



City of Richmond

Report to Committee

To: Planning Committee **Date:** April 26, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-554759
Director of Development
Re: **AM-PRI CONSTRUCTION LTD. has applied to the City of Richmond for permission to rezone 9791 & 9811 Ferndale Road and 6071, 6091 & 6131 No. 4 Road from "Single detached (RS1/F)" to "Medium Density Townhouses (RTM2)" in order to develop a 24 unit townhouse development.**

Staff Recommendation

That Bylaw No. 8763 for the rezoning of 9791 & 9811 Ferndale Road and 6071, 6091 & 6131 No. 4 Road from "Single Detached, (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development
(604-276-4138)

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Am-Pri Construction Ltd. has applied to rezone 9791 & 9811 Ferndale Road and 6071, 6091 & 6131 No. 4 Road (**Attachment 1**) from “Single Detached, (RS1/F)” to a “Medium Density Townhouses (RTM2)” to permit the construction of 24 residential townhouse units (**Attachment 2**).

Findings Of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: At 6188 Birch street, a 51 unit Townhouse complex by CR38 Holdings, zoned “Town Housing (ZT59) – North McLennan (City Centre)”.

To the East: Across No. 4 Road, Single Detached Dwellings on land zoned “Agriculture and Golf Zones (AG1)”.

To the South: Across Ferndale Road at 9300 Birch Street, a 98 unit Townhouse complex by Ah Ten Holding Ltd., zoned “Town Housing (ZT32) – North McLennan (City centre)”.

To the West: At 9751 Ferndale Road, a 21 unit Townhouse complex, by Am-Pri Construction Ltd., zoned “Town Housing (ZT59) – North McLennan (City Centre)”.

Related Policies and Studies

Official Community Plan

OCP designation: City Centre Area, McLennan North Sub-Area Plan, Schedule 2.10C.

McLennan North Sub-Area Plan

- Residential Area 4. One and Two-Family Dwelling and Townhouses (2 ½ - stories typical, 3- stories maximum where a maximum 30% lot coverage is achieved). 0.55 base FAR (**Attachment 4**).

The applicant is proposing a density of 0.65 FAR, which is above the base density of 0.55 FAR as indicated in the OCP, which is an acceptable increase based on the size of the subject site. To qualify for the additional density and to satisfy the requirements of the RTM2 zone, the applicant is providing:

- A voluntary contribution to the Affordable Housing Strategy reserve fund;
- Land dedications for the purpose of local road improvements;
- A voluntary contribution to the McLennan North Road development fund; and
- An agricultural buffer along No. 4 Road.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 m above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption.

OCP Aircraft Noise Sensitive Development (ANSND) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant must be registered on title prior to final adoption of this application. As well, the applicant is to submit a report for indoor noise mitigation measures at the time of applying for a Development Permit.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development. One comment has been received from the adjacent Strata Corporation to the west at 9751 Ferndale Road, where an access easement was registered at the time of their rezoning application to the benefit of the adjacent properties to the east and west to allow vehicle access through the site. The Strata has been informed of this easement and has submitted a letter (**Attachment 6**) indicating they do not support access through their site for the purpose of allowing additional vehicles to service a 24 unit townhouse complex.

Upon review of the submitted information, Transportation will support the subject site having direct access to Ferndale Road as proposed.

Should this application receive first reading, a public hearing will be scheduled.

Staff CommentsProposed Site Assembly and Site Design

The applicant was able to acquire all five of the remaining sites on the northwest corner of No. 4 Road and Ferndale Road to facilitate this 24 unit townhouse proposal. Since the adjacent properties to the north and west of the subject site contain recent townhouse developments, and the total area of the subject site meets minimum size requirements of the Area Plan, no additional site acquisitions are needed.

Land dedication requirements, intended for local road improvements are as follows:

1. 2.0 meters from No. 4 Road, affecting this site, originating from the corner of No. 4 Road and Westminster Highway, extending down 100.0 meters. This impacts approximately 34.6 meters from the northern edge of the subject property;
2. 0.52 meters from the remainder of the frontage along No. 4 Road;
3. After land dedication from above, a 4 meter by 4 meter corner cut for the corner of Ferndale Road and No. 4 Road; and
4. Land dedication for Ferndale Road begins at the eastern property line of 9811 Ferndale Road with a 0.28 meter dedication, tapering to 0 meters at the west property line of 9791 Ferndale Road.

With the proposed access from Ferndale Road, this 24 unit, two and three story townhouse proposal is arranged in four, five and six unit clusters within this 'L-shaped' site. A five unit cluster is proposed to front Ferndale Road with the end unit closest to No. 4 Road being reduced

from three stories to two. This is reflective of all building clusters that have units fronting No. 4 Road to address the single family character of the lots across No. 4 Road. All remaining units in the proposal are three stories. An outdoor amenity area is located along the drive aisle, next to Building 3.

In keeping with the low density character on lots along No. 4 Road, the Neighbourhood Plan Development Permit Guidelines suggest a setback of ten (10) meters for lots with a depth equal to or greater than 50 meters. This affects units located at the northern 27 meters of the site. The rest of the site has a depth of less than 50 meters and are allowed a setback of six (6) meters from the property line. In response, the applicant has proposed a building setback of 7.5 meters from No. 4 Road to the northern building (Building 4), which will require a variance at the Development Permit stage. This is an acceptable distance given the design of the end unit is two stories tall as well as the townhouse development directly to the north is located 8.23 meters away from the property line. The 7.5 meter distance provides a good transition distance while achieving the objective of providing sufficient landscaping along the No. 4 Road frontage.

