



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: December 13, 2005
File: DP 05-292191
Re: **Application by Western Ferndale Holdings Ltd. for a Development Permit at 6099 Alder Street (formerly 9420, 9440 Westminster Highway and 9411, 9431 Ferndale Road)**

Staff Recommendation

1. That a Development Permit be issued which would permit the construction of 48 townhouse units at 6099 Alder Street on a site zoned "Comprehensive Development District (CD/164)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the permitted number of small parking spaces from 30% to 33% to permit an additional 3 small parking spaces.

Holger Burke
Acting Director of Development

SB:blg
Att.

Staff Report

Origin

Western Ferndale Holdings Ltd. has applied to the City of Richmond for permission to develop 48 townhouse units at 6099 Alder Street (formerly 9411, 9431 Ferndale Road and 9420, 9440 Westminster Highway) in two phases. The site formerly contained four (4) single-family homes.

The site is being rezoned from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/164)” for this project under Bylaw 7895 (Rezoning Application RZ 04-274082).

Development Information

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

Background

Development surrounding the subject City Centre McLennan North Sub-Area site is as follows:

- To the north, across Westminster Highway is the large Federal parcel under consideration for development by the Federal Government, the Musqueam First Nation, and the City;
- To the east, across future Alder Street, are existing single-family homes fronting onto both Westminster Highway and Ferndale Road, zoned “Single Family Housing District, Subdivision Area F (R1/F).” Alder Street will be constructed as part of this development;
- To the south, across Ferndale Road are proposed townhouse developments (DP 05-297694 & DP 05-296789), a newer single-family home and the future Katsura neighbourhood park, zoned “Comprehensive Development District (CD/167)” and “Single Family Housing District, Subdivision Area F (R1/F);” and
- To the west, are single-family homes and a church property fronting onto both Ferndale Road and Westminster Highway, zoned “Single Family Housing District, Subdivision Area F (R1/F)” and “Assembly District (ASY).”

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Review tree retention opportunities (All of the roughly 86 trees have been removed. The landscape design proposes 87 new trees, 725 hedges and over 1,200 shrubs to be planted. A clump of Birches at the northwest corner were initially proposed for retention except that, in the opinion of the registered arborist, disease and insect problems have eliminated any potential for the retention of Birches, which is the most common tree species on the site. Two (2) trees were identified as worthy of retention by the registered arborist, a White Pine and a Black Walnut. Neither can be retained due to conflict with building envelope locations);
- Design development to improve the frontage character of the end units facing Alder Street (The frontage character has been improved with a gable roof porch element with wood shingle siding);
- Design development to address 9 – 10 unit length of building blocks (The unit length of the blocks has been mitigated with narrow unit designs roughly half the width of more traditional

- designs, building articulation, a variety of roof treatments and architectural expression of the corner and end units);
- Review visitor's parking locations and impact on Alder Street (The two (2) visitor parking spaces have been screened from Alder Street with Cedar hedging, planting and signage. Only two (2) of the ten (10) required visitor parking spaces are located adjacent to a public road);
 - Review location of amenity areas for centrality and opportunity to be an entry feature viewed from Alder Street. (The amenity area location was carefully chosen to take advantage of southern exposure and to minimize building shadowing. It is visible from Alder Street through the pedestrian/emergency vehicle access. The central green space addressing Alder Street is the pedestrian Mews entry to the east); and
 - Significant pedestrian entry feature along Alder Street (incorporated).

The Public Hearing for the rezoning of this site was held on March 21, 2005. At the Public Hearing, the following concerns about rezoning the property were expressed (see staff comments in brackets):

Construction Issues:

- Concern that pre-load was not proposed due to sinking in neighbourhood. (A geotechnical engineer has been retained and has prepared a soils report which will be submitted to the City through the upcoming Building Permit process. At this time pre-load is not proposed. A structural engineer will need to design a foundation system appropriate for the buildings and site soil conditions);
- The provision of temporary fencing along the east edge of Alder Street during road construction (Alder Street is envisioned to widen eastward through a 10 m dedication with future re-development including existing single-family homes at 9460 Westminster Highway and 9451 Ferndale Road. The developer has agreed to maintain existing or construction fencing along this property line during road construction based on site conditions); and
- Provision of security during construction period. (The applicant advises that the site will be fenced -most of it is already- and there will be security guards during non-working hours once the wood frame construction starts).

Engineering Issues:

- Opportunity for properties to the west to tie into sanitary sewer infrastructure. (The developer is constructing a new sanitary sewer extension to the west property line to provide service to 9360 Westminster Highway in a new right-of-way).

Planning Issues:

- A pedestrian-oriented streetscape is proposed facing future Alder Street and the developer is not proposing privacy fencing on the other side of the road dedication);
- Nature of the proposed secondary suites. (There is legal potential to convert the ground floor area of the four 'C' type units facing Alder Street into secondary suites of less than 350 ft² each. Each bachelor suite would have a kitchenette and bathroom in addition to the main living room);
- Children's playground location. (A children's play with play equipment is proposed in the outdoor amenity area located centrally in Phase 1);
- Three-storey building height. (The proposed building height is consistent with the Sub-Area Plan and proposed development in the area);

- Ferndale Road building setback. (The proposed design complies with the required 6 m setback from Ferndale Road);
- Nine (9) unit building length facing Ferndale Road. (The proposed townhouse street wall expression is consistent with the Sub-Area Plan which envisioned consistent building massing with little or no interruptions);
- Overlooking Ferndale Road and homes across Ferndale Road; including provision of streetscape landscaping and concern about balconies and observation areas. (Good urban design encourages such a relationship between development and the street. The proposed design provides a pedestrian-oriented streetscape onsite and frontage improvements through a separate Servicing Agreement which will include a new sidewalk and a grass and treed boulevard);
- Adequate provision of visitor parking. (The proposed design accommodates the visitor parking requirement); and
- Retention of existing Birch trees in the Alder Street dedication. (Unfortunately, tree retention is not compatible with new road construction. In addition, a registered arborist has advised that Birch Borer is present in the area and that infected Birch trees will not survive. New street trees will be planted along Alder Street).

Transportation Issues:

- Vehicle access to Ferndale Road for future multi-family development to the west (Ferndale Road is a collector road with the future Katsura Park located in this section at the southeast corner of Ferndale Road and Katsura Street. A cross-access agreement for the benefit of 9391 Ferndale Road and 9360 Westminster Highway to the west has been secured through the Rezoning to minimize the number of driveways and conflicting points between vehicles and pedestrians on Ferndale Road and Westminster Highway. At this time, no development application has been received by staff regarding the two (2) residential properties between the subject site and the church property. When a development application is received, access options will be reviewed);
- The provision of a controlled intersection at Westminster Highway and future Alder Street (A future signal is planned along Westminster Highway between Garden City Road and No. 4 Road. The location of the signal will depend on development and traffic growth in the area.);
- Safe design of the intersection at Ferndale Road and Alder Street. (At the intersection of Ferndale Road and Alder Street, staff are considering traffic calming measures (such as curb extensions) to slow down vehicles, particularly as Alder Street is planned to be part of the trail system. These measures would be constructed as redevelopments at the vicinity of the intersection occur.); and
- The provision of sidewalks on Westminster Highway. (Through a separate Servicing Agreement, frontage improvements will be provided including a new grass and tree boulevard and behind that, a new sidewalk. These frontage improvements will be extended along Westminster Highway as redevelopment occurs).

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Comprehensive Development District (CD/164) except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the permitted number of small parking spaces from 30% to 33% to permit an additional 3 small parking spaces.

(Staff supports the proposed variance as it permits the applicant to provide the required number of resident and visitor parking spaces onsite and results in a site plan with enhanced open space.)

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from April 06, 2005 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis***Conditions of Adjacency***

- The proposed height, siting and orientation of the building respects the massing of the existing single-family homes and potential for future multi-family development. Side yard conditions are presented at the interface to the existing single-family home lots. A 3 m setback has been provided with minor electrical closet projections of 0.6 m. The side yards are landscaped with a combination of trees and hedges for privacy screening; and
- The applicant has addressed privacy for the adjacent single-family home to the northwest through: the planting of trees and shrubs, the provision of 1.8 m height solid wood privacy fencing, and placing trellises and vine planting in front of the fencing at the internal road ends.

Urban Design and Site Planning

- As outlined in the rezoning staff report, the proposal provides attractive pedestrian-oriented streetscapes to Westminster Highway, Ferndale Road and Alder Street. The size and location of the common open space and amenity building on the south western portion of the site, is appropriate in increasing the open landscape along this edge and providing a transition to neighbouring existing single-family homes. At the north western portion of the site, the positioning of end walls, the driveway, and the entry courtyard minimize overlook and overshadowing to the adjacent existing single-family homes, and potential future townhouse or apartment development;
- As outlined in the rezoning staff report, the proposed townhouse street wall expression is compliant with the Sub-Area envisioning consistent building massing with little or no interruptions;
- As outlined in the rezoning staff report, this development proposes up to 9 – 10 townhouses per building block. The Official Community Plan (OCP) has a Development Permit Guideline that the maximum number of townhouses in a row should be 6 – 8. However, the McLennan North Sub-Area Plan does not reinforce this guideline and, in fact, envisions that Residential Area 2 will contain a more urban or dense form of development. With proper design (e.g. staggering the units; providing visual interruptions; etc), staff are satisfied that the building blocks are not too long;

- As outlined in the rezoning staff report, the proposed three-storey form provides generous outdoor open space (41% site coverage proposed) throughout the site in keeping with the formal park-like setting envisioned in the Area Plan;
- Pedestrian frontage character facing Ferndale Road, Westminster Highway, and future Alder Street and pedestrian connections have been incorporated. There are individual unit and communal pedestrian entries in all three (3) streetscapes;
- The proposal includes centrally located mailboxes in the indoor amenity space;
- Vehicle access is provided from future Alder Street through two (2) driveways and an additional emergency vehicle access has also been provided. Pedestrian access is provided from all three (3) road frontages as discussed above;
- Resident parking is located off of the internal manoeuvring aisles and exceeds the onsite parking requirements. Three (3) accessible parking spaces are provided; two (2) in the adaptable type 'D' units and one (1) visitor space. Visitor parking meets the onsite parking requirements and spaces are provided throughout the development site;
- Headlight glare to single-family back yards has been mitigated with landscape screening and privacy fencing;
- Two (2) recycling enclosures have been provided in Phase 1. The enclosures are located on both sides of building 4Y and setback from future Alder Street;
- This development provides a central indoor amenity space adjacent to a fenced outdoor amenity space with children's play equipment; and
- The view into the development from future Alder Street has been improved through decorative paving, and trellises at internal road ends.

Architectural Form and Character

- The building forms are well articulated;
- The proposed building materials (cultured reused brick, vinyl siding, Hardi-panel, wood shingles, aluminium railings, wood brackets, posts and trim, and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety between building blocks has been incorporated with three (3) different building types, a central amenity space, a central pedestrian mews, and trellises; and
- The impact of blank garage doors has been mitigated on the internal manoeuvring aisles with recessed single-car garage doors with transom windows; planting islands with trees and shrubs; and architectural columns, brackets and overhead bay elements;

Landscape Design and Open Space Design

- The landscape design includes the planting of 87 new trees, 725 hedges and over 1,200 shrubs to be planted. All of the roughly 86 existing trees have been removed. A clump of Birches at the northwest corner were initially proposed for retention except that, in the opinion of the registered arborist, disease and insect problems have eliminated any potential for the retention of Birches, which is the most common tree species on the site. These trees were removed due to tree condition or conflict with building envelopes and internal road layout;
- Central and adjacent indoor and outdoor amenity spaces have been provided. Children's play equipment is proposed with a ladder, slide and panels. The landscape design also includes

shrub (1,200) and ground cover planting, benches for seating, and special paving treatment with patterning and colour. The use of permeable pavers and grasscrete improves the permeability of the site; and

- The majority of visitor parking is internally located and does not impact the streetscape. Two (2) visitor parking spaces are screened from Alder Street with Cedar hedging, planting and signage.

Crime Prevention Through Environmental Design

- Lighting has been carefully considered for the unit 28 side yard entry to address staff concern about the limited passive surveillance opportunities. A high level of photocell activated lighting will be provided at the unit entry.

General

- No accessible units are proposed, but the two (2) 'D' type units are proposed to be easily adaptable including enclosed accessible parking spaces, stacked closets large enough for future elevator installation, and a suitable layout for one of the third floor washrooms adjacent to the bedrooms. Blocking in the bathroom walls of the adaptable units to facilitate future potential installation of grab bars will be provided (**Reference Plan B**).

Phasing

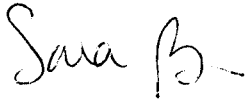
- The development is proposed to be built in two phases as a phased strata. The first phase of 21 dwelling units includes the 9 units facing Ferndale Road, 10 units facing Alder Street and the internal building with 2 adaptable units and amenity room with associated outdoor amenity area with children's play equipment. The second phase of 18 townhouse units is located in the north half of the site which has frontage on Alder Street and Westminster Highway. Cross-access to 9391 Ferndale Road was secured through the Rezoning. The Cross-access area is located in and will be paved during construction of phase 1 (**Plan 2A**).

Servicing Analysis

- A Servicing Agreement for the design and construction of Alder Street and frontage improvements along Ferndale Road and Westminster Highway was secured through the Rezoning; and
- An engineering servicing capacity analysis was requested during the Rezoning application process and has been submitted to the City by the developer's consultant. Identified required storm sewer upgrades are proposed through the Servicing Agreement.

Conclusions

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



Sara Badyal, M.Arch.
Planner 1

SB:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$153,046.

The following condition is required prior to Building Permit issuance:

- A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.



City of Richmond

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

**Development Application
 Data Sheet**
 Development Applications Department

DP 05-292191

Attachment 1

Address: 6099 Alder Street (formerly 9411, 9431 Ferndale Road and 9420, 9440 Westminster Highway)

Applicant: Western Ferndale Holdings Ltd. Owner: same

Planning Area(s): McLennan North Sub-Area

Floor Area Gross: 7,109 m² Floor Area Net: 5,820 m²

	Existing	Proposed
Site Area:	Formerly 7,594.9 m ²	6,126.5 m ²
Land Uses:	Formerly Single-Family Residential	Townhouse and Apartment Residential
OCP Designation:	Residential	No Change
Zoning:	Formerly Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/164)
Number of Units:	Vacant	48 Townhouse units and 4 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.95	0.95	None Permitted
Lot Coverage:	Max. 41%	41%	None
Lot Size:	Min. 0.3 ha	0.61 ha	None
Setback (m) – Alder Street	4.5 m Min.	4.5 m Min.	None
Setback (m) – other public roads	6.0 m Min.	6.0 m Min.	None
Setback – Side & Rear Yards (m):	Min. 3.0 m	Min. 3.0 m	None
Height (m):	Max. 13.2 m and Max. 3 storeys	13.2 m and 3 storeys	None
Off-street Parking Spaces – Resident and Visitor:	Min. 72 and 10	72 and 10	None
Off-street Parking Spaces – Small Spaces:	Max 30% or 24	33% or 27	3% or 3
Off-street Parking Spaces – Accessible:	3	2 resident and 1 visitor	None
Total off-street Spaces:	82	82	None
Tandem Parking Spaces	Permitted	40 (20 units)	None
Amenity Space – Indoor:	Min. 100 m ²	102 m ²	None
Amenity Space – Outdoor:	312 m ²	439 m ²	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, April 06, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

5. Townhouses

Fougere Architecture

DP 05-292191

9411, 9431 Ferndale Road & 9420, 9440 Westminster Hwy.

The comments of the Panel were as follows:

- the block perpendicular to Alder needed to be made stronger;
- an interesting scheme. The elevations are telling in their repetition of form. The streetscape is well resolved. The bringing down of the materials into a brick podium was liked. The amenity space meeting the criteria but a signature tree would benefit.
- compact. Explore the modulating of the back elevations.
- quite rigorous with a strong character. Trees in the courtyard are of big importance.
- compact and dense. Relentless with the narrow character. Passage from the units to the play area was difficult. Reservations was felt over the scheme – would be interesting to see if it works – please keep the Panel informed. Guests and children will have difficulty entering the units.
- no readily accessible or adaptable units but in units of this width the difficulty was understood.
- one of the best projects from a landscaping point of view. The fit of the architecture and the landscaping was good. Use pavers in the mews walk and in the visitor parking stalls and the back of the road ends. The street trees could be more in keeping with the other trees on the site.

It was moved and seconded that DP 05-292191 move forward subject to the incorporation of the following:

- consideration of the end units to create a more robust entry expression – ***incorporated***;
- consideration of incorporating a signature tree into the landscaped play area – ***attractive plants and flowering vines chosen to highlight architectural trellis***;
- an exploration of the modulation of rear elevation and in particular the gable ends – ***incorporated***; and,
- incorporate pavers into the mews walkway and visitor parking areas – ***incorporated into visitor parking areas along with grasscrete***.

CARRIED
1 opposed



No. DP 05-292191

To the Holder: WESTERN FERNDALE HOLDINGS LTD.

Property Address: 6099 ALDER STREET
(FORMERLY 9420, 9440 WESTMINSTER HIGHWAY AND
9411, 9431 FERNDALE ROAD)

Address: C/O WAYNE FOUGERE
FOUGERE ARCHITECTURE INC.
UNIT 201 – 230 WEST BROADWAY
VANCOUVER, BC V5Y 1P7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to increase the permitted number of small parking spaces from 30% to 33% to permit an additional 3 small parking spaces.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #7 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$153,046. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 05-292191

To the Holder: WESTERN FERNDALE HOLDINGS LTD.

Property Address: 6099 ALDER STREET
(FORMERLY 9420, 9440 WESTMINSTER HIGHWAY AND
9411, 9431 FERNDALE ROAD)

Address: C/O WAYNE FOUGERE
FOUGERE ARCHITECTURE INC.
UNIT 201 – 230 WEST BROADWAY
VANCOUVER, BC V5Y 1P7

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

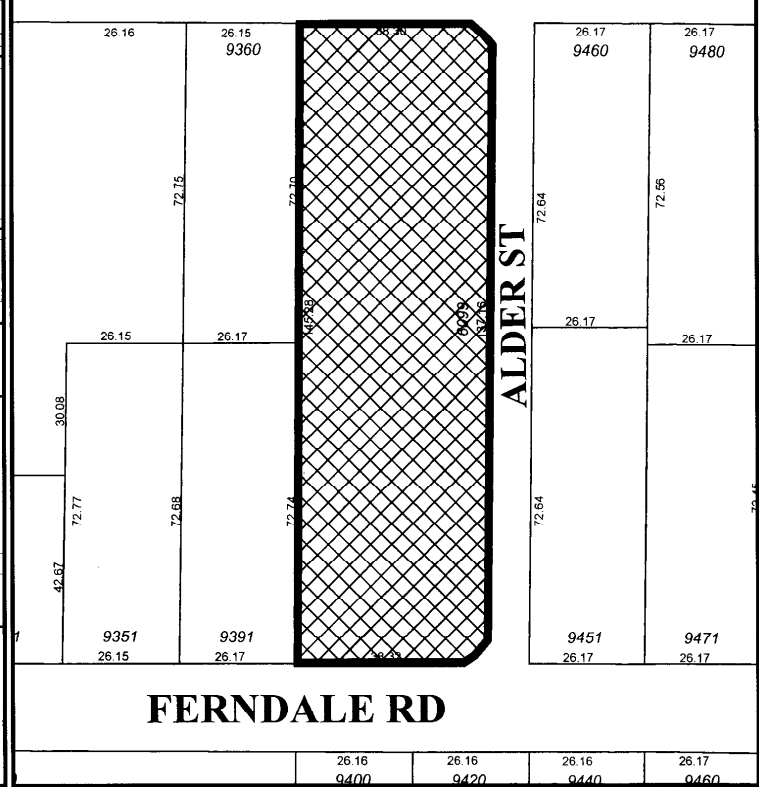
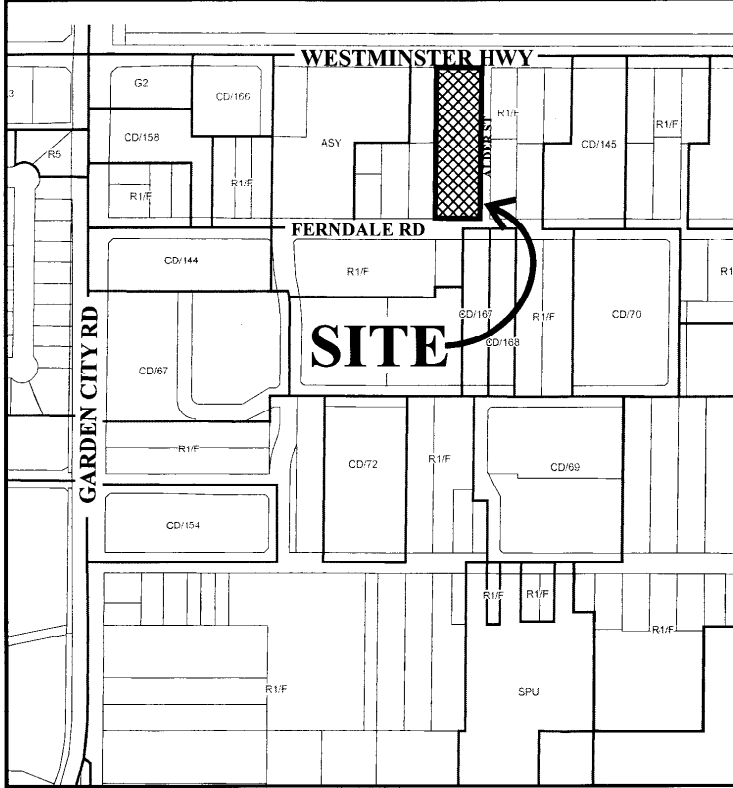
MAYOR



City of Richmond

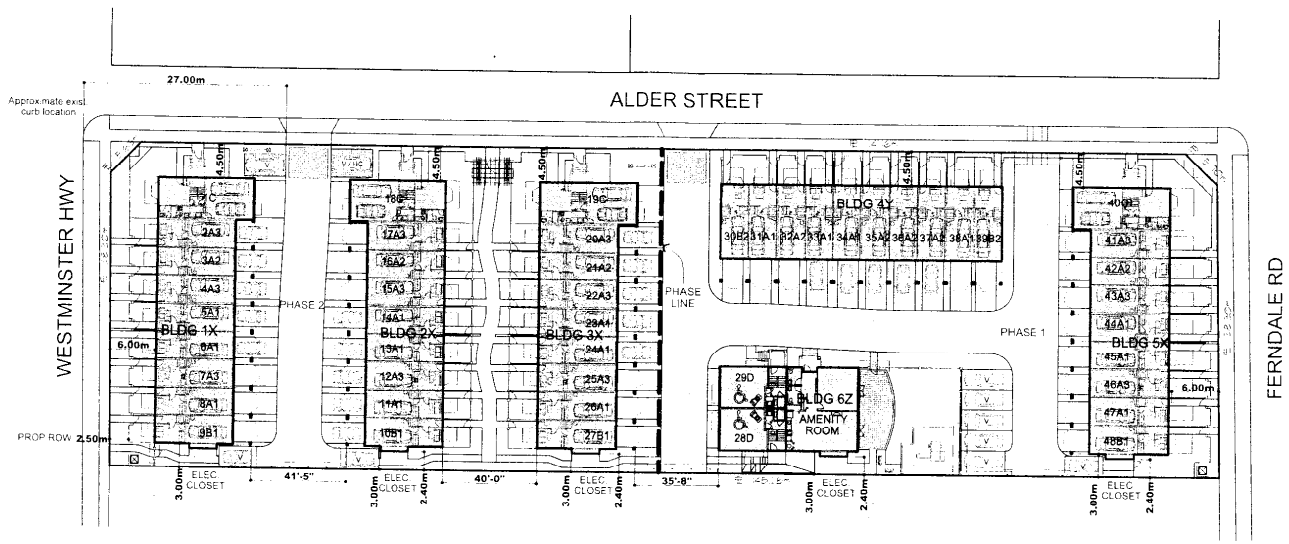
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WESTMINSTER HWY



DP 05-292191 SCHEDULE "A"

Original Date: 02/16/05
Revision Date: 11/03/05
Note: Dimensions are in METRES



SITE PLAN 48 units (31.6 upa)
 SCALE: 1" = 40'-0"

PLAN #2A JAN 11 2006
 DP 05292191

**FERNDALE
 GARDENS**
 for
**WESTERN FERNDALE
 HOLDINGS LTD.**

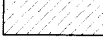
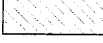
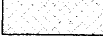
DECEMBER 11, 2005
 OF 05/29/04 RES. BOARD

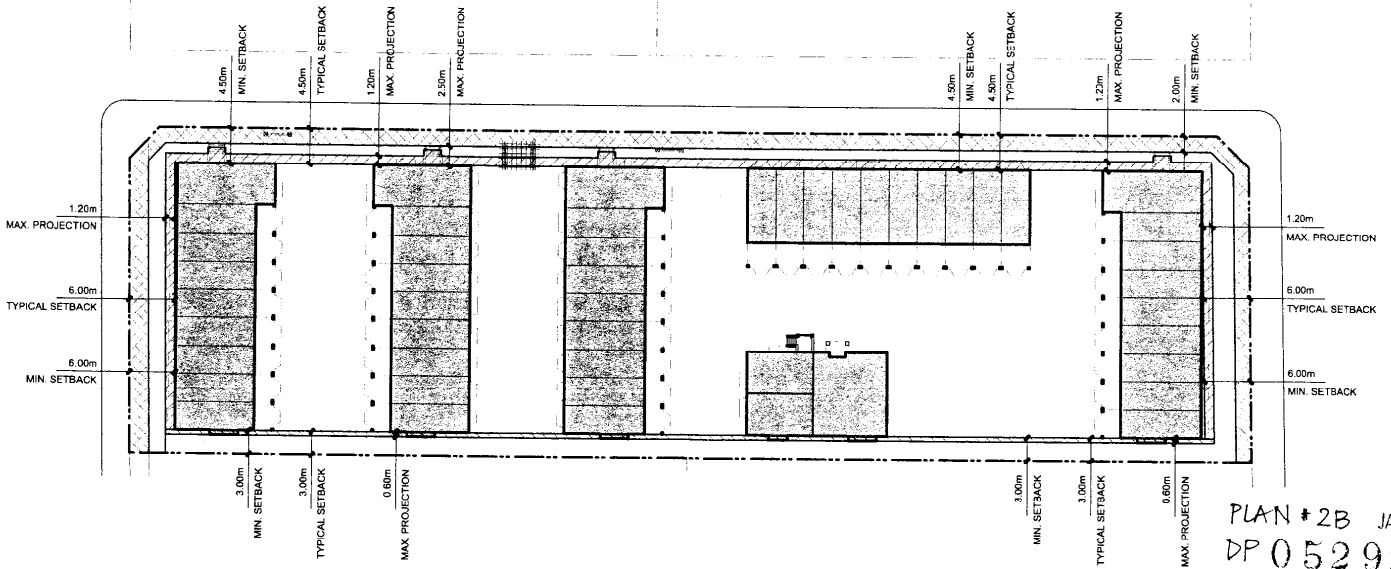
**FOUGERE
 ARCHITECTURE
 INC.**

201 - 238 WEST BROADWAY VANCOUVER
 BRITISH COLUMBIA V6J 1P7 (604) 675-2887

1a

LEGEND

-  PERMITTED PROJECTION TYPE 1
NOT FOR BALCONIES AND CANTILEVERED ROOFS
NOT FOR PORCHES
-  PERMITTED PROJECTION TYPE 2
NOT FOR BALCONIES AND CANTILEVERED ROOFS
NOT FOR PORCHES
-  PERMITTED SETBACK
MIN 2.00m FROM A PROPERTY LINE FOR ENTRY
STAIRS AND LANDSCAPE STRUCTURES



PLAN #2B JAN 11 2006
DP 05292191



PROJECTIONS BEYOND SETBACKS PLAN

SCALE: 1" = 40' 0"

FERNDALE GARDENS
for
WESTERN FERDALE HOLDINGS LTD

OCTOBER 17, 2005
DP 05-292191 RESUBMISSION
FOUGERE ARCHITECTURE INC.

6099 ALDER STREET

FORMER SITE DATA	
ADDRESS 3420 3440 WESTMINSTER HIGHWAY 841 843 FERNDALE ROAD RICHMOND BC	
LEGAL DESCRIPTION LOTS 30 32 40 AND 41 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 21641	
CD 04	
GROSS SITE AREA	7895 m ² (188 ACRES)
DEDICATION	1451 m ² (0.36 ACRES)
NET SITE AREA	6444 m ² (1.51 ACRES)
FLOOR AREA CALCULATION	
16 A1 UNITS	1145 m ² 1832 m ²
8 A2 UNITS	136 m ² 2088 m ²
12 A3 UNITS	145 m ² 374 m ²
4 B1 UNITS	144 m ² 457 m ²
2 B2 UNITS	134 m ² 226 m ²
4 C UNITS	173 m ² 725 m ²
2 D UNITS	644 m ² 329 m ²
UNIT COUNT	48 UNITS (plus 4 suites)
UNIT DENSITY	316 UPA
FLOOR AREA RATIO (5218.4 m ² BUILT AREA / 6166 m ² SITE AREA) 0.85	
LOT COVERAGE CALCULATION	
BUILDING 1X	450.3 m ²
BUILDING 2X	450.3 m ²
BUILDING 3X	450.3 m ²
BUILDING 4X	450.3 m ²
BUILDING 5X	450.3 m ²
BUILDING 6X	210 m ²
TOTAL COVERAGE	6 BUILDINGS 2483.1 m ²
(2483.1 m ² FOOTPRINT / 6166 m ² SITE AREA) 4%	
COVERED AREA ALLOWED	184 m ²
COVERED AREA PROVIDED	9 m ²
PERMITTED	
OFF-STREET PARKING REQUIRED	50m ² / UNIT x 48 UNITS 2400 m ²
OFF-STREET PROVIDED	1700 m ²
RESIDENT PARKING REQUIRED	1.5 / UNIT x 48 UNITS 72 STALLS
VISITOR PARKING REQUIRED	0.2 / UNIT x 48 UNITS 10 STALLS
TOTAL REQUIRED PARKING	1.7 / UNIT x 48 UNITS 82 STALLS
PARKING PROVIDED	82 STALLS
PARKING RATIO	1.7 STALLS/UNIT
OPEN AREA REQUIRED	6m ² x 50 UNITS 300 m ²
OPEN AREA PROVIDED	458 m ²
INDOOR AMENITY AREA REQUIRED	100 m ²
INDOOR AMENITY AREA PROVIDED	102 m ²
GARBAGE	DOOR-TO-DOOR

VARIANCE :

- MAX 30% OR 24 SMALL PARKING SPACES PERMITTED
- 33% OR 27 SPACES PROPOSED OUT OF TOTAL 82 PARKING SPACES PROVIDED ONSITE

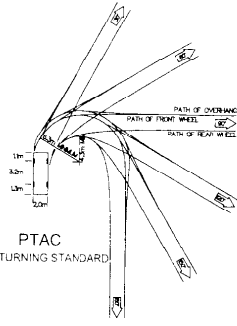
ENCLOSED + ADDITIONAL COVERED

VARIANCE	
LANDSCAPE STRUCTURE WITHIN ALDER STREET SETBACK	MIN 2.0m
BY PERMITTED	2.5m
BY PROPOSED	2.5m

PLAN #1 JAN 11 2006
DP05292191

FERNDALE GARDENS
for
WESTERN FERNDALE

OCTOBER 17, 2005
DP 05-292191 RESUBMISSION
FOUGERE ARCHITECTURE INC.

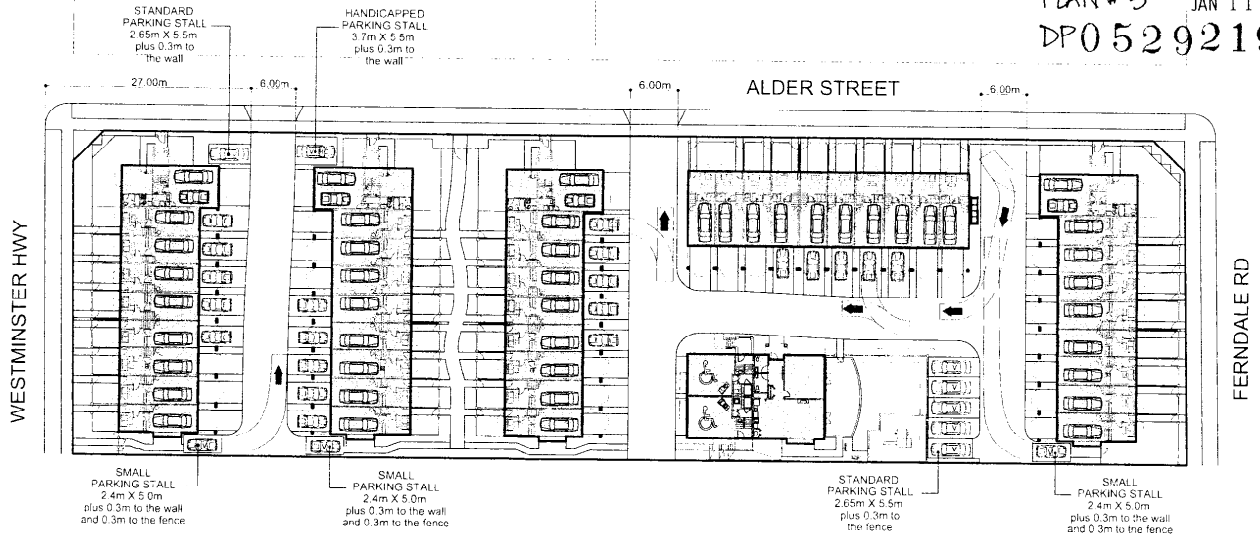


PARKING CALCULATION

RESIDENTIAL PARKING REQUIRED	15 UNIT X 48 UNITS	72 STALLS
RESIDENTIAL PARKING PROVIDED	48 TANDEM PARKING STALLS	96 STALLS
		55%
VISITOR PARKING REQUIRED	027 UNIT X 48 UNITS	1302 STALLS
VISITOR PARKING PROVIDED		1302 STALLS
TOTAL		2204 STALLS

* 27 SMALL PARKING SPACES BY VARIANCE

PLAN # 3 JAN 11 2006
DP05292191



PARKING PLAN AND CAR MANOEUVRING

SCALE: 1" = 40' 0"

FERDALE GARDENS
for
WESTERN FERDALE HOLDINGS LTD.

DECEMBER 11, 2006
OF 05/05/06 R.T.O. #M-0605

FOUGERE ARCHITECTURE INC.

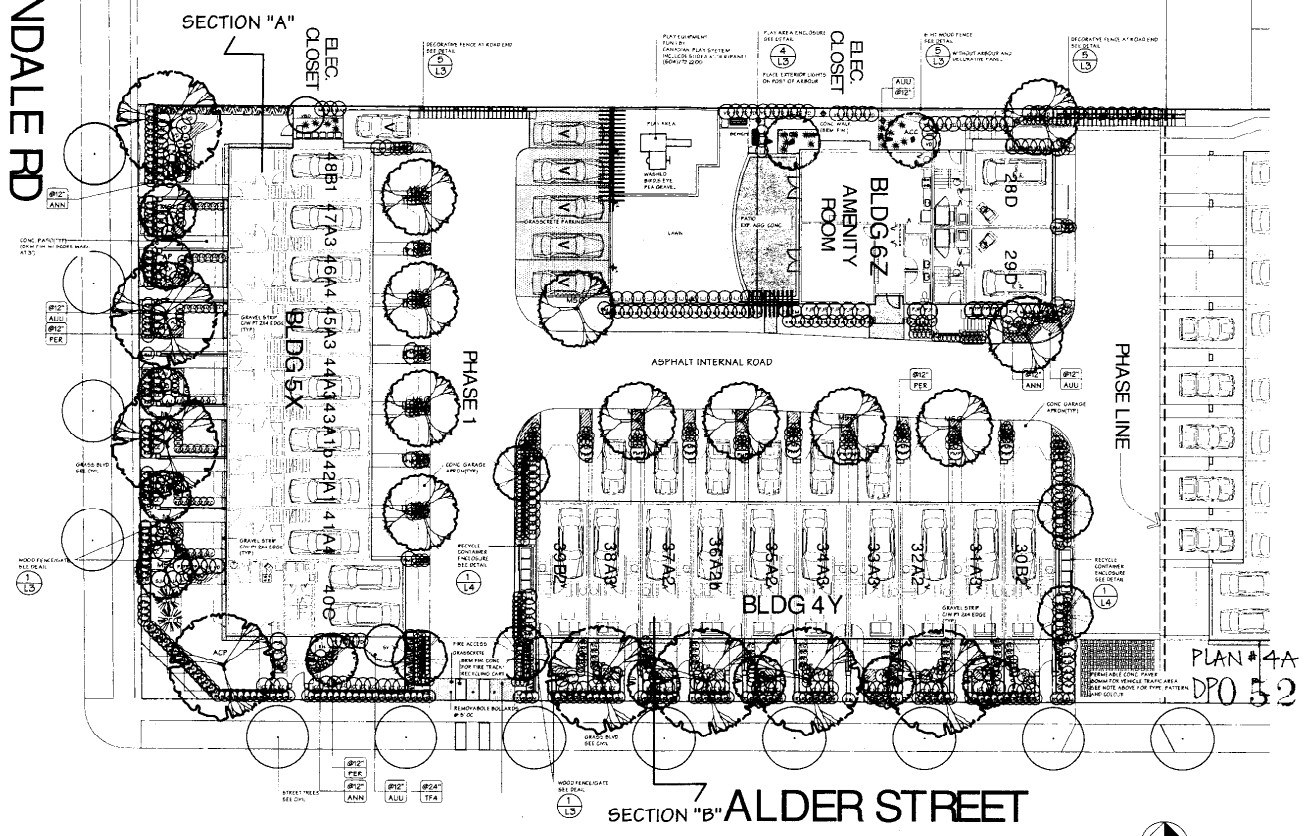
301 - 272 WEST BRANDWAT VANCOUVER
MONTREAL QUEBEC H3T 1P7 (514) 872-7189

FERNDALE RD

X FRONTAGE IMPROVEMENTS BY SEPARATE SERVICING AGREEMENT

LIGHTING LEGEND
● INCLUDES LIGHT

MATCH LINE FOR CONTINUATION SEE 12



ITO & ASSOCIATES
 Landscape Architects
 3180 Hazelton Street
 Richmond, BC V7E 2E4
 Voice: (604) 275-2812
 Facsimile: (604) 275-4930
 Email: info@ito.ca

FERNDALE GARDENS
 RICHMOND, B.C.

Drawn To:
 LANDSCAPE PLAN
 PHASE 1

PLAN # 4A
 JAN 11 2006
 DPO 5292191

Scale	1" = 10'
Date	1/11/06
Drawn	TO
Check	AND P. 2006
Appr	AND P. 2006
Sheet	

3a

WESTMINSTER HWY

PROP ROW

DATE: 01/11/2006
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO: 05292191
 SHEET NO: 3b



ITO & ASSOCIATES
 Landscape Architects
 1180 - 14th Street
 Richmond, BC V7E 2L4
 Voice: (604) 275-2812
 Facsimile: (604) 275-4834
 E-Mail: iro@ito.ca

FERNDALE GARDENS
 RICHMOND, B.C.

LANDSCAPE PLAN
 PHASE 2

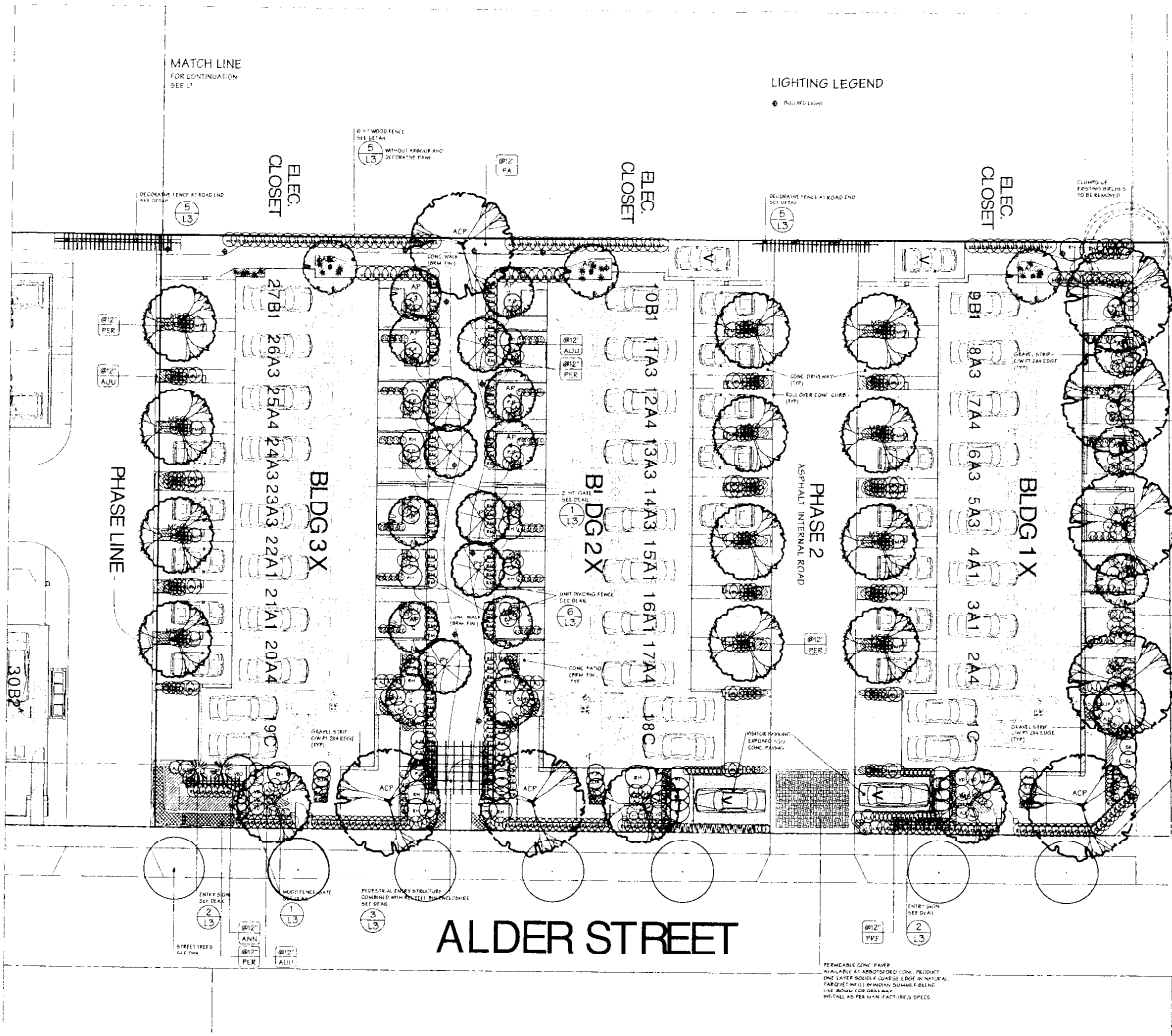
PLAN #4B JAN 11 2006
 DP05292191

Scale:	1" = 20'
Author:	J. B. BROWN
Checker:	J. B. BROWN
Date:	01/11/2006
Time:	10:00 AM

3b

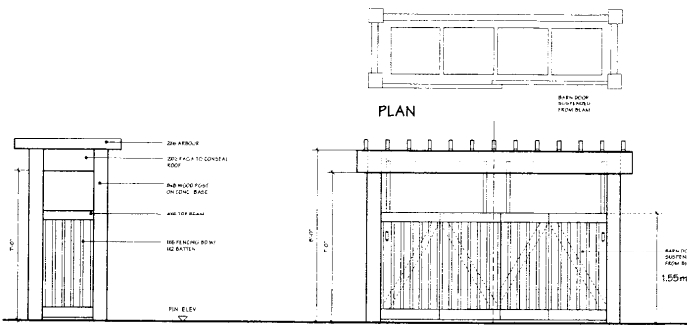
LIGHTING LEGEND

● ROUND LIGHT



Approximate exist. -2.0
 cut/f local on: -2.0

* PERMANENT IRRIGATION SYSTEM TO BE PROVIDED FOR LANDSCAPING



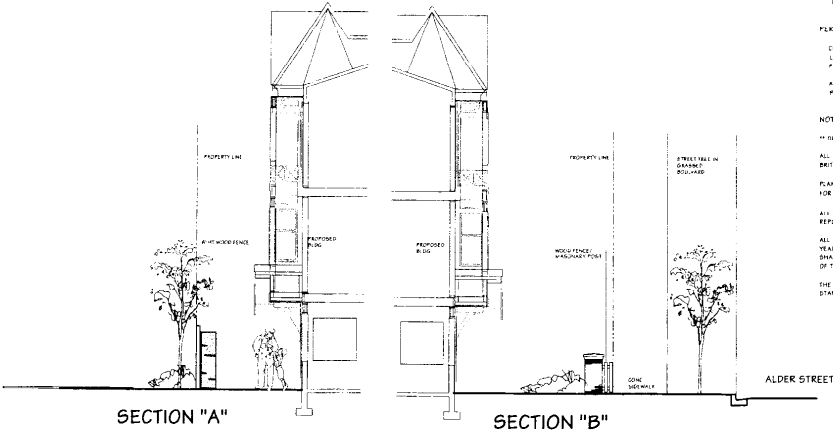
1 RECYCLE BOX ENCLOSURE
SCALE 1/4" = 1'-0"

PLANT LIST

FERDALE GARDENS RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AC1	5	ACER CIRCINATUM	WINE MAPLE	2.0m HT. 8.0m ST. 2.0m MIN
AP	22	ACER PALMATUM	JAPANESE MAPLE	1.5m HT. 8.0m
AC2	18	ACER FRATROSCUS EMERALD GREEN	ROSEMARY MAPLE	6.0m CAL. 8.0m ST. 8.0m
AR4	5	ACER RUBRUM ARMSTRONG	ARMSTRONG MAPLE	6.0m CAL. 8.0m ST. 8.0m
W60	25	WEDDING BELL (MAGNOLIA)	ORANGE BLOSSOM MAGNOLIA	6.0m CAL. 8.0m ST. 8.0m
W61	2	MAGNOLIA SOULANDIANA RESISTIC RUBRA	PURPLE SAUCE MAGNOLIA	6.0m CAL. 8.0m ST. 8.0m
PCD	4	PRUNUS CENSURATA	ORCHARD PRUNELLA	2.0m HT. 8.0m
PT	6	PRUNUS VEDESSIS 'KREBSON'	CAMPBELL CHERRY	6.0m CAL. 8.0m ST. 8.0m
PTA	36	THUJA OCCIDENTALIS FASTIGIATA	PYRAMIDAL CEDAR	1.20m HT.
SHRUBS				
AJ	138	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	222	ERICA CARNEA	WINTER HEATHER	#2 POT
CC	36	ILEX CREMATA CONDEA	HOLLY	#2 POT
LJ	27	LIGULSTRUM JAPONICUM 'TEANUM'	JAPANESE PRIVET	#2 POT
WA	37	WANDURA AGRI-FOLIUM	CREEDON GRAPE	#2 POT
PT	6	PRUNUS VEDESSIS	PRUNELLA	#2 POT
PTJ	18	PRUNUS JAPONICA 'TORETS FLAME'	FLY OF THE VALLEY	#2 POT
PRP	72	PRUNUS MIOGI 'PINKIE'	ORANGE PRUNELLA	#2 POT
RJ	27	RIBES JAPONICUM **	ORANGE RIBES	#2 POT
RI	27	RIBES ROSSII	ORANGE RIBES	#2 POT
SK	6	SAXIFRAGA JAPONICA	SEMPER	1.00m HT.
SJA	27	SPYRAEA JAPONICA ANTHONY WATERER	ANTHONY WATERER SPIRAEA	#2 POT
AL	7	ALNUS GLABRA	ALNUS	#2 POT
VD	65	VERBENUM DAVOID	DAVID'S VERBENUM	1.50m HT.
VD	2	VERBENUM BOCHANNENSE DAVIN	DAVIN VERBENUM	2.00m HT.
GROUND COVERS				
AJU	2010	ACTOSTAPHYLOS LYA USUI	K. MINKINUCKA	#2.5 POT
UD	200	LODGEPOLE PALMER	BEAR BERRY	#2.5 POT
PA	260	PERIBALIA JAPONICA	PERIBALIA	#2.5 POT
VINES				
CR	8	CAMPIDIS RADICANS	TRUMPET VINE	#1 POT STAKED
PERENNIALS/ANNUALS/BIENNIALS/GRASSES/AGUATIC PLANTS				
UMA	473	CAREX MURROWII AUREA VARIETAS	CAREX	#1 POT
LVA	240	LIANDELLA ANDRIFOLIA	ENGLISH LAVENDER	#1 POT
PLM	40	POSTICHIUM MUMMUM	WILLOW DOGWOOD	#1 POT
ANN	320	ANNUALS **		#2.5 POT
PER	590	PERENNIALS **		#1 POT

NOTES
 ** QUANTITIES APPROXIMATE AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE DATA STANDARDS FOR NURSERY STOCK AND THE REGIA STANDARDS FOR CONTAINER GROWN PLANTS
 ALL PLANT QUANTITIES INDICATED BETWEEN PLAN AND PLANT LIST SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS
 ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% 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 TURNED OVER TO THE OWNER



ALL WOOD SHALL BE PRESSURE TREATED FIR S-4-S
 ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID SPAIN COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION
 ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED
 ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLY

06/11/2006
 ITO & ASSOCIATES
 LANDSCAPE ARCHITECTS
 3180 HUN STREET
 RICHMOND, BC V7X 3L4
 PHONE: (604) 273-2812
 FACSIMILE: (604) 273-4826
 EMAIL: ITO@ITO-CA.COM

ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 3180 HUN STREET
 RICHMOND, BC V7X 3L4
 PHONE: (604) 273-2812
 FACSIMILE: (604) 273-4826
 EMAIL: ITO@ITO-CA.COM

FERDALE GARDENS RICHMOND, B.C.

PLANT LIST / DETAIL

PLAN #4D JAN 11 2006
 DP 05292191

DATE: JAN 21 2006
 TIME: 06:30
 DRAWN BY: [Signature]

3d



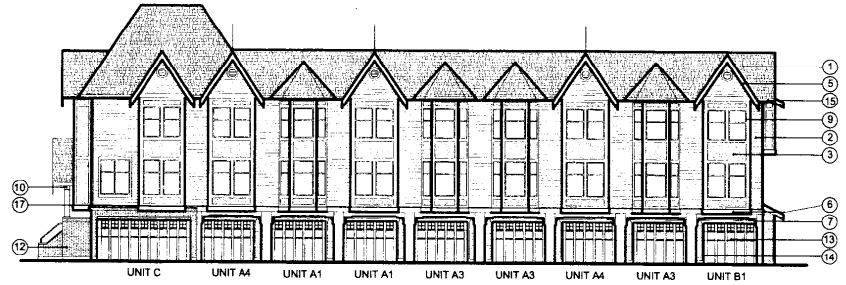
WEST ELEVATION



FRONT ELEVATION



EAST ELEVATION



BACK ELEVATION

EXTERIOR FINISHES SCHEDULE #1 (BLOCKS 1X & 3X)

1	ROOF	FABCO ASPHALT HARVEST BROWN
2	VINYL SIDING TRIPLE 3	CONVOY VYTEC NANTUCKET SERRA BROWN
3	HARDI PANEL	GENERAL PAINT 8224M BALSAM BARK
4	HARDI WALL SHINGLES	GENERAL PAINT 8224M BALSAM BARK
5	FASCIA/BARGE BOARDS 0	GENERAL PAINT 8536N BLACKMAR
6	WOOD TRIM 1"	GENERAL PAINT 8536N BLACKMAR
7	DECORATIVE BRACKETS	GENERAL PAINT 8536N BLACKMAR
8	METAL INSUL ENTRY DOOR	GENERAL PAINT 8536N TREASURE CHEST
9	WINDOW FRAMES	WHITE
10	COLUMNS 10" X 10"	GENERAL PAINT 8224M BALSAM BARK
11	AL. RAILINGS/FINALS	CONVOY ROYAL BLACK 30
12	BRICK	FRASER VALLEY IXL 29 FIREROCK GRANITE
13	METAL INSUL GARAGE DOOR WITH GLASS PANELS	OVERHEAD DOOR THERMACORE ALMOND
14	GARAGE DOOR TRIM	GENERAL PAINT 8536N BLACKMAR
15	GUTTERS	CONVOY ROYAL BLACK 30
16	SOFFITS	CONVOY ROYAL LINES 824
17	CAP FLASHING	BLEND
18	DOWNSPOUTS	CONVOY ROYAL LINES 824
19	WOOD WINDOW TRIM 4" X 5"	GENERAL PAINT 8536N BLACKMAR

EXTERIOR FINISHES SCHEDULE #2 (BLOCKS 2X & 5X)

1	ROOF	FABCO ASPHALT HARVEST BROWN
2	VINYL SIDING TRIPLE 3	CONVOY VYTEC NANTUCKET SERRA BROWN
3	HARDI PANEL	GENERAL PAINT 8224M BALSAM BARK
4	HARDI WALL SHINGLES	GENERAL PAINT 8224M BALSAM BARK
5	FASCIA/BARGE BOARDS 0	GENERAL PAINT 8536N BLACKMAR
6	WOOD TRIM 1"	GENERAL PAINT 8536N BLACKMAR
7	DECORATIVE BRACKETS	GENERAL PAINT 8536N BLACKMAR
8	METAL INSUL ENTRY DOOR	GENERAL PAINT 8536N BLACKMAR
9	WINDOW FRAMES	WHITE
10	COLUMNS 10" X 10"	GENERAL PAINT 8224M BALSAM BARK
11	AL. RAILINGS/FINALS	CONVOY ROYAL BLACK 30
12	BRICK	FRASER VALLEY IXL 29 FIREROCK GRANITE
13	METAL INSUL GARAGE DOOR WITH GLASS PANELS	OVERHEAD DOOR THERMACORE ALMOND
14	GARAGE DOOR TRIM	GENERAL PAINT 8536N BLACKMAR
15	GUTTERS	CONVOY ROYAL BLACK 30
16	SOFFITS	CONVOY ROYAL LINES 824
17	CAP FLASHING	BLEND
18	DOWNSPOUTS	CONVOY ROYAL LINES 824
19	WOOD WINDOW TRIM 4" X 5"	GENERAL PAINT 8536N BLACKMAR

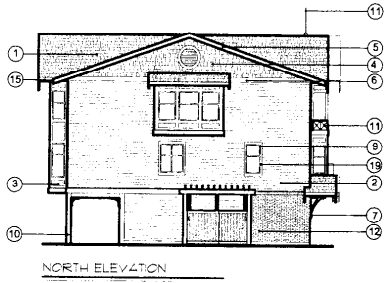
BUILDING X

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

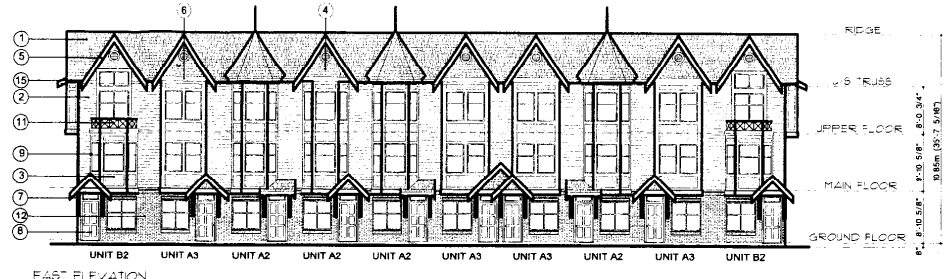
PLAN #5 JAN 11 2006
DP05292191

FERDALE GARDENS
for
WESTERN FERDALE HOUSING LTD.

OCTOBER 17, 2005
DP 05-292191 RESUBMISSION
FOUGERE ARCHITECTURE INC.



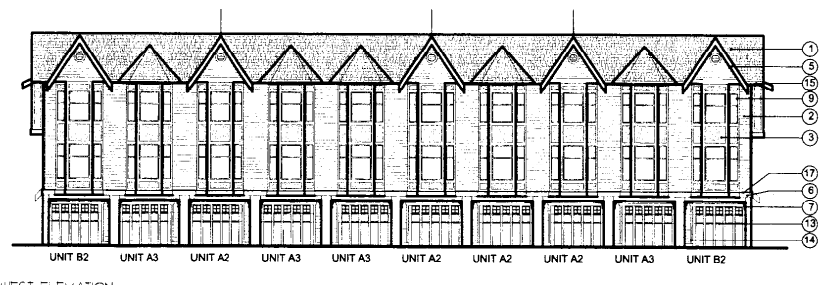
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR FINISHES SCHEDULE #2

1 ROOF	FABCO ASPHALT HARVEST BROWN
2 VNTL SDNG TRIPLE 3	CONVOY VYTEC NANTUCKET SERRA BROWN
3 HARD PANEL	GENERAL PAINT 8224M BALSAM BARK
4 HARD WALL SHINGLES	GENERAL PAINT 8224M BALSAM BARK
5 FASCIA/BARGE BOARDS 10'	GENERAL PAINT 8536N BLACKMAR
6 WOOD TRIM 10'	GENERAL PAINT 8536N BLACKMAR
7 DECORATIVE BRACKETS	GENERAL PAINT 8536N BLACKMAR
8 METAL INSUL ENTRY DOOR	WHITE
9 WINDOW FRAMES	GENERAL PAINT 8224M BALSAM BARK
10 COLUMNS 10' x 10'	CONVOY ROYAL BLACK 30
11 AL RAILINGS/FINALS	FRASER VALLEY IXL 791 FIRE ROCK GRANTE
12 BRICK	OVERHEAD DOOR THERMACORE ALMOND
13 METAL INSUL GARAGE DOOR WITH GLASS PANELS	GENERAL PAINT 8536N BLACKMAR
14 GARAGE DOOR TRIM	CONVOY ROYAL BLACK 30
15 GUTTERS	CONVOY ROYAL LINEN 824
16 SOFFITS	BLEND
17 CAP FLASHING	CONVOY ROYAL LINEN 824
18 DOWNSPOUTS	CONVOY ROYAL LINEN 824
19 WOOD WINDOW TRIM 4' x 5'	GENERAL PAINT 8536N BLACKMAR

BUILDING Y
Scale : 1/16" = 1'-0"

PLAN #6 JAN 11 2006
DP 05292191

FERDALE GARDENS
for
WESTERN FERDALE HOMINGS LTD

OCTOBER 17, 2005
DP 05-292191 RESUBMISSION
FOUGERE ARCHITECTURE INC



EXTERIOR FINISHES SCHEDULE #2

1. ROOF	FABCO - ASPHALT HARVEST BROWN
2. VINYL SIDING TRIPLE 3	CONVOY - VYTEC NANTUCKET SERE2 BROWN
3. HARDI PANEL	GENERAL PAINT 8224M BALSAM BARK
4. HARDI WALL SHINGLES	GENERAL PAINT 8224M BALSAM BARK
5. FASCIA/BARGE BOARDS 1/2"	GENERAL PAINT 8536N BLACKMAR
6. WOOD TRIM 1/2"	GENERAL PAINT 8536N BLACKMAR
7. DECORATIVE BRACKETS	GENERAL PAINT 8536N BLACKMAR
8. METAL INSUL ENTRY DOOR	GENERAL PAINT 8536N BLACKMAR
9. WINDOW FRAMES	WHITE
10. COLUMNS 2" X 10"	GENERAL PAINT 8224M BALSAM BARK
11. AL RAILINGS/RNALS	CONVOY ROYAL BLACK 30
12. BRCK	FRASER VALLEY XL 19 FIRECOCK GRANITE
13. METAL INSUL GARAGE DOOR WITH GLASS PANELS	OVERHEAD DOOR THERMACORE ALMOND
14. GARAGE DOOR TRIM	GENERAL PAINT 8536N BLACKMAR
15. GUTTERS	CONVOY ROYAL BLACK 30
16. SOFFITS	CONVOY ROYAL LINES 324
17. COP FLASHING	BLEND
18. DOWNSPOUTS	CONVOY ROYAL LINES 324
19. WOOD WINDOW TRIM 4" X 5"	GENERAL PAINT 8536N BLACKMAR

BUILDING Z

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

PLAN #7 JAN 11 2006
DP 05292191

**FERDALE
GARDENS**
for
**WESTERN FERDALE
HOLDINGS LTD.**

OCTOBER 17, 2005
DP 05-292191 RESUBMISSION
**FOUGERE
ARCHITECTURE
INC.**
220 - 220 WEST 40TH STREET - VANCOUVER

FUTURE 4 STOREY APARTMENT

FUTURE 3 STOREY TOWNHOUSE



FERNDALE ROAD STREETSCAPE
SCALE 1:50

FUTURE 3 STOREY APARTMENT

FUTURE 4 STOREY TOWNHOUSE



WESTMINSTER HIGHWAY STREETSCAPE
SCALE 1:50



ALDER STREET STREETSCAPE
SCALE 1:50

Reference Plan A JAN 11 2006
DP 05292191

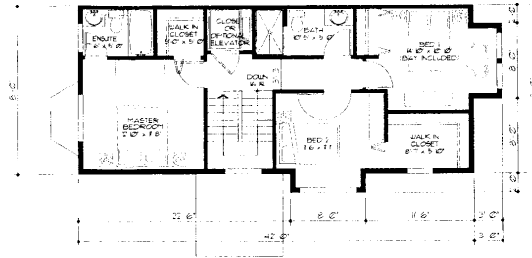
FERNDALE GARDENS
for
WESTERN FERNDALE HOLDINGS LTD.

NOVEMBER 20, 2005
DP 05 292191 REVISION 001

FOUGERE ARCHITECTURE INC.
MEMBER OF THE ASSOCIATION OF ARCHITECTS OF BRITISH COLUMBIA

237 - 220 WEST 41ST STREET
VANCOUVER, BRITISH COLUMBIA V6V 1K7 (604) 675-2591

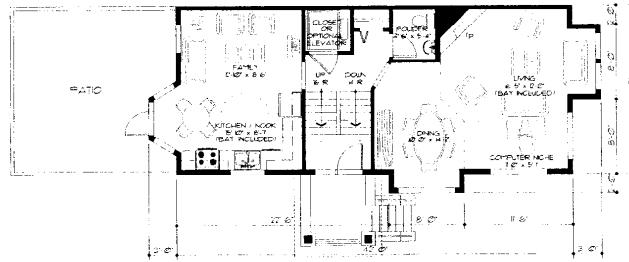
4d



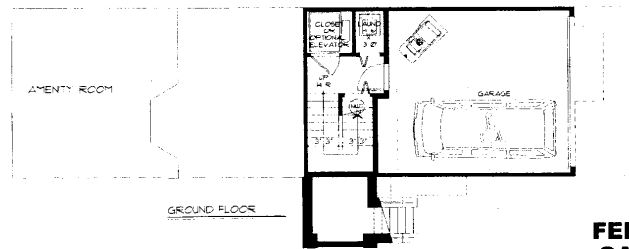
UPPER FLOOR

UNIT D

FLOOR AREA	
Ground floor	111
Man floor	25
Upper floor	142
TOTAL	188
Coverage	182



MAN FLOOR



GROUND FLOOR

UNIT D
Scale : 1" = 10'-0"

JAN 11 2006
REFERENCE PLAN B
DP 05292191

FERDALE GARDENS
for
WESTERN FERDALE

OCTOBER 17, 2005
DP 05-292191 RESUBMISSION
FOUGERE ARCHITECTURE INC.