



To: Planning Committee

To Planning - July 19, 2005
Date: *June 20, 2005*

From: Terry Crowe
Acting Director of Development

RZ 05-302273

file: 12-8060-20-7967/7966.

Re: Application by Adera Equities Inc. for Rezoning at 9211, 9231, 9251 Ferndale Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/166)

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7966, to re-designate 9211, 9231, and 9251 Ferndale Road from "Residential Area 2" to "Residential Area 1" on the Land Use Map to Schedule 2.10C (McLennan North Sub-Area Plan) of Official Community Plan Bylaw No. 7100, be introduced and given first reading.
2. That Bylaw No. 7966, 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. 7966 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. 7967 to rezone 9211, 9231, and 9251 Ferndale Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/166)", be introduced and given first reading.

Terry Crowe
Acting Director of Development

TC:ef
Att. 6

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Adera Equities Inc. has applied to rezone 9211, 9231 and 9251 Ferndale Road from Single-Family Housing District, Subdivision Area F (R1/F) (**Attachment 1**) to Comprehensive Development District (CD/166) in order to permit the development of a four-storey apartment over one (1) level of parking with access from a newly constructed portion of Katsura Street off Ferndale Road.

An amendment to the McLennan North Sub-Area Plan is proposed to designate the subject site from "Residential Area 2" to "Residential Area 1" on the Land Use Map, in order to permit a higher base density for this location.

Findings of Fact

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

Surrounding Development

The subject site is situated in the northwest corner of the McLennan North Sub-Area (**Attachment 3**), in Residential Area 2, the second highest density area under the sub-area plan. On the subject site, and surrounding properties, the plan permits existing older single-family homes to be replaced with medium to high density multi-family dwellings. The existing development surrounding the site is described as follows:

- To the North: the rezoning for 9200 Westminster Highway (Adera), 84-unit four-storey apartment over one level parking (RZ 04-287217), at third reading;
- To the East: across the future Katsura Street, an existing church and church rectory, and parking area;
- To the South: across Ferndale Road, the approved rezoning for 9100 Ferndale Road (Ledingham/ McAllister) for 164-unit four-storey apartment over one level parking (RZ 03-254763); and
- To the West: the rezoning for 6060, 6080 Garden City Road and 9171 Ferndale, three-storey townhouses and a nine-storey apartment over parking (RZ 04-271217), at third reading.

Related Policies

Official Community Plan

- **Land Use:** Residential Area 2, two, three and four-storey Townhouses, Low-rise Apartments (four-storey maximum). To date, Townhouses and four-storey Apartments have been constructed.
- **Density:** Designated for a base density of 0.95 Floor Area Ratio (F.A.R.). To date, approvals in Residential Area 1 have been for:
 - 2.41 F.A.R. at the high-rise sites at 6233 Katsura Street and 9180 Hemlock Drive (Cressey) for four (4) towers and townhouses (RZ 96-161);
 - 2.42 F.A.R. for the mid-rise apartment and townhouse at 6060, 6080 Garden City Road and 9171 Ferndale (RZ 04-271217);

- 2.71 F.A.R. for the Redekop/Chandler two (2) tower mixed use proposal (RZ 04-267632) between Alberta and Cook Road; and
 - 1.71 F.A.R. at 9100 Ferndale Road for Ledingham McAllister (RZ 03-254763) on a split designation site (e.g. half of the site is in the 0.95 base density area and half in the 1.60 base density area).
- **Development Permit Guidelines:** To create a high-amenity residential community made up of a series of low- medium- and high-density neighbourhoods, focused around a high-quality open space network.
 - **Roads:** The developer of the subject site must contribute to the cost of land and the construction of future extensions to Katsura, Alder, and Birch Streets, between Westminster Highway and Ferndale Road. Frontage improvements to Ferndale Road are required to be completed with this development. Dedication of lands and construction of Katsura Street across the subject site and over the existing Right of Way (ROW) on the neighbouring Church property will be completed with this development.
 - **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.

Consultation

OCP Amendment Bylaw No. 7966, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 4**). Preliminary Architectural Drawings (Site Plan, Floor Plans, Elevations) are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permits and Building Permits.

Analysis

OCP Area Plan Amendment

The majority of sites west of Katsura Street are designated Residential Area 1, the highest density sub-area in McLennan North, and allow multi-storey high-rise apartments (**Attachment 3**). To ensure that development surrounding the Katsura Neighbourhood Park does not overshadow the outdoor amenity space, the sites immediately adjacent to the Park are designated Residential Area 2, which has a four-storey maximum height, and a base density of 0.95 FAR. The current site is north west of the Park, and street frontages do not directly overlook the Park. Re-designation of this site to Residential Area 1 (**Attachment 6**) is considered appropriate, as:

- It is consistent with neighbouring development directly adjacent to the north and west;
- The precinct has evolved with a low-rise form of development, with an urban street wall fronting the Park edges. The approved development at 9100 Ferndale (RZ 03-254763), directly south of the subject site, has a similar four-storey massing to that proposed with this application;
- The proposed density of 1.75 FAR is comparable to that approved for other four-storey apartment developments in Residential Area 1, though lower than the density approved for high-rise apartments, which has ranged from 2.41 to 2.71 FAR; and

- To maintain scale around neighbourhood park, Comprehensive Development District (CD/166), which has a maximum height of four-storeys, is proposed. The proposed zoning would permit a higher density than designated for sub-area 2, but limit height and massing to the same as permitted in Residential Area 2 (e.g., 4-storey apartment over parking).

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 low-rise apartment scale of the project provides a transition between higher apartment developments to the south and west and three-storey townhouses to the east;
- The scale of the development is consistent with existing McLennan North development in both Residential Area 1 and Residential Area 2;
- The courtyard plan has been carefully designed with the majority of units oriented to the outside of the building to maximize privacy for each unit;
- The east facing raised courtyard over parking provides a sunny and usable outdoor amenity area, and improves the livability of the dwelling units;
- The large balconies provide high-quality private outdoor open space for apartments;
- The dedication and construction of a portion of Katsura Street supports the development of the transportation network planned for the area;
- A mix of unit types is proposed including smaller units to provide opportunities for a range of household sizes;
- A contribution of \$1.20 per square foot of buildable area (e.g., \$91,862) is proposed towards the City's Affordable Housing Reserve Fund, double the standard contribution of \$0.60 per square foot due to the fact that the proposal seeks both a re-designation from Residential Area 2 (0.95 base FAR) to Residential Area 1 (1.60 base FAR) which permits a higher base density as well as additional density above the base density of 1.60 F.A.R. set for the sub-area;
- The proposed zone, Comprehensive Development District (CD/166), created for the adjacent site to the north (RZ 04-287217) is consistent with other zoning in the sub-area for medium sized developments. Setbacks, height, site coverage, and parking requirements are compatible with the intent of the Area Plan and similar to requirements for Comprehensive Development Districts created for other nearby developments;
- The parking calculations are based on one (1) resident space per small unit (up to 90 m²) and 1.5 resident spaces per larger unit plus 0.2 visitor space per unit. These calculations have been applied to the McLennan North high density developments in Residential Area 1, along Garden City Road;
- The developer will undertake and pay for a storm sewer analysis. The City Engineering Department will establish the terms of reference for the analysis. The storm sewer analysis is required up to the main conveyance at Lansdowne and Garden City Road; and
- The developer will contribute the full cost for the design and construction of the storm sewer upgrade or as otherwise determined by the City. No DCC credit will be allowed for this item.

Timing of OCP and Rezoning Bylaws

The OCP and rezoning bylaws are not to proceed to a Public Hearing until a storm sewer analysis is completed and approved by the City and responsibilities determined.

Overall the project is well designed and deserving of support. At the time of Development Permit, details that will need to be addressed include:

- Incorporation of Crime Prevention Through Environmental Design (CPTED) measures for both indoor and outdoor spaces (e.g., lighting, visual surveillance, glazing, painted walls in parking area, etc.)
- Applicant to demonstrate how loading can be accommodated onsite both before and after Katsura Street connects to Ferndale Road, without backing onto public road. Design vehicles should include both SU-9 and WB-17.
- A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers and loading areas, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

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

Road Development

The City typically requires developers to pay for the upgrade and/or construction of new roads that cross their frontage. In the northern portion of the McLennan North Sub-Area, where, until very recently, new development had not occurred, three (3) new roads are envisioned in the Transportation Plan to connect between Ferndale Road and Westminster Highway. To implement this road plan in order that new roads are built in a timely manner, a strategy was put into place, such that:

- A fund has been established to manage developer road contributions;
- Development that does not front a new road would be required to contribute financially to the new roads on a proportional basis, as the new roads will provide them a benefit with improved site access;
- Properties where new roads are to be located do not bear an inordinate burden for the road development cost, which may prevent them from developing in a timely manner;
- All development sites will contribute to the fund based on their development site area (i.e., excluding new roads [Katsura, Alder, and Birch Streets] but including any other required dedications or frontage improvements on existing surrounding roads [Garden City Rd, Westminster Hwy, Ferndale Rd, and No. 4 Rd]);
- The amount of the contribution required is to be calculated on the cost of land and road construction established by the City;
- Development which fronts a new road will be required to construct the road portion with the development;
- Development which dedicates land for and constructs the new roads will be reimbursed from the fund established for this purpose to a maximum of what the City has collected to ensure this fund is entirely borne by development; and

- Frontage improvements and/or dedications on existing roads (e.g., Westminster, Ferndale, Garden City and No.4 Rd.) remain the responsibility of each individual development, and are not subject to the formula described above.

The applicant is to contribute approximately \$262,464 towards the land acquisition and construction of the three (3) 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 road infrastructure in the area.

Based on the five (5) previous developments proposed and various stages of approval in this catchment area (**Attachment 3**), the fund will accumulate a total of \$1,713,900. An additional \$262,464 will be added to the fund with this development, for a new total of approximately \$1,976,400. The City will be required to compensate the developer approximately \$292,820 for the land and for the construction of Katsura Street (cost to be determined based on an approved estimate). The reimbursements will occur based on dedication of land, and at completed construction for the road. The applicant is aware of and has agreed with this requirement.

Should the fund not have sufficient reserves to provide compensation at the time it is due, (monies for land upon dedication, monies for road upon construction), the developer will be paid only when the funds become available on a priority basis (e.g., when collected through future development). This will potentially result in developers having to wait to be reimbursed. This developer is aware of this risk and has agreed to this condition.

Conclusion

1. Rezoning of the subject site as proposed conforms to citywide, City Centre, and McLennan North objectives for residential growth and development.
2. Staff recommend support for the OCP Amendment Bylaw to designate the subject site Residential Area 1 in the McLennan North Sub-Area.
3. The proposed use of Comprehensive Development District (CD/166) is consistent with the McLennan North Sub-Area – Residential Area 1, and with previously approved projects in the vicinity.
4. The contributions to the Affordable Housing Reserve Fund and to the road development are consistent with previous approvals in the area and will provide important public benefits.
5. Overall, the project appears to be a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.
6. The OCP and Rezoning Amendment Bylaws are not to proceed to Public Hearing until the storm sewer analysis is completed and approved by the City and responsibilities determined.



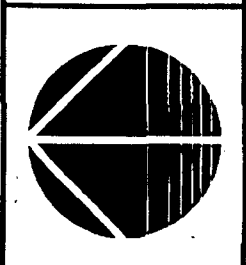
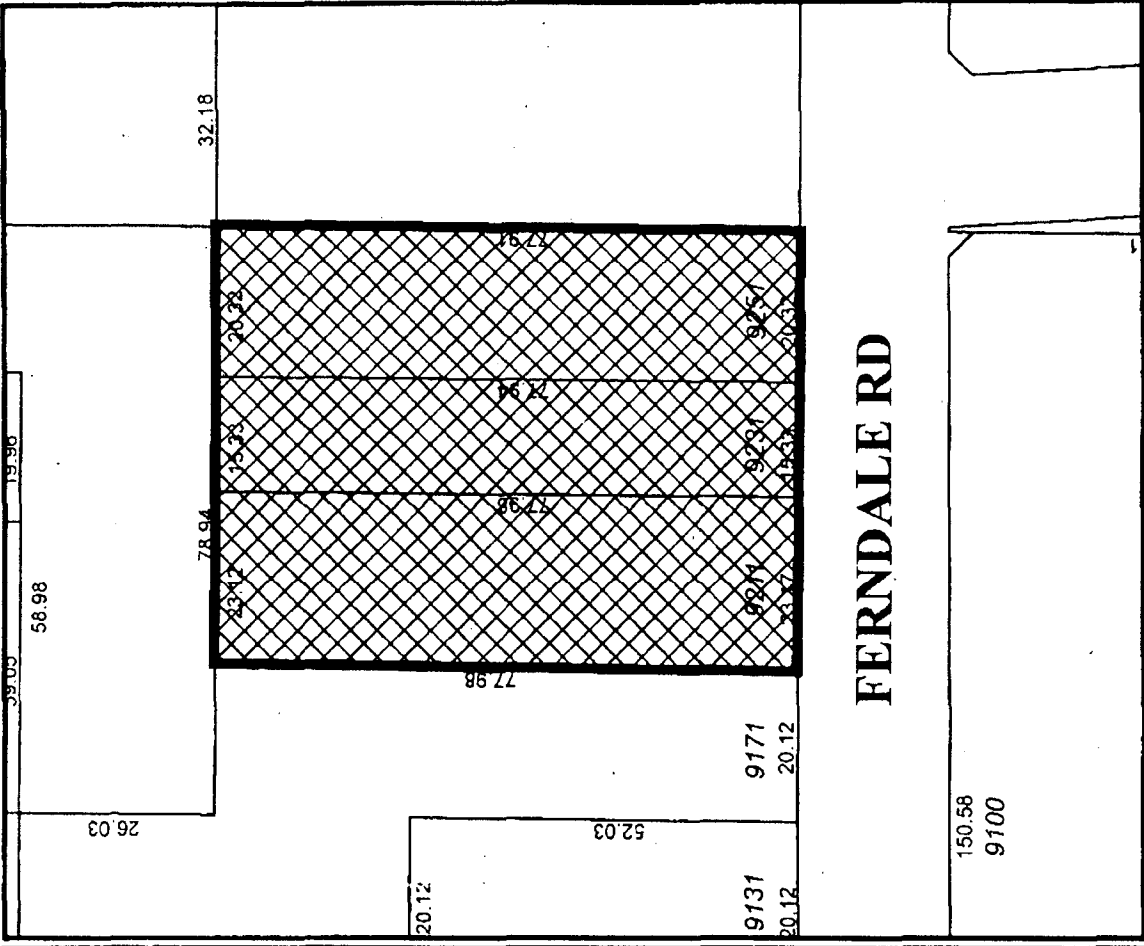
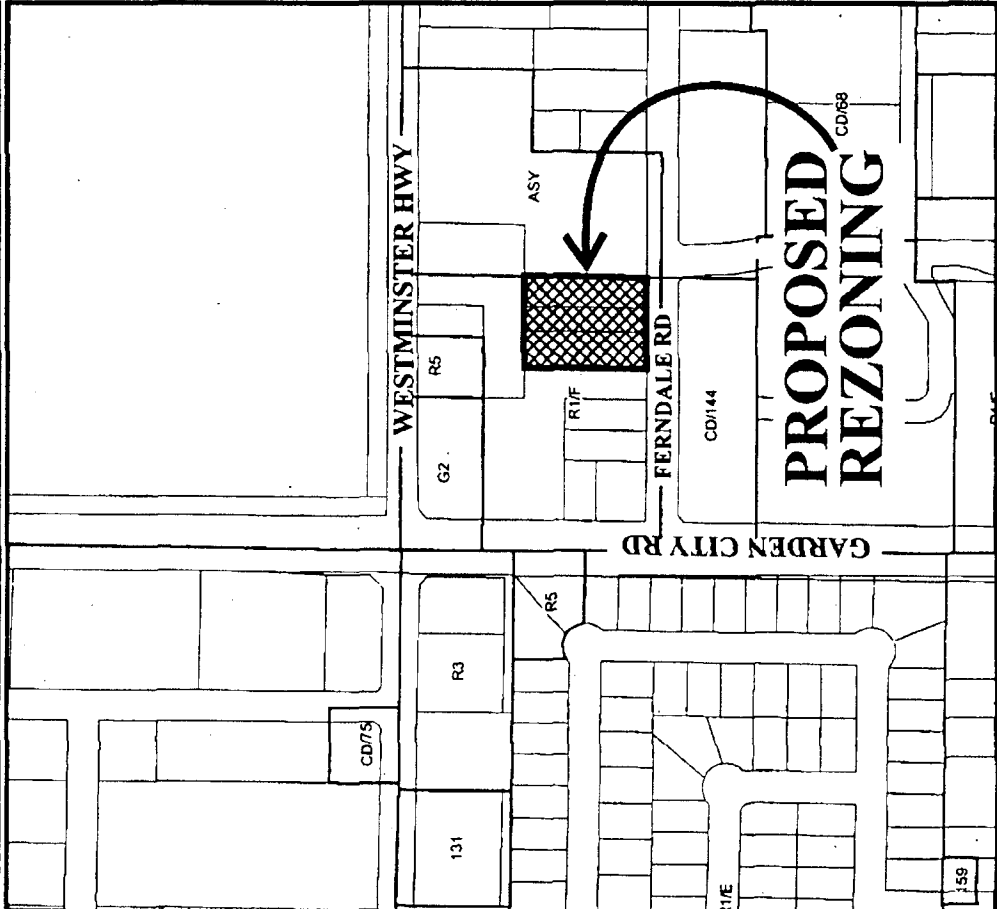
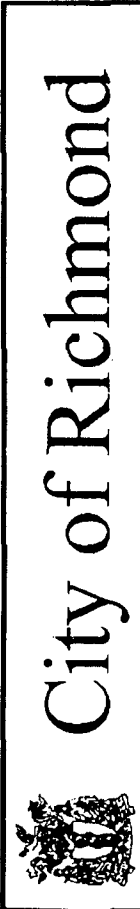
Eric Fiss, MAIBC, MCIP
Policy Planner

EF:rg

See **Attachment 4** for the rezoning requirements to be dealt with prior to final adoption as agreed by the applicant.

LIST OF ATTACHMENTS

- Attachment 1 Location Map
- Attachment 2 Development Application Data Sheet
- Attachment 3 McLennan North Land Use Map
- Attachment 4 Conditional Rezoning Requirements
- Attachment 5 Preliminary Architectural Drawings (Site Plan, Floor Plans, and Elevations)
- Attachment 6 Land Use Map as Amended by OCP Bylaw 7966



RZ 05-302273

Original Date: 06/08/05

Revision Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet Policy Planning Department

RZ 05-302273

Address: 9211, 9231, 9251 Ferndale Road

Applicant: Adera Equities Inc.

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

	Existing	Proposed
Owner:	9211 Ferndale Rd – John and Gloria Gausboel 9231 Ferndale Rd – Tai Chen and Shih Lin 9251 Ferndale Rd – Dianne Tasaka	Adera Equities Inc.
Site Size (m²): <i>(by applicant)</i>	9211 Ferndale Rd – 1805 m ² 9231 Ferndale Rd – 1196 m ² 9251 Ferndale Rd – 1586 m ² Total – 4566.5 m ² (49,154 ft ²)	4063.9 m ² (43,744 ft ²) Reduced by 502.6 m ² (5,410 ft ²) for Road Dedication and Corner Cut
Land Uses:	Single-family and Two-family Residential	Townhouse and Multiple-family Residential
OCP Designation:	Residential	No change
Area Plan Designation:	Residential Area 2 , 0.95 base floor area ratio (FAR), 2, 3, and 4-storey Townhouses, Low-rise Apartments (4-storeys Max.)	Residential Area 1 , 1.6 base floor area ratio (FAR), 4-storey Townhouse, Low-rise Apartments (4-storeys Max.)/Mid-rise Apartments (up to 8-storeys)/High-rise Apartments (up to 45 m) Subject to adoption of OCP Amendment Bylaw 7966
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/166) • Permits Townhouses and Low-rise Multiple-family at 1.75 FAR
Number of Units:	3 Single-family dwellings	76 Apartment units
Other Designations:	OCP Aircraft Noise Sensitive Development Policy Area 4	No change

	Bylaw Requirement CD/166 <i>Subject to Adoption of Zoning Amendment Bylaw 7919</i>	Proposed	Variance
Density (units/acre):	N/A	76 upa	none required
Floor Area Ratio:	Max. 1.75	1.75	none permitted

ATTACHMENT 2

	Bylaw Requirement CD/166 Subject to Adoption of Zoning Amendment Bylaw 7919	Proposed	Variance
Lot Coverage – Building:	Max. 45%	39%	none
Lot Size (min. area):	3,500 m ²	4,064 m ²	none
Setback – Ferndale Road (m):	Not Defined	6 m Structured parking proposed in setback	none
Setback – Katsura St. (m):	4.5 m Min. Structured parking permitted in setback	5 m	none
Setback – Side & Rear Yards (m):	Min. 6.0 m Structured parking permitted in setback	North yard – 7.5 m West yard - 6.0 m	none
Height (m):	20 m	16 m to top of roof	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	(R): 1.0 spaces/unit x 52 = 52 (R): 1.5 spaces/unit x 24 = 36 (V): 0.2 spaces/unit x 84 = 16	(R): 1.0 spaces/unit x 45 = 45 (R): 2.0 spaces/unit x 26 = 52 (V): 16	none
Off-street Parking Spaces – Total:	104	113	none
Tandem Parking Spaces:	May be provided when used by residents of a single dwelling unit	52 spaces proposed for 26 of 76 dwelling units Note: parking provided for 71 of 76 total units	to comply
Amenity Space – Indoor:	100 m ²	100 m ²	none
Amenity Space – Outdoor:	6 m ² per dwelling unit x 72 = 504 m ²	Min. 504 m ²	none

