



To: Planning Committee

Date: August 19, 2024

From: Joshua Reis
Director, Development

File: RZ 22-023114

Re: **Application by Wayne Fougere Inc. for Rezoning at 9311/9331 Ferndale Road from “Small-Scale Multi-Unit Housing (RSM/XL)” Zone to the “Town Housing (ZT104) - North McLennan (City Centre)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10586 to create the “Town Housing (ZT104) – North McLennan (City Centre)” zone, and to rezone 9311/9331 Ferndale Road from “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Town Housing (ZT104) - North McLennan (City Centre)” zone, be introduced and given first, second and third reading.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:ak
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Housing Office	<input checked="" type="checkbox"/>	

Staff Report

Origin

Fougere Architecture Inc., on behalf of Western Ferndale Garden 4 Holdings Ltd. (Director: Thomas C. Leung), has applied to the City of Richmond for permission to rezone 9311/9331 Ferndale Road (Attachment 1) from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Town Housing (ZT104) – North McLennan (City Centre)” zone in order to permit the development of eight townhouse units with vehicle access from 9333 Ferndale Road.

A Development Permit application is required to further address the form and character of the proposed townhouse development. Conceptual development plans are provided for reference in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached. (Attachment 3).

Subject Site Existing Housing Profile

The subject site currently contains a non-conforming two-unit dwelling that is tenant occupied. The applicant has notified the tenants of the proposed development and have not received any concerns to date. The applicant is committed to providing notice in keeping with the Residential Tenancy Act. The existing dwelling is proposed to be demolished.

Surrounding Development

Existing development immediately surround the subject site is as follows:

To the North and West: Richmond Pentecostal Church on property zoned “Small-Scale Multi-Unit Housing (RSM/XL)” and “Assembly (ASY)”.

To the South: Across Ferndale Road, the Katsura Neighbourhood Park on property zoned “School & Institutional Use (SI)”.

To the East: A 30-unit townhouse complex zoned “Town Housing (ZT63) – North McLennan (City Centre)”, with vehicle access from Ferndale Road and Alder Street. This property will provide shared vehicle access for the subject site through an easement along a portion of the Ferndale driveway access.

Related Policies & Studies

Official Community Plan/McLennan North Sub-Area Plan

The subject site is designated as “Apartment Residential” in the Official Community Plan (OCP) and is located in the City Centre Area Plan (CCAP).

The City Centre Area Plan designates the subject site as “General Urban T4” and the McLennan North Sub-Area Plan (Schedule 2.10C of the City Centre Area Plan, OCP Bylaw 7100) designates the subject site as “Residential Area 2”, which permits two to four-storey townhouses and low-rise apartments (four-storeys maximum) and a base density of 0.95 FAR (Attachment 4). The proposed development provides similar form to the adjacent development to the east and the preliminary design complies with the Sub-Area Plan. The application is generally consistent with the OCP and CCAP.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to provide a contribution at the current rate of \$0.34 per buildable square foot, for a total of \$3,618.52 prior to the final adoption of the rezoning bylaw.

Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other developments that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy “Area 4”. All new aircraft sensitive noise uses may be considered in this area, in accordance with the ANSD policies contained within the OCP. Prior to rezoning bylaw adoption, a Noise Indemnity Covenant on is required to be registered on Title.

Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to demonstrate that the interior noise levels and noise mitigation standards comply with the City’s OCP for both aircraft and traffic noise.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

The Province has granted Royal Assent to Bill 44, Housing Statues (Residential Development) Amendment Act, 2023. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Analysis

Built Form and Architectural Character

The proposal consists of eight three-storey townhouses arranged into two clusters and generally complies with the property's designation in the North McLennan Sub-Area Plan. The townhouse units are oriented around an east-west driveway with access to the site from Ferndale Road through an easement, through the east abutting property at 9333 Ferndale Road. A building containing four units (including a convertible unit) will front Ferndale Road and another building with four units will be located in the rear. The proposed conceptual development plans are included in Attachment 2.

The proposed three-storey form is consistent with adjacent townhouse developments, keeping with the park-like setting envisioned in the Sub-Area Plan. Detailed design will be reviewed through the Development Permit process.

Proposed Site-Specific Zone

The applicant proposes to create a new "Town Housing (ZT104) – North McLennan (City Centre)" zone, which permits a maximum density of "0.90" and reduced setbacks along portions of the front yard and east side yard. The proposed zone is consistent with the Sub-Area Plan and its objective to redevelop the area from a predominantly single-family neighbourhood to a higher density neighbourhood with varied housing clusters. This proposed townhouse building type and density is also consistent with the density approved for the surrounding townhouse developments.

Staff support the proposed density, building height and setbacks of this new zone based on the following:

- A 0.65 m wide road dedication along Ferndale Road will be provided prior to rezoning adoption to facilitate frontage improvements to be secured through a subsequent Servicing Agreement as part of the future Building Permit.
- Applicant's voluntary contribution of \$78,670.00 towards the McLennan North Road Implementation Strategy Fund, which helped facilitate the acquisition of land and construction of the road network in the North-McLennan Area.
- The proposed setbacks respond to the proposed development while balancing tree retention. The setbacks also respond to the location of the easement area on the neighbouring property that is providing access to the subject site.
- The proposal to construct three-storey townhouse units is generally consistent with existing development in the area and what was envisioned at the time the neighbouring property to the east (9333 Ferndale Road) was developed.

Housing Type and Tenure

The proposed development is a market townhouse development. Consistent with OCP policy respecting townhouse and multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting

(a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Amenity Space

The outdoor amenity space is proposed to be situated at the northwest corner of the site. Based on the preliminary design, the total area of the proposed outdoor amenity space is 107 m² which is generally consistent with the OCP and CCAP amenity space guidelines which require 48 m². Staff will work with the applicant at Development Permit stage to ensure that the design of the outdoor amenity space meets Development Permit Guidelines.

The applicant is proposing to provide a cash contribution in lieu of providing the required indoor amenity space on site. The total cash contribution required for the eight-unit townhouse development is \$16,528.00 based on \$2,066.00 per unit based on the current OCP rate and must be provided prior to rezoning adoption.

Transportation and Site Access

Access to Ferndale Road is proposed to be provided through an easement located on the neighbouring townhouse development at 9333 Ferndale Road which was registered over a portion of the drive aisle. The easement was registered at the time of the rezoning of 9333 Ferndale Road, at which time that development had anticipated providing vehicle access to the adjacent property. It was also envisioned that the subject site would redevelop as townhouses. A legal opinion from the applicant's lawyer confirming they have the legal right to use the easement area for access has been provided on file. The legal opinion has also been reviewed by the City's law department.

The developer has also worked closely with the adjacent strata on the driveway access design including the removal of fencing on the neighbour's site, to be completed at the developer's cost. Costing sharing arrangements for repair and maintenance of the shared driveways and fire hydrant have been negotiated between the developer and the strata at 9333 Ferndale Road. A letter from the strata confirming their agreement is on file.

Pedestrian access to each unit is proposed via individual pathways from the public sidewalks and interior pathways within the site.

Consistent with Richmond Zoning Bylaw 8500, a total of 12 resident vehicle parking spaces are provided within the eight individual garages in addition to two visitor parking spaces located at the west end of the drive aisle. Four parking spaces are arranged in two tandem garages. Prior to rezoning adoption, an agreement prohibiting the conversion of tandem parking area into habitable space will be registered on Title. Also consistent with the parking requirements, 11 resident (Class 1) bicycle parking spaces and 2 visitor (Class 2) bicycle parking spaces are proposed on site.

A 0.65 m wide road dedication is required across the entire Ferndale Road frontage in order to accommodate the City's standard sidewalk and boulevard widths. Road dedication is required prior to final adoption of the rezoning bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report; which identifies on-site and off-site tree species, assesses tree structure and condition and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses three bylaw-sized trees on the subject property and 14 trees on neighbouring properties.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and supports the Arborist’s findings, with the following comments:

- One tree located on site, specifically tag# 181 (41 cm cal English oak) is in fair condition and is identified for removal due to grade change impacts, conflict with the proposed utility kiosk location and the required frontage improvements.
- One tree located on site, specifically tag# 182 (31 cm cal Honey locust) is identified to be in good condition and to be protected and retained.
- One tree located on site, specifically tag# 183 (multi-stem cedar) is identified to have sustained historical damage on all stems and sections of bark have been stripped. As a result, this tree is not a good candidate for retention and should be removed and replaced.
- Two trees located on the adjacent north property, specifically tag# OS2 & OS8 (19 and 18 cm cal hemlocks) are dead. These trees are not in conflict with the proposed development but the application has voluntarily agreed to remove the trees with the neighbour’s approval.
- One tree located on the adjacent east property, specifically tag# OS13 (16 cm cal spruce) is an undersized tree proposed to be removed to facilitate on-site driveway works. The applicant has acquired the neighbour’s approval for the removal. 11 trees (tag# OS1, OS3, OS4, OS5, OS6, OS7, OS9, OS10, OS11, OS12, OS14) located on adjacent neighbouring properties are identified to be retained and protected.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove two on-site trees (tag# 181 and 183). The 2:1 replacement ratio requires a total of four replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	8 cm	4 m

The applicant’s preliminary Landscape Plan (Attachment 5) proposes to plant eight trees on-site. As part of the Development Permit application review process, the number and species of proposed replacement trees is to be refined and additional planting opportunities are to be further examined where appropriate. To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscape Security prior to DP issuance in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and 10 per cent contingency).

Tree Protection

The applicant is committed to retain and protect one on-site tree (tag# 182) and 11 off-site trees (tag# OS1, OS3, OS4, OS5, OS6, OS7, OS9, OS10, OS11, OS12, OS14). The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$10,240.00 to ensure that the on-site tree (tag# 182) identified for retention, will be protected.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy (AHS) seeks cash-in-lieu (CIL) contributions to the City's Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units; the contributions are sought in lieu of built low-end-of-market (LEMR) housing units. In this case, the application proposes an eight-unit townhouse development.

Section 5.15 of Richmond Zoning Bylaw No. 8500 outlines the CIL rates for townhome developments within the City Centre. In this case, the rate is \$18.00 per buildable square foot. Accordingly, for this proposal, the contribution amount is \$191,568.78 and must be provided to the City prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

The OCP establishes a policy framework for the provision of market rental housing. Smaller-scale projects including townhome proposals with more than five units are not required to provide purpose-built market rental units so long as a cash-in-lieu (CIL) contribution is made to the City's Affordable Housing Reserve Fund.

The CIL contribution amount for townhouse developments is \$2.65 per buildable square foot. Consistent with the OCP, the CIL contribution applicable to this proposal is \$28,203.18 and must be provided to the City prior to final adoption of the rezoning bylaw.

Energy Efficiency

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposed development is anticipated to achieve Step 3 of the Energy Step Code with EL-4. A confirmation letter has been provided on file. Further details on how the proposal will meet this commitment will be reviewed as part of the Development Permit and Building Permit application review process.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following items are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the OCP.
- Further review of the environmental sustainability features (i.e. EV charging) to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.
- Confirmation that all aging-in-place and convertible unit feature have been incorporated into the dwelling design.
- Review of the proposed exterior building material and colour palette.
- Review of acoustical and thermal reports and recommendations prepared by an appropriate registered professional, demonstrating that the interior noise levels and noise mitigation standards comply with the OCP and Noise Bylaw requirements.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.

Site Servicing and Frontage Improvements

Prior to Building Permit issuance, the applicant is required to enter into a Servicing Agreement for the design and construction of the following, including but not limited to:

- Frontage improvements including the installation of a 2.0 m sidewalk and 1.5 m landscaped and treed boulevard.
- Installation of new water, storm and sanitary service connections.

Completed details on the scope of the frontage improvements and site servicing are included in Attachment 7.

Financial Impact or Economic Impact

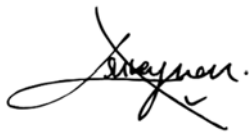
The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This application is to rezone the property at 9311/9331 Ferndale Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Town Housing (ZT104) – North McLennan (City Centre)” zone in order to permit the development of eight townhouse units with vehicle access from 9333 Ferndale Road.

This rezoning application generally complies with the land use designation and applicable policies for the subject site contained with the OCP and McLennan North Sub-Area Plan. Further design review will be undertaken as part of the associated Development Permit application review process. Road and engineering improvement works required with respect to the subject development will be secured through the City’s standard Servicing Agreement. The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10586 be introduced and given first, second, and third reading.



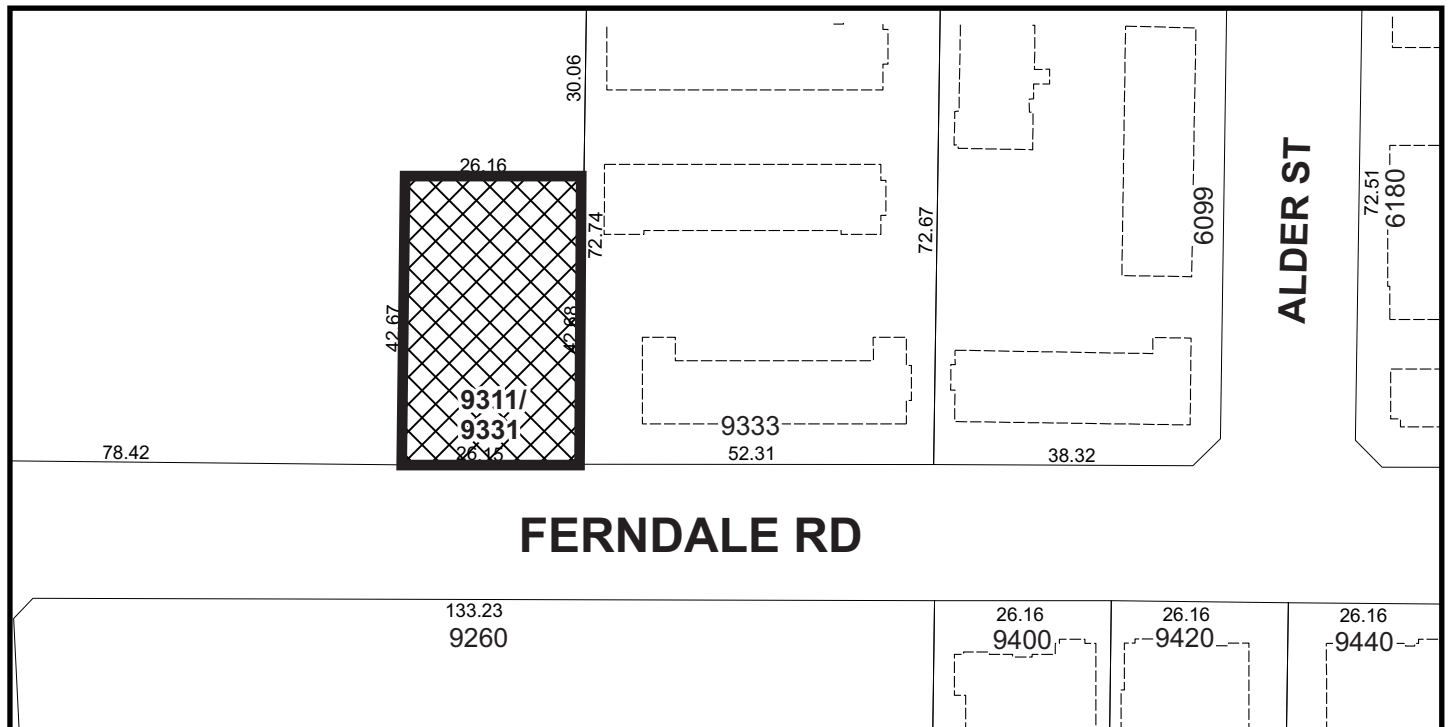
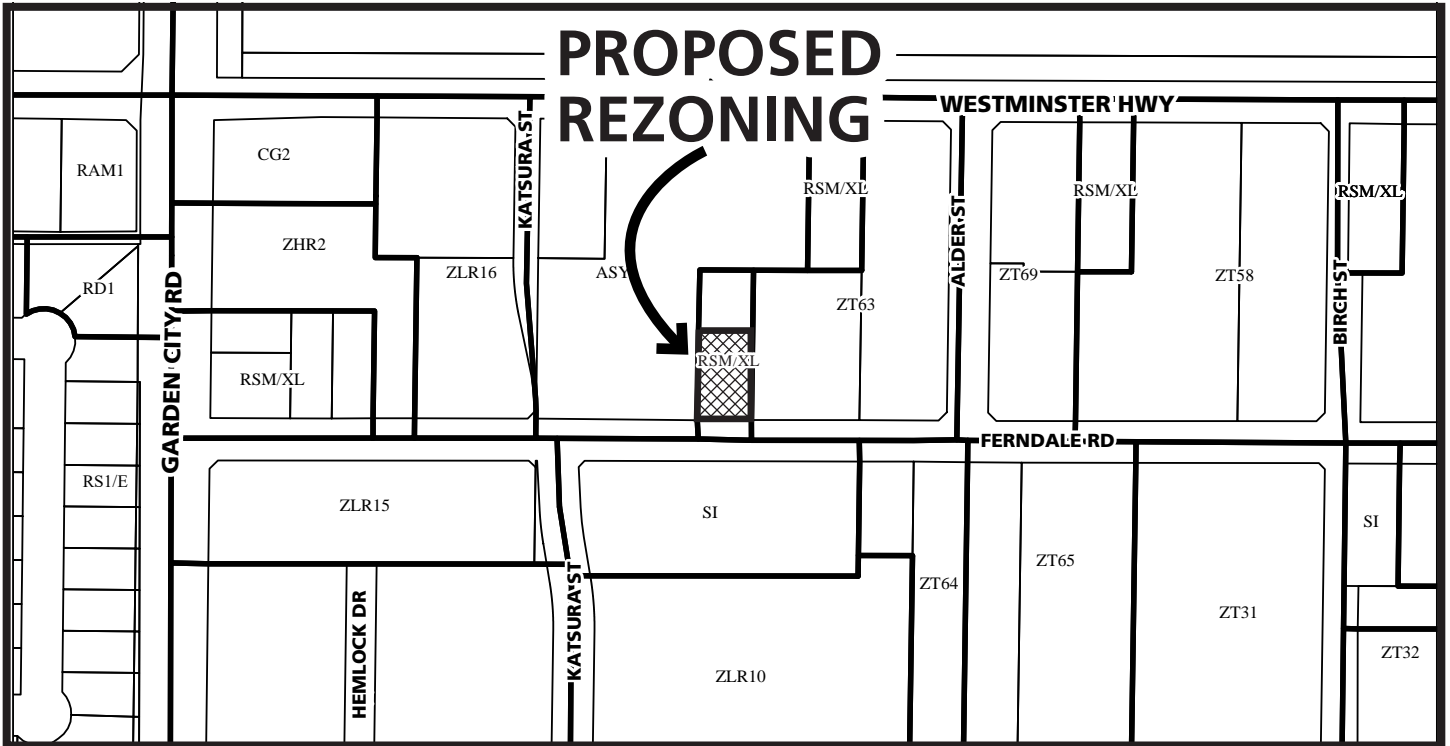
Ashley Kwan
Planner 1
(604-276-4173)

AK:he

- Att. 1: Location Map
2: Conceptual Development Plans
3: Development Application Data Sheet
4: McLennan North Sub-Area Plan
5: Preliminary Landscape Plan
6: Tree Management Plan
7: Rezoning Considerations



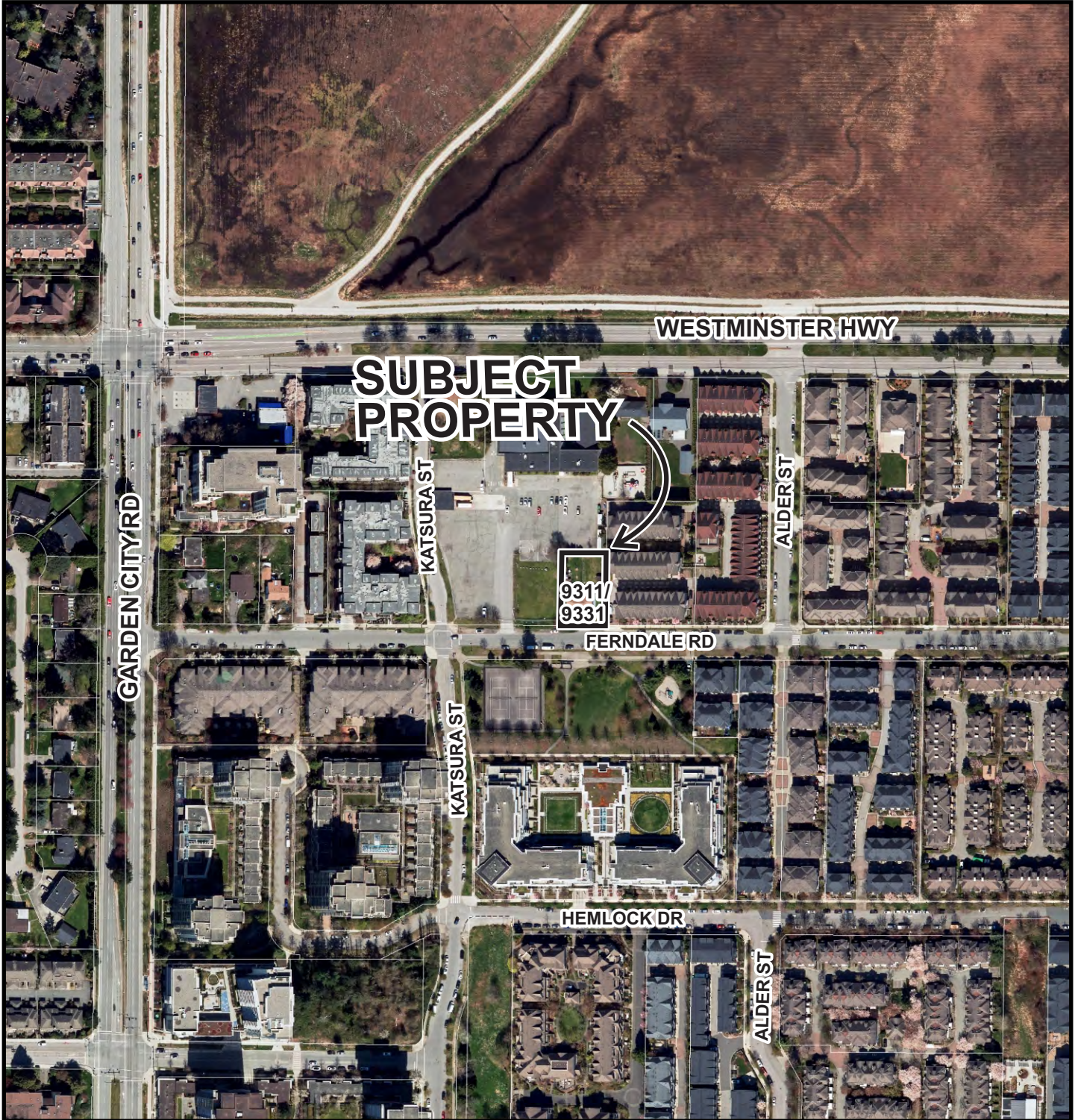
City of Richmond



	<h2>RZ 22-023114</h2>	<p>Original Date: 10/12/22</p>
	<p>PLN - 134</p>	<p>Revision Date: 08/08/24</p>
		<p>Note: Dimensions are in METRES</p>



City of
Richmond



RZ 22-023114

PLN - 135

Original Date: 10/12/22

Revision Date: 10/19/22

Note: Dimensions are in METRES

REZONING & DP RESUBMISSION
JULY 30, 2024

FERDALE IV
9331 Ferndale Road
for
Western Construction



THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND ENGINEER AND THE ENGINEER HAS REVIEWED AND APPROVED THE PLANS FOR THE PURPOSES OF THE SUBMISSION TO THE LOCAL AUTHORITY. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THE LOCAL AUTHORITY'S RECORD DRAWINGS. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THE ARCHITECT AND ENGINEER'S RECORD DRAWINGS.

