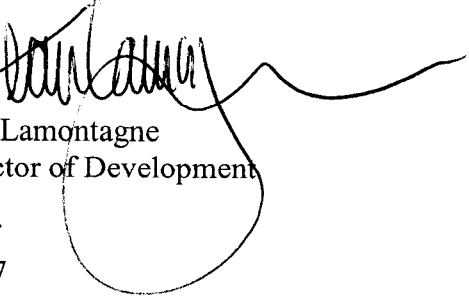




To: Planning Committee **Date:** June 25, 2007
From: Jean Lamontagne **File:** RZ 07-355977
Director of Development
Re: **Application by Ferndale No. 3 Holdings Ltd. for Rezoning at 9351 and 9391
Ferndale Road from Single-Family Housing District, Subdivision Area F (R1/F)
to Comprehensive Development District (CD/164)**

Staff Recommendation

That Bylaw No. 8235, to amend to "Comprehensive Development District (CD/164)" to increase the maximum Floor Area Ratio from 0.95 to 0.97 and to the rezone 9351 and 9391 Ferndale Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/164)", be introduced and given first reading.

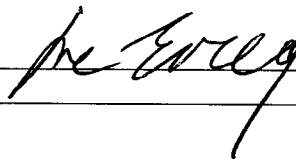


Jean Lamontagne
Director of Development

JL:ef
Att. 7

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Ferndale No. 3 Holdings Ltd. has applied to rezone 9351 and 9391 Ferndale Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/164) in order to permit the development of a multiple residential complex comprised of approximately 30 townhouse units, with access from Ferndale Road and Alder Street (over an access easement through the neighbouring development at 6609 Alder Street and a private driveway to Ferndale Road).

An amendment to “Comprehensive Development District (CD/164)” is required to increase the maximum Floor Area Ratio (FAR) from 0.95 to 0.97 as part of this proposal.

Findings of Fact

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

Surrounding Development

To the North: A relatively new, large single-family home and a church property fronting onto Westminster Highway, in McLennan North Sub-Area Plan Residential Area 2, an area with the same designation as the subject site;

To the East: A 48-unit townhouse development at 6609 Alder Street (DP 05-292191) currently under construction, with access off of a new extension of Alder Street, and a cross access easement to the subject site, in Residential Area 2;

To the South: Across Ferndale Road is the Katsura neighbourhood park; and

To the West: An existing older residential duplex and a church property fronting onto Ferndale Road, in Residential Area 2.

Related Policies & Studies

- **Official Community Plan (OCP) designation:** City Centre Area Plan, McLennan North Sub-Area Plan, Schedule 2.10C (**Attachment 3**).
- **OCP McLennan North Land Use Map:** Residential Area 2 (**Attachment 3**): 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 have been for:
 - 0.95 FAR at 6099 Alder Street (Western Ferndale) for three-storey townhouses;
 - 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; and

- 1.71 FAR at 9100 Ferndale Road (Ledingham McAllister) on a split designated site (e.g., half of the site is in Residential Area 2 - 0.95 base density, and half in Residential Area 1 - 1.60 base density).
- **Roads:** The developer of the subject site will provide financial contributions to the establishment of Katsura, Alder, and Birch Streets between Ferndale Road and Westminster Highway, and construct frontage works along Ferndale Road through a Service Agreement.
- **Park:** Land has been secured for community and neighbourhood parks. Planning began in 2003, with construction having commenced in 2004 and continuing in 2007.
- **Development Permit Guidelines:** To provide a range of grade-oriented housing types for a variety of household and age groups, including 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.

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

Public Input

No public comments received.

Staff Comments

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

Analysis

Density and Form

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, which is consistent with the guidelines for Residential Area 2. The size and location of the common open space, on the eastern portion of the site, is appropriate in increasing the open landscape along this edge and providing a transition to, and increasing the perceived open area of the outdoor amenity area for the neighbouring townhouse development to the east. At the north and western portions of the site, the positioning of end walls, driveways, and the courtyard minimize overlook and overshadowing to the adjacent existing single-family homes, and potential future townhouse or apartment development;
- Townhouse rows are oriented east-west, so that all units benefit from north-south exposures, increasing daylight while providing improved control of direct westerly sun;

- Unit entries and vehicle entries are on opposite ends of each unit, with access to unit front doors directly either from Ferndale Road (10 units) or from the internal pedestrian mews (20 units).
- The proposed density of 0.97 F.A.R. is an appropriate density for a site of this size. The proposal seeks to increase the density above the 0.95 base F.A.R. as has been proposed with several previous rezonings in the area on the basis of specific site benefits (e.g., reduced lot coverage) or community benefits (e.g., land for parks or roads);
- The proposed 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;
- The proposed townhouse street wall expression, which defines the edge of the public street, is consistent with the development permit guidelines with respect to massing, which calls for a consistent building massing with little or no interruptions;
- This development proposes up to 10 townhouses per building block. The Official Community Plan has a Development Permit Guideline that the maximum number of townhouses in a row should be 6 – 8. However, the McLennan North Sub-Area Plan does not reinforce this guideline and, in fact, envisions that Residential Area 2 will contain a more urban or dense form of development. Additionally, as the unit types are narrow in plan, the length of the row is less than 40 m in length, and within the parameters of the Development Permit Guidelines, which sets a maximum apparent building length of 70 m and a maximum building width of 45 m. With proper design (e.g., staggering the units; providing visual interruptions; etc), staff are satisfied that the building blocks are not too long. This issue can be further addressed at the Development Permit stage; and
- The proposed three-storey form provides generous outdoor open space (41% site coverage proposed) throughout the site in keeping with the formal park-like setting envisioned in the Area Plan.

The Advisory Design Panel reviewed the application on February 21, 2007. Staff sought the advice of the Panel on the site layout, the length of the townhouse rows, and the appropriateness of the two driveway locations. The proposal was unanimously supported, with particular commendation for the internal pedestrian mews. Based upon this advice, staff supports the proposed site design.

Amendments to Comprehensive Development District (CD/164)

The applicant proposes to increase the permitted density in Comprehensive Development District (CD/164) from a maximum floor area ratio of 0.95 to 0.97. Comprehensive Development District (CD/164) was adopted for the development to the immediate east of the subject site at 6099 Alder Street, by the same developer. The additional density is within the range of densities approved within this sub-area.

A design rationale and appropriate public benefits contributions from the developer are accepted to support a density increase above the base 0.95 FAR to 0.97 FAR, as proposed. The increased density is justified as follows:

- The applicant proposes a voluntary contribution to facilitate implementation of the Transportation Plan for the area (approximately \$246,000);

- The applicant proposes a voluntary contribution towards North McLennan drainage area upgrades (\$7,599);
- The applicant proposes a voluntary contribution towards child care (\$5,832), consistent with Council policy;
- The applicant proposes a voluntary contribution towards affordable housing (e.g., \$23,326), consistent with Council policy;
- The proposed density increase is accommodated on site without compromising the appropriate building height for the area (3 and 4-storey) or site coverage (proposed at the permitted maximum of 41%); and
- The proposed site layout provides for an attractive pedestrian oriented streetscape of townhouses fronting Ferndale Road, which is consistent with the guidelines for Residential Area 2.

Road and Vehicle Access

- Primary site access is from Ferndale Avenue, servicing two of the rows of townhouses, and is supported by Transportation;
- Additionally, access to the third townhouse row is provided from Alder Street through a cross access easement registered on the adjacent townhouse development currently under construction at 6099 Alder Street (by the same developer), and is supported by Transportation. A cross access agreement over the driveway from Ferndale Road and associated internal drive aisle is proposed for the benefit of 6099 Alder Street;
- Visitor parking is provided in equal amounts from each vehicular entrance;
- Cross access agreements are proposed to ensure access to the neighbouring development parcel at 9311 Ferndale Road. Cross access is also proposed to the existing townhouse development at 6099 Alder Street, through which
- Staff have concluded that this proposed development will not unduly restrict development of lands to the west of the subject site, which could potentially redevelop independently as a townhouse development a (ten unit townhouse concept plan is on file with a similar density to the subject application), or to greater efficiency and density in conjunction with redevelopment of the large church property at 9300 Westminster Highway (e.g., an apartment development);
- Internal pedestrian routes are provided to facilitate consolidation of the recycling enclosure at a single location, accessed for pick up from Ferndale Road;
- Similarly, mailboxes are located at a central location, set back from the entrance driveway from Ferndale Road;
- Pedestrian routes through the site are provided to Ferndale Road and Alder Street;
- The applicant proposes a voluntary contribution, as a condition of the rezoning, to facilitate implementation of the Transportation Plan for the area which will introduce new roads as detailed in the McLennan North Sub-Area plan; and
- The applicant will construct frontage beautification works along Ferndale Road through a Service Agreement required as a condition of the rezoning.
- Staff support the proposed road and vehicle access.

Trees

An Arborist Report and tree survey have been submitted (**Attachment 5**), which have identified three by-law trees and three hedges within the site. Two of the trees are in poor health and are located within the proposed driveway. The third tree (a maple tree), in good health, is also located within a proposed driveway, and retention is not recommended. Staff recommend that opportunities for retention of the maple tree be explored with the Development Permit application. Where retention is not possible, an equivalent compensation value in replacement trees is recommended.

Additionally, three cedar hedges have been identified along the north and west property lines, two on the adjacent properties and one on the subject site. These hedge rows provide an effective vegetative screen between properties, and their retention is proposed. Staff have requested further information on the size of trees within the hedges, to determine if they include bylaw sized trees. This information will be assessed with the Development Permit application. As a condition of the Development Permit, hedges on neighbouring properties are to be protected during construction.

A Preliminary Landscape Plan (**Attachment 6**) proposes a total of 145 new trees, of varying sizes, are proposed with the new development, which exceeds the OCP goal of 2:1 replacement planting. The landscape design will be further refined as part of the Development Permit process. A Landscape Security is a requirement of the Development Permit.

Amenity Space

The applicant is proposing a contribution in-lieu of onsite indoor amenity space in the amount of \$41,000 as per the OCP and Council policy.

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

Additionally, the site design features a landscaped pedestrian mews located between the two interior townhouse blocks, providing front door access for these units.

Affordable Housing

The applicant has agreed to the payment of a voluntary contribution of \$0.60 per buildable sq. ft. (e.g., \$23,816) towards the City's Affordable Housing Reserve Fund, in accordance with the Affordable Housing Strategy – Interim Strategy Policy.

Accessible Housing

The applicant has proposed four units that are designed to be adaptable for conversion to be universally accessible. These units (Type C) include a large Entry area and a Den at the ground floor, provisions for a stair assist to the second and third floors, and an adaptable bathroom. Details of opportunities for providing enhanced accessibility and aging in place will be reviewed at the Development Application stage.

Child Care

The applicant proposes a voluntary contribution to the Child Care Fund at \$0.15 per buildable sq. ft. cash contribution (e.g., \$5,954).

Public Art

The applicant has been informed of the City policy on the Public Art Program for residential projects containing a minimum of 20 units, and has elected not to propose a contribution to the Public Art Fund

Servicing Capacity

Storm Sewer: The site is within the McLennan North Drainage Catchment, which has been established by City staff to coordinate servicing improvements among individual developments. The developer is voluntarily contributing \$7,599 based on consortium committed upgrades for the North McLennan drainage area. The City has reviewed the developer's storm sewer analysis and further analysis is not required.

Sanitary Sewer: The City has reviewed the developer's site sanitary assessment and further analysis is not required.

Water: Further water analysis is not required. As a part of the future Building Permit application, the applicant is required to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow.

Aircraft Noise Covenant

In accordance with the City's OCP Aircraft Noise Sensitive Development Management Policy, an Aircraft Noise Covenant is required as a condition of rezoning approval. An acoustic report and recommendations for achieving the Noise Standards is required with the Development Permit.

Flood Plain Covenant

In accordance with the City's Flood Management Strategy, a flood indemnity covenant is required as a condition of rezoning.

Future Development Permit Application

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

- Detailed review of building form and architectural character;
- Review of units providing opportunities for enhanced accessibility (including providing blocking in bathroom walls for future installation of grab rails);
- Design development to the access driveway from Ferndale Road to locate it towards the west property line (and relocation of the project signage) to facilitate future expansion of the driveway in conjunction with future development of the neighbouring property at 9311 Ferndale Road (to increase the driveway from 6 m to a 7.5 m ultimate width)
- Detailed dimensions of parking stalls on plans, with a minimum 11 m clear space for stalls in tandem arrangement within a garage (e.g., a small car stall in tandem arrangement within a garage will not be accepted. Stall dimensions, including accessible spaces, to be in accordance with the City Zoning and Development Bylaw, Division 400;
- Demonstrate on plan manoeuvring on site for moving, fire, and garbage and recycling trucks;
- Landscaping design, including the retention or replacement of existing trees and hedges, in accordance with the preliminary landscape plan (**Attachment 6**); and

- An acoustic report and recommendations for achieving the Aircraft Noise Standards, as contained in the OCP.

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

The applicant proposes to contribute approximately \$246,000 (e.g., \$6.00 per sq. ft. of gross site area) towards the land acquisition and construction of the three new north/south roads in this area between Ferndale Road and Westminster Highway, based on an equitable contribution from all development sites within this immediate area, in order to facilitate implementation of the Transportation Plan for the area. The applicant is aware of this policy and has agreed with this consideration item.

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/164) is consistent with the McLennan North Sub-Area and with previously approved projects in the immediate vicinity. The proposal for the contribution to the establishment of the road network between Ferndale Road and Westminster Highway supports the vision for this area. Overall, the project is attractive and a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.

Sara S

Eric Fiss
Policy Planner

EF:cas

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

List of Attachments

Attachment 1: Location Map and Site Context - GIS 2005 Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: McLennan North Sub-Area Site Context

Attachment 4: Preliminary Site Plan, Streetscape Elevations, and Reference Floor Plans

Attachment 5: Arborist Report and Tree Survey

Attachment 6: Preliminary Landscape Plan

Attachment 7: Rezoning Considerations Concurrence



**SUBJECT
PROPERTY**

WESTMINSTER HWY

FERNDALE RD

KATSURA ST

NO. 4 RD



RZ 07-355977

Original Date: 01/31/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

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

Development Application Data Sheet

RZ 07-355977

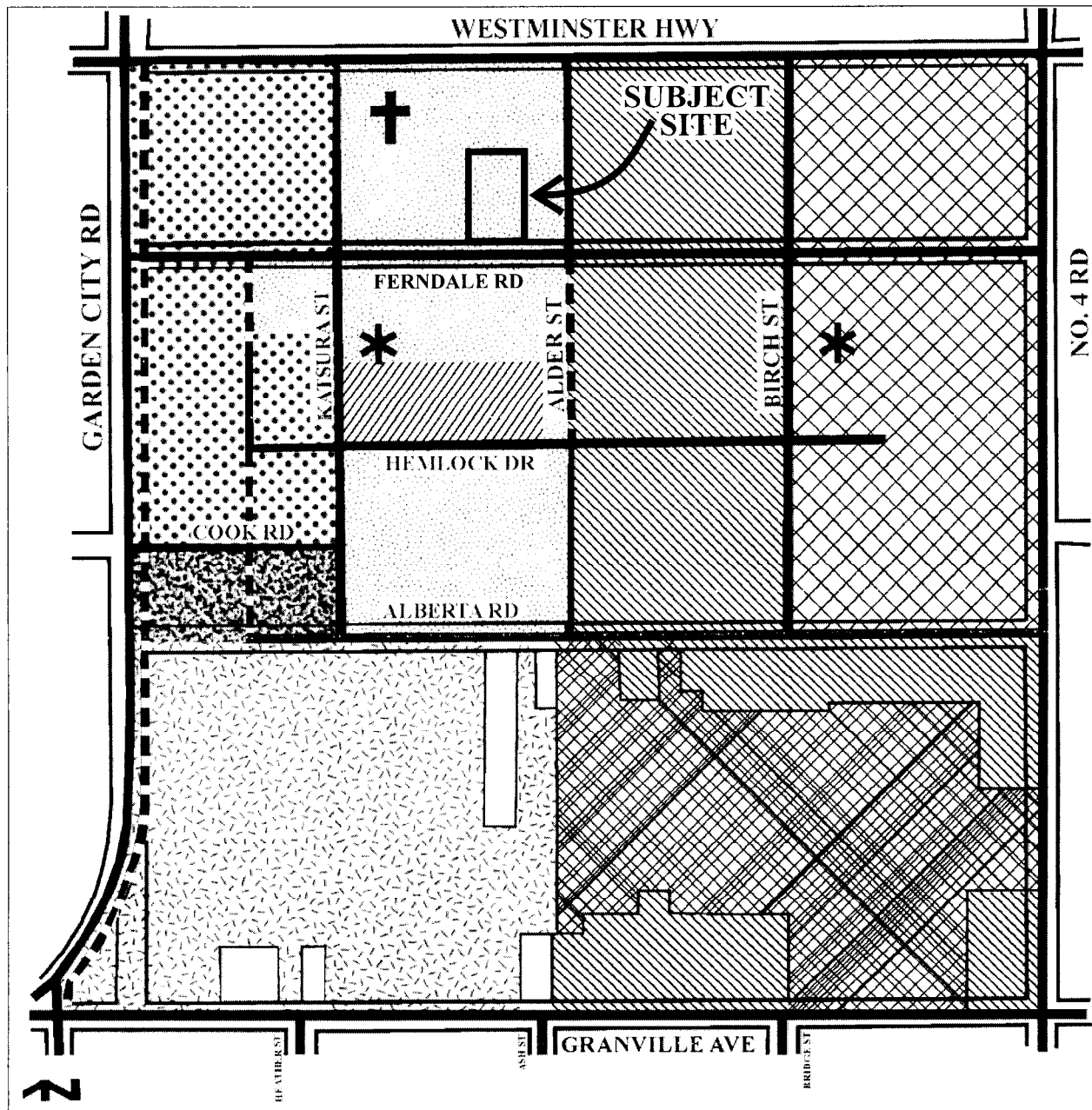
Address: 9351 and 9371 Ferndale Road

Applicant: Ferndale No. 3 Holdings Ltd.

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

	Existing	Proposed	
Owner:	Dr. Jan Kapp and H.K. Dowell Developments Ltd.	Ferndale No. 3 Holdings Ltd.	
Site Size (m²):	3,801.7 m ² (40,923 ft ²)	3,801.7 m ² (40,923 ft ²)	
Land Uses:	Single-family Residential and Residential Sales Office	Multi-Family Residential	
OCP Designation:	Residential	No change	
Area Plan Designation:	2, 3 & 4-Storey Townhouses and Low-Rise Apartments	No change	
Zoning:	Single-family Residential District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/164)	
Number of Units:	One Single-family residence and One Sales office	30 Townhouse units	
Other Designations:	Airport Noise Sensitive Development Policy Area 4	No change	
On Future Consolidated Lot	Bylaw Requirement Amended (CD/164)	Proposed	Variance
Density (units/acre):	N/A	32 upa	None permitted
Floor Area Ratio:	Max. 0.97	0.96	None permitted
Lot Coverage – Building:	Max. 41%	41%	None
Lot Size (min. dimensions):	0.3 ha	0.38 ha	None
Setback (m) – public roads	6.0 m Min.	6.0 m Min.	None
Setback – Side & Rear Yards:	Min. 3.0 m	Min. 3.0 m	None
Height (m):	13.2 m & Max. 3 storey	13.2 m & 3 storey	None
Off-street Parking Spaces – Resident and Visitor:	45 and 6	52 and 6	None
Off-street Parking Spaces:	51 Total	58 Total	None
Tandem Parking Spaces	Permitted	36 spaces (18 units)	None
Amenity Space – Indoor:	Min. 100 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	Min. 180 m ²	358 m ²	None

Land Use Map *Bylaw 7966
2006/01/09*



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 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	Community Park
Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	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)	Neighbourhood Parks
Residential Area 2A 0.95 base F.A.R. 2, 3 & 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)	Residential Area 5 0.55 base F.A.R. One-Family Dwelling	Trail
Mixed Residential/ Retail/Community Uses	Principal Roads	Church

SITE DATA

EXISTING ZONING: F (R1F)
 PROPOSED ZONING: C3(16)
 SITE AREA: (0.94 ACRES) 40,823 sf
 (0 - 3 BLDGS + 24 - 2 UNITS) 30 units
 UNIT DENSITY: 31.9 upa
 FLOOR AREA CALCULATION:
 2 UNIT A @ 1,574 sf net 3,148 sf
 4 UNIT B @ 1,270 sf net 5,080 sf
 4 UNIT C @ 1,270 sf net 5,080 sf
 NET FLOOR AREA (30 x 1,315 sf) 39,450 sf
 (FLOOR AREA RATIO) 0.96
 COVERAGE: (16,310 sf / 39,450 sf) 41.0 %
 PARKING REQUIRED: (1.70 cars x 30 units) 51 CARS
 30% small car mark.
 PARKING PROVIDED: (1.04 cars x 30 units) 38 CARS
 (145') 25% small cars + 7 extra
 (from 30 units) 180 sq ft
 388 sq ft
 OPEN SPACE REQUIRED: 100 sq ft
 INDOOR AMENITY PROVIDED: 0 sq ft
 GARBAGE: DOOR TO DOOR

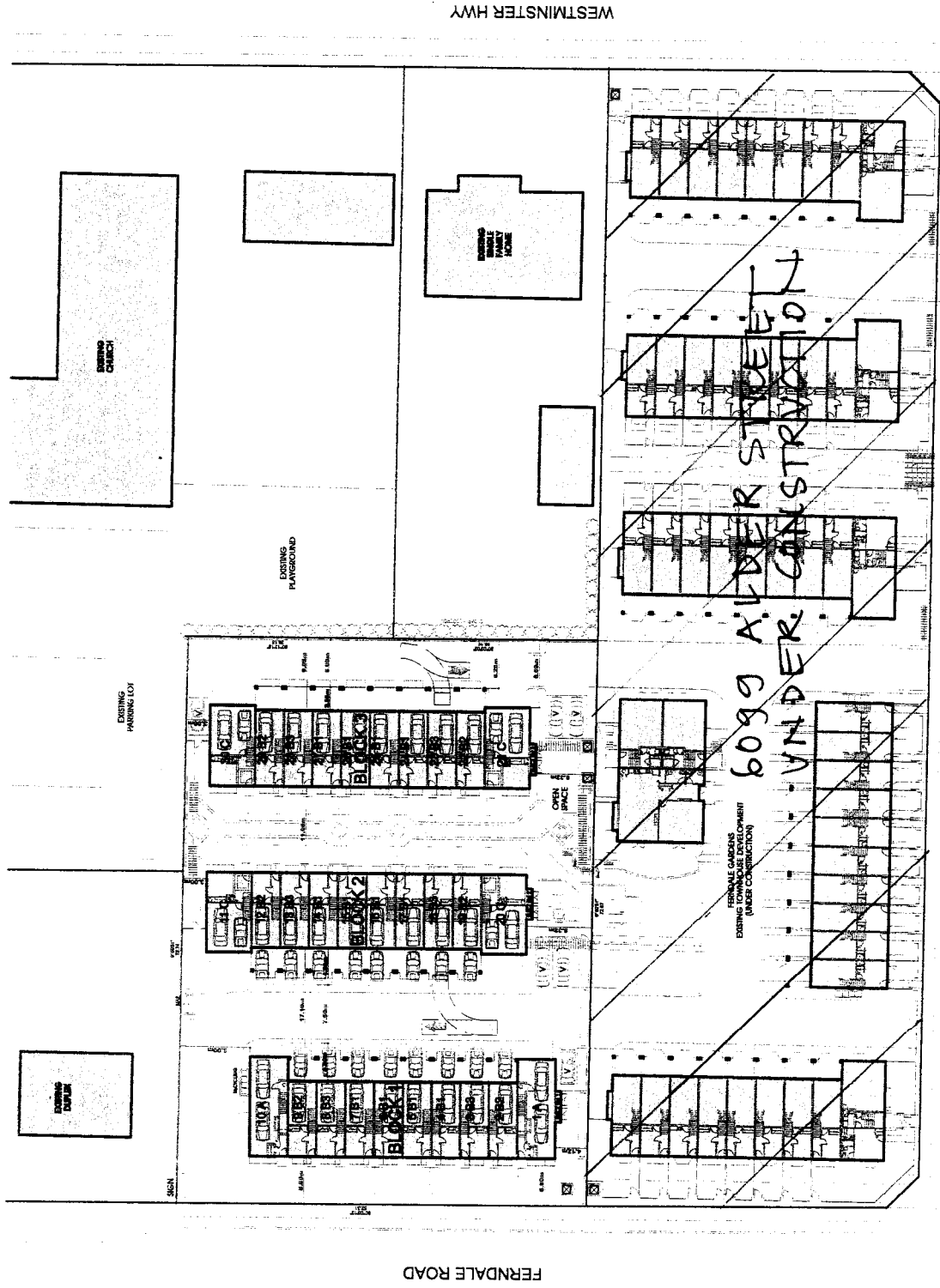
LEGEND

- FULL SIZE CAR STALL
5.9M X 2.5M
- SMALL CAR STALL
4.8M X 2.0M
- HANDICAPPED STALL
(INCLUDES WALKWAY)

**ATTACHMENT 4
 FERDALE GARDENS
 THREE
 (the sequel)**

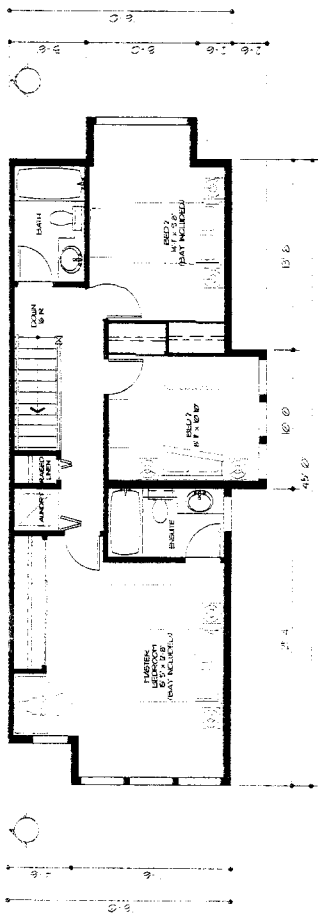
for
 FERDALE NO.3 HOLDINGS LTD.
 SCALE 1" = 20'-0"
 FEBRUARY 8, 2007

FOUGERE ARCHITECTURE INC.
 201 - 270 WEST BRIDGEMAN STREET
 VANCOUVER, BRITISH COLUMBIA V6Y 1W1 (604) 879-2320

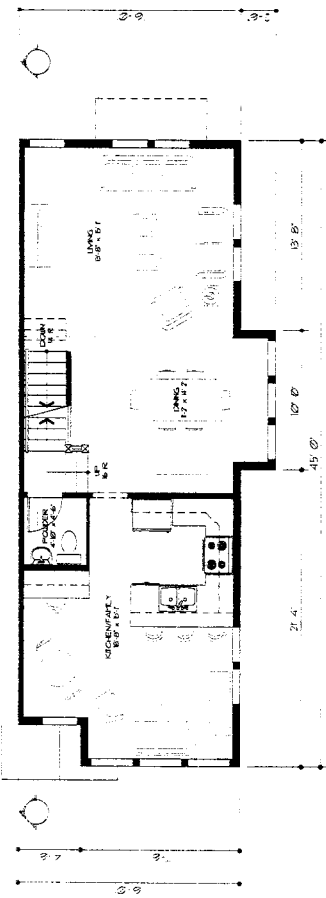


SITE PLAN (AND PARKING PLAN)
 30 units (31.9 upa)

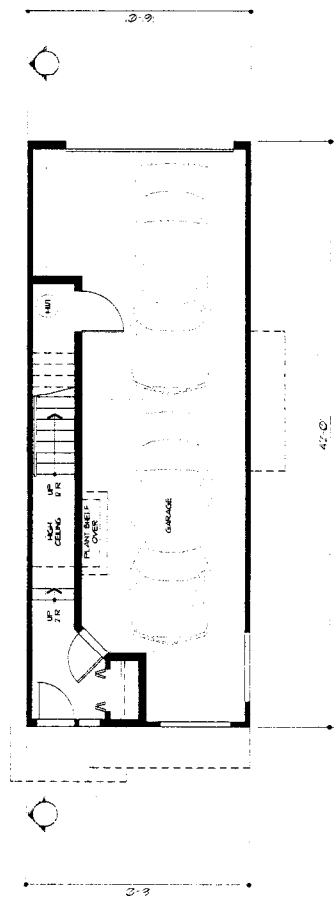




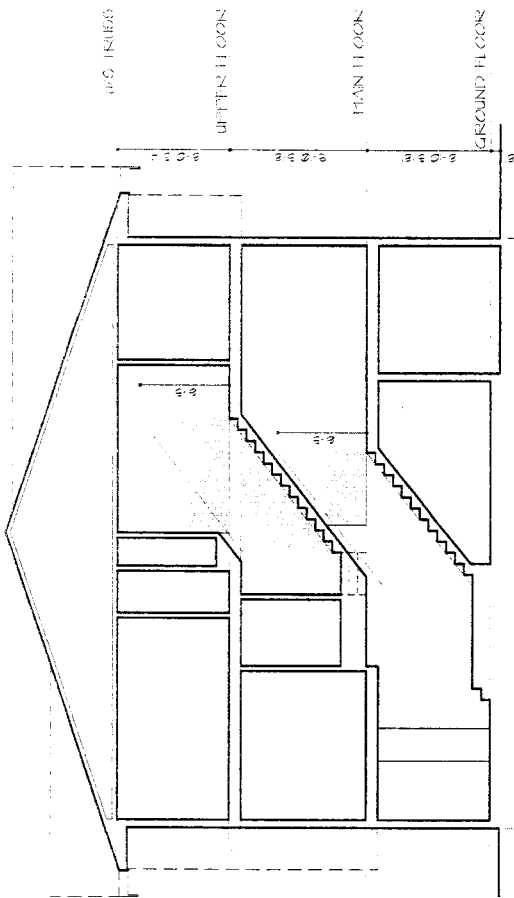
UPPER FLOOR



MAIN FLOOR



GROUND FLOOR



SECTION UNIT A

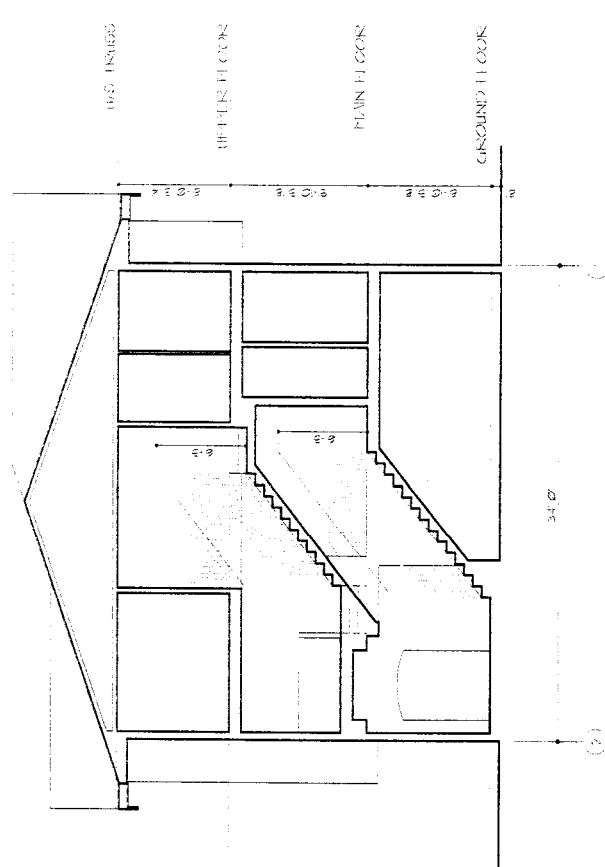
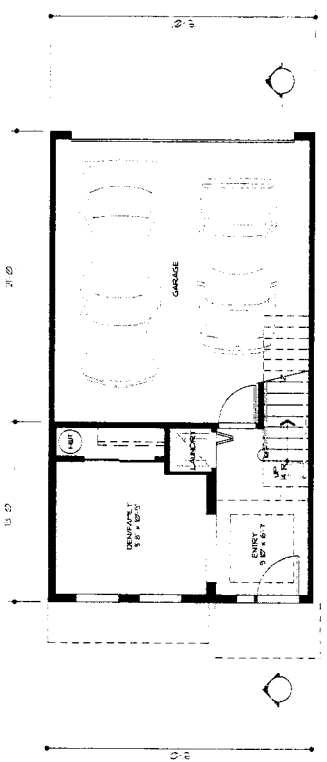
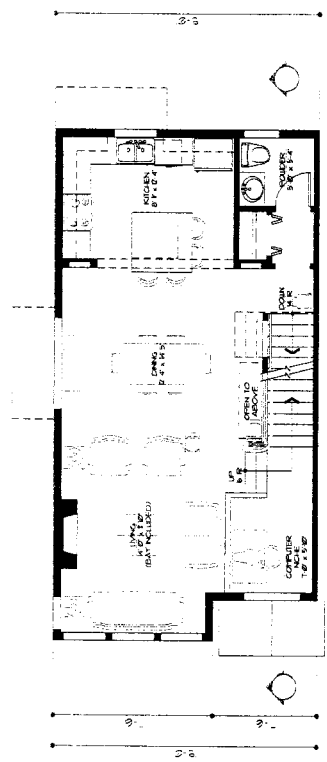
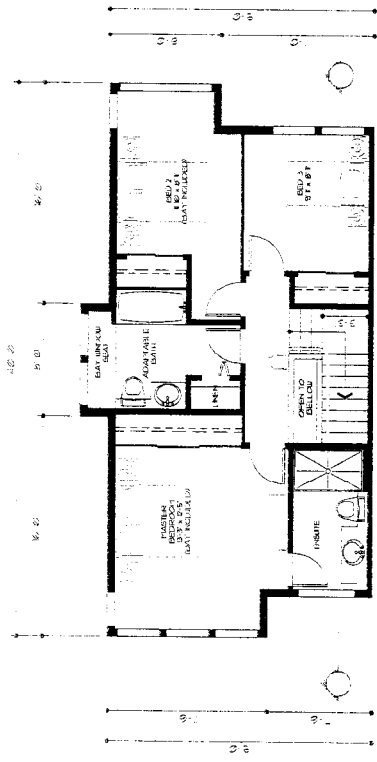
UNIT A FLOOR PLANS

FLOOR AREA	GROSS	NET
GROUND FLOOR	110 sf	110 sf
MAIN FLOOR	732 sf	732 sf
UPPER FLOOR	756 sf	732 sf
TOTAL	1,598 sf	1,574 sf

FERNDALE GARDENS THREE
(the sequel)

FERNDALE NO. 3 HOLDINGS LTD.
SCALE 1/4" = 1'-0"
JANUARY 8, 2007

FOUGERE ARCHITECTURE
INC.
2017 230 WEST HURONTARIO ST. TORONTO, ONT. M5T 1P5
416.593.2250



FERNDALE GARDENS THREE
(the sequel)

by
FERNDALE HOLDINGS LTD.

JANUARY 8, 2007

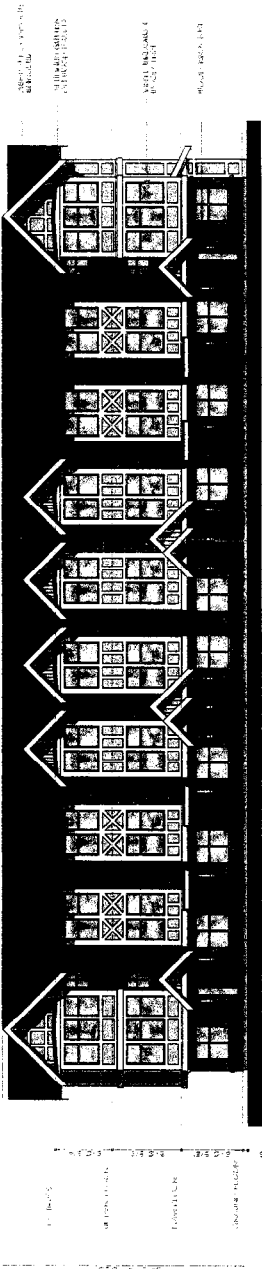
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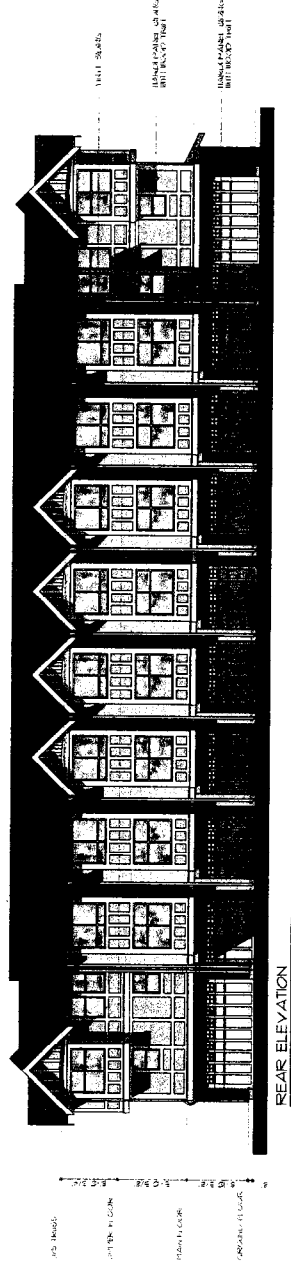
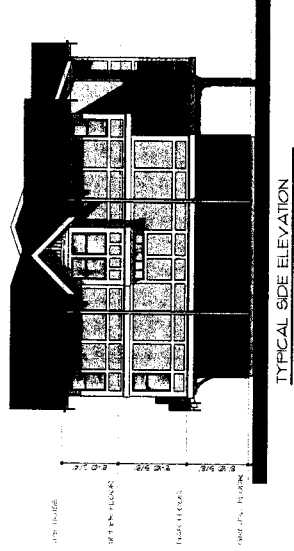
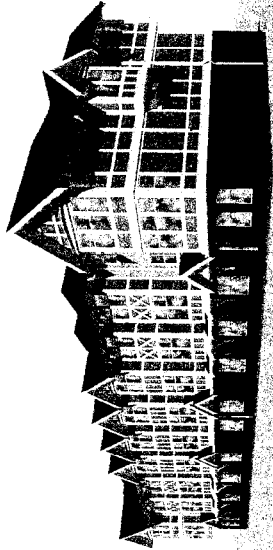
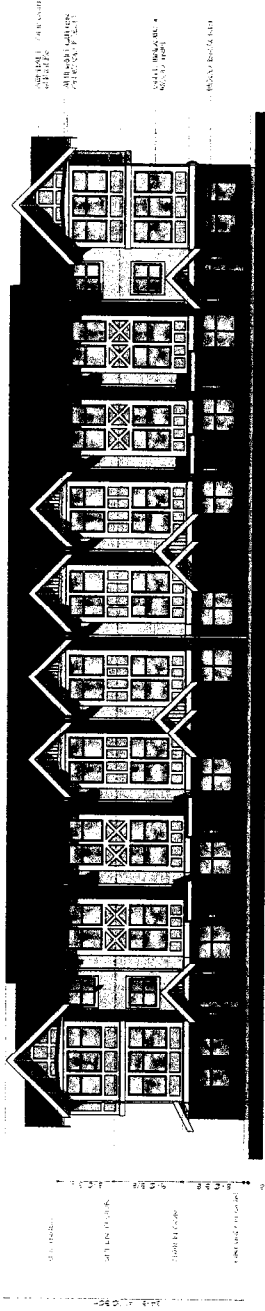
FOUGERE ARCHITECTURE INC.

1000 BROADVIEW AVE. SUITE 100
SCARBOROUGH, ONTARIO M1S 1V8

UNIT C FLOOR PLANS

FLOOR AREA	GROSS	NET
GROUND FLOOR	256 SF	256 SF
MAIN FLOOR	681 SF	681 SF
UPPER FLOOR	705 SF	553 SF
TOTAL	1,642 SF	1,590 SF





**FERNDALE
GARDENS
THREE
(the sequel)**

for
FERNDALE NO 31 HOLDINGS LTD.

SCALE 1/8" = 1'-0"
FEBRUARY 8, 2007

**FOUGERE
ARCHITECTURE
INC.**

207 - 111 1133 Parkway
Etobicoke, Ontario, Canada M9W 1P7
Tel: 416 231 2299

BLOCKS 2 & 3 ELEVATIONS

Michael J Mills Consulting
Urban Forestry & Arboriculture

**Arboricultural Review
Proposed Townhouse Project
Ferndale Gardens Phase III
#9351 & 9391 Ferndale Road, Richmond**

**Study completed for Western International Construction Ltd.
MJM File #652 November 24, 2006**

1.0 Introduction:

Michael J Mills Consulting was retained by Western International Construction (2002) Ltd. to undertake an assessment of the existing tree resource within the above noted addresses in Richmond. We understand that application has been made to rezone the subject properties to allow for a multi family residential development. We were provided with a preliminary site plan prepared by Wayne Fougere Architects that indicates 30 townhouse units in three blocks are proposed to be developed. The townhouses will form the third phase of the Ferndale Gardens Complex which is nearing completion to the east of the subject area.

This summary report identifies the significant natural features occurring on the property and those with potential to be affected by associated road works for the purpose of informing the site planning process. Tree survey information was provided by Watson & Barnard BCLS. The tree survey has identified all trees as required by the City of Richmond Tree Preservation By Law #8014.

A reduction of the tree survey information has been appended to this report (Appendix # 1). The appended survey plan has been modified slightly by the arborist for report clarity and species / size corrections. Refer to the appended modified tree survey plan for the location of all trees referenced in this report.

Our review of the site was completed on November 21st, 2006.

2.0 Observation:

The subject site is located mid block on the north side of Ferndale Road between Garden City Way and #4 Road. The combined properties are reported to be .38 hectares in size. The area is presently comprised of two single family lots, one of which (9351) is presently serving as the real estate presentation centre for the Mandalus Development located to the south of this site. The other property contains a dilapidated old home with extensive blackberry growth throughout the lot. Multi family residential still under construction (Ferndale Gardens Phase I & II) is located to the immediate east. A park site of unknown name is located directly across Ferndale Road to the south. The Richmond Pentecostal Church is located to the north and north west of the site. A small single family lot (9331) is located to the immediate west.

The site is level with no distinct grade changes. No permanent water courses or other significant natural features were identified. No obvious wildlife values were observed. There are presently no street trees along this section of Ferndale Road.

The site contains only a limited number of trees. The full property @ 9391 is covered in a dense thicket of Himalayan Blackberry as is the northern portion of 9351. The majority of the 9351 property has been developed as a gravel parking lot to service the presentation centre. The density of the blackberries made access to the trees #2 and 3 difficult and as such our review of these trees was based on observation from the vantage of the nearby parking area only. There is several clusters of Hazelnut located along the west edge of the site.

We provide the following brief summary of the surveyed trees for the on site area and for the trees on adjacent properties with potential to be affected by this proposal. Refer to the appended modified survey plan for all referenced tree locations:

2.1 Tree Table:

Tree ID#	Species	Size	Comments
3180	Norway Maple sp.	70cm	Open grown tree with co dominant main stems. Apparent good health. Species identification difficult due to time of year (no foliage).
3198	Paper Birch	50cm	One of two Birch at the rear of lot 9351. Positioned within dense blackberry. Attractive open grown form but with early symptoms of Birch Borer.
2576	Paper Birch	50 cm	One of two Birch at the rear of lot 9351. Positioned within dense blackberry. Attractive open grown form but with early symptoms of Birch Borer.
Cedar Hedge area #1	Western Red Cedar	Varies	Hedge row of relative small Cedars planted on the adjacent property at the rear of 9391. Good health, provides for an effective vegetative screen between properties.
Cedar Hedge area #2	Western Red Cedar	Varies	Hedge row of larger Cedars located on the Church property along the north side and along the west property line of the subject site. Good health, provides for an effective vegetative screen between properties.
Cedar Hedge area #3	Western Red Cedar	Varies	Hedge row of smaller Cedars located on the subject property. Extension of the hedge row down the west property line. Poor health and sparse foliage..

3.0 Comment and Preliminary Recommendation:

The two lots in question are some of the last remaining properties to be redeveloped along this section of Ferndale Road. Tree preservation opportunity in this area has not extensive due to lot grading issues and the prevalence of low value trees.

The subject lots contain only three trees of any size, two of which are Birch trees that are infested with an insect that will result in eventual death and one Maple of relative good condition that is positioned where the site access road off Ferndale Road will conflict with preservation. The site plan has indicated a shift in the road alignment beside this tree. In our opinion, inadequate space is available to provide realistic preservation opportunity for this tree. That said, the shift in the roadway does provide for improved opportunity to install new trees in this location in conjunction with site landscaping.

The only other trees on the property are the Cedars along the western property line. The southern portion of this hedge (Hedge Area #3) is comprised of poor quality specimens that are recommended for removal. The portion of Hedge Row #2 that is located along the west property line will require removal due to internal roadways and visitor parking. The balance of Hedge Row #2 is located off site along the north property line. This section of the hedge and the Hedge Row #1 section must be retained as they are located on the neighbouring property. Care and attention to protection the off site trees will be required through all phases of development.

The provision of new trees as part of the site landscape is considered the best management approach to the urban forest associated with this project.

4.0 Limitations:

We attach the following clauses to this document to ensure you are fully aware of what is technically and professionally realistic in the assessment and preservation of trees.

This Arboricultural field review report is based only on site observations on the date noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the general condition of all trees reviewed. The assessment was completed based on visual review only. None of the trees were dissected, cored, probed or climbed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Michael J Mills Consulting or their employees that the trees reviewed and referenced in this report are safe given all conditions. Trees can be managed, but they cannot be controlled. To live work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Site servicing and lot grading information was not provided to us for review.
The opinions expressed in this report are valid for a period of one year only.
Any trees retained should be reviewed on a regular basis to ensure reasonable safety.

The information provided in this report is for the exclusive use of our client and may not be reproduced or distributed without permission of Michael J Mills Consulting. This report is to be used in its entirety and for its stated purpose only.

Please contact the undersigned if you have any questions or concerns regarding this matter.

Yours Truly,

Michael J Mills
ISA Certified Arborist PN #0392A

Attachment: Appendix #1 Modified Site / Tree survey plan

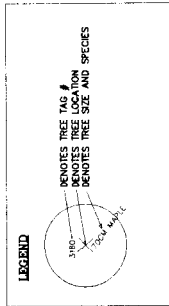
Michael J. Mills Consulting
 1826 Sunshine Coast Highway, Roberts Creek, BC V0N 2W5
 ph 604 886-2796 fx 604 886-2778

**EXISTING TREE ASSESSMENT
 SUMMARY PLAN**

**FERNDALE GARDENS / PHASE 3
 9351 & 9391 FERNDALE ROAD
 City of RICHMOND**

MJM File # 652 November 23, 2006

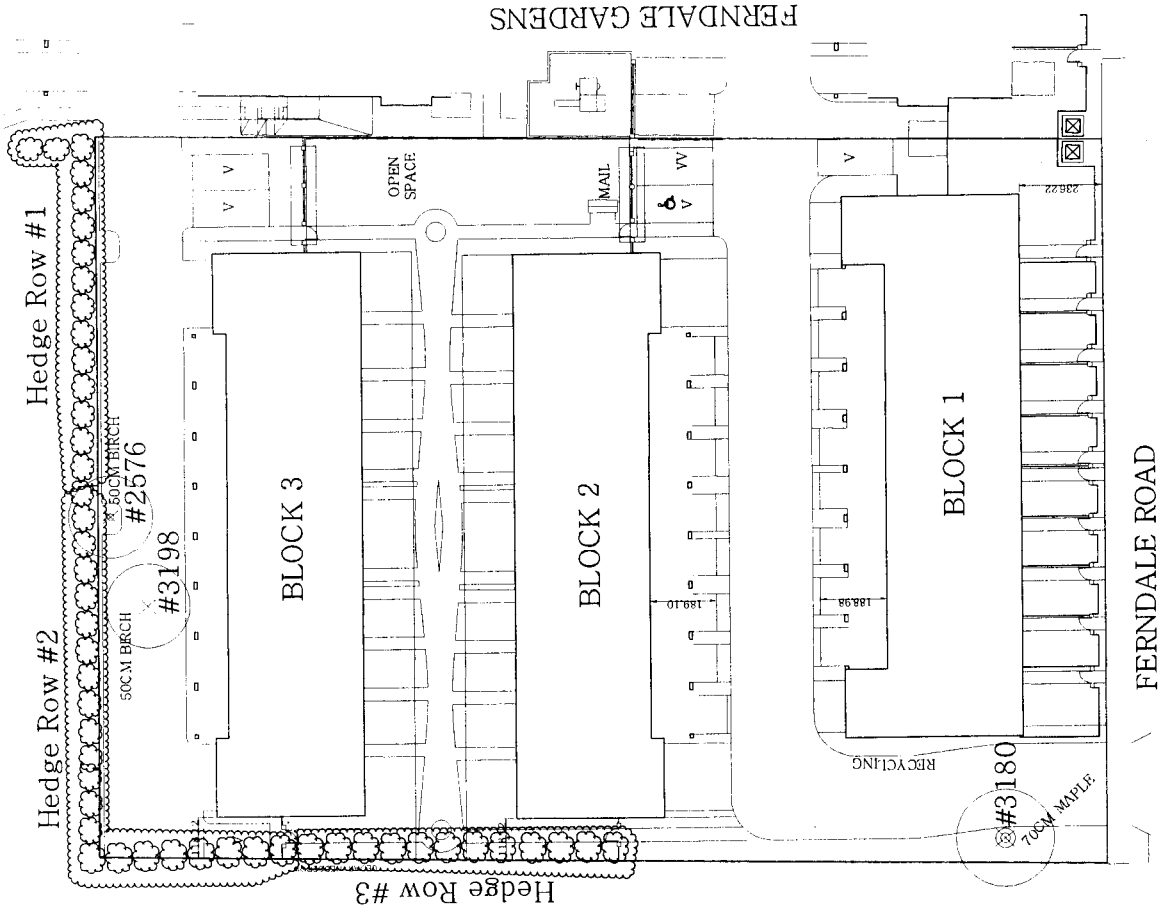
TREE LIST			
TAG #	TRUNK Ø (cm)	TYPE	CROWN Ø (m)
3198	9.76	MAPLE	7.0
3199	5.50	BIRCH	6.0
2576	9.13	BIRCH	6.0



SCALE: 1:250
 SURVEY INFORMATION PROVIDED BY
 WATSON & BARNARD
 B.C. LAND SURVEYORS

SITE PLAN INFORMATION PROVIDED BY
FOUGERE ARCHITECTS

APPENDIX #1

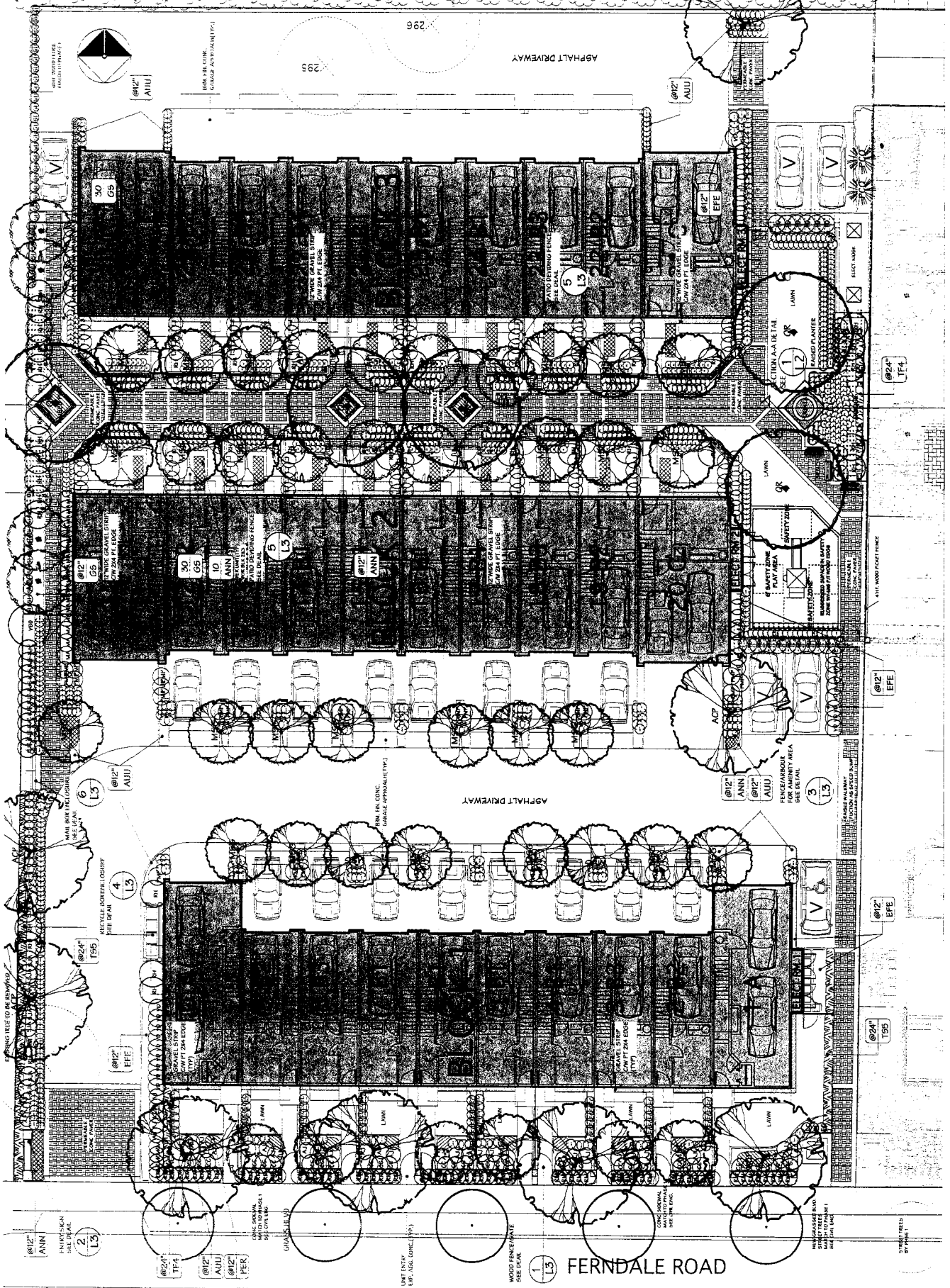


ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 3180 Third Street
 Richmond, BC V6E 2L4
 Tel: (604) 273-7575
 Fax: (604) 273-4858
 Email: Rbarr@itoac.com

Project:
**FERRDALE GARDENS
 PHASE 3
 RICHMOND, B.C.**

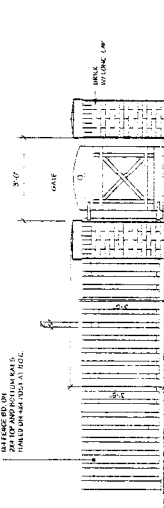
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LANDSCAPE PLAN

Date:	10-1-17
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Checked:	TI
Scale:	1:1000
Sheet:	06.71

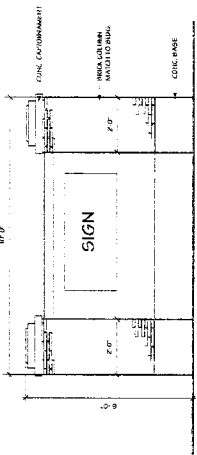


UNIT ENTRY
 150' W.G. CONC. (15')

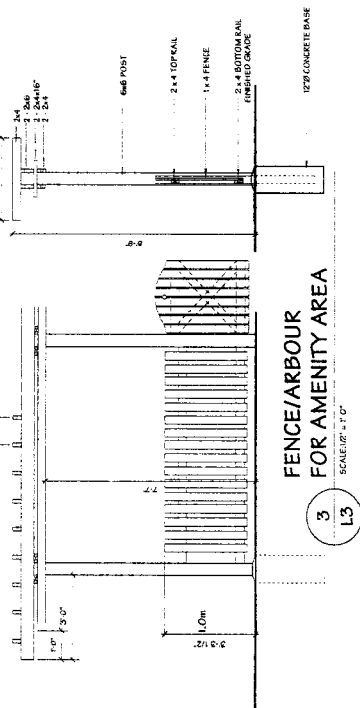
FERNDAL ROAD



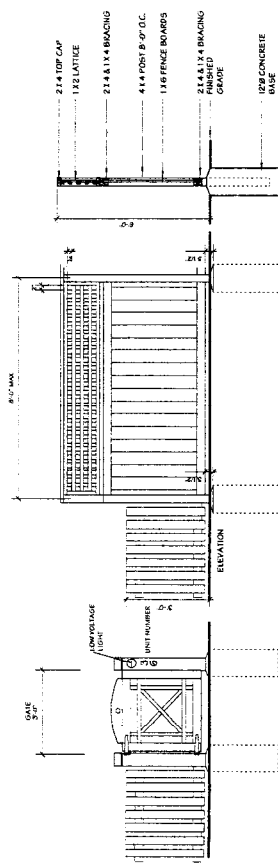
1 WOOD FENCE
SCALE: 1/4" = 1'-0"



2 ENTRY SIGN
SCALE: 1/4" = 1'-0"

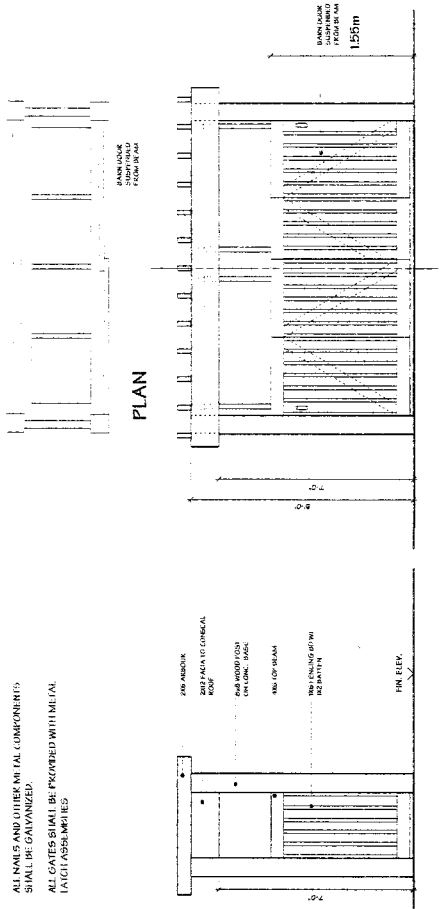


3 FENCE/ARBOUR FOR AMENITY AREA
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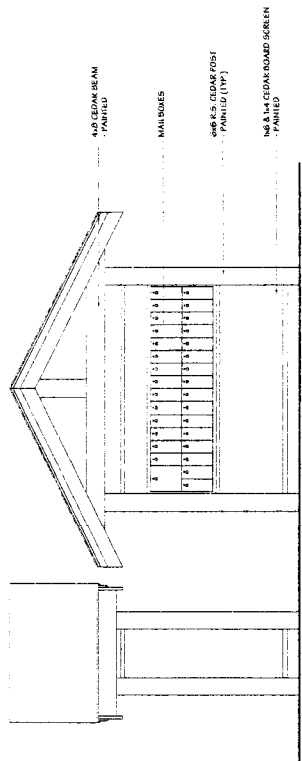
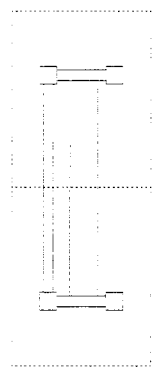


5 PATIO DIVIDER FENCE/GATE
SCALE: 1/4" = 1'-0"

NOTE:
ALL WOOD SHALL BE PRESSURE TREATED P.K. S.A.D.
ALL WOOD SHALL BE STAINED WITH 2 COATS OF STAIN TO MATCH THE SURROUNDING LANDSCAPE AND APPEARANCE OF THE APPLICATION.
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
ALL GATES SHALL BE PROVIDED WITH METAL HINGE ASSEMBLIES.



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



6 MAIL BOX SHELTER
SCALE: 1/4" = 1'-0"

ITO
I TO ASSOCIATES
Landscape Architects
1100 West Street, Suite 110
Vancouver, BC V6E 2R7
Phone: (604) 275-2812
Fax: (604) 275-4836
Email: info@itoassoc.com

FERRIDALE GARDENS
PHASE 3
RICHMOND, B.C.

Drawing No: **DETAILS**

Scale	1/4" = 1'-0"
Checked	TI
Date	DEC 1, 2008
Sheet	06/11

L3 of 3

Rezoning Considerations
9351 and 9391 Ferndale Road (“the lands”)
RZ 07-355977

Prior to final adoption of Zoning Amendment Bylaw 8235, the developer is required to complete the following:

- Consolidation of the two lots into one development parcel (which will require the demolition of the existing dwelling and removal of the sales office);
- The City’s acceptance of a voluntary contribution for a proportionate share of McLennan North Drainage Catchment Fund of \$7,599 (based on consortium committed upgrades);
- The City’s acceptance of a voluntary contribution of \$6/sq. ft. of gross site area (approximately \$246,000) towards funding for the land and road construction costs for Katsura/Alder/Hemlock Streets between Westminster Highway and Ferndale Road;
- The City’s acceptance of a voluntary contribution to the Child Care Fund in the amount of \$0.15 per buildable square foot (e.g., \$5,954);
- The City’s acceptance of a voluntary contribution to the Affordable Housing Reserve Fund in the amount of \$0.60 per buildable square foot (e.g., \$23,816);
- Payment-in-lieu of onsite indoor amenity space for 30 townhouse units (e.g. \$41,000);
- Registration of cross access easements in favour of 9311 Ferndale Road over a portion of the driveway from Ferndale Road and 6099 Alder Street over the driveway from Ferndale Road and associated internal drive aisle;
- Registration of a legal agreement on title to the lands indicating that the vehicle access to the townhouse units in Block 3 is limited to the access easement registered on title of 6099 Alder Street (charge no. BX365630). This legal agreement will include language to indemnify the City should there be any loss or interference of this easement area;
- Registration of an aircraft noise sensitive land use covenant on title to the lands;
- Registration of a flood indemnity Covenant on title to the lands; and
- The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development;
- Prior to future Building Permit* issuance, enter into the City's standard Servicing Agreement*, to design and construct full frontage beautification. Works to match SA 05-300814, and are to include but are not limited to, road widening, curb and gutter, creation of a 3.91m grass and treed boulevard with Zed street lights (Spec L12.5) and 8cm Quercus Rubra (Red Oak) trees, with a 1.75 concrete sidewalk at the Property Line;
- Prior to future Building Permit* issuance, submission of a construction parking and traffic management plan* to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8235 (RZ 07-355977)
9351 AND 9391 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 replacing Section 291.164.2.01.a) with the following:
 - “a) 0.97, 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;”

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 area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/164)**.

P.I.D. 003-666-450
East Half Lot 6 Except: Parcel “F” (Reference Plan 8876), Block “A” Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

P.I.D. 003-460-614
Lot “B” Section 10 Block 4 North Range 6 West New Westminster District Plan 20314

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8235**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>rl</i>
APPROVED by Director or Solicitor <i>rl</i>

MAYOR

CORPORATE OFFICER