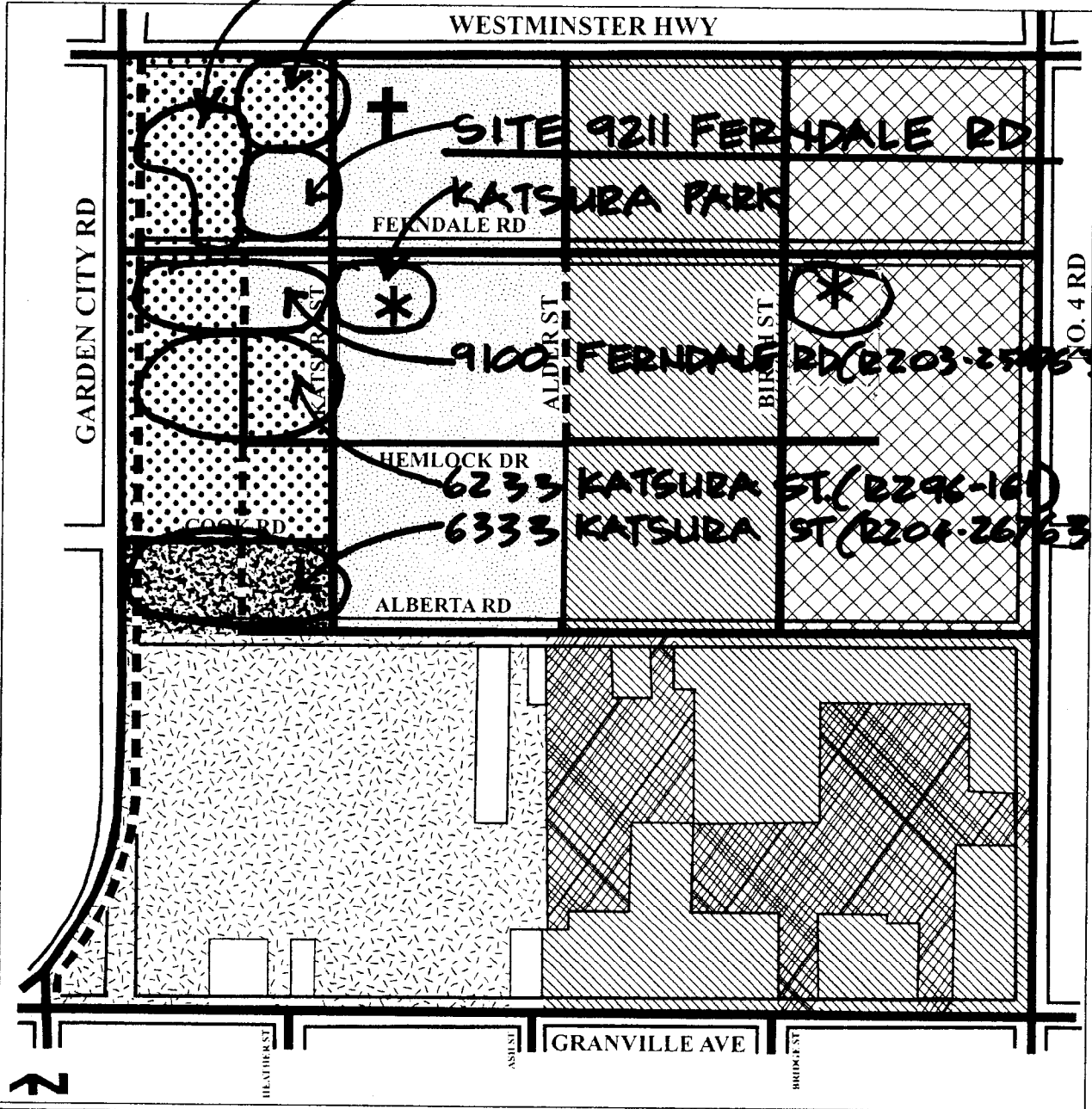
Other: Tree replacement compensation required for loss of significant trees in good health.

City of Richmond

Land Use Map

Bylaw 7520
2005/05/16

6060 GARDEN CITY RD (R204-271217)
9200 WESTMINSTER HWY (R204-287217)



	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

Conditional Rezoning Requirements

9211, 9231, and 9251 Ferndale Road RZ 05-302273

Prior to final adoption of Zoning Amendment Bylaw 7967, the developer is required to complete the following requirements:

1. Consolidation of all the lots into one development parcel. (Note: The Approving Officer has agreed to execute and permit the registration of the subdivision plan prior to demolition, providing the developer submits bonding in the amount of \$10,000 per building for the three existing buildings.)
2. Dedication of an area of approximately 494.6 m² (varying from 0 m at Ferndale Road to 12 m at the north property line, conforming to a centreline road radius of 120 m) along the east edge of site for Katsura Street complete with a 4m x 4m corner cut at Katsura Street and Ferndale Road.
3. Registration of an aircraft noise covenant.
4. Payment of \$6.00 per square foot of net site area (e.g., approximately \$262,464) towards land acquisition and construction of future sub-area roads between Ferndale Road and Westminster Highway. The City will reimburse the developer for the cost of land and road construction (at an agreed upon maximum amount) on a priority basis, for the dedicated portion of Katsura Street from the funds collected area wide when sufficient funds have been contributed by others and are available. The cost of Adera's segment of Katsura Street will be deducted from the assessment (with the City owing money).
5. Contribution of \$1.20 per buildable square foot (e.g. \$91,862) 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. Adoption of Comprehensive Development District (CD/166) - Bylaw 7919 (RZ 04-287217).

Prior to the issuance of a Building Permit, enter into a Servicing Agreement* for the design and construction of Ferndale Road frontages, Katsura Street, and Ferndale Road storm sewer upgrade, complete with:

1. North side of Ferndale Road: Design and construction of frontage improvements to include: Road, road widening and install curb and gutter, 1.41 m (4.6 ft.) grass and treed boulevard with Zed lighting, with a 1.75 m (5.75 ft.) sidewalk to the property line. DCC credits for Ferndale Road frontage works only.
2. New portion of north-south Katsura Street: Applicant to provide the ultimate design of Katsura Street between Westminster Highway and Ferndale Road (including 1.5-metre sidewalk, 1.4-metre grass and treed boulevard and curb and gutter on both sides of Katsura Street, and 11.2-metre wide pavement) and to construct Katsura Street along the site's entire east frontage from the subject lot's east property line to the eastern edge of the Public-Right-of-Passage Right-of-Way at 9300 Westminster Hwy (i.e., the Church's site) including, but not limited to, peat removal and appropriate replacement material across the entire right-of-way, storm sewer, sanitary sewer, water, hydro, telephone, gas, cablevision, curb and gutter, a 1.40 m (4.6 ft.) wide grassed boulevard incorporating an

ATTACHMENT 4

utility corridor, 7 cm (3”) street trees at 9 m (29.5 ft.) on centre, decorative “Zed” street lights, and a concrete sidewalk a minimum of 1.50 m (4.9 ft.) wide, at Ferndale Road. Applicant to also design and construct the curb extensions, with 7 m traffic calming (corner bulges, etc.), at the northwest and northeast corners of the intersection of Ferndale Road and Katsura Street. No Letter of Credit required.

3. The developer will undertake and pay for a storm sewer analysis. The City Engineering Department will establish the terms of reference for the analysis. The storm sewer analysis is required up to the main conveyance at Lansdowne and Garden City Road.
4. The developer will contribute the full cost for the design and construction of storm upgrade or as otherwise determined by the City. No DCC credit will be allowed for this item.
5. The OCP and rezoning bylaws are not to proceed to a Public Hearing until a storm sewer analysis is completed and approved by the City and responsibilities determined.

* Note: This requires a separate application.

(Signed Copy on File)

(July 8, 2005)

Signed

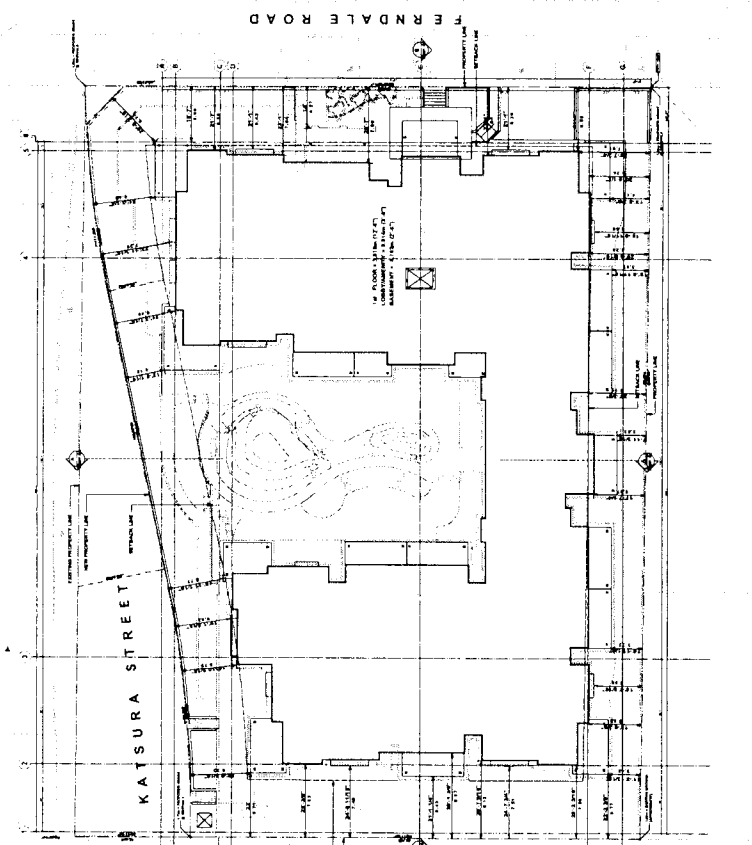
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INTEGRA ARCHITECTURE INC.
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 WASHINGTON, DC
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 FAX: (301) 588-1276
 WWW.INTEGRA-ARCH.COM

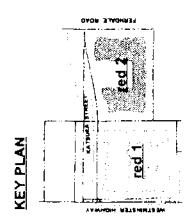
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 WASHINGTON, DC
 Tel: (202) 778-1000
 Fax: (202) 778-1001
 WWW.ADERA.COM

NO.	DESCRIPTION	DATE	BY	CHECKED
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SITE PLAN
 DATE: 06/10/2013
 DRAWN BY: AM
 CHECKED BY: AM
 PROJECT NO.: 130000001
 SHEET NO.: 1b
 Plan 1b



GROSS SITE AREA APPROXIMATE
 5154 S.F.
 ROAD DEDICATION
 525 S.F.
 NET AVAILABLE
 4629 S.F.



RED 1



41 West Park Dr
WACO, TX 76798
737.776.1176
www.integrarch.com

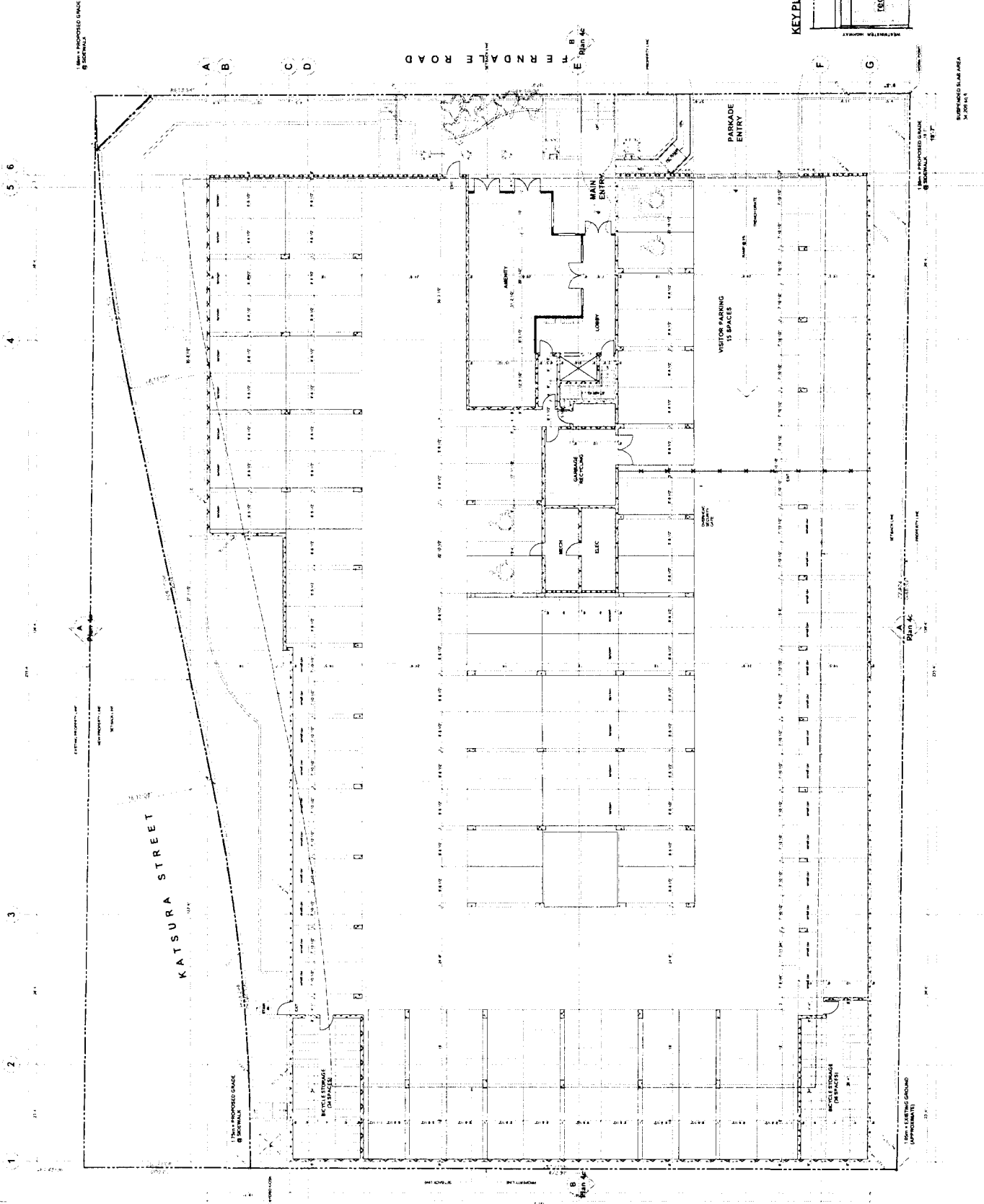
red2
1033 Preston Ave
Austin, TX 78701
Red Group Projects, L.P.



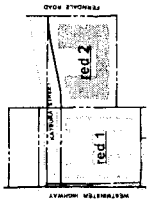
1033 Preston Ave
Austin, TX 78701
Red Group Projects, L.P.

PARKING

Plan 2a



KEY PLAN



SUPPLEMENTAL SLAB AREA
3/20/16

PROPOSED GRADE
EXISTING GRADE

PROPOSED GRADE
EXISTING GRADE

PROPOSED GRADE
EXISTING GRADE

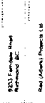
PROPOSED GRADE
EXISTING GRADE

INTEGRA ARCHITECTURE INC.



1111 Grand Avenue St.
Westbury, NY 11591
Tel: 516.334.2228
www.integraarch.com

red2
Architectural Firm



ADINA
Architectural Firm

1st FLOOR
PLAN

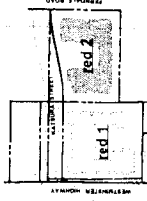
Plan 2b

1. 1'-0" PROPOSED GRADE
2. SURFACE

A B C D

F ERNDALE ROAD
E B
Plan 4c

KEY PLAN



5 6

4

3

2

1

KATSURA STREET

1. 1'-0" PROPOSED GRADE
2. SURFACE

A B

C D

F ERNDALE ROAD
E B
Plan 4c

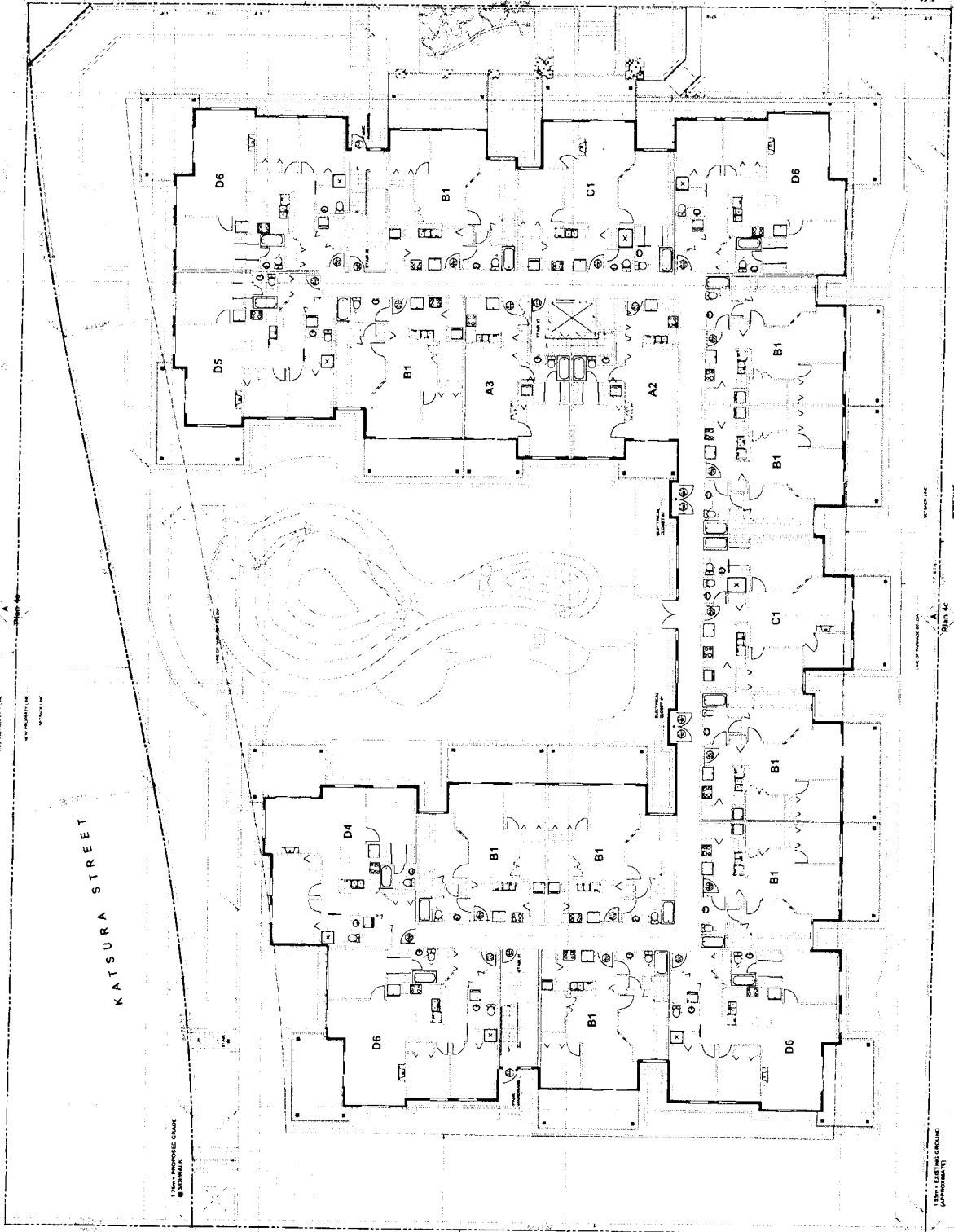
1. 1'-0" PROPOSED GRADE
2. SURFACE

F G

18'-7"

1. 1'-0" PROPOSED GRADE
2. SURFACE

18'-7"





INTEGRA ARCHITECTURE INC.
 151 West Parker St
 VANCOUVER, B.C.
 V6C 2M7
 TEL: 604.681.1778
 FAX: 604.681.1779

red 2

151 West Parker Street
 Vancouver, B.C. V6C 2M7
 Tel: 604.681.1778
 Fax: 604.681.1779



SQUINA ASSOCIATES
 1111 West 8th Avenue
 Vancouver, B.C. V6C 4M1
 Tel: 604.681.1778
 Fax: 604.681.1779

KEY PLAN

WESTMISTAKE ROADWAY
 WEST 15TH STREET
 FERNDALE ROAD

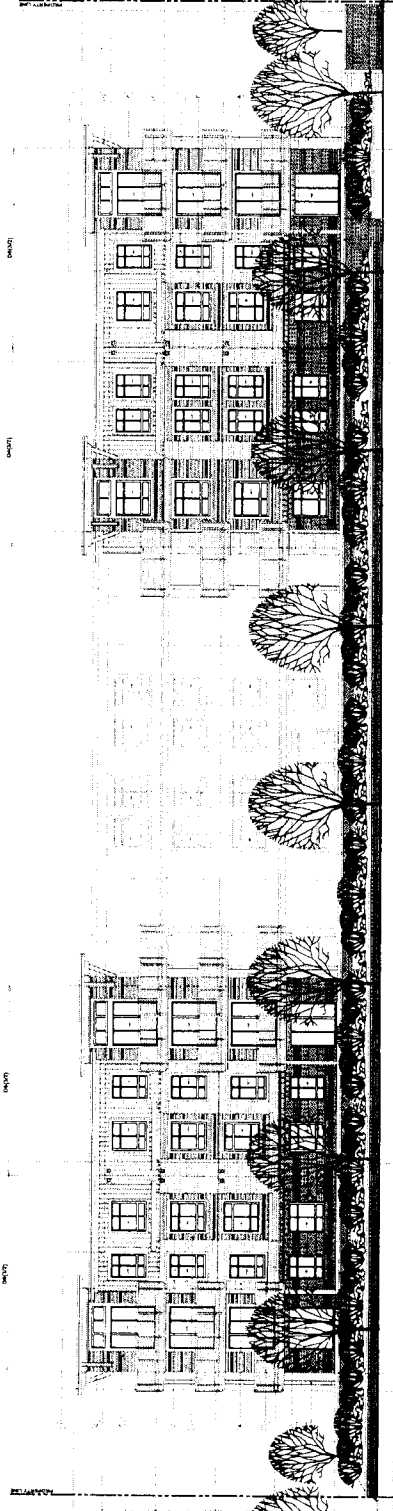
KEY PLAN
 red 1
 red 2

MATERIAL & COLOUR LEGEND

Material	Colour
Brick	Light Grey
Brick	Dark Grey
Brick	White
Brick	Black
Brick	Light Blue
Brick	Light Green
Brick	Light Red
Brick	Light Yellow
Brick	Light Purple
Brick	Light Orange
Brick	Light Brown
Brick	Light Tan
Brick	Light Grey
Brick	Light Blue
Brick	Light Green
Brick	Light Red
Brick	Light Yellow
Brick	Light Purple
Brick	Light Orange
Brick	Light Brown
Brick	Light Tan

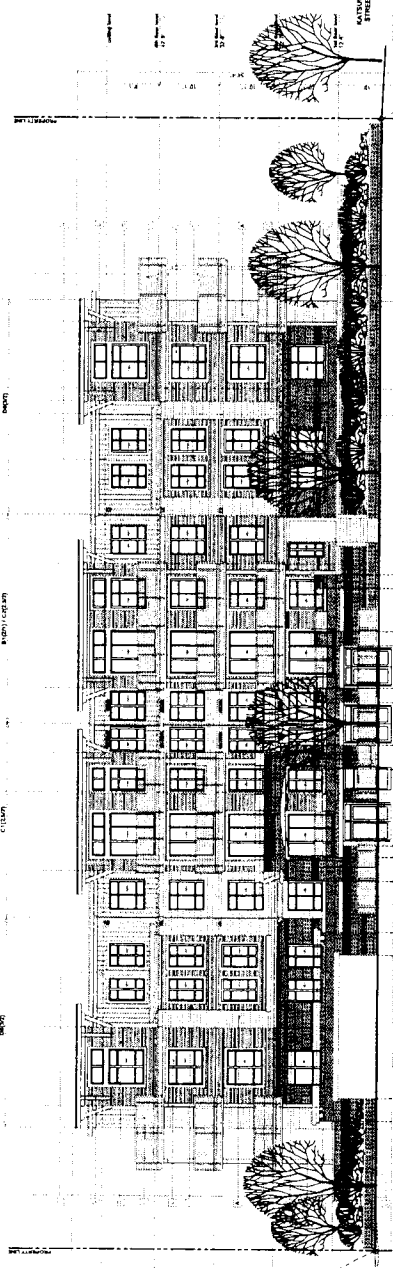
ELEVATIONS EAST & SOUTH

① ② ③ ④ ⑤ ⑥



① EAST ELEVATION (KATSURA STREET)

① ② ③ ④ ⑤ ⑥ ⑦ ⑧



② SOUTH ELEVATION (FERNDALE ROAD)



INTEGRATION CONSULTING GROUP
 115 West Peachtree St
 NASHVILLE, TN 37203
 TEL: 615.259.1170
 FAX: 615.259.1175
 WWW: INTEGRATIONCG.COM

red 2

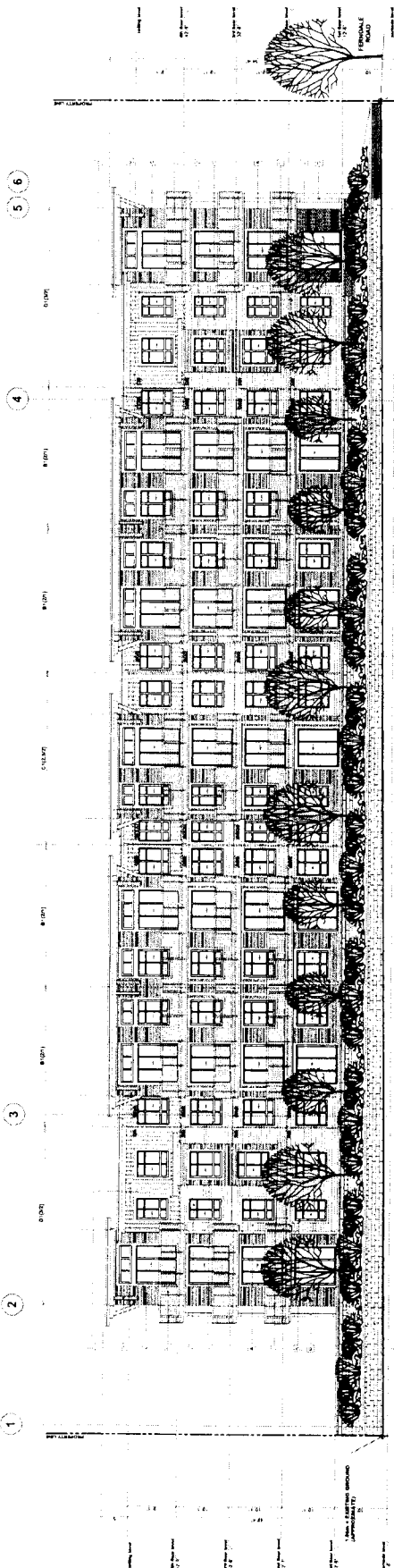
1000 Peachtree Street, NE
 Atlanta, Georgia 30309
 Tel: 404.525.4444
 Fax: 404.525.4445
 www.red2.com



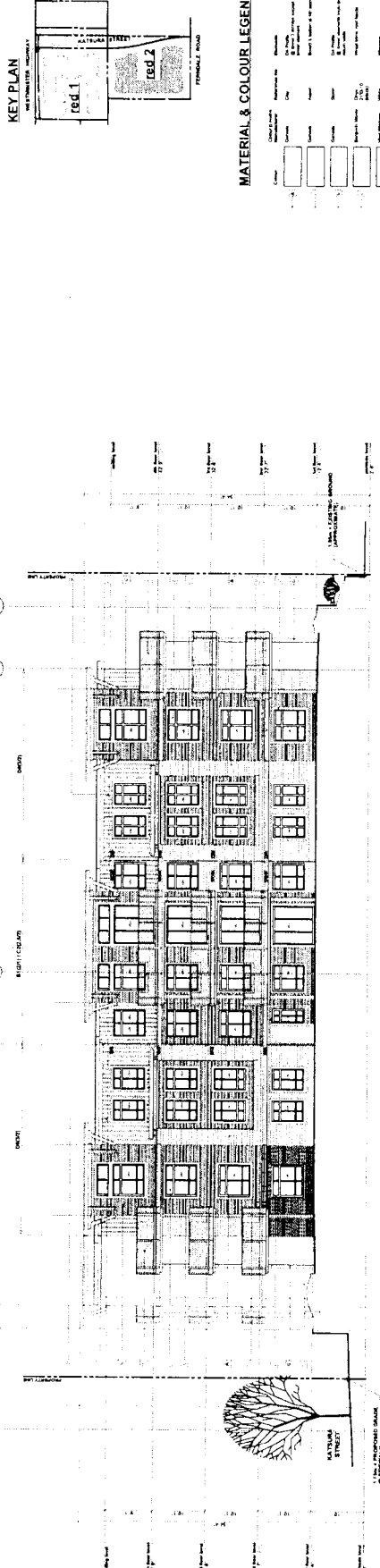
ADINA ARCHITECTURE
 1000 Peachtree Street, NE
 Atlanta, Georgia 30309
 Tel: 404.525.4444
 Fax: 404.525.4445
 www.adina.com

ELEVATIONS WEST & NORTH

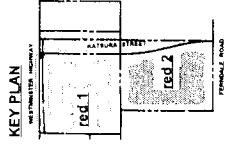
DATE: 08/14/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: Plan 4b



3 WEST ELEVATION



4 NORTH ELEVATION



MATERIAL & COLOUR LEGEND

NO.	DESCRIPTION	COLOUR
1	Concrete	[Color swatch]
2	Brick	[Color swatch]
3	Stone	[Color swatch]
4	Wood	[Color swatch]
5	Paint	[Color swatch]
6	Roofing	[Color swatch]
7	Window Frame	[Color swatch]
8	Door Frame	[Color swatch]
9	Handrails	[Color swatch]
10	Stair Treads	[Color swatch]
11	Stair Risers	[Color swatch]
12	Lighting Fixtures	[Color swatch]
13	Planters	[Color swatch]
14	Signage	[Color swatch]
15	Other	[Color swatch]



red 2

red 2
1000 17th Street
Washington, DC 20036
Tel: 202.462.1234
Fax: 202.462.1235
www.red2.com



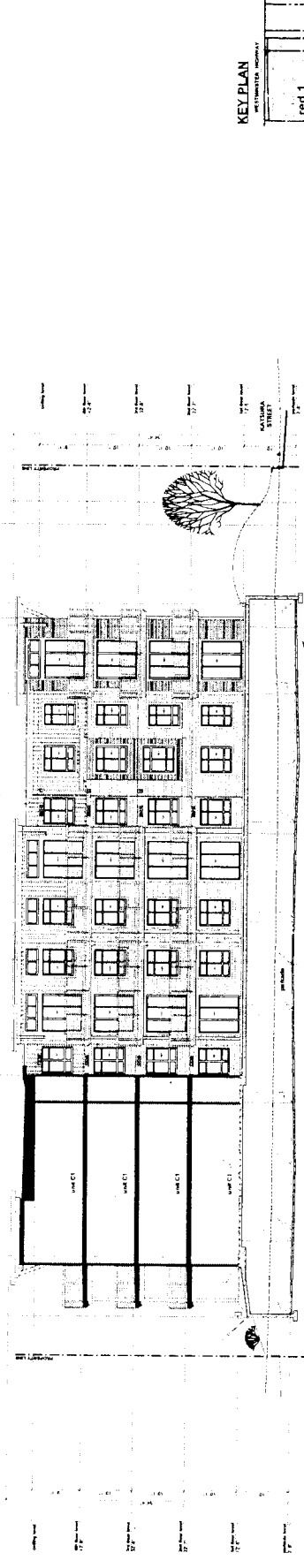
MODERN ARCHITECTURE
1000 17th Street
Washington, DC 20036
Tel: 202.462.1234
Fax: 202.462.1235
www.modernarch.com