SITE PLAN



SITE DATA

9331 FERDALE ROAD
WESTON, BC
P.L.D. 103-268-064

LOT 106 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 64615

GROSS SITE AREA	1115.6 sm
Road Dedication	17.1 sm
NET SITE AREA	1098.6 sm

EXISTING ZONING	RS1F
PROPOSED ZONING	CD
PROPOSED UNITS	8

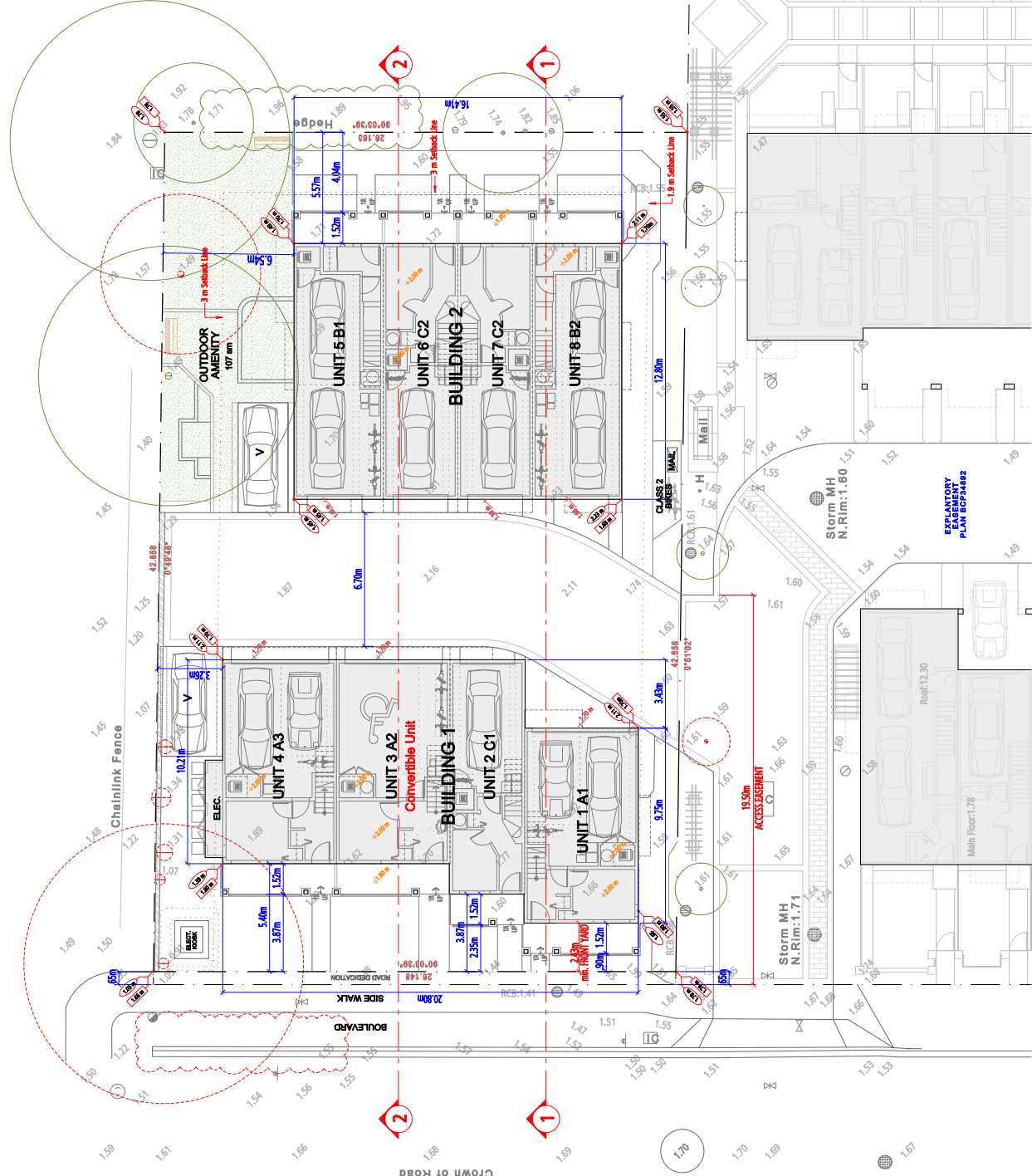
NET FLOOR AREA	976.0 sm
FAR	0.89 FSR
Max. Building HEIGHT	11.7m
Building FOOTPRINT	487 sm
LOT COVERAGE (Buildings)	44.3%

OUTDOOR AMENITY
INDOOR AMENITY
GARBAGE/RECYCLING

106 sm (13.2 sm per home)
CASH IN LIEU
DOOR TO DOOR PICK UP

LEGEND

- 0.00 Existing Grade
- X 00.00 Finished Grade
- Removed Trees
- Existing Trees
- PROPOSED Building Corner Grade
- EXISTING Building Corner Grade
- C&M Grades
- Design Grades

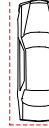





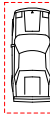
936 - FERDALE ROAD

EXPLANATORY PLAN BDFM4892

*DIMENSIONS IN METRIC UNLESS OTHERWISE SPECIFIED

LEGEND

-  CLASS 1 BIKE STALL
SIZE: 1.8m x 0.6m
-  CLASS 1 BIKE STALL (Vertical)
SIZE: 1.0m x 0.6m
-  LEVEL 2 Electric Vehicle Plug-ins
one for each parking space

-  STANDARD CAR STALL
SIZE: 2.5m x 5.5m
-  SMALL CAR STALL
SIZE: 2.3m x 4.6m

-  AS PER CONVERTIBLE UNIT ACCESSIBLE
SIZE: 4.0m x 5.5m
* +0.3m IF BESIDE WALL



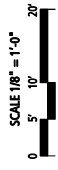
PARKING DATA

Vehicle Reference	Unit Count	Required	Proposed
7.9.3 Residential use at City centre parking - Zone 3	1.4 per Unit	8	12
7.5.6 Visitor parking	0.2 per Unit	2	2
Total		14	14
7.5.6 Max. 50% tandem parking		max. 6	4(28.3%)
7.5.13 Small Spaces		0	2(16.6%)
7.5.14 Min. 2% Accessible Spaces		min. 1	1 (8.3%)

Variance Requested

Vehicle Reference	Unit Count	Required	Proposed
7.14.10 Class 1	1.25 per Unit	8	10
Vertical Bike	Max. 33%	8	3 (30%)
Class 2	0.2 per Unit	2	2
Total		12	12

PARKING PLAN

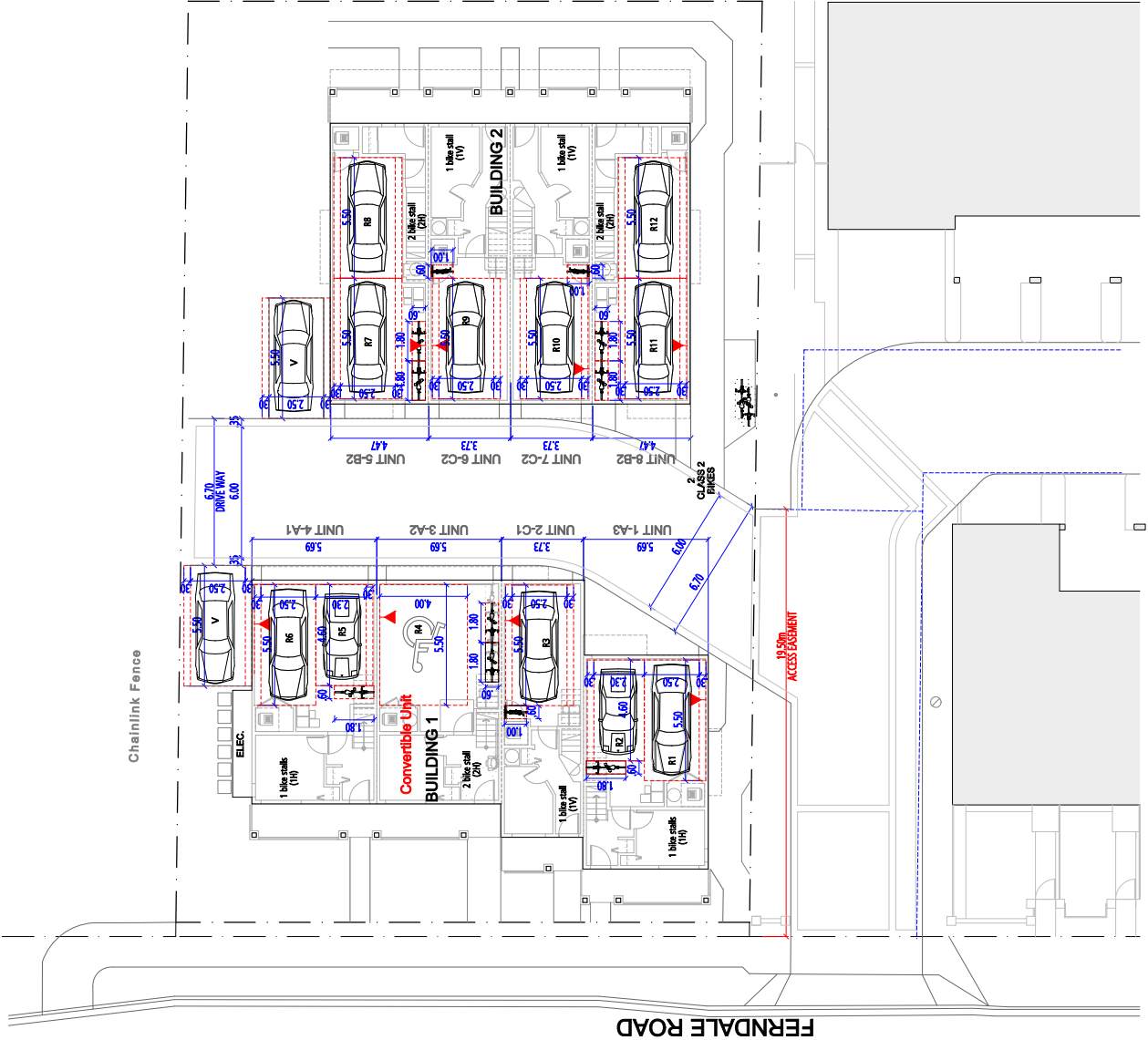


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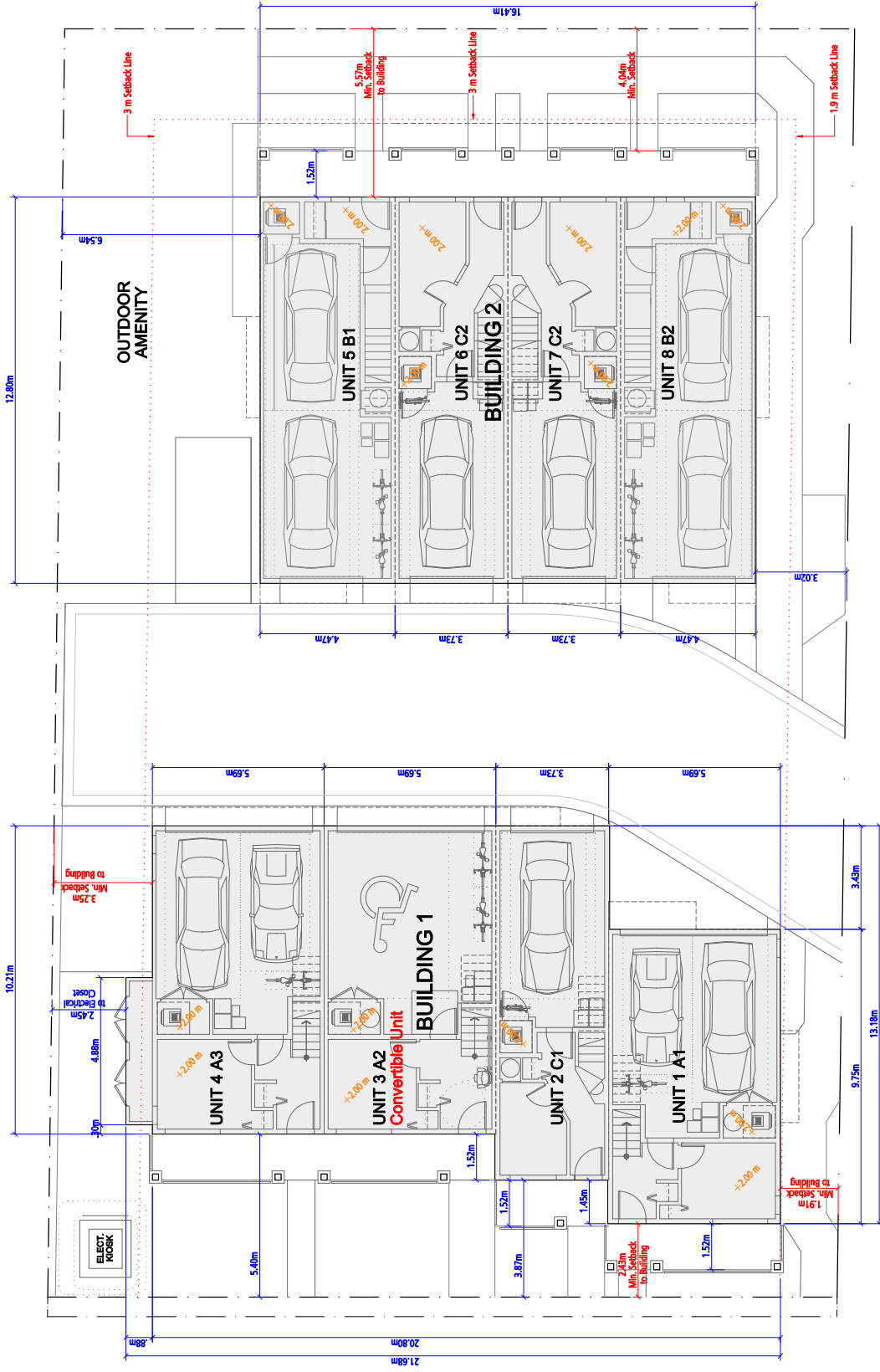


FERNDALE IV
9331 Ferndale Road
for
Western Construction

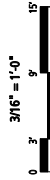
REZONING & DP RESUBMISSION
MAY 22, 2024



FERRDALE ROAD



BLOCK PLANS First floor



I, THE ARCHITECT, HEREBY CERTIFY THAT I AM THE REGISTERED ARCHITECT WHO HAS PREPARED THE SEALS AND SIGNED THE PLANS AND SPECIFICATIONS FOR THE PROJECT AND THAT I AM NOT PROVIDING ANY SERVICES TO THE CLIENT THAT ARE NOT PERMITTED BY THE BOARD OF ARCHITECTS. I AM NOT PROVIDING ANY SERVICES TO THE CLIENT THAT ARE NOT PERMITTED BY THE BOARD OF ARCHITECTS. I AM NOT PROVIDING ANY SERVICES TO THE CLIENT THAT ARE NOT PERMITTED BY THE BOARD OF ARCHITECTS.



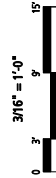
FERRDALE IV
9331 Ferrdale Road
for
Western Construction

REZONING & DP RESUBMISSION
JUNE 21, 2024

FOUGERE
architecture inc.
200 - 2455 Quebec Street
West Vancouver, BC V8V 4L5
604.673.2907
fougerearchitects.ca



**BLOCK PLANS
Second floor**



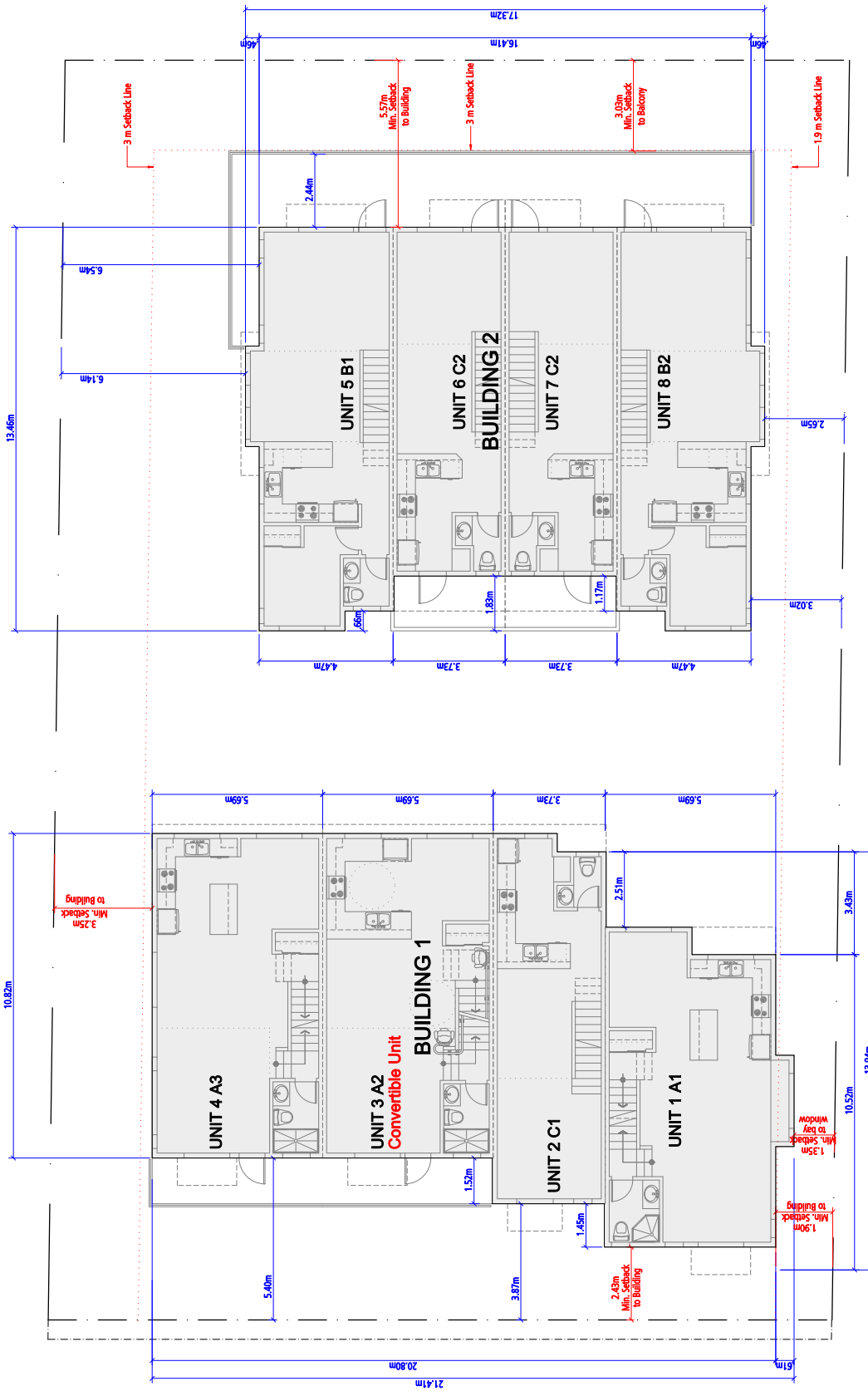
THE ARCHITECT'S DESIGN SHALL BE CONSIDERED THE FINAL DESIGN UNLESS OTHERWISE NOTED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DETAILS NOT SHOWN OR FOR ANY CHANGES MADE TO THE DESIGN AFTER THE DESIGN HAS BEEN APPROVED BY THE LOCAL AUTHORITY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



FERDALE IV

9331 Ferndale Road
for
Western Construction

REZONING & DP RESUBMISSION
JUNE 21, 2024



PLN - 139



BLOCK PLANS Third floor



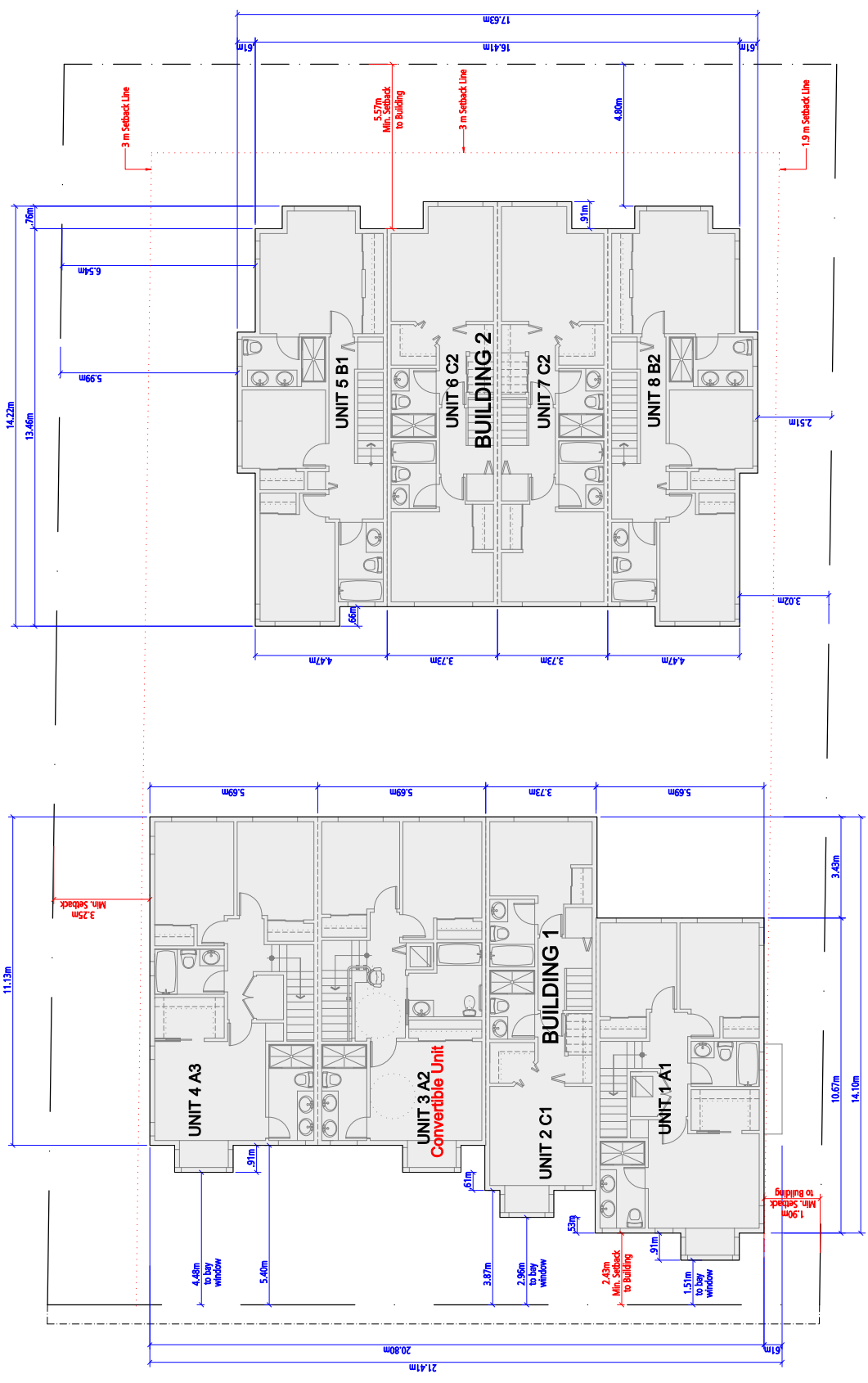
THE ARCHITECT HAS PREPARED THESE PLANS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTS OF THE STATE OF MARYLAND. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS THAT MAY AFFECT THE PROJECT. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS THAT MAY AFFECT THE PROJECT. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS THAT MAY AFFECT THE PROJECT.



FERDALE IV
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REZONING & DP RESUBMISSION
JUNE 21, 2024

FOUGERE
architecture inc.
10000 WOODBURN ROAD, SUITE 100
200 - 2455 Oakdale Street
Newport, NC 28570
919.873.2807
fougerearchitecture.com



PLN - 140

ELEVATIONS

Building 1

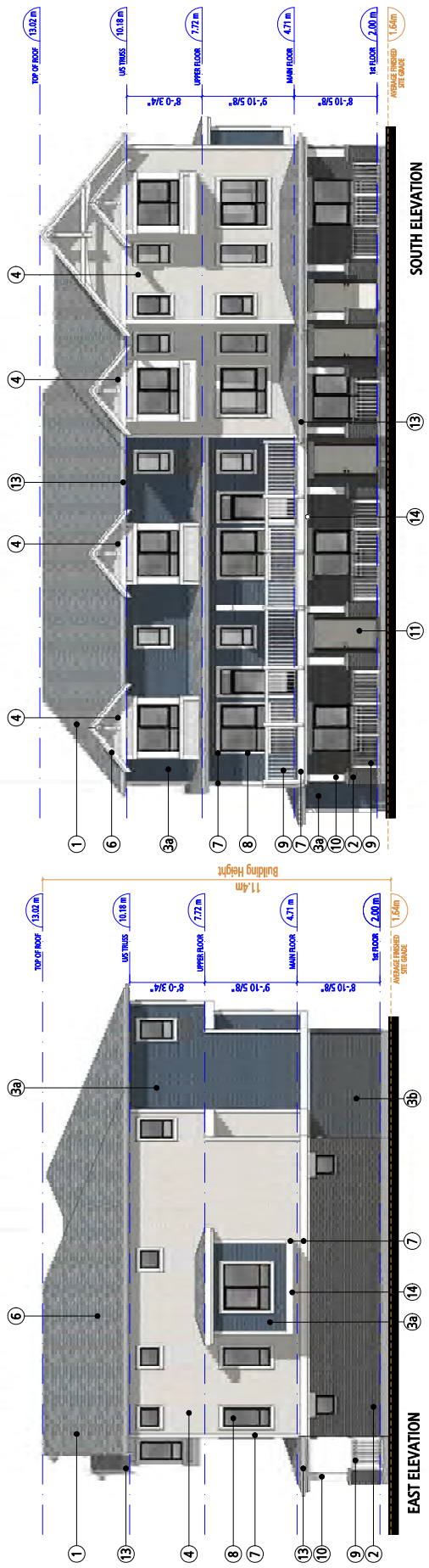
SCALE 3/16" = 1'0"

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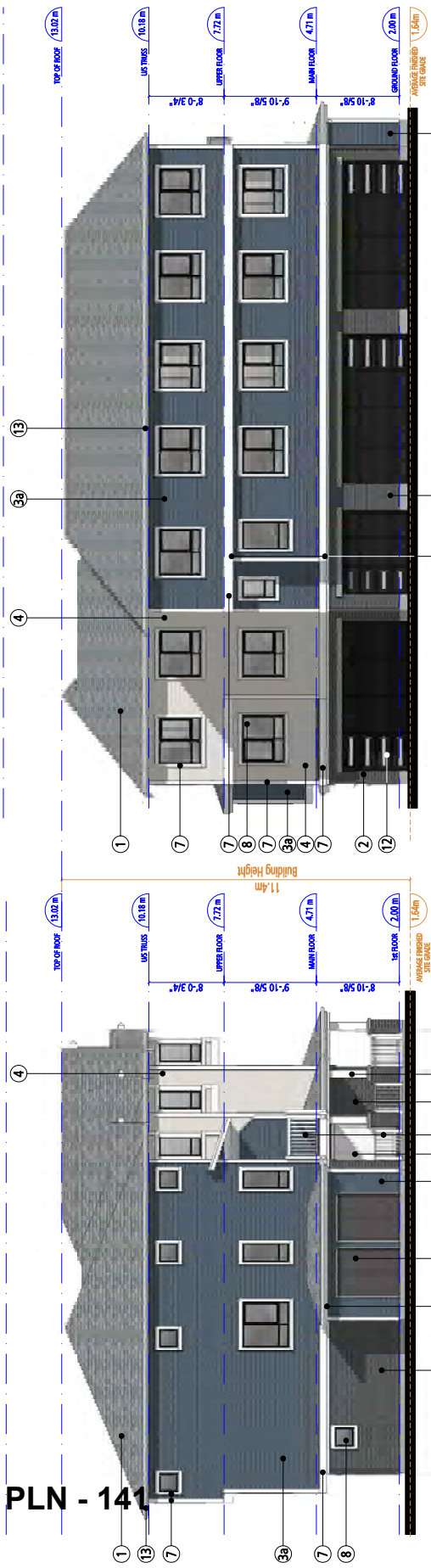


FERDALE IV
9331 Ferndale Road
for
Western Construction

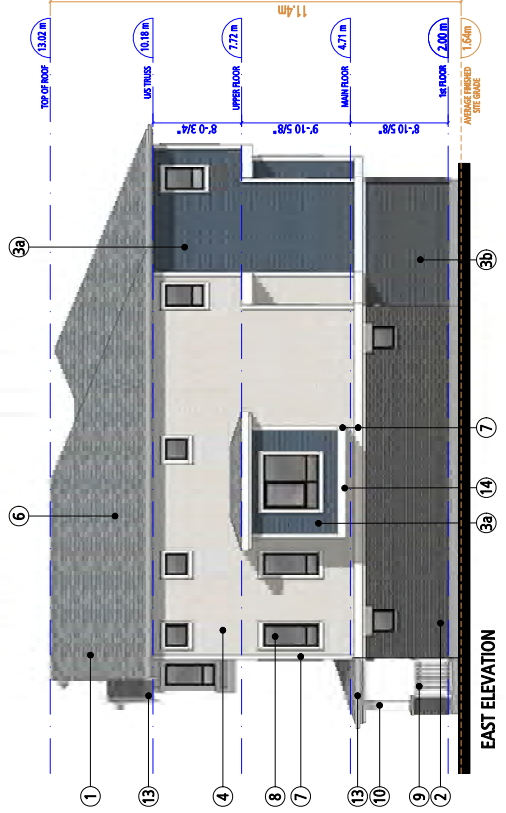
REZONING & DP RESUBMISSION
JUNE 21, 2024



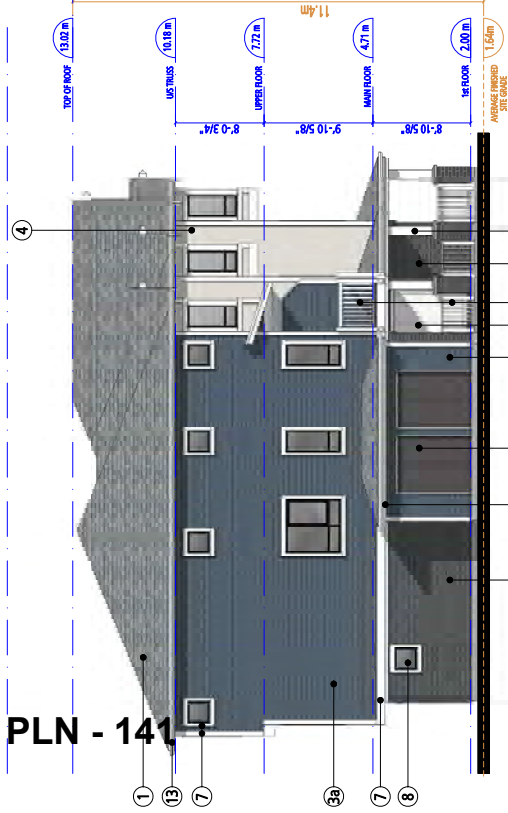
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXTERIOR FINISHES SCHEDULE

1	PAVING STRIPES
2	BRICK
3	H.C. MASONRY: Stony
3a	HAIRY HORIZONTAL SIDING
4	HAIRY SHINGLE: Straight Edge Panel
5	PRIVATE SIDER
6	WOOD TRIMS
7	WOOD TRIMS
8	WOOD TRIMS
9	WOOD TRIMS
10	WOOD TRIMS
11	SOLID-CASE EXTERIOR DOOR
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PLN - 141

ELEVATIONS Building 2

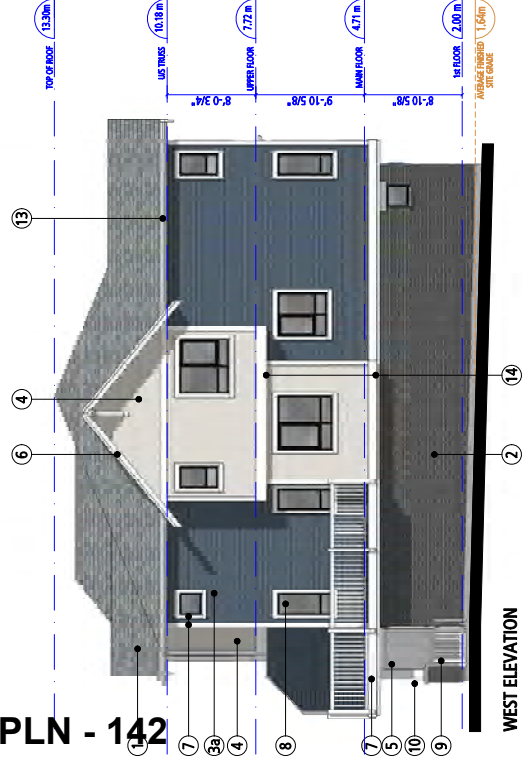
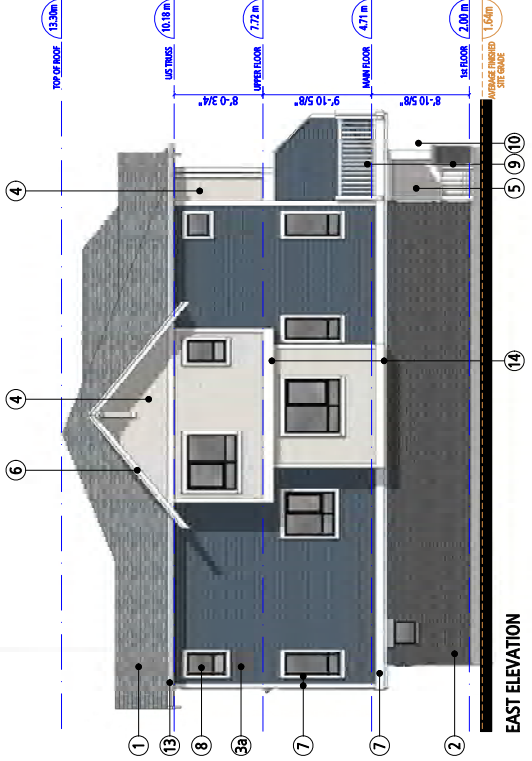
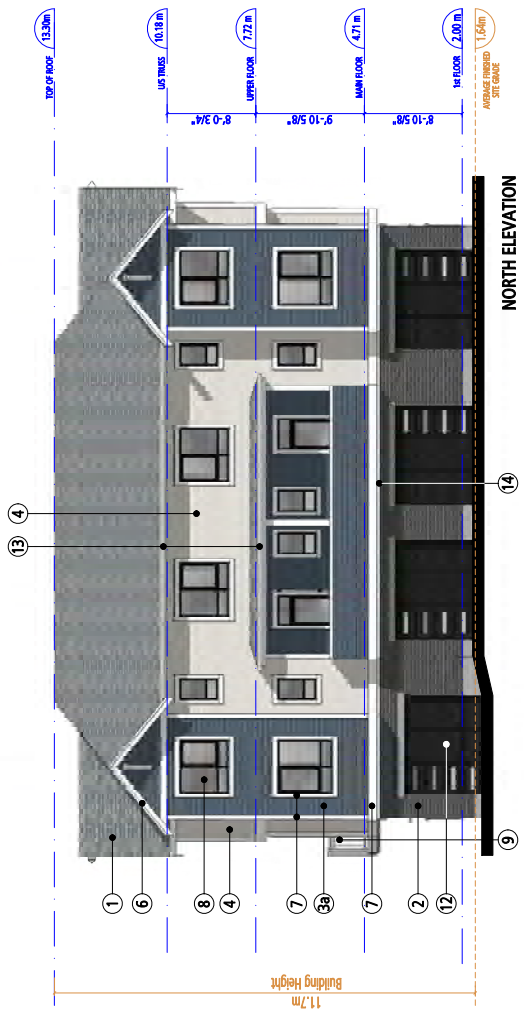
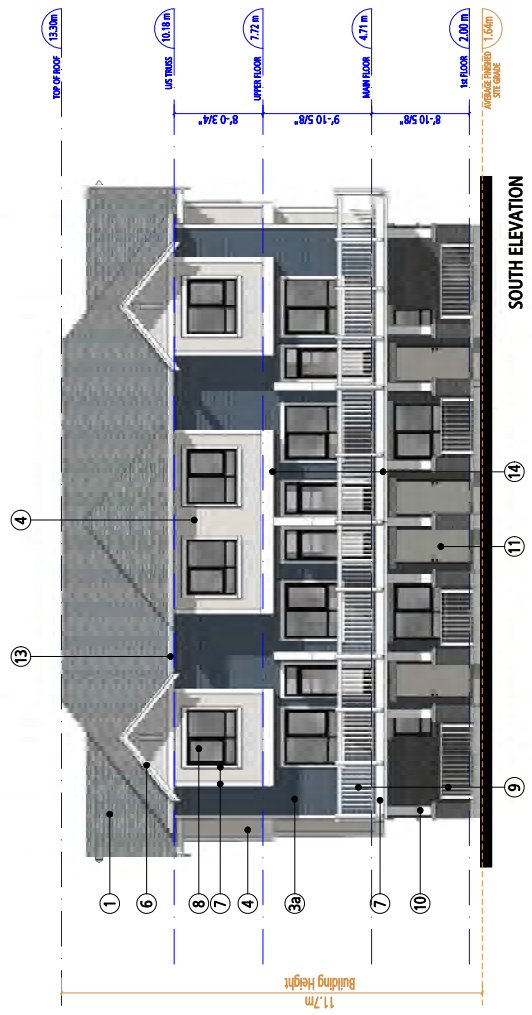


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FERDALE IV
9331 Ferndale Road
for
Western Construction

REZONING & DP RESUBMISSION
JUNE 21, 2024



PLN - 142

EXTERIOR FINISHES SCHEDULE	
1	PAVING STONES
2	BRICK
3	H.C. MASONRY: Stony
3a	HAIRY HORIZONTAL Siding
4	HAIRY SHINGLE: Shingle Edge Panel
5	PRIVATE CORNER
6	WOOD TRIMS
7	WOOD TRIMS
8	WOOD TRIMS
9	WOOD TRIMS
10	WOOD TRIMS
11	SOLID-CASE EXTERIOR DOOR
12	WOOD TRIMS
13	WOOD TRIMS
14	WOOD TRIMS
15	ELECTRICAL CLOSET DOOR



RZ 22-023114

Attachment 3

Address: 9311/9331 Ferndale Road

Applicant: Wayne Fougere Inc.

Planning Area(s): McLennan North Sub-Area Plan

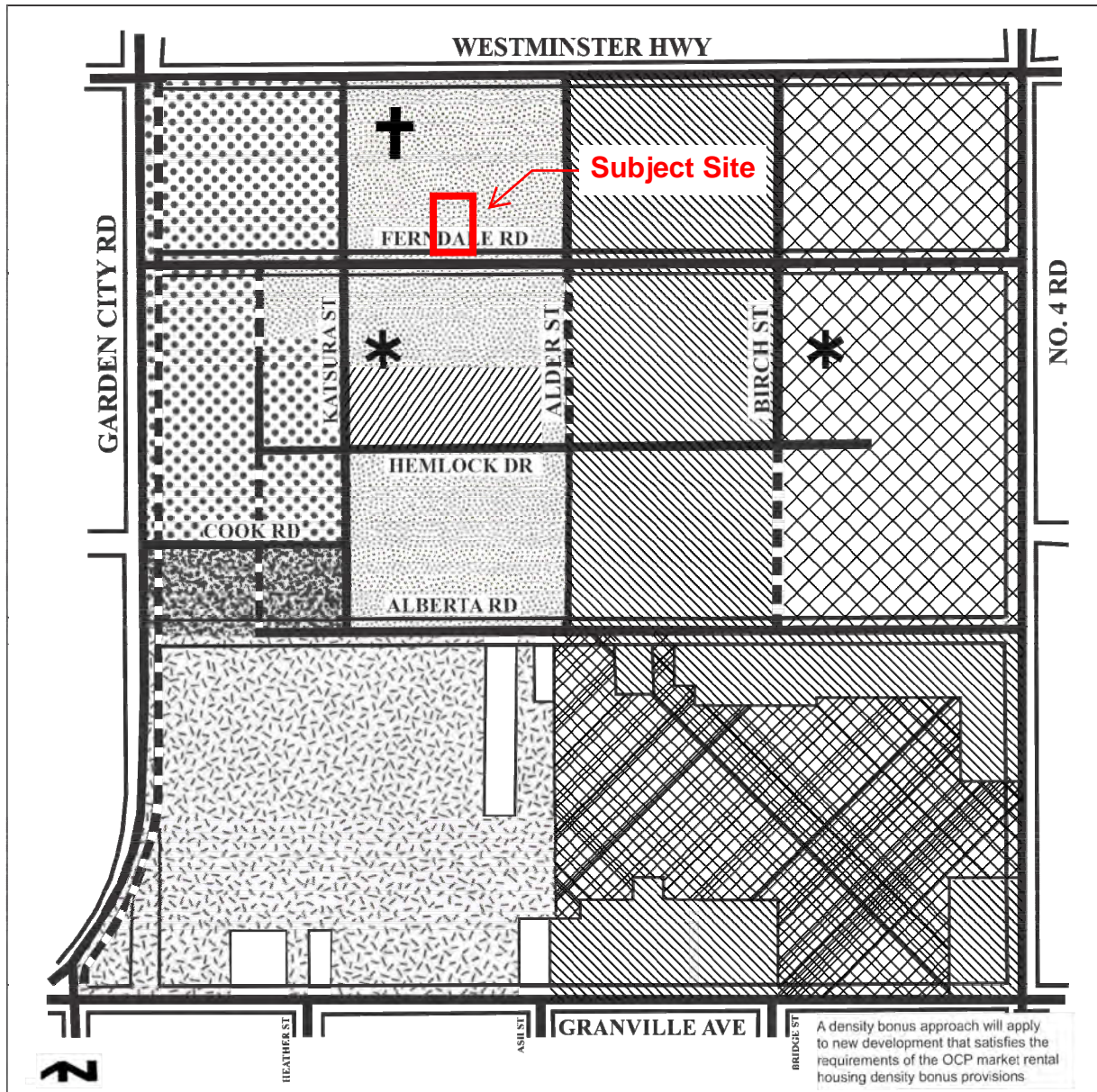
	Existing	Proposed
Owner:	Western Ferndale Garden 4 Holdings Ltd.	No Change
Site Size (m²):	1,115.6 m ²	1,098.6 m ²
Land Uses:	Two-family residential	Townhouse
OCP Designation:	Apartment Residential	No Change
Area Plan Designation:	Residential Area 2	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/XL)	Town Housing (ZT104)- North McLennan (City Centre)
Number of Units:	2	8

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.90	0.89	none permitted
Buildable Floor Area:	Max. 988.74 m ² (10,642.71 ft ²)	976.0 m ² (10,505.60 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 65% Live Landscaping: 17.5%	Building: 44.3% Non-porous Surfaces: 64.6% Live Landscaping: 17.7%	none
Lot Size:	Min, Area: 1,050 m ²	1,098 m ²	none
Lot Dimension:	Width: 26.0 m Depth: 42.0 m	Width: 26.15 m Depth: 42.65 m	none
Setback – Front Yard	Min. 5.40 m. May be reduced to 2.4 m as specified in a DP..	2.4 m	none
Setback – East Side Yard	Min. 3.0 m. May be reduced to 1.9 m as specified in a DP.	1.9 m	none
Setback – West Side Yard	Min. 3.0 m	3.0 m	none
Setback – Rear Yard	Min. 4.5 m	5.57 m	none
Height:	12.0 m	11.7 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.25 (R) and 0.2 (V) per unit	12 (R) and 2 (V)	none
Off-street Parking Spaces – Total:	14	14	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	33.33% (4 spaces)	none
Amenity Space – Indoor:	Min. 50 m ² or cash in-lieu	Cash in-lieu	none
Amenity Space – Outdoor:	48 m ²	107 m ²	none

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Land Use Map *Bylaw 10375
2022/06/20*



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

NOT FOR CONSTRUCTION

REVISIONS TABLE FOR DRAWINGS	
No.	Description
6	Revised for Revisions
5	Revised for Revisions
4	Revised for Revisions
3	Revised for Revisions
2	Revised for Revisions
1	Revised for Revisions

REVISIONS TABLE FOR SHEET	
No.	Description

Drawn:	DY
Checked:	TM
Approved:	TM
Scale:	1:100
Original Sheet Size:	24" x 36"

Location:
 8331 Fernside Road
 Richmond, B.C.

Project:
 FERNDALE IV

REFERENCE NOTES SCHEDULE

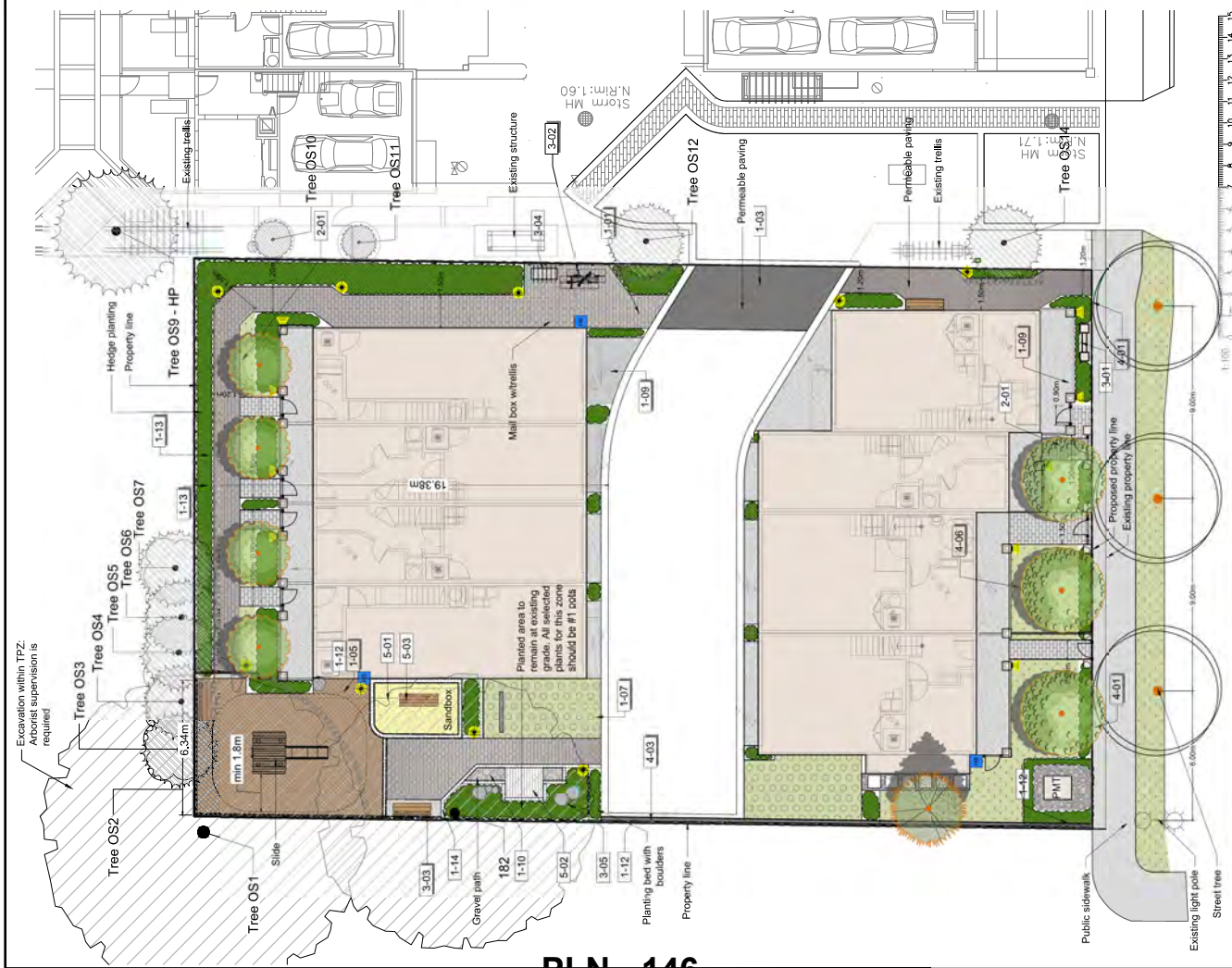
SYMBOL	DESCRIPTION	QTY	DETAIL
1-01	Techno-Bloc, Inc. Hydrate 01 Hydra paver, chestnut brown colour. Linear pattern. (100%), For perimeter application.	88.5 m ²	51L-01
1-02	Techno-Bloc, Inc. Hydrate 01 Hydra paver, slate grey colour. Linear pattern. (100%), For vehicular application.	47.5 m ²	51L-01
1-03	Techno-Bloc, Inc. Hydrate 01 Hydra paver, slate grey colour. Hemiglobe pattern. (100%), For vehicular application.	42.2 m ²	51L-01
1-04	Econcrete EDI Permeable Paving System, General, Grassed	m ²	71L-01
1-05	Concrete	m ²	81L-01
1-06	Gravel Path	194.1 m ²	41L-02
1-07	Concrete Retaining Wall	47.1 m	71L-01
1-08	Modular block wall	44.2 m	71L-01
1-09	Wood curb/finer wall	128.2 m	71L-01
1-10	Lawn	72.1 m ²	DETAIL
1-11	Projected sign	QTY	DETAIL
1-12	Bike rack by Balance Furniture	2	71L-02
1-13	Bench by Westone	2	61L-02
1-14	Mail box with shelter	QTY	DETAIL
1-15	Bookends	QTY	DETAIL
1-16	Fence picket aluminum	154 m	11L-02
1-17	Fence post aluminum	51.2 m	31L-02
1-18	Fence post steel	66.0 m	31L-02
1-19	Fence post steel	39.0 m	31L-02
1-20	Pole railing (see site attached)	74.5 m	DETAIL
1-21	Sanbox	QTY	DETAIL
1-22	Playhouse	QTY	DETAIL
1-23	Sand table	QTY	DETAIL

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	QTY
2-01	Fagus sylvatica / Dawyck Beech	8 & 8	8m cal	8m cal	4
2-02	Quercus prinus / Shetland Spruce	4m ht		4m ht	1
2-03	Neoregelia pseudocarniflora / Japanese Stewartia	8 & 8	8m cal	8m cal	3
2-04	Street Tree	888	7m cal	1.8 m x 4d.	3

RETAINED TREES

SYMBOL	RETAINED TREES / COMMON NAME	QTY
3-01	RETAINED TREES / COMMON NAME	3
3-02	RETAINED TREES / COMMON NAME	11





Note:

1. Contact VDZ+A Project Arborist (604-941-9977, ajm@vdz.ca or yfian@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone, (tpz) if during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
2. Read this plan together with the arborist report prepared by VDZ+A.
3. All trees shown in red on this plan are to be retained.
4. If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating TPZ Fencing
 - Locating Work Zone and Machine access corridors where required
 - Reviewing the Report with the project foreman or site supervisor.

No.	By	Description	Date
1	AL	Issued for Arbo Report	2022/05/01
2	VY	Site plan update	2022/05/01
3	VY	Issued for Arbo Report	2022/05/01
4	VY	Issued for Update	2023/11/01
5	AL	Site Plan Update	2023/04/01
6	AL	Site Plan Update	2023/04/01

Project:
FERMDALE ROAD

Location:
9331 Fermdale Road,
Richmond, BC,
V6V 1A4

Scale:
1:100

Original Sheet Size:
24"x36"

Drawn: AL
Checked: DGR
Approved:
Stamp:

LEGEND

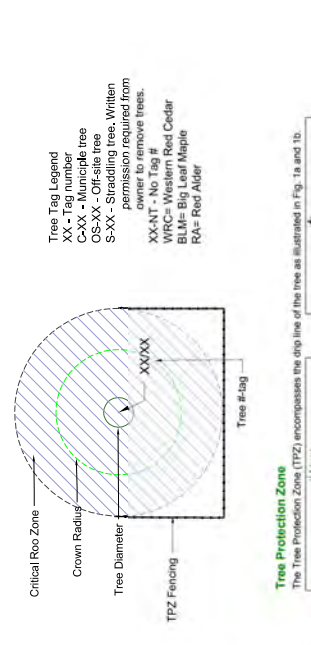
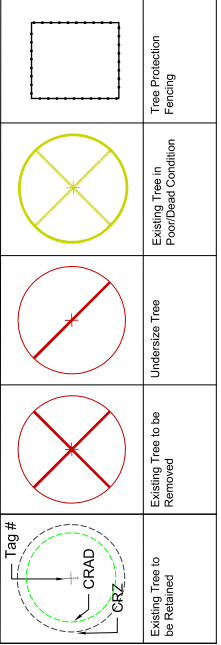


Fig. 1a - Example of a drip line on a tree with one side pruned

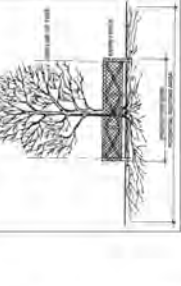


Fig. 1b - Example of a drip line on a tree where branches have been cut or pruned

Tree Protection Distance Table

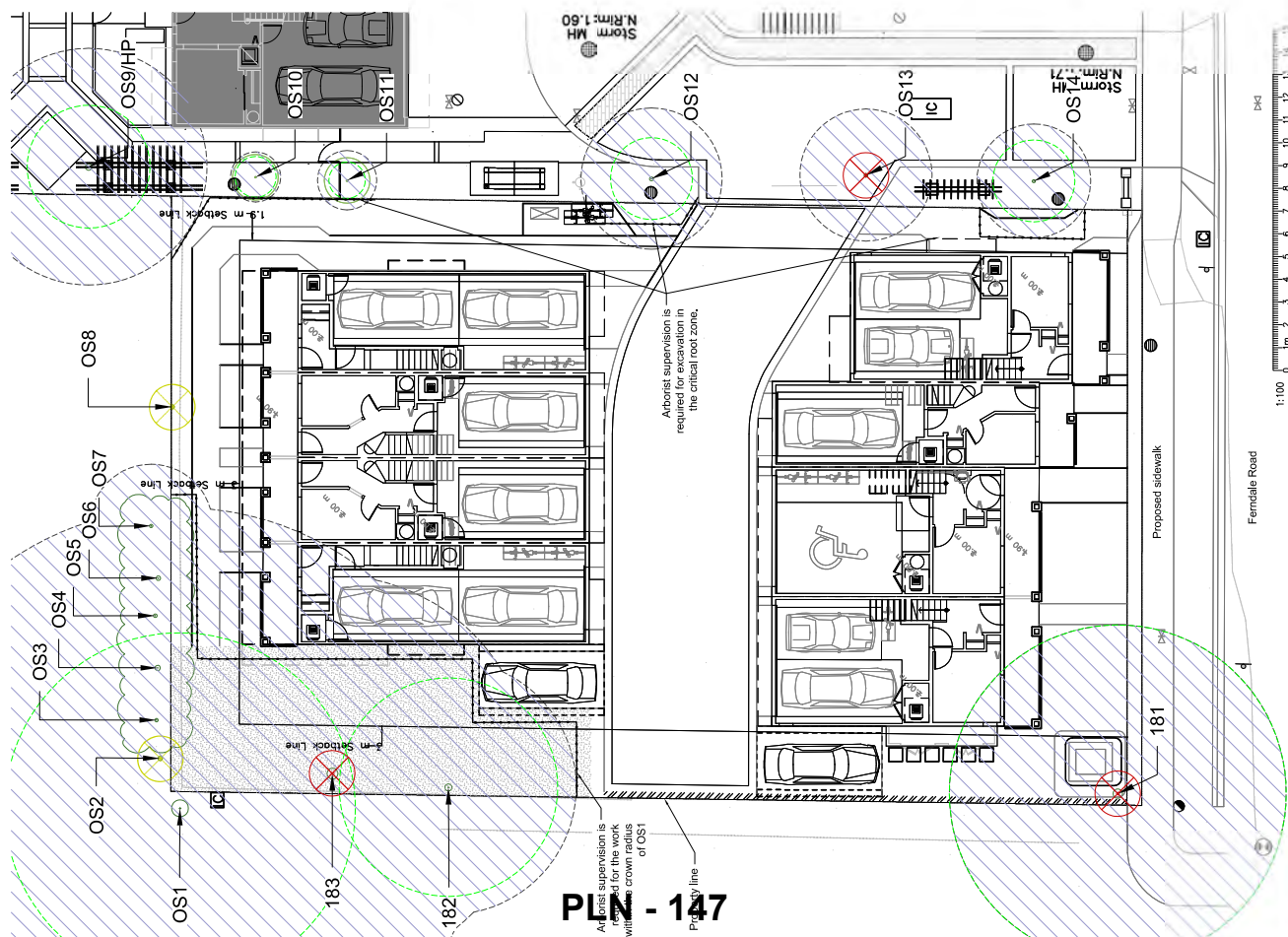
Tree Trunk Diameter (cm)	Tree Trunk Diameter (inches)	Distance from Trunk (m)	Distance from Trunk (feet)	Total Diameter (m)	Total Diameter (feet)
20	8	0.6	1.2	2.60	8.5
25	10	0.8	1.5	3.25	10.7
30	12	1.0	1.8	3.90	12.8
35	14	1.2	2.1	4.55	15.0
40	16	1.3	2.4	5.20	17.1
45	18	1.5	2.7	5.85	19.2
50	20	1.7	3.0	6.50	21.3
55	22	1.8	3.3	7.15	23.5
60	24	2.0	3.6	7.80	25.6
65	26	2.1	3.9	8.45	27.8
70	28	2.2	4.2	9.10	29.9
75	30	2.3	4.5	9.75	32.0
80	32	2.4	4.8	10.40	34.1
85	34	2.5	5.1	11.05	36.3
90	36	2.6	5.4	11.70	38.4
95	38	2.7	5.7	12.35	40.5
100	40	2.8	6.0	13.00	42.7

Tree Protection Zone Signage
All TPZs are required to have signage as shown in Fig. 2. The signage is to be placed around the perimeter of the TPZ. A sign is now available for download from the City of Richmond's Tree Bylaw webpage at www.richmond.ca/sustainability/environment/development
For Tree Protection Barrier Inspection requests and enquiries call 604-247-4684.

NOTE: Failure to maintain tree protection barriers may result in fines of up to \$10,000.00 per offence.



Fig. 2 - Tree Protection Zone Sign





Address: 9311 & 9331 Ferndale Road

File No.: RZ 22-023114

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10586, the developer is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(Road Dedication)** 0.65 m road dedication along the entire south frontage.
3. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$10,240.00 for the one on-site tree (tag# 182) to be retained. To accompany the tree survival securities, the applicant must enter into a legal agreement, which sets the terms for its use and release.
5. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. **(Aircraft Noise – Sensitive Use)** Registration of an aircraft noise sensitive use covenant on Title.
7. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on Title.
8. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
9. **(City Centre Future Development Impacts)** Registration of a legal agreement on Title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
10. **(Contribution – CCAP Community Planning)** City acceptance of the developer’s voluntary contribution to future City community planning studies (as set out in the City Centre Area Plan) and as indicated in the table below.

	Site Area for Density Purposes (ZT104)	Maximum FAR	Maximum Permitted Floor Area	CCAP Community Planning Rate	Minimum Voluntary Developer Contribution
TOTAL	1,098.6 m ² (11,825.23 ft ²)	0.90	10,642.71 ft ²	\$0.34/ft ²	\$3,618.52

Note: In the event the developer contribution is not provided (cash) within one year of the Rezoning Bylaw receiving third reading of Council (Public Hearing), the contribution rate shall be changed to the Council-approved rate in effect at the time the contribution is provided and the value of the contribution shall be changed accordingly, where the change is positive.

11. **(Contribution – Road)** City acceptance of the developer’s offer to voluntarily contribute \$78,670.00 towards the McLennan North Road Implementation Strategy Fund. This non-refundable contribution applies during the 2024 calendar year and will be adjusted upward by 6% per annum to account for holding carrying costs if the full amount is not received during the 2024 calendar year or subsequent years.
12. **(Contribution – Indoor Amenity)** Contribution of \$16,528.00 per dwelling unit (e.g. \$2,066.00) in-lieu of on-site indoor amenity space. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically by the City.

13. **(Contribution – Affordable Housing)** City acceptance of the developer’s offer to voluntarily contribute \$18.00 per buildable square foot and \$ 2.65 per buildable square foot, (e.g. \$219,771.96) to the City’s Affordable Housing Reserve Fund, consistent with the Affordable Housing Strategy and Market Rental Housing Policy respectively.
14. **(Tandem Parking – No Conversion)** Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
15. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City’s Consolidated Fees Bylaw No 8636, as amended.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. **(Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency.
If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City’s Tree Compensation Fund for off-site planting is required.
2. **(Acoustic and Thermal Reports)** Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

3. **(Energy Efficiency Report)** Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (Step 3 of the Energy Step Code with EL-4 or better), in compliance with the City’s Official Community Plan.

Prior to Building Permit* Issuance, the developer must complete the following requirements:

1. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, 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. **(Accessibility measure)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
 - a) Frontage Improvements
 - (1) The Developer will be responsible for the following frontage upgrades, from north to south, along the full length of the proposed development’s south frontage along Ferndale Road:
 - (a) Installing a 2.0 m wide concrete sidewalk along the entire south property line tying into existing sidewalk to the east of the proposed development, and a ramp on the west frontage down to existing grade. Design slopes are to conform to the latest Transportation Association of Canada guidelines.
 - (b) Installing a minimum 1.5 m wide landscaped boulevard with street trees between the sidewalk and new curb.

- (c) Installing a new 0.15 m wide concrete curb and gutter along the north side of Ferndale Road that aligns with the existing curb along 9333 Ferndale Road.
- (d) Extend road pavement from the new curb to tie into Ferndale Road.
- (e) Relocation, modification, upgrade, or installation of City-owned and third party assets along the southern frontage of the development site, including but not limited to bus stops, utility and light poles, pre-ducting, fire hydrants, railings and signage, to accommodate the frontage works outlined above.
- (f) Removal of the existing driveway letdown to support the above frontage works.

b) Water Works

- (1) Using the OCP Model, there is 488 L/s of water available at a 20 psi residual at the Ferndale Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- (2) At Developer's cost, the Developer is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (c) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
 - (d) Cut and cap all existing water service connections and remove all existing water meters.
 - (e) Install a new water service connection complete with water meter chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
- (3) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

c) Storm Sewer Works

- (1) At Developer's cost, the Developer is required to:
 - (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - (b) Cut and cap all existing storm sewer service connections and remove associated inspection chambers.
 - (c) Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
- (2) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

d) Sanitary Sewer Works

- (1) At Developer's cost, the Developer is required to:
 - (a) Cut and cap all existing sanitary sewer service connections and remove associated inspection chambers.
 - (b) Install a new sanitary service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
- (2) At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

e) Street Lighting

- (1) At Developer's cost, the Developer is required to review street lighting levels along all road and lane frontages, and upgrade as required.

f) General Items

- (1) At Developer's cost, the Developer is required to:
 - (a) Complete other frontage improvements as per Transportation requirements.
 - (b) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (i) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (ii) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (iii) To underground overhead service lines.
 - (c) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - (d) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - (e) Provide a video inspection report of the existing UTILITIES along the ROAD frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - (f) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - (g) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - (h) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs

are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

- (i) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (i) Pipe sizes, material and slopes.
 - (ii) Location of manholes and fire hydrants.
 - (iii) Road grades, high points and low points.
 - (iv) Alignment of ultimate and interim curbs.
 - (v) Proposed street lights design.
- (j) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

4. **(Construction Hoarding)** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10586 (RZ 22-023114)
9311/ 9333 Ferndale Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 17 Site Specific Residential (Town Houses) Zones, in numerical order:

17.104 Town Housing (ZT104) – North McLennan (City Centre)

17.104.1 Purpose

This zone provides for **town housing** and other compatible **uses**.

17.104.2 Permitted Uses

- **child care**
- **housing, town**

17.104.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

17.104.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.90, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.104.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 65% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material. Reduction in live **landscaping** may be permitted through a development permit or development variance permit process to a minimum live **landscaping** coverage of 17.5%.

17.104.6 Yards & Setbacks

1. The minimum **front yard** is 5.40 m but may be reduced to 2.4 m if a proper interface is provided as specified in a Development Permit approved by the **City**.
2. The minimum east **side yard** is 3.0 m but may be reduced to 1.9 m for portions of the building abutting a drive isle and where a proper interface is provided as specified in a Development Permit approved by the **City**.
3. The minimum west **side yard** is 3.0 m.
4. The minimum **rear yard** is 4.5 m

17.104.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**)
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.104.8 Minimum Lot Size

1. The minimum **lot width** is 26.0 m.
2. The minimum **lot depth** is 42.0 m.
3. The minimum **lot area** is 1,050.0 m².

17.104.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

17.104.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to standards set out in Section 7.0, except that a maximum of 2 **parking spaces** can be small spaces.

17.104.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “Town Housing (ZT104) – North McLennan (City Centre)”

P.I.D. 003-520-064

Lot 108 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10586”**.

FIRST, SECOND, AND THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

