



City of Richmond
Planning and Development Department

Report to Committee

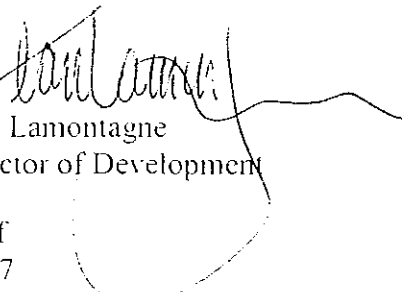
To: Planning Committee
From: Jean Lamontagne
Director of Development

To Planning - March 20, 2007
Date: March 1, 2007
File: RZ 05-312239
File: 8060-20-8205

Re: Application by Matthew Cheng Architect Inc. for Rezoning at 9460 and 9628 Ferndale Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/168)

Staff Recommendation

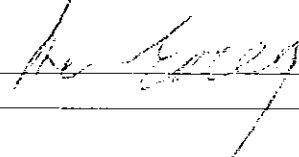
That Bylaw No. 8205, for the rezoning of 9460 and 9628 Ferndale Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/168)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:ef
Att. 7

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Matthew Cheng Architect Inc. has applied to rezone 9460 and 9628 Ferndale Road (**Attachment 1**) from "Single-Family Housing District, Subdivision Area F (R1 F)" to "Comprehensive Development District (CD-168)" in order to permit the development of a forty-seven (47) unit townhouse complex.

Findings of Fact

A Development Application Data Sheet (**Attachment 2**) providing details about the development proposal is attached.

Surrounding Development

- To the North: Two older single-family dwellings on half acre lots, and the 58 unit three-storey townhouse development by Palladium (DP 05-294607), at a density of 0.81 FAR zoned Comprehensive Development District (CD-145);
- To the East: The 72 unit townhouse development (Hampton Gate) by Cressey Ah Ten Holdings Ltd. (DP 02-200027) zoned Comprehensive Development District (CD-70);
- To the South: The 101 unit townhouse development (The Hamptons) by Cressey Ah Ten Holdings Ltd. (DP 96-203) zoned Comprehensive Development District (CD-69); and
- To the West: The 48 unit townhouse development on two adjacent one acre lots, with a shared central driveway and public greenway, by Am-Pri Development (DP 05-297694) and Toyu Garden City Developments (DP 05-296789), zoned Comprehensive Development District (CD-167) and (CD-168), respectively.

Related Policies & Studies

- *Official Community Plan (OCP) designation:* City Centre Area Plan, McLennan North Sub-Area Plan, Schedule 2.10C.
- *OCP McLennan North Land Use Map (Attachment 3):* Residential Area 3, two-family dwelling, 2 & 3-storey townhouses.
- *Density:* Designated for a base density of 0.65 floor area ratio (F.A.R.). To date, approvals in Residential Area 3 have been for:
 - 0.75 FAR at 9471 Ferndale Road (Palladium) for townhouses, where substantial public benefits in the form of contributions to roads and affordable housing were provided;
 - 0.71 FAR at 6233 Birch Street (Cressey) for townhouses, where substantial public benefits in the form of road dedication and park land were provided;
 - 0.69 FAR at 6300 Alder Street (Cressey) for townhouses, where substantial public benefits in the form of road dedication and park land were provided; and

- 0.51 FAR at 9440 Ferndale Road (Toyu) for townhouses, where substantial public benefits in the form of a public rights of passage right-of-way for a greenway and its construction were provided.
- **Roads:** The Land Use Plan has indicated that a number of new roads are to be constructed with development to serve the neighbourhood. The applicant will be dedicating lands and constructing the half road for Hemlock Drive along the south frontage of the subject properties, and constructing frontage upgrades along Ferndale Road.
- **Park:** Land has been secured for community and neighbourhood parks. Planning began in 2003, with limited construction having commenced in 2004 and continuing in 2007.
- **Development Permit Guidelines:** To provide a range of grade-oriented housing types for a variety of household and age groups, including medium-density multiple-family housing. In the medium-density multiple-family residential areas – Consistent setbacks and building heights (approximately three storeys), frequent interruptions between street-fronting buildings and use of “bridging” elements to reinforce a consistent setback line.

The proposal to develop townhouses and construct portions of the road and greenway network is consistent with the objectives of the McLennan North Sub-Area Plan in terms of land use, character, density, and road network.

Staff Comments

A preliminary site plan, streetscape elevations, and floor plans are enclosed for reference (**Attachment 4**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement (street frontage improvements, new east-west road, and Greenway) and Building Permit.

Analysis

Density and Form

A design rationale and appropriate public benefit contributions from the developer are required to support a density increase above the base 0.65 FAR to 0.78 FAR, as proposed. The increased density is justified as follows:

- The dedication and construction of a portion of Hemlock Drive will facilitate implementation of the Transportation Plan for the area. The applicant will also be required to construct frontage improvements on Ferndale Road;
- The proposal includes registration of a 1.5 m public rights of passage right-of-way and construction of a Greenway along the entire east side of the property, supplementing the existing 1.5 m Greenway on the neighbouring development at 6233 Birch Street, and connecting from Ferndale Road to Hemlock Drive. The right-of-way area will be maintained by the strata;
- The applicant proposes a voluntary contribution of \$345,000 for community benefits.
- The applicant proposes a \$0.60 per buildable sq. ft. cash contribution (e.g., \$40,708) towards Public Art, consistent with the Public Art Policy;

- The applicant proposes a \$0.60 per buildable sq. ft. cash contribution (e.g., \$40,708) towards Affordable Housing, consistent with the Affordable Housing Strategy – Interim Strategy Policy;
- The proposed density increase is accommodated on the site without compromising the appropriate building height for the area (2 and 3-storey) or site coverage (proposed at less than 40%); and
- The proposed site layout provides for an attractive pedestrian oriented streetscape of townhouses fronting Ferndale Road and Hemlock Drive, which is consistent with the guidelines for Residential Area 3;

Road and Vehicle Access

This application proposes dedicating lands and construction of Hemlock Drive across the entire south edge of the site. The proposed development is consistent with the McLennan North Sub-Area Plan's requirements for the establishment of new roads to provide access to the new developments.

Additionally, the applicant will be responsible for the construction of off-site frontage improvements to the north of the site on Ferndale Road, including road widening, curb and gutter, grass and treed boulevards, lighting and sidewalks, to City standards.

Vehicular access to this new townhouse project is to be from Ferndale Road, to the north, and Hemlock Drive, to the south.

The site design permits an off set in the internal driveway, to eliminate a tunnel effect for the development. Access to a majority of the units is from secondary driveways, branching off from the major north-south driveway, to allow for generous landscaping and to minimize driveways fronting the major driveway (e.g., only 12 of the 47 units front the north-south driveway).

Greenway

Public pedestrian and bicycle access between Hemlock Drive and Ferndale Road is provided through the construction of a 1.5 m public rights of passage right-of-way and Greenway along the entire east side of the property, supplementing the existing 1.5 m Greenway on the neighbouring development at 6233 Birch Street. The right-of-way area will be maintained by the strata, who will also be responsible for liability associated with its use by the public. The design of the Greenway is to be refined at the Development Permit stage.

Trees

An Arborist report (**Attachment 5**) and tree survey (on file) have been submitted and reviewed by City staff, with recommendations for tree retention within the net site after the required road dedications. Trees located within the extensions of Ferndale Road and Hemlock Drive were not assessed for compensation, as the construction of the roads will necessitate their removal. Compensation for trees within these road right-of-ways is not being sought as Ferndale Road and Hemlock Drive are identified in the Area Plan.

The following Table summarizes the findings of the Arborist Report. The proposed plan for the tree retention and replacement will be further refined as part of the Development Permit process.

