



City of Richmond

Report to Committee

To: Planning Committee

To Planning - April 19, 2005
Date: March 9, 2005

From: Raul Allueva
Director of Development

RZ 04-270154

Re: **APPLICATION BY AM-PRI CONSTRUCTION LTD. TO REZONE 9420
FERNDALE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION
AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/167).**

File: 8060-20-7921/7920

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7920, to amend Schedule 2.10C (McLennan North Sub-Area Plan) of Official Community Plan Bylaw No. 7100, by introducing a map amendment to permit the portion of the proposed Alder Street between Hemlock Drive and Ferndale Road to be re-designated from "Principal Road" to "Trail", be introduced and given first reading.
2. That Bylaw No. 7920, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7920, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.
4. That Bylaw No. 7921, to create a new multiple-family residential zone, "Comprehensive Development District (CD/167)", and to rezone 9420 Ferndale Road, from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/167)", be introduced and given first reading.

Raul Allueva
Director of Development
Att. 7

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Am-Pri Construction Ltd. has applied to rezone 9420 Ferndale Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/167) in order to permit the development of 24 two and three storey townhouses on the site (**Attachment 1**). Included with this development are frontage improvements along Ferndale Road, dedication of lands and construction of the portion of Hemlock Drive along its south frontage, and the granting and construction of a Public Rights-of-Passage Right-of-Way for a Trail across the entire east side of the property from Hemlock Drive to Ferndale Road..

Proposed Zoning (Comprehensive Development District, CD/167)

The proposal to develop townhouses is consistent with the McLennan North Sub-Area Plan. However, the current application, prepared in conjunction with the adjacent application for 9440 Ferndale Road, proposes to jointly grant and construct the Trail, share driveways, and to blend density between the adjoining sub-areas.

Proposed Road Changes

This application also proposes a re-designation from “Principal Road” to “Trail” for the portion of the proposed Alder Street between Hemlock Drive and Ferndale Road. An amendment to the Area Plan is therefore proposed in this regard.

Findings Of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a summary of the proposed development data and the proposed Bylaw requirements.

Surrounding Development

The proposed site is in the McLennan North Sub-Area (**Attachment 3**) south of Ferndale Road, and midway between Katsura Street to the west, and Birch Street to the east. The site is at the eastern edge of Residential Area 2 of the McLennan North Sub-Area Plan. The existing development surrounding the site is described as follows:

- The area immediately west of the subject site consists of an existing single-family home and a site zoned for apartment and townhouse development in Residential Area 2, the same designation as the subject site;
- To the south, several existing single-family homes located between a recently developed 4-storey apartment to the west and a large townhouse development to the east;
- To the east, the site for a similar townhouse application (RZ 04-272343) and existing single-family homes, and a large townhouse development; and
- To the north at 9411 Ferndale Road, the site of a recent proposal by Western Ferndale Holdings (RZ 04-274082) for 48 three-storey townhouses.

Related Policies

Official Community Plan

The McLennan North Sub-Area Plan objectives include:

- **Land Use:** Residential, 2, 3, & 4-storey townhouses, low-rise apartments (4-storeys maximum).
- **Density:** Designated for a base density of 0.95 floor area ratio (F.A.R.). To date, approvals in Residential Area 2 (**Attachment 3**) have been for:
 - 1.23 FAR at 9333 Alberta Road (Magusta) for townhouses, where substantial public benefits in the form of road dedication and park land were provided;
 - 1.43 FAR at 6288 Katsura Street (Cressey) for an apartment development, where substantial public benefits in the form of road dedication and park land were provided;
 - 1.71 FAR at 9100 Ferndale Road (Ledingham McAllister) on a split designated site (e.g., half of the site is in the 0.95 base density Residential Area 2, and half in the 1.60 base density Residential Area 1); and
 - 0.95 FAR at 9411 Ferndale Road (Western Holdings), directly to the north of the site, for three storey townhouses, currently at First Reading and scheduled for Public Hearing March 21, 2005.
- **Roads:** The Land Use Plan has indicated that a portion of Alder Street is to be constructed through this development. Staff have re-assessed the need for this portion of Alder Street between Hemlock Drive and Ferndale Road and determined that:
 - There is sufficient capacity in the newly created portions of Katsura Street and Birch Street to serve the neighbourhood;
 - It is not required from a road capacity, vehicle safety or access circulation perspective;
 - However, it is desirable to ensure that a pedestrian and cycling greenway corridor be established to provide a good north-south non-vehicular connection to support the existing and proposed road network;
 - The applicant is to provide a right-of-way for the Greenway, which may be combined in cooperation with the adjacent development to the east, and combined with the internal driveway to access the site; and
 - OCP Amendment Bylaw 7920 is brought forward with this application to replace this portion of Alder Street with a Trail on the Land Use Plan (**Attachment 4 and 8**).
- **Park:** Land has been secured for community and neighbourhood parks. Planning began in 2003, with limited construction having commenced in 2004 and continuing in 2005.
- **Development Permit Guidelines:** To provide a range of grade-oriented housing types for a variety of household and age groups, including:
 - high-density multiple-family housing
 - consistent setbacks and building heights,
 - regular, small gaps between buildings, and
 - building forms which strongly orient to adjacent streets and public open spaces.

The current proposal will work towards achieving these guidelines.

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 5**). Preliminary Architectural Drawings (Site plan and elevations) are enclosed for reference (**Attachment 6**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement (street frontage improvements) and Building Permit.

Public Comments

Concerns

Staff have received letters (**Attachment 7**) from the neighbours at 9400 Ferndale Road stating concerns about the proposed development. Staff have met with the neighbours to review their concerns, and have met separately with the applicant to review options to address these concerns. The principal issues are summarized as follows:

- Single-family home surrounded by townhouses;
- Number of townhouses;
- Size of setbacks;
- Location of driveway;
- Number of visitor parking spaces;
- Adequate landscaping
- Overlook from balconies into the front and rear yard and bedroom windows; and
- Construction impacts.

Response to concerns

Staff have met with the neighbours to review their concerns, and have met separately with the applicant to review options to address these concerns. The initial proposed site plan included a row of townhouses set back 6 m from the neighbouring property line and oriented such that windows and open space overlooked the neighbouring property to the west. Based on consultation with the neighbour to minimize these impacts, the proposal has been revised as follows:

- Townhouse cluster re-oriented so that windows do not overlook neighbouring property;
- A gap between townhouse clusters has been provided to increase daylight and views for existing windows in the neighbouring house;
- The townhouse immediately adjacent to the neighbouring house has been reduced in height to 2-storeys;
- The front yard setback has been set at 6 m from Ferndale Road, to match the setback of the adjacent home;
- Side yard setbacks have been incorporated into the Comprehensive Development District (CD/167) to permit setbacks equal to single-family setbacks for one and two-storey portions of buildings with increased setbacks for three-storey portions; and
- A landscape screen is proposed between the proposed development and the driveway of the neighbouring house.

Analysis

The proposal is consistent with the objectives of the McLennan North Sub-Area Plan in terms of unit type, density, scale, and open space. In particular:

- 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 2.
- The size and location of the common open space, within the central portion of the site, is appropriate in serving all the residents of the development;
- The setback from Ferndale Road is consistent with the front yard setback of the neighbouring newer single-family home to the west at 9400 Ferndale Road, which is expected to remain and not redevelop;
- The two-storey end unit provides a transition to the neighbouring existing single-family homes.
- Townhouse clusters have been oriented to position end walls adjacent to the existing single-family home to minimize overlook and overshadowing.
- The proposed density of 0.86 F.A.R., significantly below the 0.95 base F.A.R. for this area, is an appropriate density for this location
- The proposed greenway/Trail (**Attachment 8**) through the site will provide an important public amenity providing for pedestrian and vehicular access within the neighbourhood.
- The proposed two and three-storey height of units is appropriate within this sub-area (4-storey is permitted) to achieve a transition in scale between the permitted three-storey maximum height in Residential Area 3 to the east and the high-rise development in Residential Area 1, to the west, as well as to provide an appropriate relationship to the existing single-family home which is likely not to re-develop in the short term.
- The proposed townhouse street wall expression, which defines the edge of the public streets, is consistent with the development permit guidelines with respect to massing, which call for a consistent building massing with little or no interruptions.
- The proposed three-storey form provides generous outdoor open space (38.3% site coverage proposed) throughout the site in keeping with the formal park-like setting envisioned in the Area Plan.
- A tree survey has been submitted, which has identified several trees within the site for potential retention. At the Development Permit stage, options for tree retention should be explored, where possible. Where retention is not possible, an equivalent compensation value in replacement trees is recommended.
- The dedication and construction of a portion of Hemlock Drive will facilitate implementation of the Transportation Plan for the area.
- A cross access agreement is required to ensure that access and greenway development are shared with the neighbouring development parcel at 9440 Ferndale Road.
- Payment in lieu of providing indoor amenity space is proposed in accordance with OCP policy.
- An aircraft noise exposure covenant will be required as a condition of rezoning approval.

- The proposed project is consistent with Richmond's planning and development objectives and is expected to be an attractive and fitting addition to McLennan North's multiple-family neighbourhood.
- The applicant's contribution of \$0.60 per square foot buildable contribution (e.g., approximately \$20,370) towards the City's Affordable Housing Reserve Fund is appropriate to meet City objectives.
- The proposed new zone, Comprehensive Development District (CD/167), would accommodate townhouse developments in McLennan North - Residential Area 2, such as the subject site, and is large enough to accommodate the allowable density of 0.86 FAR, while providing well-designed and appropriate open space.
- The proposed CD district also establishes building setbacks, height, site coverage, and parking requirements that are generally consistent with the intent of the Area Plan. The CD District, however, does permit a variable side yard setback. The CD district establishes a minimum side yard setback of 3 m (10 ft.) but allows single-storey building elements to encroach 1.5 m (5 ft.) and two-storey building elements to encroach 1.0 m (3 ft.) into the required side yard setback. These proposed side yard setback encroachments enable an articulated building face to be provided while still maintaining an appropriate side yard setback for this form of development.
- Overall, the project appears to be well designed and deserving of support.

At the time of Development Permit, details that will need to be addressed include:

- The design of the greenway connecting Hemlock and Ferndale Road (sidewalk on both sides lined with "street" trees) is acceptable. Special paving at the Ferndale entrance should be incorporated to signify the publicly accessible Right of Way.
- Visitor parking spaces should be adjusted to allow better integration of the open space.
- Location of garbage and recycling facilities, site signage etc. are to be considered.

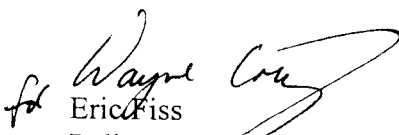
Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.10 of Bylaw 7100 (City Centre Area Plan).

Financial Impact

None.

Conclusion

The subject proposal is in conformance with city-wide, City Centre, and McLennan North objectives for development and population growth. The proposed use of Comprehensive Development District (CD/167) 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 area plan amendment and rezoning bylaws be approved.

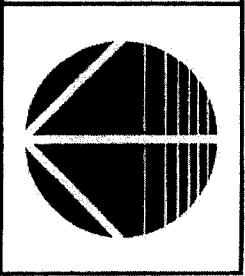
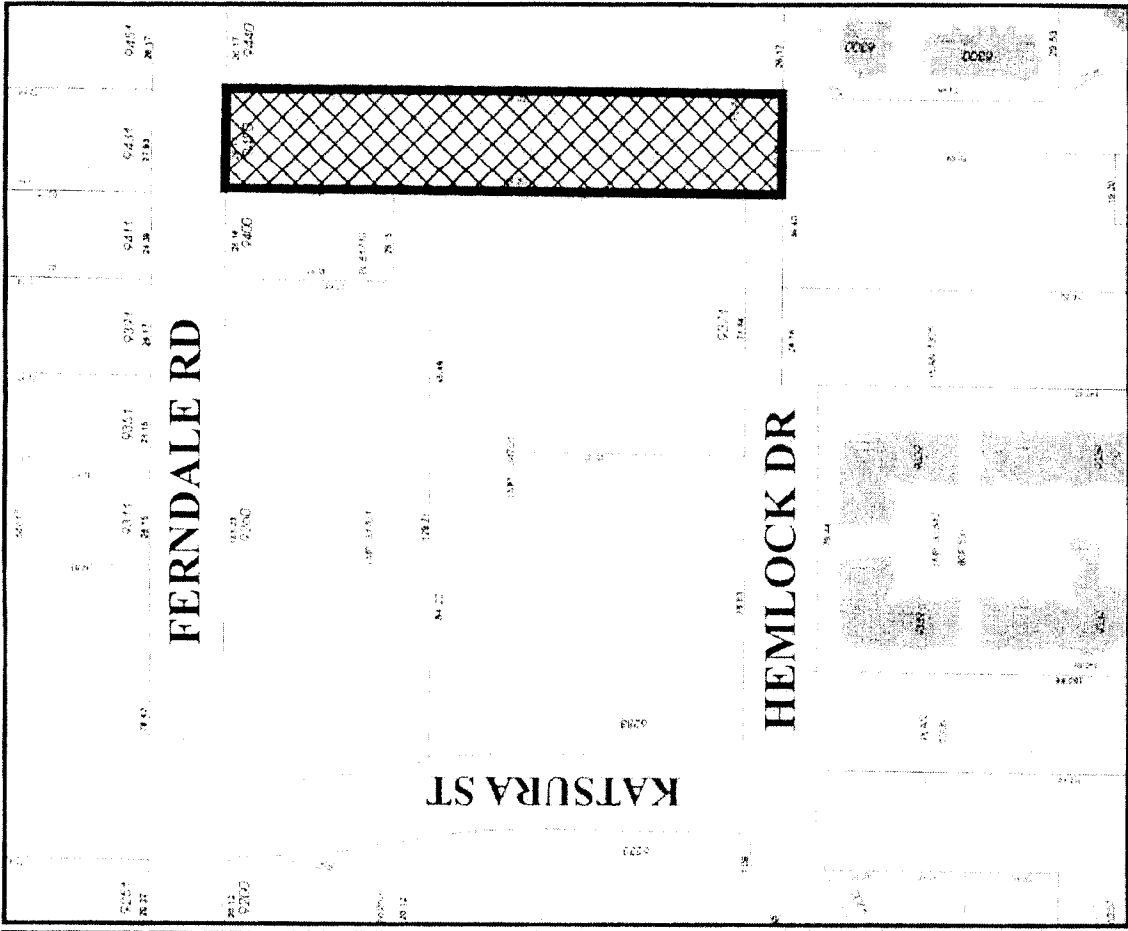
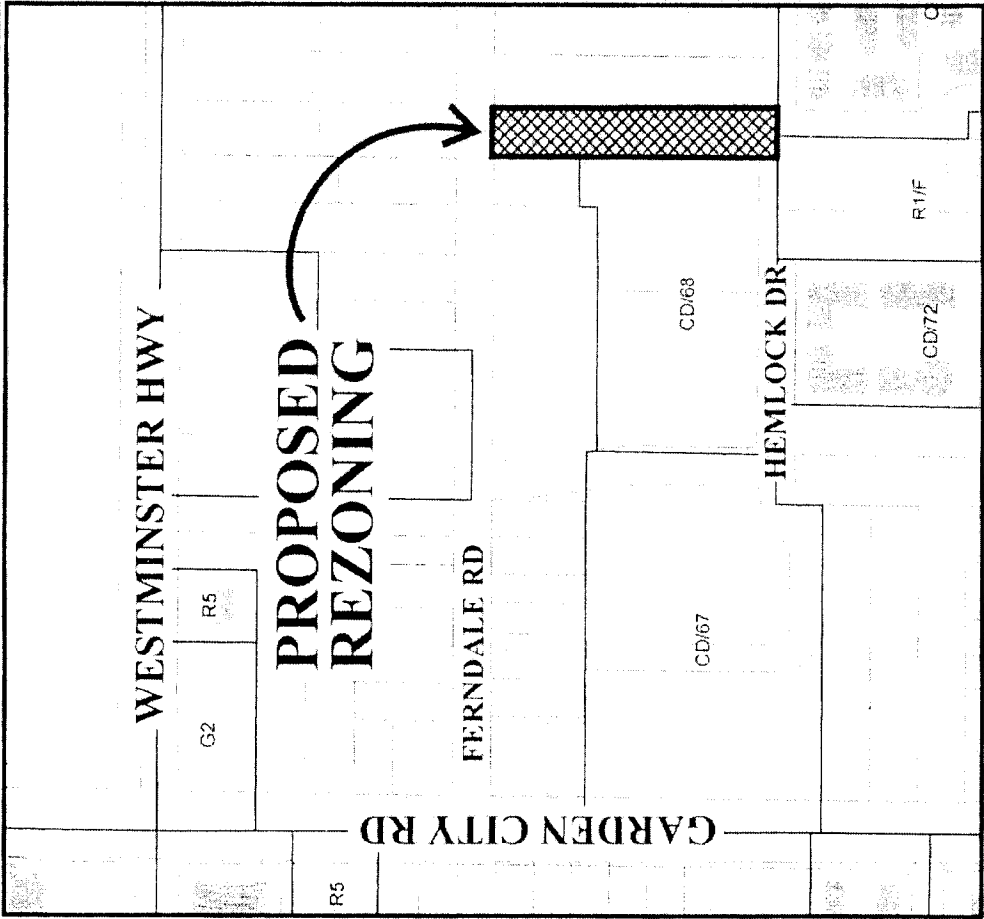

