



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

*To Development Permit Panel - April 14, 2004*

*To Development Permit Panel -  
March 24, 2004*

**To:** Development Permit Panel

**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**

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**Manager's Recommendation**

That a Development Permit be issued that would:

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

Holger Burke  
Acting Manager, Development Applications

HB:blg  
Att.

## Staff Report

### Origin

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

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

### Development Information

Site Area:	Princess Street portion	2,514.34 m <sup>2</sup>
	Princess Lane portion	1,721.90 m <sup>2</sup>
	Total site portion under this application	4,236.24 m <sup>2</sup>
Building Area:	2,414.66 m <sup>2</sup>	
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 m<sup>2</sup> per dwelling unit maximum allowed) and covered areas (i.e. 10% of total F.A.R. maximum allowed). Provide calculations to ensure that covered areas are included in the total F.A.R. ***Revisions and calculations provided.***
2. Indicate on the drawings with dimensions any building elements (i.e. stairs, balconies, bay windows, covered porches, etc.) that do not conform with the building envelope diagram in the Comprehensive Development District (CD/115). ***Drawings indicating requested footprint variances provided (see appendix A).***
3. City of Richmond Building staff identify that the spatial separation between certain buildings is 1.829m (6 ft.). With 3 ft. limiting distance; no openings are permitted in side walls. ***This issue has been considered and will be addressed at building permit stage. The artificial property line is set at 4 ft from one of the buildings.***
4. Address the possible future conversion of crawl spaces with exterior windows and full height doors into habitable rooms. This conversion would be in contravention of the 2.6 m flood plain elevation and would exceed maximum allowable F.A.R. ***This property is subject to the floodplain restrictive covenant regarding habitable space.***

### **Urban Design Comments**

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

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

#### **Transportation and Traffic Comments**

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

#### **Garbage and Recycling Comments**

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

#### **Advisory Design Panel Comments**

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

The comments of the Panel were as follows:

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

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

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

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

### **Analysis**

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

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

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

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

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

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

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

## Conclusions

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



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

SB:blg

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



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

**Development Permit Application**  
**Development Applications Department**

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

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

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

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

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

**Applicant:** Dana Westermarck

Correspondence/Calls to be directed to:

**Name:** (Dana Westermarck) London Landing Development Corp.

**Address:** 13333 Princess Street  
Richmond, BC V7E 3S1  
Postal Code

**Te. No.:** (604) 618-2265 (604) 241-4657  
Business Residence  
Dana\_Westermarck@telus.net (604) 241-4697  
E-mail Fax

**Property Owner(s) Signature(s):** LONDON LANDING DEV CORP  
Dana Westermarck  
Please print name

or

**Authorized Agent's Signature:** \_\_\_\_\_  
Attach Letter of Authorization  
\_\_\_\_\_  
Please print name

<b>For Office Use</b>	
Date Received: <u>Sept. 18/03</u>	Application Fee: <u>\$ 4230 -</u>
File No.: <u>03 247727</u>	Receipt No.: <u>17-0009270</u>
Only assign if application is complete	





**No. DP 03-247727**

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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

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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

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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

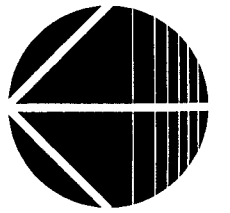
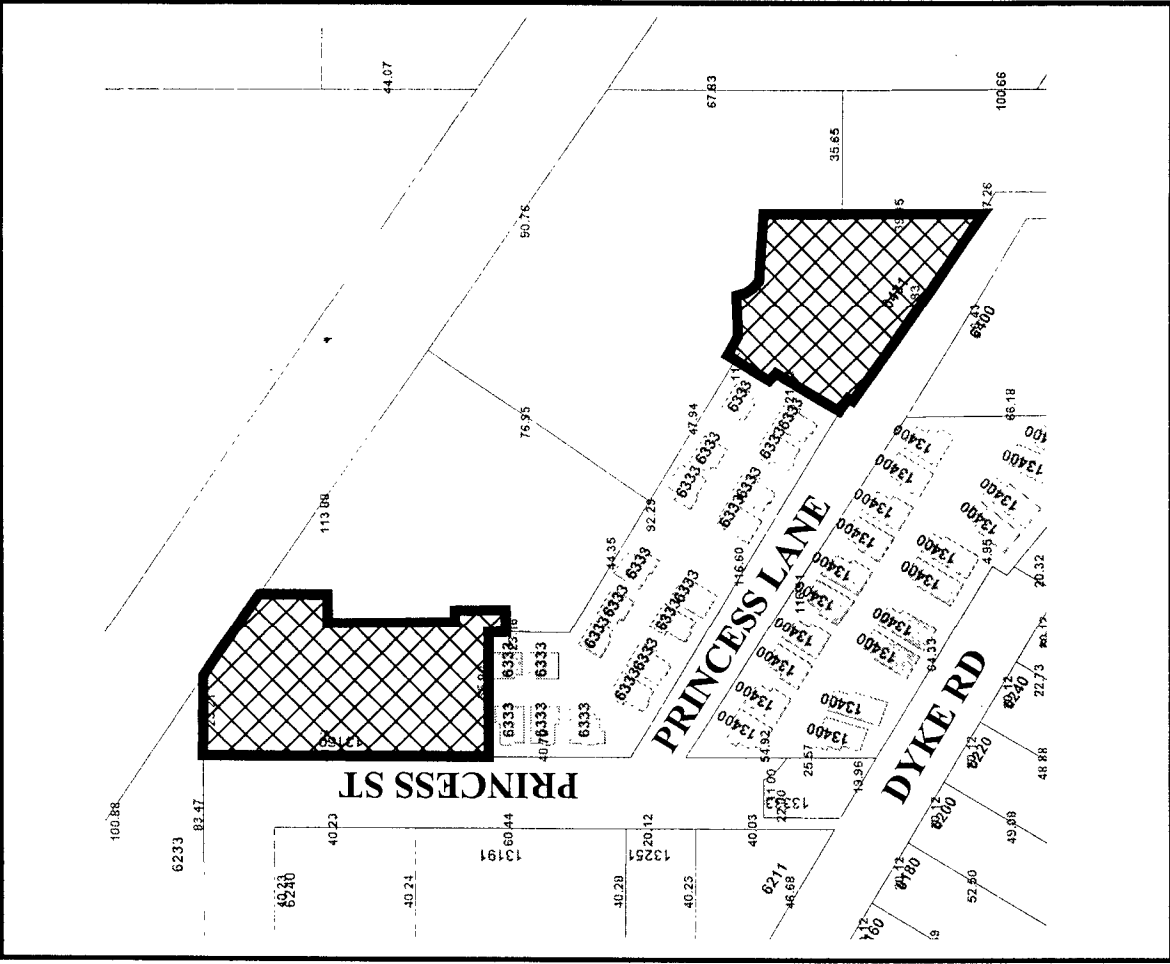
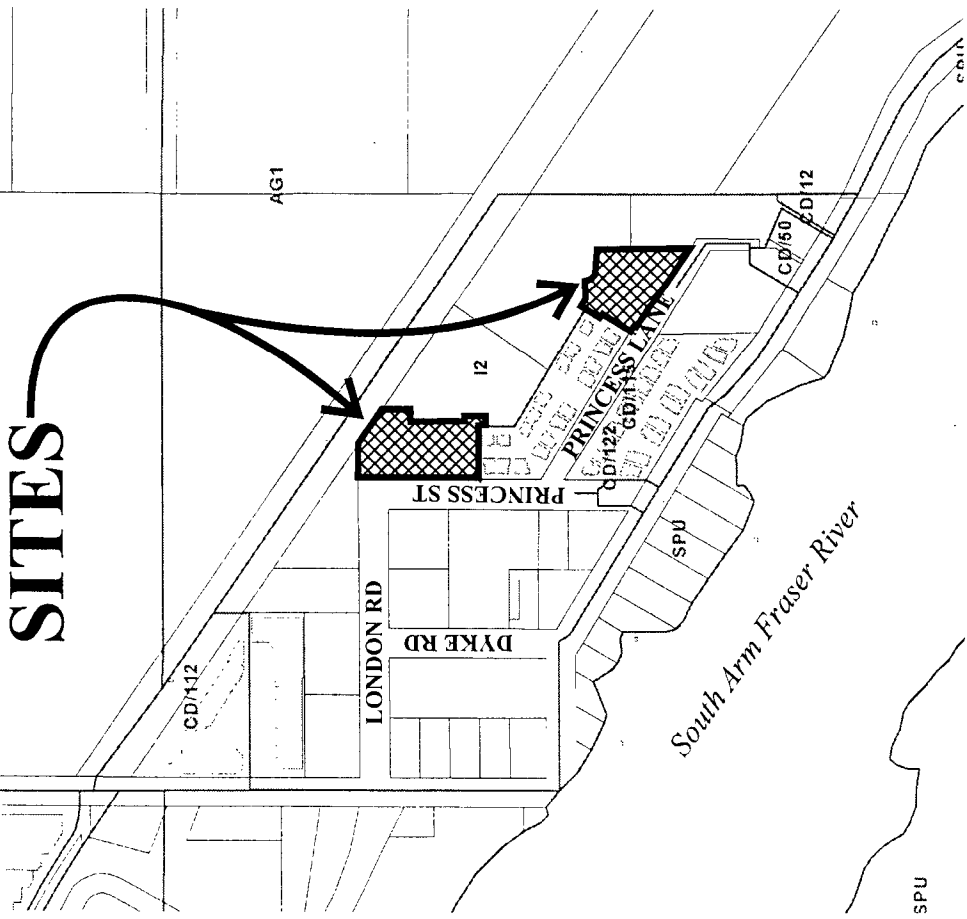
DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



# City of Richmond

## SITES



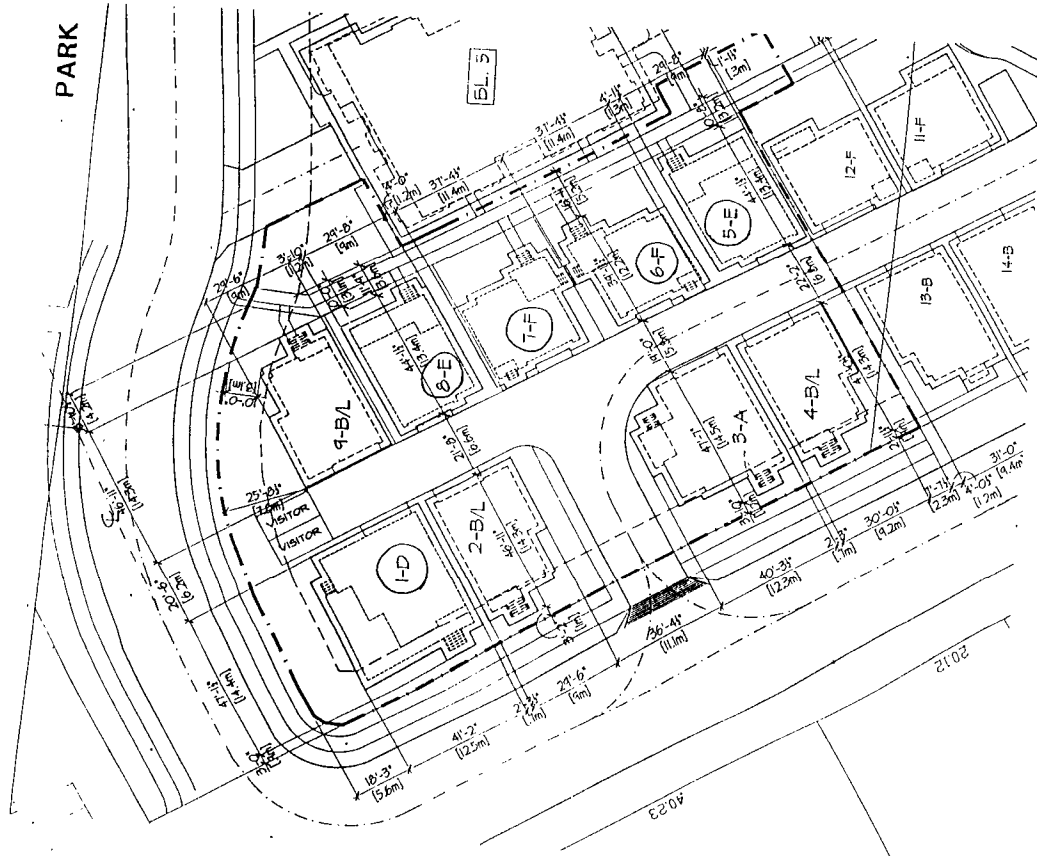
# DP 03-247727 SCHEDULE "A"

Original Date: 10/02/03

Revision Date: 03/04/04

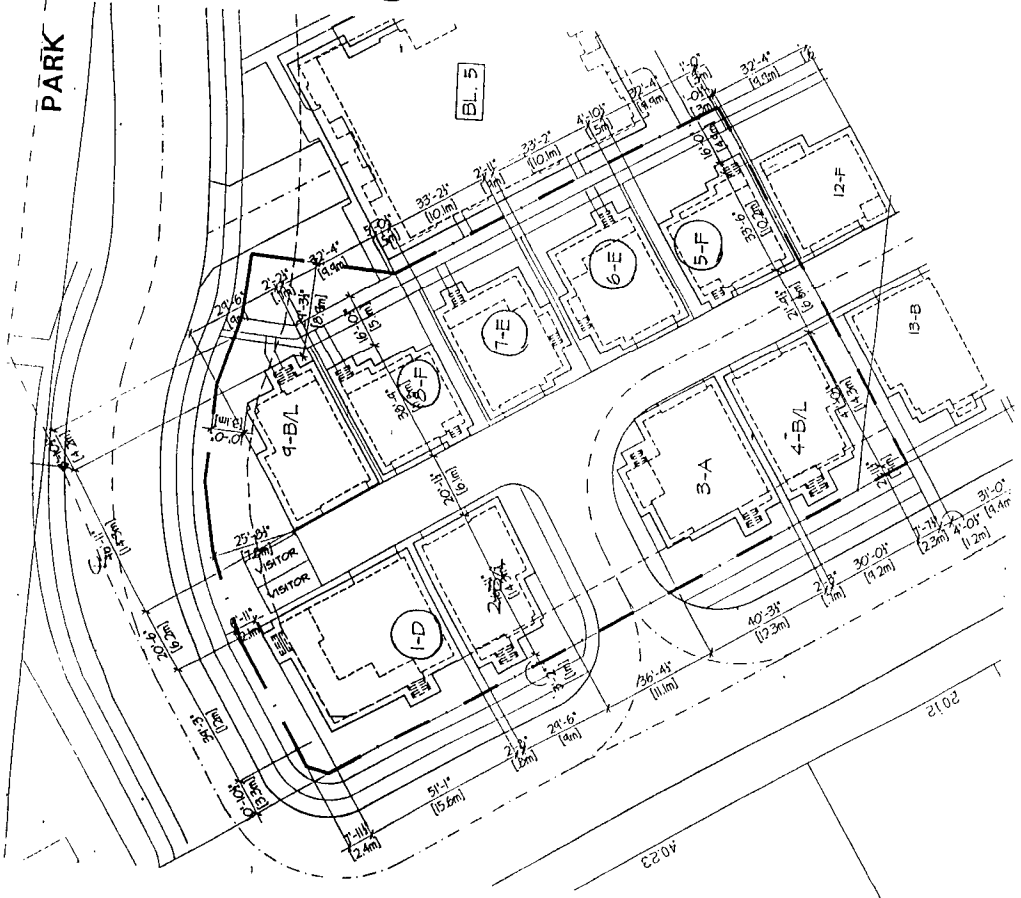
Note: Dimensions are in METRES

PARK

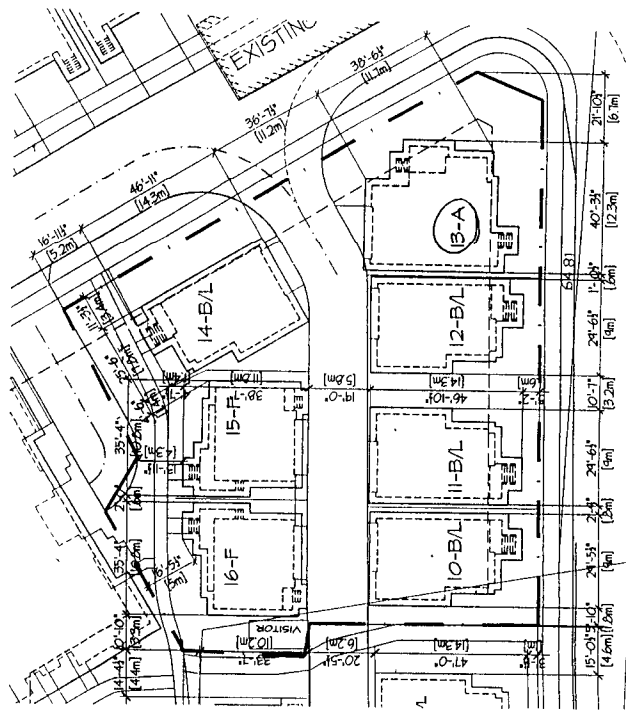


NEW PROPOSED  
 BLDG ENVELOPES 03247727  
 MAR 24 2004

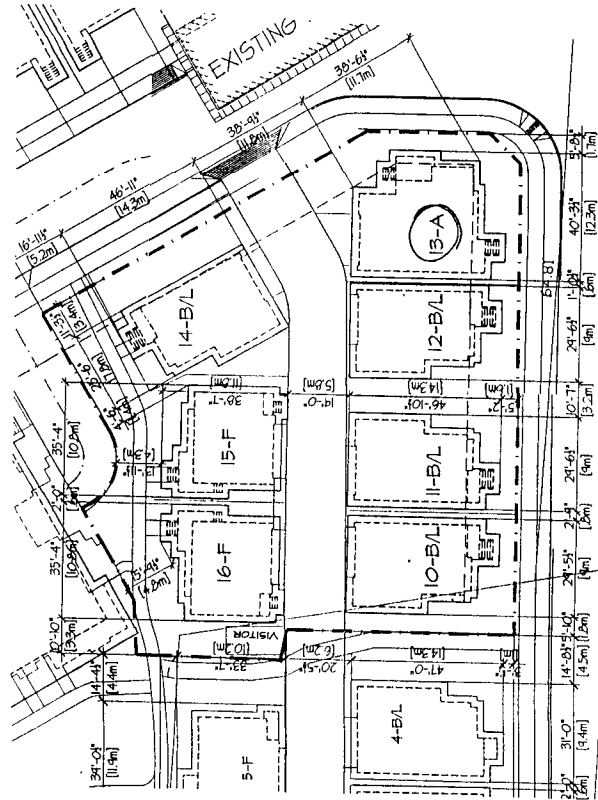
PARK



CD/115 APPROVED  
 BLDG ENVELOPES



**CD/115 APPROVED  
BLDG ENVELOPES**



**NEW PROPOSED  
BLDG ENVELOPES**

MAR 24 2004

DP 0324772 r

**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 Corr. 13160 Princess Street and 6481 Princess Lane

<b>To Development Permit Panel</b>
Date: <u>MARCH 24<sup>th</sup></u>
Item # <u>2</u>
Re: <u>DP 03-247727</u>

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



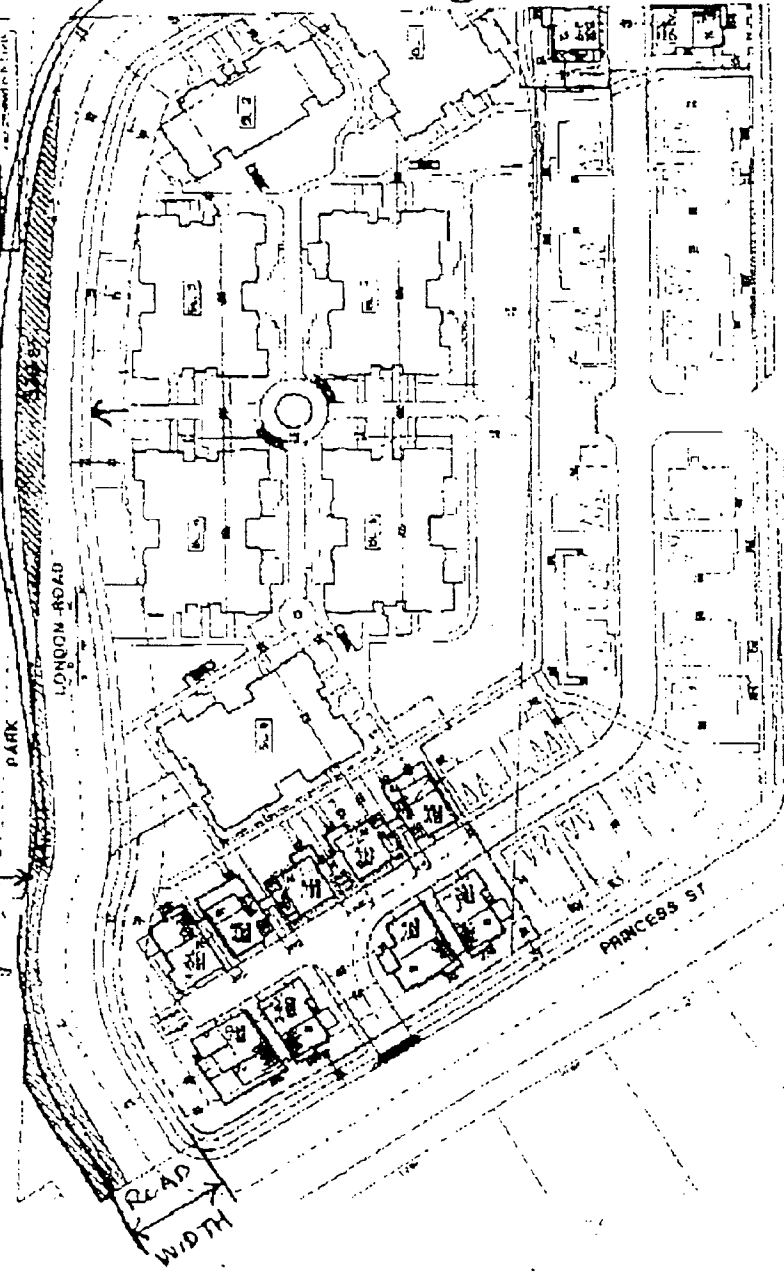
MARCH 15, 2004  
CORRECTED  
SIDEWALK & BOULEVARD  
ACTUAL ROAD WIDTH REQUIRED TO  
BE PROVIDED BY DEVELOPER



MAR 24 2004  
PLAN 1A  
0324772



LONDON LANDING  
PHASE 1 (PORTALS & DRIVE)  
SITE PLAN  
GTP



A-12A

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 ±

NOTE

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

<b>To Development Permit Panel</b>	
Date:	<u>April 14/2004</u>
Item #	<u>4</u>
Re:	<u>03-247727</u>

## London Lane Industrial Park Ltd.

6471 Dyke Road, Richmond B.C. V7E 3R3  
Ph. & Fx (604) 277-9553 email <eyestone@direct.ca>

City of Richmond  
Development Permit Panel  
Fax (604) 276-4177 & Faxed to (604) 276-4157

ATT: Development Permit Panel Meeting April 14, 2004 ITEM 4, DP# 03-247727  
Wednesday, April 14, 2004

Re: London Lane Application Richmond Review Article - Claims of FARMER WAIVER

Dear Panel Members;

The Richmond Review newspaper article paragraph that starts "*The decision to waive the 15-meter buffer zone came with consent of the farmer who owns the adjacent property...*" refers to William C. (Bill) Zylmans Senior, the farmer who lives at 17531 Westminster Highway, Richmond (604) 278-9667 and has extensive holdings in Richmond farmland with his son S. Zylmans of 17771 Westminster Hwy (604) 278-5547. He is adamant that he has never waived any buffer zone area North of the CNR and never discussed the buffer zone for the property East of the development.

I have talked on the phone with Mr. Bill Zylmans Senior, and have been in contact with his son, Bill Jr. Mr. Zylmans Senior owns the land North of the CNR and farms that land and the land East of Westermark's Development, under a lease from Villa Nova Carvahlo, (604) 275-5694, my neighbor who owns the land. Villa Nova is a lawyer, previously with BC Hydro expropriation, now practicing from his home as an immigration specialist. He defers all questions to Mr. Bill Zylmans Jr. who he says leases the land and bears all the liability.

Mr. Bill Zylmans Jr. operates the farming business W & A Farms. Bill Jr. tells me that he has never given any approval to waive the 15-meter buffer zone, nor would he. He sits on the Agricultural Advisory Committee of Council and has only dealt with the buffer zone on the North side. All of Westermark's Development is abutting either land owned or leased by Zylmans. They only own land North of the CNR. Mr. Zylmans confirms that he is already having problems with people on the East side of number 2 road from spraying his fields.

Bill Zylmans Jr. intends to clarify his position of total opposition to the elimination of the buffer zone on the East, today, before the Development Permit Panel meets to approve Westermark's Development Permit.

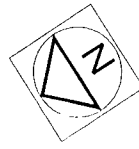
LONDON LANE INDUSTRIAL PARK LTD.

Curtis C. Eyestone,  
President  
CC: Baker Corson & Baker Barristers and Solicitors





DP 03247727  
 PLAN 1  
 MAR 24 2004

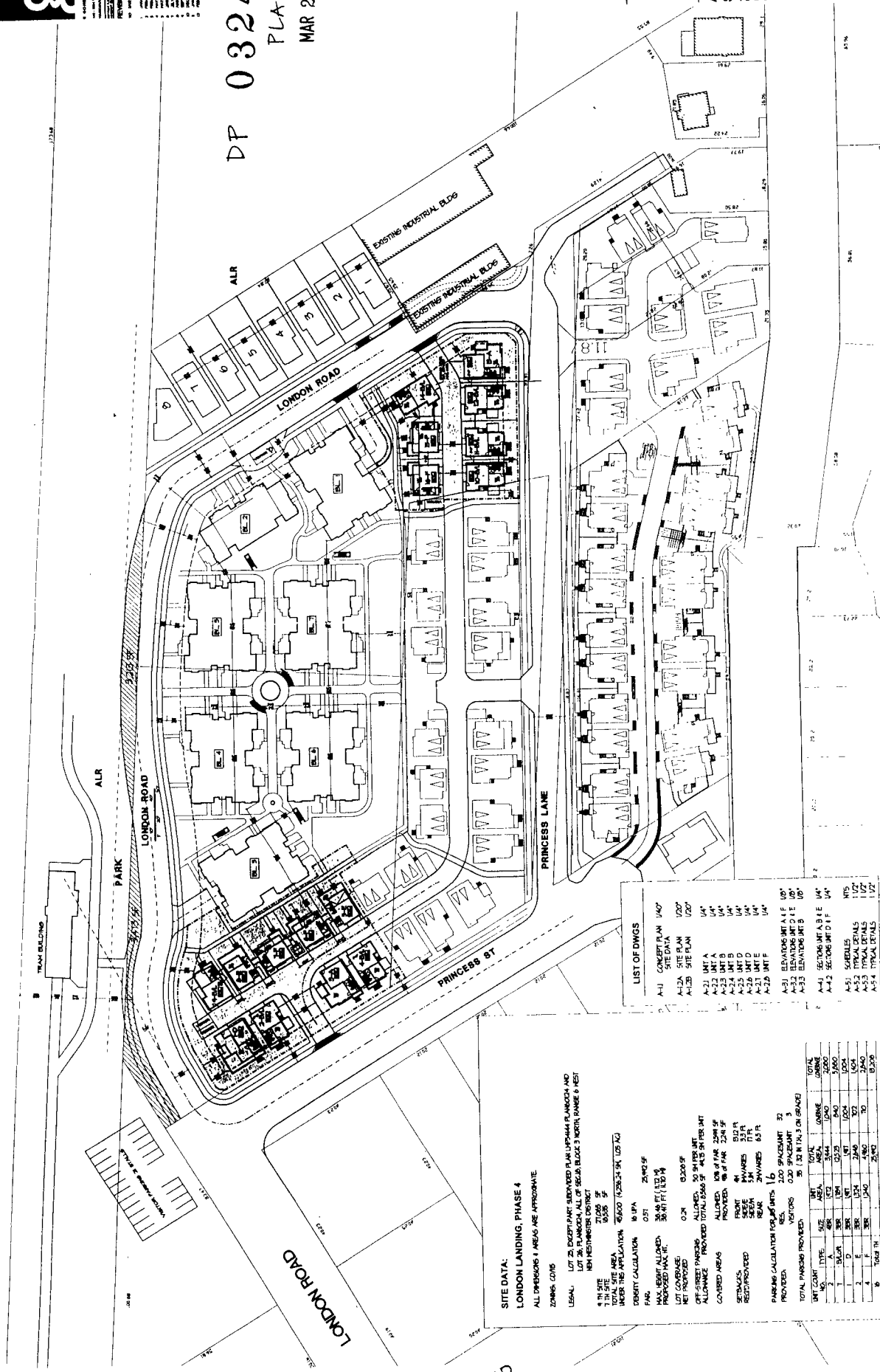


LONDON LANDING  
 PHASE 4, RICHMOND, BC  
 18 TOWNHOLES DEVELOPMENT  
 FOR LONDON LANDING  
 DEVELOPMENT CORP.

AREA CONCEPT  
 SITE DATA

DATE: 02/24/04  
 DRAWN BY: JTB  
 SCALE: 1/8"=1'-0"  
 PLOTTED: 03/24/04  
 JOB FILE: 0218-18-18-04-00  
 JOB NUMBER: 0218

A-1.1



LIST OF DWGS

A-1	CONCEPT PLAN	1/07
A-1.1	SITE DATA	1/07
A-1.2	SITE PLAN	1/07
A-1.3	SITE PLAN	1/07
A-2	UNIT A	1/04
A-3	UNIT B	1/04
A-4	UNIT C	1/04
A-5	UNIT D	1/04
A-6	UNIT E	1/04
A-7	UNIT F	1/04
A-8	ELEVATIONS INT A1 F	1/07
A-9	ELEVATIONS INT A2 F	1/07
A-10	ELEVATIONS INT A3 F	1/07
A-11	SECTION INT A1 F	1/04
A-12	SECTION INT D1 F	1/04
A-13	SCHEDULES	1/07
A-14	TYPICAL DETAILS	1/07
A-15	TYPICAL DETAILS	1/07
A-16	TYPICAL DETAILS	1/07

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

ZONING CODES

LEGAL: LOT 20, EXCEPT PART SERVICED PLANNING ZONING BYlaws 1057 & 1058, ALL OF WHICH ARE OF 1988, 1992 & 1993, WITHIN PARCELS 6 & 7

1.11 SITE AREA: 21,000 SF  
 UNDER DEVELOPMENT: 10,000 SF  
 UNDER THE APPLICATION: 11,000 SF (A2, B2, C2, D2, E2, F2)

PROPERTY CALCULATION: 18 UPA  
 FAS: 0.51  
 MAX BUILT ALLOWED: 30,000 SF (11.5 UPA)  
 PROVIDED MAX. BUILT: 30,000 SF (11.5 UPA)

LOT COVERAGE: 0.24  
 NET PROVIDED: 5,040 SF

COVERED AREAS: 18 UPA  
 PROVIDED: 30,000 SF  
 NET PROVIDED: 5,040 SF

SETBACKS: FRONT: 10' OF PAR 224 SF  
 PROVIDED: 10' OF PAR 224 SF  
 REAR: 5' OF PAR 224 SF  
 PROVIDED: 5' OF PAR 224 SF  
 SIDE: 5' OF PAR 224 SF  
 PROVIDED: 5' OF PAR 224 SF

PARKING CALCULATOR FOR UNITS: 1.6  
 PROVIDED: 32

TOTAL PHOTOS PROVIDED: 32

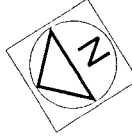
UNIT ZONE TYPE	SIZE	AREA	AREA	TOTAL
A	1000	1000	1000	1000
B	1000	1000	1000	1000
C	1000	1000	1000	1000
D	1000	1000	1000	1000
E	1000	1000	1000	1000
F	1000	1000	1000	1000
TOTAL				6000

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND SERVICES PRIOR TO CONSTRUCTION.  
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.  
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.  
 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.  
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 8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.  
 9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.  
 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

MAR 24 2004

PLAN 1A

0324772

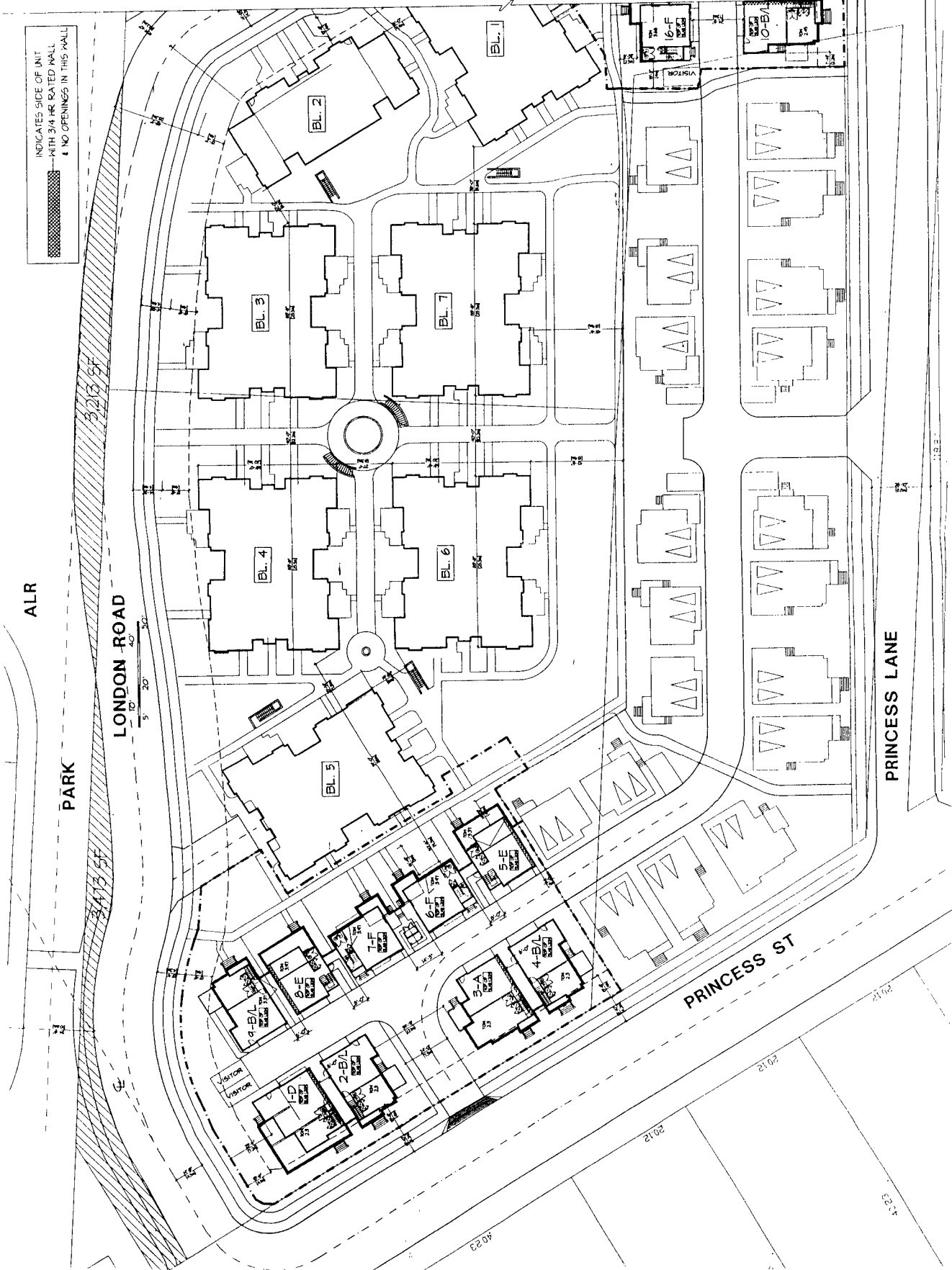


LONDON LANDING  
 PHASE 4, RICHMOND, BC  
 16 TOWNHOMES DEVELOPMENT  
 DEVELOPMENT CORP.

SITE PLAN

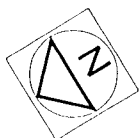
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CHECKED BY	TR	1/10/04	1/10/04	1/10/04	1/10/04
PROJECT	TR	1/10/04	1/10/04	1/10/04	1/10/04
CAD FILE	TR	1/10/04	1/10/04	1/10/04	1/10/04
JOB NUMBER	TR	1/10/04	1/10/04	1/10/04	1/10/04

A-1.2A





ALR 03247727  
 PLAN 1B  
 MAR 24 2004



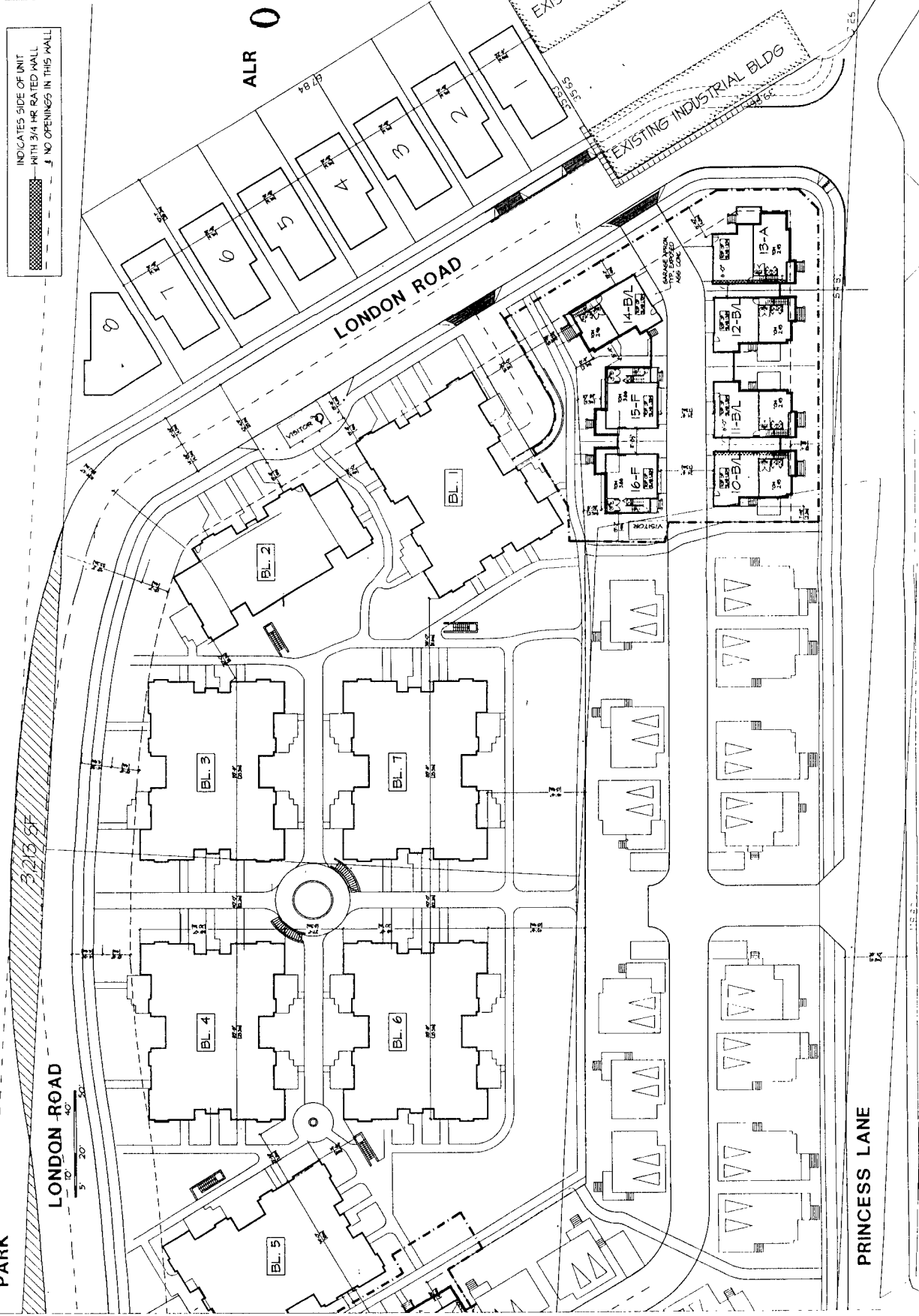
LONDON LANDING  
 PHASE 4, RICHMOND, BC  
 18 TOWNHOMES DEVELOPMENT  
 FOR LONDON LANDING  
 DEVELOPMENT CORP.

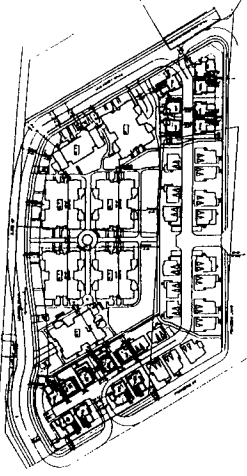
SITE PLAN

DATE	BY
DESIGNED BY	DR
SCALE	1/200 = 1" = 1'-0"
PLOTTED	
CAD FILE	0218-444-01-11.dwg
JOB NUMBER	0218

A-1.2B

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





**ITC**  
**I.T.C. ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 3150 14th Street  
 Richmond, BC V7E 2J4  
 Voice: (604) 273 2812  
 Fax: (604) 273 4855  
 Email: itc@itcassoc.com

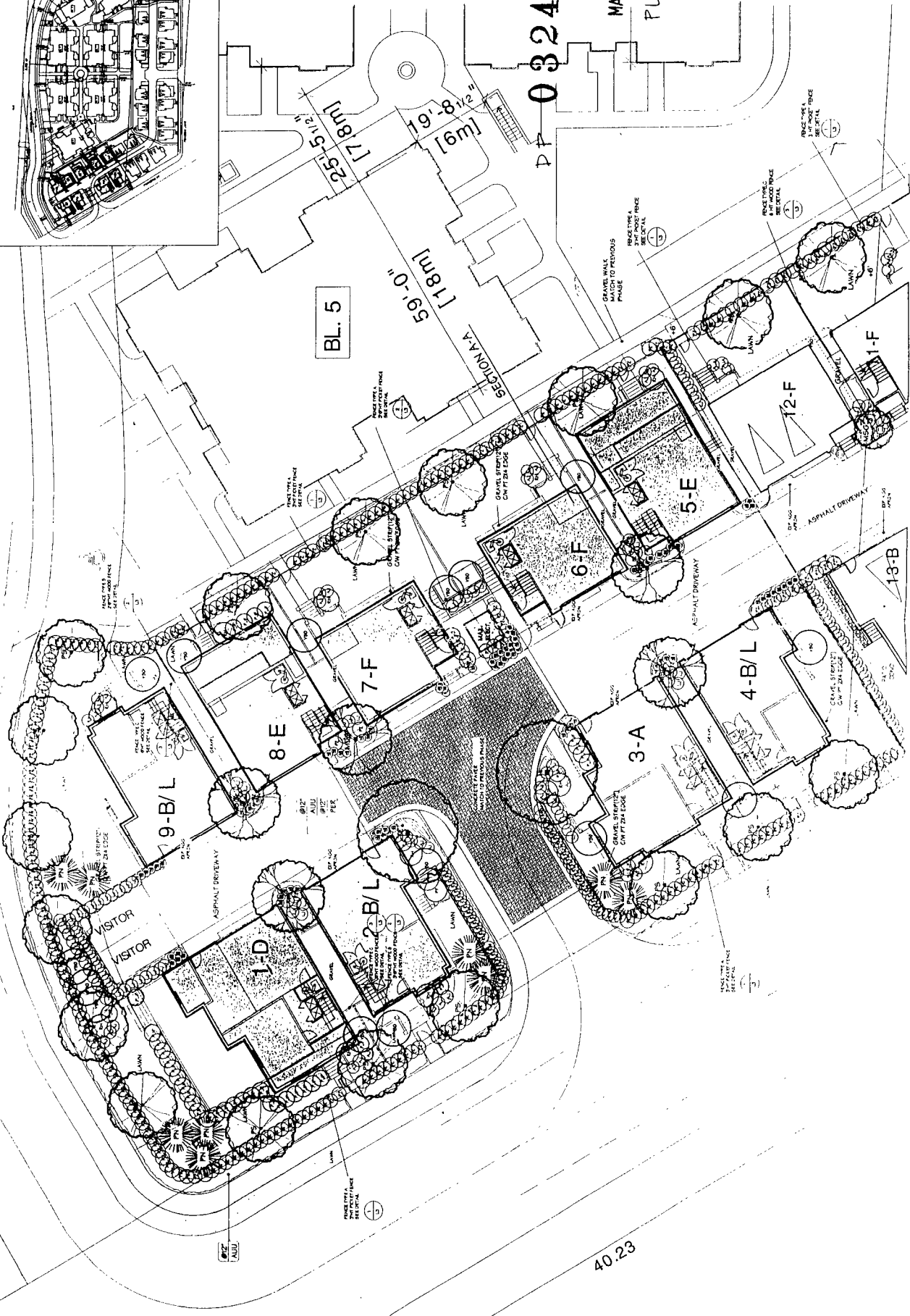
Project:  
**PRINCESS LANE**  
 16 UNITS

Drawing No:  
**03247727**

LANDSCAPE PLAN:  
**MAR 24 2004**  
 PLAN 2

Scale:	1" = 10'
Client:	ML
Contract:	11
Sheet:	10P-11-0003
Drawn:	ML
Check:	ML

L1 of 3



40.23

Mr. L. S. ...  
 ITO ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 3140-1045 Street  
 Richmond, BC, V6E 2L4  
 Voice: (604) 273-2812  
 Fax: (604) 273-4836  
 Email: lito@lito.com

**ITO**

ITO ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 3140-1045 Street  
 Richmond, BC, V6E 2L4  
 Voice: (604) 273-2812  
 Fax: (604) 273-4836  
 Email: lito@lito.com

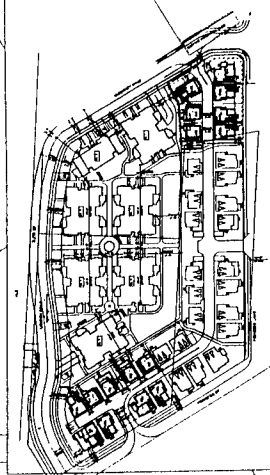
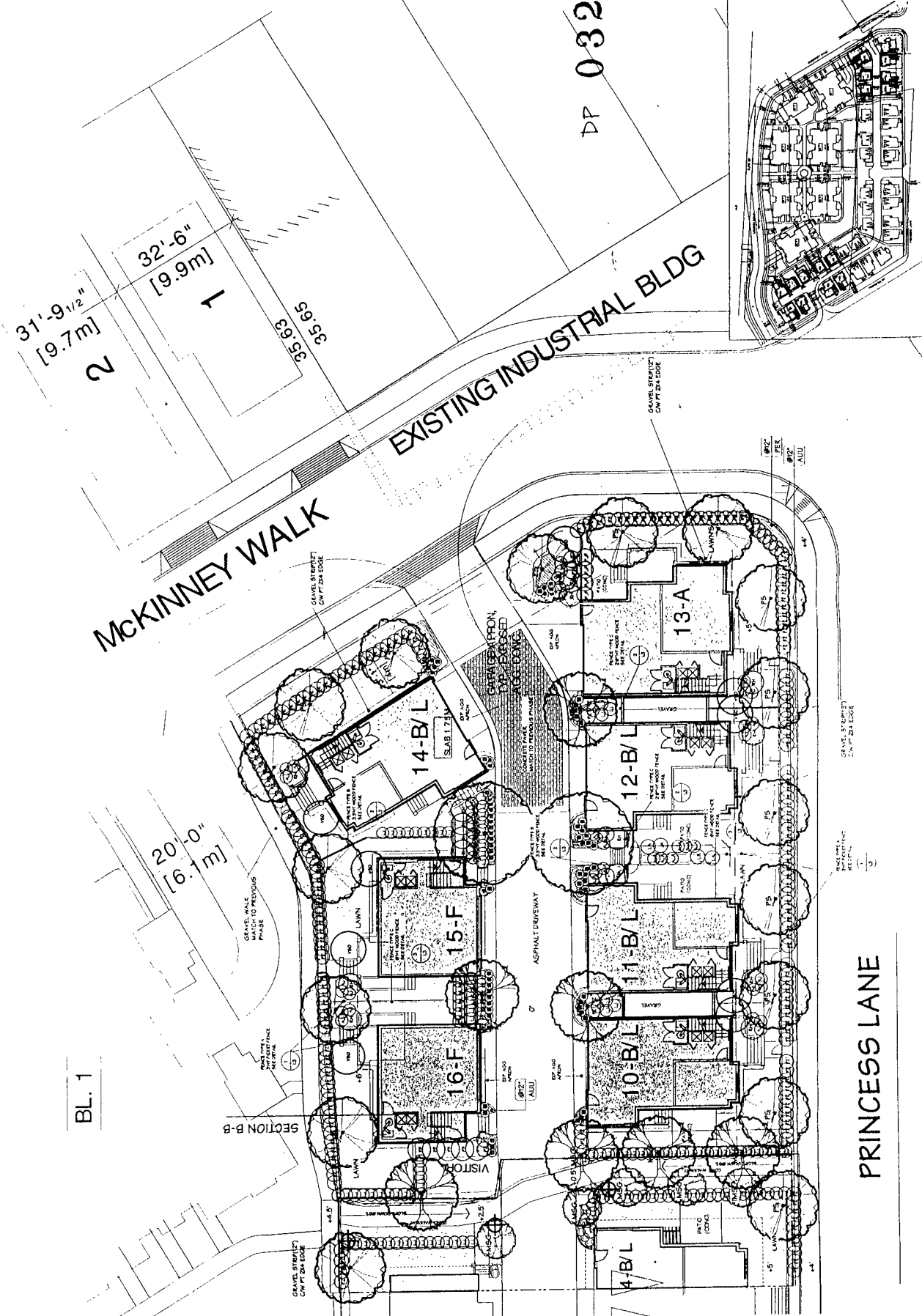
Project:  
 PRINCESS LANE  
 16 UNITS

DP 0324727

Drawing Title:  
 LANDSCAPE PLAN  
 MAR 24 2004  
 PLAN Z A

Scale	1" = 20'
Date	11-1-02
Drawn By	...
Checked By	...
Date	08/11/2002
By	...
Date	08/27

L2 013



**PLANT LIST**  
PRINCESS LANE, 16 UNITS

ITEM	QTY	DESCRIPTION	UNIT
1	1	1" DIA. ROUND STEEL	EA
2	1	1" DIA. ROUND STEEL	EA
3	1	1" DIA. ROUND STEEL	EA
4	1	1" DIA. ROUND STEEL	EA
5	1	1" DIA. ROUND STEEL	EA
6	1	1" DIA. ROUND STEEL	EA
7	1	1" DIA. ROUND STEEL	EA
8	1	1" DIA. ROUND STEEL	EA
9	1	1" DIA. ROUND STEEL	EA
10	1	1" DIA. ROUND STEEL	EA
11	1	1" DIA. ROUND STEEL	EA
12	1	1" DIA. ROUND STEEL	EA
13	1	1" DIA. ROUND STEEL	EA
14	1	1" DIA. ROUND STEEL	EA
15	1	1" DIA. ROUND STEEL	EA
16	1	1" DIA. ROUND STEEL	EA
17	1	1" DIA. ROUND STEEL	EA
18	1	1" DIA. ROUND STEEL	EA
19	1	1" DIA. ROUND STEEL	EA
20	1	1" DIA. ROUND STEEL	EA
21	1	1" DIA. ROUND STEEL	EA
22	1	1" DIA. ROUND STEEL	EA
23	1	1" DIA. ROUND STEEL	EA
24	1	1" DIA. ROUND STEEL	EA
25	1	1" DIA. ROUND STEEL	EA
26	1	1" DIA. ROUND STEEL	EA
27	1	1" DIA. ROUND STEEL	EA
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31	1	1" DIA. ROUND STEEL	EA
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45	1	1" DIA. ROUND STEEL	EA
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48	1	1" DIA. ROUND STEEL	EA
49	1	1" DIA. ROUND STEEL	EA
50	1	1" DIA. ROUND STEEL	EA

**REVISIONS / ISSUES**

DATE: 03/24/04  
BY: [Signature]

**NOTES:**

1. ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

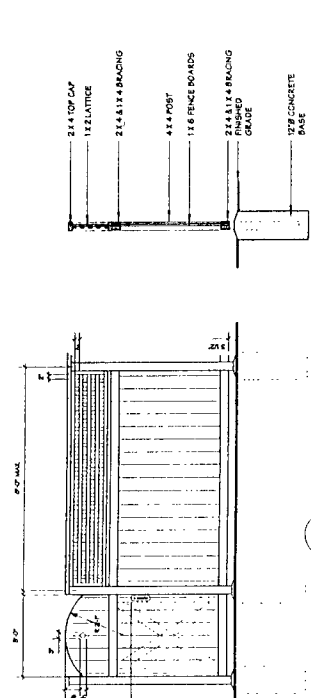
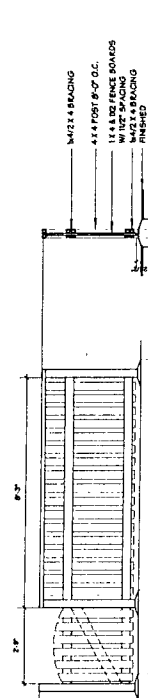
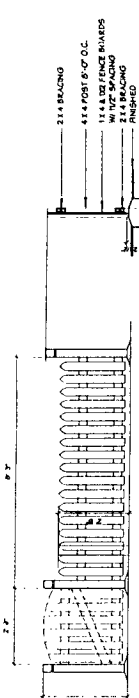
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE FROM THE SITE.