Tree Summary Table

Item	Total Trees	Trees Retained	Proposed Trees Removed	Compensation		Comments
				Rate	No.	
Within building envelope, internal driveways or sidewalks to be removed	40	0	40	2:1	80	To be removed, due to conflicts with proposed building locations, internal driveways, or poor health of the tree.
Trees adjacent to the site within Ferndale Rd ROW	5	0	5	2:1	10	Located within excavation and construction zones for roadwork. These trees are assessed with significant major defects and are potentially hazardous.
Total on site trees	45	0	45	-	90	Bylaw trees > 20 cm DBH

A preliminary landscape plan has been prepared (**Attachment 6**), which proposes a total of 45 removed trees, no retained trees, and 80 replacement trees on site, which is below the required 2:1 replacement ratio for 90 trees. As compensation for the shortfall of proposed replacement trees on site (10 trees), a payment for tree replacement will be a requirement of the Development Permit. The landscape plan will be further assessed with the review of the Development Permit application.

In order to ensure that this work is undertaken, the applicant will be required to provide a landscape security with the Development Permit. The boulevard street trees are secured through the standard Service Agreement, also required as a condition of the rezoning. Street trees on Ferndale Road (two trees) are to be retained and protected, subject to Parks review in conjunction with the review of any required frontage improvements or servicing requirements identified at the Development Permit stage.

Amenity Space

The applicant has agreed on a payment-in-lieu for indoor amenity space in the amount of \$83,000 towards the development of the McLennan South neighbourhood parks.

Outdoor amenity space is proposed within the on site at two central locations, and satisfies the OCP requirements for size, location, visual surveillance and access. One is to be designed for active children's play and the second for passive recreation. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Affordable Housing

The applicant has agreed to the payment of a voluntary contribution of \$0.60 per buildable sq. ft. (e.g., \$40,708) towards the City's Affordable Housing Reserve Fund, in accordance with the Affordable Housing Strategy – Interim Strategy Policy.

Accessible Housing

The applicant has not proposed accessible units that include substantial living areas at the ground floor. Details of opportunities for providing enhanced accessibility and aging in place will be reviewed at the Development Application stage.

Public Art

The applicant proposes a voluntary cash contribution to Public Art of \$0.60 per buildable sq. ft. cash contribution (e.g., \$40,708) in accordance with the Public Art Program Policy for residential projects containing a minimum of 20 units.

Servicing Capacity

The City has reviewed the developer's site storm and sanitary assessments and has accepted the consultant's findings, which indicate that the Site Storm connection will have sufficient capacity for this proposed development, up to the main conveyance at No. 4 Road and Ferndale, and therefore contributions to future upgrades are not required. Sanitary upgrades are required to meet OCP ultimate development conditions, and are to be upgraded through the Service Agreement.

Aircraft Noise Covenant

In accordance with the City's OCP Aircraft Noise Sensitive Development Management Policy, an Aircraft Noise Covenant is required as a condition of rezoning approval.

Flood Indemnity Covenant

In accordance with the City's Interim Flood Management Strategy, a Flood Indemnity Covenant is required as a condition of rezoning.

Future Development Permit Application

The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and character;
- Consideration for provision of a range of grade and ground-oriented housing types accommodating a variety of household and age groups;
- Review of units providing opportunities for enhanced accessibility;
- Indication of mailbox location on plan, in a location that deters vehicles from impeding Ferndale Road and Hemlock Drive traffic during mail pick-up;
- Detailed design of the 1.5 m Greenway (along the east side abutting the 1.5 m existing Public Rights of Passage Right-of-Way on the neighbouring property to the east at 6233 Birch Street) in consultation with Parks Department;
- Landscaping design, including the retention or replacement of existing trees, in accordance with the preliminary landscape plan (**Attachment 6**); and
- Provision of a design rationale to support the requested development permit variance for reduction of the public road setback on Hemlock Drive from 5 m to 4.54 m.

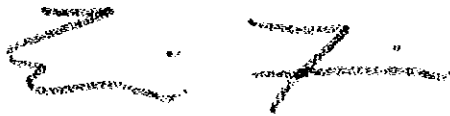
Financial Impact

None.

Conclusion

Staff recommend support for this application. The proposed extension Hemlock Drive will improve for the neighbourhood from Alder Street to Birch Street.

Rezoning of the subject site as proposed conforms to city-wide, City Centre, and McLennan North objectives for residential growth and development and merits favourable consideration. The proposed use of Comprehensive Development District (CD/168) is consistent with the McLennan North Sub-Area and with previously approved projects in the immediate vicinity. Overall, the project is attractive and a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.



