



**To:** Development Permit Panel

**Date:** March 12, 2007

**From:** Jean Lamontagne  
Director of Development

**File:** DP 06-340375

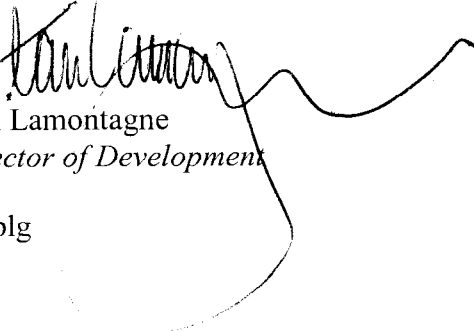
**Re:** **Application by AM-PRI Construction Ltd. for a Development Permit at  
9400 Ferndale Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of eight (8) townhouse dwellings at 9400 Ferndale Road on a site zoned Comprehensive Development District (CD/167); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the minimum Public Road Setback to Ferndale Road from 6.0 m to 5.5 m for a portion of Building 1;
  - b) Reduce the minimum west side yard setback from 3.0 m to 2.7 m for a third storey dormer on the west side of Building 2; and
  - c) Reduce the minimum Public Road Setback to Ferndale Road from 2.0 m to 0.7 m and the minimum west side yard setback from 3.0 m to 1.1 m for a trellis covered landscape structure.



Jean Lamontagne  
*Director of Development*

EL:blg  
Att.

## Staff Report

### Origin

AM-PRI Construction Ltd. has applied to the City of Richmond for permission to develop eight (8) townhouse dwellings at 9400 Ferndale Road. The site is being rezoned from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/167)" for this project under Bylaw No. 8181 (RZ 06-327611). The site currently contains a single-family dwelling.

### Development Information

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

### Background

The subject site is in the McLennan North Sub-Area (**Attachment 2**) located south of Ferndale Road. The site is within Residential Area 2, which allows for development of residential uses (two, three and four-storey townhouses, low-rise apartments (four-storeys maximum), with a base density of 0.95 Floor Area Ratio (F.A.R.)). The existing development surrounding the site is described as follows:

- To the North: An approved development at 9411/9431 Ferndale Road (RZ 04-274082 and DP 05-292191) to develop 48 townhouses, zoned Comprehensive Development District (CD/164);
- To the East: Newly constructed townhouse development at 9420 Ferndale Road (RZ 04-270154 and DP 05-297694) with 24 townhouse units, zoned Comprehensive Development District (CD/167);
- To the South: An approved development at 6288 Katsura Street (DP 05-302414) to develop 232 dwelling units, zoned Comprehensive Development District (CD/68); and
- To the West: Katsura Park

### Rezoning and Public Hearing Results

The rezoning application for this development (RZ 06-327611) was presented to Planning Committee on January 16, 2007. The Public Hearing for the rezoning of this site was held on February 19, 2007. During the rezoning process, concerns were expressed about the impact of the parked vehicles on the accessibility for emergency vehicles along Ferndale Road. In response to the question from Council, a memo from the Director of Transportation Engineering to Mayor and Council dated March 12, 2007, was prepared to confirm adequate emergency access (**Attachment 3**).

### 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/167) 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:

- 1) Reduce the minimum Public Road Setback to Ferndale Road from 6.0 m to 5.5 m for a portion of Building 1.

*(Staff supports the proposed variance to limited portions of the building as the reductions to the Public Road Setback permit a bay window and porches to project beyond the principal plane of the building to improve the architectural expression and character of the development. A similar variance was granted on adjacent sites to the east. The variance was noted during the rezoning process and no concerns were raised at the Public Hearing.)*

- 2) Reduce the minimum west side yard setback from 3.0 m to 2.7 m for a third storey dormer on the west side of Building 2.

*(Staff supports the proposed variance as the reductions to the side yard setback permit a bay window to project beyond the principal plane of the building to improve the architectural expression and character of the development. The variance is not anticipated to result in privacy overlook issues as the building is adjacent to Katsura Park.)*

- 3) Reduce the setback to the Ferndale Road property line from 2 m to 0.7 m and the minimum west side yard setback from 3.0 m to 1.1 m for landscape structures located within the Public Road Setback.

*(Staff supports the proposed variance as the trellis-covered structure within the Public Road Setback integrates the project sign with a convenient location for mailboxes. The structure is also well integrated into the landscape design. A similar variance was granted on adjacent sites to the east.)*

**Advisory Design Panel Comments**

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, the design is a continuation of that established next door, and the overall design and site plan adequately addressed staff comments.

**Analysis*****Conditions of Adjacency***

- The proposed height, siting and orientation of the buildings respects the massing of the surrounding existing residential development and generally complies with Official Community Plan (OCP) guidelines for McLennan North Sub-Area of City Centre;
- The increased rear yard setbacks provides appropriate private outdoor open space;
- Relationship to the townhouse development to the east is complementary; and
- Relationship to the Katsura Park to the west is neighbourly, with a pedestrian walkway and outdoor amenity area along the west property line.

### ***Urban Design and Site Planning***

- Pedestrian frontage character facing Ferndale Road has been incorporated to enhance the pedestrian residential streetscape;
- Vehicle access to the site will be from the shared driveway in the developments to the east (9420 and 9440 Ferndale Road);
- A total of two (2) visitor parking spaces are provided throughout the site, including one (1) required accessible parking space;
- All units have two (2) vehicle parking spaces, which exceeds zoning parking requirements, although the majority are provided in tandem as permitted in Comprehensive Development District (CD/167). A restrictive covenant prohibiting conversion of tandem parking spaces into habitable spaces was secured during the rezoning;
- A recycling enclosure located to the west of the front building for convenience of pick-up has been provided, and is screened by a 6 ft. high solid Cedar fence enclosure; and
- Residents will place their individual garbage cans on a concrete pad located adjacent to the pedestrian entry for weekly City collection; the pad is screened with the project sign, a lattice fence, and hedging.

### ***Architectural Form and Character***

- Building design is consistent with the surrounding residential character of the neighbourhood;
- The building forms are well articulated;
- A pedestrian scale is provided at the ground floor level of the units along public street and driveway with the inclusion of windows, doors, porches, and landscape features;
- Visual interest and variety has been incorporated with gable roof dormers and planter boxes, varying material combinations and a range of colour finishes;
- The proposed building materials are consistent with the Official Community Plan (OCP) Guidelines;
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, overhanging roof skirts, planting islands, and pedestrian entries;
- One (1) convertible accessible unit has been provided. An alternate floor plan demonstrating conversion potential to accommodate a person in a wheelchair is provided for the two-storey "A2" unit with the installation of an elevator next to the garage to the second floor (**Plan #6**);
- Universal accessibility measures have been incorporated into this development. Blocking inside of the walls will be provided in at least one (1) washroom in the convertible accessible unit to facilitate future potential installation of grab bars/handrails; and
- Registration of an aircraft noise covenant was secured through rezoning, which includes agreeing to have the buildings designed to incorporate adequate sound measures against aircraft noise.

### ***Landscape Design and Open Space Design***

- The landscape design includes the planting of 15 new trees (including large calliper and ornamental species) and approximately 238 shrubs, which meets the OCP requirements for replacement planting as no trees existed on the site previously. A new Cedar hedge will be provided along the front property line and between the private outdoor areas of each of the front units;
- The outdoor amenity includes bench, planting beds, a sandbox, and a lawn area;

- Decorative low metal picket fencing with brick pilasters is provided along the streetscape, with 6 ft. maximum height lattice fencing along the park interface and 6 ft. maximum height wood fence along the rear property line;
- Trellis arbour feature is provided at the pedestrian entry on Ferndale Road and along the park interface; and
- Cash-in-lieu (\$8,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 06-327611).

### ***Affordable Housing***


- No affordable housing units are proposed in this proposed eight (8) unit development. A voluntary contribution towards the City's Affordable Housing Reverse Fund was secured through the rezoning in the amount of \$0.60 ft<sup>2</sup> of maximum floor area ratio (e.g. \$6,562).

### ***Crime Prevention Through Environmental Design***

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents; and
- Garden lights and motion-activated wall-mounted lights will be added.

### **Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff's comments regarding conditions of adjacency, urban design and site planning, architectural form and character, landscape and open space design, affordable housing, and crime prevention through environmental design. The applicant has presented a development that fits into the existing context of Ferndale Road. Therefore, staff recommend support of this Development Permit application.



Edwin Lee  
*Planning Technician – Design*  
(Local 4121)

EL:blg

The following condition is 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 \$29,782 (based on total floor area of 14,891 ft<sup>2</sup>).

Prior to issuance of Building Permit:

- Submission of a construction parking and traffic management plan to the Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).

Attachment 1: Development Application Data Sheet

Attachment 2: McLennan North Sub-Area Land Use Map

Attachment 3: Memo to Mayor and Council from the Director of Transportation Engineering



## City of Richmond

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

## Development Application Data Sheet Development Applications Division

**DP 06-340375**

**Attachment 1**

Address: 9400 Ferndale Road

Applicant: AM-PRI Construction Ltd.

Owner: AM-PRI Development (2004) Ltd.

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

Floor Area Gross: 1,384 m<sup>2</sup>

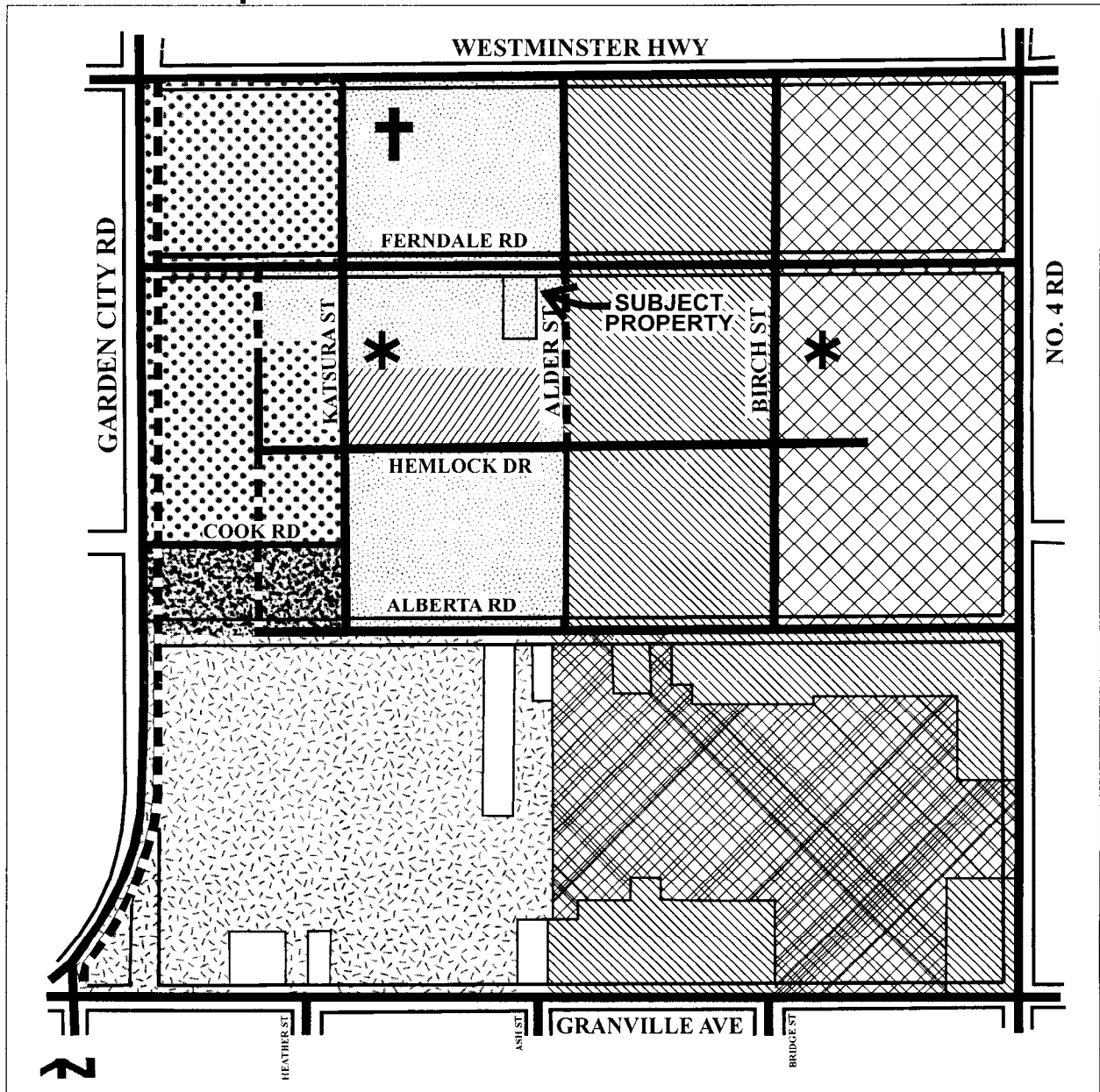
Floor Area Net: 1,022 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	1,193.3 m <sup>2</sup> (12,844.3 ft <sup>2</sup> )	1,193.3 m <sup>2</sup> (12,844.3 ft <sup>2</sup> )
<b>Land Uses:</b>	Single-Family Residential	Townhouse Residential
<b>OCP Designation:</b>	Residential	No Change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/167)
<b>Number of Units:</b>	1 Single-Family Dwelling	8 Townhouse Units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.86 F.A.R.	0.85 F.A.R.	none permitted
Lot Coverage:	Max. 40%	40%	none
Setback – Front Yard:	Min. 6.0 m	5.5 m for dwelling unit 0.7 m for landscape trellis	variances supported for 2-storey portion of the front building and trellis covered landscape structure
Setback – Side Yard (east):	Min. 2.0 m for 2-storeys	2.0 m for 2-storeys	none
Setback – Side Yard (west):	Min. 3.0 m for 3-storeys	2.7 m for 3-storeys 1.1 m for landscape trellis	variance supported for projection at 3 <sup>rd</sup> storey and trellis covered landscape structure
Setback – Rear Yard:	Min. 3.0 m for 3-storeys	5.9 m for 3-storey	none
Height (m):	Max. 12 m, but no more than 3 storeys	11.4 m, 3 storeys	none
Lot Size:	1,170 m <sup>2</sup> (after proposed amendment)	1,177 m <sup>2</sup>	none
Off-street Parking Spaces – Residents/Visitor:	12 and 2	16 and 2	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	14	18	none
Tandem Parking Spaces	permitted	14	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	\$8,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 48 m <sup>2</sup>	66 m <sup>2</sup>	none

City of Richmond

# Land Use Map



	<b>Residential Area 1</b> 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) /Mid-rise Apts. (Up to 8-storeys) /High-rise Apts. (Up to 45 m)		<b>Residential Area 4</b> 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses ( 2 ½ -storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved).		School
	<b>Residential Area 2</b> 0.95 base F.A.R. 2,3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max )		<b>Residential Area 5</b> 0.55 base F.A.R. One-Family Dwelling		Neighbourhood Parks
	<b>Residential Area 2A</b> 0.95 base F.A.R. 2, 3,4 & 5-storey Townhouses, low-rise apts. (5-storey max. Up to 19 m)		Mixed Residential/ Retail/Community Uses		Trail
	<b>Residential Area 3</b> 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses		Community Park		Principal Roads
					Church



City of Richmond  
Planning and Development Department

## Memorandum

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To: Mayor and Councillors  
Date: March 12, 2007

From: Victor Wei, P. Eng.,  
Director, Transportation  
File: 10-6455-02/2007-Vol 01

Re: **ON-STREET PARKING AND EMERGENCY VEHICLE ACCESS ON  
FERNDALE ROAD**

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At the February 19, 2007 Public Hearing, Council made the following referral to staff:

*That the issue of parking and fire access along Ferndale Road be referred to staff to review and examine if 'no parking' signs were warranted along Ferndale Road in order to ensure safe access for emergency vehicles.*

This memorandum responds to the above referral as well as to the related concerns received by the City regarding cars double-parked on Ferndale Road (Attachment 1).

### Ferndale Road Cross-section

The ultimate cross-section of Ferndale Road calls for a pavement width of 11 metres to accommodate two parking and two traffic lanes. Except for three parcels, new curb and gutter has been constructed at the ultimate location along the south side of the road between Garden City Road and No. 4 Road. Along the north side, less than half of the road has been widened to the ultimate cross-section while the remaining portions have been constructed to an interim cross-section with gravel shoulders next to the travel lanes at approximately 8.5 metres wide until redevelopment occurs at these frontages.

On-street parking is generally available on both sides of Ferndale Road, with the exception of the typical clearance for driveways, fire hydrants, etc. Even at the interim cross-section locations, on-street parking is generally available within the gravel shoulder area while maintaining two-way vehicular traffic.

### Emergency Vehicle Access

City staff work closely with Richmond Fire Rescue (RFR) to ensure the requirements for emergency vehicle access are met on all roadways in Richmond. With regards to the subject section of Ferndale Road, RFR has advised that the current roadway does meet this requirement and no additional on-street parking restriction is required at this location.



Other Noted Issues

In regards to the customer's concern regarding "too few visitor spots" – the visitor and residential parking for the 9400 Ferndale Road development are provided as per Zoning Bylaw Section 400 - i.e., two spaces/dwelling unit for residential use and an additional 0.2 spaces/dwelling unit for visitors. Additionally, on-street parking is also available along Ferndale Road.

As for the issue raised by the delegation related to vehicles "double parking" in the roadway, this matter can be addressed by enforcement through Bylaw 5870, 12.4(g), which indicates that "*No person shall park a vehicle on the roadway side of a vehicle stopped or parked at the edge or curb of a roadway.*" Staff will continue to monitor the traffic/parking conditions on Ferndale Road and work with the appropriate City divisions to ensure bylaws are enforced while meeting the needs of the community and emergency services.

If you have any questions regarding this matter, please call me at 604-276-4131.

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Victor Wei, P. Eng.  
Director, Transportation

Att.1  
SSS:lce

pc: TAG  
Jean Lamontagne, Director of Development  
Dave Clou, Captain, Fire Protection Services  
Gail Johnson, Manager, Legislative Services



**No. DP 06-340375**

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To the Holder: AM-PRI CONSTRUCTION LTD.  
Property Address: 9400 FERNDALE ROAD  
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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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 to:
  - a) Reduce the minimum Public Road Setback to Ferndale Road from 6.0 m to 5.5 m for a portion of Building 1;
  - b) Reduce the minimum west side yard setback from 3.0 m to 2.7 m for a third storey dormer on the west side of Building 2; and
  - c) Reduce the minimum Public Road Setback to Ferndale Road from 2.0 m to 0.7 m and the minimum west side yard setback from 3.0 m to 1.1 m for a trellis covered landscape structure.
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 #5 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 \$29,782.00. 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 06-340375

To the Holder: AM-PRI CONSTRUCTION LTD.  
Property Address: 9400 FERNDALE ROAD  
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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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. ISSUED BY THE COUNCIL THE  
DAY OF

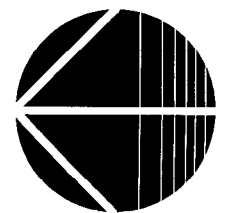
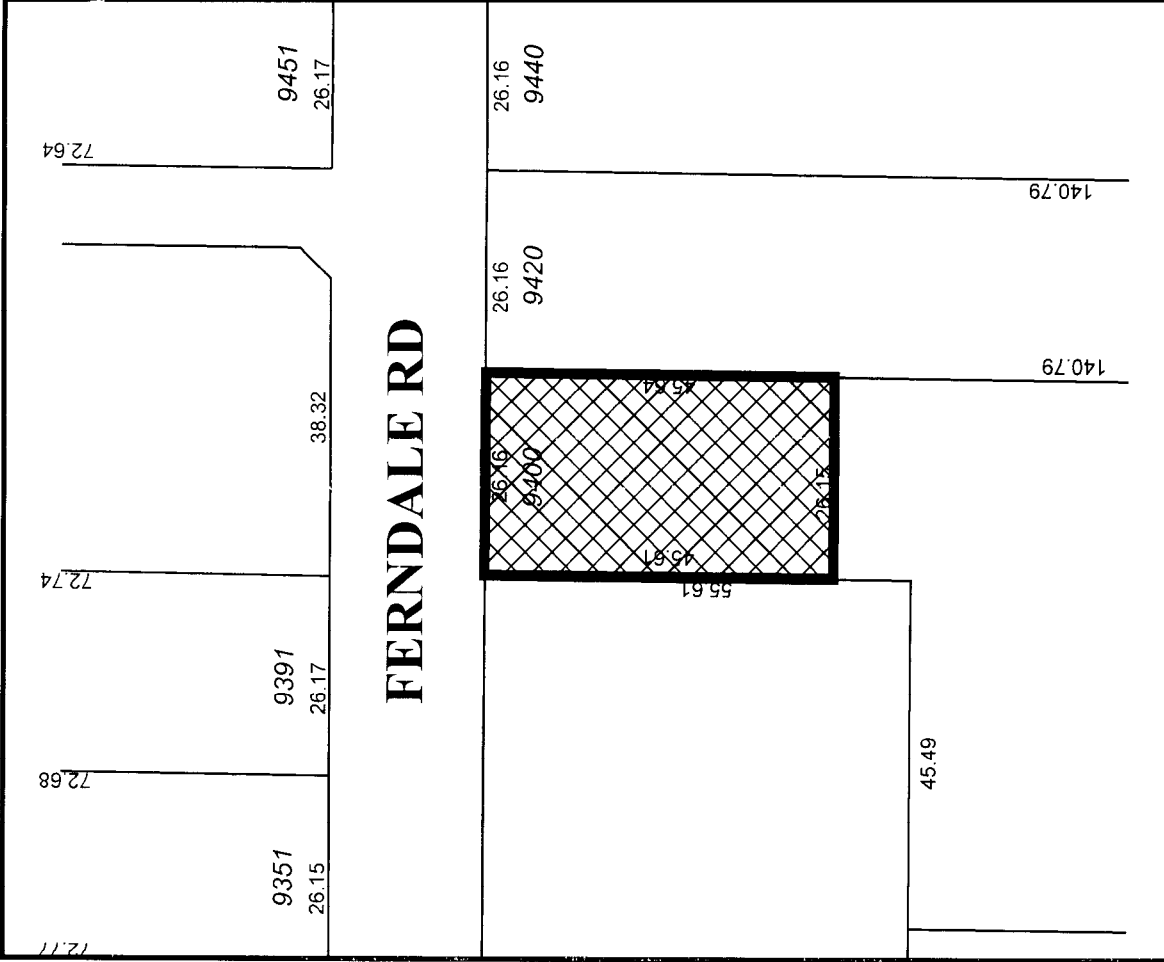
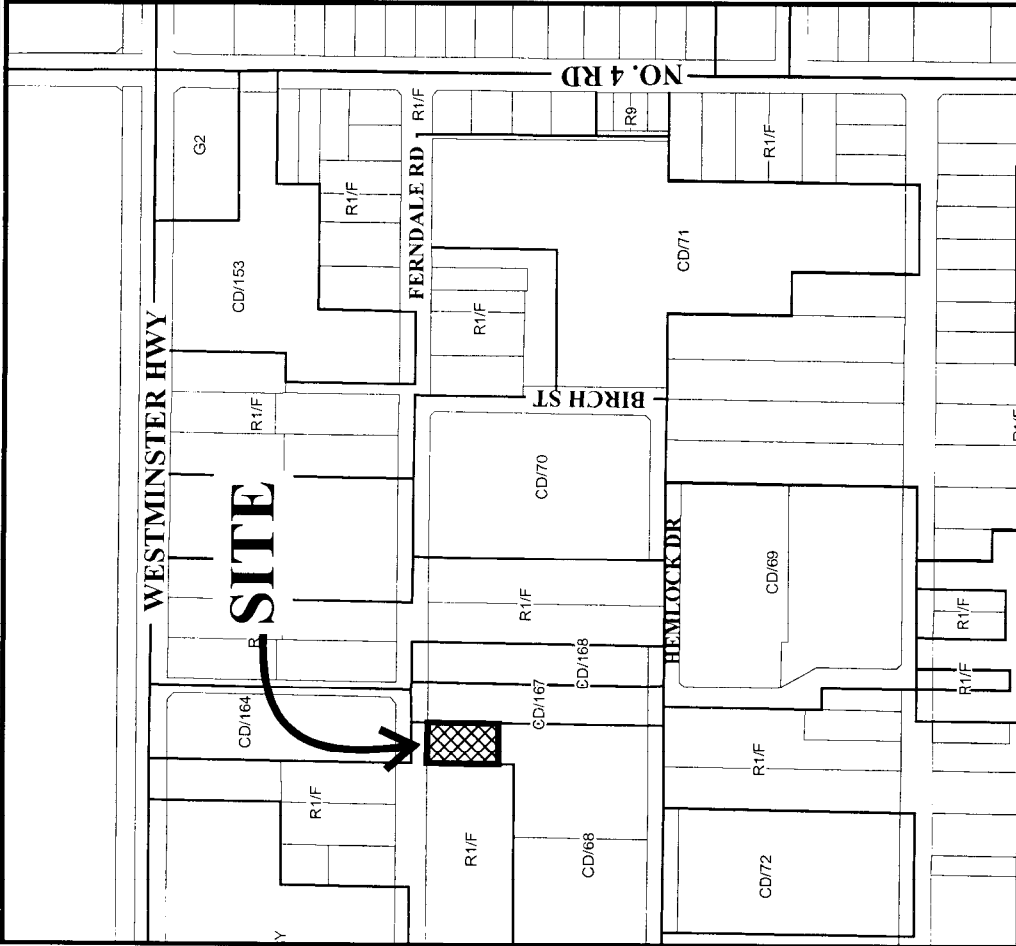
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



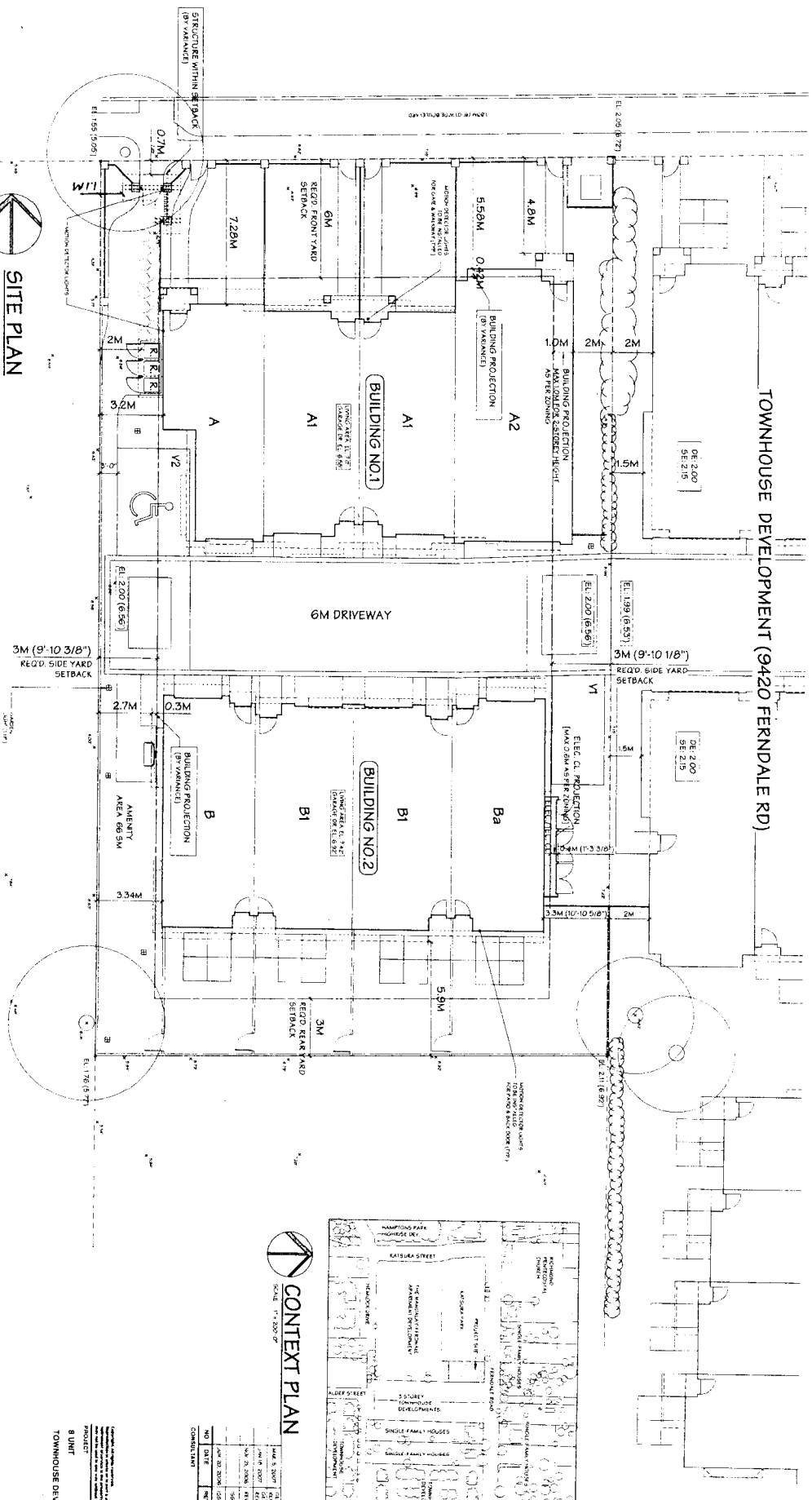
## DP 06-340375 SCHEDULE "A"

Original Date: 07/13/06

Revision Date:

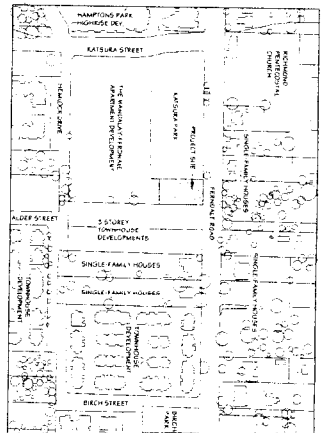
Note: Dimensions are in METRES

TOWNHOUSE DEVELOPMENT (9420 FERNDALE RD)



SITE PLAN  
SCALE: 1/8" = 1'-0"

CONTEXT PLAN  
SCALE: 1/8" = 1'-0"



- VARIANCES:**
- BUILDING PROJECTIONS OF 0.5M INTO F.Y. SETBACK.
  - RECESSED ENTRY STRUCTURE IS WITHIN F.Y. & S.Y. SETBACK.
  - BUILDING PROJECTIONS OF 0.3M INTO WEST S.Y. SETBACK.

**STATISTICS:**

CURRENT ZONING: R-1P  
 PROPOSED ZONING: C-1P67  
 SITE AREA: 12,844.3 SQ FT (0.293 ACRES)  
 MAX COVERED: 12,844.3 SQ FT x 40% = 5,137.7 SQ FT  
 PROPOSED: 5,004.5 SQ FT (39.2%)  
 TOTAL: 98.54 FT (0.81%)

**PARKING:**

REQUIRED: 15 SPACES x 8 UNITS = 120 SPACES (RESIDENTS)  
 02 SPACES x 8 UNITS = 16 SPACES (VISITORS)  
 8 UNITS x 2 CAR GARAGES = 16 SPACES  
 VISITOR PARKING SPACES: 2 SPACES  
 TOTAL: 154 SPACES

PROVIDED: 154 SPACES

NOTE: 7 UNITS HAVE 2 PARKING SPACES IN TANDEN

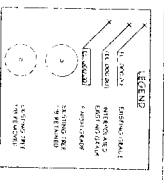
**F.A.R.:**

MAX ALLOWED FLOOR AREA: 5,137.7 SQ FT  
 TOTAL: 5,004.5 SQ FT (95.6% TYPICAL)

**PROPOSED FLOOR AREA:**

UNIT #	AREA (SQ FT)	TYPE	AREA (SQ FT)	TYPE
UNIT A1 (3 BR)	1325.0	1 Unit	1325.0	1 Unit
UNIT A2 (3 BR)	1375.0	2 Units	2750.0	2 Units
UNIT B1 (3 BR)	1352.0	1 Unit	1352.0	1 Unit
UNIT B2 (3 BR)	1414.0	1 Unit	1414.0	1 Unit
UNIT B3 (3 BR)	1368.0	1 Unit	1368.0	1 Unit
UNIT B4 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B5 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B6 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B7 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B8 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B9 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B10 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B11 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B12 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B13 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B14 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B15 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B16 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B17 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B18 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B19 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B20 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B21 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B22 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B23 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B24 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B25 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B26 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B27 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B28 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B29 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B30 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B31 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B32 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B33 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B34 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B35 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B36 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B37 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B38 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B39 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B40 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B41 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B42 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B43 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B44 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B45 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B46 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B47 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B48 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B49 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B50 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B51 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B52 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B53 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B54 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B55 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B56 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B57 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B58 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B59 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B60 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B61 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B62 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B63 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B64 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B65 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B66 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B67 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B68 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B69 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B70 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B71 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B72 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B73 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B74 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B75 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B76 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B77 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B78 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B79 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B80 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B81 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B82 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B83 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B84 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B85 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B86 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B87 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B88 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B89 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B90 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B91 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B92 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B93 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B94 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B95 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B96 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B97 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B98 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B99 (3 BR)	1367.0	2 Unit	2734.0	2 Unit
UNIT B100 (3 BR)	1367.0	2 Unit	2734.0	2 Unit

DP-06-3403.75

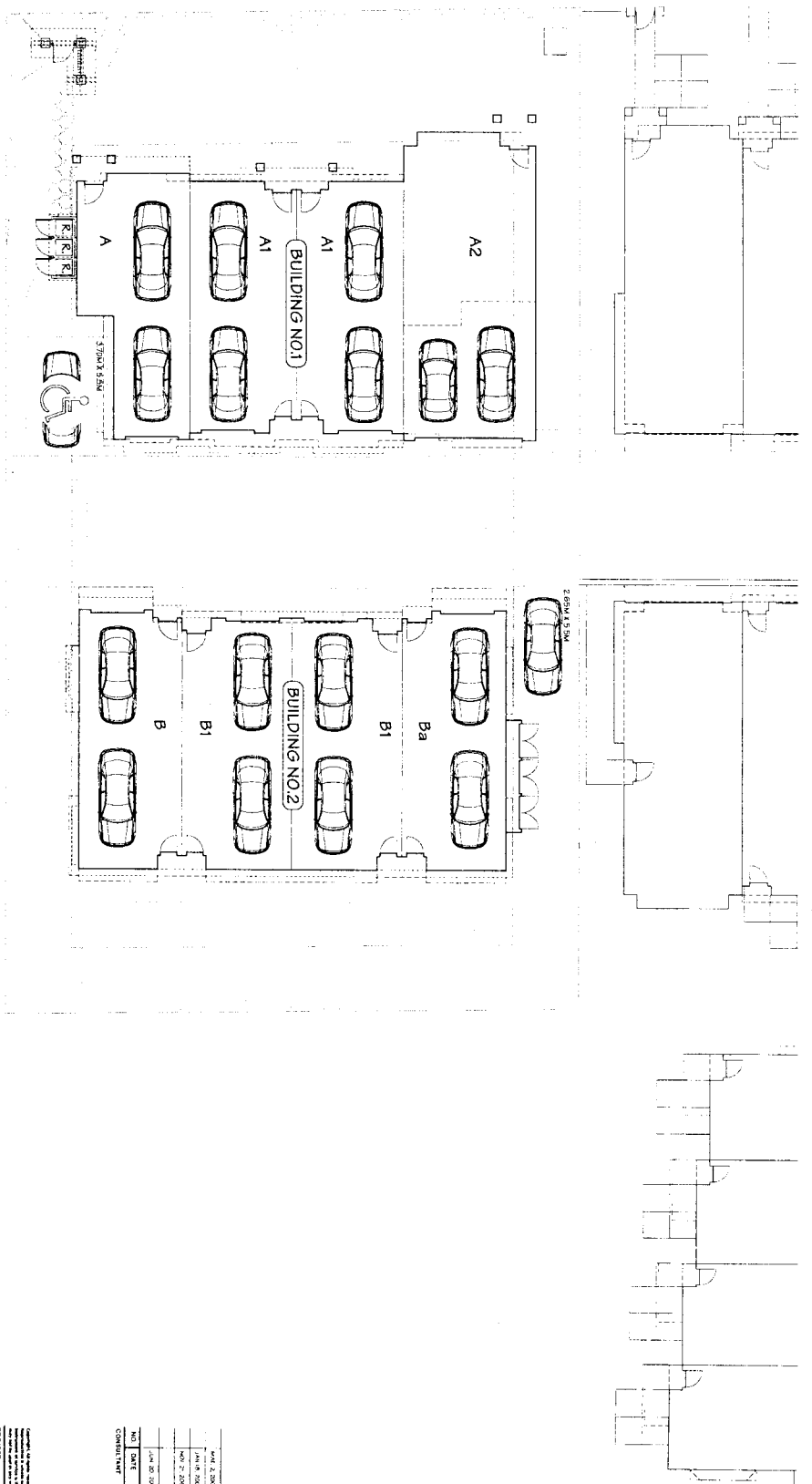


9420 FERNDALE ROAD  
 RICHMOND, B.C.  
 tomizo yamamoto architect inc.  
 MAR 09 2007

PROJECT: TOWNHOUSE DEVELOPMENT  
 SHEET: 11

DATE: 03/09/07  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SCALE: 1/8" = 1'-0"



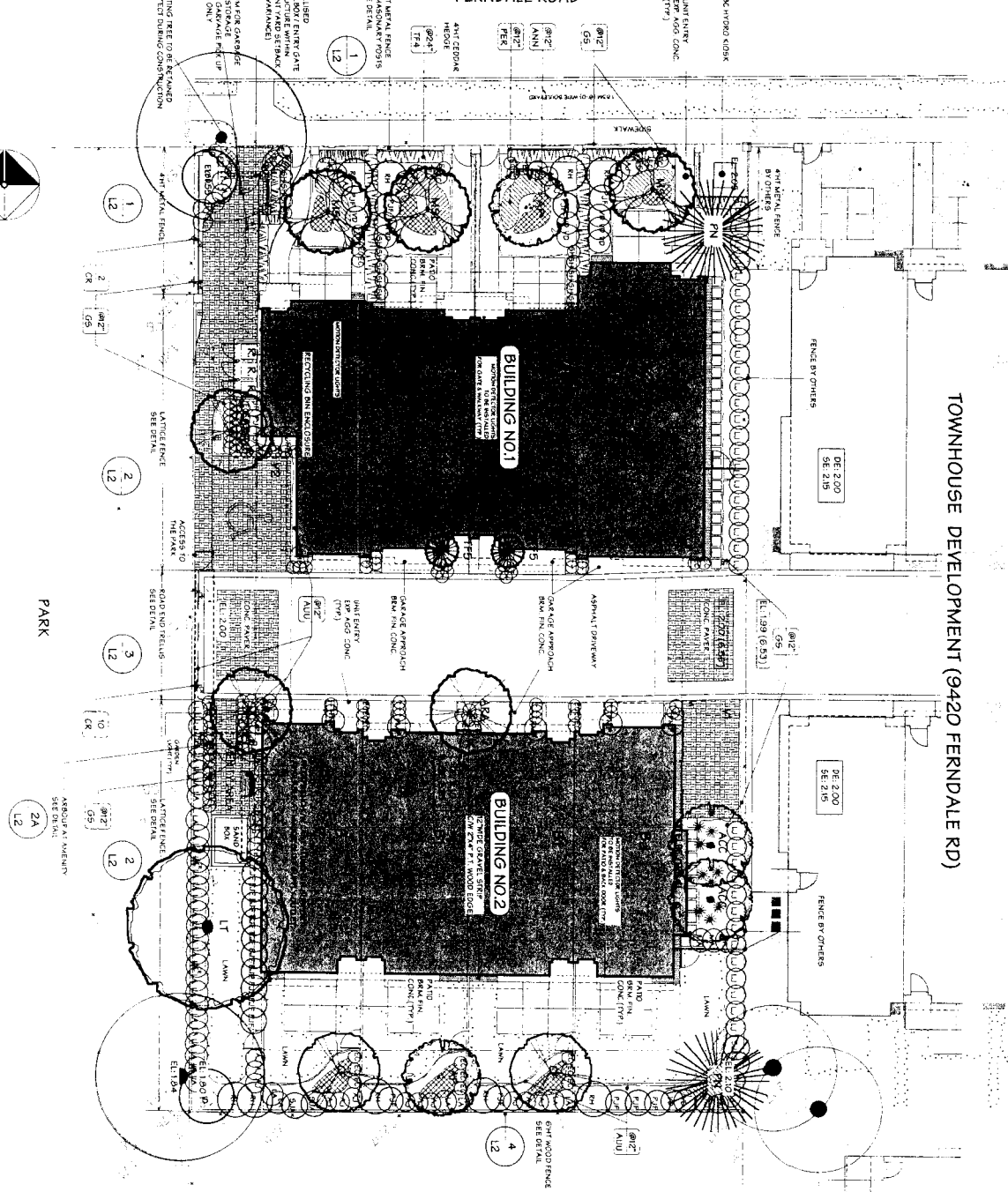
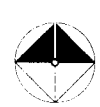
400 FERRIS ROAD  
 RICHMOND, B.C.  
**tomizo**  
 yamamoto  
 architect inc.

**8 UNIT**  
 TOWNHOUSE DEVELOPMENT

DP 06-340375

**MAR 09 2007**

DATE: MAR 11 2008  
 SHEET NO: 2



TOWNHOUSE DEVELOPMENT (9420 FERNDALE RD)

PLANT LIST

9420 FERNDALE ROAD, RICHMOND, B.C. V6V 2G8

NO.	SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE
1	SP	SPERMATOPHYTES		
2	SP	SPERMATOPHYTES		
3	SP	SPERMATOPHYTES		
4	SP	SPERMATOPHYTES		
5	SP	SPERMATOPHYTES		
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98	SP	SPERMATOPHYTES		
99	SP	SPERMATOPHYTES		
100	SP	SPERMATOPHYTES		

NOTES:  
 1. PLANTING SPECIES AND MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 2. PLANTING SPECIES AND MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 3. PLANTING SPECIES AND MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 4. PLANTING SPECIES AND MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 5. PLANTING SPECIES AND MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 6. PLANTING SPECIES AND MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
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 8. PLANTING SPECIES AND MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 9. PLANTING SPECIES AND MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.  
 10. PLANTING SPECIES AND MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

DP 06-340375

**ITC & ASSOCIATES**  
 Landscape Architects  
 3190 Hunt Street  
 Richmond, BC V7E 2L4  
 Voice (604) 275-5812  
 Fax (604) 275-5812  
 Email: info@itc.ca

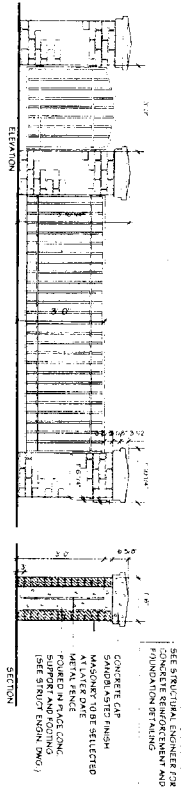
MAR 09 2007

LANDSCAPE PLAN

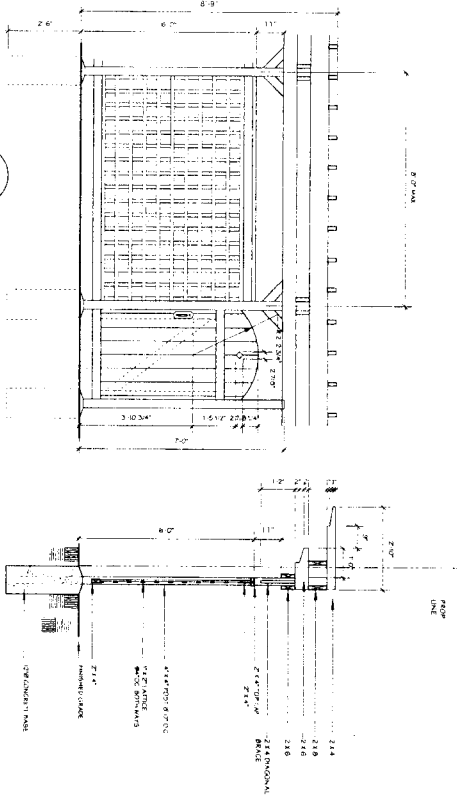
9420 FERNDALE RD  
 RICHMOND, B.C.

REVISED ISSUES

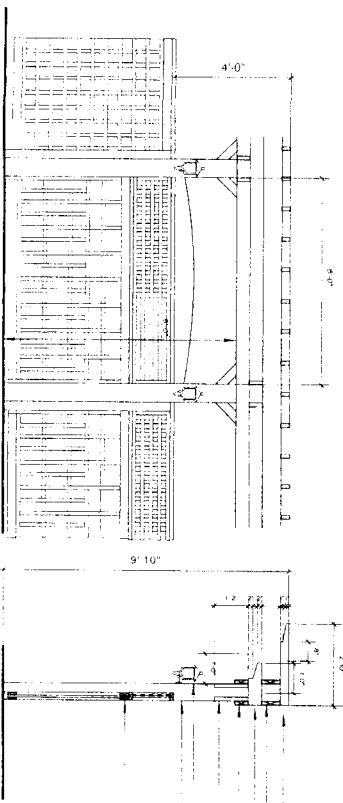
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 DATE: 21.2.2006  
 DATE: 15.2.2006



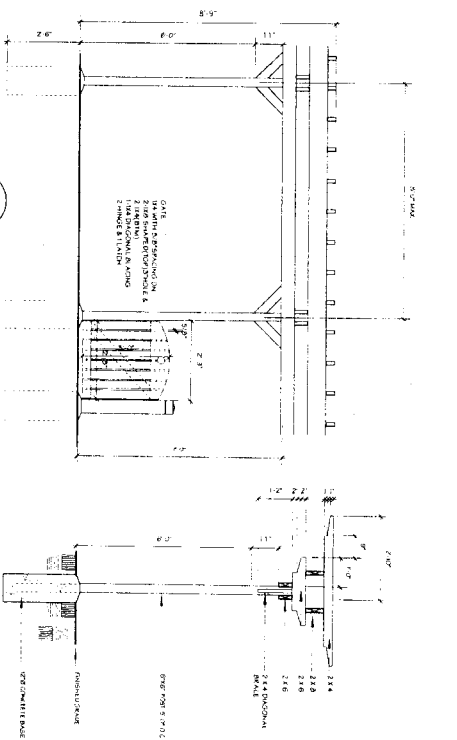
1 METAL FENCE/POST DETAIL  
L2



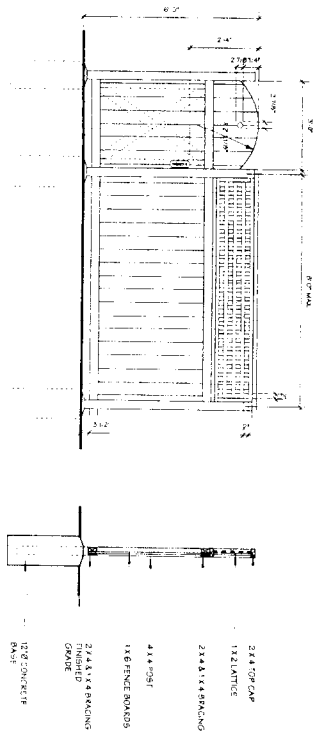
2 LATTICE FENCE  
L2



3 ROAD END ARBOUR  
L2



2A ARBOUR AT AMENITY  
L2



4 6'-0" HT. WOOD FENCE  
L2

**JFO & ASSOCIATES**  
 Landscape Architects  
 3190 Main Street  
 Richmond BC V7E 2L4  
 Voice: (604) 275-2812  
 Fax: (604) 275-4876  
 Email: info@jfo.ca  
 Web: www.jfo.ca

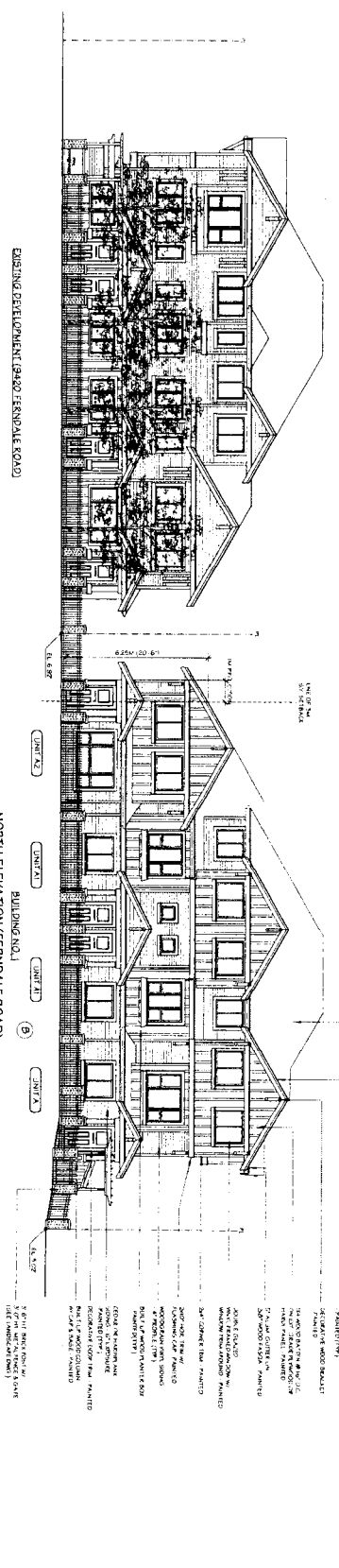
Project: 9420 FERRISDALE RD  
 RICHMOND, B.C.  
 Drawing Title: DETAIL PLAN  
 Date: MAR 09 2007  
 DP 06-340375



- ROOF EXIST
- EXISTING GUTTER
- EXISTING DOWNSPOUT
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING PORCH
- EXISTING WALKWAY
- EXISTING DRIVE
- EXISTING DRIVE
- EXISTING DRIVE
- EXISTING DRIVE
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EXISTING DEVELOPMENT (2940 FERREDALE ROAD)

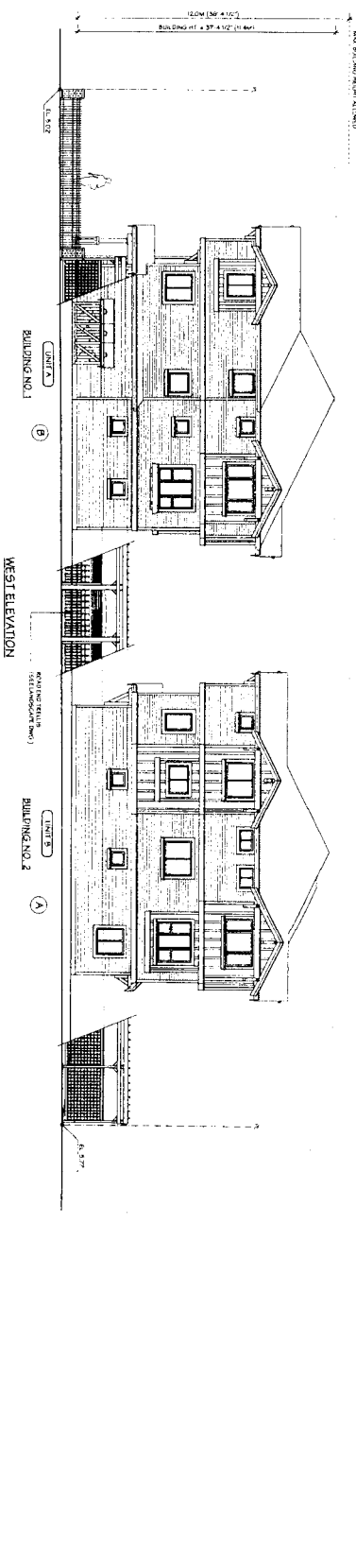
NORTH ELEVATION (FERREDALE ROAD)



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- EXISTING GUTTER
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- EXISTING DOOR
- EXISTING PORCH
- EXISTING WALKWAY
- EXISTING DRIVE
- EXISTING DRIVE
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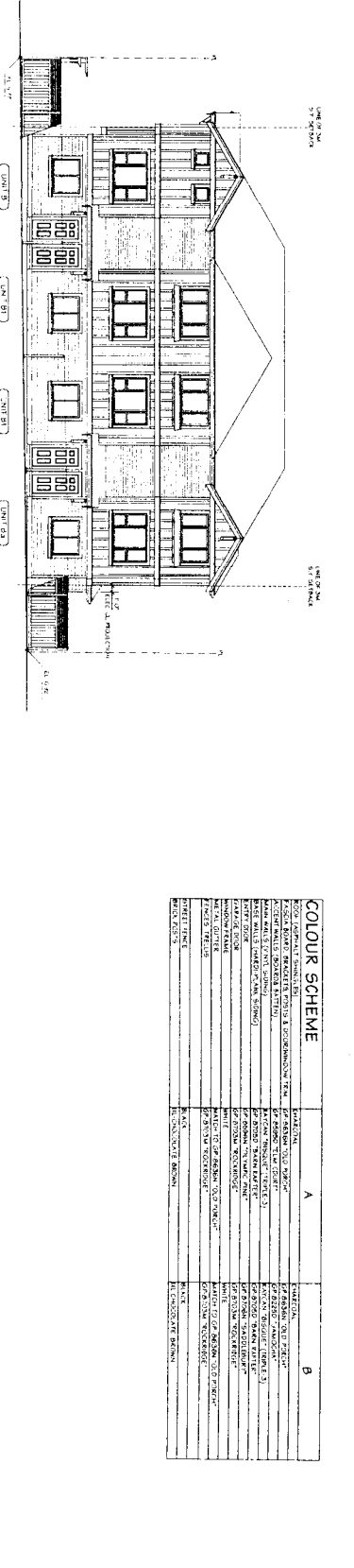
BUILDING NO. 1

BUILDING NO. 2



- ROOF EXIST
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- EXISTING WALKWAY
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BUILDING NO. 2  
SOUTH ELEVATION



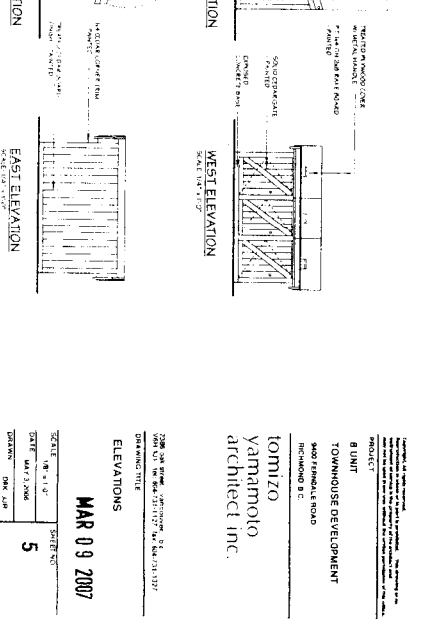
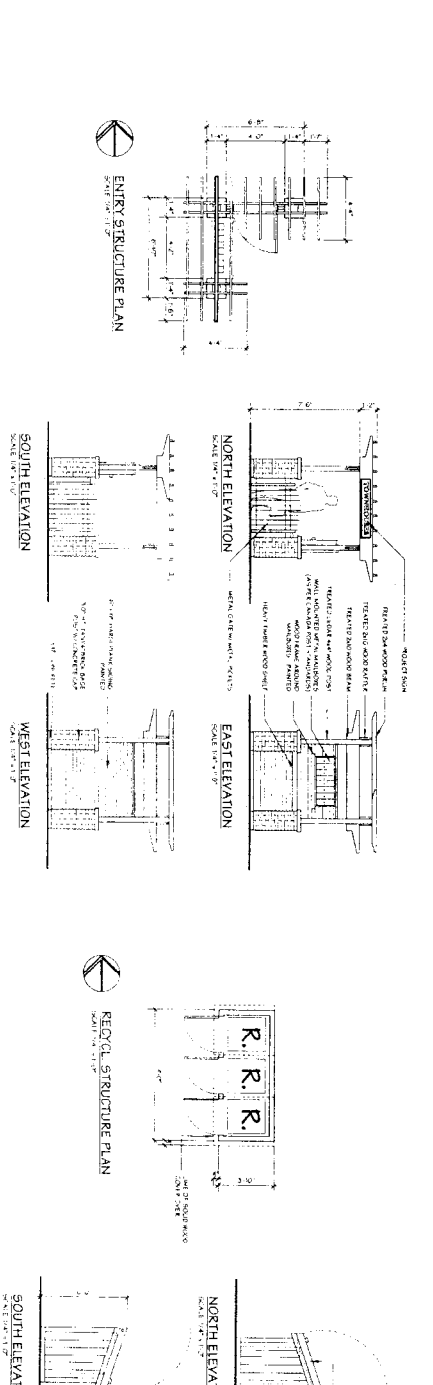
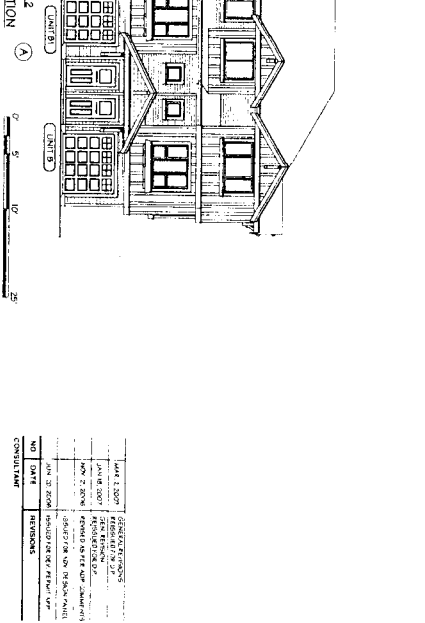
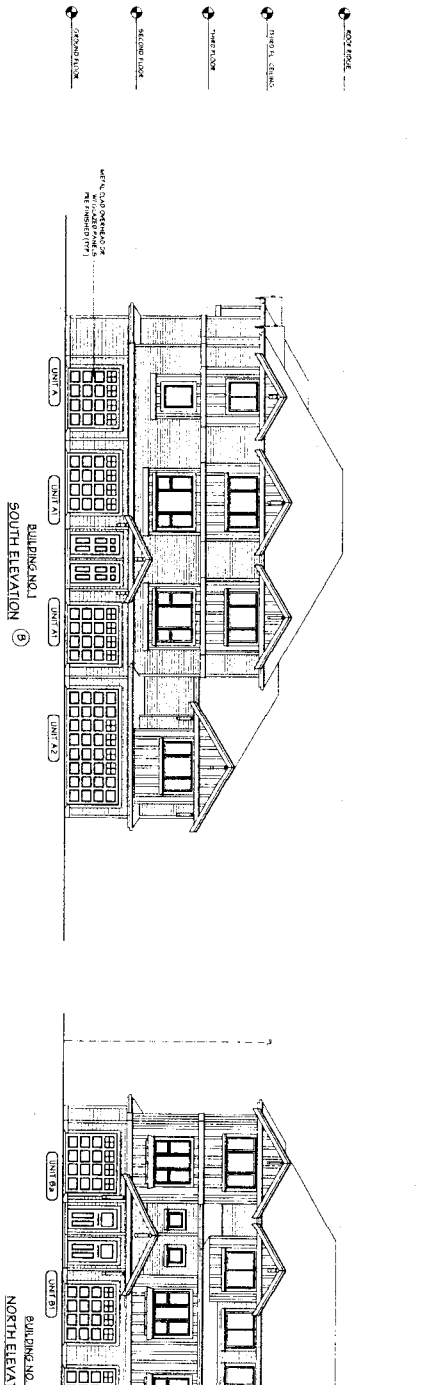
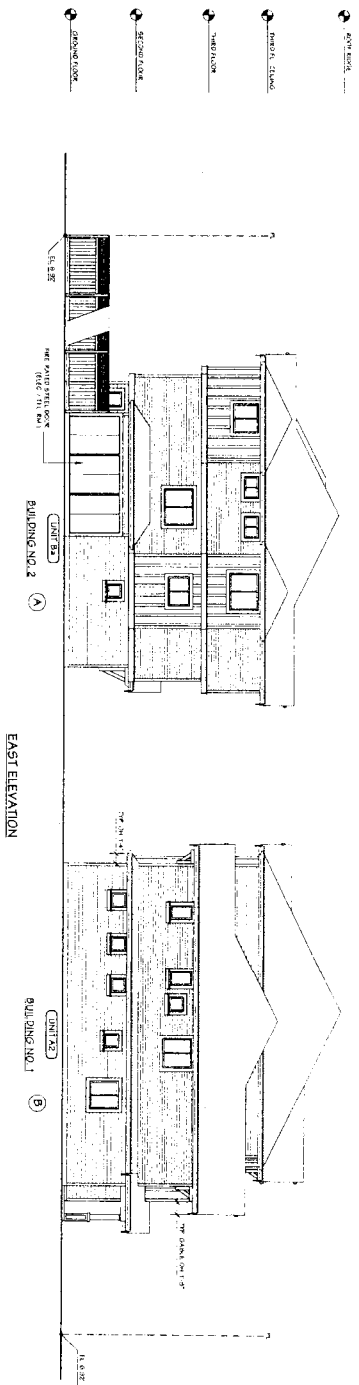
COLOUR SCHEME			
NO.	DESCRIPTION	A	B
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3	FLOORING	WOOD GRAY	WOOD GRAY
4	TRIM	WOOD GRAY	WOOD GRAY
5	DOORS	WOOD GRAY	WOOD GRAY
6	WINDOWS	WOOD GRAY	WOOD GRAY
7	EXTERIOR WALLS	WOOD GRAY	WOOD GRAY
8	EXTERIOR ROOF	WOOD GRAY	WOOD GRAY
9	EXTERIOR PORCH	WOOD GRAY	WOOD GRAY
10	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY
11	EXTERIOR WALKWAY	WOOD GRAY	WOOD GRAY
12	EXTERIOR DOWNSPOUT	WOOD GRAY	WOOD GRAY
13	EXTERIOR GUTTER	WOOD GRAY	WOOD GRAY
14	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY
15	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY
16	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY
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18	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY
19	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY
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21	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY
22	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY
23	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY
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25	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY
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29	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY
30	EXTERIOR DRIVE	WOOD GRAY	WOOD GRAY

DP 06-340375

**YAMAMOTO ARCHITECT INC.**  
**YAMAMOTO ARCHITECT INC.**  
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 MAR 09 2007

**YAMAMOTO ARCHITECT INC.**  
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 DP 06-340375  
 YAMAMOTO ARCHITECT INC.  
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**YAMAMOTO ARCHITECT INC.**  
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 MAR 09 2007  
 DP 06-340375  
 YAMAMOTO ARCHITECT INC.  
 4  
 MAR 09 2007



200% 300% 400% 500% 600% 700% 800% 900% 1000% 1100% 1200% 1300% 1400% 1500% 1600% 1700% 1800% 1900% 2000% 2100% 2200% 2300% 2400% 2500% 2600% 2700% 2800% 2900% 3000% 3100% 3200% 3300% 3400% 3500% 3600% 3700% 3800% 3900% 4000% 4100% 4200% 4300% 4400% 4500% 4600% 4700% 4800% 4900% 5000% 5100% 5200% 5300% 5400% 5500% 5600% 5700% 5800% 5900% 6000% 6100% 6200% 6300% 6400% 6500% 6600% 6700% 6800% 6900% 7000% 7100% 7200% 7300% 7400% 7500% 7600% 7700% 7800% 7900% 8000% 8100% 8200% 8300% 8400% 8500% 8600% 8700% 8800% 8900% 9000% 9100% 9200% 9300% 9400% 9500% 9600% 9700% 9800% 9900% 10000%

DP 06-340375

MAR 09 2007

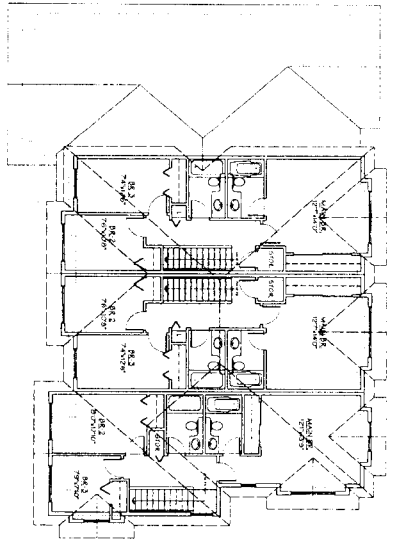
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Iomizo  
 yamamoto  
 architect inc.

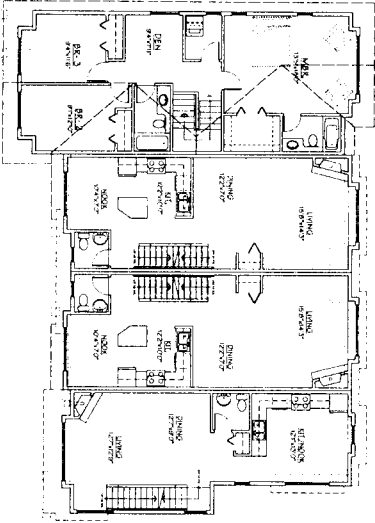
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 TOWNHOUSE DEVELOPMENT  
 4400 FRANKLIN ROAD  
 HOUSTON, TX 77041

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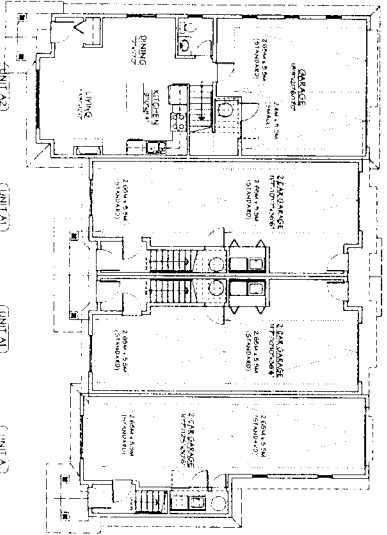
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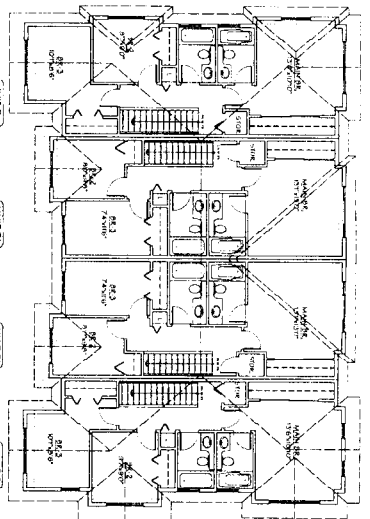
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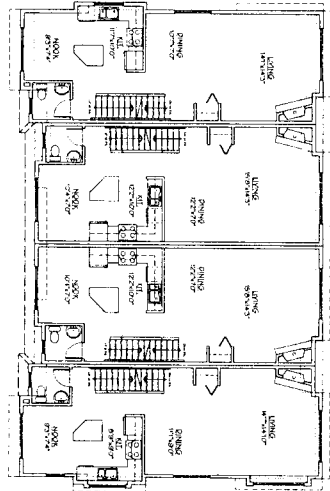
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SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



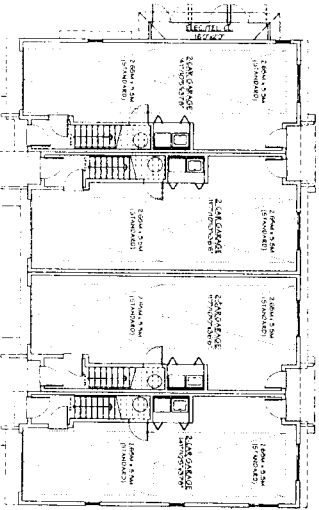
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GROUND FLOOR PLAN  
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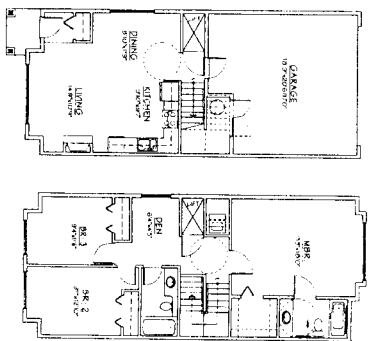
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THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BUILDING NO. 2  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



BUILDING NO. 2  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



GROUND FLOOR  
UNIT A2 ACCESSIBLE UNIT CONVERSION  
SECOND FLOOR

NO.	DATE	REVISIONS
1	03/09/07	ISSUED FOR PERMITS
2	03/09/07	ISSUED FOR PERMITS
3	03/09/07	ISSUED FOR PERMITS
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8	03/09/07	ISSUED FOR PERMITS
9	03/09/07	ISSUED FOR PERMITS
10	03/09/07	ISSUED FOR PERMITS

PROJECT: TOWNHOUSE DEVELOPMENT  
8 UNIT

4400 FEDERAL ROAD  
INCORPORATED, D.C.  
tomizo  
yamamoto  
architect inc.

FLOOR PLANS  
MAR 09 2007

SCALE: 1/8" = 1'-0"  
DATE: MAR 09 2007  
DRAWN: TOMIYAMA  
CHECKED: YAMAMOTO  
PROJECT NO: 06340375

DP 06340375



REFERENCE  
PLAN