9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.



**JJO**

**J & ASSOCIATES**  
LANDSCAPE ARCHITECTS  
10000 PRINCESS LANE  
SUITE 200  
RICHMOND, BC V6X 2L4  
Vancouver (604) 275-2812  
Facsimile (604) 275-4536  
Email: jjo@jjo.ca

Project: PRINCESS LANE 16 UNITS

DP 03247727

Drawn by: LANDSCAPE PLAN DETAILS / PLANT LIS

PLAN 2 B

MAR 24 2004

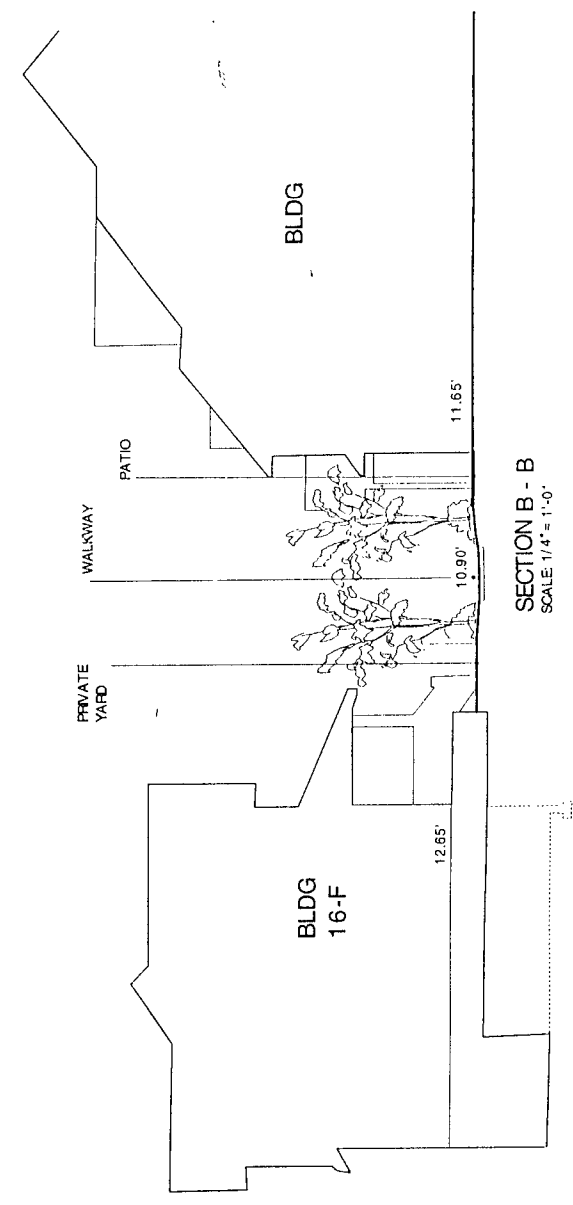
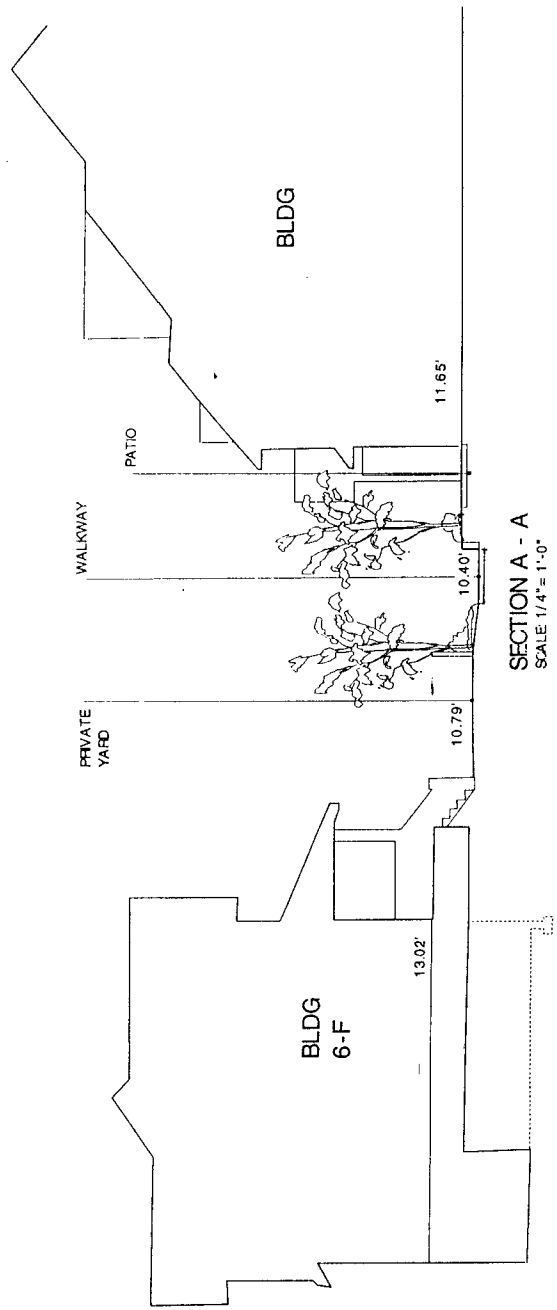
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03/24/04	ISSUED FOR CONSTRUCTION
03/24/04	ISSUED FOR AS-BUILT

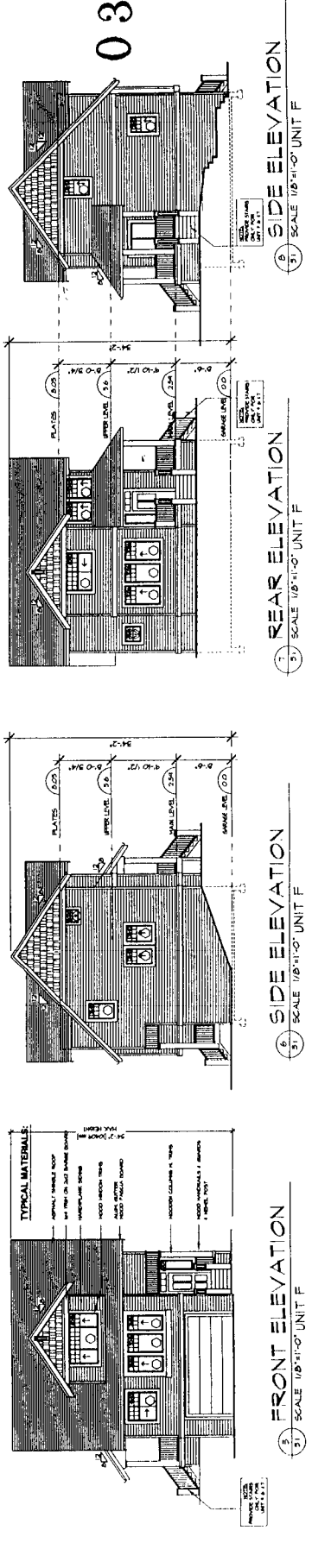
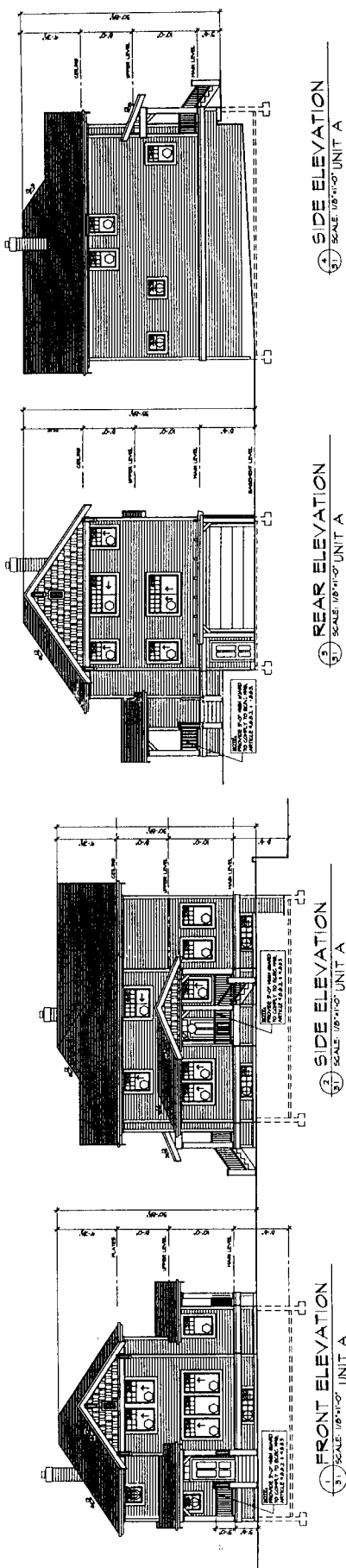
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DP 03247727  
 PLAN 2C  
 MAR 24 2004

Scale	1" = 1'-0"
Date	11-19-02
Drawn	MM
Checked	TI
Scale	001-1-2003
Job	20334
Sheet	

SKL 1





MAR 24 2004  
 PLAN 3  
 03247721

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

**ELEVATIONS**  
**UNIT A & F**

DATE	03/04/04	DC	TS
DRAWN BY	TS	CHECKED BY	TS
SCALE	1/8"=1'-0"	PROJECT NO.	0218
CAD FILE	PLAN3.DWG	JOB NUMBER	0218





**gBL**  
 ARCHITECTURE & INTERIORS  
 1800 WEST 17TH AVENUE  
 VANCOUVER, BC V6M 2K6  
 TEL: 604-273-8888  
 WWW.GBLARCHITECTURE.COM

**REFERENCES**  
 1. BC BUILDING CODE  
 2. CANADIAN NATIONAL STANDARDS  
 3. CANADIAN NATIONAL STANDARDS  
 4. CANADIAN NATIONAL STANDARDS  
 5. CANADIAN NATIONAL STANDARDS  
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 100. CANADIAN NATIONAL STANDARDS