Eric Fiss
Policy Planner
EF:cas

LIST OF ATTACHMENTS

- Attachment 1 Zoning Site Map
- Attachment 2 Development Application Data Sheet
- Attachment 3 McLennan North Land Use Map
- Attachment 4 OCP Amendment Bylaw 7920 - Proposed McLennan North Land Use Map
- Attachment 5 Conditional Rezoning Requirements
- Attachment 6 Preliminary Architectural Drawings (Site plan, floor plans, and elevations)
- Attachment 7 Letters received
- Attachment 8 Proposed Greenway/Trail Plan



City of Richmond



RZ 04-270154

Original Date: 05/17/04
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Policy Planning Department

RZ 04-270154

Address: 9420 Ferndale Rd

Applicant: Am-Pri Construction Ltd.

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

	Existing	Proposed
Owner:	Am-Pri Developments (2004) Ltd.	No Change
Site Size (m²):	3,942.9 m ² (42,442 ft ²)	3,681.3 m ² (39,627 ft ²) – Reduced by 261.6 m ² for road dedication
Land Uses	Single-Family Residential	Townhouse Residential
OCP Designation	Residential	No Change
Area Plan Designation	Residential Area 2, 0.95 base F.A.R., 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	No Change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/167) – Permits Townhouses at 0.86 F.A.R.
Number of Units	1 Single-family dwelling	24 Townhouse Units
Other Designations	Airport Noise Sensitive Development Area 4	No Change

	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	27 upa	none required
Floor Area Ratio:	Max. 0.86 F.A.R.	0.86 F.A.R.	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. area)	0.3 ha	0.36 ha	none
Setback (m) – Ferndale Road Hemlock Drive	6.0 m Min. 5.0 m Min.	6.0 m Min. 5.0 m Min.	none
Setback – Side & Rear Yards (m):	Min. 3.0 m for 3-storeys Min. 2.0 m for 2-storeys Min. 1.5 m for 1-storey	Min. 3.0 m for 3-storeys Min. 2.0 m for 2-storeys Min. 1.5 m for 1-storey	none
Height (m):	12 m, no more than 3 storeys	11.3 m, 3 storeys	none

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Residents (R) / Visitor (V):	(R): 1.5 spaces /unit x 24 units = 36 spaces, and (V): 0.2 spaces/unit x 24 units = 5 spaces	(R): 48 spaces, and (V): 5 spaces	none
Off-street Parking Spaces – Total:	41 spaces	53 spaces	none
Tandem Parking Spaces	Where two parking spaces provided per single dwelling unit	42 spaces for 21 units	none
Amenity Space – Indoor:	70 m ² or payment of cash-in-lieu	payment of cash-in-lieu \$29,000	none
Amenity Space – Outdoor:	6 m ² per unit x 24 units = 144 m ²	175 m ²	none

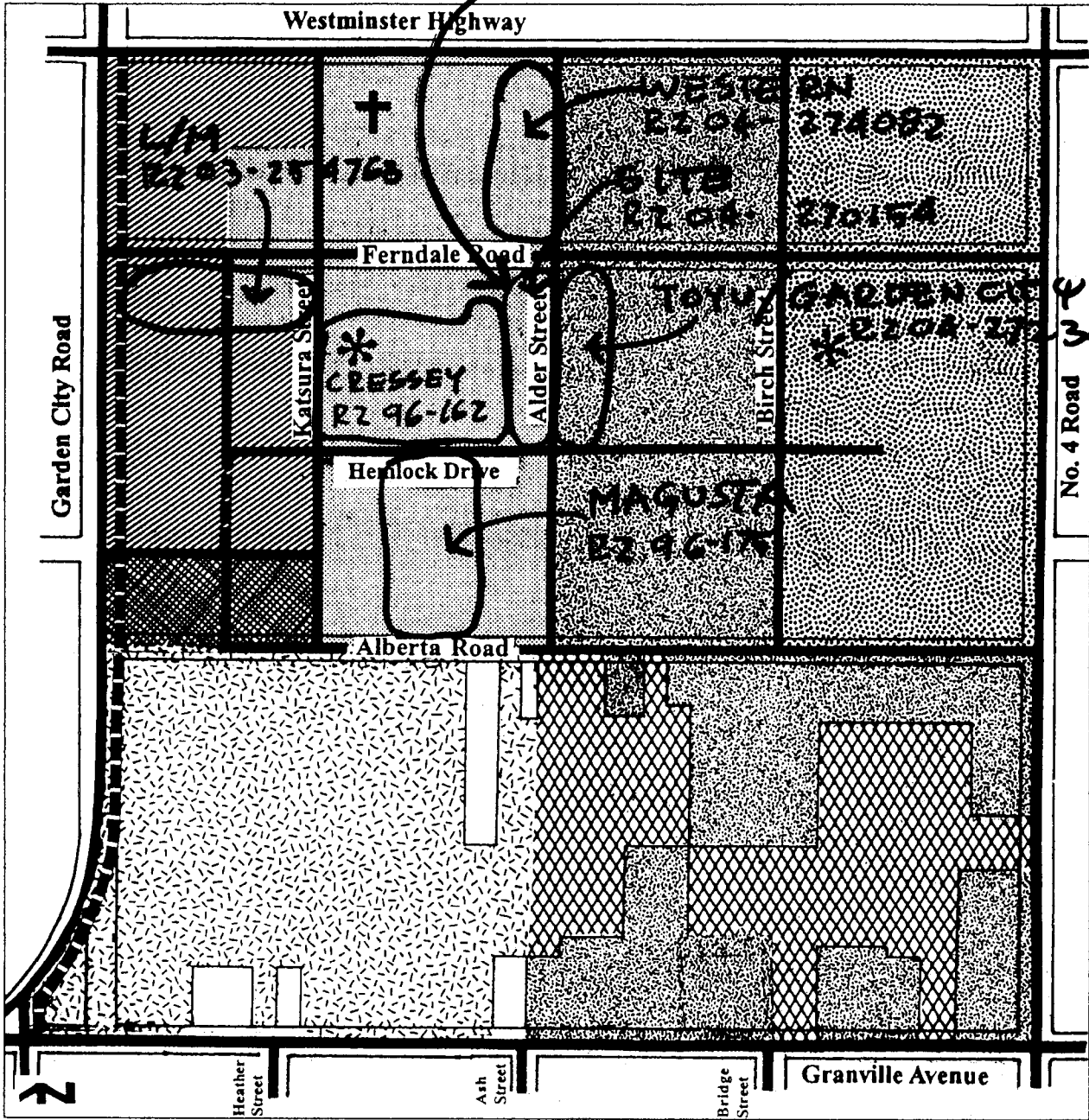
Other: Tree replacement compensation required for loss of existing trees.

City of Richmond

Land Use Map

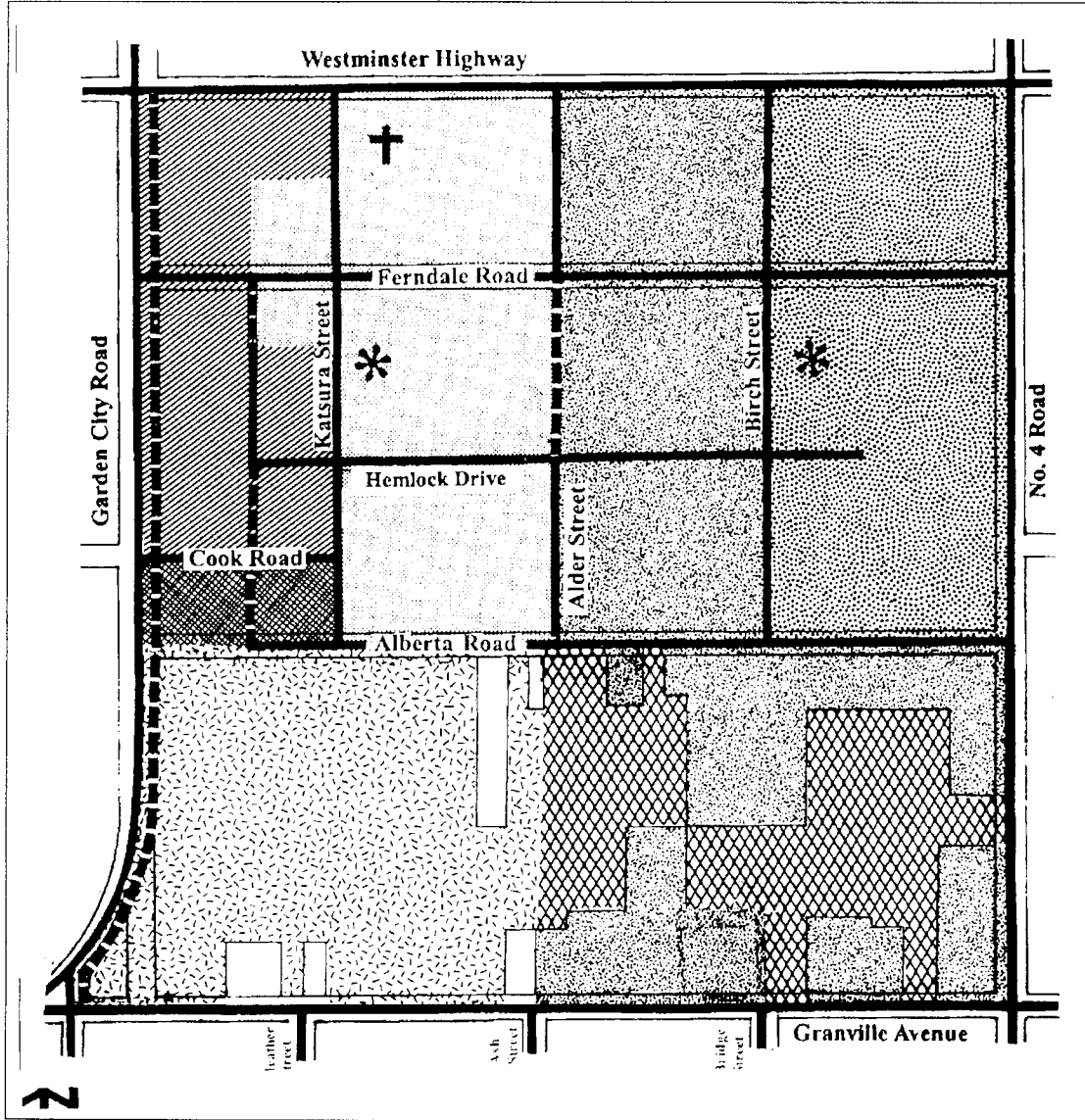
Bylaw 7823
2004/11/15













**CURRENT APPLICATION
SITE**



	Residential Area 1 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)		Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)		School
	Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)		Residential Area 5 0.55 base F.A.R. One-Family Dwelling		Neighbourhood Parks
	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses		Mixed Residential/ Retail/Community Uses		Trail
			Community Park		Principal Roads
					Church

McLennan Land Use Map



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

Conditional Rezoning Requirements 9420 Ferndale Road - RZ 04-270154

Prior to final adoption of Zoning Amendment Bylaw 7921, the developer is required to complete the following requirements:

1. Dedication of 10m along the entire south Property Line for Hemlock Drive.
2. Registration of an approximately 4.5 m (minimum 3.0 m) Public Rights of Passage Right of Way (PROP ROW) for a greenway for pedestrians and cyclists connecting Hemlock Drive to Ferndale Road. The works are to be included in the forthcoming Servicing Agreement.
3. Registration of a cross access agreement with the developer of 9440 Ferndale Road (RZ 04-272343 - Toyo/Garden City Development) to provide shared access between their site and jointly provide the greenway/walkway.
4. Registration of a cross access agreement to provide access to 9400 Ferndale Road.
5. Registration of an aircraft noise covenant.
6. Contribution of \$0.60 per buildable square foot (e.g. \$20,370) towards the City's affordable housing fund.
7. Contribution of \$1,000 per dwelling unit for the first 19 units and \$2,000 per unit for the additional 5 units (e.g. \$29,000) in-lieu of on-site amenity space to go towards development of the McLennan South neighbourhood park.
8. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of a Building Permit, enter into a Servicing Agreement* for the design and construction of the greenway and Ferndale Road and Hemlock Drive frontages complete with:

1. The approximately 4.5 m (minimum 3.0 m) greenway: Exact details to be determined in consultation with Parks and Policy Planning, and are to include provisions for pedestrians and cyclists (e.g., a portion of the PROP ROW is to be a sidewalk for pedestrians and a portion is to be on the internal driveway through the site to accommodate cyclists). The design and location of the greenway is to be done in conjunction with the proposed adjacent development at 9440 Ferndale Road (RZ 04-272343 - Toyo/Garden City Development).
2. Ferndale Road frontage: Works include road widening, curb and gutter, creation of a 3.91m grass and treed boulevard, with Zed street lighting and BC Hydro and Telus preducting all in the same corridor, with a 1.75m sidewalk at the property line. Ferndale Road is on the DCC program, so credits will apply.
3. Hemlock Drive half-road construction: Works include a 1.75m concrete sidewalk at property line, with a 4.25m grass and treed boulevard, Zed street lighting and a BC Hydro/Telus ducting corridor included, the curb and gutter, and a 3.8m+/- asphalt surface, the easterly portion of which will match up with existing Hemlock Drive. No DCC credits for Hemlock Drive.

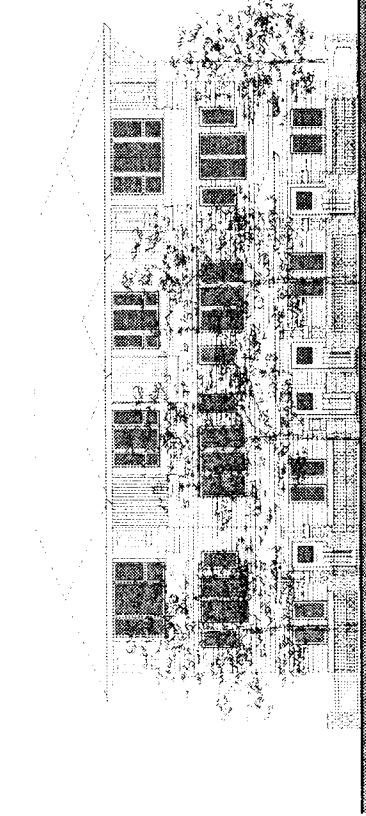
* Note: This requires a separate application.

(Signed copy on file)

(March 16, 2005)

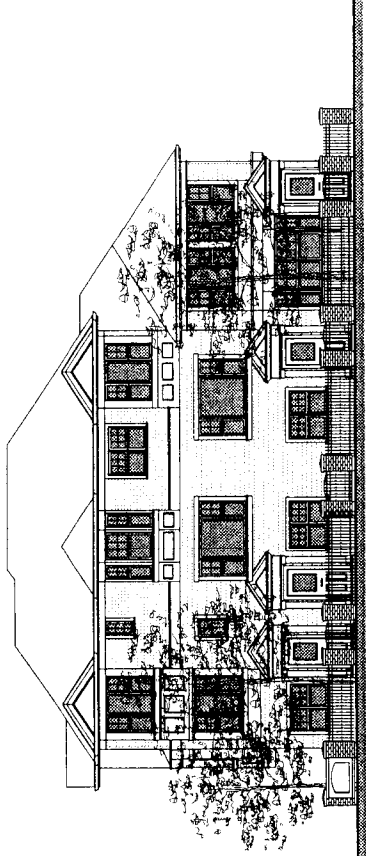
Signed

Date

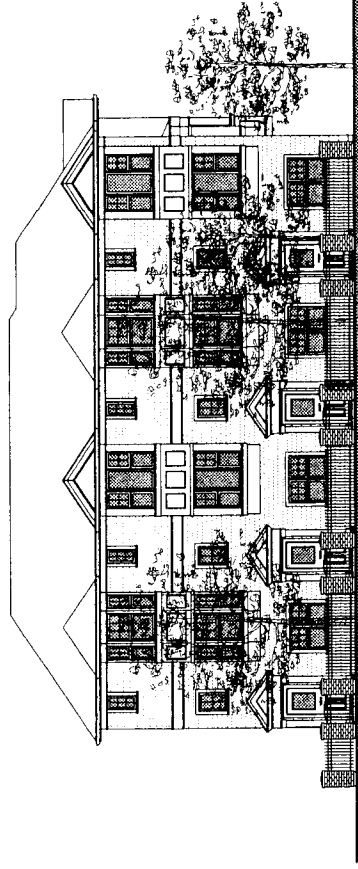


9440 FERNDAL

FERNDAL ROAD ELEVATION

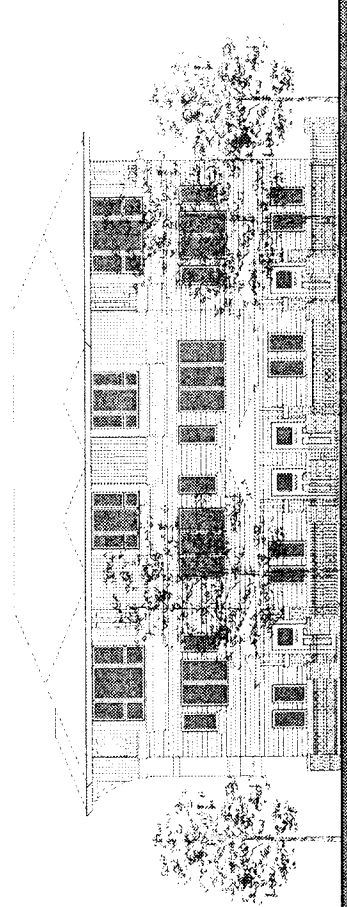


9420 FERNDAL



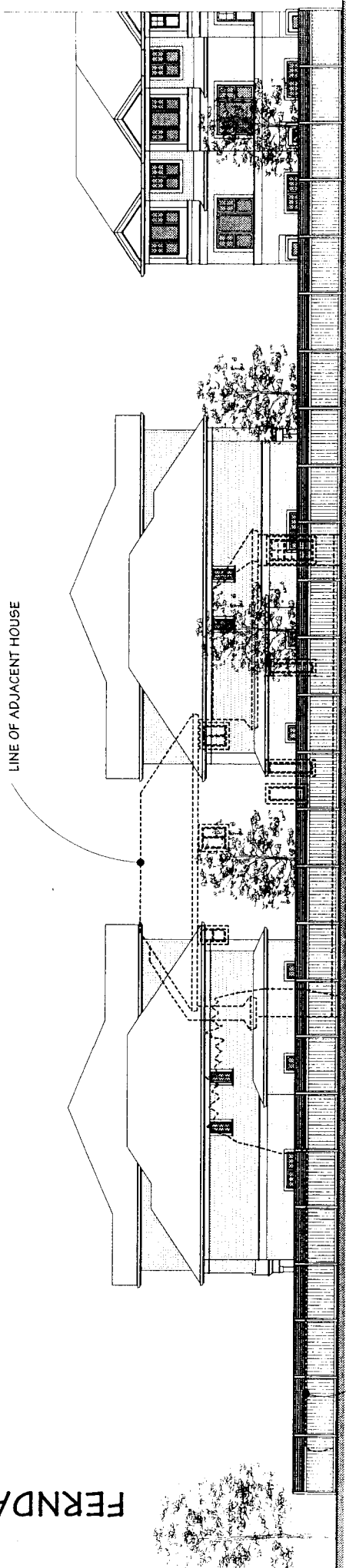
9420 FERNDAL

HEMLOCK DRIVE ELEVATION



9440 FERNDAL

FERNDALE ROAD



REAR ELEVATION - SHOWING REFLECTED ELEVATION OF ADJACENT HOUSE

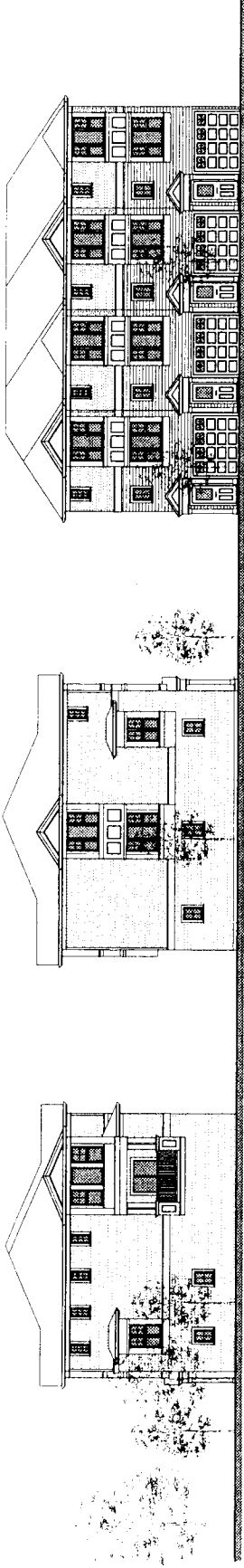
#0407

NOV. 2, 2004

TOWNHOUSE DEVELOPMENT
9420 FERNDALE ROAD, RICHMOND

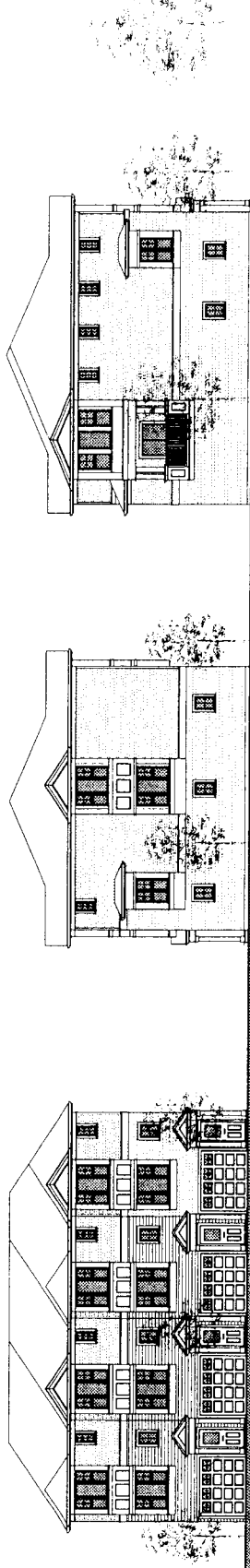
tomizo yamamoto architect inc.
954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
E-mail : tyarch@shaw.ca

HEMLOCK DRIVE



DRIVEWAY ELEVATION

FERNDALE ROAD



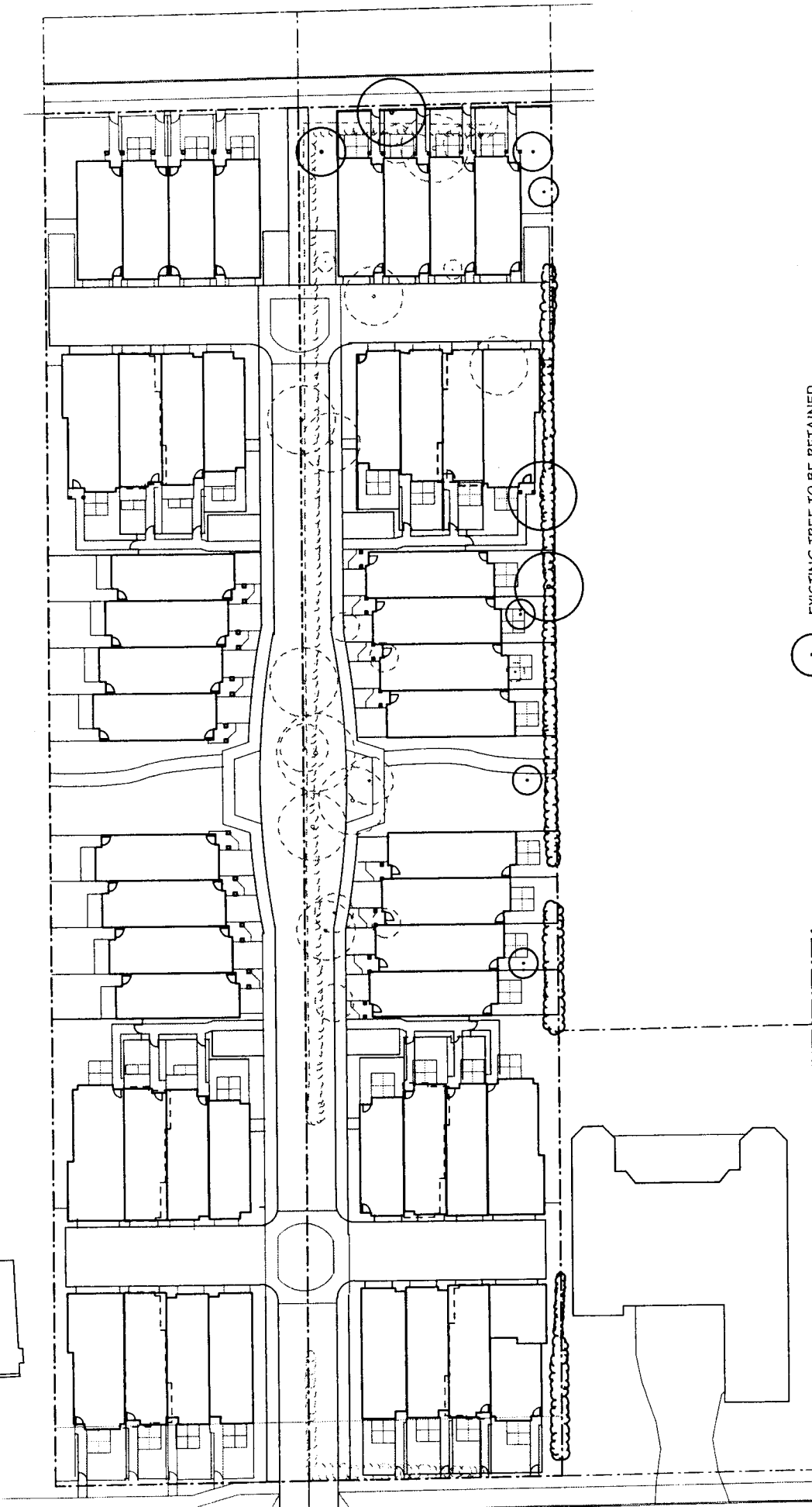
DRIVEWAY ELEVATION

#0407

NOV. 2, 2004

TOWNHOUSE DEVELOPMENT
9420 FERNDALE ROAD, RICHMOND

tomizo yamamoto architect inc.
954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
E-mail : tyarch@shaw.ca



- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

N ← **TREE RETENTION PLAN**

SCALE: 1" = 50'-0"

#0407

NOV. 2, 2004

TOWNHOUSE DEVELOPMENT
 9420 FERNDAL ROAD, RICHMOND

tomizo yamamoto architect inc.
 954 Baycrest Drive, North Vancouver
 B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
 E-mail: tyarch@shaw.ca

**Mona and Alice Chan
9400 Ferndale Road
Richmond
BC V6Y 1X3**

Policy Planning Department
City of Richmond
6911 No. 3 Road
Richmond
BC V6Y 2C1

Attn: Mr. Eric Fiss
Planner – Urban Design

July 26, 2004

Dear Sir/Madam:

Rezoning of 9420 Ferndale Road

We are the owners of 9400 Ferndale Road. When we acquired our house in 1993, the zoning of our house and all our neighbors' were single-family zoning. In 1996, we heard that some of the lands in our neighborhood had changed to multi-families zoning. Then we checked with the City of Richmond (the "City") and understood that:

- our right-hand side neighbor (i.e. 9420 Ferndale) and the houses next to them were single-family zoning;
- the land behind our backyard had been rezoned to multiple-family dwellings; and
- our left hand side would become a small public park.

However, in last week, we noticed that a rezoning application sign was installed at 9420 Ferndale (File no. RZ 04-270154) and a developing company (Am-Pri Construction Ltd.) has applied to the City to rezone the land from a single-family house to 24 3-storey townhouses.

We are writing this letter to the City to bring-up our concerns regarding the abovesaid rezoning as follows:

1. If the rezoning is approved, we will become the only single-family house remaining in the south side of Ferndale Road and our house will be surrounded by the multiple-family dwellings.
2. The building of the 24 townhouses may be too close to our house and affect our privacy.
3. Our house is only 2-storey high but the townhouses are 3-storey. The building of the townhouses will reduce our sunlight enjoyment and block our view.

4. People live in the townhouses may peep at our bedrooms and house, overlook our front-yard and backyard through their windows or balconies.
5. The dense crowd of the 24 townhouses will:
 - increase the traffic;
 - generate parking issue;
 - affect the original silent living environment; and
 - reduce the landscaping area.

We hope the City will consider our concerns and the impact on our home during your review of the rezoning process for 9420 Ferndale Road.

Thanks with best regards,

Yours truly,



Mona Chan



Alice Chan

FERNDALE ROAD

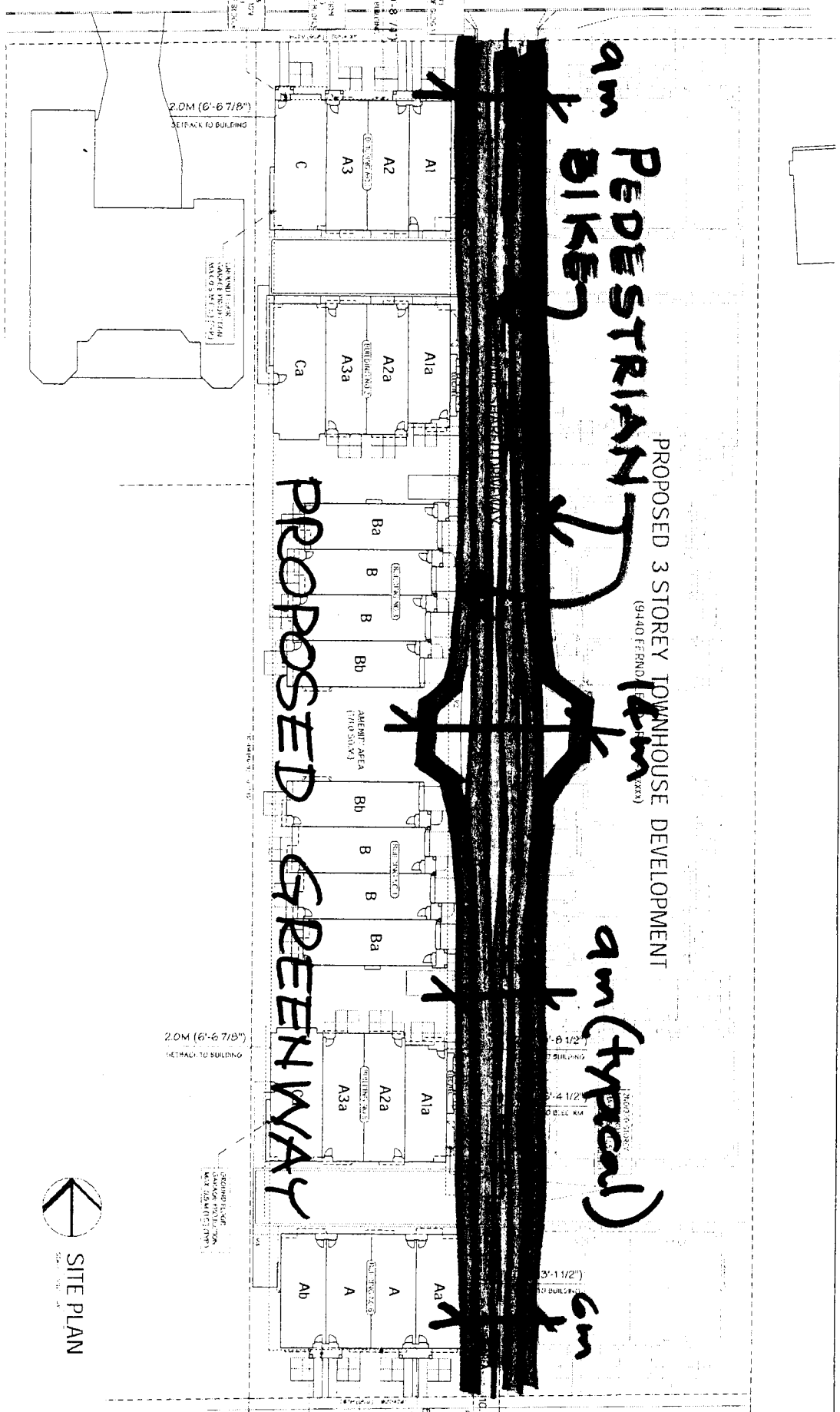
am
P
PEDESTRIAN
BIKES

PROPOSED 3 STOREY TOWNHOUSE DEVELOPMENT
(9440 FERND
(4m
(xxx)

am (typical)
P

am
P

PROPOSED GREENWAY



SITE PLAN

24 UNIT TOWNHOUSE DEVELOPMENT

4400 FERNDALE ROAD
MICHIGAN 48126

HEMLOCK DRIVE



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7920**

The Council of the City of Richmond enacts as follows:

1. Schedule 2.10C (McLennan North Sub-Area Plan) to Richmond Official Community Plan Bylaw 7100 is amended by:
 - 1.1 Repealing the “Land Use Map” to Schedule 2.10C, and replacing it with “Schedule 1 to Bylaw 7920”.
2. This Bylaw is cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7920”**

FIRST READING

PUBLIC HEARING HELD

SECOND READING

THIRD READING

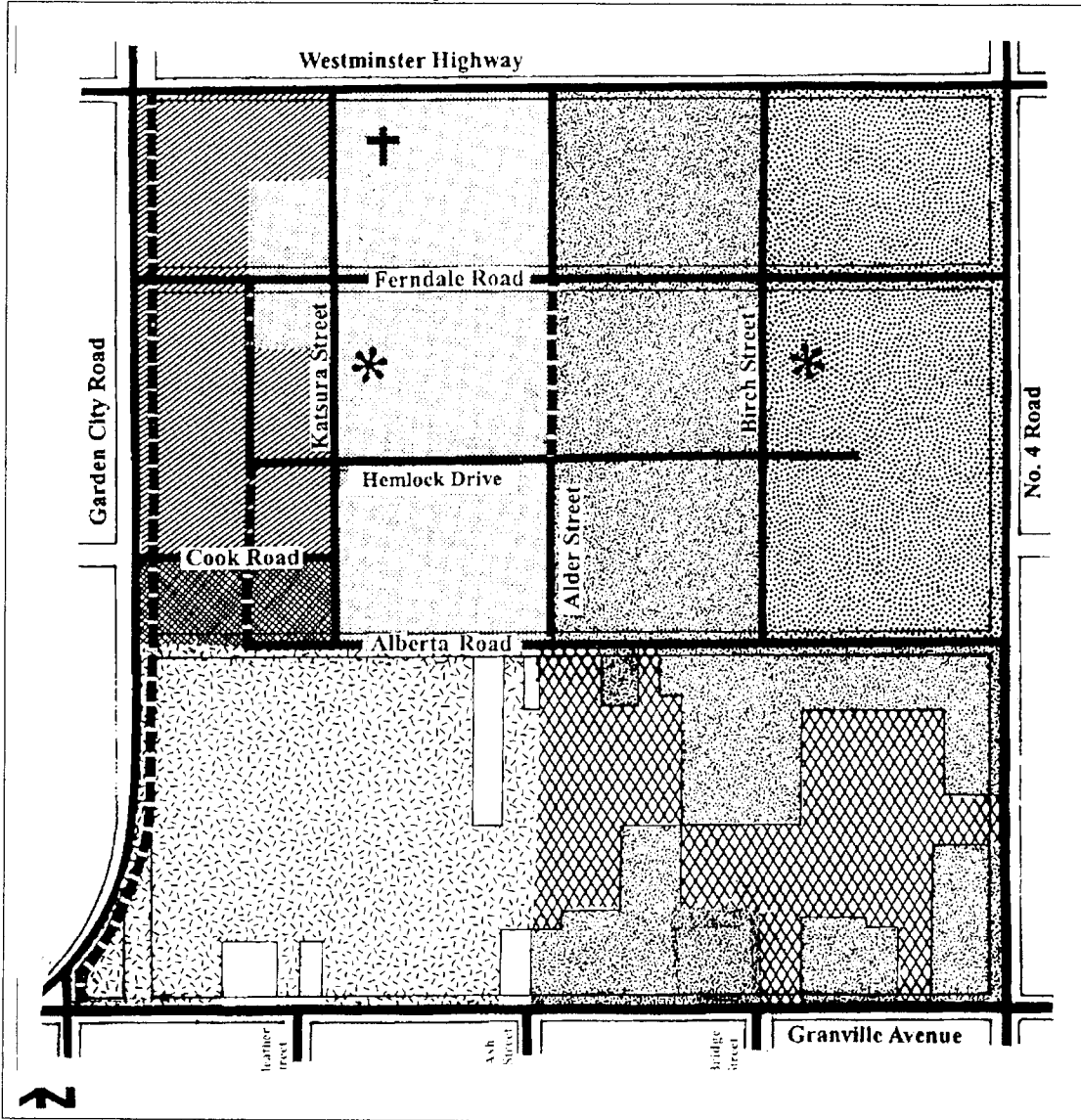
ADOPTED













CITY OF RICHMOND
REVIEWED by <i>VC</i>
APPROVED by Manager or Solicitor <i>RA</i>

MAYOR

CITY CLERK

McLennan Land Use Map



 <p>Residential Area 1 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)</p>	 <p>Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)</p>	 School
 <p>Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)</p>	 <p>Residential Area 5 0.55 base F.A.R. One-Family Dwelling</p>	 Neighbourhood Parks
 <p>Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses</p>	 Mixed Residential/ Retail/Community Uses	 Trail
 Community Park	 Principal Roads	 Church



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7921 (RZ 04-270154)
9420 FERNDALE ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.167 thereof the following:

“291.167 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/167)”

The intent of this zoning district is to accommodate **townhouses**.

291.167.1 PERMITTED USES

RESIDENTIAL, limited to **townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.167.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:**

- a) 0.86, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; plus

50 m² (538.2 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) which must be **used** as off-street parking;
- b) any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such; and
- c) an additional 0.1 **floor area ratio** will be permitted to be **used** exclusively for **amenity space**.

291.167.3 MAXIMUM LOT COVERAGE: 40%**291.167.4 MINIMUM SETBACKS FROM PROPERTY LINES****.01 Public Road Setback:**

- a) Hemlock Drive: 5 m (14.7 ft.);
- b) Ferndale Road: 6 m (19.7 ft.);
- c) Bay windows and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1.2 m (3.9 ft.), and porches, and balconies may project into the **public road** setback for a distance of not more than 2 m (6.5 ft.); and
- d) Gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building**, and entry stairs which provide access to an entrance at the first-**storey** level may be located within the **public road** setback, but shall be no closer to a property line than 2 m (6.5 ft.).

.02 Side & Rear Yards: 3.0 m (9.8 ft.) EXCEPT THAT:

- a) portions of the principal **building** less than 6 m (19.7 ft.) in **building height** and containing no more than one-**storey** may project into the **side yards** for a distance of not more than 1.5 m (4.9 ft.);
- b) portions of the principal **building** less than 9 m (29.5 ft.) in **building height** and containing no more than two-**storeys** may project into the **side yards** for a distance of not more than 1.0 m (3.2 ft.); and
- c) porches, balconies, bay windows, electrical closets and cantilevered roofs forming part of the principal building may project into the **side** and **rear yards** for an additional distance of not more than 0.6 m (2.0 ft.).

291.167.5 MAXIMUM HEIGHTS

.01 Buildings and structures: 12 m (39.4 ft), but containing no more than three-**storeys**.

.02 Accessory Buildings: 5 m (16.4 ft).

291.167.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 0.3 ha (0.741 ac) in area.

291.167.7 OFF-STREET PARKING

.01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:

- a) Off-street parking shall be provided at the rate of:
 - (i) For residents: 1.5 spaces per **dwelling unit**; and
 - (ii) For visitors: 0.2 spaces per **dwelling unit**.
- b) Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle.

2. 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 areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/167)**.

P.I.D. 012-107-018

East Half Lot 7 Block "B" Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7921**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CITY CLERK