Transportation and Site Access

- The proposed vehicular access to and from the site is proposed from Ferndale Road, along the western edge of the site, with the internal drive-aisle running up the western edge of the site to provide access to the units. Transportation considered using the access easement currently registered on title to the property to the west at 9751 Ferndale Road to be the main access to the site, but is satisfied with the direct access off Ferndale Road as proposed. Should the adjacent strata corporation wish to discharge the easement, they will need to make an application with the City and pay all associated fees. The discharge cannot take place until after the issuance of the Development Permit for the proposed townhouse project on the subject site.
- In accordance with the North McLennan Roads Fund, a contribution of \$257,114.00 is required prior to the formal adoption of the rezoning. The contribution is for the construction of three new north-south roads identified in the Area Plan to link Ferndale Road and Westminster Highway and is based on an equitable contribution of all development sites within this immediate area (based on a \$6.00 per square foot of site area) and will facilitate implementation of the Transportation Plan for the area. Land credits are not applicable in this case as there are no new roads being built in association with this development. The funds will go toward refunding previous applications where north-south roads were built at the expense of the developer. The applicant is aware of and has agreed with this requirement.
- Vehicular access to the site is from Ferndale Road to the internal drive-aisle which provide vehicle access to the individual units. On-site parking is provided through one car and two car garages in a tandem configuration. Five (5) visitor parking stalls are supplied and scattered throughout the site to provide easy access to all the units. Included in the visitor parking count is one stall to accommodate wheelchair accessibility. The tandem parking configuration will require a variance at the Development Permit stage and a restrictive covenant will need to be registered to prevent the conversion of the garage space to habitable floor space.
- The number of proposed parking stalls (including visitor parking) meets the minimum requirements of the parking requirements of Zoning Bylaw 8500.

- Pedestrian access to the site is achieved along the perimeter of the site to access the individual units that address both Ferndale Road and No. 4 Road. Access to the remaining units is through the internal drive-aisle but further information is to be provided at the Development Permit stage.
- The applicant is proposing a corner cut along the internal drive-aisle to help ensure manoeuvrability of larger vehicles.

Agricultural Landscape Buffer

A landscape buffer is required within the subject site, along the eastern edge of the No. 4 Road frontage. The buffer is intended to mitigate land use conflicts and improve public safety between residential uses on the subject site and any agricultural land uses east of No. 4 Road. A more detailed landscape proposal will be submitted at the Development Permit application stage and will be referred to the Agricultural Advisory Committee (AAC) for their review and comments. The landscape plan will include large scale trees and an appropriate combination of shrubs and ground cover.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on title as a condition of the forthcoming Development Permit application. The covenant will indicate the landscaping implemented along the eastern side of the development site's No. 4 Road frontage cannot be removed or modified without City approval. The covenant would identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities. The proposal does have a 6 meter wide setback from the eastern property line fronting No. 4 Road which will provide sufficient space to implement the necessary landscape buffer.

Trees

An Arborist Report and site survey (**Attachment 5**) was submitted to assess the existing trees on the site for possible retention of existing trees. The submitted report indicated that of the 18 trees currently on the subject site, none were identified as good candidates for retention. One neighbouring tree to the north is to be protected during the construction period.

A detailed site review was conducted by City staff which confirmed with the report that of the 18 trees on-site, 15 are in poor condition and will need to be removed. Of the remaining three (3) that are listed in moderate health, all are located within the buildable area of the site and will need to be removed. In addition, the re-grading of the site to meet the required flood plain regulations would result in additional fill which would make any possible survival of these trees very unlikely.

Of the 18 trees that are to be removed, all 18 would need to be replaced in accordance with the 2 for 1 replacement policy. A review of the new tree plantings will be conducted at the Development Permit stage where it is anticipated that the site should easily be able to accommodate this number of trees.

Amenity Space

The outdoor amenity space is located in a central location of the site, along the internal drive aisle, adjacent to Building 3. The space is intended for a children's play area and benches for sitting but little detail is provided at this time. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detailed information. No indoor amenity space is being proposed, but a voluntary cash-in-lieu contribution of \$29,000.00 will be required prior to final adoption of this application.

Analysis

Proposed Zoning to Medium Density Townhouses (RTM2)

The proposed rezoning from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)" represents an increase in density by allowing more primary residential units to the site. The submitted information is in conformance with the North McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of apartment and townhouse buildings. No amendment is required to the OCP as the proposal meets the North McLennan Sub-Area Plan parameters as well as the designation of the Land Use Map (**Attachment 4**).

The proposed increase in density from a 0.55 FAR base to the proposed 0.65 FAR is an appropriate density for a site of this size and is supported through a voluntary contribution to the affordable housing reserve fund, through land dedications for local road improvements, establishing an agricultural buffer on the subject site, and contributing to the McLennan North Road development fund.

Design

The two and three-storey proposal meets the intent of the neighbourhood plan. Façade materials will be available when the applicant makes their application for Development Permit. A more detailed analysis regarding the form and character of the proposal will be conducted during that process.

The applicant will also be identifying what unit(s) will be identified for easy conversion for Universal Access.

Affordable Housing

The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City's Affordable Housing Strategy.

With respect to townhouse developments containing less than eighty (80) units, the applicant has agreed to a voluntary contribution for this 24 unit proposal of \$2.00 per buildable square foot (\$54,479.00).

Public Art

In response to the City's commitment to the provision of Public Art, the developer is considering providing a piece of public art to the site. Another option is for the developer to provide a voluntary contribution at a rate of \$0.60/ft² based on the maximum floor area ratio (0.65 FAR) that can be built. This amount comes to \$16,344.00 for the entire project and is payable prior to the adoption of the rezoning application. For application received after January 1, 2011 the rate per developable square footage increases to \$0.75/ft².

Parking

The submitted proposal meets the number of off-street parking stalls required by the Off-Street Parking and Loading requirements of Zoning Bylaw 8500. A total of thirty nine (39) stalls are being proposed with thirty four (34) proposed for residents and five (5) visitor stalls. A variance will be required at the Development Permit stage to allow for tandem parking within a townhouse development as 15 tandem parking spaces are being proposed. A restrictive covenant to prevent conversion of tandem parking garages to habitable floor space will be secured at the Development Permit stage.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The applicant is to:

- Provide upgrades to improve the storm and sanitary systems as per City requirements; and
- Submit fire flow calculations to meet the City's requirements at the time of applying for Building Permit.

Servicing Agreement

The applicant is to enter into a separate servicing agreement prior to rezoning adoption (**Attachment 7**). Works include, but not limited to:

- Frontage improvements for No. 4 Road to include replacement of existing sidewalk with 1.5 m sidewalk at the property line and widen to 2.0 m to match with the property to the north. The balance of the area is to contain grass and treed boulevard. Ferndale Road to include 1.75 m sidewalk at the property line with treed and grassed boulevard and road widening.
- Storm and sanitary improvements along frontages.

Development Permit

A separate Development Permit application would be required with a specific landscaping plan to include the following:


1. Design of the outdoor amenity area, including the play area.
2. Overall appropriateness of the landscaping plan.
3. Manoeuvrability of larger vehicles (SU-9) within the site.
4. Form and Character of the townhouse units and how they address adjacent properties.
5. Provide a sense of territory for pedestrian use within the site.
6. Identify unit(s) to allow easy conversion for Universal access.
7. Landscaping along the No. 4 Road side to facilitate a buffer to the agricultural lands across No. 4 Road.

Financial Impact

None.

Conclusion

The proposed 24 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Medium Density Townhouses (RTM2) zone for the North McLennan neighbourhood plan. Staff contend that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommends that rezoning application RZ 10-554759 proceed to first reading.



David Johnson
Planner
(604-276-4193)

DJ:cas

List of Attachments

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Site Plan and Preliminary Architectural Drawings
Attachment 3	Development Application Data Sheet
Attachment 4	McLennan South Sub-Area Land Use Map
Attachment 5	Arborist Report - Tree Survey Plan
Attachment 6	Letter from Strata Council BCS2685 regarding vehicular access through their common property.
Attachment 7	Conditional Rezoning Requirements



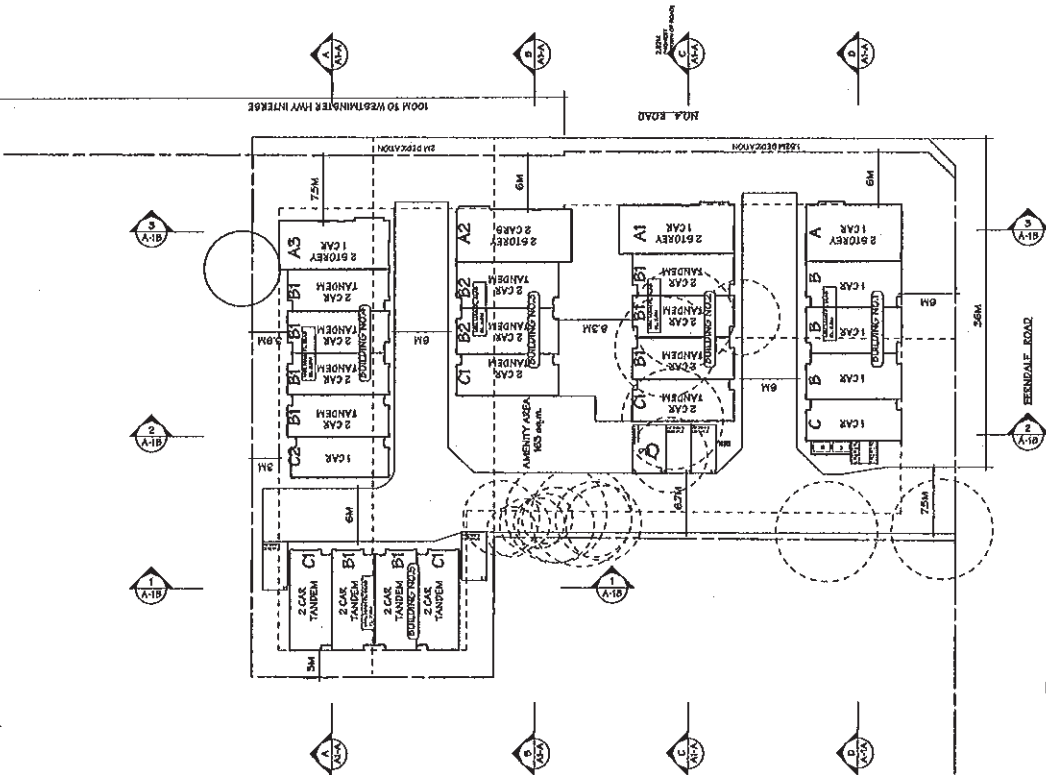
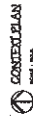
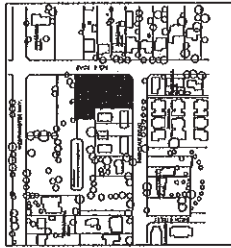
RZ 10-554759

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Original Date: 12/09/10

Revision Date:

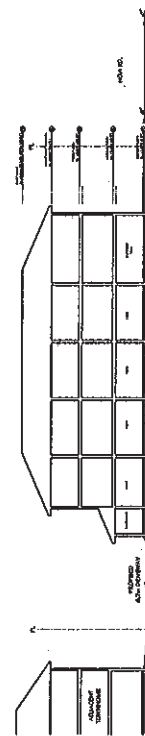
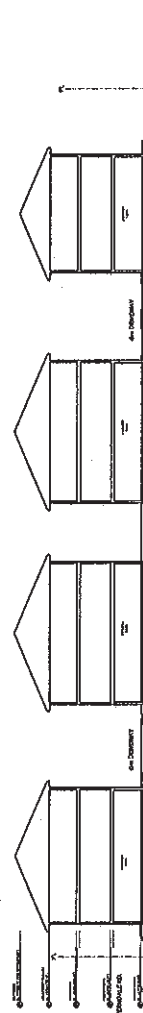
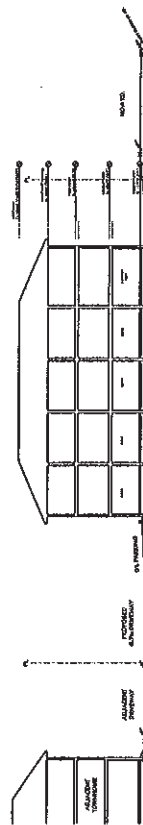
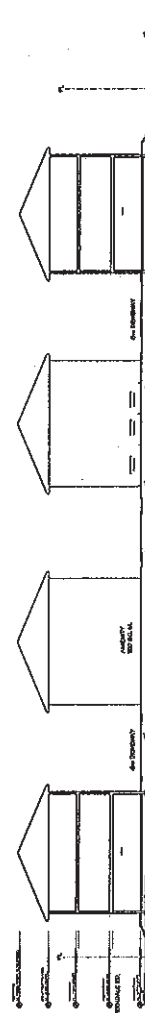
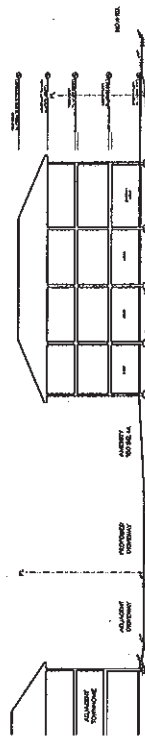
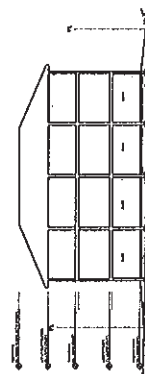
Note: Dimensions are in METRES

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PARKING	
REQUIRED:	
14 SPACES - 24 UNITS	38.6 SPACES (RESIDENTS)
23 SPACES - 24 UNITS	4.9 SPACES (VISITORS)
TOTAL	56.2 SPACES
PROVIDED:	
19 SPACES - 8 UNITS	8 SPACES (RESIDENTS)
10 SPACES - 24 UNITS	9 SPACES (VISITORS)
VISIONS PASSING	5 SPACES (VISITORS)
TOTAL	38 SPACES
REQUIRED BICYCLE:	
125 SPACES - 24 UNITS	50 SPACES (CLASS 1)
13 SPACES - 24 UNITS	13 SPACES (CLASS 2)
TOTAL	54.3 SPACES
PROVIDED BICYCLE:	
113 SPACES - 24 UNIT	27 SPACES (CLASS 1)
BICYCLE RACK	8 SPACES (CLASS 2)

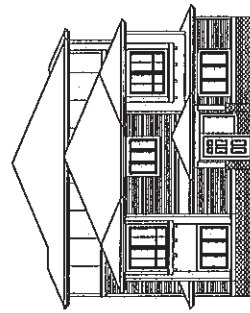
AMENITY AREA		
REQUIRED	INDOOR	MIN. 70 SQ.M. (750.5 SQ.FT.)
	INDOOR AMENITY	MIN. 70 SQ.M. (750.5 SQ.FT.)
	SHARED OUTDOOR	35.0 SQ.M. (4,007 SQ.FT.)
	PRIVATE OUTDOOR	35.0 SQ.M. (4,007 SQ.FT.)
		37.5 SQ.M. (4,071 SQ.FT.)
PROVIDED	INDOOR	1,000 SQ.M. (10,764 SQ.FT.)
	OUTDOOR AMENITY	185.0 SQ.M. (20,453 SQ.FT.)

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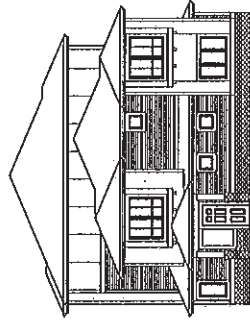


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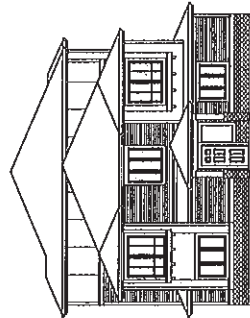
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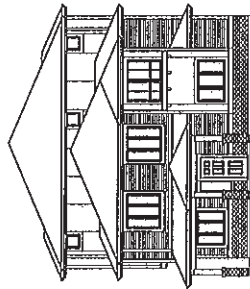
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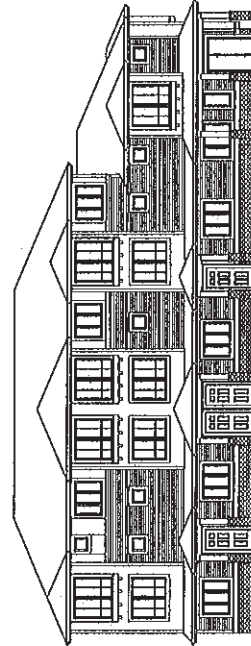


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BUILDING NO. 4

EAST ELEVATION (NO. 4 ROAD)



SOUTH ELEVATION (FERNDALE ROAD)

NO.	DATE	REVISION

PROJECT
24 UNIT TOWNHOUSE
DEVELOPMENT

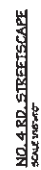
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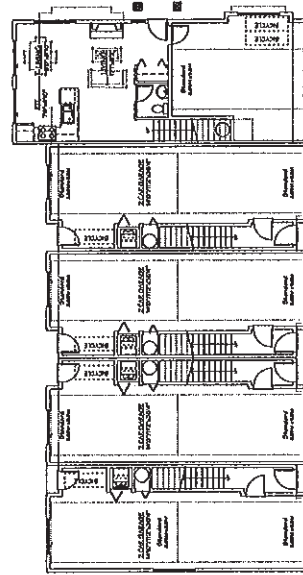
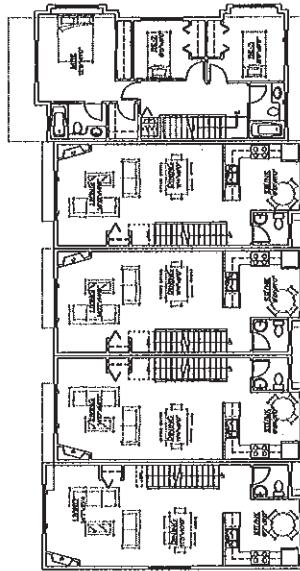
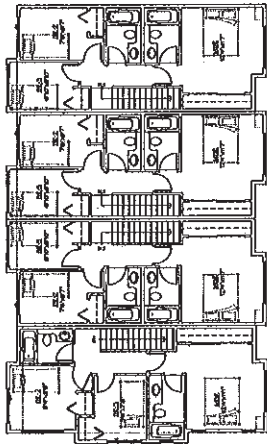
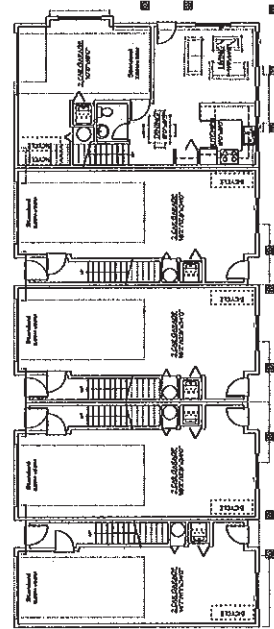
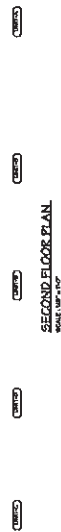
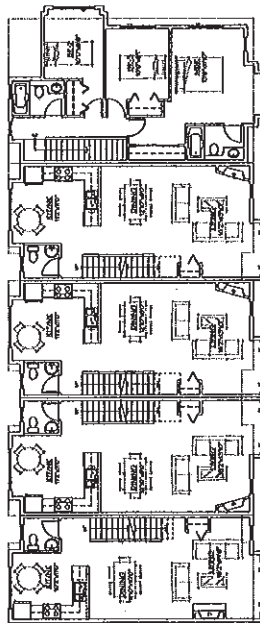
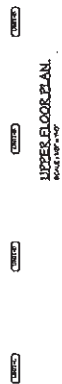
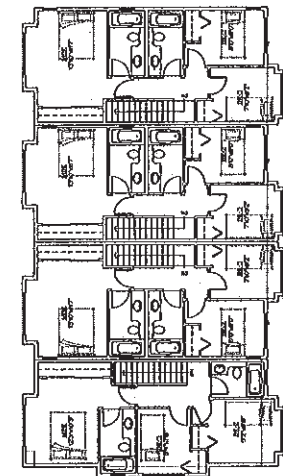
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ELEVATIONS

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NO.	DATE	REVISIONS

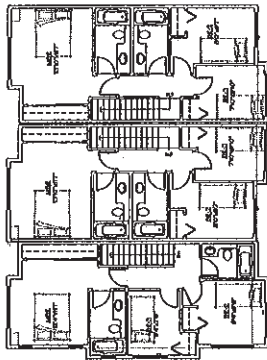
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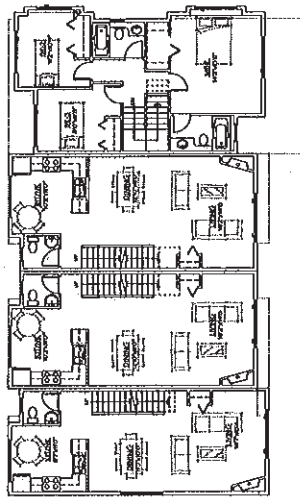
**Yamamoto
Architecture Inc.**

2286 oak street, west, h.v.
victoria b.c. can. 774-1327 fax 774-1327

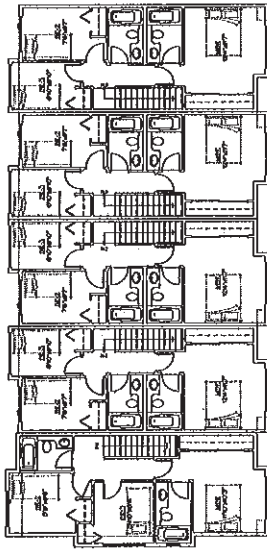
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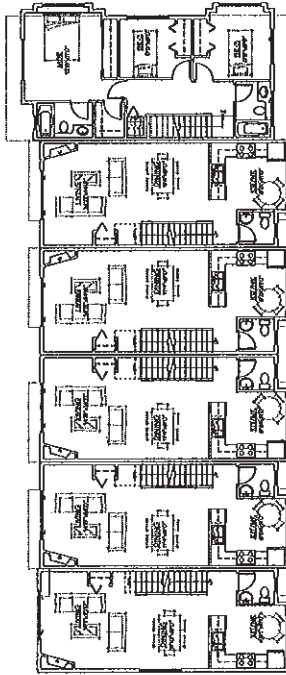
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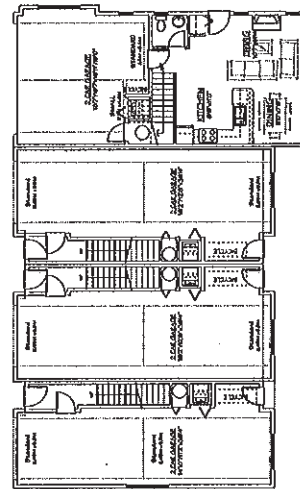
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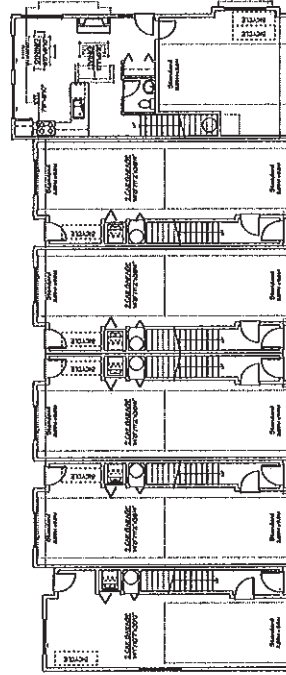


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SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

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

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

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

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

NO.	DATE	REVISION

PROJECT
TOWNHOUSE
DEVELOPMENT

Yamamoto
Architecture Inc.

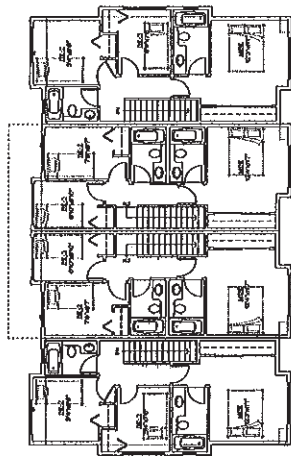
2004-08-01
2004-11-01
2004-11-01
2004-11-01

FLOOR PLANS

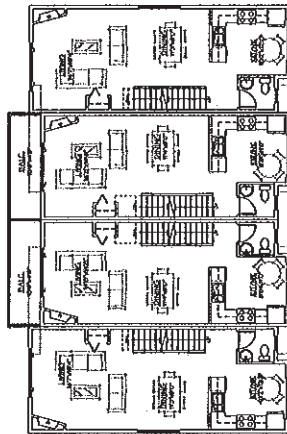
SCALE	1/8" = 1'-0"
DATE	APRIL 11, 2001
DRAWN	TY
CHECKED	

Plan #5

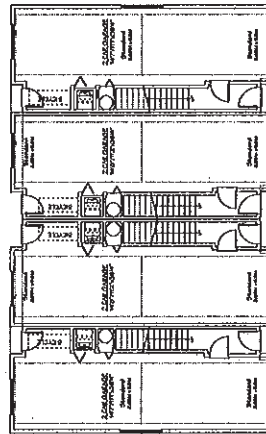
SHEET NO.	
TOTAL SHEETS	104



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS

PROJECT
TOWNHOUSE
DEVELOPMENT

OWNER: BAYVIEW HOMES, INC., 4001 WEST 104th AVE
P.O. BOX 10000, MIAMI, FL 33151

Yamamoto
Architecture Inc.

DATE: APRIL 11, 2011
DRAWING TITLE: FLOOR PLANS
SHEET NO.: 77A/1027

SHEET NO.	
77A/1027	77A/1027
DATE: APRIL 11, 2011	DATE: APRIL 11, 2011
DRAWN BY: TY	CHECKED BY: TY
PROJECT NO.: 77A/1027	PROJECT NO.: 77A/1027



City of Richmond

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

Development Application Data Sheet

RZ 10-554759

Address: 9791, 9811 Ferndale Road and 6071, 6091, 6131 No. 4 Road

Applicant: Am-Pri Construction Ltd.

Planning

Area(s): City Centre – McLennan North Sub-Area (Schedule 2.10C)

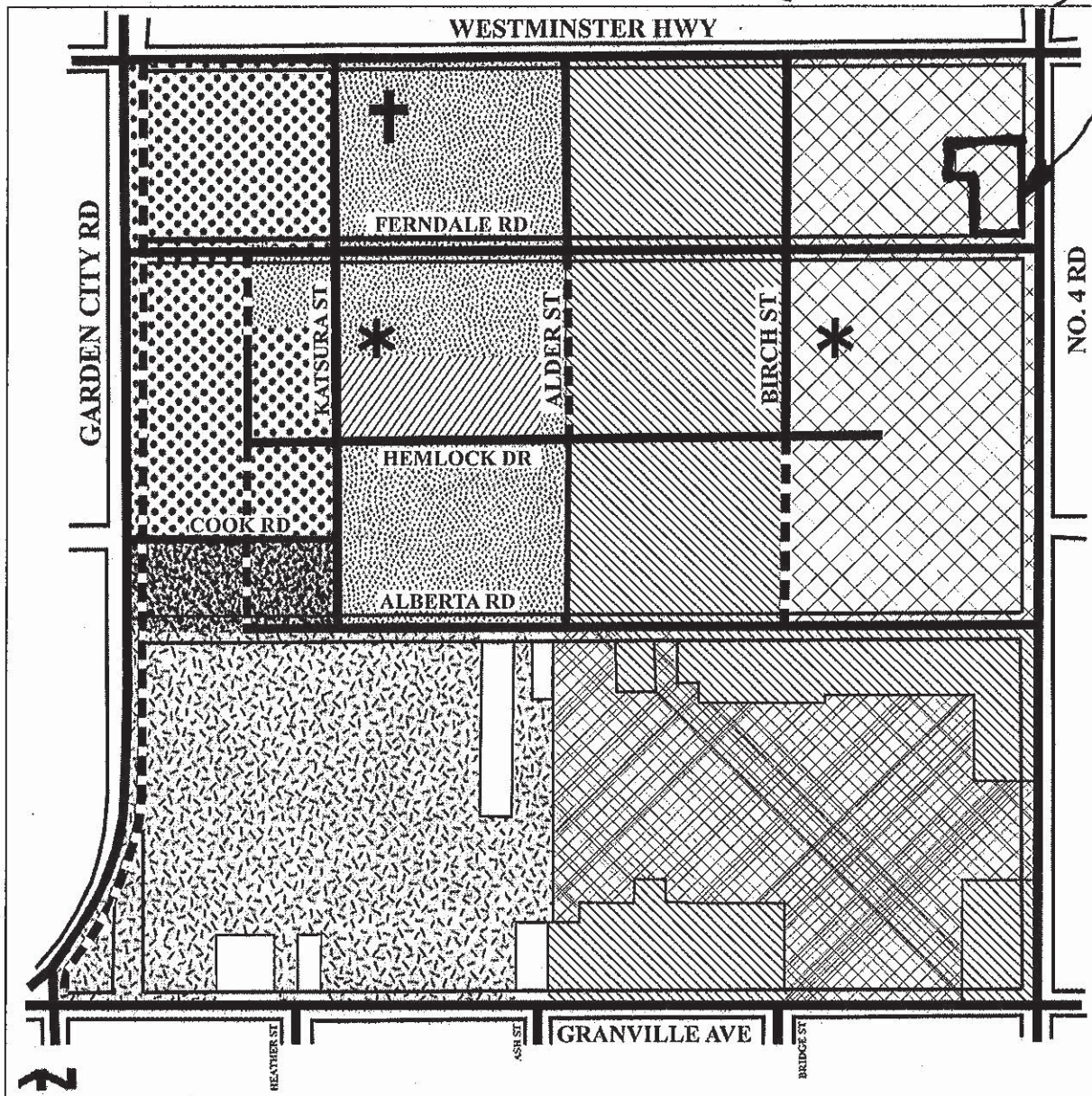
	Existing	Proposed
Civic Address:	9791 Ferndale Road 9811 Ferndale Road 6071 No. 4 Road 6091 No. 4 Road 6131 No. 4 Road	To Be Determined
Owner or Applicant:	Am-Pri Construction Ltd.	No Change
Site Size (m²):	3,960.0m ²	3,815.0m ²
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2 – stories typical, 3 stories maximum where a maximum 30% lot coverage is achieved).	No Change
Zoning:	Residential Single Detached, Subdivision F (RS1/F)	Medium Density Townhouses (RTM2) Permits Townhouses at 0.65 F.A.R. with a contribution to the Affordable Housing reserve Fund
Number of Units:	1 Single-Family Dwelling per lot	24 Townhouse Units on a consolidated lot.

	Bylaw Requirements	Proposed	Variance
Density (FAR):	Site Area = 3,815.0m ² (0.65 FAR) = 2,479.8m ² Max.	2,453.9m ² (0.64 FAR)	none permitted
Lot Coverage – Building:	40% Max.	37%	none
Lot Width (Min.):	50.0m	75.37m	none
Lot Depth (Min.):	35.0m	45.1m	none

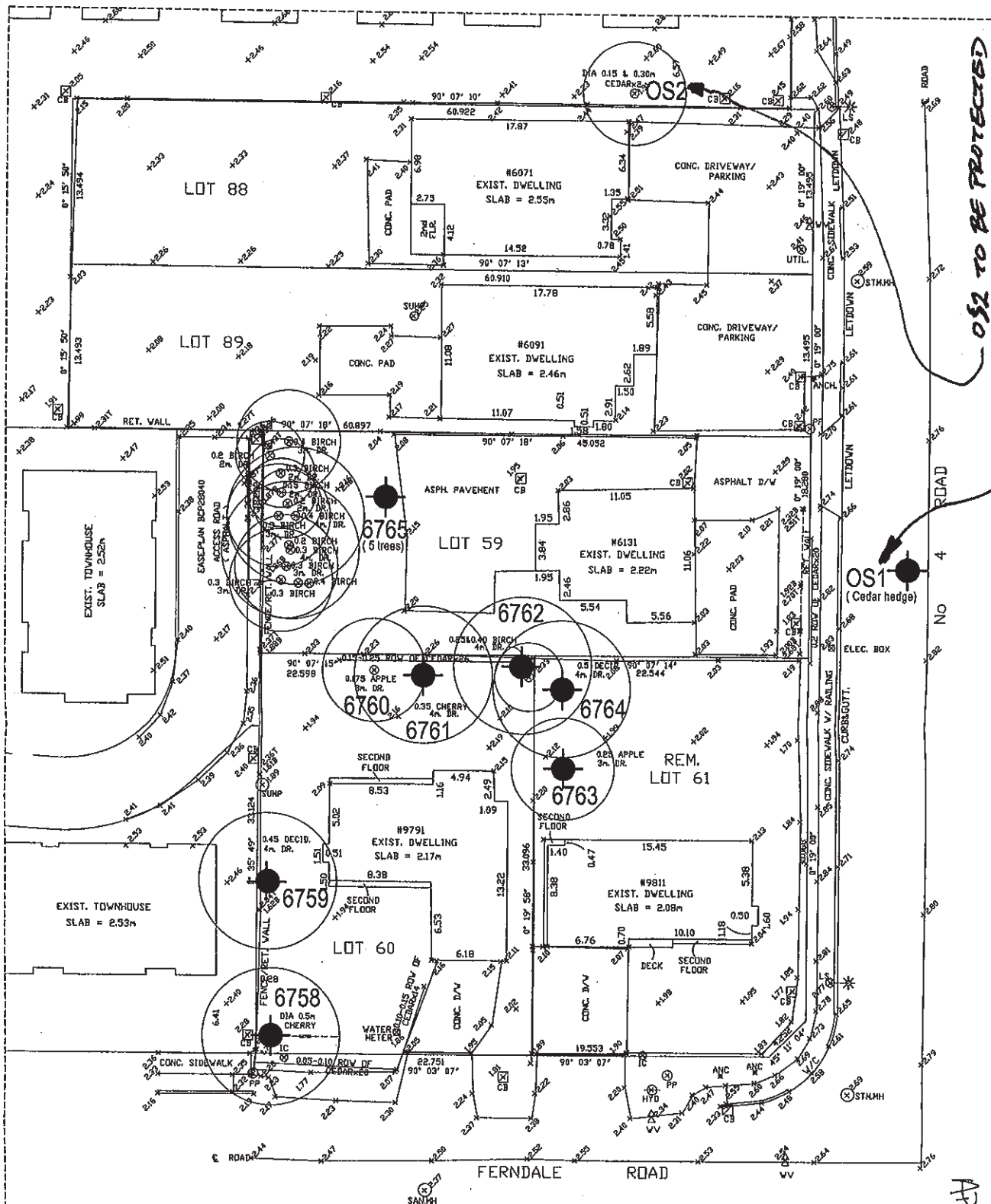
	Bylaw Requirements	Proposed	Variance
Lot Size (Min.):	No requirements	2,132.79m ²	none
Setback: No. 4 Road	6.0m Min.	6.0m	none
Setback: Ferndale Road	6.0m Min.	6.0m	none
Setback: Side and Rear Yard:	3.0m Min.	3.0m	none
Height:	12.0m and no more than 3 stories maximum	10.75m and 3 stories	none
Minimum off-street Parking Requirements:	34 Resident <i>plus</i> 5 Visitor 39 spaces minimum	34 Resident <i>plus</i> 5 Visitor 39 spaces	none
Tandem Parking Spaces:	No tandem parking for townhouses	15 units x 2 = 30 spaces	Required for tandem stalls for townhouse development.
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment of \$29,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 24 units = 144m ²	163.0m ²	none

City of Richmond

Land Use Map

Bylaw 8630
2010/07/19SUBJECT SITE
(RZ 10-554759)

Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	Community Park
Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	Residential Area 4 0.65 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)	School
Residential Area 2A 0.95 base F.A.R. 2, 3 & 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)	Residential Area 5 0.55 base F.A.R. One-Family Dwelling	Neighbourhood Parks
Mixed Residential/ Retail/Community Uses	Trail	Principal Roads
	Church	



OSI TO BE PROTECTED
DURING CONSTRUCTION

OSI CONFIRMED TO BE
ON-SITE AND NOTED
FOR REMOVAL

X ALL ON-SITE TREES TO BE REMOVED X

Arborist annotations by VanArbor, November 29, 2010

● One off-site Cedar hedge (OS2) and 13 on-site trees are proposed for removal

APPENDIX 1

STEPHEN B. MILLER
SE. LAND SURVEYOR
#942-5087 47A AVENUE
DELTA, B.C. V4K 1T9
TEL: (604) 946-1700
FAX: (604) 946-1300





THIS IS THE DAY OF NOVEMBER, 1941

S.B. POLMER

NOTES:

-ELEVATIONS ARE ON DECEMBER DATUM, GIVEN IN METRES,
AND ARE DERIVED FROM ROOMING'S HIGH PRECISION NETWORK.
GCM 3754622 CORR = 1.432 m.

INDEX ELEVATION

	Boulders Crest
	Boulders Toe
	Boulders Edge of Asphalt
	Boulders Edge of Concrete Slab
	Boulders Fictitious
	Boulders Non-Permeant Structure
	Boulders Load of Statutory or Easement

PLAN OF TOPOGRAPHY OF LOTS 88 & 89/PLAN
54407 AND LOTS 59,60 & 31/PLAN 45567 EXCEPT
PLAN 64703, ALL SEC.10, B.A.N., R.6.W, NWD
CITY OF RICHMOND
SCALE 1:250 (Metric)

FIELD SURVEY COMPLETED: NOVEMBER 17, 2014

END 2562

ATTACHMENT 6**Johnson, David (Planning)**

From: clarence yip [clarenceyip@msn.com]
Sent: Thursday, February 17, 2011 9:19 AM
To: amprihomes@gmail.com; Johnson, David (Planning)
Subject: RE: Cross Access Easement @ 9751 Ferndale Road (response from council strata meeting last Monday)

Dear Amit & Mr. Johnson:

I would like to inform you on behalf of the strata council of Mirora on their decision about the suggestion from City using the cross access easement through Miora's property. The Strata council decision is unanimous. The council totally opposed the City & Ampri to use the existing cross access easement for access to the new development and Ferndale Road. They felt that there are other alternatives the City can make it possible for the new development to gain access to Ferndale road. Thank you for your attention to this matter.

Yours Sincerely

Clarence Yip
Agent for owners
Miora BCS2685
9751 Ferndale Road

Date: Wed, 24 Nov 2010 11:41:35 -0800
Subject: Cross Access Easement @ 9751 Ferndale Road
From: amprihomes@gmail.com
To: clarenceyip@msn.com

Hello Clarence,

We have acquired the properties next to Miora on Ferndale and along No. 4 Road. The City transportation staff would like us to use the existing cross access easement, which is on title at 9751 Ferndale Road to access the new site from the north and east property line of Miora. Please let the Strata Council know about this and if there are any concerns please have a representative of the Strata Council contact the City of Richmond. If you would like to see the current development plans for the project, I can either meet with the Strata Council or send preliminary plans showing the roads by email.

The City Planner for this area is:

David Johnson
P: (604) 276-4193
djohnson@richmond.ca

Regards,

Amit Sandhu
V.P. Development
Ampri Group
604-728-5476

PLN - 82

4/28/2011

Conditional Zoning Requirements
9791, 9811 Ferndale Road
and
6071, 6091, 6131 No. 4 Road
RZ 10-554759

Prior to adoption of Zoning Amendment Bylaw 8763, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidate 9791, 9811 Ferndale Road and 6071 6091, 6131 No. 4 Road into one development parcel.
2. Provide land dedication for the purpose of road improvements in the following manner:
 - 2.0 meters off No. 4 Road, affecting this site, originating from the corner of No. 4 Road and Westminster Highway, extending down 100.0 meters;
 - 0.52 meters for the remainder of the frontage along No. 4 Road;
 - After land dedication from above, a 4 meter by 4 meter corner cut for the corner of Ferndale Road and No. 4 Road; and
 - Land dedication for Ferndale Road begins at the eastern property line of 9811 Ferndale Road with a 0.28 meter dedication, tapering to 0 meters at the west property line of 9791 Ferndale Road.
3. Registration of a Flood Indemnity Agreement Restrictive Covenant on title.
4. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on title.
5. Payment of \$29,000 cash-in-lieu of on-site indoor amenity space.
6. Voluntary contribution of \$54,479.00 towards the City's Affordable Housing Reserve Fund.
7. Voluntary contribution of \$16,344.00 towards the City's Public Art reserve fund.
8. Voluntary contribution towards the North McLennan Roads fund of \$257,114.00.
9. Submission of a Servicing Agreement* that will include, but not limited to:
 - a) Ferndale: road widening, creation of a 1.41m grass & treed blvd, complete with black Zed SL, with a 1.75m sidewalk at the PL. Trees are to be Red Oaks.
 - b) No 4 Road: Remove existing sidewalk, and pour a new 1.5m sidewalk at the new PL, widening it to match the 2m sidewalk in place for the development immediately north. The balance of the area is to be a grass and treed boulevard with the tree species being Scarlet Oak.
 - c) Storm and sanitary upgrades.

10. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to provide information pertaining to:

- a) Design of the outdoor amenity area, including the play area.
- b) Overall appropriateness of the landscaping plan.
- c) Manoeuvrability of larger vehicles (SU-9) within the site.
- d) Form and Character of the townhouse units and how they address adjacent properties.
- e) Provide a sense of territory for pedestrian use within the site.
- f) Identify unit(s) to allow easy conversion for Universal access.
- g) Landscape buffer on No. 4 Road, including a referral to the AAC.
- h) Acoustic report from a Professional Engineer on noise mitigation measures.

* Note: This requires a separate application

Signed _____

Date _____



**Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8763 (RZ 10-554759)
9791, 9811 Ferndale Road
and
6071, 6091, 6131 No. 4 Road**

The Council of the City of Richmond enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating it "**Medium Density Townhouses (RTM2)**".

P.I.D 003-453-669

Lot 60 Section 10 Block 4 North Range 6 West New Westminster District Plan 45567

P.I.D 001-201-743

Lot 61 Except: Parcel "A" (Bylaw Plan 64703), Section 10 Block 4 North Range 6 West New Westminster District Plan 45567

P.I.D 003-861-872

Lot 59 Section 10 Block 4 North Range 6 West New Westminster District Plan 45567

P.I.D 001-916-149

Lot 89 Section 10 Block 4 North Range 6 West New Westminster District Plan 55407

P.I.D 004-321-952

Lot 88 Section 10 Block 4 North Range 6 West New Westminster District Plan 55407

2. This Bylaw is cited as "**Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8763**".

FIRST READING

SECOND READING

THIRD READING

PUBLIC HEARING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor