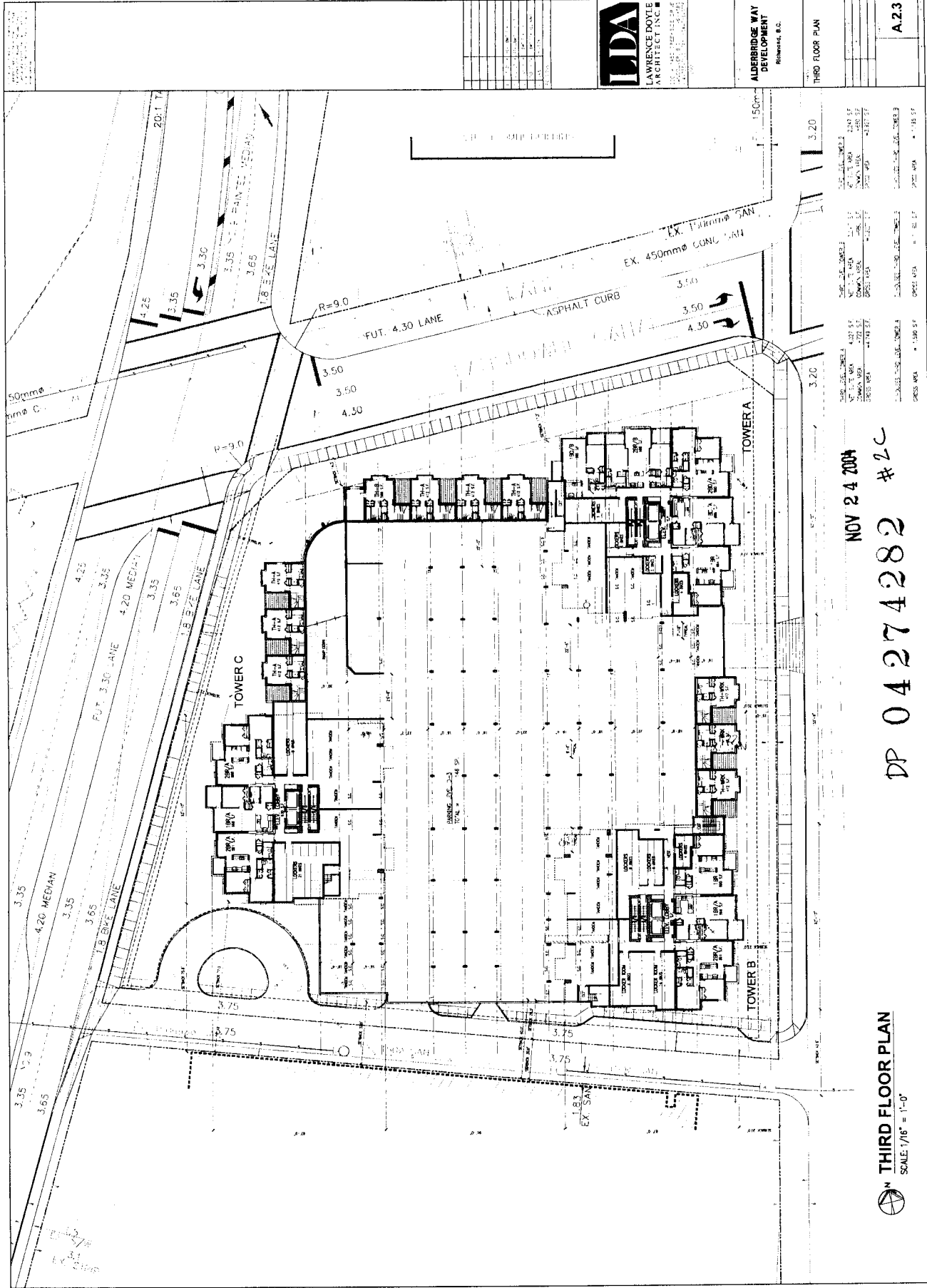
A22

SECOND FLOOR PLAN	
SECOND FLOOR, TOWER 1	1554 S.F.
AT RITE AREA	4330 S.F.
COMMON AREA	4148 S.F.
SECOND FLOOR, TOWER 2	1554 S.F.
AT RITE AREA	4330 S.F.
COMMON AREA	4148 S.F.
SECOND FLOOR, TOWER 3	1554 S.F.
AT RITE AREA	4330 S.F.
COMMON AREA	4148 S.F.
SECOND FLOOR, TOWER 4	1554 S.F.
AT RITE AREA	4330 S.F.
COMMON AREA	4148 S.F.

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ALDERBRIDGE WAY
DEVELOPMENT
BETHESDA, B.C.






THIRD FLOOR PLAN
 SCALE: 1/16" = 1'-0"

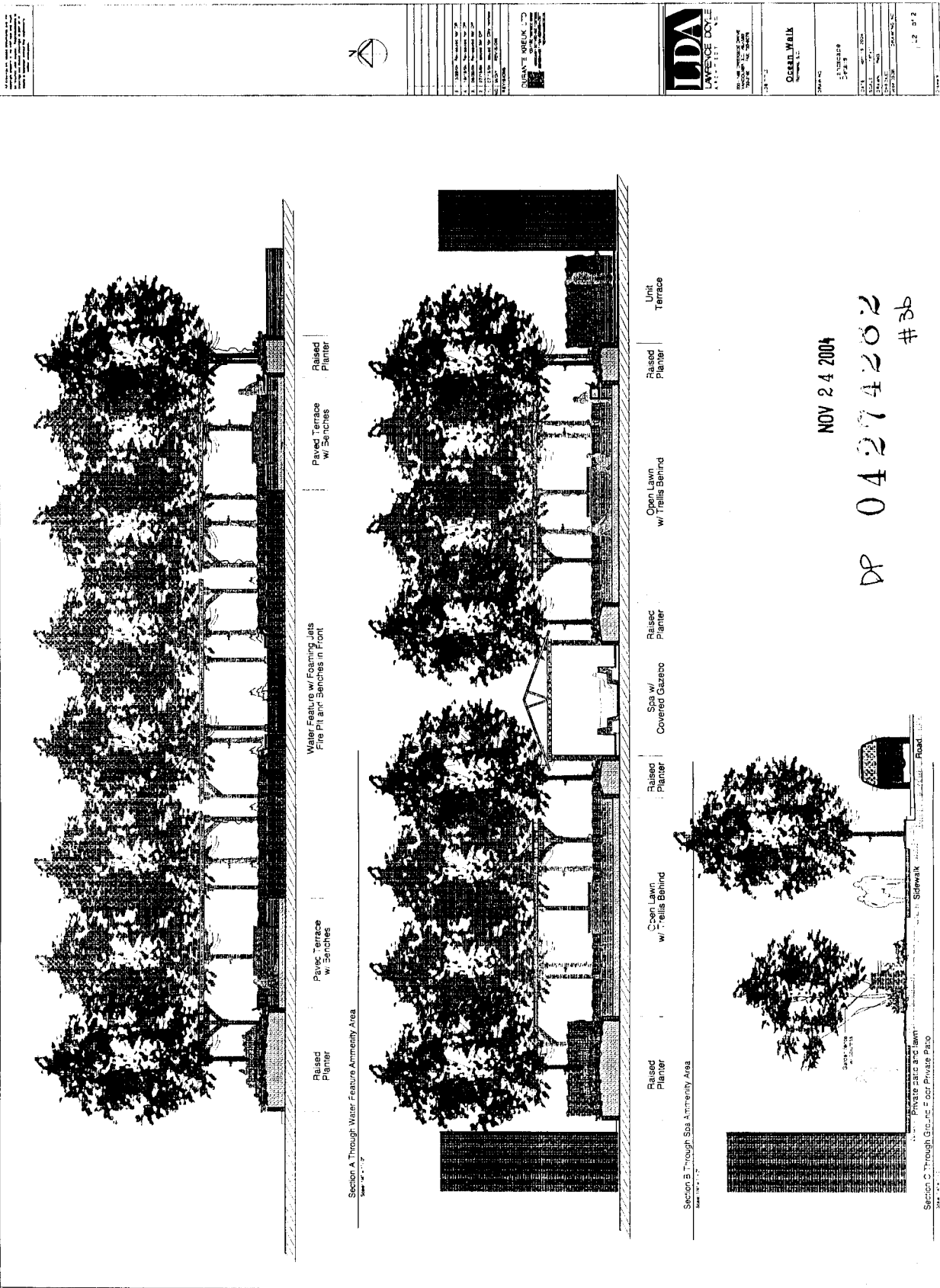
NOV 24 2004
 DP 04274282 #2C

THIRD FLOOR PLAN	
NO.	
DATE	
BY	
CHECKED	
APPROVED	
REVISIONS	
NO.	DESCRIPTION
1	REVISED
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED

LDA
 LAWRENCE DOVIE
 ARCHITECTS INC.
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 Atlanta, GA 30309
 (404) 525-1234
 (404) 525-1235

ALDERBRIDGE WAY
 DEVELOPMENT
 ATLANTA, GA

A.2.3



NOV 24 2004

DP 04274202

#36



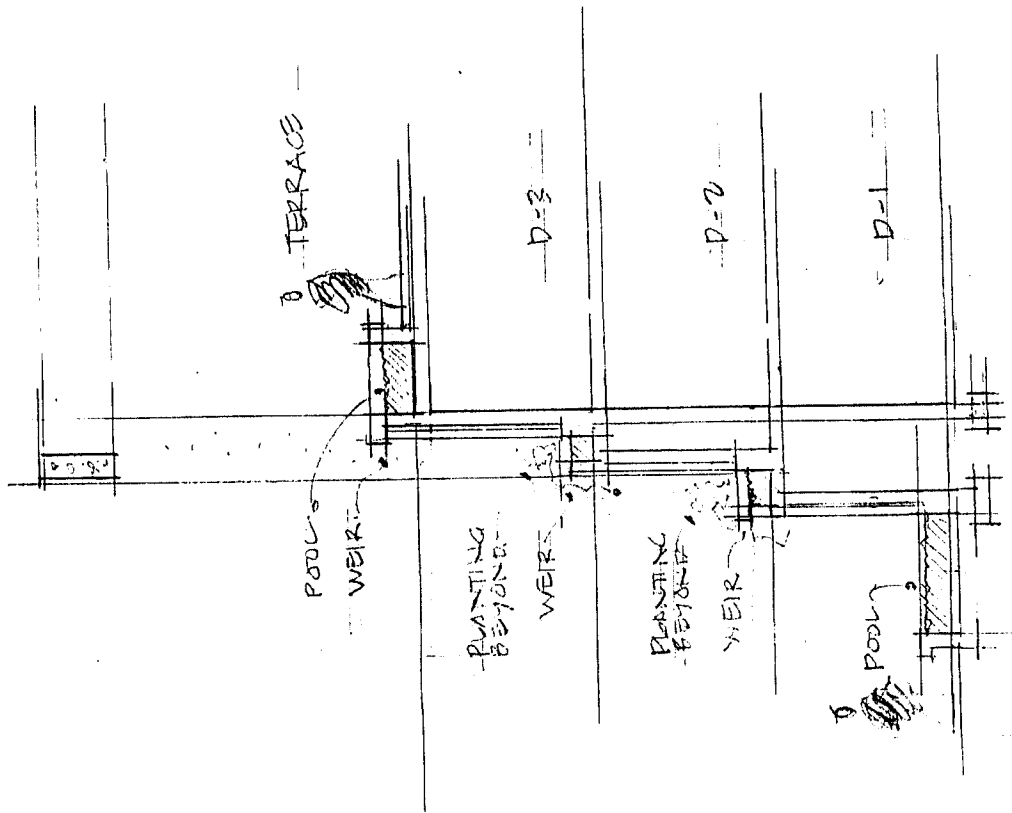
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DUANE ORELL
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 Minneapolis, MN 55412
 Tel: 612.338.1111
 Fax: 612.338.1112
 Email: dorell@duaneorell.com

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 Fax: 612.338.1112
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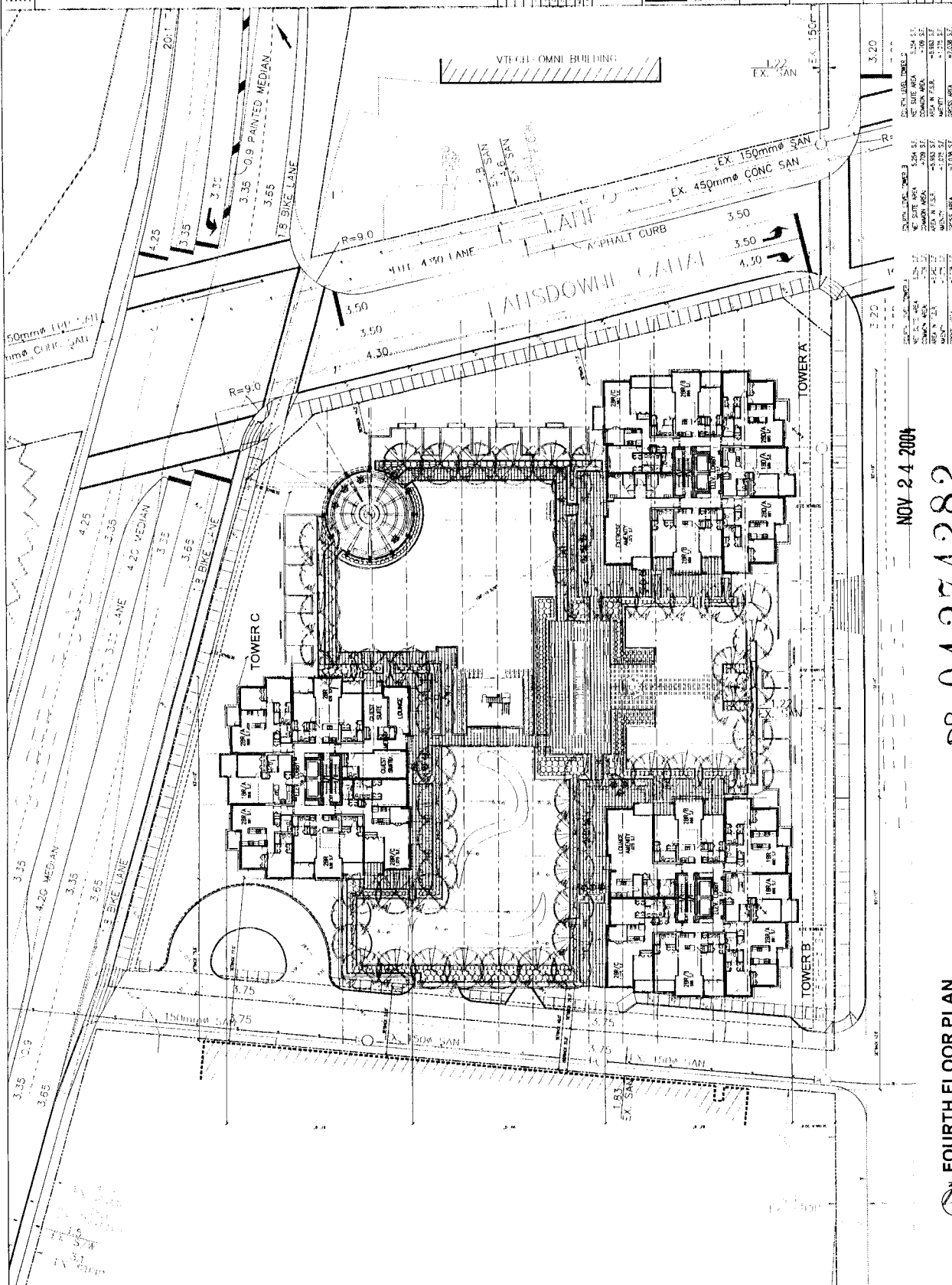
OCEAN WALK
 1000 N. 10th St.
 Suite 100
 Minneapolis, MN 55412
 Tel: 612.338.1111
 Fax: 612.338.1112
 Email: oceanwalk@oceanwalk.com

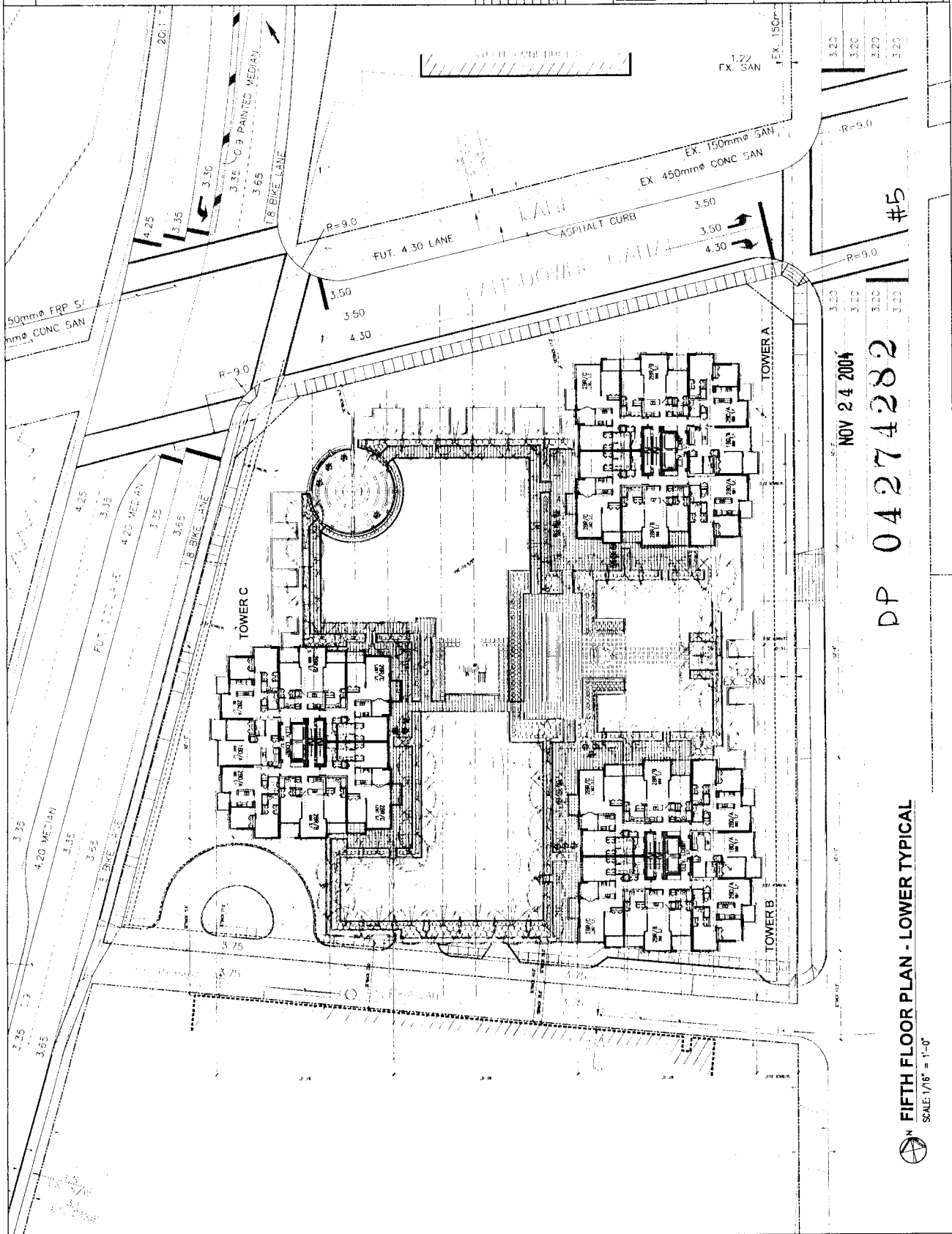
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SECTION OF CASCADING WATER FEATURE
AT GILBERT RD & LANSDOWNE RD

NOV 24 2004
DP 04274282
#3C





NOV 24 2004

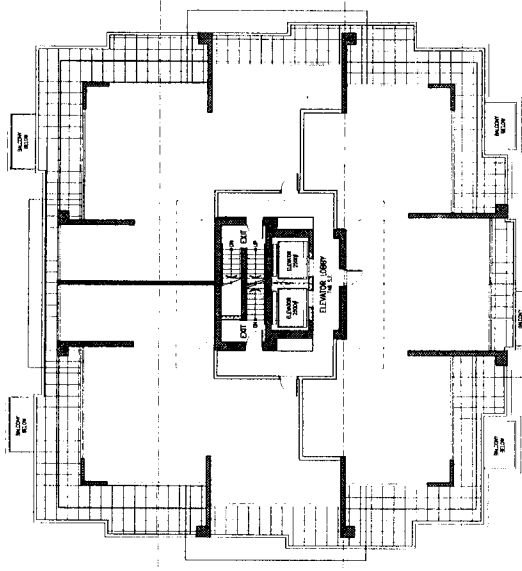
DP 04274282

#5

FIFTH FLOOR PLAN - LOWER TYPICAL

SCALE: 1/16" = 1'-0"

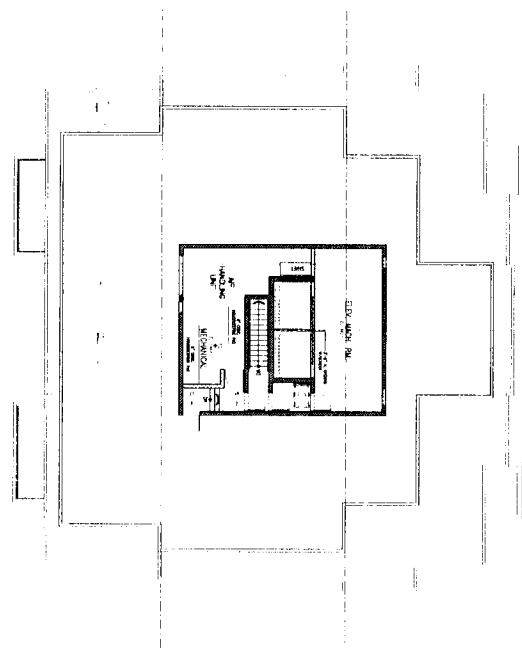




TOWER TOWERS
A/B
C



15TH. FLOOR PLAN - PENTHOUSE
SCALE: 1/8" = 1'-0"



TOWER TOWERS
A/B
C



ELEV. MACH. RM. / ROOF PLAN
SCALE: 1/8" = 1'-0"

NOV 24 2004

DP 04274282

#7

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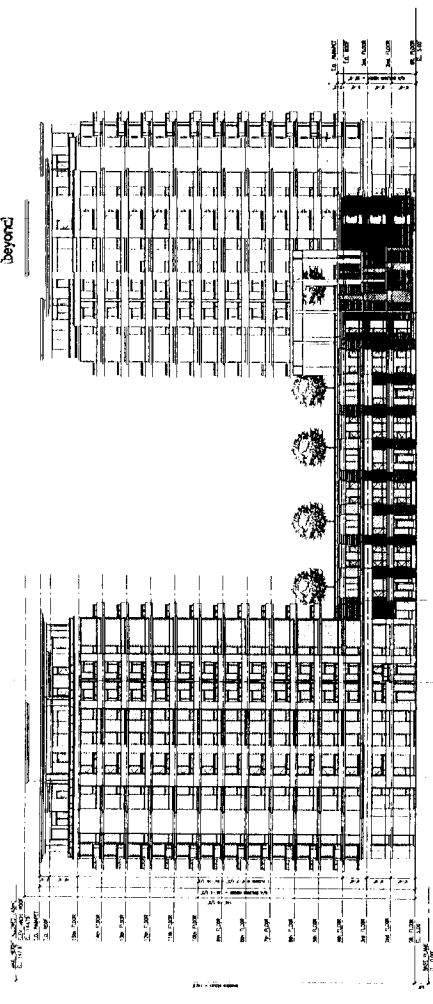


ALDERBRIDGE WAY
DEVELOPMENT
RENDERING, E.C.

15TH. FLOOR - ROOF
ELEV. MACH. RM. /
ROOF PLAN

A.3.2

TOWER C
Beyond



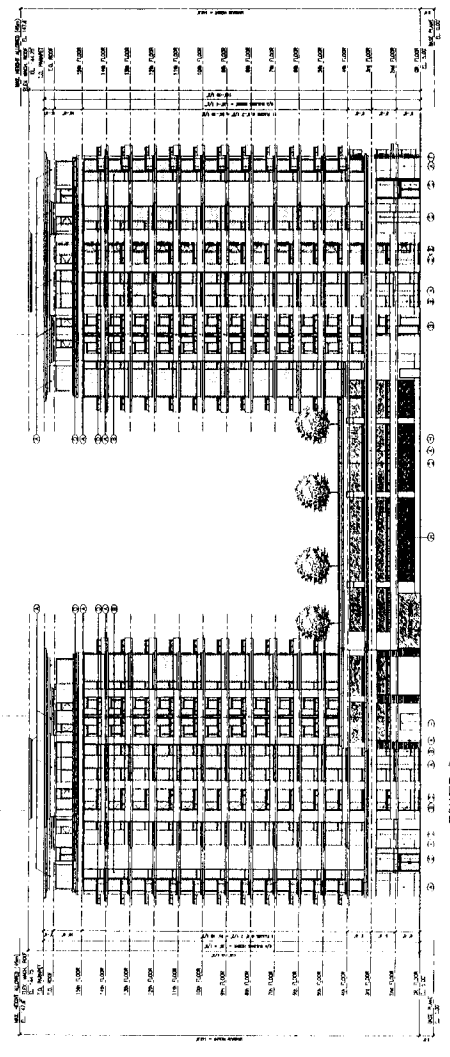
TOWNHOUSES

TOWER A

TOWER B

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

POOL SECTION
SCALE: 1/16" = 1'-0"



PARKING LEVELS

TOWER C

TOWER B

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

NOV 24 2004

#8

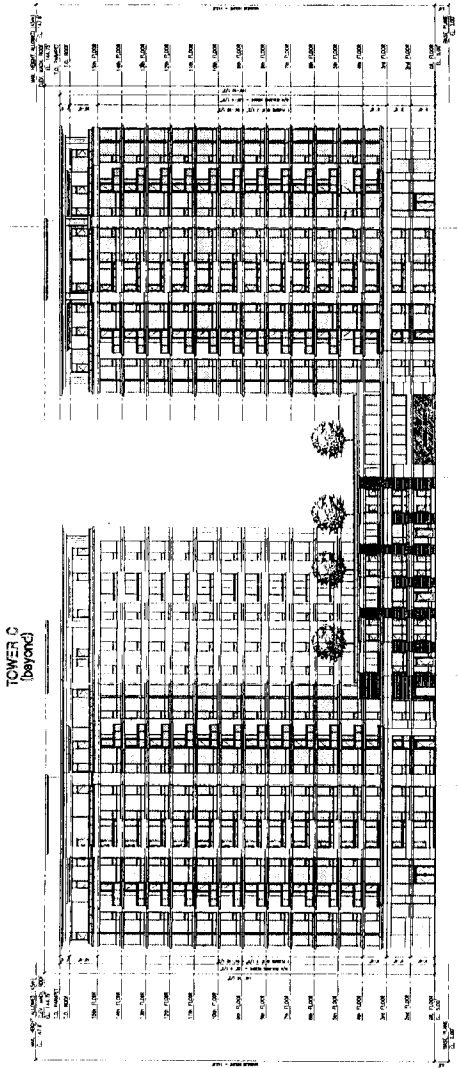
DP 04274282

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1000 - 42ND STREET, 2ND FL.
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WWW.LDA-ARCHITECT.COM

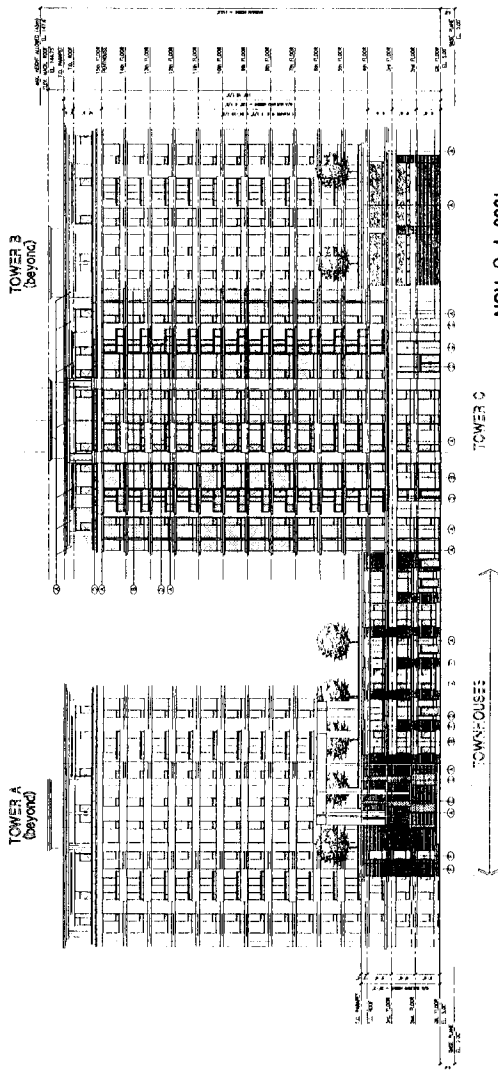
ALDERIDGE WAY
DEVELOPMENT
Baltimore, MD

NORTH & SOUTH
ELEVATIONS

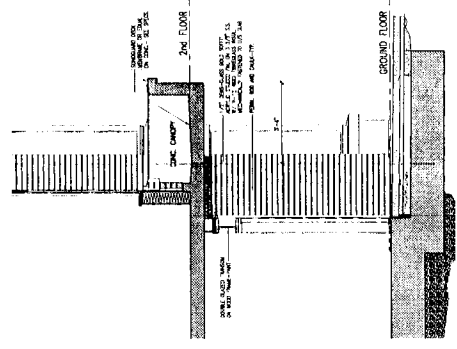
A4.1



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



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



T/H CANOPY DETAIL
SCALE: 1/2" = 1'-0"

LDA
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ARCHITECT F.A.C.E.

1100 ALDERBRIDGE WAY
RICHMOND, B.C. V6X 1A5
TEL: 604-274-4282 FAX: 604-274-4283

ALDERBRIDGE WAY
DEVELOPMENT
RICHMOND, B.C.

EAST & WEST
ELEVATIONS

DATE: NOV 24 2004

SCALE: 1/16" = 1'-0"

A.42