



City of Richmond

**Report to Committee**

*To Council Apr 25, 2005*

*To Planning - Apr 19, 2005*

**To** Planning Committee  
**From** Raul Allueva  
Director of Development

**Date** March 15, 2005

RZ 04-272343

*File 8060 20-7922*

**Re** **APPLICATION BY TOYU GARDEN CITY DEVELOPMENT LTD TO REZONE  
9440 FERNDAL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,  
SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT  
DISTRICT (CD/168)**

**Staff Recommendation**

That Bylaw No 7922, to create a new multiple-family residential zone, "Comprehensive Development District (CD/168)" and to rezone 9440 Ferndale Road, from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/168)", be introduced and given first reading

Raul Allueva  
Director of Development  
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| <b>FOR ORIGINATING DIVISION USE ONLY</b> |
| <b>CONCURRENCE OF GENERAL MANAGER</b>    |
| <i>pre [signature]</i>                   |

## Staff Report

### Origin

Toyu Garden City Development Ltd has applied to rezone 9440 Ferndale Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/168) 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 west side of the property from Hemlock Drive to Ferndale Road

### Proposed Zoning (Comprehensive Development District, CD/168)

The proposal to develop townhouses is generally consistent with the McLennan North Sub-Area Plan However, the current application, prepared in conjunction with the adjacent application for 9420 Ferndale Road, proposes to jointly grant and construct the Trail, share driveways, and to blend density between the adjoining sub-areas The subject proposal would benefit from a higher density, with a reduced density for the proposal at 9420 Ferndale

### Proposed Road Changes

This application is presented along with the companion application by Am-Pri Construction Ltd to rezone 9420 Ferndale Road (RZ 04-270154), for a similar townhouse development OCP Amendment Bylaw No 7920, to amend the Area Plan, is presented along with that application, and its adoption is required in order for this application to proceed OCP Amendment Bylaw No 7920 proposes a re-designation from "Principal Road" to "Trail" for the portion of the proposed Alder Street between Hemlock Drive and Ferndale Road

### 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 western edge of Residential Area 3 of the McLennan North Sub-Area Plan The existing development surrounding the site is described as follows

- The area immediately east of the subject site consists of two existing single-family homes and then a site zoned for apartment and townhouse development in Residential Area 3, an area with the same designation as the subject site,
- To the south, a large townhouse development,
- To the west, the site for a similar townhouse development, application (RZ 04-270154), 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, two-family dwelling, 2 & 3-storey townhouses
- **Density** Designated for a base density of 0.65 floor area ratio (FAR) To date, approvals in Residential Area 3 (**Attachment 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, and
  - 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
- **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 Trail, which may be combined in cooperation with the adjacent development to the west, and combined with the internal driveway to access the site, and
  - OCP Amendment Bylaw 7920, brought forward concurrent with this application with the application for the adjacent proposal at 9420 Ferndale Road (RZ 04-270154) to replace this portion of Alder Street with a Greenway Trail on the Land Use Plan (**Attachment 4**)
- **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. In the high-density multiple-family residential areas – Consistent setbacks and building heights, regular, small gaps between buildings, and building forms, which strongly orient to adjacent streets and public open spaces

## 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

## Analysis

The proposal is consistent with the objectives of the McLennan North Sub-Area Plan in terms of unit type, 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 3,
- The proposed density of 0.81 F A R , above the 0.65 base F A R for this area, is an appropriate density for this location It is proposed that the densities between this site and the neighbouring site to the west at 9420 Ferndale Road, which will share a common driveway and provide a public greenway through the site, will be blended,
- The proposed density increase, resulting from a blending of densities with the adjacent proposal at 9420 Ferndale Road, 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%),
- 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 minimum front yard setback of the neighbouring single-family home to the east at 9460 Ferndale Road,
- 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 two and three-storey height of units is appropriate within this sub-area (2 and 3-storey is permitted) to achieve a transition in scale between the permitted four-storey maximum height in Residential Area 2 to the west and to provide an appropriate relationship to the existing single-family homes to the east,
- 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 (171 m<sup>2</sup> common outdoor area and 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 9420 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 \$19,100) towards the City's Affordable Housing Reserve Fund is appropriate to meet City objectives,
- The proposed new zone, Comprehensive Development District (CD/168), would accommodate this particular townhouse development in McLennan North - Residential Area 3, at the boundary with the higher density Residential Area 2. It is large enough to accommodate the allowable density of 0.81 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, and
- 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. is to be considered.

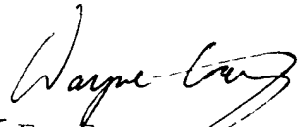
Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.10 of Bylaw 7100 (City Centre Area Plan)

**Financial Impact**

None

**Conclusion**

The subject proposal is in conformance with citywide, City Centre, and McLennan North objectives for development and population growth. 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.