SECTIONS A & B

DATE: 10/10/12
DRAWN BY: [Name]
CHECKED BY: [Name]

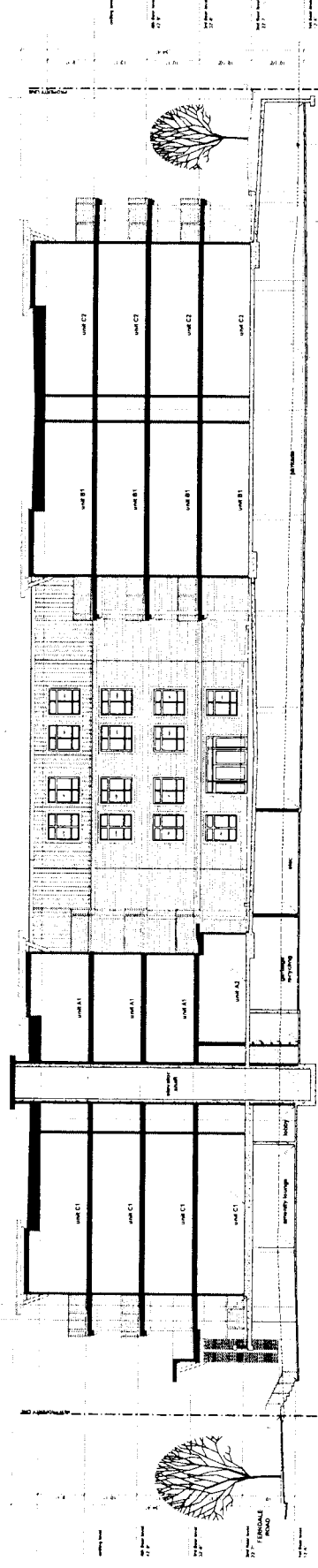
Plan 4c

G F E D C B A

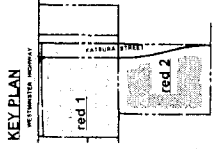


1 SECTION A

6 5 4 3 2 1



2 SECTION B

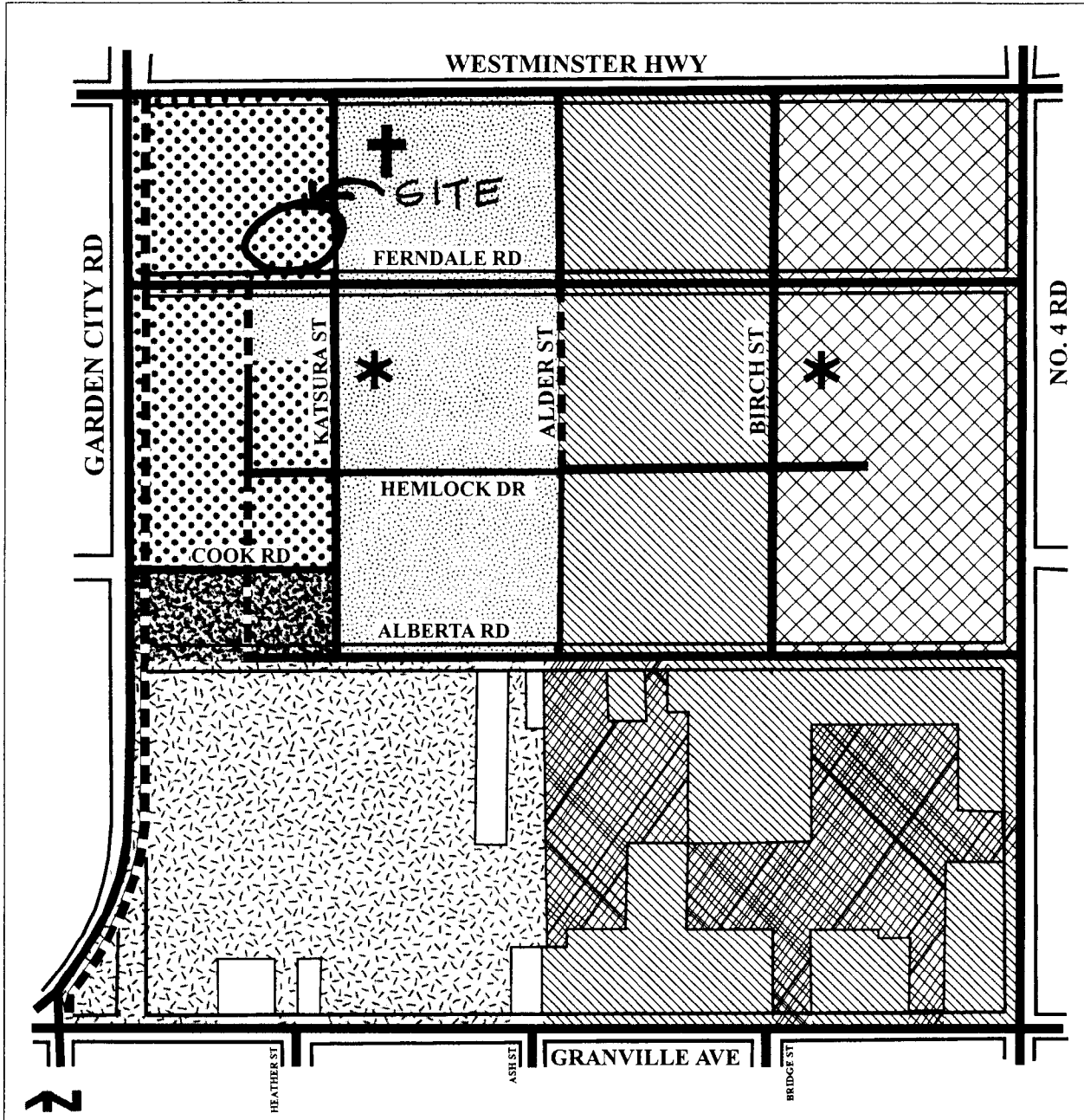


KEY PLAN



Site Plan

Land Use Map AS AMENDED BY OCP BYLAW 7966



	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 ½ -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



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7966 (RZ 05-302273)
9211, 9231, and 9251 Ferndale Road**

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

1. The Land Use Map to Schedule 2.10C (McLennan North Sub-Area Plan) of Official Community Plan Bylaw No. 7100, is amended by repealing the existing land use designation of the following area and by designating it **RESIDENTIAL AREA 1**:

P.I.D. 003-868-401

Lot 92 Section 10 Block 4 North Range 6 West New Westminster District Plan 58063

P.I.D. 001-904-663

Lot 93 Section 10 Block 4 North Range 6 West New Westminster District Plan 58063

P.I.D. 003-865-967

Lot 94 Section 10 Block 4 North Range 6 West New Westminster District Plan 58063

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7966**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7967 (RZ 05-302273)
9211, 9231, AND 9251 FERNDAL ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/166)**.

P.I.D. 003-868-401

Lot 92 Section 10 Block 4 North Range 6 West New Westminster District Plan 58063

P.I.D. 001-904-663

Lot 93 Section 10 Block 4 North Range 6 West New Westminster District Plan 58063

P.I.D. 003-865-967

Lot 94 Section 10 Block 4 North Range 6 West New Westminster District Plan 58063

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7967**".

FIRST READING

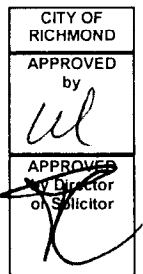
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER