



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

To Development Permit Panel -
mar 24, 2004
Date: March 3, 2004

From: Holger Burke
Acting Manager, Development Applications

File: DP 03-247727

**Re: Application by London Landing Development Corp. for a Development Permit
at 13160 Princess Street and 6431 Princess Lane**

Manager's Recommendation

That a Development Permit be issued that would:

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

Holger Burke
Acting Manager, Development Applications

HB:blg
Att.

Staff Report

Origin

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

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

Development Information

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

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

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

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

Findings of Fact

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

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

Staff Comments

Development Coordinator Comments

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

Community Planning Comments

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

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

Building & Zoning Comments

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

Urban Design Comments

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

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

Transportation and Traffic Comments

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

Garbage and Recycling Comments

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

Advisory Design Panel Comments

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

The comments of the Panel were as follows:

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

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

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

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

Analysis

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

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

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

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

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



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

Development Permit Application
Development Applications Department

004-276-4000 Fax (604) 276-4052

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

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

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

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

Applicant: Dana Westermarck

Correspondence/Calls to be directed to:

Name: (Dana Westermarck) London Landing Development Corp.

Address: 13333 Princess Street
Richmond, BC

V7E 3S1
Postal Code

Te. No.: (604) 618-2265
Business

(604) 241-4657
Residence

Dana-Westermarck@telus.net
E-mail

(604) 241-4697
Fax

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

Dev [Signature]
Please print name

or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

For Office Use

Date Received: Sept. 18/03

Application Fee: \$ 4230 -

File No.: 03 247727

Receipt No.: 17-0009270

Only assign if application is complete



No. DP 03-247727

To the Holder: LONDON LANDING DEVELOPMENT CORP.

Property Address: 13160 PRINCESS STREET AND 6431 PRINCESS LANE

Address: C/O DANA WESTERMARK
 13333 PRINCESS STREET
 RICHMOND, BC V7E 3S1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1, 1A & 1B attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1, 1A & 1B attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2, 2A, 2B & 2C attached hereto.
 - d) Roads and parking areas shall be paved as required.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #3 to #8 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 03-247727

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

There is filed accordingly:

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

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

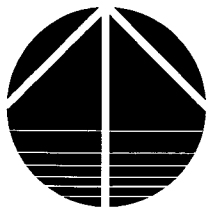
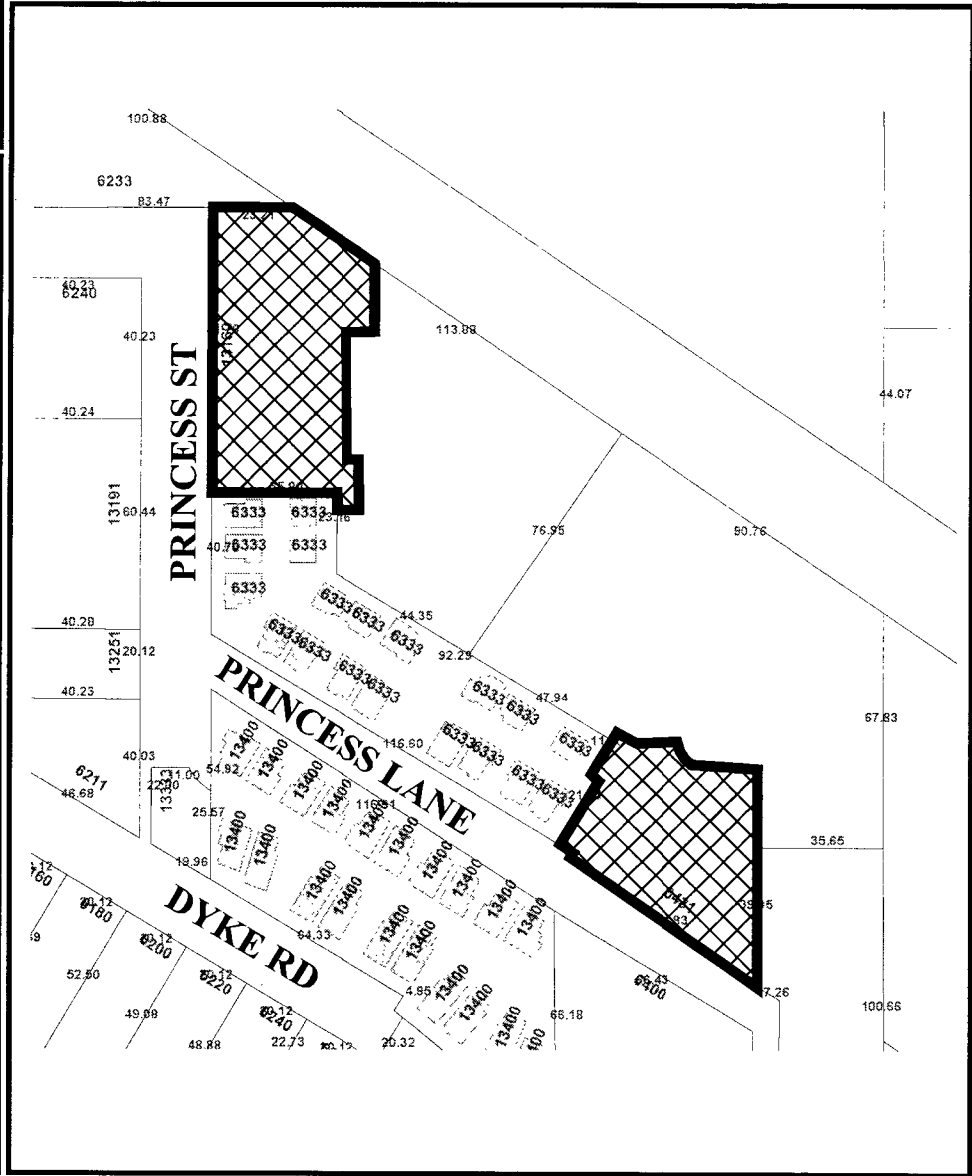
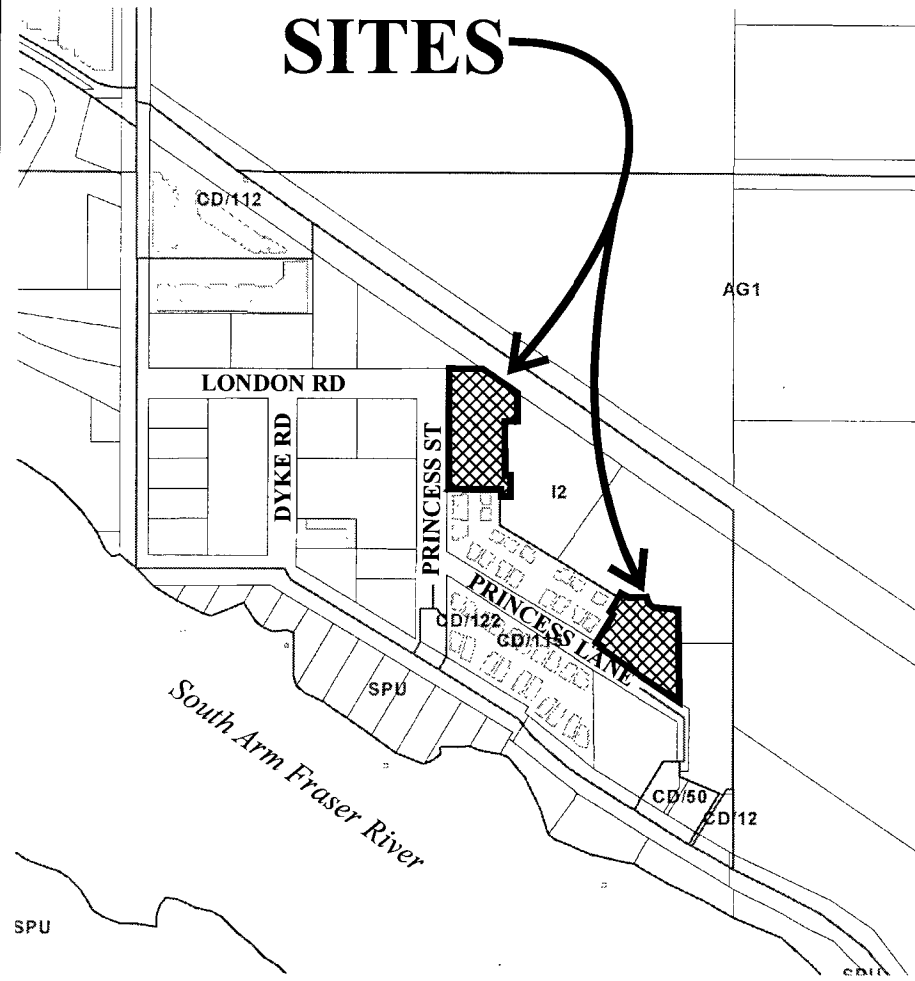
DELIVERED THIS DAY OF

MAYOR



City of Richmond

SITES



DP 03-247727 SCHEDULE "A"

Original Date: 10/02/03

Revision Date: 03/04/04

Note: Dimensions are in METRES

London Lane Industrial Park Ltd.

6471 Dyke Road
 Richmond B.C. V7E 3R3
 Phone & Fax (604) 277-9553

City of Richmond - Urban Planning Division
 6911 No. 3 Road
 Richmond B.C. V6Y 2C1

Monday, March 15, 2004

Att: Development Permit Panel

Re: DP 03-247727 London Landing Development Corp. 13160 Princess Street and 6481 Princess Lane

To Development Permit Panel	
Date:	MARCH 24 th
Item #:	2
Re:	DP 03-247727

Dear Committee Members:

Information provided on Drawing A-1.2A Phase 4 Site Plan showing the amounts of property being provided by the developer of 3412 SF and the amount of encroachment into the ALR (former CNR R/W) of 3213 SF is both false and misleading.

My estimate of the actual property being provided by the developer is less than 100 SF and the encroachment into the ALR is in excess of 7,000 SF.

The drawing attached to this DP Application only uses the paved portions of the roadway for calculating the areas. The developer is required to include the areas occupied by his sidewalk and boulevard in the road area calculation. This creates a seriously erroneous impression that the areas being encroached upon and provided by the developer are similar.

We note that there is no mention of this ALR encroachment in this report.

We also note that there is no mention of the ongoing legal action regarding the loop road location.

This information must be corrected before any approval of this application is addressed.

Yours truly,

LONDON LANE INDUSTRIAL PARK LTD.

Curtis Eyestone

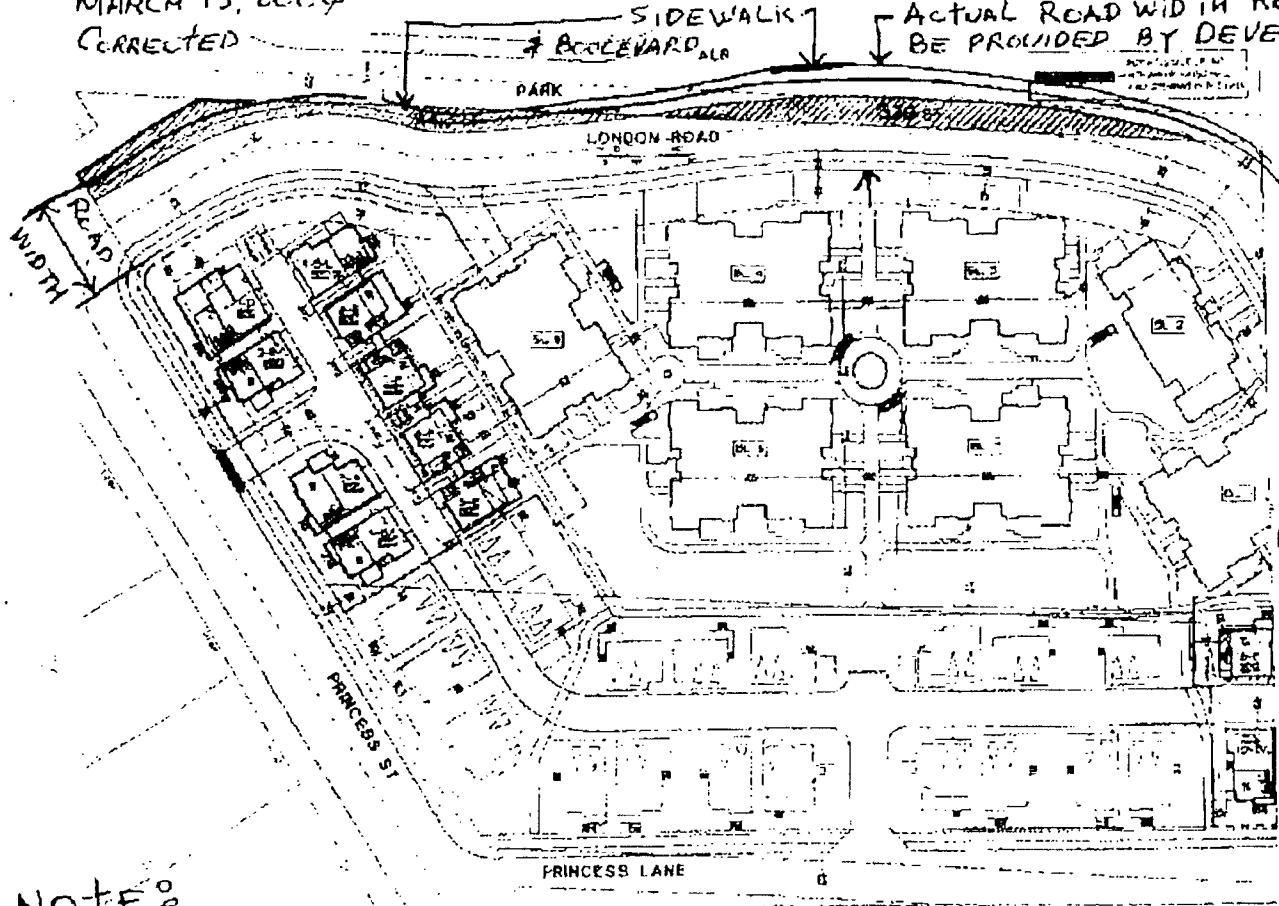
Curtis C. Eyestone
 President

Encl: Corrected page A-1.2A Site Plan
 Cc: Gomberoff Bell Lyon Group of Architects Inc. fax 604 731-5279
 Baker Corson Baker fax 604 681-3504



MARCH 15, 2004
CORRECTED

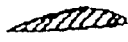

ACTUAL ROAD WIDTH REQUIRED TO
BE PROVIDED BY DEVELOPER



NOTE:

BY NOT SHOWING THE
SIDEWALK & BOULEVARD
REQUIRED AS PART OF THE
ROADWAY - THIS DRAWING
IS BLATENTLY FALSE.

ACTUAL PROPERTY GIVEN TO CITY 100 SF ±
ACTUAL PROPERTY TAKEN BY DEVELOPER 7,000 SF ±

 CLAIMED TO BE TAKEN BY DEVELOPER 3213 SF ±
 CLAIMED TO BE GIVEN BY DEVELOPER 3413 SF ±

A-12A

March 15, 2004

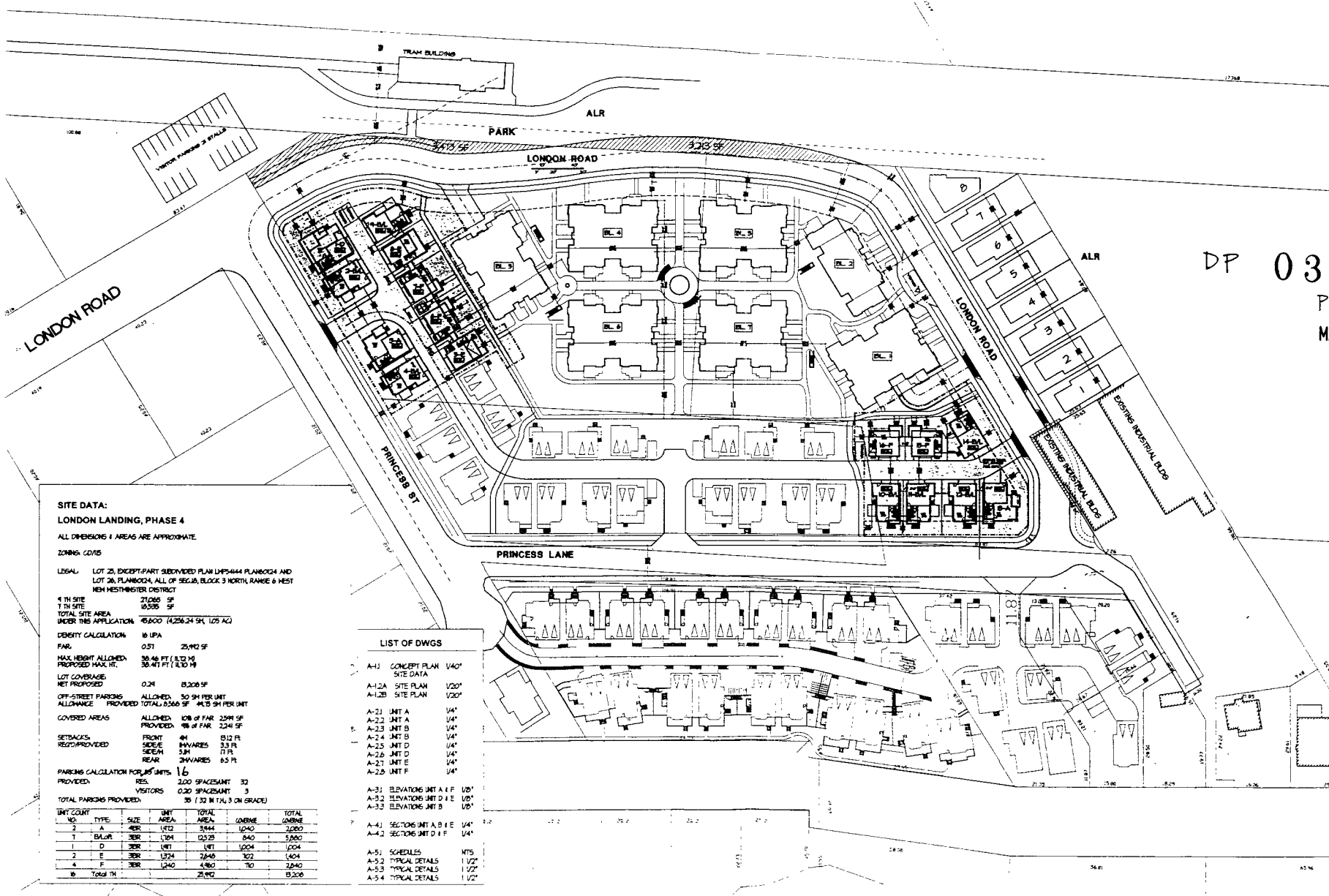
Page 2

MARCH 15, 2004 10:00:00 AM



gBL
 GORHAM BELL LYLE ARCHITECTS INC.
 11. 100 WEST 17TH AVENUE
 VANCOUVER, BC V6V 1W7
 TEL: 604.273.1111
 FAX: 604.273.1112
 WWW.GORHAMBELLYLE.COM

DP 03247727
 PLAN 1
 MAR 24 2004



SITE DATA:
LONDON LANDING, PHASE 4
 ALL DIMENSIONS & AREAS ARE APPROXIMATE.
 ZONING: CD1B5

LEGAL: LOT 25, EXCEPT PART SERVICED PLAN LHP54144 PLAN0024 AND LOT 26, PLAN0024, ALL OF SEC.10, BLOCK 3 NORTH, RANGE 6 WEST NEH WESTHESTER DISTRICT

4 IN SITE: 21,060 SF
1 IN SITE: 10,530 SF
TOTAL SITE AREA UNDER THIS APPLICATION: 45,600 (14,256.24 SQ. 1.05 AC)

DEBENT CALCULATION: 16 LPA
FAR: 0.51 25,912 SF
MAX HEIGHT ALLOWED: 36.46 FT (11.32 M)
PROPOSED MAX HT: 36.41 FT (11.10 M)

LOT COVERAGE: 0.24 15,208 SF
OFF-STREET PARKING ALLOWED: 50 SH PER UNIT
ALLOWANCE PROVIDED: TOTAL 6,560 SF 41.5 SH PER UNIT

COVERED AREAS: ALLOWED: 10% OF FAR 2,591 SF
 PROVIDED: 9% OF FAR 2,241 SF

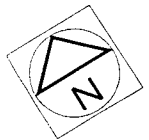
SETBACKS: FRONT: 4M 13.12 FT
 REAR: 3M 9.84 FT
 SIDE/R: 3M 9.84 FT
 SIDE/R: 3M 9.84 FT
 SIDE/R: 3M 9.84 FT

PARKING CALCULATION FOR 165 UNITS:
 PROVIDED: RES: 2,000 SPACES/UNIT 33
 VISITORS: 0.20 SPACES/UNIT 3
TOTAL PARKING PROVIDED: 36 (32 IN TOTAL ON GRADE)

LIST OF DWGS

- A-1.1 CONCEPT PLAN V40°
- A-1.2 SITE PLAN V20°
- A-1.2A SITE PLAN V20°
- A-1.2B SITE PLAN V20°
- A-2.1 UNIT A V4°
- A-2.2 UNIT A V4°
- A-2.3 UNIT B V4°
- A-2.4 UNIT B V4°
- A-2.5 UNIT D V4°
- A-2.6 UNIT D V4°
- A-2.7 UNIT E V4°
- A-2.8 UNIT F V4°
- A-3.1 ELEVATIONS UNIT A & F V0°
- A-3.2 ELEVATIONS UNIT D & E V0°
- A-3.3 ELEVATIONS UNIT B V0°
- A-4.1 SECTION UNIT A, B & E V4°
- A-4.2 SECTION UNIT D & F V4°
- A-5.1 SCHEDULES MTS
- A-5.2 TYPICAL DETAILS 1/2"
- A-5.3 TYPICAL DETAILS 1/2"
- A-5.4 TYPICAL DETAILS 1/2"

UNIT COUNT	NO.	TYPE	SIZE	UNIT AREA	TOTAL AREA	GROSS	TOTAL GROSS
2	A	4BR	1,172	5,844	1,240	3,200	
1	B/LR	3BR	1,104	1,212.5	640	5,800	
1	D	3BR	1,181	1,181	1,004	1,004	
2	E	3BR	1,174	2,348	1,022	1,404	
4	F	3BR	1,240	4,960	710	2,640	
16	TOTAL	TH		25,912		15,208	

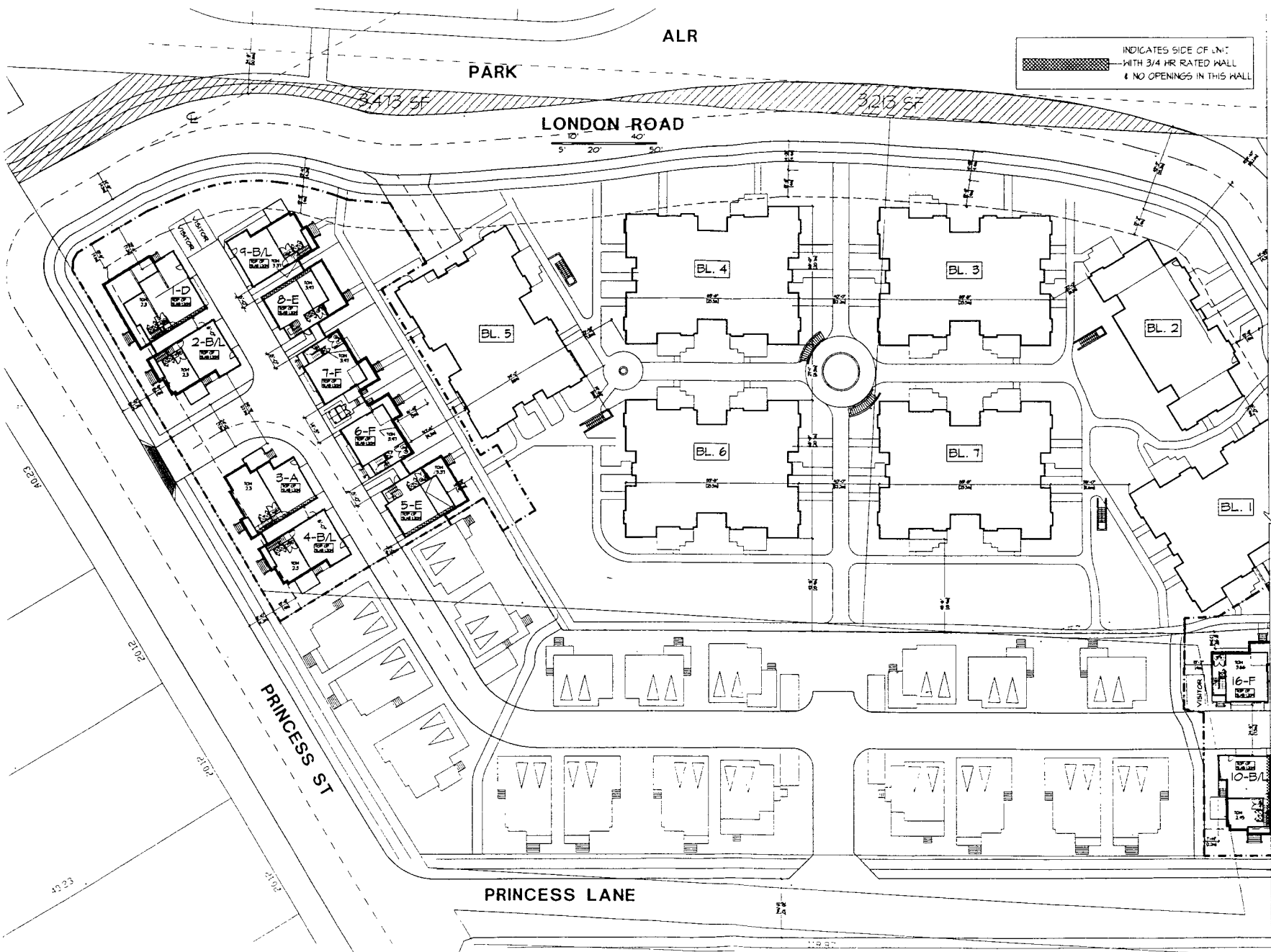


LONDON LANDING PHASE 4, RICHMOND, BC
 18 TOWNHOMES DEVELOPMENT FOR LONDON LANDING DEVELOPMENT CORP.

AREA CONCEPT SITE DATA

SITE: DC
DRAWN BY: TB
CHECKED BY: 1/40"=1'-0"
SCALE: PLUTED
DATE: 0218-10-TH-04
JOB NUMBER: 0218

A-1.1



INDICATES SIDE OF UNIT
 WITH 3/4 HR RATED WALL
 & NO OPENINGS IN THIS WALL



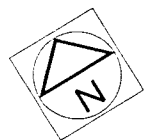
© 2003 GBL LTD. ARCHITECTS GROUP INC.
 140 - 1400 WEST 47TH AVENUE RICHMOND BC V6V 1K9
 TEL: 604-273-8888 FAX: 604-273-8889
 WWW.GBLARCHITECTS.COM

- REVISIONS
- | NO. | DATE | DESCRIPTION |
|-----|---------|---|
| 1 | 1/20/04 | PRELIMINARY DESIGN |
| 2 | 1/20/04 | DESIGN FOR PERMITTING |
| 3 | 1/20/04 | CLIENT REVIEW |
| 4 | 1/20/04 | APPROVAL BY ARCHITECTURE PROFESSIONAL SOCIETY |
| 5 | 1/20/04 | FINAL DESIGN PLAN |
| 6 | 1/20/04 | FINAL PERMIT |
| 7 | 1/20/04 | CONSTRUCTION DOCUMENTS |
| 8 | 1/20/04 | CONSTRUCTION |

MAR 24 2004

PLAN 1A

0324772



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

SITE PLAN

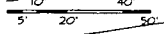
DATE	-
DRAWN BY	DC
CHECKED BY	TR
SCALE	1/20"=1'-0"
PLOTTED	-
CAD FILE	0218-104-01-10.DWG
JOB NUMBER	0218

A-1.2A

ALR

PARK

LONDON ROAD



3213.55'

INDICATES SIDE OF UNIT
WITH 3/4 HR. RATED WALL
NO OPENINGS IN THIS WALL



gBL ARCHITECTS GROUP INC.
100-1000 17th Avenue Richmond BC V6V 1K6
TEL: 604-273-1111 FAX: 604-273-1112
WWW.GBLARCHITECTS.COM

- REVISIONS
- | NO. | DATE | DESCRIPTION |
|-----|------|-------------------|
| 1 | | ISSUED FOR PERMIT |
| 2 | | ISSUED FOR PERMIT |
| 3 | | ISSUED FOR PERMIT |
| 4 | | ISSUED FOR PERMIT |
| 5 | | ISSUED FOR PERMIT |
| 6 | | ISSUED FOR PERMIT |
| 7 | | ISSUED FOR PERMIT |
| 8 | | ISSUED FOR PERMIT |
| 9 | | ISSUED FOR PERMIT |
| 10 | | ISSUED FOR PERMIT |
| 11 | | ISSUED FOR PERMIT |
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| 14 | | ISSUED FOR PERMIT |
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| 16 | | ISSUED FOR PERMIT |
| 17 | | ISSUED FOR PERMIT |
| 18 | | ISSUED FOR PERMIT |
| 19 | | ISSUED FOR PERMIT |
| 20 | | ISSUED FOR PERMIT |

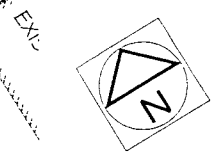
ALR

03247727

PLAN 1B

MAR 24 2004

LONDON ROAD



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

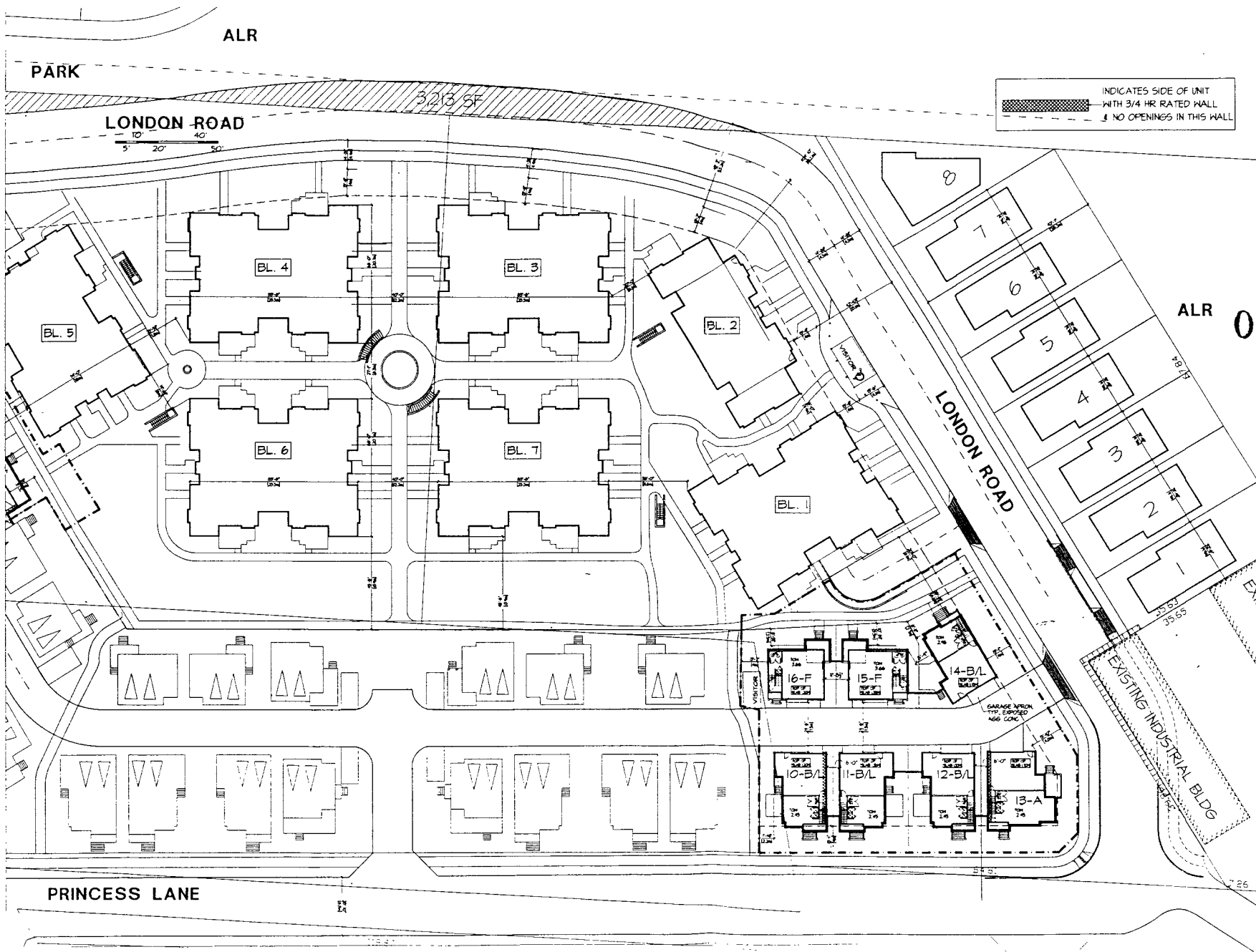
SITE PLAN

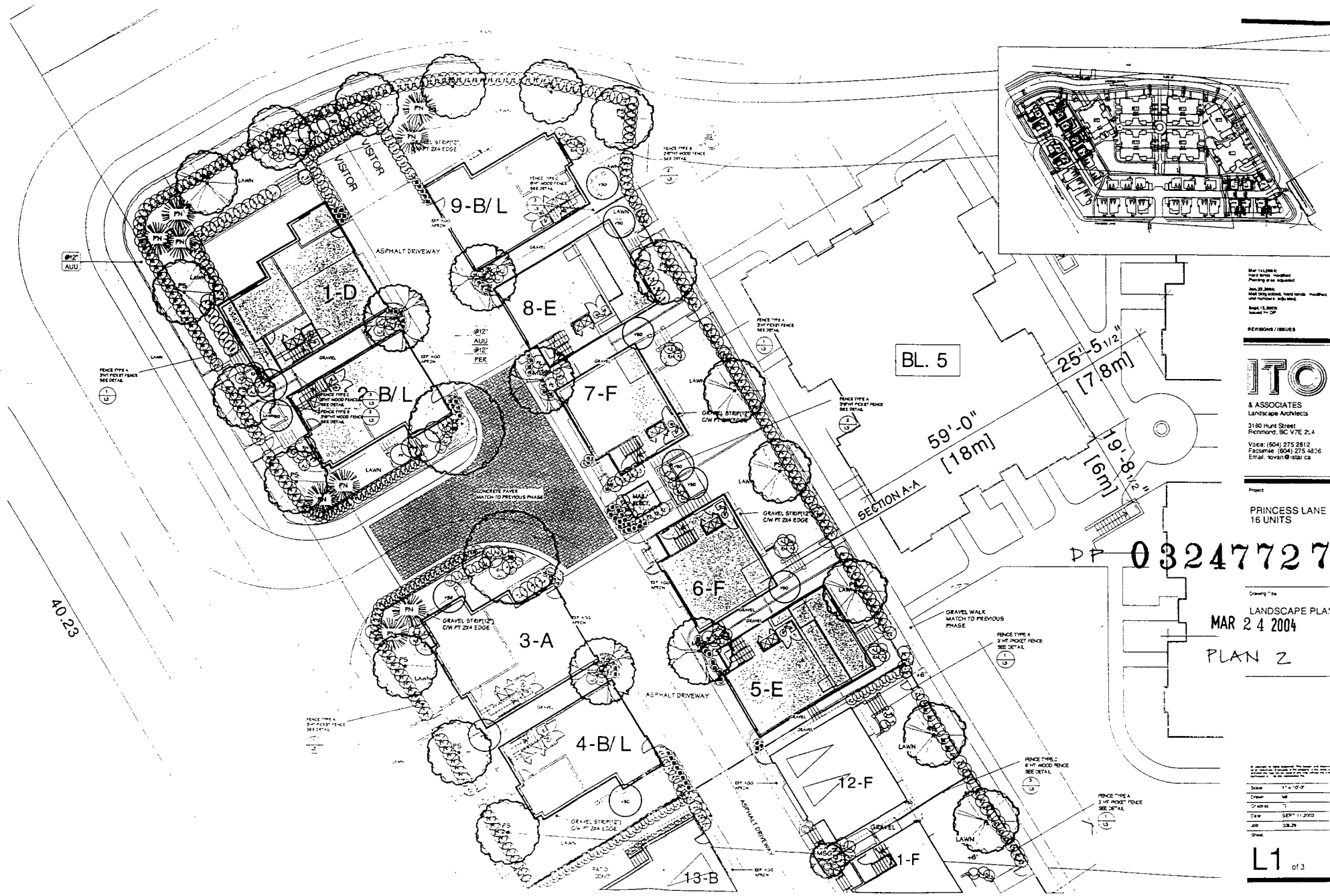
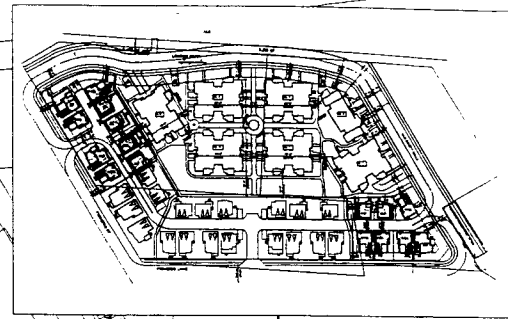
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CHECKED BY	TB
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PLOTTED	-
CAD FILE	0218-161-DP-PL1000
JOB NUMBER	0218

A-12B

PRINCESS LANE

EXISTING INDUSTRIAL BLDG





Mar 14, 2004
 Final Review - Modified
 Plan only as required
 All other items
 and existing conditions, have been
 and remain in effect.
 See 11.2003
 Issue 11.02

REVISIONS / ISSUES



ITO
 & ASSOCIATES
 Landscape Architects
 3180 Hunt Street
 Richmond, BC V7E 2L4
 Voice: (604) 275 2812
 Facsimile: (604) 275 4836
 Email: toman@ito.ca

Project
PRINCESS LANE
 16 UNITS

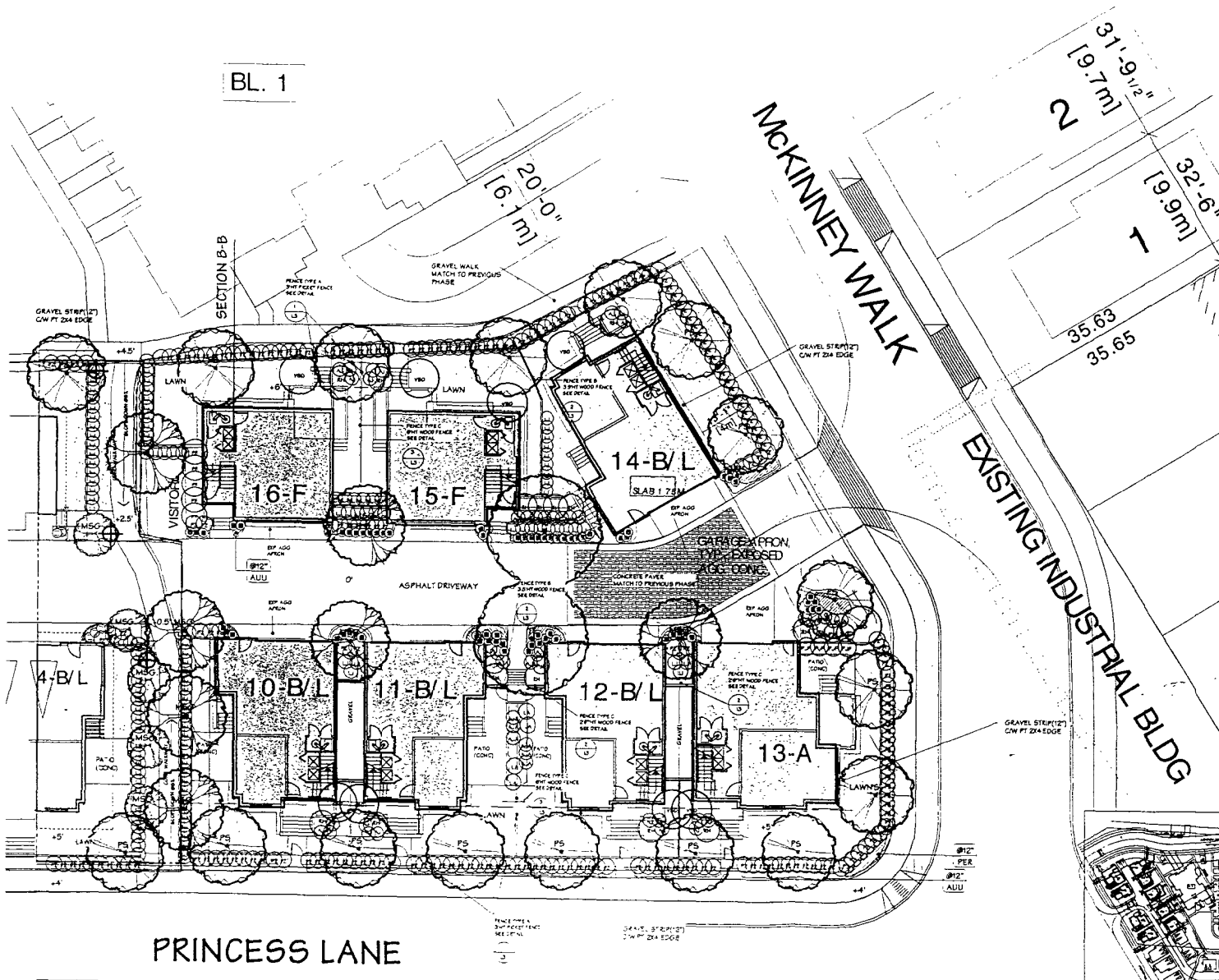
DP **03247727**

Drawing Title

LANDSCAPE PLAN
MAR 2 4 2004

PLAN 2

Scale	1" = 10'-0"
Drawn by	TS
Check by	TS
Date	SEP 11 2003
Job	338.24
Drawn	



BL. 1

MCKINNEY WALK

31'-9 1/2" [9.7m]
32'-6" [9.9m]

35.63
35.65

EXISTING INDUSTRIAL BLDG

PRINCESS LANE

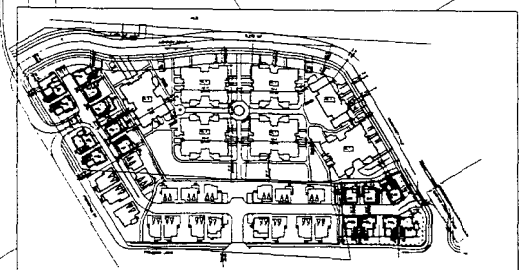
Map 14.12.04
Final Landscape Architect
Planning File 040000
Date: 23.08.04
Scale: 1/8" = 1'-0"
Sheet: 1 of 3
Project: 03247727

ITO
& ASSOCIATES
Landscape Architects
3180 Hurst Street
Richmond, BC V7E 2L4
Voice: (604) 275 2812
Facsimile: (604) 275 5234
Email: toan@ito.ca

Project
PRINCESS LANE
16 UNITS

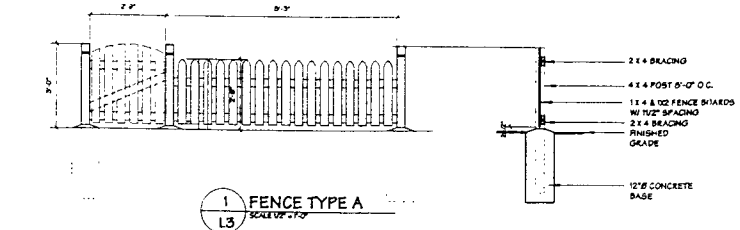
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Drawing Title
LANDSCAPE PLAN
MAR 24 2004
PLAN 2A

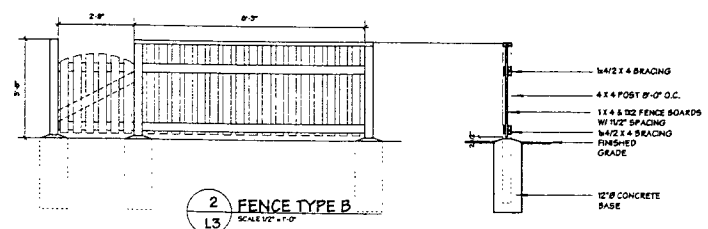


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Date	20.08.04
Sheet	

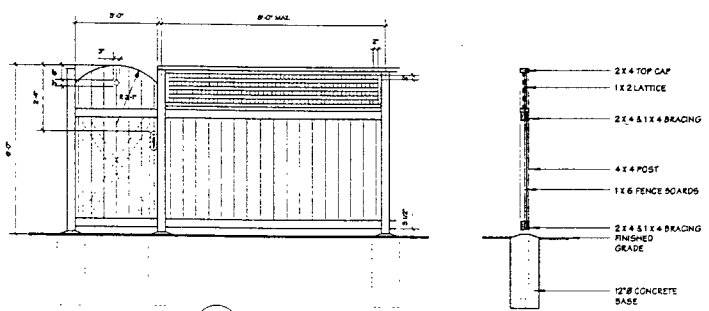
L2 of 3



1 FENCE TYPE A
SCALE 1/2" = 1'-0"



2 FENCE TYPE B
SCALE 1/2" = 1'-0"



3 FENCE TYPE C
SCALE 1/2" = 1'-0"

PLANT LIST

PRINCESS LANE, 16 UNITS

KEY	QTY	BOTANICAL NAME	CULTURAL NAME	SIZE
TREES				
W01	10	WANGHELD BULAH-DUNGA SPALLET	SHAWY BUCKEE MANDALAY	10\"/>

NOTES
 * DIMENSIONS AND FABRIC TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT
 SOUTHERN CALIFORNIA LANDSCAPE STANDARDS.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE DATA PROVIDED
 FOR LANDSCAPE ARCHITECTS FOR CLASSIFICATION PURPOSES TO SUBMITTING BIDDING.
 ALL PLANT QUANTITIES AND SPECIFICATIONS BETWEEN PLANT LIST AND PLANT LIST SHALL BE
 REPORTED TO THE LANDSCAPE ARCHITECT FOR CLASSIFICATION PURPOSES TO SUBMITTING BIDDING.
 ALL MATERIALS AND SPECIFICATIONS SHALL BE SUBMITTED FOR ONE FULL
 YEAR AFTER THE DATE OF SUBMITTING FOR CONSTRUCTION. SUBMITTING PERFORMANCE
 SHALL OCCUR WITHIN 90 DAYS OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION
 OF THE LANDSCAPE ARCHITECT.
 THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE
 STANDARDS UNTIL THE WORK IS COMPLETED TO THE OWNER.

Mar 14, 2004
 11:00 AM - 11:30 AM
 Meeting
 Meeting Room
 Jan 23, 2004
 10:00 AM - 11:00 AM
 Meeting
 Meeting Room
 Sept 13, 2003
 10:00 AM - 11:00 AM

REVISIONS / ISSUES

ITO
 & ASSOCIATES
 Landscape Architects
 3180 Hunt Street
 Richmond, BC V7E 2L4
 Voice: (604) 275-2812
 Facsimile: (604) 275-4836
 Email: itovan@istar.ca

Project
 PRINCESS LANE
 16 UNITS

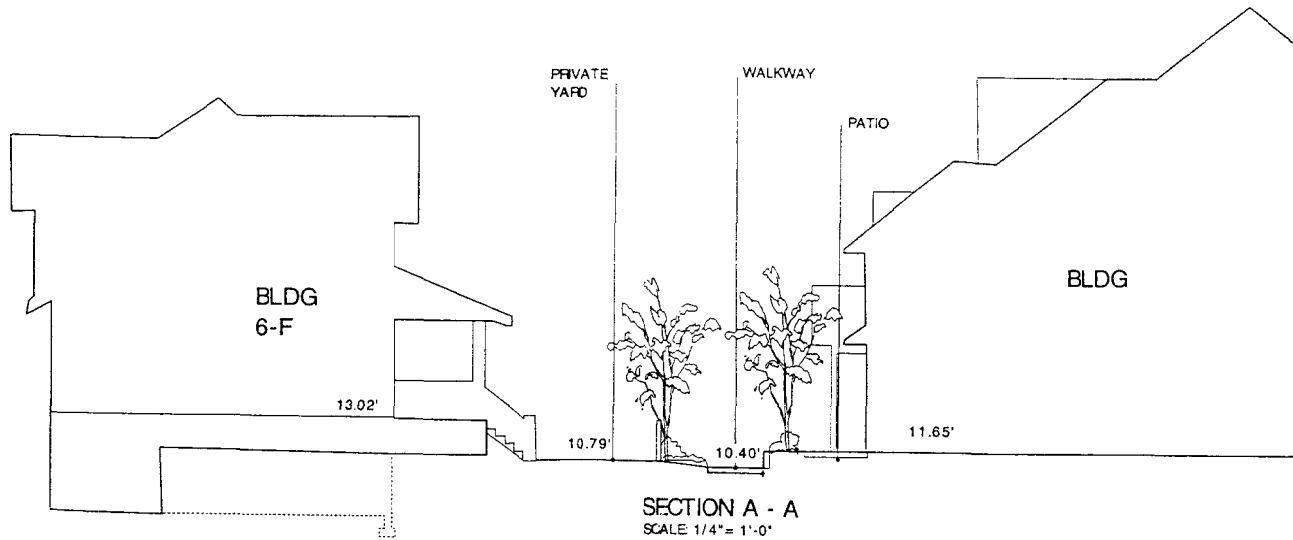
DP 03247727

Drawing Title
 LANDSCAPE PLAN
 DETAILS PLANT LIST

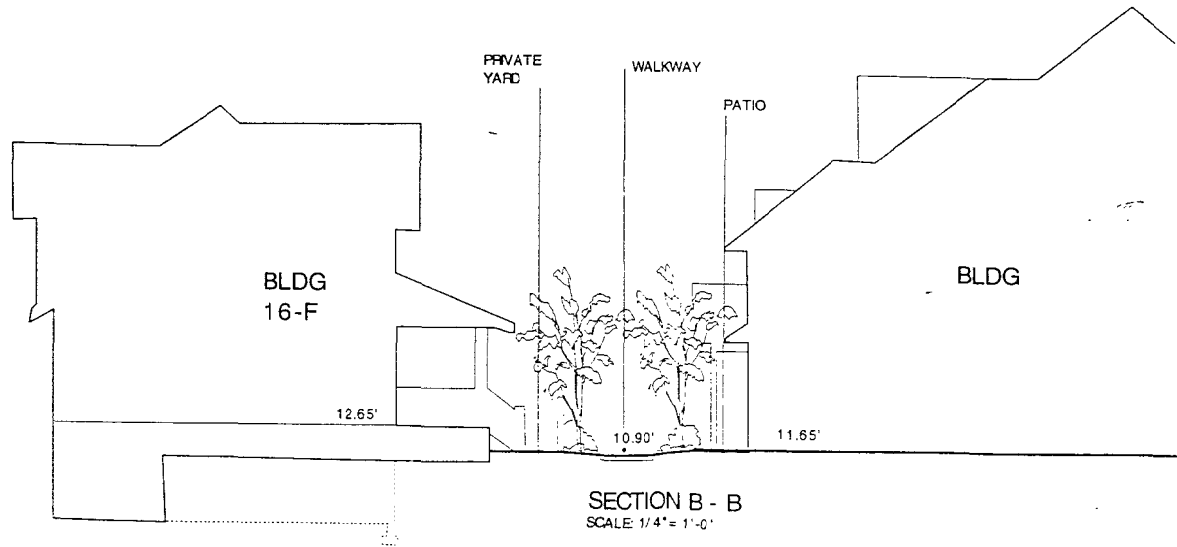
PLAN 2 B
 MAR 24 2004

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Drawn	SA
Checked	TS
Date	SEPT 11, 2003
Job	20328
Sheet	

L3 of 3



SECTION A - A
SCALE 1/4" = 1'-0"



SECTION B - B
SCALE 1/4" = 1'-0"

Feb 28 2004
Issued for City's review
REVISIONS / ISSUES

ITO
& ASSOCIATES
Landscape Architects
3180 Hunt Street
Richmond, BC V6E 2L4
Voice: (604) 275 2812
Facsimile: (604) 275 4836
Email: itovan@istar.ca

Project:
MULTIPLE RESIDENTIAL DEVELOPMENT at LONDON LANDING RICHMOND, BC

Drawing Title
LANDSCAPE SECTIONS

DP 03247727

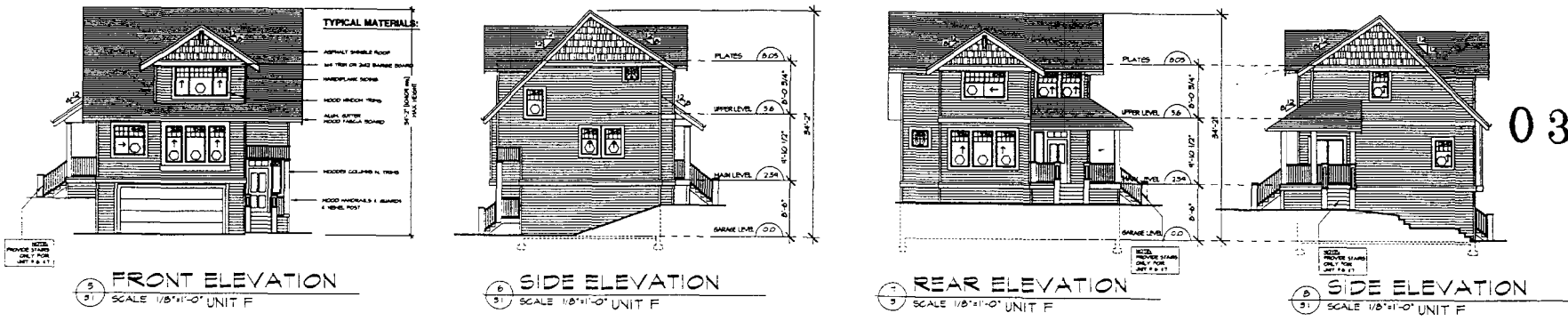
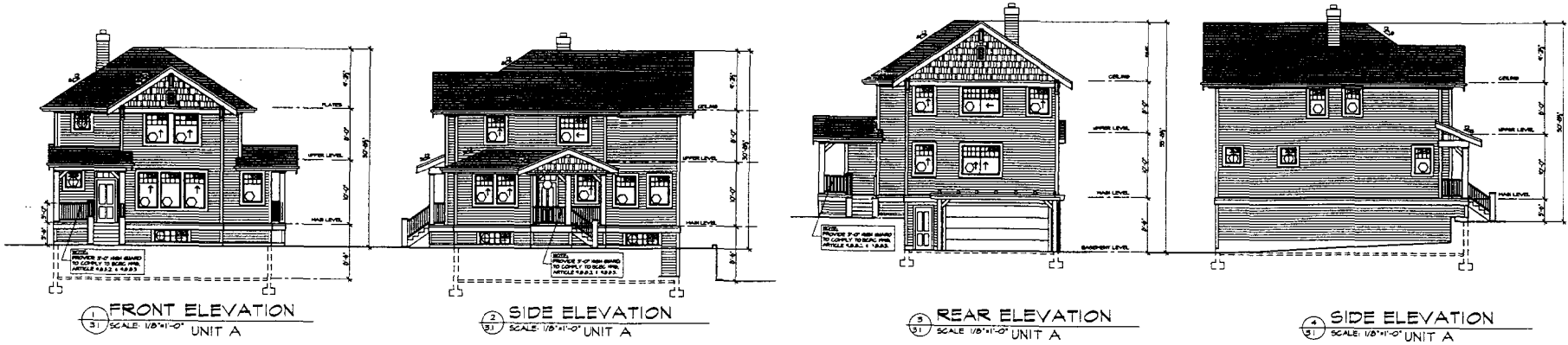
PLAN 2C
MAR 24 2004

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Drawn	MA
Checked	IT
Date	OCT 21 2003
Job	338.34
Sheet	

SKL 1

REVISIONS

NO.	DATE	DESCRIPTION
1	JANUARY 2004	ISSUED FOR PERMIT
2	FEBRUARY 2004	CLIENT'S REVIEW
3	MARCH 2004	REVISIONS BASED ON COMMENTS
4	APRIL 2004	CLIENT'S REVIEW
5	MAY 2004	ISSUED FOR PERMIT
6	JUNE 2004	REVISIONS BASED ON COMMENTS FROM CITY
7	JULY 2004	CLIENT'S REVIEW
8	AUGUST 2004	ISSUED FOR PERMIT
9	SEPTEMBER 2004	REVISIONS BASED ON COMMENTS FROM CITY
10	OCTOBER 2004	CLIENT'S REVIEW
11	NOVEMBER 2004	ISSUED FOR PERMIT
12	DECEMBER 2004	REVISIONS BASED ON COMMENTS FROM CITY
13	JANUARY 2005	CLIENT'S REVIEW



MAR 24 2004
 PLAN 3
 0324772

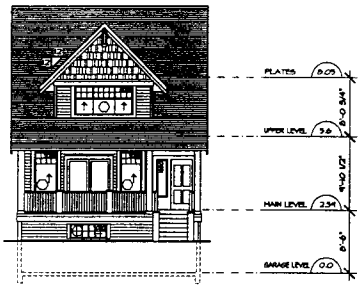
LONDON LANDING
 PHASE 4, RICHMOND, BC
 16 TOWNHOMES DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

ELEVATIONS
 UNIT A & F

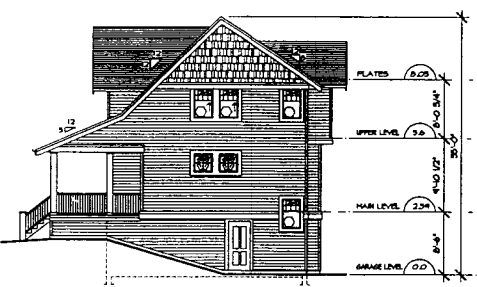
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JOB NUMBER	0218

REVISIONS

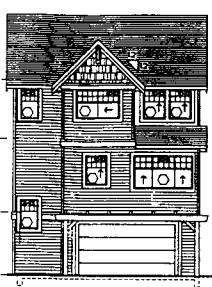
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6	11/10/03	REVISIONS TO COMPLY WITH BC BUILDING DEPARTMENT
7	11/10/03	REVISIONS TO COMPLY WITH BC BUILDING DEPARTMENT
8	11/10/03	REVISIONS TO COMPLY WITH BC BUILDING DEPARTMENT
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10	11/10/03	REVISIONS TO COMPLY WITH BC BUILDING DEPARTMENT



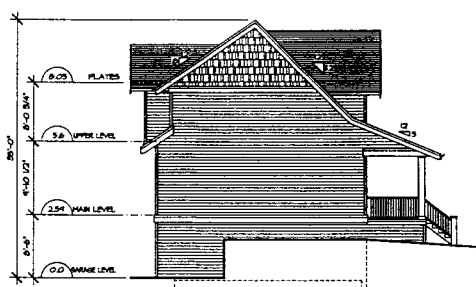
33 FRONT ELEVATION
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 UNIT E



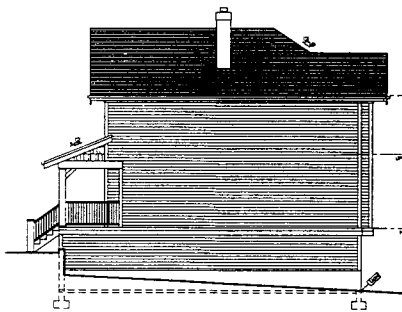
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 UNIT E



35 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 UNIT E



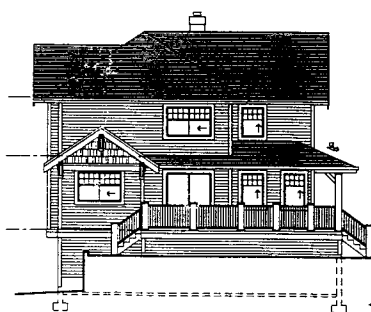
36 SIDE ELEVATION
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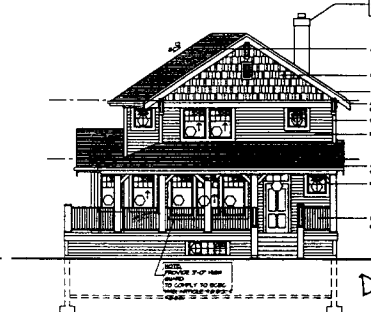
37 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 UNIT D



38 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 UNIT D



39 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 UNIT D



40 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 UNIT D

TYPICAL MATERIALS:

- 1. ASPHALT SHINGLE ROOF
- 2. CEILING: SHEETROCK
- 3. FLOORING: CERAMIC TILE
- 4. WALLS: GYP. BOARD
- 5. WINDOWS: ALUM. DOUBLE GLAZED UNITS
- 6. DOORS: ALUM. DOUBLE GLAZED UNITS
- 7. TRIM: MDO
- 8. EXTERIOR: VINYL SIDING
- 9. ROOFING: ASPHALT SHINGLES
- 10. FLOORING: CERAMIC TILE
- 11. WALLS: GYP. BOARD
- 12. WINDOWS: ALUM. DOUBLE GLAZED UNITS
- 13. DOORS: ALUM. DOUBLE GLAZED UNITS
- 14. TRIM: MDO
- 15. EXTERIOR: VINYL SIDING

MAR 24 2004
 PLAN 4

DP 0324772

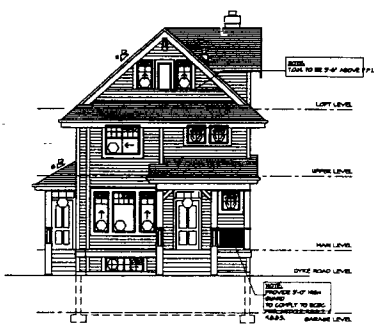
LONDON LANDING
 PHASE 4, RICHMOND, BC
 16 TOWNHOMES DEVELOPMENT
 FOR LONDON LANDING
 DEVELOPMENT CORP.

**ELEVATIONS
 UNIT D & E**

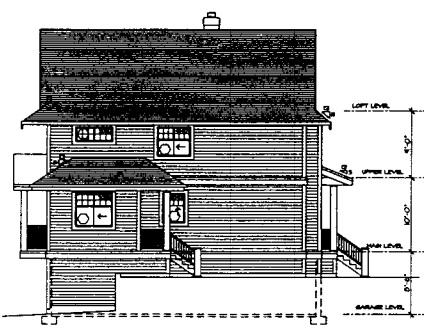
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JOB NUMBER	0218

REVISIONS

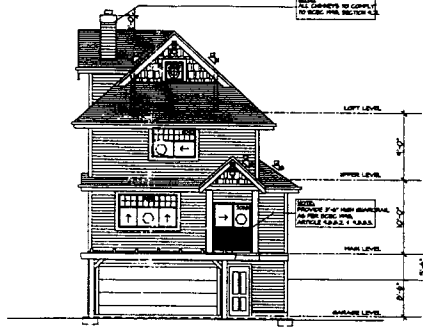
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2	FEBRUARY	CLIENT'S REVIEW
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4	MAY/JUNE	CLIENT'S REVIEW
5	JULY/AUGUST	REVISED DESIGN
6	AUGUST/OCTOBER	REVISED DESIGN
7	JANUARY	BLACK SHADOWLINE PLAN
8	FEBRUARY	REVISED DESIGN
9	FEBRUARY	REVISED LOCATION OF DRIVE + S.L. + S.D.
10	FEBRUARY	REVISED DESIGN
11	JANUARY	REVISED GARAGE SPACE



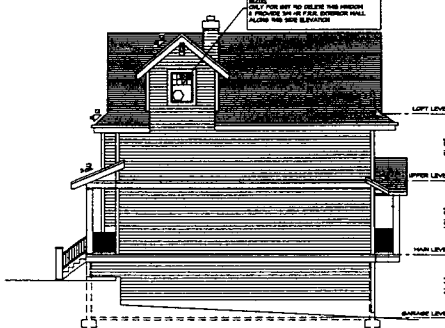
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 UNIT B/LOFT



③ SIDE ELEVATION
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 UNIT B/LOFT



④ REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 UNIT B/LOFT



⑤ SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 UNIT B/LOFT

MAR 24 2004

PLAN S

DP - 0000000000

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

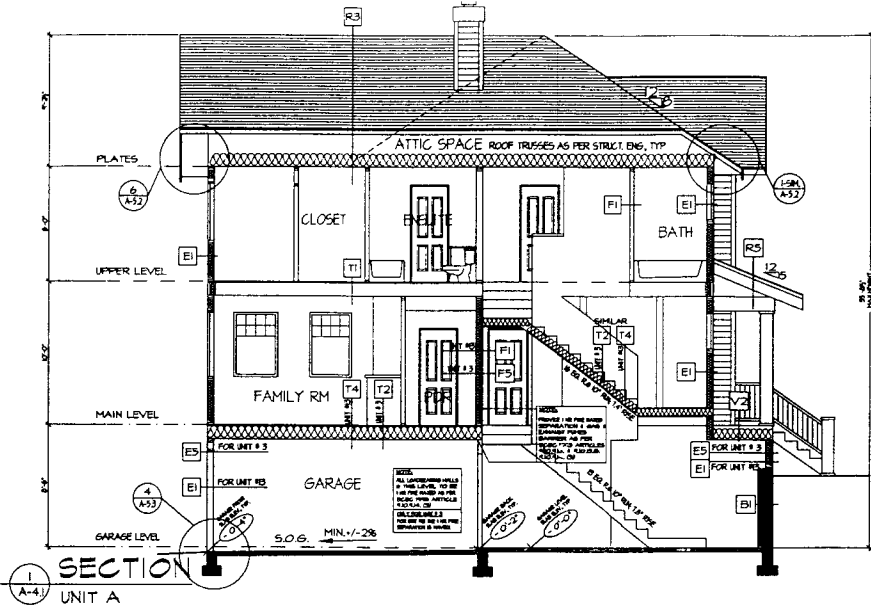
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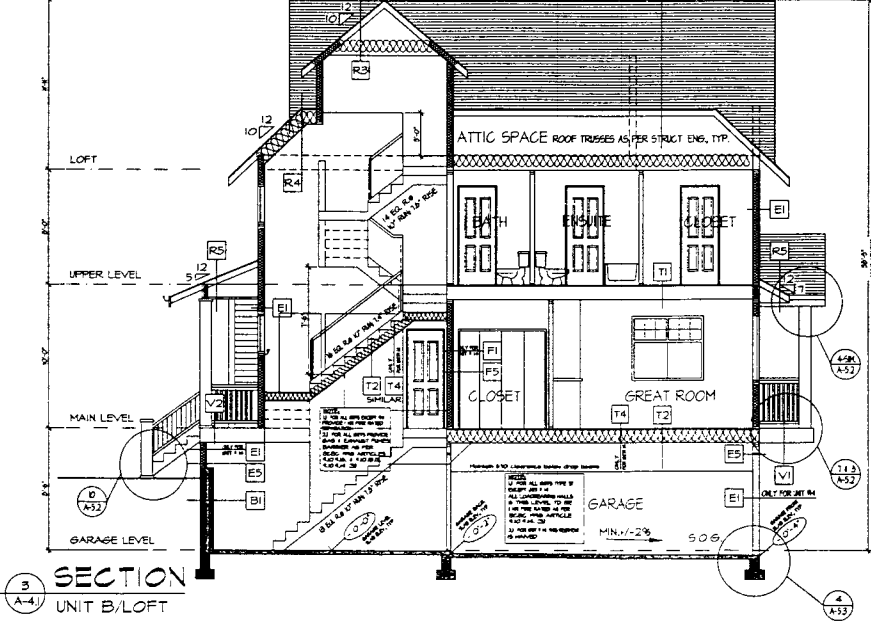


6600 BRIDGEWILL LANE VANCOUVER, BC V6N 1S6
 TEL: 604 271 1111 FAX: 604 271 1112
 WWW.GBL.COM

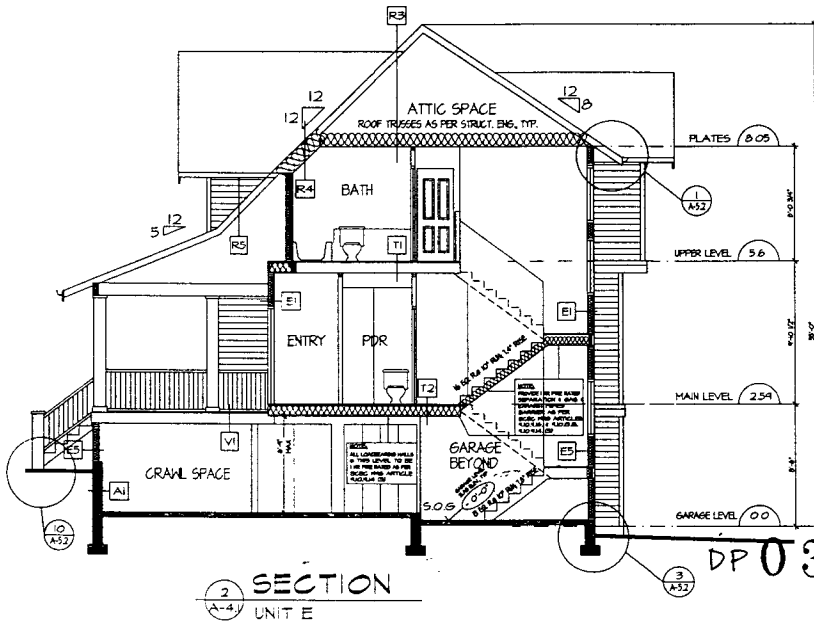
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 - 2 02/05/04 CLIENT'S REVIEW
 - 3 03/05/04 REVISIONS PER COMMENTS
 - 4 04/05/04 CLIENT'S REVIEW
 - 5 05/05/04 CLIENT'S REVIEW
 - 6 06/05/04 REVISIONS PER COMMENTS FROM CITY
 - 7 07/05/04 REVISIONS PER COMMENTS FROM CITY
 - 8 08/05/04 REVISIONS PER COMMENTS FROM CITY
 - 9 09/05/04 REVISIONS PER COMMENTS FROM CITY
 - 10 10/05/04 REVISIONS PER COMMENTS FROM CITY
 - 11 11/05/04 REVISIONS PER COMMENTS FROM CITY
 - 12 12/05/04 REVISIONS PER COMMENTS FROM CITY



SECTION UNIT A



SECTION UNIT B/LOFT



SECTION UNIT E

MAR 24 2004

PLAN 6

DP 03247727

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

SECTIONS
 UNITS A, B & E

DATE: DC
 DRAWN BY: TR
 CHECKED BY: 1/4"=1'-0"
 SCALE: -
 PLOTTED: 210-SECTIONS
 CAD FILE: 0218
 JOB NUMBER: 0218

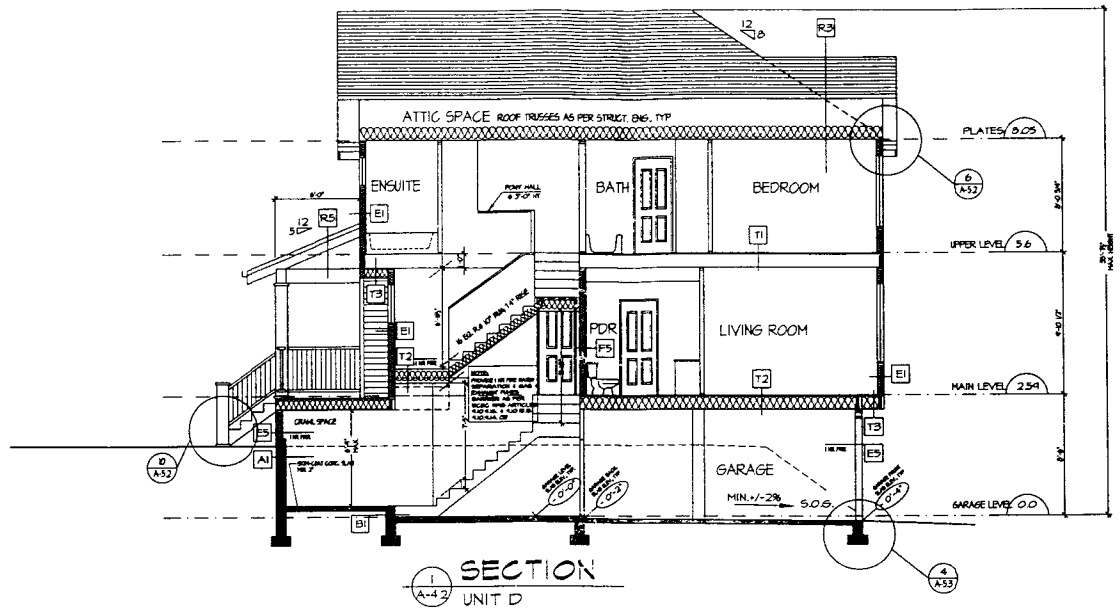
A-4.1



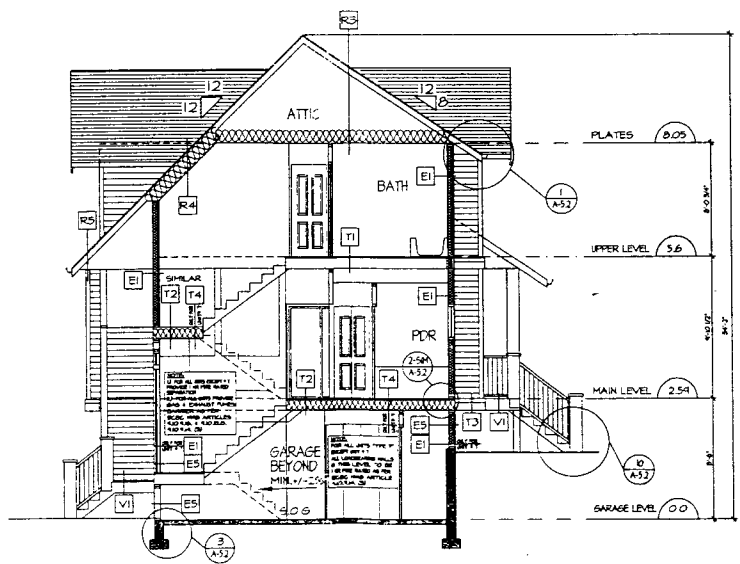
gBL ARCHITECTS
16-1800 WEST 10TH AVENUE
VANCOUVER, BC CANADA V6L 2K6
TEL: 604-273-8888 FAX: 604-273-8889
WWW.GBLARCHITECTS.COM

REVISIONS

NO	DATE	DESCRIPTION
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3	2003.08.22	REVISIONS TO PERMITS
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5	2003.09.12	REVISIONS TO PERMITS
6	2003.09.19	REVISIONS TO PERMITS
7	2003.09.26	REVISIONS TO PERMITS
8	2003.10.03	REVISIONS TO PERMITS
9	2003.10.10	REVISIONS TO PERMITS
10	2003.10.17	REVISIONS TO PERMITS
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12	2003.10.31	REVISIONS TO PERMITS
13	2003.11.07	REVISIONS TO PERMITS
14	2003.11.14	REVISIONS TO PERMITS
15	2003.11.21	REVISIONS TO PERMITS
16	2003.11.28	REVISIONS TO PERMITS
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28	2004.02.20	REVISIONS TO PERMITS
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97	2005.06.18	REVISIONS TO PERMITS
98	2005.06.25	REVISIONS TO PERMITS
99	2005.07.02	REVISIONS TO PERMITS
100	2005.07.09	REVISIONS TO PERMITS



1 SECTION
A-4.2 UNIT D



2 SECTION
A-4.2 UNIT F

MAR 24 2004

PLAN 7

DP (1:200)

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

SECTIONS
UNITS D & F

DATE	DC
DRAWN BY	TB
SCALE	1/4"=1'-0"
PLOTTED	218-SEC-02
CAD FILE	
JOB NUMBER	0218

A-4.2