MAR 24 2004  
 PLAN 4

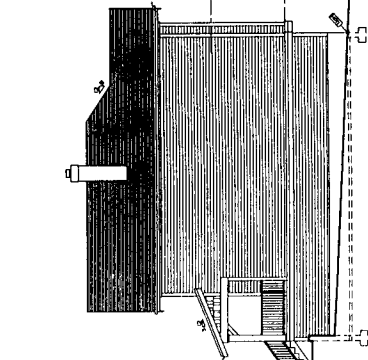
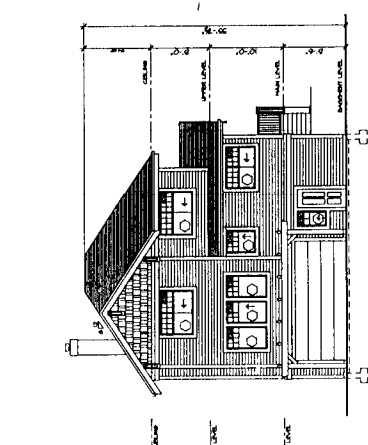
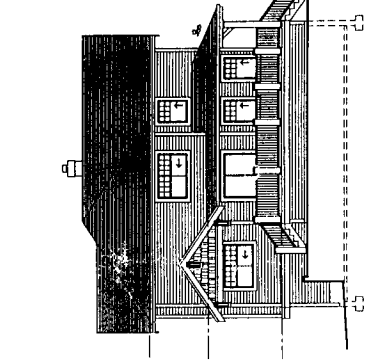
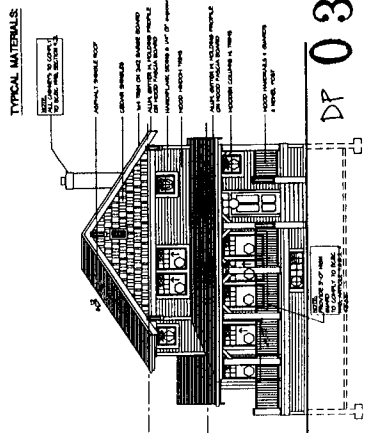
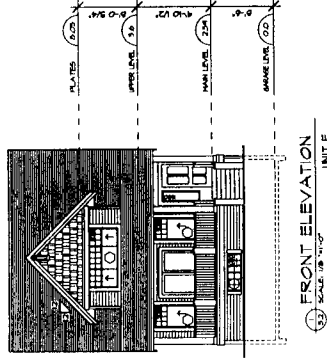
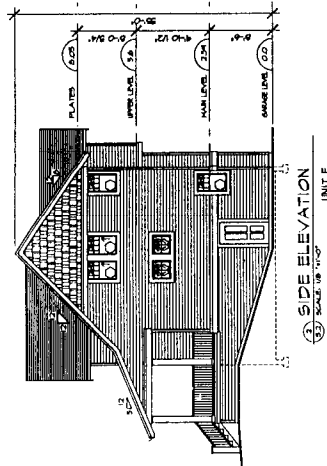
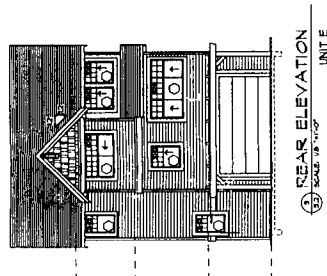
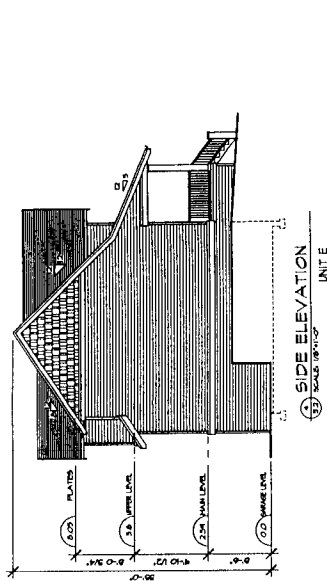
DF 0324772

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

ELEVATIONS  
 UNIT D & E

DATE	02/18/03
DRAWN BY	DC
CHECKED BY	1/17/03
PLOTTED	1/17/03
CAD FILE	218-EL-REVING
JOB NUMBER	0218

A-3.2



MAR 24 2004

PLAN 5

DP 0000000000

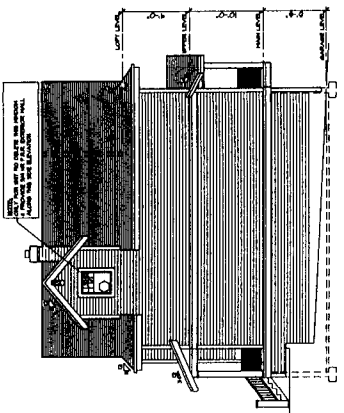
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 PHASE 4, RICHMOND, BC  
 18 TOWNHOMES DEVELOPMENT  
 FOR LONDON LANDING  
 DEVELOPMENT CORP.

ELEVATIONS

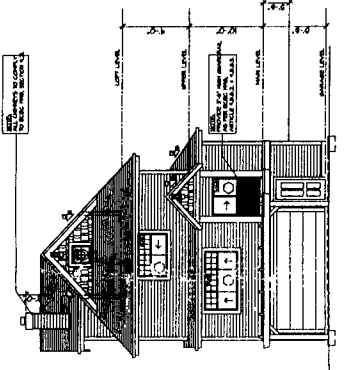
UNIT B

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CHECKED BY	1/2P - 1/2P
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PLOTTED	218-D-BELOW
DWG FILE	218-D-BELOW
JOB NUMBER	0218

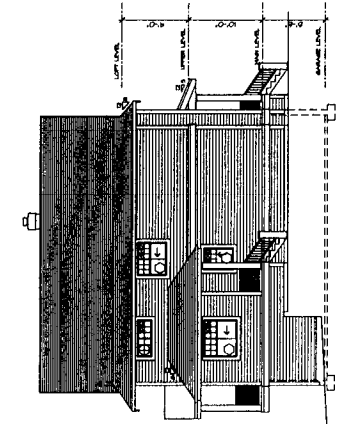
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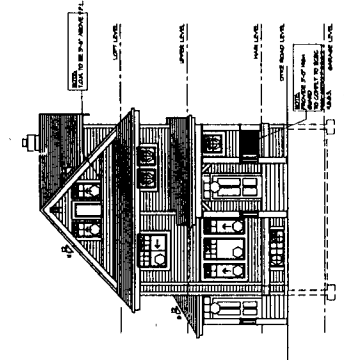
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 1/8" = 1'-0" UNIT B1/LOFT



1/1 REAR ELEVATION  
 1/8" = 1'-0" UNIT B1/LOFT



1/1 SIDE ELEVATION  
 1/8" = 1'-0" UNIT B2/LOFT



1/1 FRONT ELEVATION  
 1/8" = 1'-0" UNIT B2/LOFT



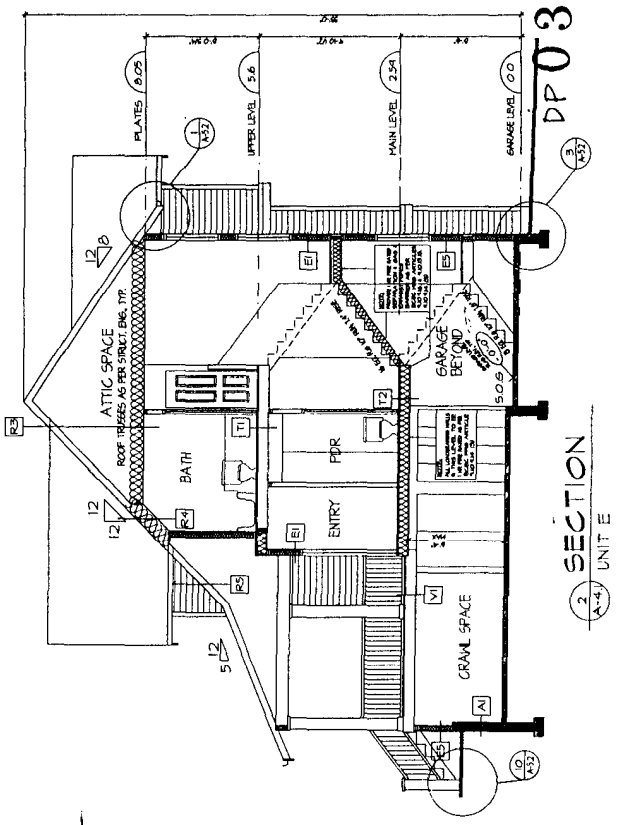
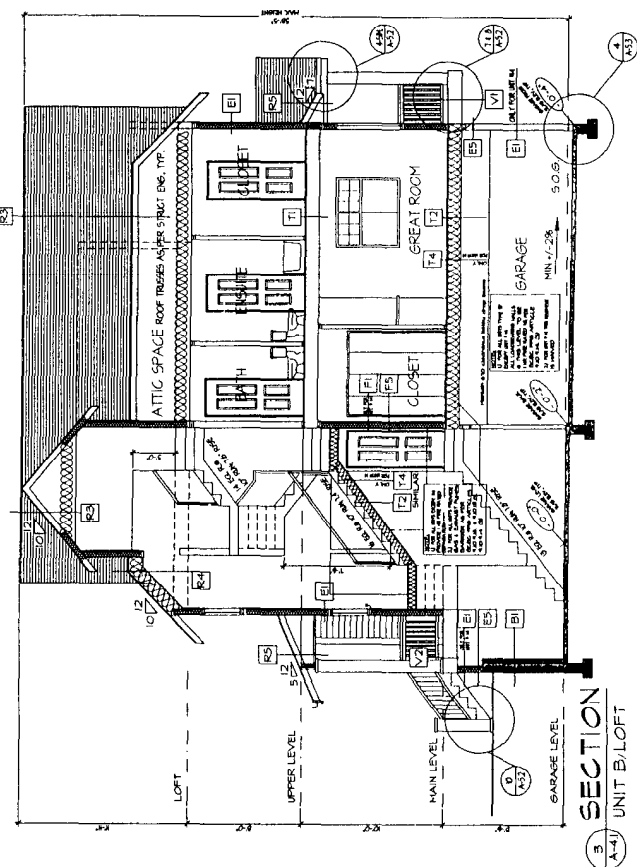
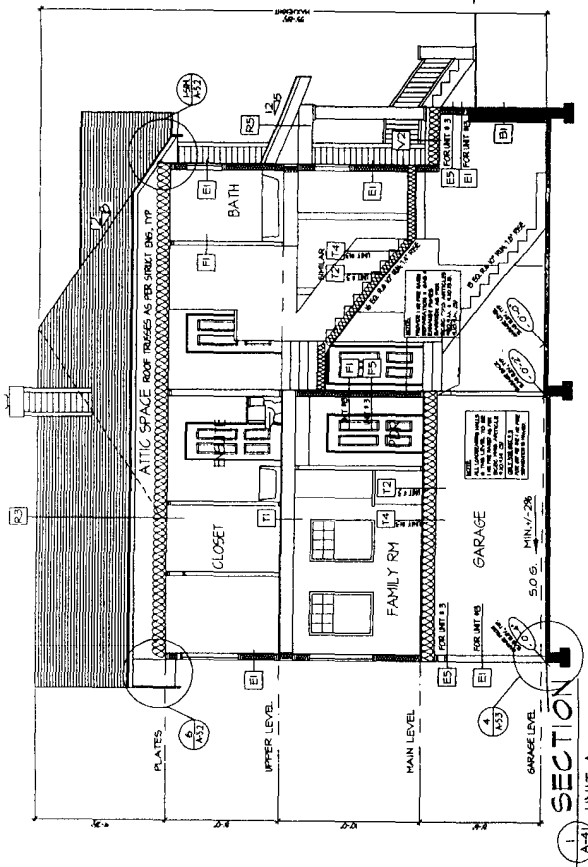
MAR 24 2004  
PLAN 6

DP03247727

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

SECTIONS  
UNITS A, B & E

A-4.1



DATE: 02/11/04  
DRAWN BY: JG  
CHECKED BY: JG  
SCALE: 1/4"=1'-0"  
PLOT NO.: 214-200-000  
JOB FILE: 0218  
JOB NUMBER: 0218

G. B. L. ARCHITECTURE INC.  
 1000 WEST 10TH AVENUE, SUITE 100  
 VANCOUVER, BC V6H 1T6  
 TEL: (604) 681-1111  
 FAX: (604) 681-1112  
 WWW.GBLARCHITECTURE.COM

MAR 24 2004

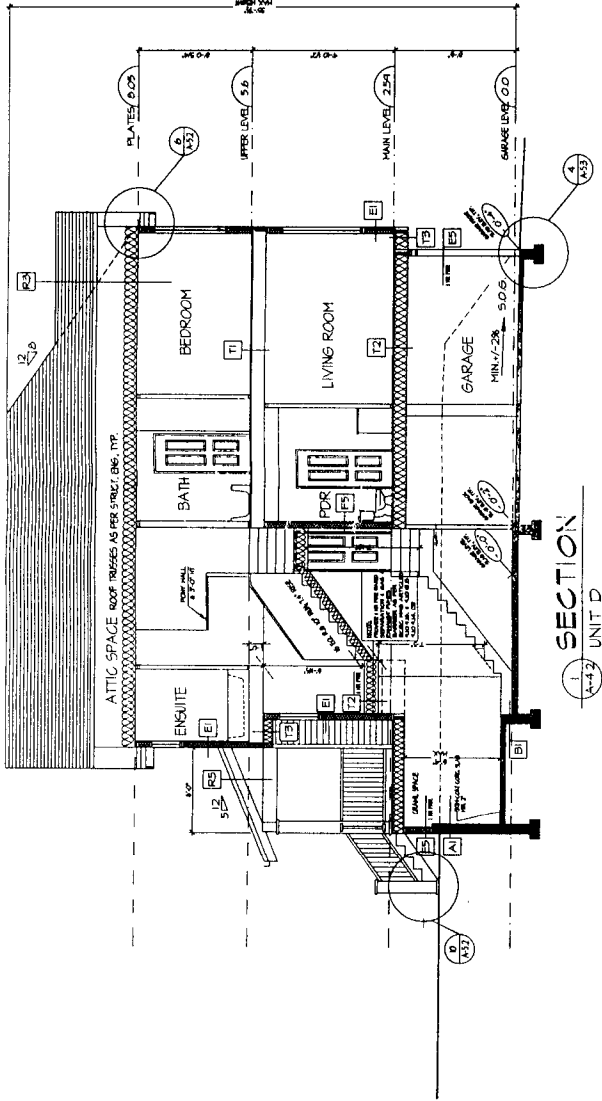
PLAN 7

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

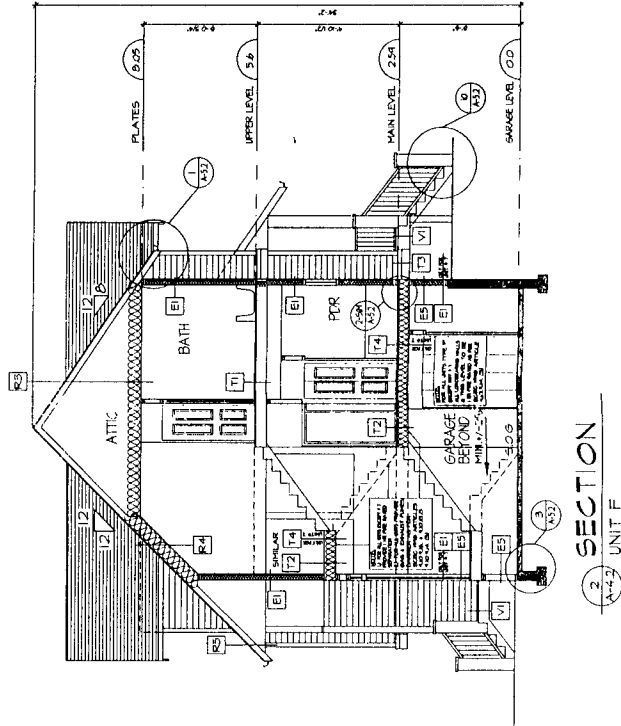
SECTIONS  
 UNITS D & F

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PLOTTED	CAD FILE	21P-SECTION
JOB NUMBER		0218

A-4.2

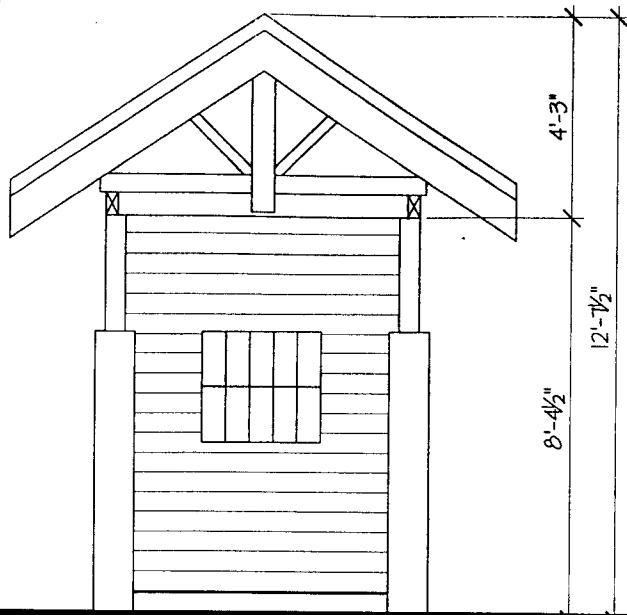


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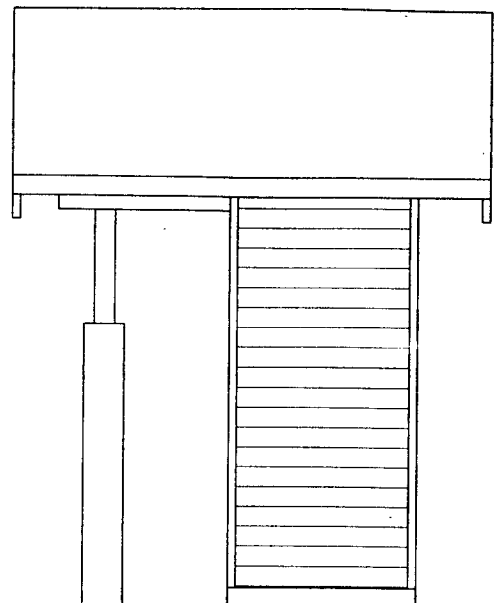


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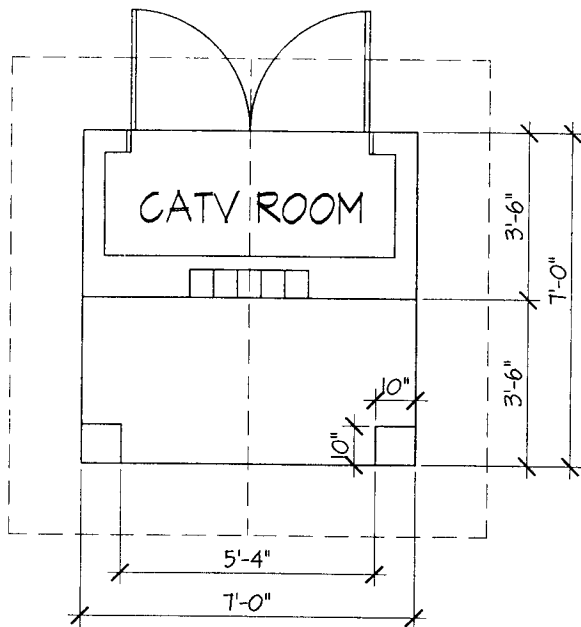


**FRONT  
ELEVATION**

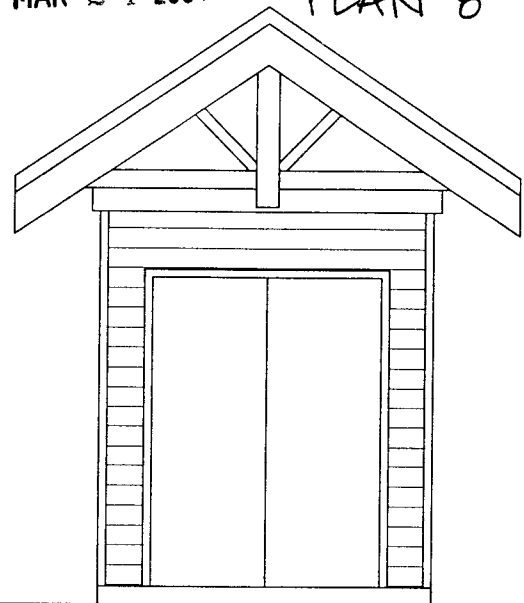


**SIDE  
ELEVATION**

DP 03247727  
MAR 24 2004 PLAN 8



**PLAN**



**REAR  
ELEVATION**

**GOMBEROFF-BELL-LYON GROUP OF ARCHITECTS INC.**

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

PROJECT NAME <b>LONDON LANDING</b> <b>Ph.4, RICHMOND, BC</b>  16 TOWNHOMES FOR LONDON LANDING DEVELOPMENT CORPORATION	SHEET TITLE	REVISIONS <table border="1"> <thead> <tr> <th>No</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>MAR/02/04</td> <td>BPA</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> </tbody> </table> DRAWN D.C.	No	DATE	DESCRIPTION	1	MAR/02/04	BPA	2			3			4			JOB No. <b>0218</b> SHEET No. <b>SK-1</b>
No	DATE	DESCRIPTION																
1	MAR/02/04	BPA																
2																		
3																		
4																		
		DATE  SCALE 1/4"=1'-0"																