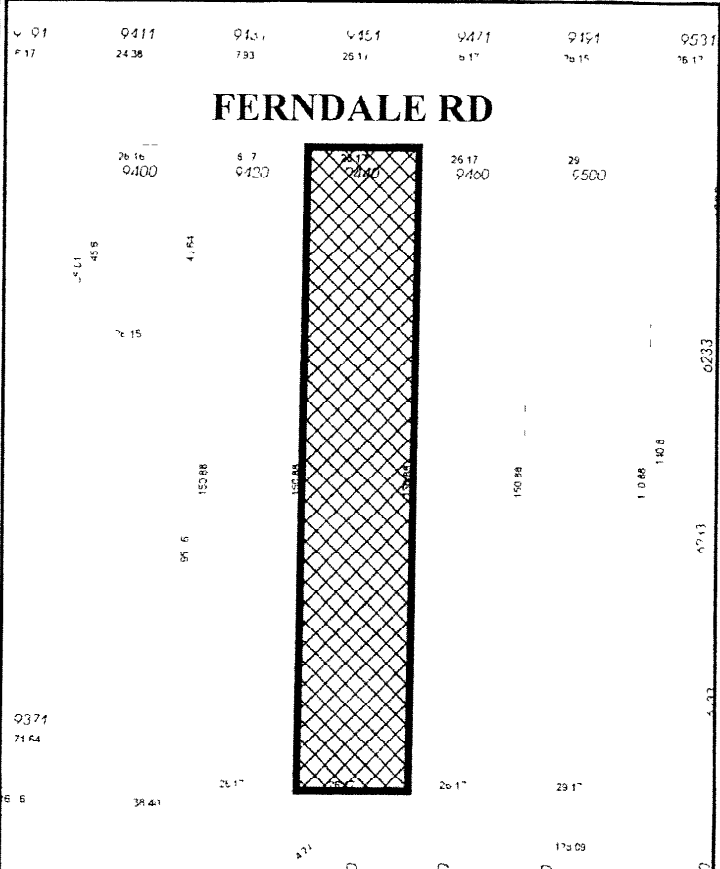
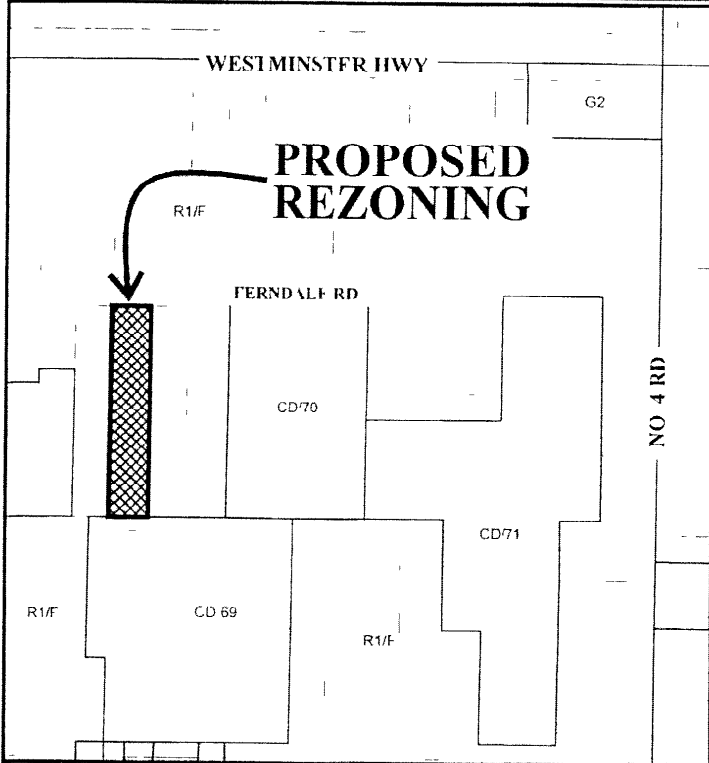
*for*   
Eric Fiss  
Policy Planner (4193)  
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## **LIST OF ATTACHMENTS**

|              |   |
|--------------|---|
| 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 and elevations)   |
| Attachment 7 | Proposed Greenway/Trail Plan                                    |



# City of Richmond



## RZ 04-272343

Original Date 07/08/04

Revision Date

Note: Dimensions are in METERS

ATTACHMENT 1





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

**Development Application  
Data Sheet**  
Policy Planning Department

**RZ 04-272343**

Address 9440 Ferndale Rd

Applicant Toyu Garden City Development Ltd

Planning Area(s) City Centre Area - McLennan North Sub-Area (Schedule 2 10C)

|   | Existing   | Proposed  |
|---|--|---|
| <b>Owner</b>  | Toyu Garden City Development Ltd   | No Change   |
| <b>Site Size (m<sup>2</sup>)<br/>(by applicant)</b> | 3,943 1m <sup>2</sup> (42,443 ft <sup>2</sup> )  | 3,681 7 m <sup>2</sup> (39,629 ft <sup>2</sup> )<br>– Reduced by 261 4 m <sup>2</sup> for road dedication |
| <b>Land Uses</b>                                    | Single-Family Residential  | Townhouse Residential   |
| <b>OCP Designation</b>                              | Residential  | No Change   |
| <b>Area Plan Designation</b>                        | Residential Area 3, 0 65 base F A R ,<br>Two-family Dwelling, 2 & 3-storey<br>Townhouses | No Change   |
| <b>Zoning</b>                                       | Single-Family Housing District,<br>Subdivision Area F (R1/F)                             | Comprehensive Development<br>District (CD/168)<br><br>• Permits Townhouses<br>at 0 81 F A R               |
| <b>Number of Units</b>                              | 1 Single-family dwelling   | 24 Townhouse Units  |
| <b>Other Designations</b>                           | Airport Noise Sensitive Development<br>Area 4  | No Change   |

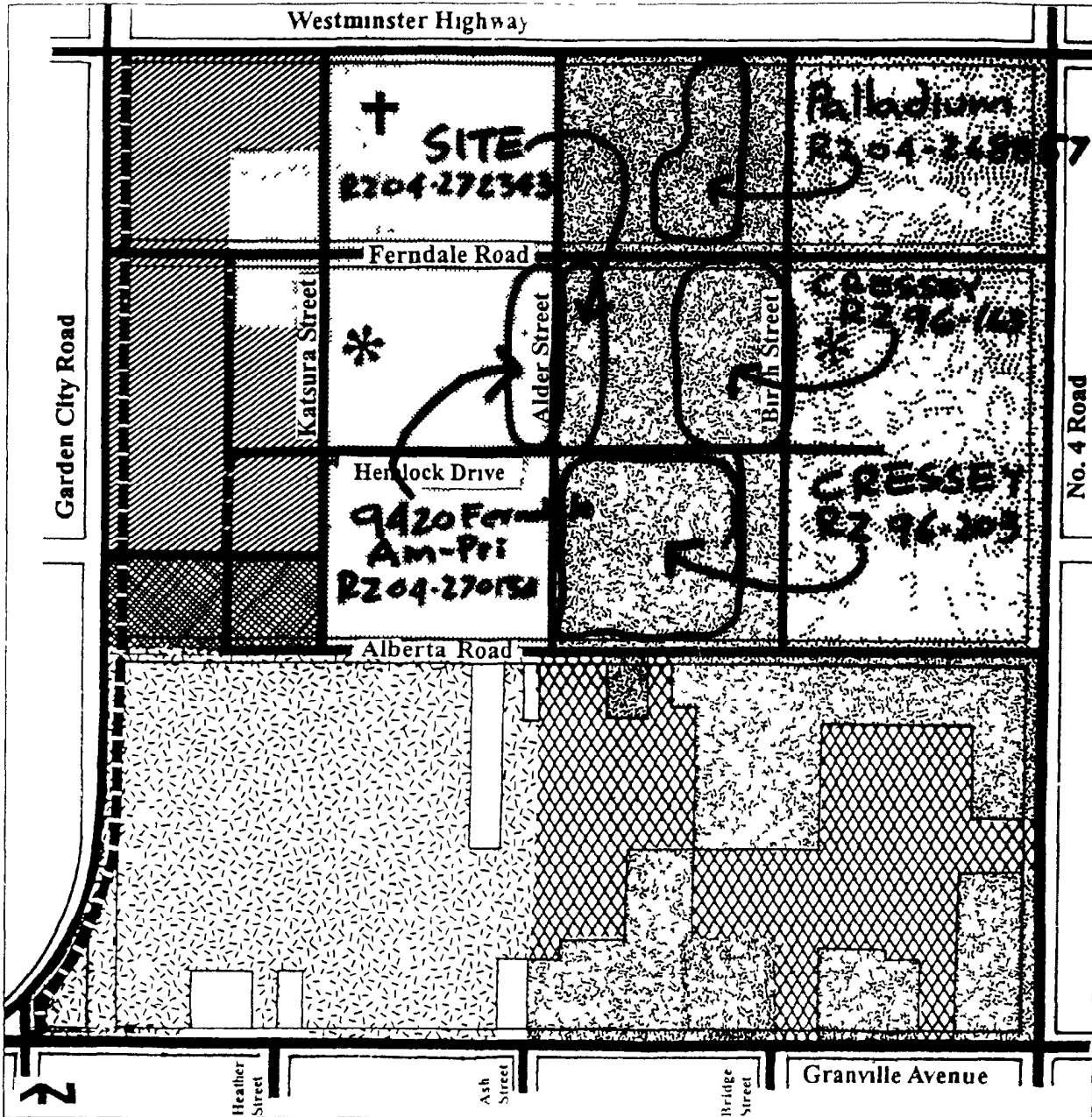
|  | Bylaw Requirement  | Proposed   | Variance       |
|--|--|--|----------------|
| Density (units/acre)                         | N/A  | 27 upa   | none required  |
| Floor Area Ratio                             | Max 0 81 F A R   | 0 81 F A R   | none permitted |
| Lot Coverage – Building                      | Max 40%  | 39%  | none           |
| Lot Size (min area)                          | 0 3 ha   | 0 36 ha  | none           |
| Setback (m) – Ferndale Road<br>Hemlock Drive | 6 0 m Min<br>5 0 m Min   | 6 0 m Min<br>5 0 m Min   | none           |
| Setback – Side & Rear Yards (m)              | Min 3 0 m for 3-storeys<br>Min 2 0 m for 2-storeys<br>Min 1 5 m for 1-storey | Min 3 0 m for 3-storeys<br>Min 2 0 m for 2-storeys<br>Min 1 5 m for 1-storey | none           |
| Height (m)                                   | 12 m, no more than 3<br>storeys  | 11 m, 3 storeys  | none           |













|   | <b>Bylaw Requirement</b>  | <b>Proposed</b>                     | <b>Variance</b> |
|---|---|-------------------------------------|-----------------|
| Off-street Parking Spaces – Residents (R) / Visitor (V) | (R) 1.5 spaces /unit x 24 units = 36 spaces, and<br>(V) 0.2 spaces/unit x 24 units = 5 spaces | (R) 48 spaces, and<br>(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 <sup>2</sup><br>or<br>payment of cash-in-lieu  | payment of cash-in-lieu<br>\$29,000 | none            |
| Amenity Space – Outdoor                                 | 6 m <sup>2</sup> per unit x 24 units =<br>144 m <sup>2</sup>                                  | 171 m <sup>2</sup>                  | none            |

Other Tree replacement compensation required for loss of existing trees

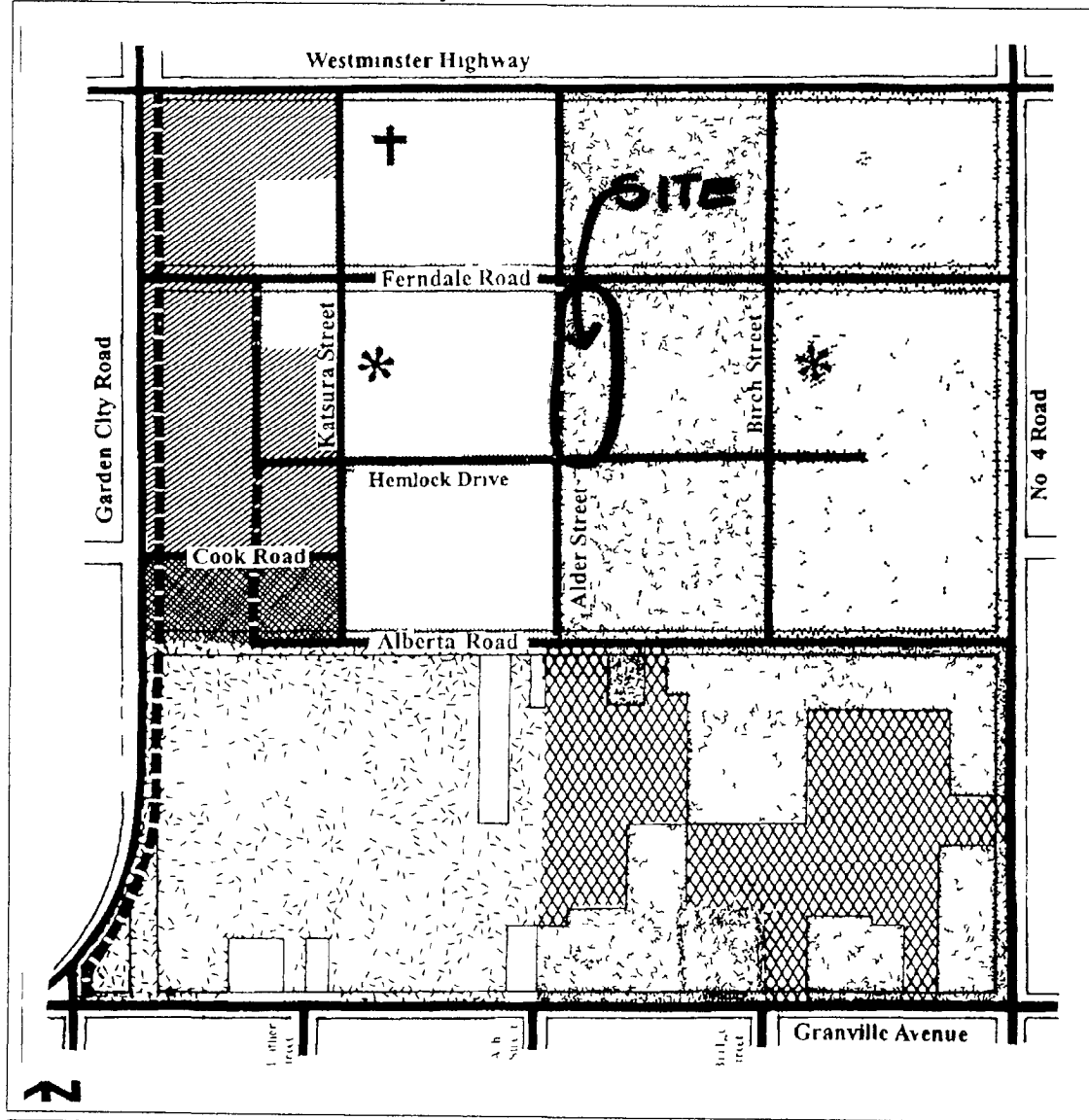
Land Use Map













B/La 1763  
2004/05/25



|   |  |   |   |   |                     |
|---|--|---|---|---|---------------------|
|  | <b>Residential Area 1</b><br>1.6 base FAR 4 storeys Th<br>Low rise Apts (4 storeys max )<br>Mid rise Apts (up to 8 storeys)<br>High rise Apts (up to 45 m) |  | <b>Residential Area 4</b><br>0.55 base FAR One & Two<br>Family Dwelling & Three Dwelling<br>Townhouses (2 1/2-storeys max ) |  | School              |
|  | <b>Residential Area 2</b><br>0.95 base FAR 2, 3 & 4 storey<br>Townhouses Low rise Apts<br>(4 storeys max )   |  | <b>Residential Area 5</b><br>0.55 base FAR One Family<br>Dwelling   |  | Neighbourhood Parks |
|  | <b>Residential Area 3</b><br>0.65 base FAR Two Family<br>Dwelling / 2 & 3 storey Townhouses  |  | <b>Mixed Residential/<br/>Retail/Community Uses</b>   |  | Trail               |
|   |  |  | <b>Community Park</b>   |  | Principal Roads     |
|   |  |   |   |  | Church              |

PROPOSED  
 McLennan Land Use Map



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

## Conditional Rezoning Requirements 9440 Ferndale Road - RZ 04-272343

Prior to final adoption of Zoning Amendment Bylaw 7922, 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 (3.0 m minimum) 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 9420 Ferndale Road (RZ 04-270154 – Am-Pri Construction Ltd ) to provide shared access between their sites and jointly provides the greenway/walkway
- 4 Registration of an aircraft noise covenant
- 5 Contribution of \$0.60 per buildable square foot (e.g. \$19,100) towards the City’s affordable housing fund
- 6 The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development
- 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 That OCP Amendment Bylaw 7920 has been adopted by Richmond City Council

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 (3.0 m minimum) 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 9420 Ferndale Road (RZ 04-270154 – Am-Pri Construction Ltd )
- 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

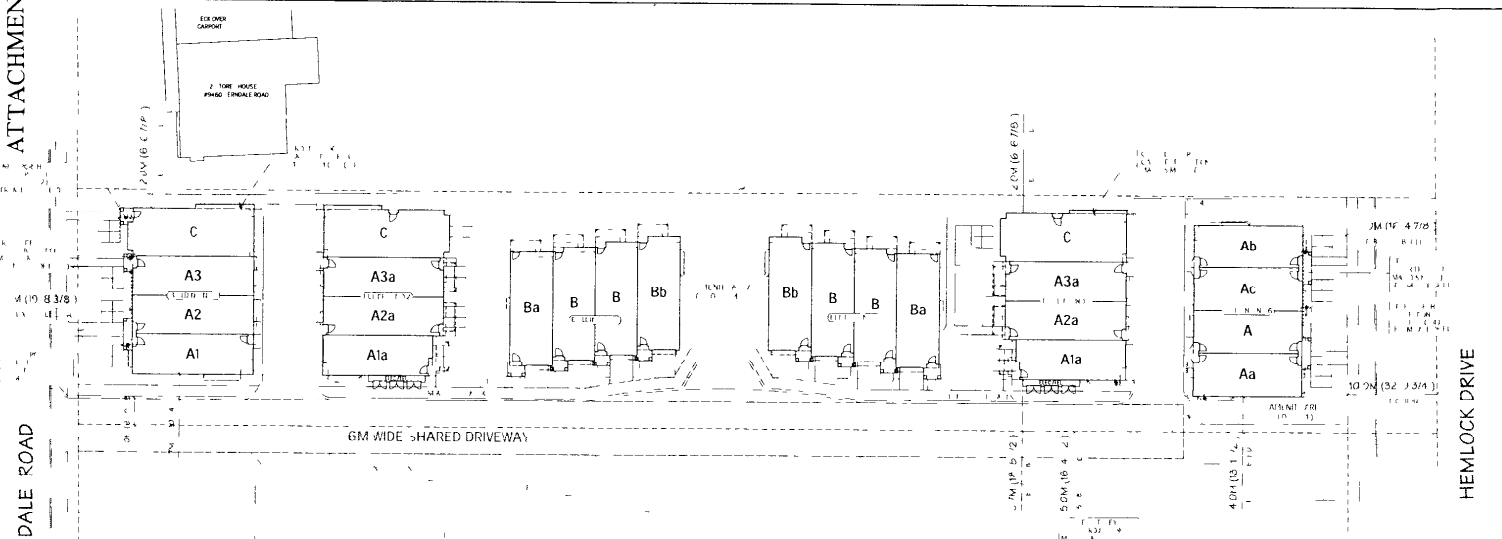
\* Note: This requires a separate application

(Signed copy on file)

(March 18, 2005)

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Signed

\_\_\_\_\_  
Date



**PROPOSED 3 STOREY TOWNHOUSE DEVELOPMENT**  
(9120 FERNDALE RD. R7 04 (2022))

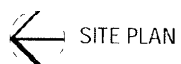
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| NO. | DATE | REVISION |
|     |      |          |

PROJECT  
24 UNIT TOWNHOUSE DEVELOPMENT

DATE: 22.04.2022  
SCALE: 1:500  
DRAWN: T.YAMAMOTO  
CHECKED: T.YAMAMOTO  
PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT

SCALE: 1:500  
DATE: 22.04.2022  
DRAWN: T.YAMAMOTO  
CHECKED: T.YAMAMOTO  
PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT

SCALE: 1:500  
DATE: 22.04.2022  
DRAWN: T.YAMAMOTO  
CHECKED: T.YAMAMOTO  
PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT



**FAR**

MAX ALLOWED FLOOR AREA  
42 443 SQ FT x 0.75 31 832.2 SQ FT (BASED ON GROSS SITE AREA)  
39 629 SQ FT x 0.80 31 832.2 SQ FT (BASED ON NET SITE AREA)

**PROPOSED FLOOR AREA**

| UNIT                  | DESCRIPTION         | AREA (SQ FT) | NO. OF UNITS   | TOTAL AREA (SQ FT) | GARAGE (SQ FT)   | PORCH (SQ FT)   | ETC (SQ FT) |
|-----------------------|---------------------|--------------|----------------|--------------------|------------------|-----------------|-------------|
| UNIT A (3 BRS DEN)    | 1314 sq ft x 1unit  | 1314         | 1              | 1314               | 506              | 28              | 28          |
| UNIT Aa (3 BRS DEN)   | 1342 sq ft x 1unit  | 1342         | 1              | 1342               | 506              | 28              | 28          |
| UNIT Ab (3 BRS DEN)   | 1334 sq ft x 1unit  | 1334         | 1              | 1334               | 506              | 28              | 28          |
| UNIT Ac (3 BRS DEN)   | 1314 sq ft x 1unit  | 1314         | 1              | 1314               | 506              | 28              | 28          |
| UNIT A1 (4 BRS)       | 1355 sq ft x 1unit  | 1355         | 1              | 1355               | 520              | 25              | 25          |
| UNIT A1a (3 BRS)      | 1101 sq ft x 2units | 2202         | 2              | 2202               | 445              | 67              | 67          |
| UNIT A2 (3 BRS)       | 1311 sq ft x 1unit  | 1311         | 1              | 1311               | 516              | 25              | 25          |
| UNIT A2a (3 BRS)      | 1311 sq ft x 2units | 2622         | 2              | 2622               | 516              | 5               | 5           |
| UNIT A3 (4 BRS)       | 1327 sq ft x 1units | 1327         | 1              | 1327               | 516              | 27              | 27          |
| UNIT A3a (3 BRS DEN)  | 1327 sq ft x 2units | 2654         | 2              | 2654               | 516              | 51              | 51          |
| UNIT B (4 BRS)        | 1368 sq ft x 4units | 5472         | 4              | 5472               | 537              | 81              | 81          |
| UNIT Bb (3 BRS)       | 1382 sq ft x 2units | 2764         | 2              | 2764               | 537              | 81              | 81          |
| UNIT Bb (3 BRS)       | 1394 sq ft x 2units | 2788         | 2              | 2788               | 537              | 86              | 86          |
| UNIT C (3 BRS)        | 1208 sq ft x 3units | 3624         | 3              | 3624               | 374              | 28              | 28          |
| ELEC ROOMS (EXCLUDED) | 48 sq ft x 2rooms   | 96           | 2              | 96                 | 0                | 0               | 0           |
| <b>TOTAL</b>          | <b>(FAR 7 )</b>     |              | <b>24units</b> | <b>31827sq ft</b>  | <b>7037sq ft</b> | <b>639sq ft</b> |             |

**PARKING**

|              |  |  |
|--------------|--|--|
| REQUIRED     | 2.0 SPACES x 24 UNITS<br>0.2 SPACES x 24 UNITS | 48 SPACES (RESIDENTS)<br>4.8 SPACES (VISITORS) |
| PROVIDED     | 24 UNITS x 2 CAR GARAGE VISITOR PARKING SPACES | 48 SPACES<br>5 SPACES                          |
| <b>TOTAL</b> |  | <b>53 SPACES</b>                               |

NOTE: 21 UNITS HAVE 2 PARKING SPACES IN TANDEM

**AMENITY AREA**

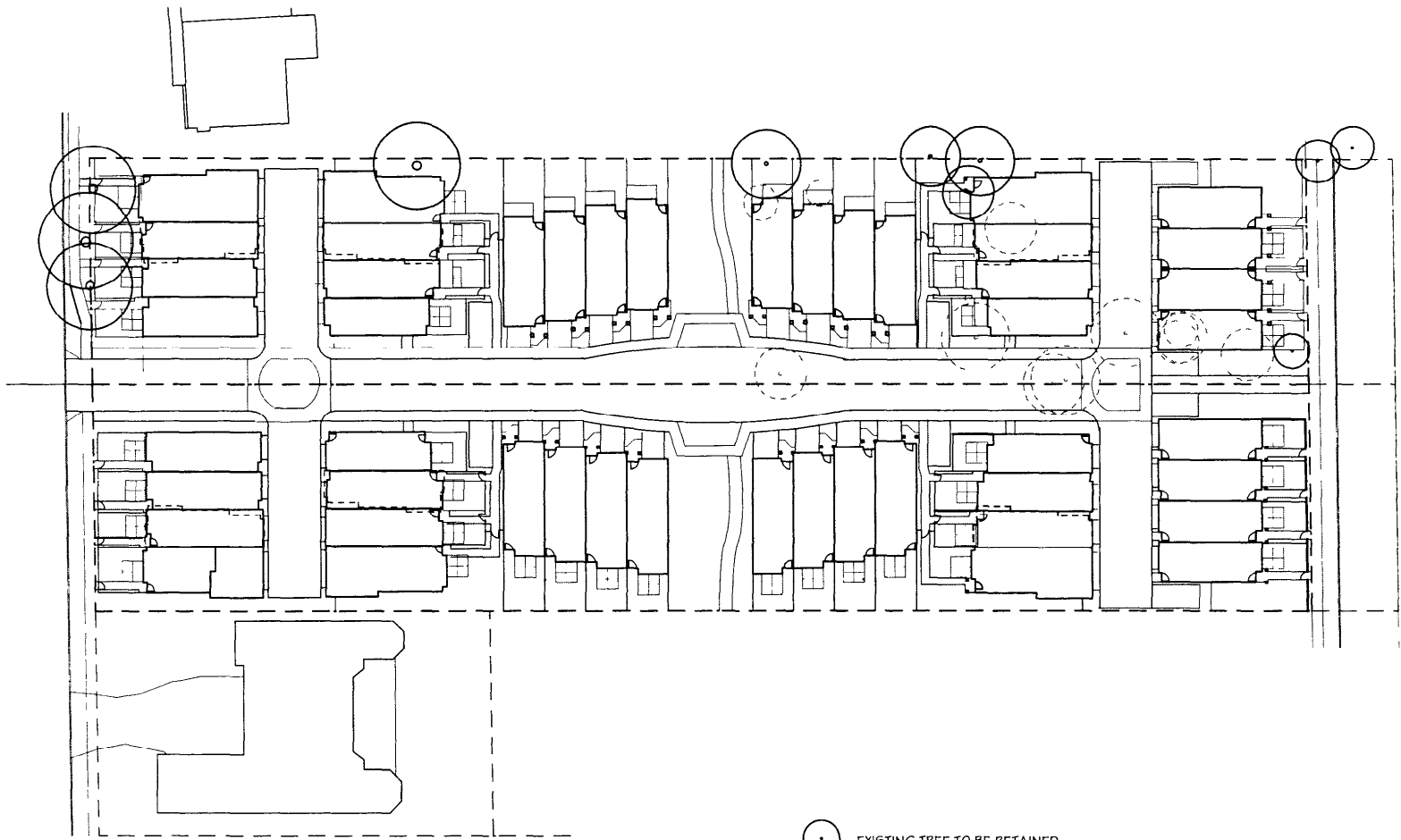
|          |  |            |
|----------|--|------------|
| REQUIRED | 24 UNITS x 2 CAR GARAGE VISITOR PARKING SPACES | 1550 SQ FT |
| PROVIDED |  | 2390 SQ FT |



**STATISTICS**

CIVIC ADDRESS: 9440 FERNDALE ROAD  
LEGAL DESCRIPTION: LOTS 4 AND 5, SECTION 21, BLOCK 4, N. R. 6 W. NEW WEST DISTRICT PLAN 12531

ZONING: CD  
SITE AREA (GROSS): 42 443 SQ FT (3 943.1 SQ M)  
SITE AREA (AFTER DEDICATION): 39 629 SQ FT (3 681.7 SQ M)

SITE COVERAGE: 39 629 SQ FT x 40% = 15 851.4 SQ FT  
MAX ALLOWED: 7.5 SQ FT (38.3%)



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

**N** ← **TREE RETENTION PLAN**  
 SCALE 1" = 50' 0"

#0420

NOV 2, 2004

TOWNHOUSE DEVELOPMENT  
 9440 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



9440 FERNDALE



9420 FERNDALE

FERNDALE ROAD ELEVATION



9420 FERNDALE



9440 FERNDALE

HEMLOCK DRIVE ELEVATION

#0420

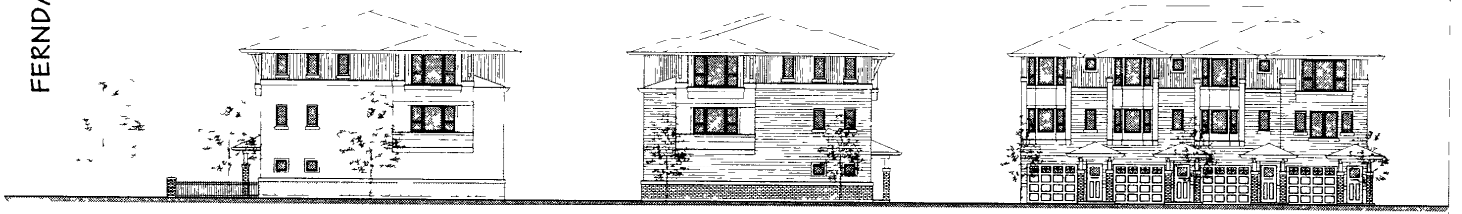
NOV 3, 2004

TOWNHOUSE DEVELOPMENT  
9440 FERNDALE ROAD, RICHMOND

**tomizo yamamoto architect inc**  
954 Baycrest Drive North Vancouver  
B.C. V7G 1N8 Tel 929 8531 Fax 929 8591  
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FERNDALE ROAD



DRIVEWAY ELEVATION

HEMLOCK DRIVE



DRIVEWAY ELEVATION

#0420

NOV 3, 2004

TOWNHOUSE DEVELOPMENT  
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FERNDALE ROAD

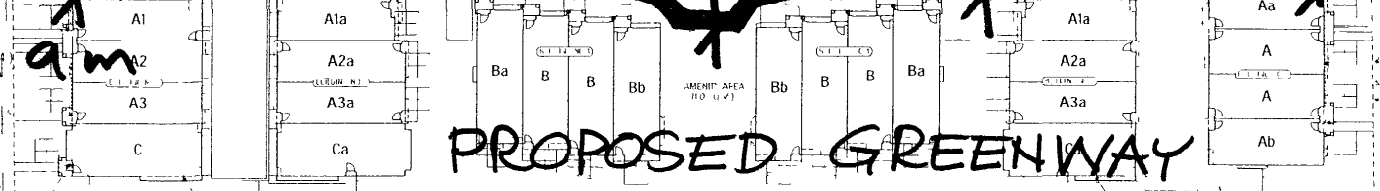
HEMLOCK DRIVE

PROPOSED 3 STOREY TOWNHOUSE DEVELOPMENT  
(9440 FERNDALE RD K7 (04 xx xxx))

PEDESTRIAN  
BIKE

9m typical

min 6m



PROPOSED GREENWAY



| NO | DATE | REVISION |
|----|------|----------|
|    |      |          |

24 UNIT TOWNHOUSE DEVELOPMENT  
 M.P. TANDALE 040  
 10/10/2010

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**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7922 (RZ 04-272343)  
9440 FERNDAL 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 291 168 thereof the following

**“291.168 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/168)”**

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

**291.168.1 PERMITTED USES**

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

**291.168.2 PERMITTED DENSITY**

01 **Maximum Floor Area Ratio**

- a) 0 81, 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 m<sup>2</sup> (538 2 ft<sup>2</sup>) 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 m<sup>2</sup> (107 6 ft<sup>2</sup>) 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**

**291.168.3 MAXIMUM LOT COVERAGE 40%**

**291 168 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 unenclosed 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)

**291 168 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)

**291.168 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

**291 168 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/168)**

P I D 004-024-052

West Half Lot 8 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 7922**".

FIRST READING

APR 25 2005

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK