



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Holger Burke  
Acting Director of Development  
**Date:** October 11, 2005  
**File:** DP 05-296789  
**Re:** **Application by Toyu Garden City Development Ltd. for a Development Permit  
at 9440 Ferndale Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 24 townhouse dwellings at 9440 Ferndale Road on a site zoned Comprehensive Development District (CD/168); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the minimum Ferndale Road setback from 6.0 m to 5.39 m for secondary bay and window dormers;
  - b) Reduce the minimum Ferndale Road setback from 2 m to 0.3 m for a trellis covered landscape structure; and
  - c) Reduce the minimum Hemlock Drive setback from 5.0 m to 4.5 m for third storey window dormers.

Holger Burke  
Acting Director of Development

EF:ef  
Att. 4

## **Staff Report**

### **Origin**

Toyu Garden City Development Ltd. has applied to the City of Richmond for permission to develop 24 townhouse dwellings at 9440 Ferndale Road, on a site zoned Comprehensive Development District (CD/168). The site was rezoned from Single-Family Housing District, Subdivision Area F (R1/F) as part of the rezoning application (RZ 04-272343) for this site. The site is currently vacant.

### **Development Information**

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

### **Background**

The subject site is located at 9440 Ferndale Road. The development surrounding the subject site is as follows:

- To the north, a proposed development by Western Ferndale Holdings (RZ 04-274082 and DP 05-292191) for 48 three-storey townhouses;
- To the west, the proposed similar townhouse development (DP 05-297694) for 24 townhouses, with a shared driveway with the subject application;
- To the south, across Hemlock Drive, existing single-family homes located between a recently developed 4-storey apartment and 101 unit townhouse development; and
- To the east, two existing single-family homes which have recently applied for rezoning for 49 townhouses (RZ 05-312239), and beyond that a three-storey townhouse development.

### **Rezoning and Public Hearing Results**

The rezoning application for this development (RZ 04-272343) was presented to Planning Committee on April 19, 2005. The Public Hearing for the rezoning of this site was held on May 16, 2005. There were no concerns expressed about the proposed development at the Public Hearing.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Comprehensive Development District (CD/168) except for the zoning variances noted below.

The City is in receipt of the required Letter-of-Credit for landscaping in the amount of \$90,434 (based on total floor area of 45,217 sq ft.).

**Zoning Compliance/Variances** (staff comments in *bold italics*)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Reduce the minimum Ferndale Road setback from 6.0 m to 5.39 m for secondary bay and window dormers;

*(Staff supports the proposed variance as the reductions to the public road setback permit a secondary bay and window dormers to project beyond the principal plane of the building to improve the architectural expression and character of the development, consistent with the design guidelines in the Area Plan.)*

- 2) Reduce the minimum Ferndale Road setback from 2 m to 0.3 m for a trellis covered landscape structure; and

*(Staff supports the proposed variance as the trellis covered structure within the front yard setback integrates the project sign with a convenient location for recycling.)*

- 3) Reduce the minimum Hemlock Drive setback from 5.0 m to 4.5 m for third storey window dormers.

*(Staff supports the proposed variance as the reductions to the public road setback permit window dormers to project beyond the principal plane of the building, at the third floor only, to improve the architectural expression and character of the development, consistent with the design guidelines in the Area Plan.)*

**Advisory Design Panel Comments**

The Advisory Design Panel was unanimously supportive of the proposal, provided improvements to the landscape treatment of the central driveway to improve “greenness” of the project were incorporated. These concerns have been addressed by the applicant in the revised submission.

A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, June 22, 2005 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

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

- The proposed height, siting and orientation of the buildings respects the massing of the adjacent existing single-family homes and their potential future multi-family development which, as proposed, has a similar form of development; and
- The applicant has addressed privacy for the adjacent single-family home to the east and its future redevelopment through siting and window placement, the provision of a 1.8 m height solid wood privacy fencing, landscape plantings.

***Urban Design and Site Planning***

- Vehicle access to the site will be from a single driveway from Ferndale Road, to be shared with the adjacent site at 9420 Ferndale Road to minimize pavement and increase open space;
- Pedestrian frontage character facing Ferndale Road and Hemlock Drive have been incorporated to enhance the pedestrian residential streetscape. There are individual unit and communal entries on both streetscapes;
- A total of five (5) visitor parking spaces are provided throughout the site, including one (1) required accessible parking space;
- All units have two vehicle parking spaces, which exceeds zoning parking requirements, although the majority are provided in tandem as permitted in Comprehensive Development District (CD/168);
- A Public right-of-passage right-of-way for pedestrians and bicycles is provided along the entire length of the development to connect Ferndale Road and Hemlock Drive, with a 1.2 m wide sidewalk on each side of the driveway;
- Buildings along the central driveway have been oriented to reduce the number of garages and driveways along the shared driveway and public right-of-way;
- The site has been designed to accommodate fire-fighting requirements and permit individual unit garbage private collection by private garbage collection service;
- A recycling enclosure located adjacent to project entry for convenience of pick-up has been provided, and is screened by a six foot high solid cedar fence enclosure; and
- The location of buildings and amenity areas maximize the open space at the middle of the development.

***Architectural Form and Character***

- Building design is consistent with the surrounding residential character of the neighbourhood;
- The building forms are well articulated;
- The proposed building materials (wood and fibre cement board siding and shingles, vinyl siding, painted wood trim, shake profile asphalt shingle roofing, and painted wood brackets) are consistent with the Official Community Plan (OCP) Guidelines;
- A pedestrian scale is provided at the ground floor level of the units along public streets and driveways with the inclusion of windows, doors, porches, and landscape features;
- Three two-storey units (Unit C) have been designed to incorporate provisions for aging-in-place and accessibility by providing all living spaces at grade on the ground floor and rough-in for future addition of an elevator to the bedrooms on the second floor;
- Visual interest and variety has been incorporated with dormers and bays, varying material combinations and a range of colour finishes; and
- The impact of blank garage doors has been mitigated on the internal manoeuvring aisles with planting of new trees and individual unit entry porches.

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

- The design of the Public-Rights-of-Passage Right-of-Way greenway through the site includes 1.2 m sidewalks with landscaped boulevards on both sides of the central driveway, with roll-over curbs, decorative street paving, and a raised crosswalk at the middle of the projects, between the amenity areas for each development;
- Children's play opportunities on site include private yards, informal communal lawn areas, and a screened play structure on a soft surface shared, through agreement at rezoning, with

the adjacent site at 9420 Ferndale Road (which in a reciprocal agreement will share a outdoor amenity area, designed for passive activity, with this site);

- Large calliper Norway Maple trees are to be provided on both sides of the entrance drive aisle to highlight the Ferndale Road entry;
- The landscape design includes the planting of 277 new trees (including large calliper or ornamental species) and approximately 654 shrubs;
- The landscape design also includes special paving treatment with patterning and colour, as well as substantial planting;
- The outdoor amenity includes a “Romperland” children’s play structure, benches, pathways, planting beds and a lawn area,
- Cash-in-lieu (\$29,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 04-272343);
- Decorative low metal picket fencing with brick pilasters is provided along the streetscape, with six feet maximum height solid cedar fencing elsewhere; and
- Trellis arbour feature is provided at the pedestrian and vehicle entry on Ferndale Road.

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

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents.

#### ***Transportation and Traffic Comments***

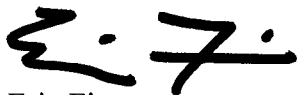
- Mailboxes have been located at a convenient location along the central driveway and set back 15 m from the entry at Ferndale Road to minimize traffic conflicts during mail pick-up; and
- Design and construction of the raised driveway hump to be in accordance to the TAC standards.

#### ***Engineering Works Comments***

- Storm sewer capacity analysis has been submitted and is being reviewed by Engineering staff with no major problems anticipated.

#### **Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel’s comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context and will fit the future context of Ferndale Road and Hemlock Drive. Therefore, staff recommend support of this Development Permit application.



Eric Fiss  
Policy Planner

EF:cas

No conditions are required to be met prior to forwarding this application to Council for approval.

Prior to issuance of a Building Permit:

1. A construction parking and traffic management plan is to be provided to the Transportation Department to include:
  - location for parking for services, deliveries, workers, loading;
  - 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.
2. Enter into a Servicing Agreement\* for the design and construction of any required storm sewer capacity analysis upgrades, the greenway and Ferndale Road and Hemlock Drive frontages complete with:
  - the approximately 4.5 m (minimum 3.0 m) greenway: Exact details to be determined in consultation with Parks and Policy Planning, and are to include provisions for pedestrians and cyclists (e.g., a portion of the PROP ROW is to be a sidewalk for pedestrians and a portion is to be on the internal driveway through the site to accommodate cyclists). The design and location of the greenway is to be done in conjunction with the proposed adjacent development at 9420 Ferndale Road (RZ 04-270154 – Am-Pri Construction Ltd.).
  - 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.
  - 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.



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1

## Development Application Data Sheet Development Applications Department

DP 05-296789

Attachment 1

Address:	9440 Ferndale Road		
Applicant:	Toyu Garden City Development Ltd.	Owner:	Toyu Garden City Development Ltd.
Planning Area(s):	City Centre – McLennan North Sub-Area (Schedule 2.10C)		
Floor Area	Gross: 4,200.7 m <sup>2</sup>	Net:	2,955.9m <sup>2</sup>

	Existing	Proposed
Site Area (m <sup>2</sup> ):	3,681.7 m <sup>2</sup> (39,629 ft <sup>2</sup> )	3,681.7 m <sup>2</sup> (39,629 ft <sup>2</sup> )
Land Uses	Single-Family Residential	Townhouse Residential
OCP Designation	Residential	No Change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/168)
Number of Units	1 Single-family dwelling	24 Townhouse Units
Other Designations	Airport Noise Sensitive Development Area 4	No Change

	Bylaw Requirement CD/168	Proposed	Variance
Floor Area Ratio:	Max. 0.81 F.A.R.	0.81 F.A.R.	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. area)	0.3 ha	0.36 ha	none
Setback (m) – Ferndale Road Hemlock Drive	6.0 m Min. 5.0 m Min.	5.39 m Min. 4.5 m Min.	Variances supported for secondary bays and window dormers and trellis covered landscape structure
Setback – Side & Rear Yards (m):	Min. 3.0 m for 3-storeys Min. 2.0 m for 2-storeys Min. 1.5 m for 1-storey	Min. 3.0 m for 3-storeys Min. 2.0 m for 2-storeys Min. 1.5 m for 1-storey	none
Height (m):	12 m, no more than 3 storeys	11.3 m, 3 storeys	none
Off-street Parking Spaces – Residents (R) / Visitor (V):	(R): 1.5 spaces /unit x 24 units = 36 spaces, and (V): 0.2 spaces/unit x 24 units = 5 spaces	(R): 48 spaces, and (V): 5 spaces	none
Off-street Parking Spaces – Total:	41 spaces	53 spaces	none
Tandem Parking Spaces	Where two parking spaces provided per single dwelling unit	42 spaces for 21 units	none

Bylaw Requirement CD/168		Proposed	Variance
Amenity Space – Indoor:	70 m <sup>2</sup> or payment of cash-in-lieu	payment of cash-in-lieu \$29,000 with Rezoning	none
Amenity Space – Outdoor:	6 m <sup>2</sup> per unit x 24 units = 144 m <sup>2</sup>	162 m <sup>2</sup>	none



Excerpt from the Minutes from  
**The Design Panel Meeting**

Wednesday, June 22, 2005 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

Attendance:

Members: Mr. Jim Carter-Huffman  
Mr. Dana Westermarck  
Cst. Tai Chang  
Mr. Jerry Doll  
Mr. David Kirsop  
Mr. Al Tanzer - Chair  
Mr. Greg Andrews

Staff: Ms. Cecilia Achiam  
Mr. Eric Fiss

Recording Secretary: Ms. Cecilia Achiam

Representatives: **Item 4 DP 05-296789**  
**Mr. Tom Yamamoto**  
**Mr. Masa Ito**  
**Mr. Nick Poon**

3. Townhouses

*Tom Yamamoto Architect*  
9440 Ferndale Road  
(Formal)

DP 05-296789

Both projects (Item 3 and 4) were presented at the same time as they are “sister projects” sharing the same driveway and employ the same design team. Developers of both projects are present.

Mr. Eric Fiss, Planner, reviewed the staff comments provided for the project. Staff support proposed variances as noted in the staff comment.

With the aid of a model and an artist’s renderings, Mr. Tom Yamamoto, the architect, described the project.

Mr. Masa Ito, landscape architect, reviewed the details of the landscape plan.

General questions put forth by the Panel included:

- None.

The comments of the Panel were as follows:

- Insufficient “green” in the greenway (central shared drive aisle). Additional landscaping required adjacent to the building edges along the central driveway to soften the treatment. **Applicant will consider incorporating additional paving and enhancing additional tree island provided that fire-fighting access is maintained.** *(More planting is added along walkways since the electric rooms are now relocated within the buildings along the garage facades.)*

- Traffic calming device will be required especially where the central outdoor amenity area is located. There are two play areas proposed. Paved area is raised and act as traffic calming. **Applicant will consider incorporating traffic calming measures such as raised paved area.**

***(Raised hump with decorative paving patterns revised in central driveway.)***

- Perhaps one outdoor amenity area should remain passive, and play area can be located in the other area. This will prevent tendencies for children to travel back and forth across the driveway to address safety and reduce the “sameness” of the mirroring treatment. Bosque of trees may be incorporated into the passive area and more open treatment be provided on the active side.

***(Amenity area in this development will be developed as a children’s play area and a sitting area will be located at the development on 9420 Ferndale.)***

- Driveway width can be reduced in the middle section (adjacent to the amenity area) without compromising manoeuvring and fire fighting path for more planting opportunities. The setting back of the adjacent buildings should be maintained.

***(Driveway at amenity area will be the same width with bulge to reduce vehicular speed.)***

- Maintain two sidewalks for the pedestrian access to Hemlock and incorporate landscaping in between the two pathway.

***(We will have a 1.8m wide shared sidewalk between the main driveway and Hemlock Drive. This will allow for more landscaping along the sidewalk.)***

- An alternative to the reducing the driveway bulge is to off set the driveway so that more planting is incorporated on one side instead of equal treatment on both sides.
- Bulge in the middle focuses the development and strengthens the design. An island of trees may be incorporated to increase soft landscaping.

***(There is a lack of efficient space to plant an island of trees. Decorative paving patterns are used to improve the appearance of this central driveway feature.)***

- Developers of both projects are commended for working together.
- Extend the paving across the entire “bulge” area and incorporate island of trees in the middle.

***(Decorative paving blocks is increased significantly along and beyond the bulge.)***

- Entry definition along Ferndale may be enhanced by clustering major trees to enhance the “sister project” image. The same treatment may be applicable to Hemlock Drive

***(Large trees clustered along both entries, shown on landscape plan.)***

- Clarify garbage and recycling area location.

***(Garbage will be based on individual pickup, and recycling container location is at Ferndale Road for both projects.)***

- The two building blocks along Hemlock can be “squeezed” to free up some green space as no cross access agreement is required.

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 05-296789 moved forward, with support for the requested variances, subject to the following:

- Design development to the central amenity areas/driveway bulge to increase soft landscaping such as incorporating an island of trees and to enhance the paving to accentuate the greenway

*(Due to a few factors, most of all available space, we can not provide an island of trees in the central bulge of driveway. There would also been concerns of accessing the garages adjacent to the island of trees as well as problems with visibility across the trees for drivers as well as pedestrians using the 2 amenity spaces.)*

- Incorporate additional planting along the entire green way to enhance the greenness.

*(More planting is added along walkways since the electric rooms are now relocated within the buildings along the garage facades.)*

- Maximize play structure in the active area

*(The play structure will be located only at the development on 9440 Ferndale.)*

- Consider incorporating an active children's play area and a passive area in the common amenity to enhance the diversity of programming

*(The play structure is located on east side at 9440 Ferndale and on this development, we have incorporated a sitting area.)*

- Narrow the drive aisle between all flanking building adjacent to Hemlock Drive and Ferndale Road to increase the green space.

*(The roadway is at the minimum width to meet transportation standards)*

- Traffic calming to be incorporated into the roadway between the amenities

*(A speed-hump has been incorporated as traffic calming device at the 2 amenities, as well as more decorative pavings.)*

- Incorporate large specimen street trees along Ferndale Road frontage at entrance driveway to mark the “sister” project. Similar treatment to be incorporated along Hemlock Drive street frontage

*(Large maple trees proposed at streetside entry.)*

**CARRIED  
Unanimous**



**City of Richmond**  
Urban Development Division

# Development Permit

**No. DP 05-296789**

To the Holder: TOYU GARDEN CITY DEVELOPMENT LTD.

Property Address: 9440 FERNDAL ROAD

Address: C/O NICK POON  
TOYU GARDEN CITY DEVELOPMENT LTD.  
110 – 9780 CAMBIE ROAD  
RICHMOND, BC V6X 1K4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
  - a) Reduce the minimum Ferndale Road setback from 6.0 m to 5.39 m for secondary bay and window dormers;
  - b) Reduce the minimum Ferndale Road setback from 2 m to 0.3 m for a trellis covered landscape structure; and
  - c) Reduce the minimum Hemlock Drive setback from 5.0 m to 4.5 m for third storey window dormers.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required, including any necessary off-site servicing upgrades.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$90,434. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

# Development Permit

No. DP 05-296789

To the Holder: TOYU GARDEN CITY DEVELOPMENT LTD.

Property Address: 9440 FERNDAL ROAD

Address: C/O NICK POON  
TOYU GARDEN CITY DEVELOPMENT LTD.  
110 – 9780 CAMBIE ROAD  
RICHMOND, BC V6X 1K4

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7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

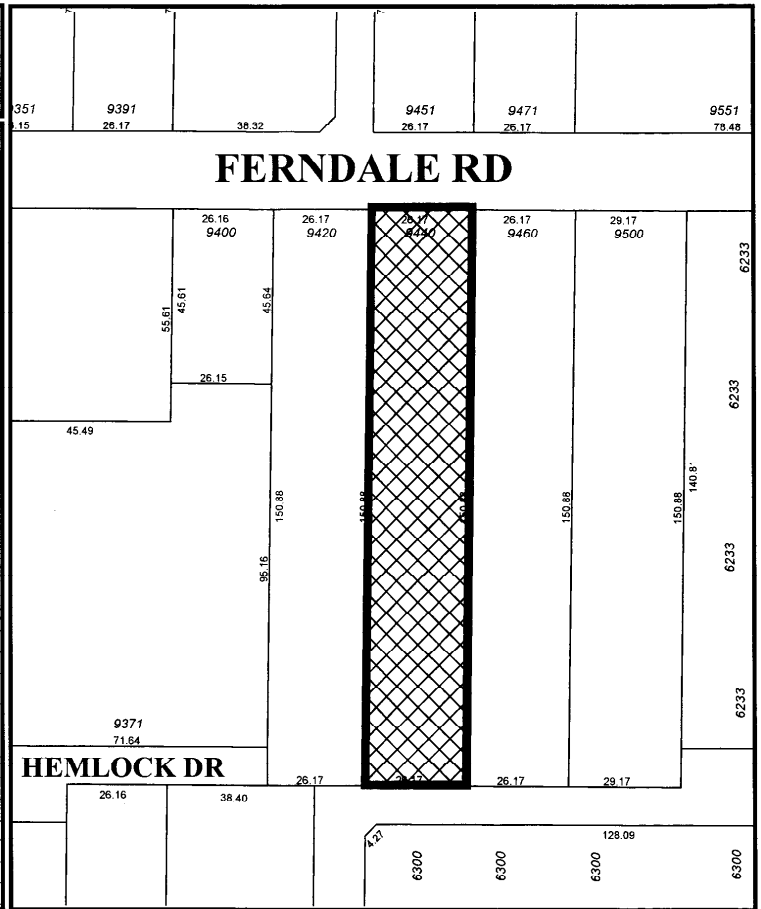
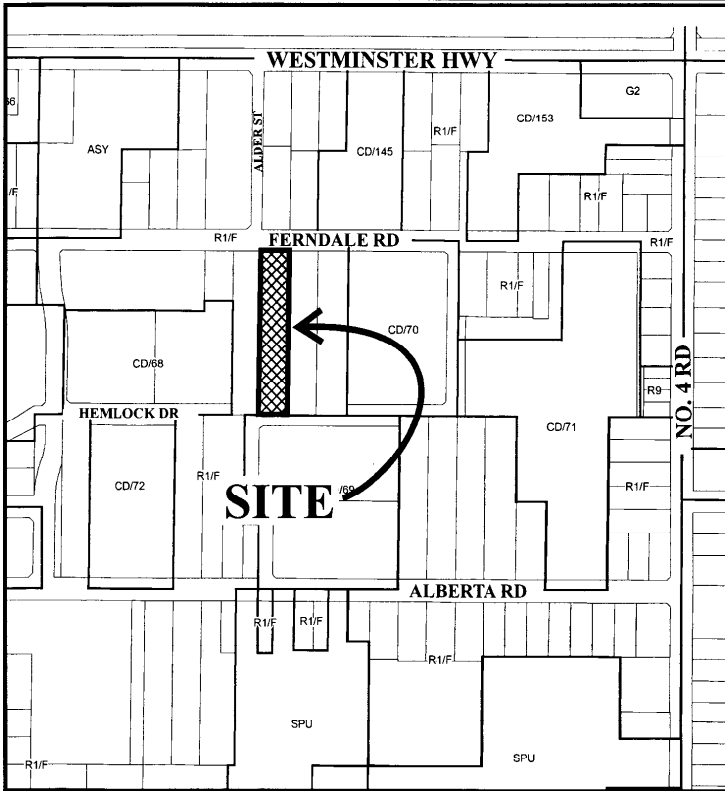
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond

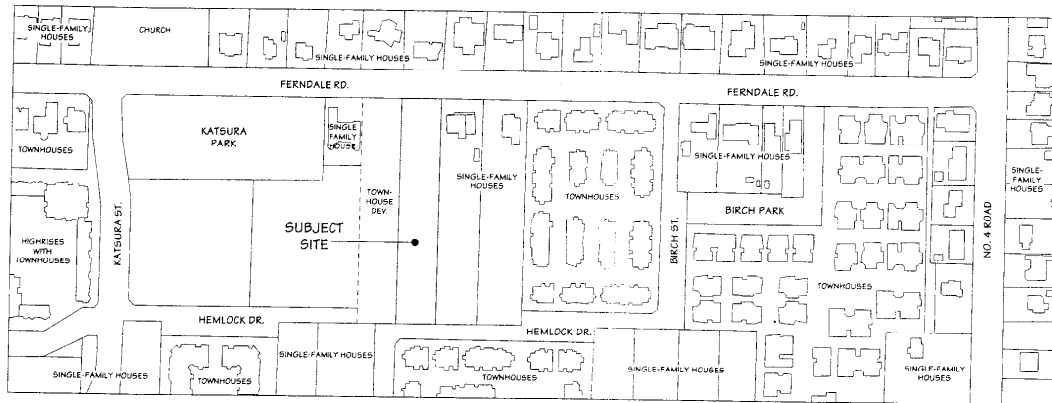


DP 05-296789  
SCHEDULE "A"

Original Date: 04/21/05

Revision Date: 10/17/05

Note: Dimensions are in METRES



**SITE CONTEXT PLAN**

SCALE: 1" = 50' 0"

## 24 UNIT TOWNHOUSE DEVELOPMENT - 9440 FERNDAL ROAD

DATE	10/08/2018	DESIGNED FOR	MR. J. J. J. J.
DATE	10/08/2018	DESIGNED FOR	MR. J. J. J. J.
DATE	10/08/2018	DESIGNED FOR	MR. J. J. J. J.
DATE	10/08/2018	DESIGNED FOR	MR. J. J. J. J.

24 UNIT TOWNHOUSE DEVELOPMENT

24 UNIT TOWNHOUSE DEVELOPMENT

tomizo  
yamamoto  
architect inc.

CONTEXT PLAN  
STREETSCAPE

SCALE	1" = 50' 0"	SHEET NO.	A01
DATE	JAN 16, 2019	OF 8	
DESIGNED BY	DP 05-296789		
CHECKED BY	PLAN # 1a		





FERNDAL ROAD

HEMLOCK DRIVE

6M WIDE SHARED DRIVEWAY

PROPOSED 3 STOREY TOWNHOUSE DEVELOPMENT  
(9420 FERNDAL RD.)

2 STOREY HOUSE  
9400 FERNDAL RD



PARKING LAYOUT PLAN

SCALE 1/8" = 1'-0"

PARKING:

REQUIRED:	1.5 SPACES x 24 UNITS =	36 SPACES (RESIDENTS)
	0.2 SPACES x 24 UNITS =	4.8 SPACES (VISITORS)
PROVIDED:	24 UNITS x 2 CAR GARAGE =	48 SPACES
	VISITOR PARKING SPACES =	5 SPACES
	TOTAL	53 SPACES

NOTE: 21 UNITS HAVE 2 PARKING SPACES IN TANDEM

JAN 15/2006	DESIGNED FOR ADV. DES. PANEL
JAN 15/2006	DESIGNED FOR ADV. DES. PANEL
JAN 15/2006	DESIGNED FOR ADV. DES. PANEL
JAN 15/2006	DESIGNED FOR ADV. DES. PANEL

24 UNIT TOWNHOUSE  
DEVELOPMENT

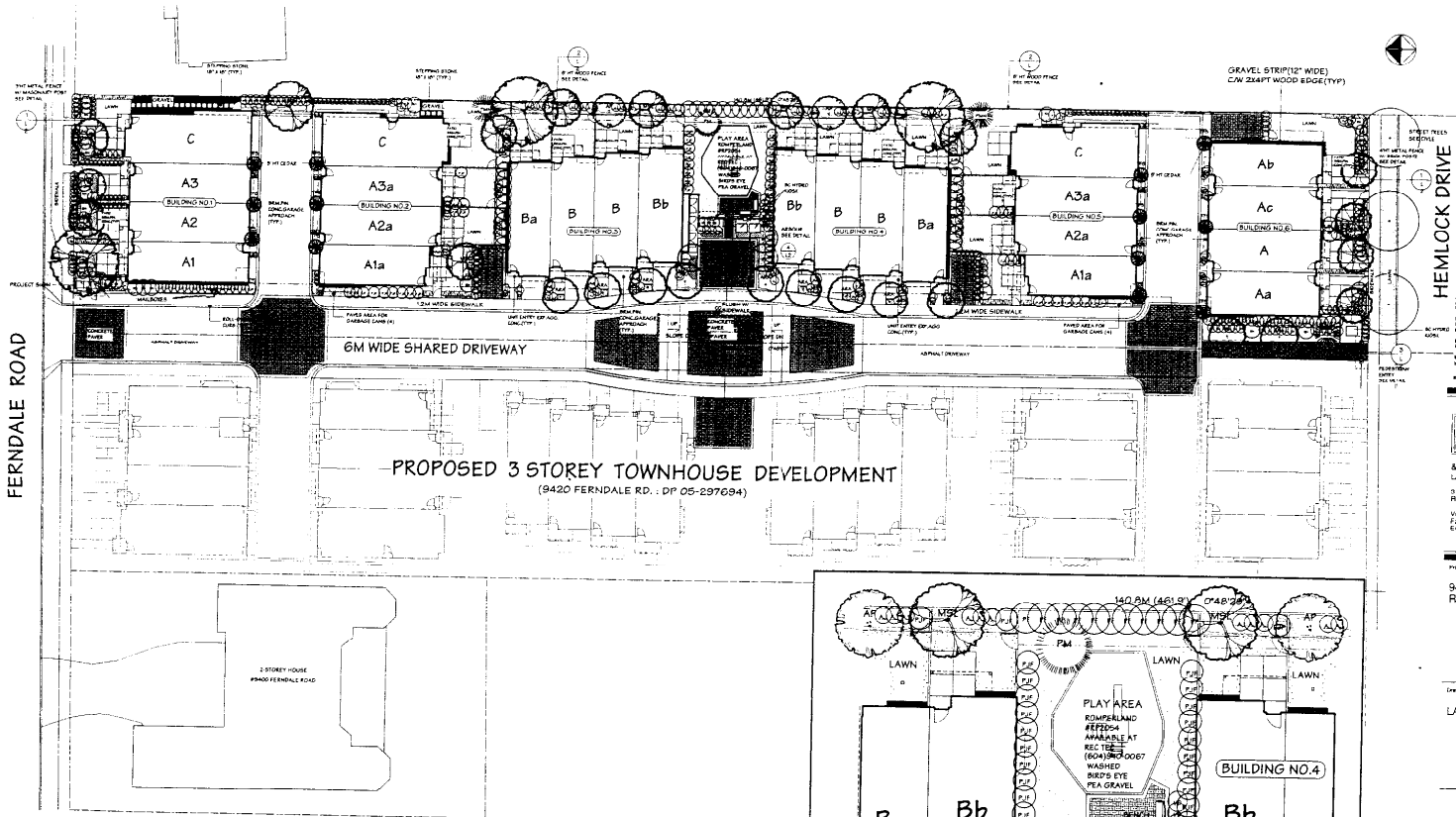
9400 FERNDAL ROAD  
RICHMOND, B.C.  
tomizo  
yamamoto  
architect inc.

9400 FERNDAL ROAD, RICHMOND, B.C. V6X 3E1  
DRAWING TITLE  
PARKING PLAN

DP 05-296789  
PLAN #2

SCALE	1/8" = 1'-0"	SHEET NO.	A03
DATE	JAN 15, 2006	OF 8	
DRAWN	DMK		
CHECKED			

FERNDAL ROAD

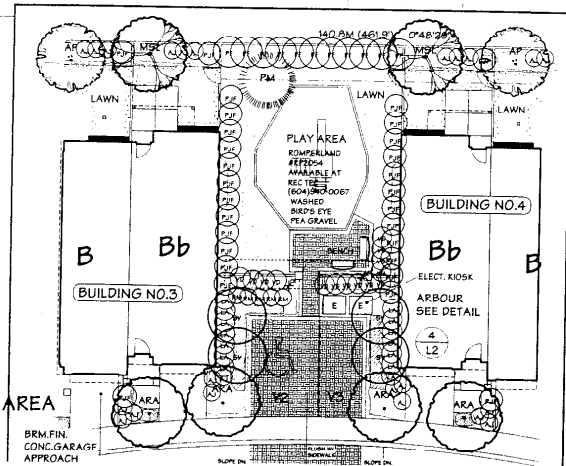


PROPOSED 3 STOREY TOWNHOUSE DEVELOPMENT  
(9420 FERNDAL RD. : DP 05-297694)

2 STOREY HOUSE  
FRONT FERNDAL ROAD

ENLARGED: AMENITY AREA

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



HEMLOCK DRIVE

**ITO**  
& ASSOCIATES  
Landscape Architects  
5180 14th St. S.  
Richmond, B.C. V6X 2L4  
Voice: (604) 275-2812  
Facsimile: (604) 275-4836  
E-mail: info@ito.ca

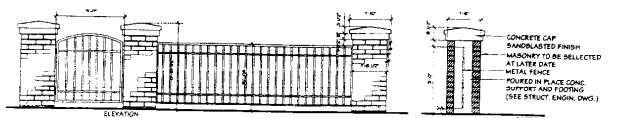
PROJECT  
9440 FERNDAL RD  
RICHMOND, B.C.

Drawing Title  
LANDSCAPE PLAN

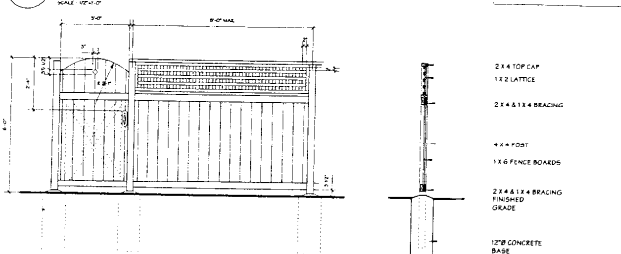
DP 05-297694  
PLAN #3

Scale	1/8" = 1'-0"
Drawn	ML
Checked	TY
Date	MARCH 2005
Job	5028
Draw	

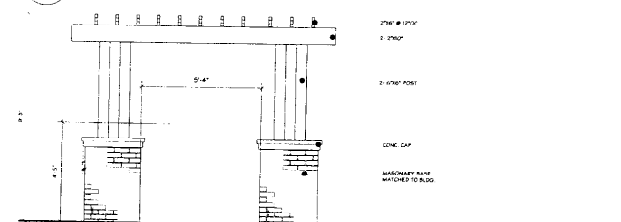
**L1**  
of 2



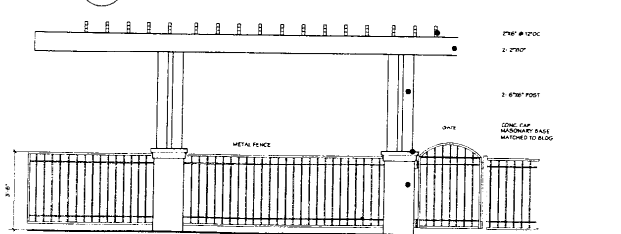
# 1 METAL FENCE/POST DETAIL



# 2 6'-0" HT. WOOD FENCE



# 3 PEDESTRIAN ENTRY



# 4 PEDESTRIAN ENTRY

## PLANT LIST

9440 FERDALE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
AP	5	ACER PALMATUM	JAPANESE MAPLE	2.5m HT. BAB
ACP	3	ACER PLATANOIDES 'EMERALD QUEEN'	NORWAY MAPLE	7.0m CAL. BAB 1.8m STD
AEA	15	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	7.0m CAL. BAB 1.8m STD
MSL	1	MAGNOLIA SOULANGIANA 'GALACTY'	GALACTY SAUCE MAGNOLIA	6.0m CAL. BAB 1.8m STD
MSL	11	MAGNOLIA SOULANGIANA 'KURTIS KUPRA'	PURPLE SAUCE MAGNOLIA	6.0m HT. BAB
PMH	2	PRUNUS MONTICOLA	WESTERN WHITE PINE	3.0m HT. BAB
PM	1	PRUNUS NIGRA	AUSTRIAN PINE	3.0m HT. BAB
PM	4	PRUNUS VESCA 'NIGRA'	DAWDBARK CHERRY	3.0m HT. BAB
PM	2	PRUNUS VESCA 'NIGRA'	DOUGLAS FIR	6.0m CAL. BAB 1.8m STD
TFH	220	THUJA OCCIDENTALIS 'FASTIGIATA'	DOUGLAS CEDAR	3.0m HT. BAB
TFH	13	THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.5m HT.

<b>SHRUBS</b>				
AJ	150	ADONIS JAPONICA **	JAPANESE ADONIS	#2 POT
EC	36	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	45	LEUCODENDRON ARILLATIS	COAST LILAC	#2 POT
MA	15	MAGNOLIA AGUSTA	OREGON GRAPE	#2 POT
PM	42	PRUNUS FRASER	PHOTINIA	#3 POT
PM	129	PRUNUS JAPONICA 'FOREST FLAME'	ULY OF THE VALLEY	#3 POT
PM	4	PRUNUS MUGO 'PUMILO'	SWIFT MUGO PINE	#2 POT
PM	18	PRUNUS LAURICERASUS 'ZABELENA'	ZABELE'S LAUREL	#2 POT
PM	18	PRUNUS LAURICERASUS **	PHODODENDRON	1.00m HT.
EM	45	ERODIA MEXICANA	MEXICAN ROSE	#1 POT
SH	41	SHARONIA HUMILIS	HUMILIS SHARONIA	#2 POT
SK	15	SINNINGIA JAPONICA	SINNINGIA	#2 POT
SJA	2	SINNINGIA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SINNINGIA	#2 POT
SY	8	SYNEDRA YULIARIS	YULIARIS	1.5m HT.
YO	38	YUCCA YULIARIS	DAVID'S YUCCA	#2 POT

<b>GROUND COVERS</b>				
AJG	870	ARCTOSTAPHYLOS UVA URSI	ARCTOSTAPHYLOS	#2 POT
PA	210	PERISCARIA AFFINIS	PERISCARIA	#2 POT

<b>VINES</b>				
CR	4	CAMPIDIS RADICANS	TRUMPET VINE	#1 POT STAKED

<b>PERENNIALS/ANNUALS/PERENNIALS/GRASSES/AQUATIC PLANTS</b>				
ANN	220	ANNUALS **		#2 POT
NOTES	350	PERENNIALS **		#1 POT

\*\* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL MATERIALS AND FINISHES SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CMA STANDARDS FOR NUMBER STOCK AND THE DELIVERY STANDARDS FOR LUMBER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN BIDS OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

Map 10, 2000  
This drawing was created  
using the ITO  
Map 10, 2000  
based on Canada's  
NORTHWEST ISLANDS

**ITO**  
& ASSOCIATES  
Landscape Architects  
3180 Hunt Street  
Richmond, BC V7E 2L4  
Voice: (604) 275-2812  
Fax: (604) 275-1838  
Email: info@ito.ca

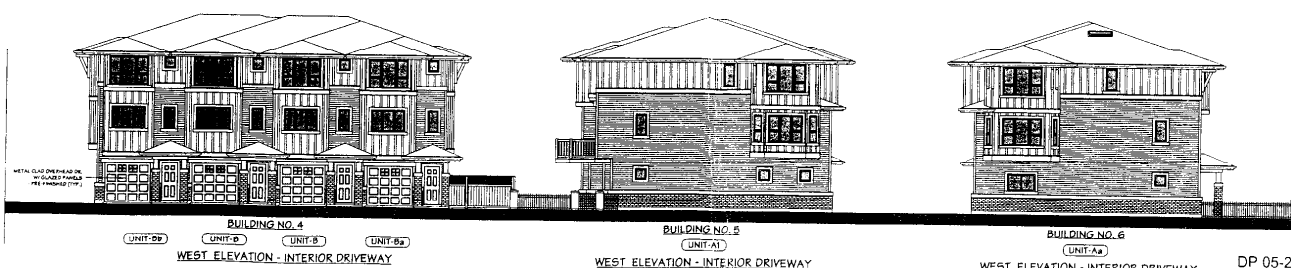
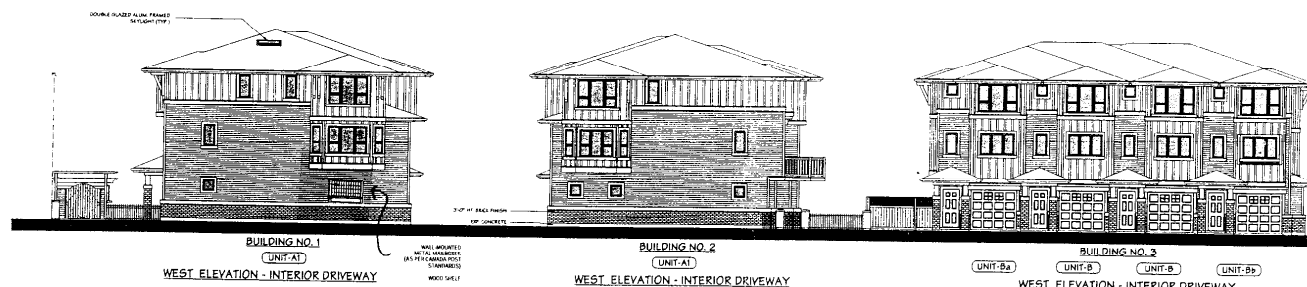
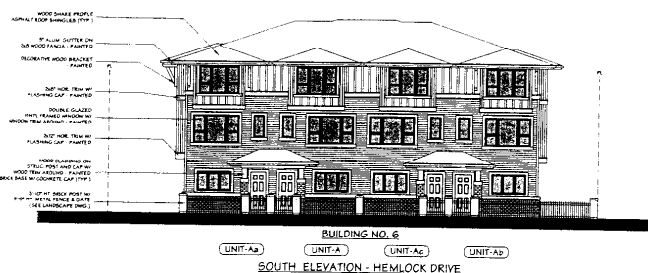
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RICHMOND, B.C.

Drawing Title:  
DETAILS /  
PLANT LIST

9105-296789  
PLAN # 3a

Scale: 1/8" = 1'-0"  
Checked: [ ]  
Date: March 2, 2006  
Job: 9105-296789  
Sheet: 3a

L2 of 2



	JUN 15/2005	FILED RMV/L REVIDED LOCAT
	JUN 15/2005	ISSUED FOR ADV DES. PANEL
	MAR 31/2006	ISSUED FOR DEV. PERMIT APP
NO	DATE	REVISIONS

PROJECT  
24 UNIT TOWNHOUSE  
DEVELOPMENT

5449 FERNDALE ROAD

tomizo  
yamamoto  
architect inc.

2346 Oak Street, Vancouver, B.C.  
TEL: 671 tel: 604-731-1127 fax: 604-731-1327

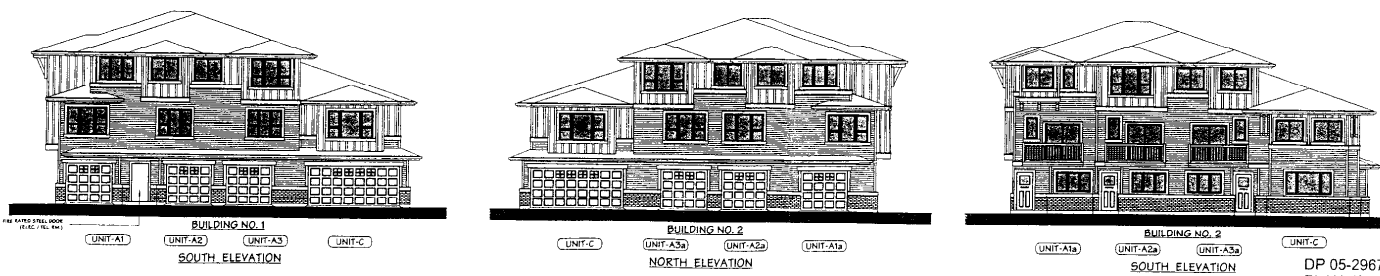
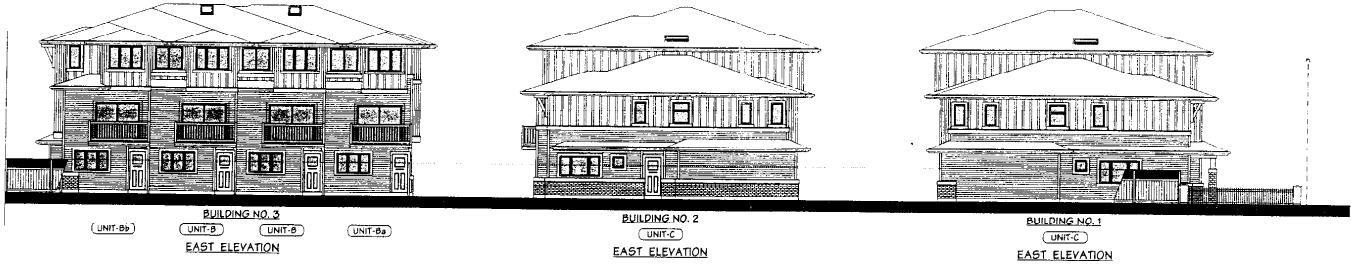
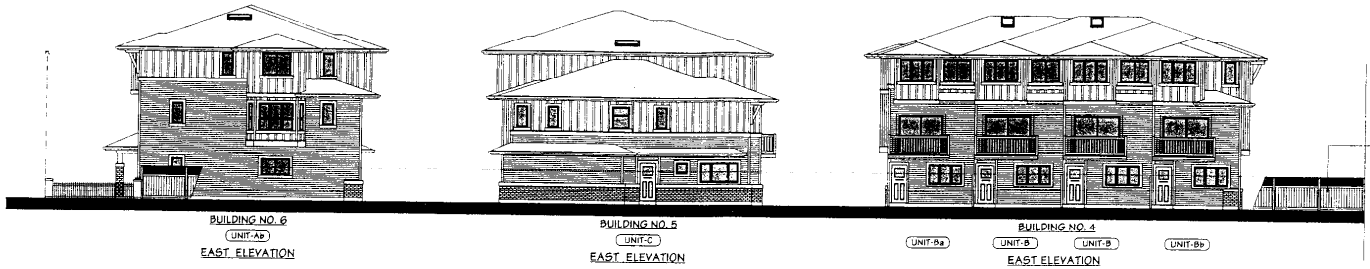
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DRAWING TITLE

ELEVATIONS

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DATE JAN 22, 2006	OF 8
TITLE DRAWING DRK	
CHECKED	PROJECT NO.

DP 05-296789  
PLAN #4



JOE BRIDGES	ELC. PLAN, ELEVATION
JOE BRIDGES	ARCHITECTURE AND DESIGN
JOE BRIDGES	ARCHITECTURE AND DESIGN
NO. DATE	REVISIONS
CONSULTANT	

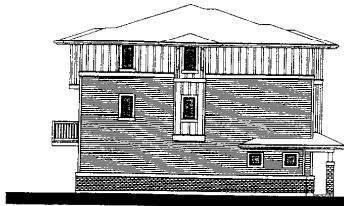
24 UNIT TOWNHOUSE  
DEVELOPMENT

WATERFORD ROAD  
BIRMINGHAM, AL  
tomizo  
yamamoto  
architect inc.

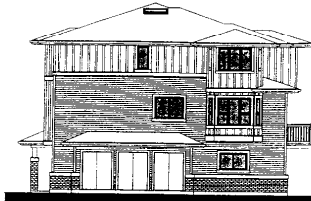
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ELEVATIONS

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DESIGNER	DAK		
THESE		PROJECT NO.	0400

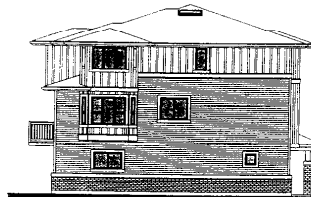
DP 05-296789  
PLAN #5



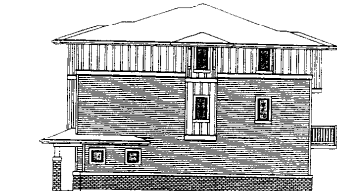
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(UNIT 8A)  
NORTH ELEVATION



BUILDING NO. 3  
(UNIT 8B)  
SOUTH ELEVATION



BUILDING NO. 4  
(UNIT 8B)  
NORTH ELEVATION



BUILDING NO. 4  
(UNIT 8A)  
SOUTH ELEVATION



BUILDING NO. 5  
(UNIT C) (UNIT A2A) (UNIT A2B) (UNIT A1A)  
NORTH ELEVATION



BUILDING NO. 5  
(UNIT A1A) (UNIT A2A) (UNIT A3A) (UNIT C)  
SOUTH ELEVATION



BUILDING NO. 6  
(UNIT A3) (UNIT A2) (UNIT A) (UNIT A1)  
NORTH ELEVATION

ALL ELEVATIONS SHALL BE DRAWN TO SCALE  
AND SHALL BE IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE CITY OF SEATTLE  
CONSULTANT

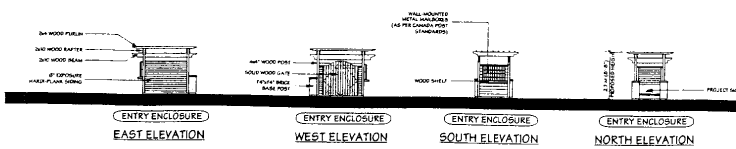
24 UNIT TOWNHOUSE  
DEVELOPMENT

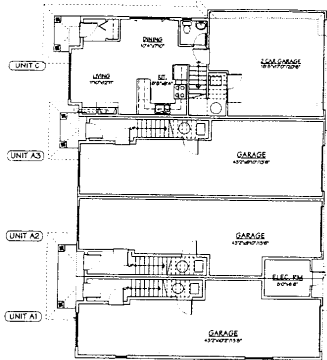
tomizo  
yamamoto  
architect inc.

DRAWING TITLE  
ELEVATIONS

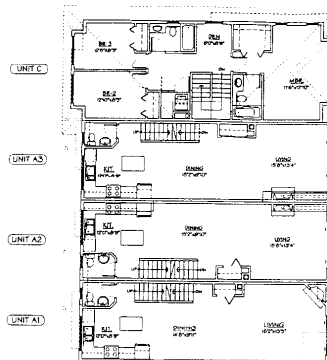
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OF 8

DP 05-296789  
PLAN #6

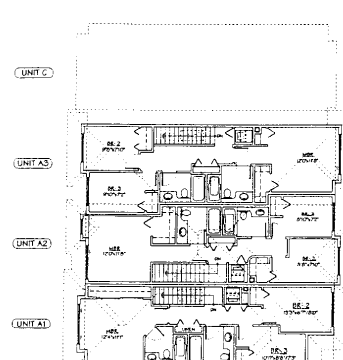




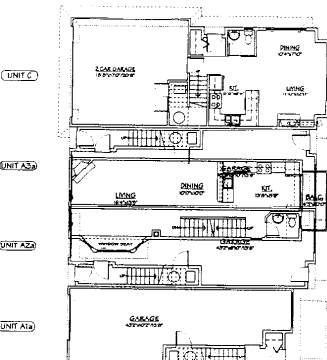
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SCALE 1/8" = 1'-0"



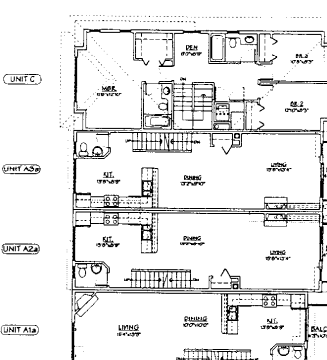
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SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



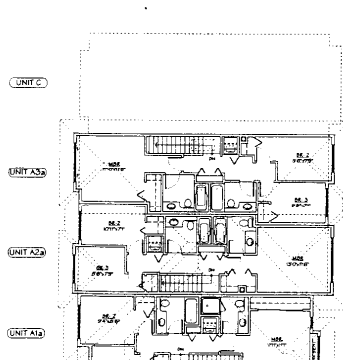
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THIRD FLOOR / ROOF PLAN  
SCALE 1/8" = 1'-0"



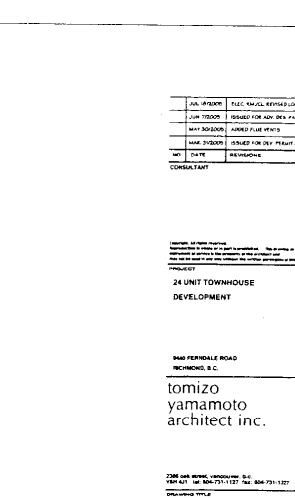
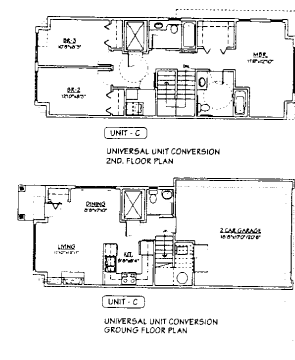
BUILDING NO. 2 & 5  
FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



BUILDING NO. 2 & 5  
SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



BUILDING NO. 2 & 5  
THIRD FLOOR / ROOF PLAN  
SCALE 1/8" = 1'-0"



ALL DIMENSIONS	EXCEPT WHERE SHOWN OTHERWISE
IN FEET AND INCHES	UNLESS OTHERWISE SPECIFIED
ALL DIMENSIONS	SHOWN FOR ANY DIMENSION
ALL DIMENSIONS	SHOWN FOR ANY DIMENSION
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ALL DIMENSIONS	SHOWN FOR ANY DIMENSION
ALL DIMENSIONS	SHOWN FOR ANY DIMENSION

24 UNIT TOWNHOUSE  
DEVELOPMENT

tomizo  
yamamoto  
architect inc.

FLOOR PLANS

DP 05-296789  
PLAN #7

SCALE	1/8" = 1'-0"	SHEET NO.	A07
DATE	JAN 20, 2008	OF 8	
DRAWN	DAK	PROJ. NO.	
CHECKED			