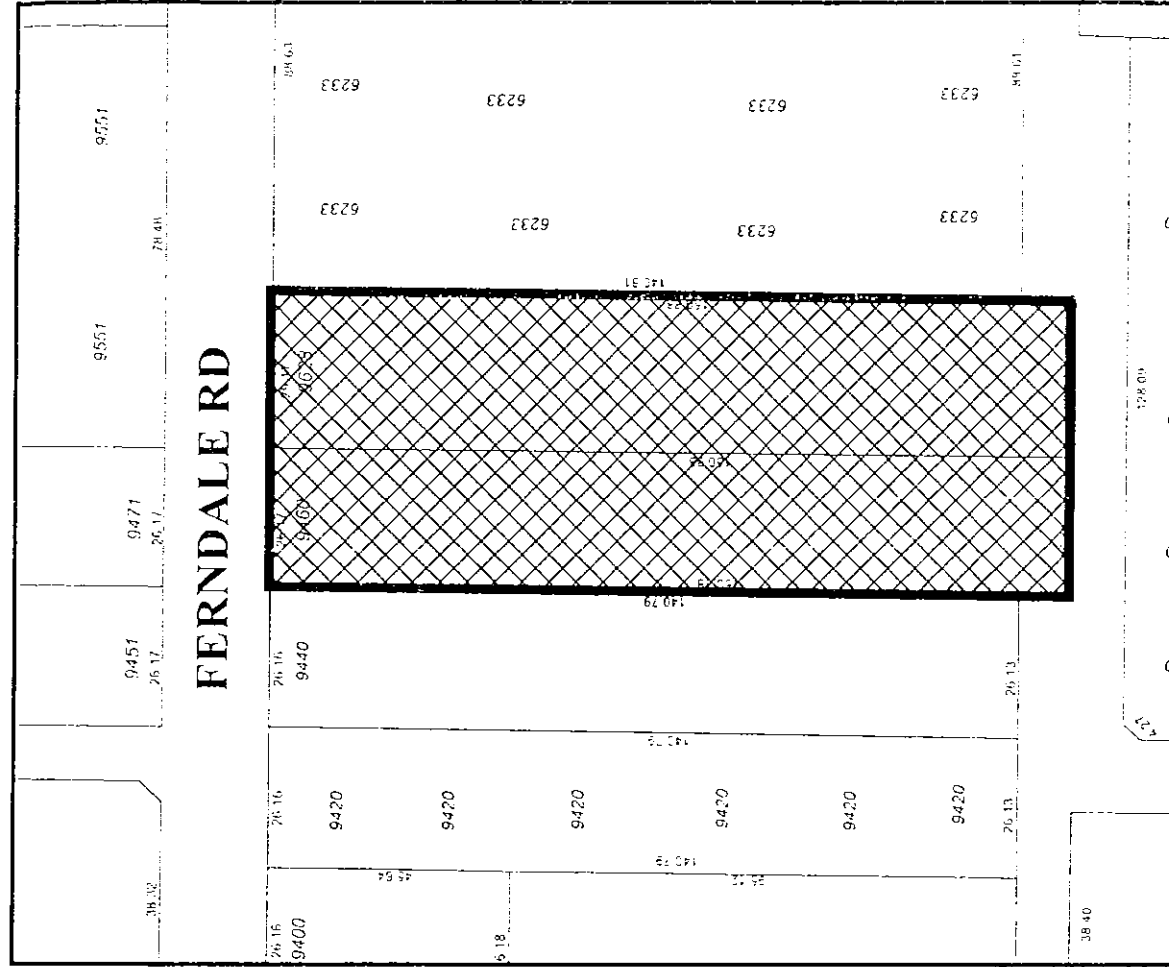
Eric Fiss, MAIBC, MCIP
Policy Planner

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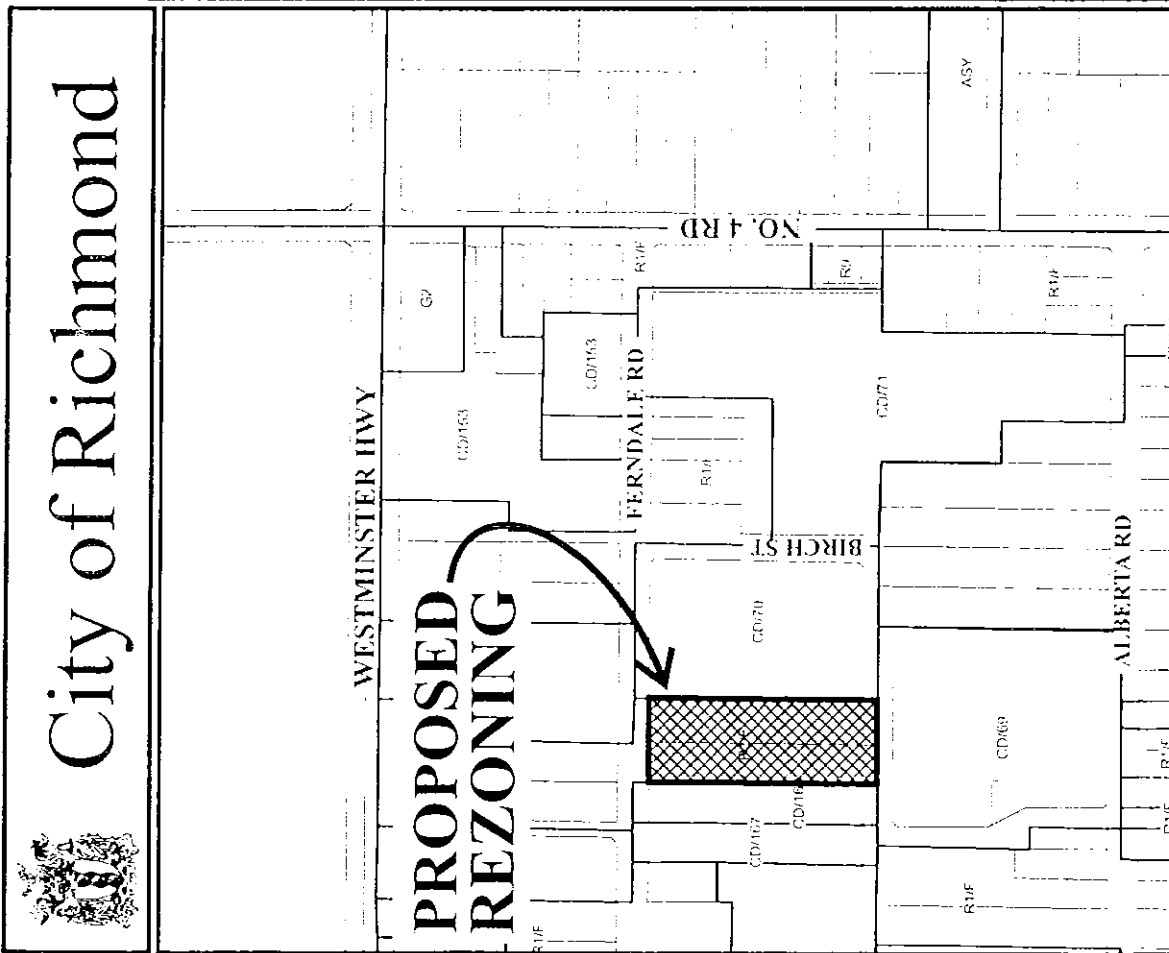
See Attachment 7 for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

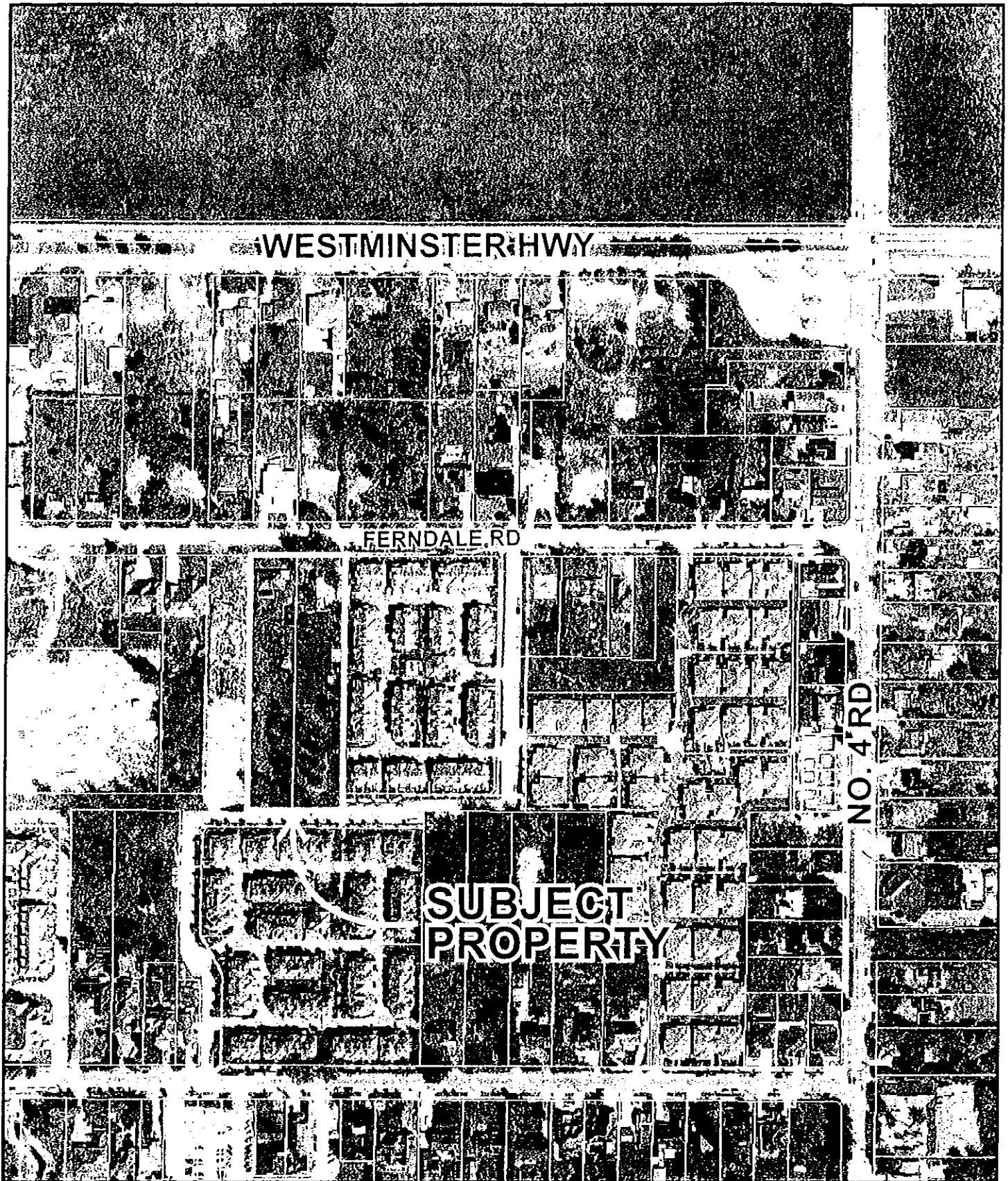
- Attachment 1: Location Map and Site Context - GIS 2005 Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: McLennan North Sub-Area Site Context
- Attachment 4: Preliminary Site Plan, Streetscape Elevations, and Reference Floor Plans
- Attachment 5: Arborist Report Tree Survey
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Conditional Rezoning Requirements Concurrence



Original Date: 09/27/05
 Revision Date: 02/13/07
 Note: Dimensions are in METERS



RZ 05-312239



RZ 05-312239

Original Date: 02/21/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 05-312239
Attachment 2

Address: 9460 and 9500 Ferndale Road

Applicant: Matthew Cheng Architect Inc.

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

	Existing	Proposed
Owner:	0724068 BC Ltd	0724068 BC Ltd
Site Size (m ²):	8,334.9 m ² (89,719 ft ²)	7,781.5 m ² (83,762 ft ²) The gross site area is reduced by: <ul style="list-style-type: none"> 10 m (32.8 ft.) wide dedicated right-of-way along the site's south edge for road (Hemlock Drive)
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Residential	No change
Area Plan Designation:	Two-Family Dwelling or Townhouses	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/168)
Number of Units:	2 Single-Family Dwelling Units	47 Townhouse Units

On Future Subdivided Lots	Bylaw Requirement CD/168	Proposed	Variance
Density (units/acre):	N/A	28 upa	Not applicable
Floor Area Ratio:	Max. 0.81	0.78	None permitted
Lot Coverage – Building:	Max. 40%	35%	None
Lot Size (min. dimensions):	Min. 0.741 acres	1.92 acres	None
Public Road – Hemlock Drive (m):	Min. 5 m	Min. 4.54 m	Variance required
Public Road – Ferndale Road (m):	Min. 6 m	Min. 6 m	None
Setback – Side Yards (m):	Min. 3 m	Min. 3 m	None
Height (m):	12 m and not more than three storeys	Max 12 m and three storeys	None

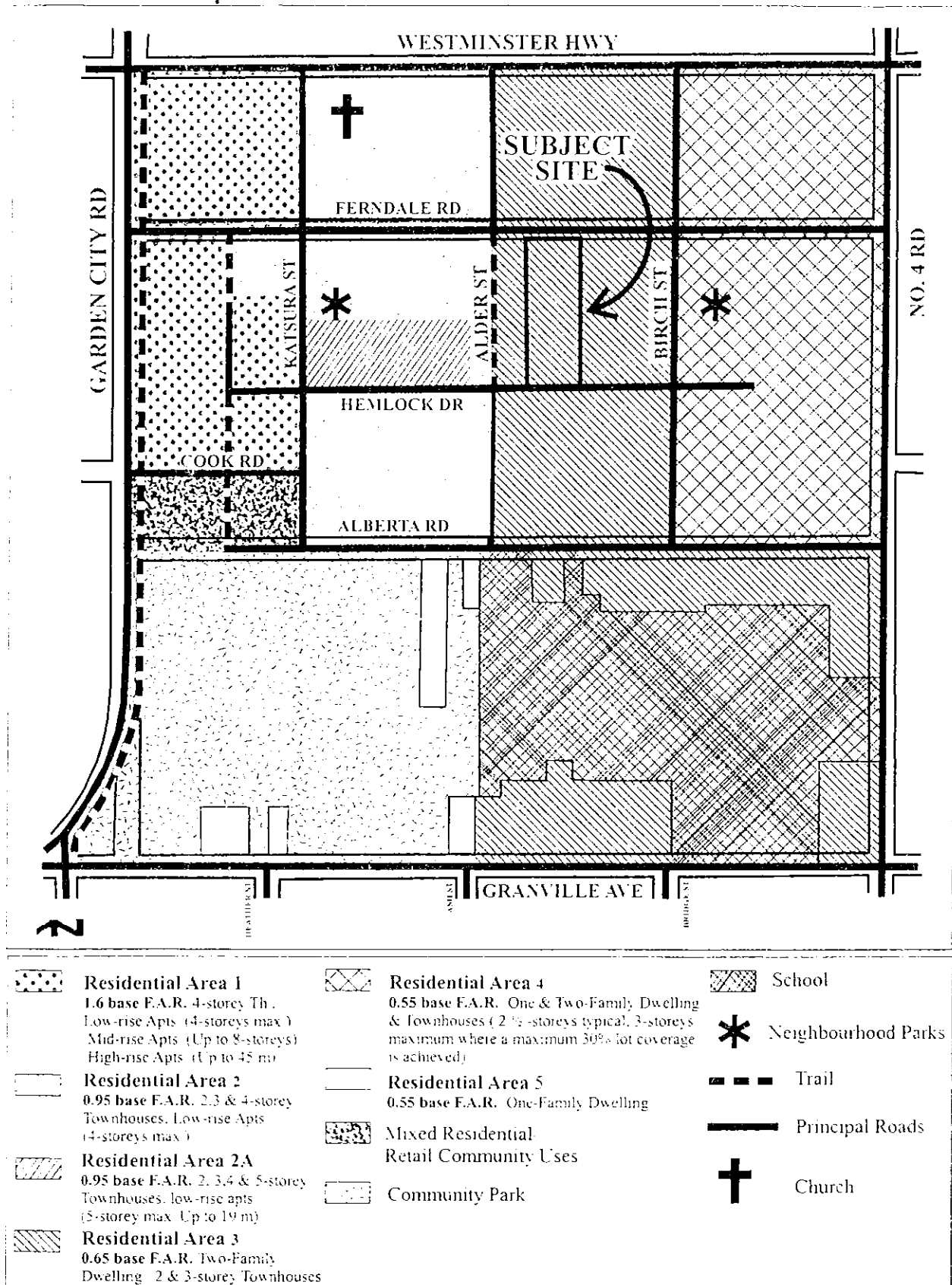
ATTACHMENT 2

On Future Subdivided Lots	Bylaw Requirement CD/168	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) per unit x 47 = 71 0.2 (V) per unit x 47 = 10	2 (R) per unit x 47 = 94 0.2 (V) per unit x 47 = 10	None
Off-street Parking Spaces – Total:	81	104	None
Accessible Parking Spaces	2% of Visitor Spaces = 2	2	None
Tandem Parking Spaces:	permitted	66	None
Amenity Space – Indoor:	100 m ² or payment of cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m ² per unit x 47 = 282 m ²	522 m ²	None

Other: Tree replacement compensation required for loss of significant trees.

City of Richmond

Land Use Map





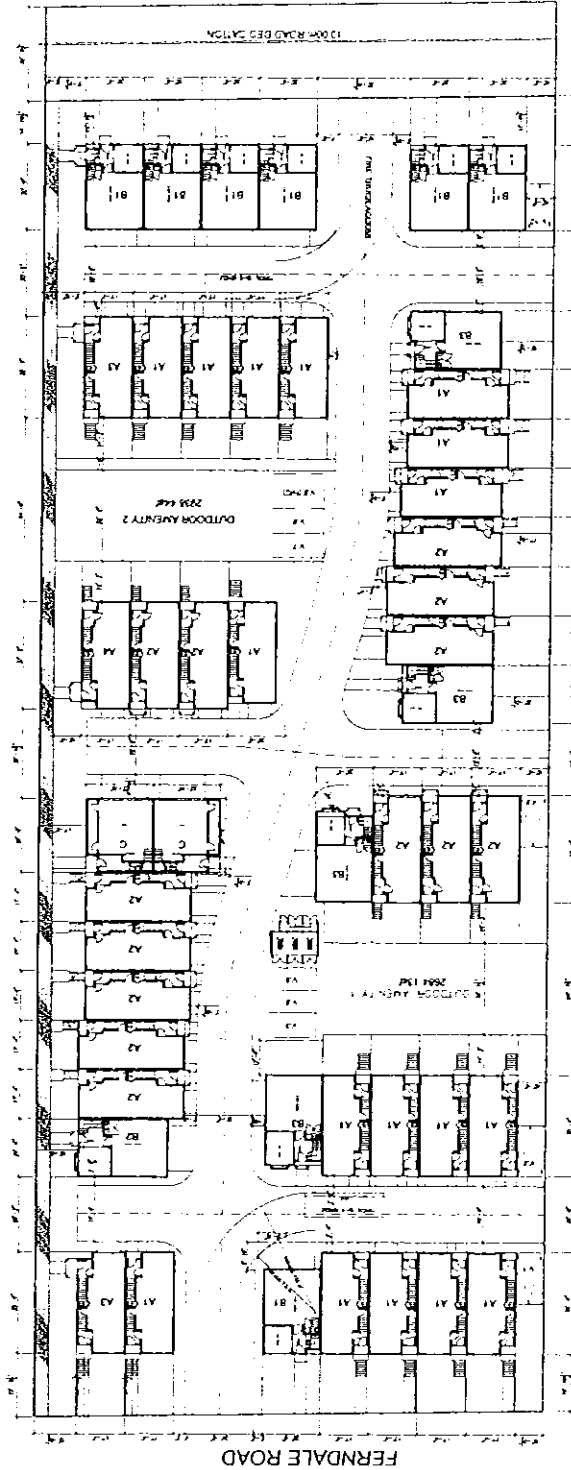
MATTHEW CHENG
ARCHITECT INC.

PROJECT: 1000 ROAD DES D'ARTON
1000 ROAD DES D'ARTON
1000 ROAD DES D'ARTON

DATE: 10/10/15
BY: MCH
PROJECT: 1000 ROAD DES D'ARTON
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1000 ROAD DES D'ARTON

DATE: 10/10/15
BY: MCH
PROJECT: 1000 ROAD DES D'ARTON
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GROUND FLOOR/SITE PLAN



HEMLOCK DRIVE

FERDALE ROAD

PROJECT: 1000 ROAD DES D'ARTON
1000 ROAD DES D'ARTON
1000 ROAD DES D'ARTON

DATE: 10/10/15
BY: MCH
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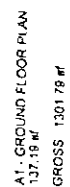
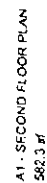
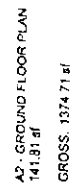
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UNIT PLANS - A1, A2

Revised by
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Print file
Nov 19 2000

A5



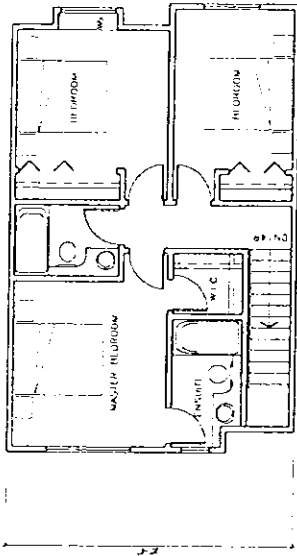


**MATTHEW CHENG
ARCHITECT INC.**

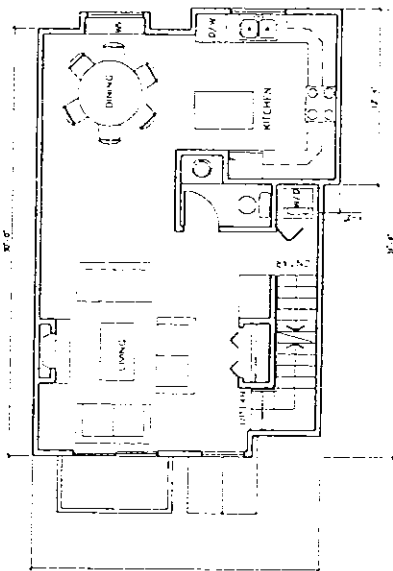
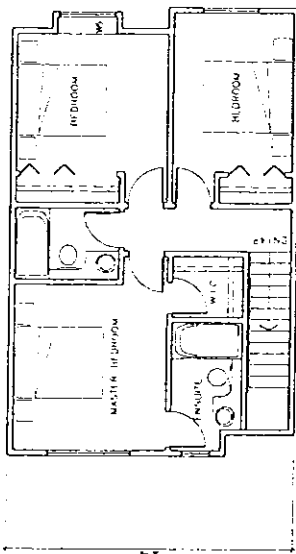
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TEL: 604-271-1111 FAX: 604-271-1112
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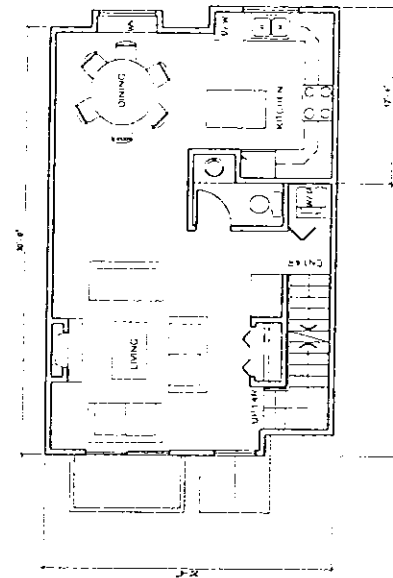
B1b - THIRD FLOOR PLAN
621.61 sf



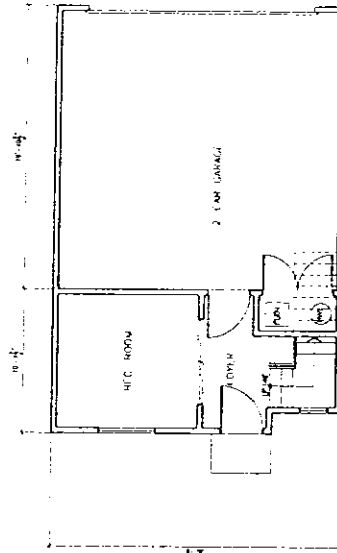
B1b - THIRD FLOOR PLAN
621.61 sf



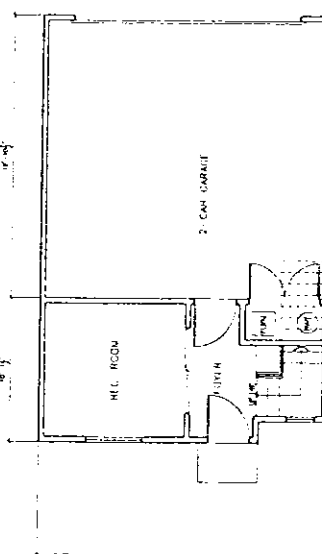
B1b - SECOND FLOOR PLAN
836.83 sf



B1b - SECOND FLOOR PLAN
821.81 sf



B1b - GROUND FLOOR PLAN
200.31 sf
GROSS: 1458.55 sf



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PROJECT NO.
1000/0000'S DEVELOPMENT
8075 TONGUE ROAD
NANAIMO, B.C.

Sheet Title

UNIT PLANS - B1

Project No.

Sheet No.

Scale

Project Name

Location

Client

Architect

Engineer

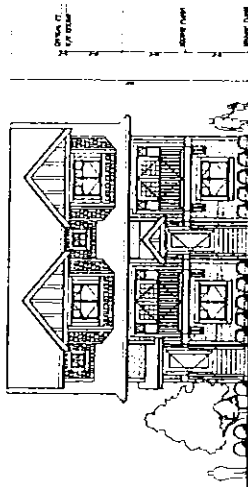
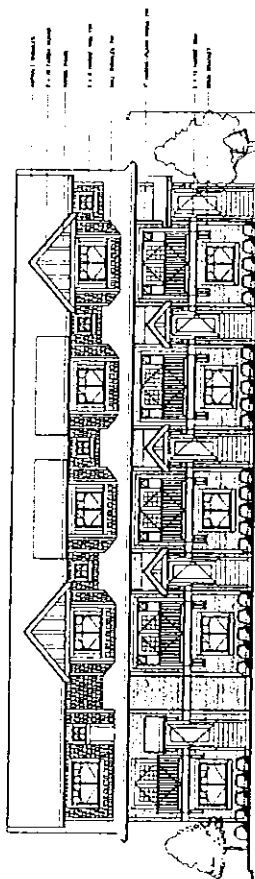
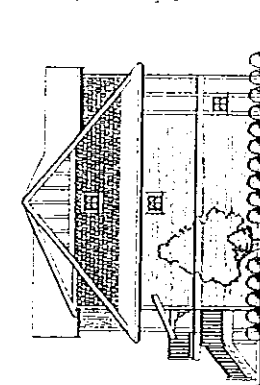
City

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100% purity = 1 (100%)



NORTH (FERNDALE ROAD) ELEVATION

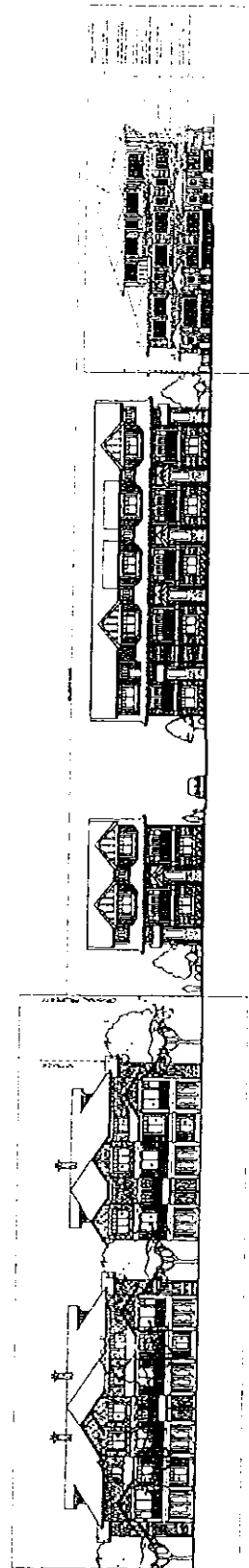
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2000

J R DODD
FROM JIMMIE (62)90
187TH AVE. 30 S SEASIDE-INDIA

100

STREETSCAPE ELEVATION



FERNDALE ROAD STREETSCAPES

RATHBURN TREE EXPERTS

Max Rathburn

PO BOX, 26575 BLUNDELL CENTRE RICHMOND B.C. V7C 5M9 · Telephone, 323-1840

rathburntreeexperts.com

5:7:2006

Taha Contracting

Richmond BC

Attention: Moe

RE: Ferndale

Scope of assignment:

To assess the trees and document the defects that requires the trees to be removed at 9460-9500 Ferndale Road Richmond

Summary:

45	Trees on site
0	Trees suitable for retention
45	Trees to be removed
80	Trees proposed for replacement

All the trees 3.5inches or greater in diameter at breast height (D.B.H.) have been surveyed and plotted on the landscape plan.

Throughout the property it is obvious the trees have been neglected and abused to the point where any tree restoration would be inappropriate. Thus tree removal would be the only form of hazard abatement recommended.

The birch (*betula pendula*) trees are the major genus group on the property. All the trees have large dead sections throughout the crown. The pest Bronze Birch Borer is infested in all of the trees, which has lead to the decline of the crown. The main scaffold limbs shows signs of cambia die back and decay. These birch trees are all in rapid decline.

Trees numbered 6 through 45 are all within the building envelope boundaries and will need to be removed prior to the pre-load stage.

TREES RECOMMENED FOR REMOVAL:

#	Type	Action	Condition	Dbh feet	Ht feet	Reasons for Removal
1	Douglas Fir	Remove	Poor Condition	1.7	65	Major Defects
2	Douglas Fir	Remove	Poor Condition	3.0	65	Major Defects
3	Western Red Cedar	Remove	Poor Condition	2.0	65	Major Defects
4	Douglas Fir	Remove	Poor Condition	3.2	65	Major Defects
5	Western Red Cedar	Remove	Poor Condition	2.0	65	Major Defects
6	Pear	Remove	Poor Condition	.8	10	Major Defects , Within the preload
7	Birch	Remove	Poor Condition	1.0	45	Major Defects , Within the building envelope
8	Birch	Remove	Poor Condition	.7	45	Major Defects , Within the building envelope
9	Douglas Fir	Remove	Poor Condition	1.5	65	Major Defects , Within the building envelope
10	Birch	Remove	Poor Condition	1.2	40	Major Defects , Within the building envelope
11	Western Red Cedar	Remove	Poor Condition	1.2	30	Major Defects , Within the building envelope
12	Birch	Remove	Poor Condition	.6	40	Major Defects , Within the building envelope
13	Birch	Remove	Poor Condition	.6	40	Major Defects , Within the building envelope
14	Birch	Remove	Poor Condition	.6	40	Major Defects , Within the building envelope
15	Birch	Remove	Poor Condition	1.2	40	Major Defects , Within the building envelope
16	Birch	Remove	Poor Condition	1	40	Major Defects , Within the building envelope
17	Birch	Remove	Poor Condition	2	40	Major Defects , Within the building envelope
18	Birch	Remove	Poor Condition	2	40	Major Defects , Within the building envelope

19	Birch	Remove	Poor Condition	.7	40	Major Defects , Within the building envelope
20	Birch	Remove	Poor Condition	.75	40	Major Defects , Within the building envelope
21	Birch	Remove	Poor Condition	.75	40	Major Defects , Within the building envelope
22	Birch	Remove	Poor Condition	.9	40	Major Defects , Within the building envelope
23	Birch	Remove	Poor Condition	.6	40	Major Defects , Within the building envelope
24	Birch	Remove	Poor Condition	.6	40	Major Defects , Within the building envelope
25	Birch	Remove	Poor Condition	.8	40	Major Defects , Within the building envelope
26	Birch	Remove	Poor Condition	1	40	Major Defects , Within the building envelope
27	Birch	Remove	Poor Condition	.9	40	Major Defects , Within the building envelope
28	Birch	Remove	Poor Condition	.8	40	Major Defects , Within the building envelope
29	Birch	Remove	Poor Condition	.9	40	Major Defects , Within the building envelope
30	Birch	Remove	Poor Condition	1	40	Major Defects , Within the building envelope
31	Birch	Remove	Poor Condition	1.7	40	Major Defects , Within the building envelope
32	Birch	Remove	Poor Condition	.9	40	Major Defects , Within the building envelope
33	Birch	Remove	Poor Condition	.7	40	Major Defects , Within the building envelope
34	Birch	Remove	Poor Condition	1	40	Major Defects , Within the building envelope
35	Birch	Remove	Poor Condition	.7	40	Major Defects , Within the building envelope
36	Birch	Remove	Poor Condition	.7	40	Major Defects , Within the building envelope

37	Birch	Remove	Poor Condition	.8	40	Major Defects , Within the building envelope
38	Birch	Remove	Poor Condition	.8	40	Major Defects , Within the building envelope
39	Birch	Remove	Poor Condition	.7	40	Major Defects , Within the building envelope
40	Birch	Remove	Poor Condition	1.2	40	Major Defects , Within the building envelope
41	Birch	Remove	Poor Condition	.9	40	Major Defects , Within the building envelope
42	Birch	Remove	Poor Condition	2.	40	Major Defects , Within the building envelope
43	Birch	Remove	Poor Condition	.9	40	Major Defects , Within the building envelope
44	Birch	Remove	Poor Condition	.9	40	Major Defects , Within the building envelope
45	Birch	Remove	Poor Condition	1.8	40	Major Defects , Within the building envelope

Observations and conditions.

Tree one:

A multiple stemmed Douglas fir (*Pseudotsuga meniesii*). Approximately 1.7feet D.B.H. and 65 feet in height. This tree has been topped many times over the years resulting very unworthy structure. The main trunk splits into many stems at approximately 30 feet.

Major defects:

1. Extreme height reduction
2. Co-dominant leaders.
3. Poor stem attachments.
4. Unstructured Crown.

Tree two:

A multiple stemmed Douglas fir (*Pseudotsuga meniesii*). Approximately 3.0feet D.B.H. and 65 feet in height. This tree has been topped many times over the years resulting very unworthy structure.

Major defects:

1. Extreme height reduction

2. Co-dominant leaders.
3. Poor stem attachments.
4. Large cavity in lower base.
5. Exsiveley pruned

Tree three:

A single stemmed Western Red Cedar (*Thuja plicata*).

Approximately 2.0 feet D.B.H. and sixty feet in height. Decay is present in the base of the tree. The trees extreme trunk irregularities would suggest major decay and poor trunk integrity.

The change in grade and removal of the other hazardous trees could lead to possible main trunk failure.

Major defects:

1. Decay is present in base.
2. An irregular trunk
3. Compromised root zone.

Tree four:

A multiple stemmed Douglas fir (*Pseudotsuga meniesii*). Approximately 3.2 feet D.B.H. and 65 feet in height. This tree has been topped many times over the years resulting very unworthy structure.

Major defects:

1. Extreme height reduction
2. Co-dominant leaders.
3. Poor stem attachments.
4. Large cavity in lower base.
5. Exsiveley pruned

Tree five:

A single stemmed Western Red Cedar (*Thuja plicata*).

Approximately 2.0 feet D.B.H. and sixty feet in height. Decay is present in the base of the tree. The extreme trunk irregularities would suggest major decay and poor trunk integrity. The change in grade and removal of the other hazardous trees could lead to possible main trunk failure.

Major defects:

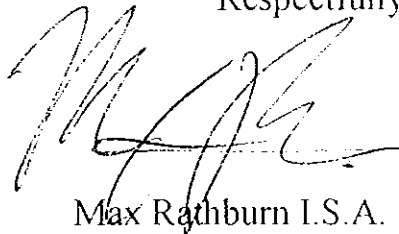
1. Decay is present in base.
2. An irregular trunk
3. Compromised root zone.

Trees 6 through 45:

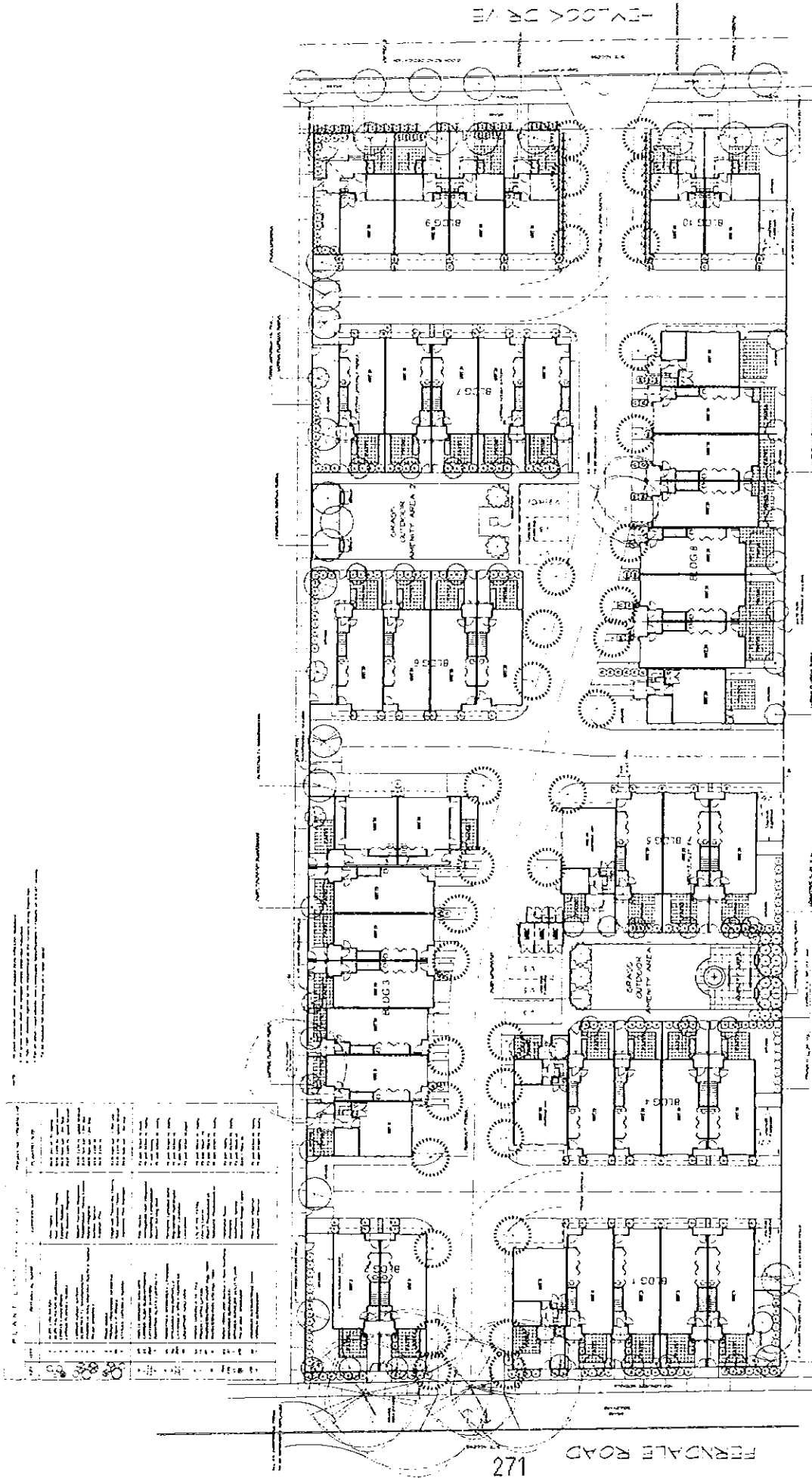
Trees numbered 6 through 45 are all within the building envelope boundaries and will need to be removed prior to the pre-load stage.

Any questions pertaining to this matter may be addressed to Max. Rathburn at the above address or by telephone (604)-323-1840.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Max Rathburn', with a stylized, cursive script.

Max Rathburn I.S.A. CERTIFIED ARBORIST PN-0599



FRED LU & ASSOCIATES INC.
 2000 N. 10th Street, Suite 200
 Arlington, VA 22201
 Tel: (703) 277-1750
 Fax: (703) 277-1751

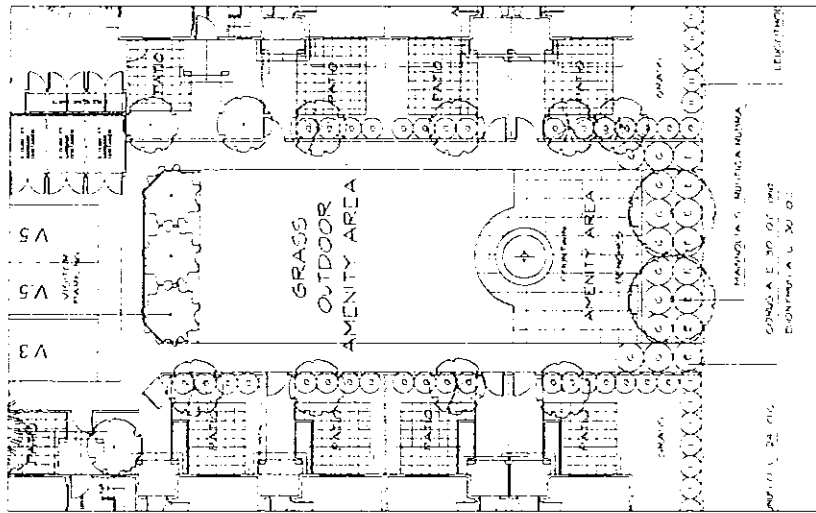
48-UNIT TOWNHOUSES
 1400 & 1500
 FERNDALE RD.
 RICHMOND, VA

LANDSCAPE SITE /
PLANNING PLAN
 (Preliminary)

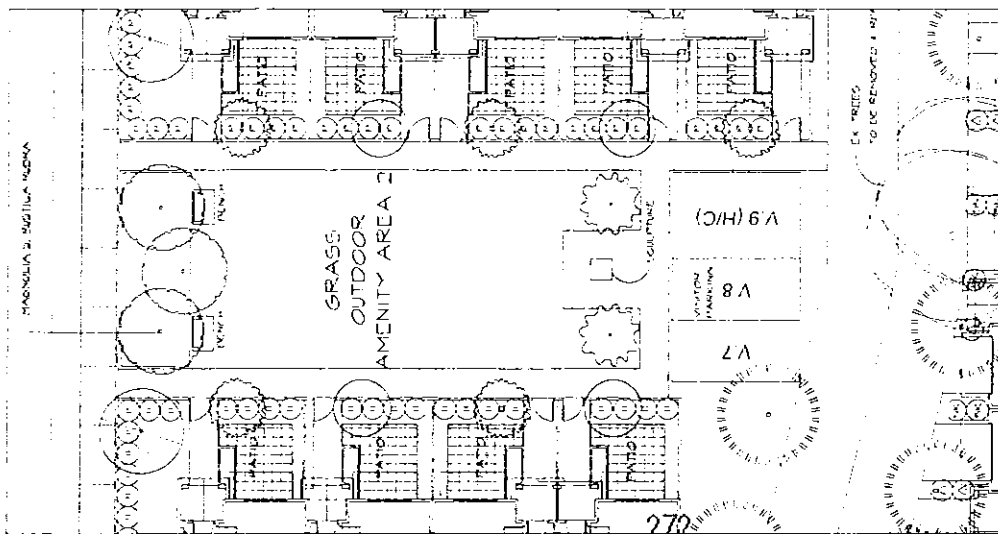
PROJECT INFORMATION

Project Name	48-UNIT TOWNHOUSES
Location	1400 & 1500 FERNDALE RD., RICHMOND, VA
Client	THE TOWNHOUSE DEVELOPMENT CO.
Architect	FRED LU & ASSOCIATES INC.
Engineer	THE TOWNHOUSE DEVELOPMENT CO.
Contractor	THE TOWNHOUSE DEVELOPMENT CO.

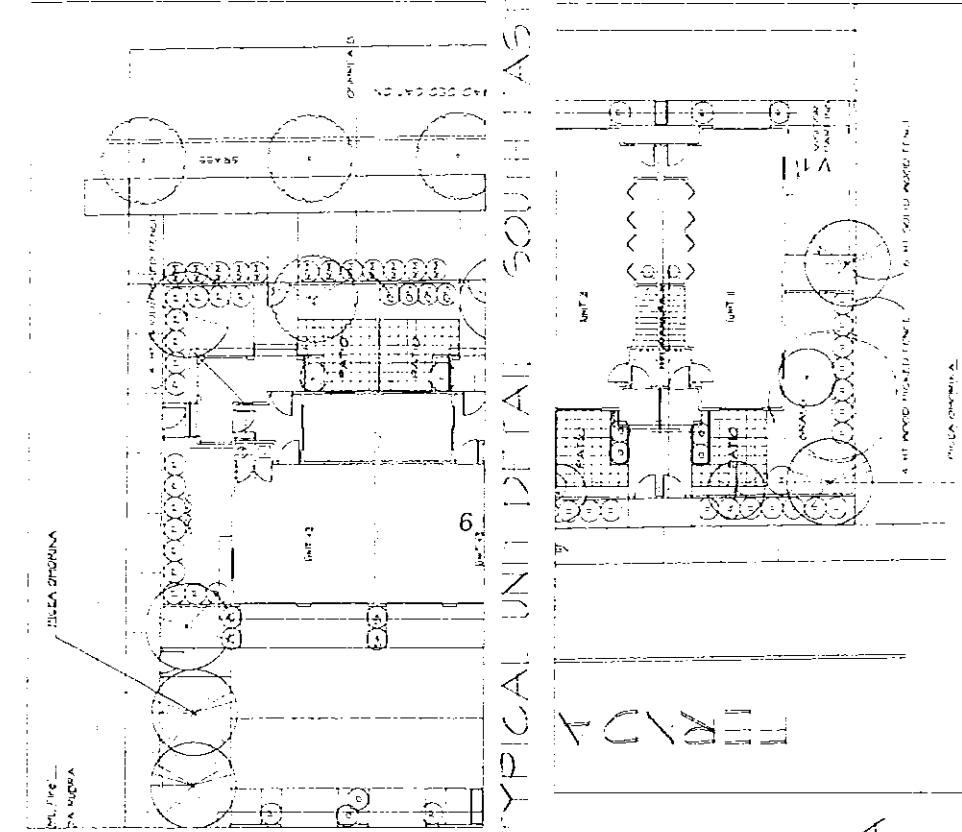
MATTHEW CHENG ARCHITECT INC.
 1000 N. 10th Street, Suite 200
 Arlington, VA 22201
 Tel: (703) 277-1750
 Fax: (703) 277-1751



PASSIVE AMENITY AREA



ACTIVE AMENITY AREA



TYPICAL UNIT DETAIL - NORTH

FRED LIU & ASSOCIATES, INC. 3000
2000 N. 10th Ave. Suite 200
RICHMOND, VA 23223
TEL: (804) 337-7541

PROJECT: 40-UNIT TOWNHOUSES
DATE: 04/03/2000
DRAWN BY: J. CHENG
CHECKED BY: F. LIU
SCALE: 1/8" = 1'-0"

40-UNIT TOWNHOUSES
04/03/2000
J. CHENG
F. LIU
RICHMOND, VA

PHYSICAL UNIT PLANS
PLANTING PLANS

LEGEND

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MATTHEW CHENG ARCHITECT INC.
400 N. 10th Ave. Suite 200
RICHMOND, VA 23223
TEL: (804) 337-7541

Conditional Rezoning Requirements

9460 and 9628 Ferndale Road

RZ 05-312239

Prior to final adoption of Zoning Amendment Bylaw 8205, the developer is required to complete the following requirements:

- Consolidation of the two lots into one development parcel;
- With the consolidation, dedication of 10m along the entire south Property Line for completion of Hemlock Drive.
- Enter into the City's standard Servicing Agreement* to design and construct offsite works of both Ferndale Road and Hemlock Drive. Works include, but are not limited to:
 - a) Ferndale Road: Road widening, curb and gutter, creation of a 3.91 m grass and treed boulevard, with Zed street lighting and BC Hydro and Telus preducting all in the same corridor, with a 1.75 m sidewalk at the Property Line. Ferndale Road is on the DCC program, so credits will apply;
 - b) Hemlock Drive: Half road construction/completion, with a 1.75m concrete sidewalk at the new Property Line, a 4.25 m grass and treed boulevard, Zed street lighting and a BC Hydro/Telus ducting corridor included, the curb and gutter, and a 3.8 m+/- asphalt surface, which will match up with existing Hemlock Drive to create an 11m wide street. This includes rebuilding approximately 40 m of Hemlock east of the site (new curb and gutter, and relocated sidewalk to Property Line), to complete the ultimate standard. No credits for Hemlock; and
 - c) Sanitary Upgrades: Sanitary upgrades are required to meet OCP ultimate development conditions, and are to be upgraded through the Service Agreement. The City requires calculations for both the storm sewer (the City accepts the developer's consultant recommendation that no storm sewer upgrade is required) and sanitary to be included on the Servicing Agreement design drawings.
- Registration of a 1.5 m wide Public Rights of Passage Right-of-Way along the entire east side of the property for a Greenway, and to design, construct, and maintain the Greenway, including the liability associated with its use by the public, supplementing the existing 1.5 m Greenway on the neighbouring development at 6233 Birch Street, and connecting from Ferndale Road to Hemlock Drive, in consultation with Parks Department;
- Payment-in-lieu for indoor amenity space in the amount of \$83,000 towards the development of the McLennan North neighbourhood parks;
- Payment of a voluntary contribution of \$325,000 towards the McLennan North neighbourhood parks;
- Payment of a voluntary contribution of \$0.60 per buildable sq. ft. (e.g., \$40,708) towards the City's Affordable Housing Reserve Fund;
- Payment of a voluntary contribution of \$0.60 per buildable sq. ft. (e.g., \$40,708) towards the City's Public Art Program Fund;

March 1, 2007

ATTACHMENT 7

- The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development;
- Registration of an Aircraft Noise Covenant in title; and
- Registration of a Flood Indemnity Covenant on title.

Then, prior to issuance of the Building Permit*:

- Provision of a construction parking and traffic management plan 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 MMCO Traffic Regulation Section 01570 (<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8205 (RZ 05-312239)
9460 AND 9628 FERNDAL ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/168)**.

P.I.D. 004-504-763

East Half Lot 8 Block "B" Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

P.I.D. 000-708-879

Lot 9, Except: The East 76 Feet, Block "B" Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8205".

FIRST READING



A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER