



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: February 19, 2008
File: DP 07-355979
Re: **Application by Ferndale No. 3 Holdings Ltd. for a Development Permit at
9333 Ferndale Road (formerly 9351 and 9391 Ferndale Road)**

Staff Recommendation

That a Development Permit be issued which would permit the construction of 30 townhouses at 9333 Ferndale Road (formerly 9351 and 9391 Ferndale Road) on a site zoned Comprehensive Development District (CD/164).

A handwritten signature in cursive script, appearing to read "Brian Jackson".

Brian J. Jackson, MCIP
Director of Development

EF/DN:blg
Att.

Staff Report

Origin

Ferndale No. 3 Holdings Ltd. has applied to the City of Richmond for permission to develop 30 townhouses at 9333 Ferndale Road (formerly 9351 and 9391 Ferndale Road) on a site zoned "Comprehensive Development District (CD/164)". The site currently contains a sales office for the adjacent development at 6099 Alder Street (and previously contained two (2) single-family dwellings that were recently demolished).

The site is being rezoned from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/164)" for this project under Bylaw No. 8235 (RZ 07-355977).

A Servicing Agreement for frontage works along Ferndale Road is required prior to issuance of a Building Permit for the proposed development.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, is a relatively new single-family home, and a church property fronting onto Westminster Highway zoned "Single-Family Residential, Subdivision Area F (R1/F)", and "Assembly District (ASY)" and "Single Family Residential, Subdivision Area F (R1/F)" respectively;
- To the east, is a 48 unit townhouse development at 6609 Alder Street (DP 05-292191), zoned "Comprehensive Development District (CD/164)", which is currently under construction with access via a new extension of Alder Street. An access agreement on this site secures access for the dwelling units proposed on the northern portion of the site via Alder Street;
- To the south, across Ferndale Road, is the future Katsura neighbourhood park; and
- To the west, is an existing duplex, and church property with frontage on both Ferndale Road and Westminster Highway zoned "Single-Family Residential, Subdivision Area F (R1/F)", and "Assembly District (ASY)" and "Single-Family Residential, Subdivision Area F (R1/F)" respectively.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. The response to the issues follows in *italics*

- Detailed review of building form and architectural character.

The building form and architectural character references the development approved on the adjacent eastern property, 6099 Alder Street.

- Review of units providing opportunities for enhanced accessibility (including providing blocking in bathroom walls for future installation of grab rails).

Four (4) accessible units (Unit C) are proposed on-site. These units are located at the west and east building ends of building Block 2 and 3. The applicant has confirmed accessibility with the potential for a lift system designed to operate on tracks closely fitted to the edge of the stair; thereby, minimizing clearance required to turn corners and the need for an extended landing at the top of the stairs as demonstrated on the floor plans. Further, the width of the staircase has been increased to a 0.9 m width, and washroom accessibility has been demonstrated on the plans (Schedule A).

- Design development to the access driveway from Ferndale Road to locate it towards the west property line (and relocation of the project signage) to facilitate future expansion of the driveway in conjunction with future development of the neighbouring property at 9311 Ferndale Road (to increase the driveway from 6 m to a 7.5 m ultimate width).

In association with the rezoning, the applicant provided a conceptual development scheme for the western adjacent property, 9311 Ferndale, which is on file. Based on consideration of the development potential of the site, Transportation Engineering supports access to future development of 9311 Ferndale Road through the 6 m wide drive aisle that provides the proposed development with access to Ferndale Road. The location of the existing mailbox structure, site identification signage, and directory signage would not be impacted by the extension of the drive aisle to the western adjacent property.

- Detailed dimensions of parking stalls on plans, with a minimum 11 m clear space for stalls in tandem arrangement within a garage. Stall dimensions, including accessible spaces, to be in accordance with the City Zoning and Development Bylaw, Division 400.

Parking stall dimensions have been included on the plans and include provisions for an additional 0.3 m width when a parking stall is adjacent to a fence or structure, in accordance with the bylaw. An accessible visitor's parking stall is located on the east side of Block 1.

- Demonstrate on plan manoeuvring on-site for moving, fire, and garbage and recycling trucks.

The 3 m x 3 m corner cut provided between the entry drive aisle off Ferndale Road and the drive aisle between Blocks 1 and 2 accommodates truck movement.

A fire truck would access Block 3 via the eastern adjacent development at 6099 Alder Street, which introduced a minimum 6 m wide clear drive aisle. A truck needing to turn around on-site may use the t-intersection, with associated 3 m x 3 m corner cut, located on the adjacent eastern site (6099 Alder Street).

Similar to the arrangement on the eastern adjacent development, residents will be provided with door-to-door garbage collection.

- Landscaping design, including the retention or replacement of existing trees and hedges, in accordance with the preliminary landscape plan.

The landscape plans demonstrate tree replacement in accordance with the Official Community Plan's requirement for tree replacement at a 2:1 ratio.

Tree retention issues, identified in the rezoning report (RZ 07-355977) to be resolved through the Development Permit process, are discussed in the Landscape Design and Open Space Design section of this report.

- An acoustic report and recommendations for achieving the Aircraft Noise Standards, as contained in the Official Community Plan (OCP).

Registration of an aircraft noise sensitive land use covenant on title is a requirement of the associated rezoning (RZ 07-355977).

The Public Hearing for the rezoning of this site was held on September 5, 2007. At the Public Hearing, the following concerns were raised. The response to the concern is provided in *italics*.

- The owner of the northern adjacent property, 9360 Westminster Highway, expressed concern about the impact to his property resulting from the construction being undertaken at 6099 Alder Street (RZ 04-274082, DP 05-292191). Further, the resident requested confirmation that sewer connection for his site would be provided in association with development at 6099 Alder Street.

The developer of 6099 Alder Street explained that during his conversations with the owner of 9360 Westminster Highway, his neighbour did not communicate concerns associated with development of 6099 Alder Street and that he would undertake to address his neighbour's concerns.

Sewer connection, which is accessible to 9360 Westminster Highway, was a requirement of the Servicing Agreement for 6099 Alder Street (SA 05-300814).

- Concern related to traffic congestion and access to central Richmond from the road network within the area.

A comprehensive road network is in the process of being introduced to the North McLennan neighbourhood in accordance with Transportation Engineering requirements. Introduction of a functional width of Alder Street was introduced in association with the eastern adjacent development at 6099 Alder Street (RZ 04-274082, DP 05-292191). Alder Street will be developed to its full width in association with future development.

The subject site is required to undertake frontage improvements to Ferndale Road as articulated in the associated rezoning report (RZ 07-355977), which include but are not limited to creation of a 3.91 m wide grass and treed boulevard with street lights and 8 cm Red Oak trees, with a 1.75 m wide sidewalk at the property line.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it is generally in compliance with the intent of the applicable sections of the Official Community Plan (OCP), the North McLennan Sub-Area Plan, and Comprehensive Development District (CD/164).

Advisory Design Panel Comments

The development proposal was reviewed by the Advisory Design Panel on February 21, 2007. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in *bold italics*.

Analysis

Conditions of Adjacency

- The proposed three-storey building height is responsive to the McLennan North Sub-Area Plan guidelines, and the series of residential units along the Ferndale Road frontage is a continuation of the architectural pattern established by the adjacent eastern development.
- The proposed site layout complies with the setback requirements of the “Comprehensive Development District (CD/164)”.
- The common outdoor amenity space is located on the eastern portion of the site, in a location that is complimentary to the indoor and outdoor amenity space on the eastern adjacent development site (6099 Alder Street).
- The impact of the building elevations on the eastern adjacent development (6099 Alder Street) is minimized by increasing the building setback from 3 m to between 4.12 m to 8.32 m, the use of complementary building materials and architectural building style, and the siting of the outdoor amenity space.
- The location and design of the access drive aisle via Ferndale Road considers both interim and future impacts on the western adjacent property (9311 Ferndale Road). The location of the drive aisle, introduction of a landscaped edge along the property line, and orientation of the individual unit driveways minimize impact on the adjacent existing single-family home. As a condition of rezoning, the subject development is required to provide access to Ferndale Road for the benefit of future development of 9311 Ferndale Road in accordance with the McLennan North Sub-Area Plan.

Urban Design and Site Planning

- Access to Block 1 and 2 is via Ferndale Road, access to Block 3 is secured by an access agreement through the adjacent eastern development (6099 Alder Street) via Alder Street.
- Unit entries and vehicle entries are on opposite sides of each unit. Unit access is either through front doors with direct access to Ferndale Road (10 units) or through front doors with direct access to the internal pedestrian mews (20 units). Weather protection is incorporated into the design.
- A total of 51 off-street parking stalls will be provided on-site. Six (6) visitor parking stalls are provided, one (1) of which is an accessible stall, and 45 residential parking stalls are provided, four (4) of which are in an enclosed tandem arrangement. The ratio of small car parking stalls proposed on-site complies with the maximum permitted by the bylaw.
- Similar to the arrangement on the eastern adjacent development (6099 Alder Street), door to door garbage collection will be provided to residents.

- Enclosed recycling facilities are located adjacent to the western building edge of Block 1 and the eastern building edge of Block 3 in recognition of the provision two (2) separate vehicle accesses to the proposed development.
- The Ferndale Road street façade references the building massing and architectural style that was introduced along Ferndale Road by the adjacent eastern development at 6099 Alder Street.
- Low wood post fences, that are punctuated by individual wood gates between masonry façade columns, delineate individual unit outdoor spaces and introduce variation along the street façade.
- Permeable concrete pavers are used to establish connectivity between the buildings and amenities by defining a circuit between Ferndale Road, the west and east edges of the site, the internal mews, the outdoor amenity space, the mailbox shelter, and visitor parking stalls.
- Four accessible units (Unit C) are proposed on-site. These units are located at the west and east building ends of building Block 2 and 3. The applicant has confirmed that a lift system is feasible operating on tracks closely fitted to the edge of the stair facilities mobility between levels and has confirmed accessibility of the washroom adjacent to the master bedroom. The units propose a two-car garage, which can accommodate a single lift equipped vehicle (**Schedule A**).

Architectural Form and Character

- The proposed architectural character and building materials are a continuation of the character established by the approved adjacent eastern development located at 6099 Alder Street.
- The proposed exterior finish materials (brick, narrow exposure horizontal vinyl siding, hardi-panel, wood trim, mullioned vinyl windows, aluminium railings, wood brackets, posts and trim, panel garage doors with transom windows, and shake appearance asphalt roof shingles) in muted neutral tones is consistent with the guidelines in the McLennan North Sub-Area Plan.
- Projecting bay windows, recessing the garage doors for B units, incorporating glazing variation between garage door types, and including planters along the drive aisle edge contribute toward breaking up the mass of the buildings along the drive aisles.
- Distinction of individual units is introduced to the building along the Ferndale Road frontage with the introduction of vertical defined window frames, and gabled roof dormers with brackets marking individual unit entrances. Although a variety of gable types are proposed, which is dictated by the width of individual entries, effort has been undertaken to introduce complimentary gable height and pitch. The roof mass is minimized by a combination/sequence of gable and hip roofs that cap the projecting bay windows.
- The gateway to the development, located off Ferndale Road, is demarcated by brick masonry low walls that include identification signage on both sides of the entry drive aisle, and use of permeable pavers.
- The west elevation of Block 1 has been amended to include additional window treatment to articulate the building end; thereby, improving the experience of entering the development site and providing a more appealing building face to views from the street.

Landscape Design and Open Space Design

- The associated rezoning report (RZ 07-355977) required further consideration of the feasibility of retaining a Norway Maple Tree located near the southwest corner of the site. The tree is located within the drive aisle and efforts to realign the drive aisle are insufficient to secure preservation of the tree's root system.
- A series of three hedges are located within proximity of the site's property lines.

Hedge Retention/Removal Synopsis

| Hedge location | Retention/Removal |
|--|---|
| North west property line of the subject site | The initial survey indicated a hedge on the western portion of the northern adjacent site (9360 Westminster Highway). As a result of being located off-site, the applicant was required to either ensure retention of the hedge or gain approval from the adjacent property owner to remove the trees. A subsequent survey indicates that the centreline of the hedge is located on the subject site. The applicant's Arborist has indicated that the hedge would be unable to survive the preloading process and the impact of close physical proximity to the drive aisle (Attachment 3). |
| Along the south eastern property line of the northern adjacent property (9360 Westminster Highway) | The applicant is required to undertake appropriate measures to ensure protection of the neighbour's hedge. |
| Along the eastern property line of the western adjacent property (9311 Ferndale Road) | The applicant is required to undertake appropriate measures to ensure protection of the neighbour's hedge. |

- The landscape plans demonstrate tree replacement in accordance with the Official Community Plan's requirement for tree replacement at a 2:1 ratio. Introduction of Emerald Cedars will establish a hedge along the eastern edge of the Ferndale access drive aisle. A variety of shrubs, ground covers, vines, perennials and grasses, punctuated by trellis and arbour structures will contribute to landscaping the site.
- Outdoor amenity space, located on the eastern edge of the site, is provided in compliance with the Official Community Plan (OCP) and is designed to promote both active and passive use. It includes a children's play structure on a resilient surface. Benches are provided in close proximity, creating opportunity for passive surveillance of the outdoor amenity area.
- In association with the rezoning application (RZ 07-355977), the applicant proposes a voluntary contribution in-lieu of the provision of on-site indoor amenity space in accordance with the Official Community Plan (OCP) and Council policy.
- Visitor parking stalls are internally located to minimize impact on the streetscape. The visitor parking stalls are treated with permeable concrete pavers similar to the treatment of the internal pathway circuit.

- Perimeter fencing includes low (0.9 m) wood picket fencing along the Ferndale Road streetscape, 1.2 m wood picket privacy fencing along the east property line, and 1.8 m privacy fencing along the north and west property lines.
- The finished site grade will be approximately equal to the existing grade of adjacent properties (**Plan #3d, Schedule A**).
- On-site electrical kiosks are screened by a variety of trees and shrubs.

Affordable Housing

- In association with the rezoning application (RZ 07-355977), the applicant has committed to provide a voluntary contribution of \$23,816 towards the City's Affordable Housing Reserve Fund.

Crime Prevention Through Environmental Design

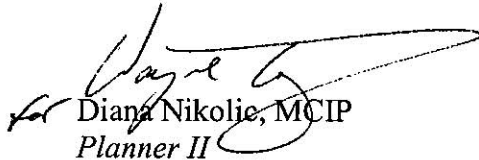
- An illumination plan, consisting of bollard lights, gate post fixtures, and wall mounted fixtures, strategically locates fixtures to maximize the safety of the pathway circuit, internal mews, outdoor amenity space, and amenities such as recycling structures and the mailbox kiosk. Further, the illumination plan has been designed to minimize ambient light pollution extending into adjacent properties.
- The site plan and unit design creates opportunity for passive surveillance of the mailbox structure, outdoor amenity space, private open space, and parking areas.
- Space differentiation (public, semi public, private) is achieved through the use of fences, gates and landscape features.
- Individual unit entrances are visible from either the public street or the internal pedestrian mews.

Servicing Capacity Analysis

- A Servicing Agreement for the design and construction of frontage improvements along Ferndale Road was secured through the associated Rezoning application (RZ 07-355977).
- An engineering servicing capacity analysis was requested during the rezoning review. The analysis was submitted to the City by the developer's consultant, and was accepted by the City. Identified required storm sewer upgrades are proposed through the Servicing Agreement.

Conclusions

The applicant has responded to issues that were identified through the rezoning process, as well as comments from staff and the Advisory Design Panel. The proposed development is a continuation of the architectural and building character established by the development of the eastern adjacent property (6099 Alder Street), and contributes toward the establishment of an urban neighbourhood in accordance with the McLennan North Sub-Area Plan. As a result, staff recommend approval of this Development Permit application.


for Diana Nikolje, MCIP
Planner II

EF/DN:blg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Registration of a restrictive Covenant required to prevent conversion of tandem parking spaces to habitable space;
- Installation of protective tree fencing during construction to the satisfaction of the City's Tree Preservation official for the protection of neighbouring trees; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$96,200 (based on total floor area of 48,100 ft²).

Prior to future Building Permit issuance, the developer is required to complete the following requirements:

- Receipt of a construction parking and traffic management plan to the satisfaction of the Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- A lighting plan for pedestrian entrances, access walkways and parking access aisles to be provided to ensure uniform levels of coverage and security. All lighting fixtures will be hooded and downcast to prevent ambient light pollution and located to minimize conflict with neighbouring single family dwellings; and
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units, including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.

Attachment 1 Development Application Data Sheet

Attachment 2 Advisory Design Panel Minutes and Applicant's Responses

Attachment 3 Updated Survey of Hedge Located Along the North Property Line



City of Richmond

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

**Development Application
 Data Sheet**
 Development Applications Division

DP 07-355979

Attachment 1

Address: 9333 Ferndale Road (formerly 9351 and 9391 Ferndale Road)

Applicant: Ferndale No. 3 Holdings Ltd.

Owner: Ferndale No. 3 Holdings Ltd.

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

Floor Area Gross: 4,468.5 m² (48,100 ft²) Floor Area Net: 3,663.6 m² (39,436 ft²)

| | Existing | Proposed |
|----------------------------|--|--|
| Site Area: | 3,801.7 m ² (40,923 ft ²) | 3,801.7 m ² (40,923 ft ²) |
| Land Uses: | Single-family Residential and Residential Sales Office | Multi-Family Residential |
| OCP Designation: | Residential | No change |
| Zoning: | Single-family Residential District, Subdivision Area F (R1/F) | Comprehensive Development District (CD/164) |
| Number of Units: | Two Single-family residences (demolished) and One Sales office | 30 Townhouse units |
| Other Designations: | Airport Noise Sensitive Development Policy Area 4 | No change |

| | Bylaw Requirement (CD/164) | Proposed | Variance |
|---|-----------------------------|---|----------------|
| Floor Area Ratio: | Max. 0.97 | 0.96 | None permitted |
| Lot Coverage: | Max. 41% | 41% | None |
| Setback – Public Roads – Ferndale Road: | Min. 6 m (19.7 ft.) | 6 m | None |
| Setback – Side Yard - West: | Min. 3 m (9.8 ft.) | 3 m | None |
| Setback – Side Yard - East: | Min. 3 m (9.8 ft.) | 4.12 m | None |
| Setback – Rear Yard - North: | Min. 3 m (9.8 ft.) | 6 m | None |
| Height (m): | Max. 13.2 m & Max. 3 storey | 10.5 m Max. 3 storey | None |
| Lot Size: | 0.3 ha | 0.38 ha | None |
| Off-street Parking Spaces – Resident and Visitor: | 45 Resident and 6 Visitor | 45 Resident and 6 Visitor | None |
| Off-street Parking Spaces – Accessible: | 1 Resident and 1 Visitor | 4 Resident double garages that may be used by a single lift equipped vehicle, and 1 Visitor | None |
| Total off-street Spaces: | 51 | 51 | None |

| | | | |
|--------------------------|--|--|------|
| Tandem Parking Spaces | Permitted | 22 spaces (11 units) | None |
| Amenity Space – Indoor: | Min. 70 m ² | Cash-in-lieu | None |
| Amenity Space – Outdoor: | Min. 180 m ² (Including 90 m ² children's play area) | 358 m ² (Including 126 m ² children's play area) | None |

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

**Wednesday, February 21, 2007 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

4. DP 07-355979 / RZ 07-355977 – 30 Unit Townhouse Development – (Formal)

APPLICANT: Wayne Fougere

PROPERTY LOCATION: 9351 – 9391 Ferndale Road

Louis Cheung declared a conflict of interest for this item, as he is the project Engineer, and did not participate or vote as a member of the Panel.

Staff Comments

Eric Fiss, Planner provided a brief overview of the site context and reviewed the staff comments, noting that the applicant had recently rezoned a neighbouring site, constructed a road and has now acquired the two adjacent sites. The applicant has provided a cross access easement on the previous site and is offering to do the same for this one. Mr. Fiss requested the Panel's comments on the following items:

- appropriateness of building placement (three rows oriented east-west);
- appropriateness of two driveway locations;
- number of consecutive townhouse units; and
- architectural character and details for phase three.

Applicant's Comments

With the aid of a model, colour palette, and various artists renderings, Wayne Fougere of Fougere Architecture described the project, noting that the intention was to build this project a little differently than the one next to it, but similar in scale and massing.

Mr. Fougere also noted that the blocks are oriented east-west as the client did not want west facing units since they have less market appeal.

Masa Ito, Landscape Architect reviewed the landscape plan and spoke about the character of the three landscaped areas along Ferndale, the intent to maximize the green space in the internal drive aisle, and the focal points at both ends of the public access for units along the mews.

Mr. Ito concluded by noting that the fountain proposed in the original package for the open space area will be replaced by a different feature.

Panel Discussion

In answer to Panel questions, the applicant advised that it is necessary to have a connection from Ferndale to the driveway for emergency vehicle access; that of the six visitor's parking stalls, one will be a handicap stall; and that a cross access agreement has

been obtained from the neighbours.

Comments from the Panel were as follows:

- the mews in between blocks two and three in part one suffers from homogeneity in terms of the roof conditions, consider something different such as colors with a lighter trim. The mews, as proposed on the subject site, is an improvement;
- consider some kind of corner treatment by the building coming into the driveway such as a gateway;
- look for opportunities to vary the garage doors;
- consider differentiation between the colours used; consider the use of lighter trims;
- appreciates the way the amenity area is consolidated, it is unfortunate that the mews runs straight without a cross street;
- the mews is the biggest feature, and will be the big seller, pay attention to the trellis;
- appreciates the adaptable nature of unit C, but would need to have a vertical access to live there, if immobile, an elevator would have to be on all 3 floors;
- constricted entry points to the bathrooms for accessibility;
- appreciates the passive surveillance opportunities on site, CPTED issues are well resolved;
- consider public art instead of the fountain;
- consider creating one focal entrance to accommodate both cars and pedestrians;
- the pedestrian experience created along the mews is good;
- the driveway experience along the frontage is challenging with the back of the building turned to it;
- consider flipping the driveway to the eastern property line to amplify the pedestrian realm;
- consider removing or relocating the visitor stall next to unit 30C to project the mews to both sides, and make a pedestrian connection without walking around the car;
- the raised sidewalks will be noisy, consider a texture change instead.

The applicant responded to the Panel comments, noting that the option of placing the entrance on the eastern property line will be explored, and that it hadn't been put there in the plans because of its close proximity to Alder. With regard to removal of the handicap visitor's stall, the applicant advised that the pedestrian walkway is there to provide access to and from the parking stall, and there are no doors or other features located there.

Panel Decision

The Chair provided a summary of the Panel comments as follows:

- soften/vary the repetitive roofscape;
I was initially under the assumption that the ADP was requesting a change to ridge lines (and based on the low sloped main roofs, I was opposed to altering the main ridge). After our February 15th meeting, I considered that the problem might have more to do with an unbroken soffit lines at the hip roofed bays. Based on this assumption, I decided to break the soffit at each hipped bay and raising the hipped bay roof. Based on discussions with the Senior Urban Designer, the Ferndale Road streetscape was resolved by increasing the slope of the shed roofed entry canopies and by popping up the hipped roof bays. These changes are shown on Plans 4 and 6.
- the gateway to the site needs further design development;
Changes to landscape structures and to the west elevation of Building One

has resulted in an improved gateway statement at the project's westerly entrance. Brick signage walls on either side of the Ferndale Road driveway reinforce the gateway entrance to the development. This design change is illustrated on Plans 1, 2, 2a, 3, 3a and 6. Changes to the west elevation of Building One (as shown on Plan 4) are also included to improve the level of architectural detail in the vicinity of the entrance. The building changes include: moving the recycling bin enclosure, adding windows to the ground and upper storeys, boxing out a middle storey pair of windows and adding a lattice screen below the two storey bay element.

- consider varying the type of garage doors;
Garage door sizes are 16'x7' (for 4 C units), 12'x7' (for 2 A units) and 9'x7' for all B units. The B unit garage doors are recessed 13' back of the bay windows. Refer to Plans 4 and 5 that shows a variety of garage door types. The variations are described as follows: the glazing panels in each unit type are different and every other B unit has a solid upper panel (with no glazing in the garage door).
- provide further cross linkage of the mews, connecting the driveway and public open space;
Additional pavers are now incorporated in the hard landscaping design as and where requested to provide further pedestrian linkage throughout the development.
- pay attention to trellis and detailing of the "feature";
The arbour acts as a terminus of the view from the mews. Masonry bases have been introduced to add further detail.
- make the washrooms more accessible, and reconsider their entrance ways.

Our November 19, 2008 email to Eric Fiss noted that entry doors to all units are 2'-10" (855 mm) wide. Adaptable bathroom at the upper floor of C Units provides 2'-10" (855 mm) doors.

It was moved and seconded

That DP 07-355979 / RZ 07-355977 move forward to the Development Permit Panel subject to taking into consideration comments provided by the Advisory Design Panel.

CARRIED

PLAN OF TOPOGRAPHY SHOWING
 DETAILED TREE LOCATIONS ALONG THE NORTH BOUNDARY OF
 LOT 99, SECTION 10, BLOCK 4 NORTH, RANGE 6 WEST,
 NEW WESTMINSTER DISTRICT, PLAN BCP 32531

B.C.G.S. 92G-015

CIVIC ADDRESSES: #9351 & #9391 FERNDALE ROAD, RICHMOND, B.C.

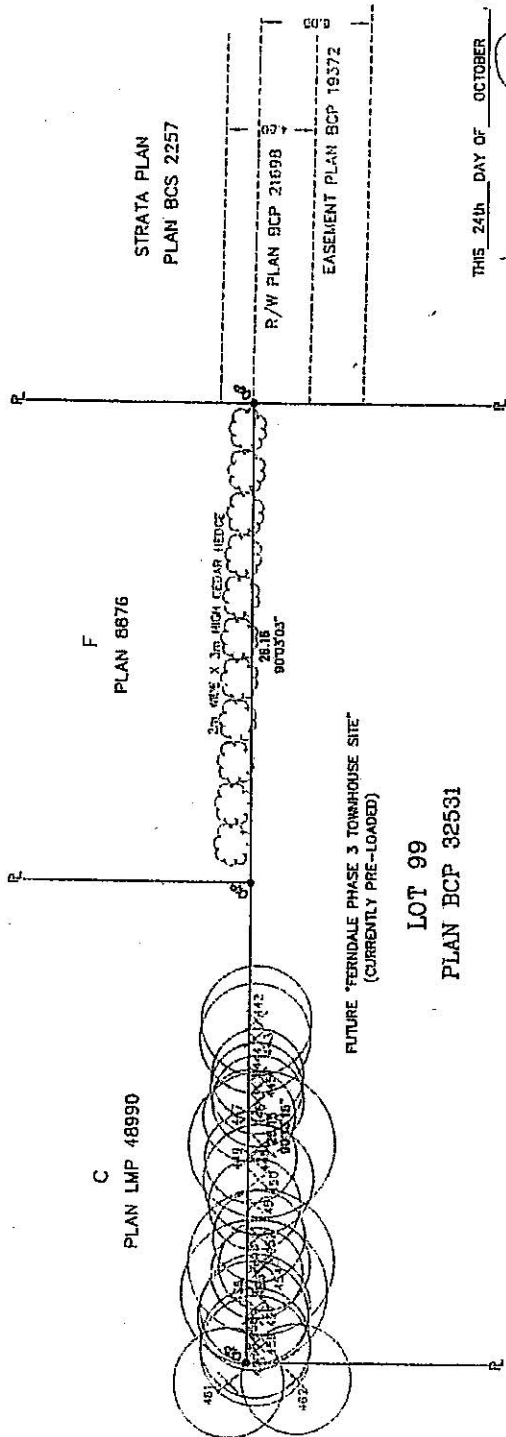
SCALE: 1:250

-ALL DIMENSIONS ARE METRIC
 -BEARINGS ARE GRID AND ARE DERIVED FROM PLAN BCP 32531

LEGEND

- DENOTES IRON BAR POST FOUND
- ℓ DENOTES PROPERTY LINE

SEC.10 B.4.N. R.6.W. N.W.D.



| TREE LIST | | | |
|-------------|-------------|-------|-------------|
| POINT # | TRUNK # (m) | TYPE | TRUNK Ø (m) |
| 442,450,457 | 0.20 | CEDAR | 6.0 |
| 443 | 0.25 | CEDAR | 6.0 |
| 444,449,452 | 0.15 | CEDAR | 5.0 |
| 445,446,447 | 0.20 | CEDAR | 5.0 |
| 451,454,455 | 0.15 | SPHAR | 5.0 |
| 449 | 0.40 | CEDAR | 8.0 |
| 453,456 | 0.35 | CEDAR | 8.0 |
| 458,459,462 | 0.25 | CEDAR | 6.0 |
| 460 | 0.20 | CEDAR | 6.0 |
| 461 | 0.25 | FIR | 6.0 |

THIS 24th DAY OF OCTOBER, 2007.

WARREN E. BARNARD
 (695) B.C.L.S.

WATSON & BARNARD
 B.C. LAND SURVEYORS
 1524-56th STREET
 DELTA, B.C. V4L 2A8
 TEL: 943-9433 FAX: 943-0421

FILE: 22353TR
 PLOT: 07/10/24
 MAP: 10-4-6

G:\M\1\0\2002\22353TR.dwg 1/29 P:\0327069\22353.dwg



No. DP 07-355979

To the Holder: FERNDALE NO. 3 HOLDINGS LTD.

Property Address: 9333 FERNDALE ROAD
(FORMERLY 9351 AND 9391 FERNDALE ROAD)

Address: C/O WAYNE FOUGERE
FOUGERE ARCHITECTURE INC.
#210 – 230 WEST BROADWAY
VANCOUVER, BC V5Y 1P7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$96,200.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 07-355979

To the Holder: FERNDALE NO. 3 HOLDINGS LTD.
Property Address: 9333 FERNDALE ROAD
(FORMERLY 9351 AND 9391 FERNDALE ROAD)
Address: C/O WAYNE FOUGERE
FOUGERE ARCHITECTURE INC.
#210 – 230 WEST BROADWAY
VANCOUVER, BC V5Y 1P7

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

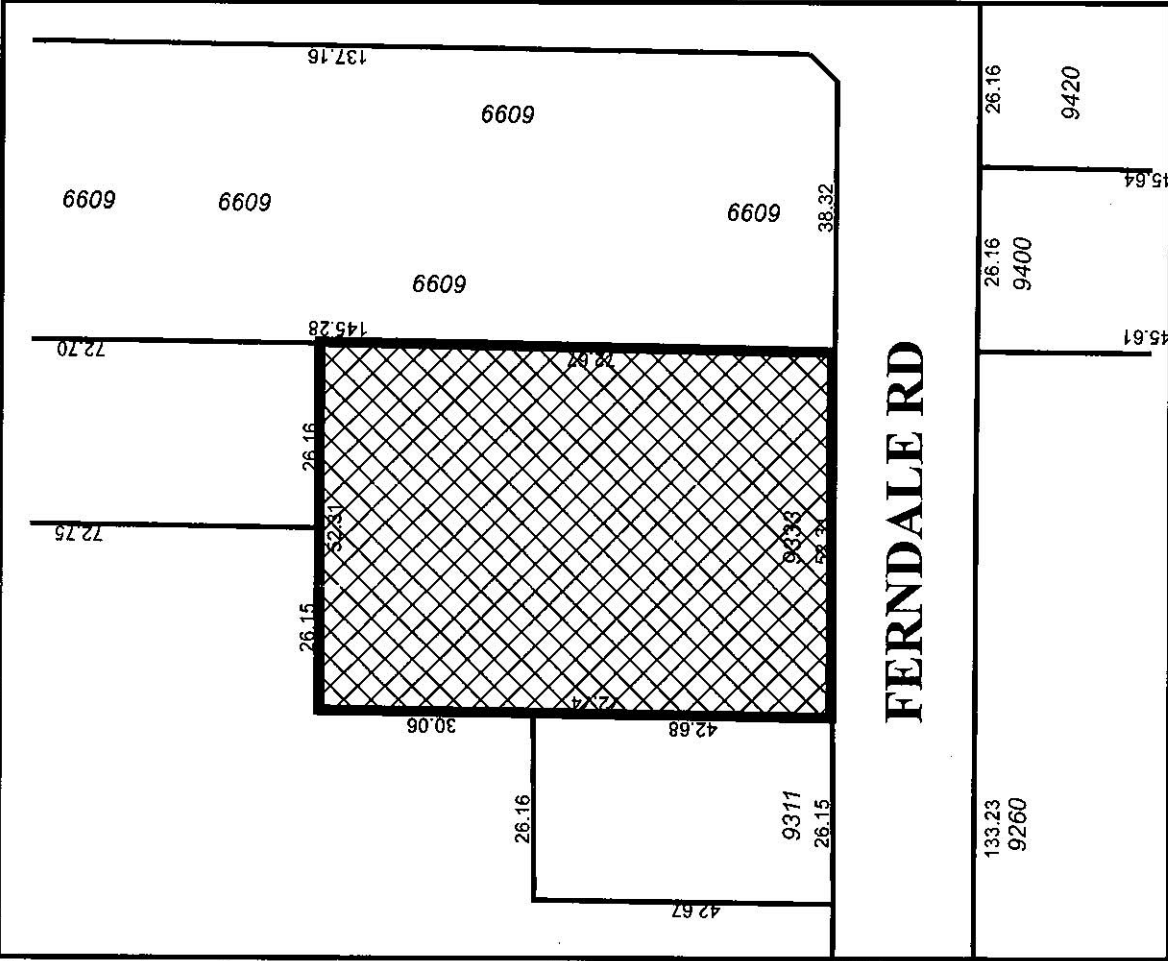
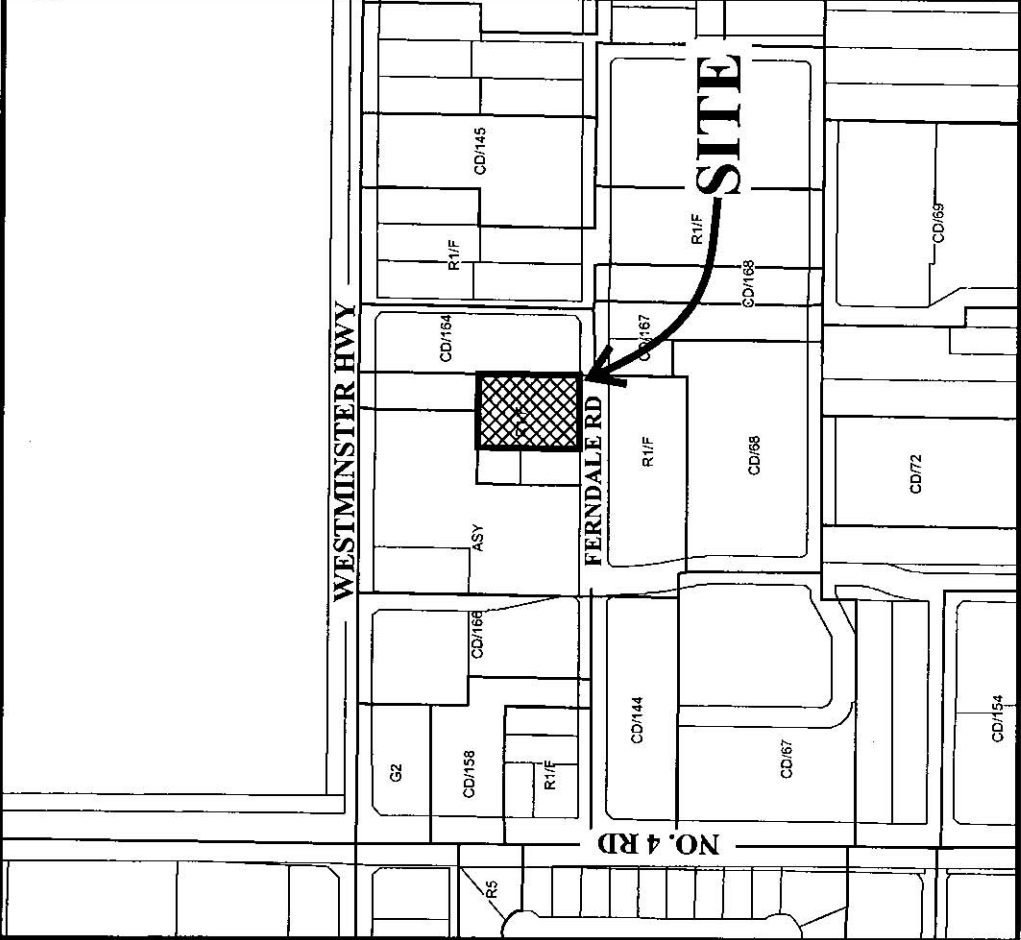
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

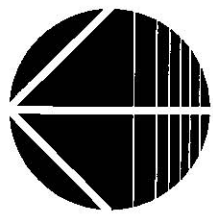


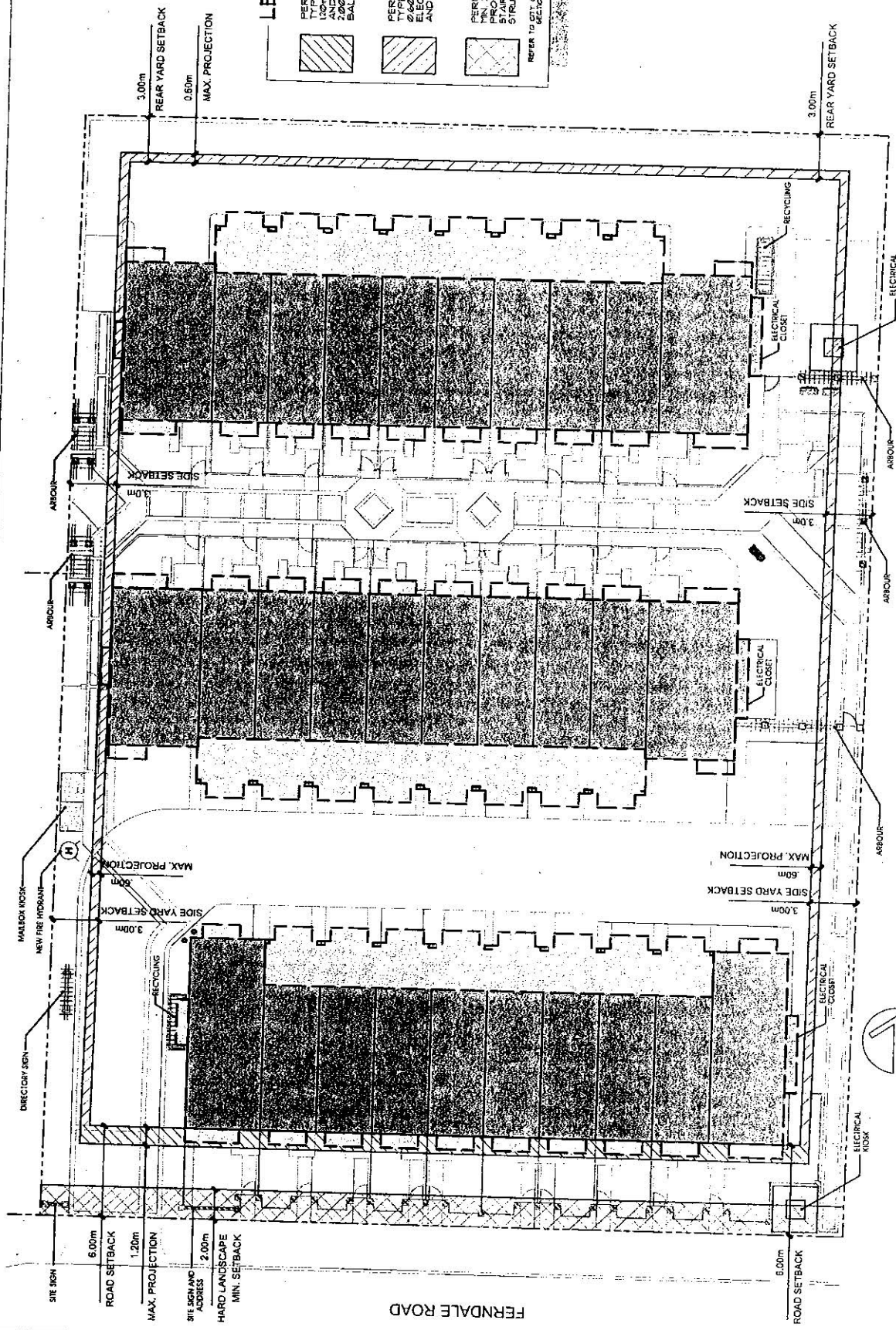
City of Richmond



DP 07-355979 SCHEDULE "A"

Original Date: 01/31/07
 Revision Date: 10/24/07
 Note: Dimensions are in METRES





LEGEND

- PERMITTED PROJECTION 1.00m FOR BAY WINDOWS AND CANTILEVERED ROOFS 2.00m FOR PORCHES AND BALCONIES
- PERMITTED PROJECTION 0.60m FOR BAY WINDOWS, ELECTRICAL CLOSETS AND CANTILEVERED ROOFS
- PERMITTED SETBACK MIN. 2.00m FROM PROPERTY LINE FOR ENTRY STAIRS AND LANDSCAPE STRUCTURES

REFER TO CITY OF RICHMOND BY: LAW 1993 SECTION 25.04.02.01.07

FEB 19 2008
 DEVELOPMENT PERMIT NO. DP-07-355979

FERNDALE GARDEN

FERNDALE NO 3 HOLDINGS LTD
 REVISED FEBRUARY 19 2008
 SCALE 1" = 20'-0"
 DP SUBMISSION NOVEMBER 2007

FOUCHERE ARCHITECTURE INC.
 10101 146TH AVE. #101
 RICHMOND, BC V6V 2G9
 TEL: 604-273-8888

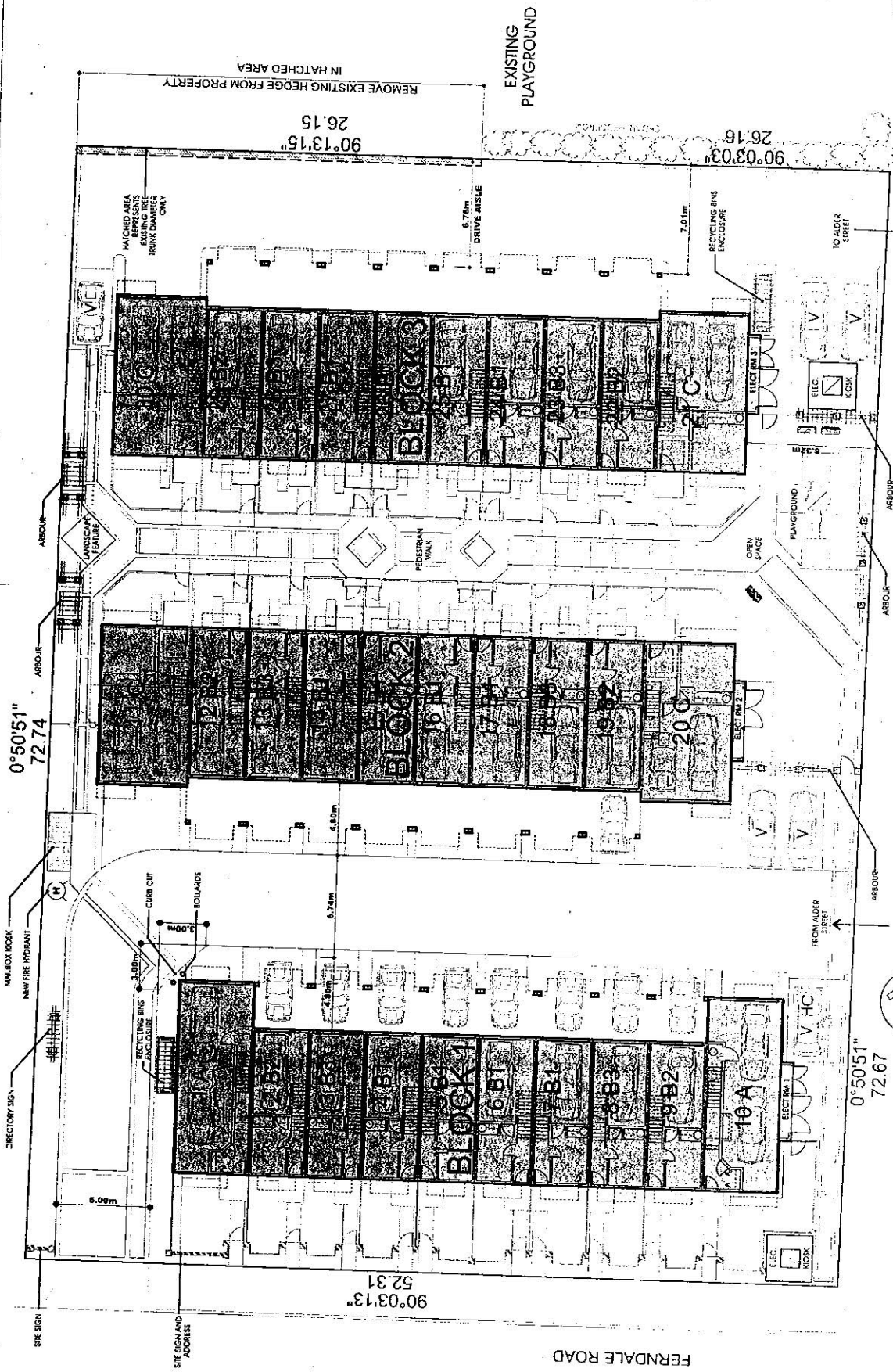
DP 07355979
 PLAN #1

SITE PLAN SHOWING BUILDING ENVELOPE & SETBACKS



SCALE 1" = 20' @

FERNDALE ROAD



FEB 19 2008
 DEVELOPMENT PERMIT NO.
 DP-07-355979

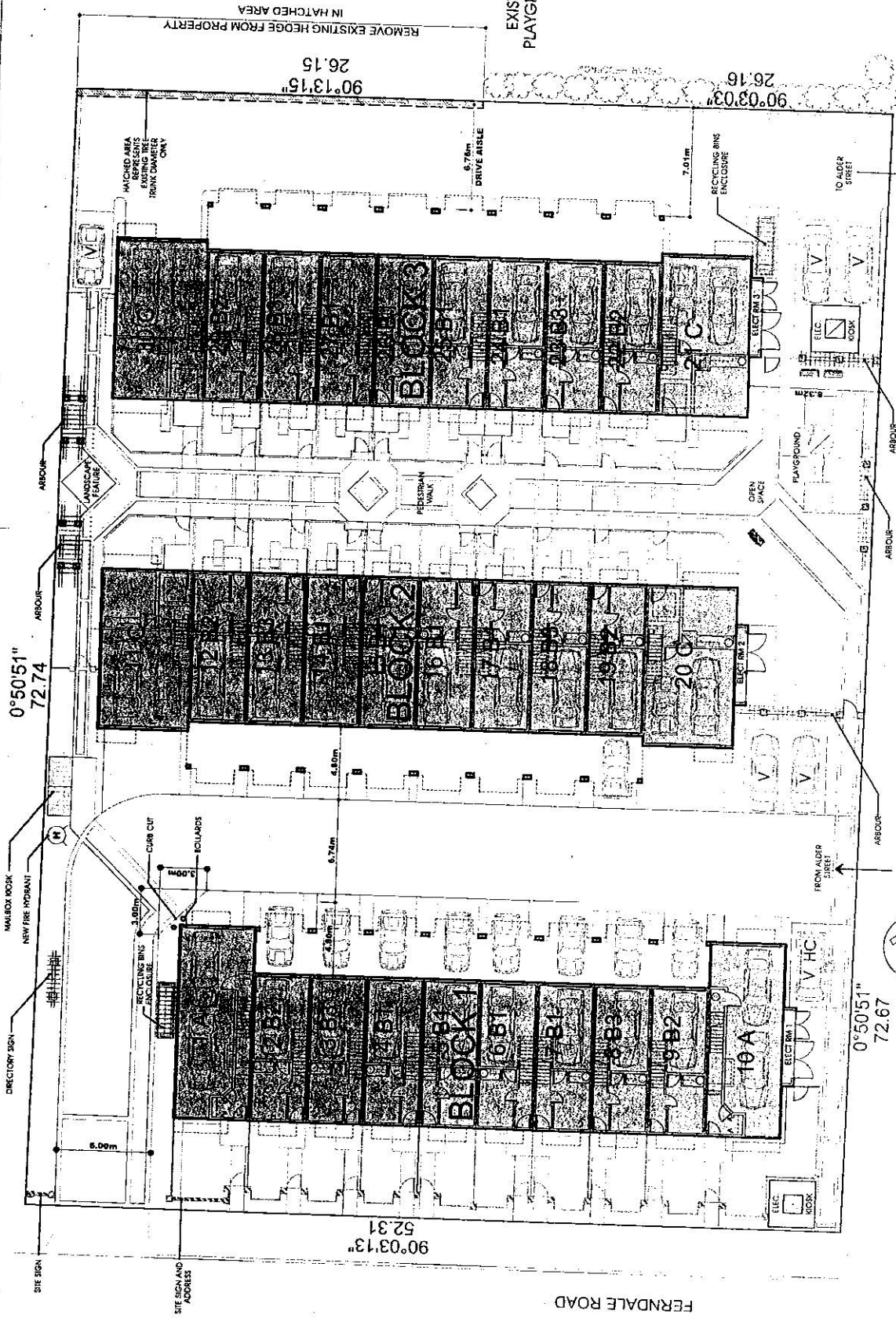
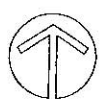
FERNDALE GARDEN

FERNDAL HOLDINGS LTD
 REVISED PERMIT NO.
 DP-07-355979
 NOVEMBER 20, 2007

FOUGERE ARCHITECTURE INC.
 270 - 235 WEST BURNBURY
 BURNBURY, ONTARIO L4Y 1P7
 (416) 497-2340

DP 07355979
 PLAN #2

PARKING PLAN
 SCALE: 1" = 20'-0"



ITO & ASSOCIATES
 Landscape Architects
 3181 Iona Street
 Richmond, BC V6E 2L4
 Telephone: (604) 273-8898
 Fax: (604) 273-8898
 Email: Ito@itoassoc.com

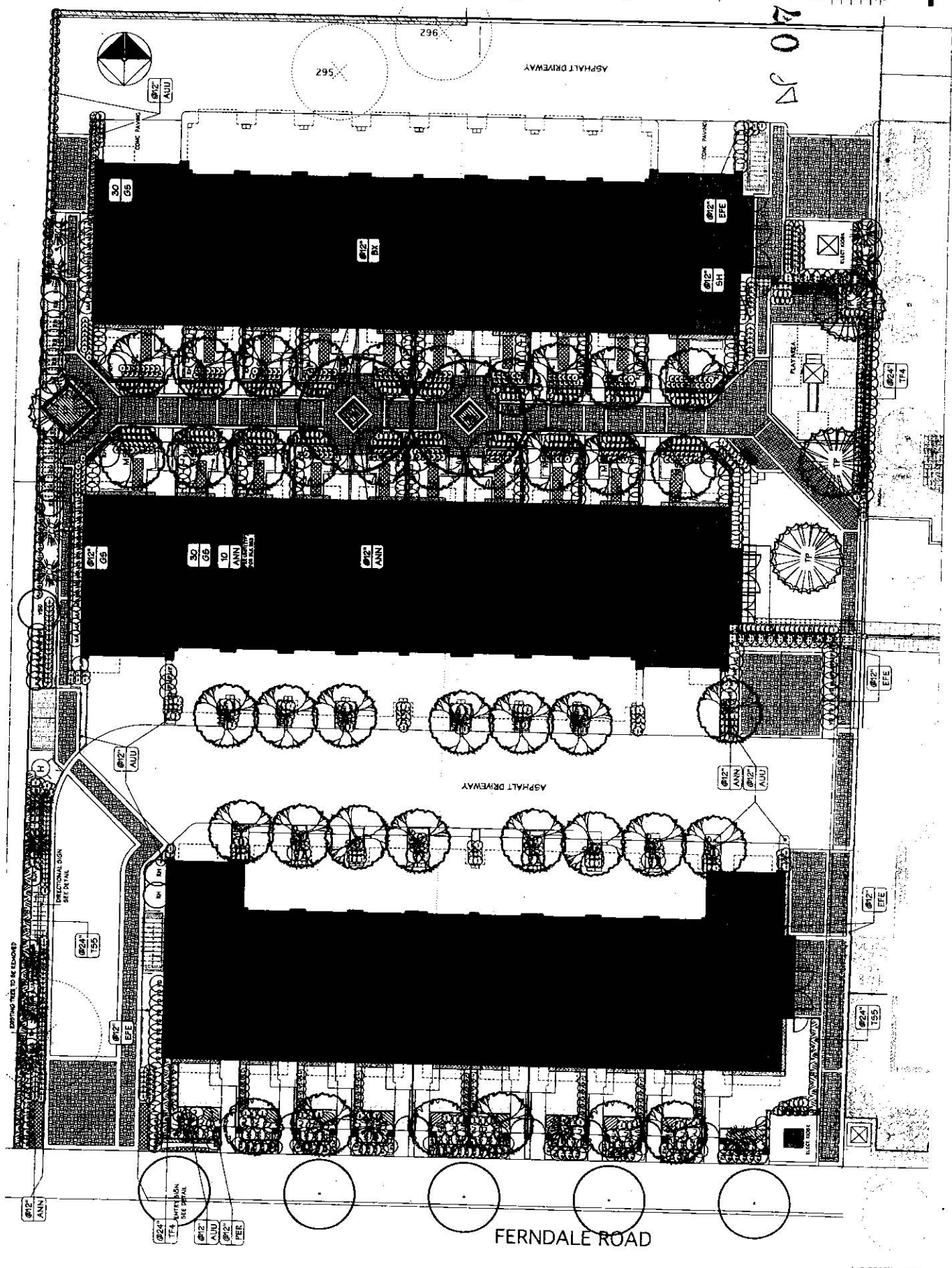
ITO
 & ASSOCIATES
 Landscape Architects
 3181 Iona Street
 Richmond, BC V6E 2L4
 Telephone: (604) 273-8898
 Fax: (604) 273-8898
 Email: Ito@itoassoc.com

Project: FERNDAL E GARDEN
 1833 FERNDAL E RD
 RICHMOND, BC
 FERNDAL E HOLDINGS LTD

Drawing No.:
 LANDSCAPE PLAN

FEB 19 2008

07355979



- 1. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 1)
- 2. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 2)
- 3. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 3)
- 4. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 4)
- 5. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 5)
- 6. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 6)
- 7. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 7)
- 8. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 8)
- 9. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 9)
- 10. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 10)
- 11. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 11)
- 12. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 12)
- 13. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 13)
- 14. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 14)
- 15. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 15)
- 16. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 16)
- 17. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 17)
- 18. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 18)
- 19. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 19)
- 20. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 20)
- 21. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 21)
- 22. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 22)
- 23. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 23)
- 24. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 24)
- 25. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 25)
- 26. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 26)
- 27. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 27)
- 28. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 28)
- 29. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 29)
- 30. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 30)
- 31. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 31)
- 32. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 32)
- 33. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 33)
- 34. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 34)
- 35. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 35)
- 36. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 36)
- 37. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 37)
- 38. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 38)
- 39. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 39)
- 40. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 40)
- 41. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 41)
- 42. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 42)
- 43. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 43)
- 44. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 44)
- 45. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 45)
- 46. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 46)
- 47. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 47)
- 48. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 48)
- 49. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 49)
- 50. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 50)
- 51. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 51)
- 52. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 52)
- 53. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 53)
- 54. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 54)
- 55. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 55)
- 56. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 56)
- 57. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 57)
- 58. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 58)
- 59. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 59)
- 60. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 60)
- 61. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 61)
- 62. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 62)
- 63. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 63)
- 64. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 64)
- 65. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 65)
- 66. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 66)
- 67. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 67)
- 68. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 68)
- 69. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 69)
- 70. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 70)
- 71. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 71)
- 72. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 72)
- 73. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 73)
- 74. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 74)
- 75. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 75)
- 76. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 76)
- 77. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 77)
- 78. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 78)
- 79. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 79)
- 80. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 80)
- 81. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 81)
- 82. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 82)
- 83. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 83)
- 84. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 84)
- 85. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 85)
- 86. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 86)
- 87. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 87)
- 88. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 88)
- 89. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 89)
- 90. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 90)
- 91. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 91)
- 92. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 92)
- 93. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 93)
- 94. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 94)
- 95. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 95)
- 96. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 96)
- 97. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 97)
- 98. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 98)
- 99. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 99)
- 100. 1/2" CONC. W/ 4" REIN. (SEE DETAIL 100)

ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 10000 RIVERVIEW BLVD. SUITE 204
 RICHMOND, BC V6X 1A7
 Phone: (604) 273-2832
 Fax: (604) 273-4636
 Email: Ito@ito.ca

Project: **FERNDALE GARDEN**
 100 FERNDALE RD
 RICHMOND, BC
 Ferndale Holdings Ltd

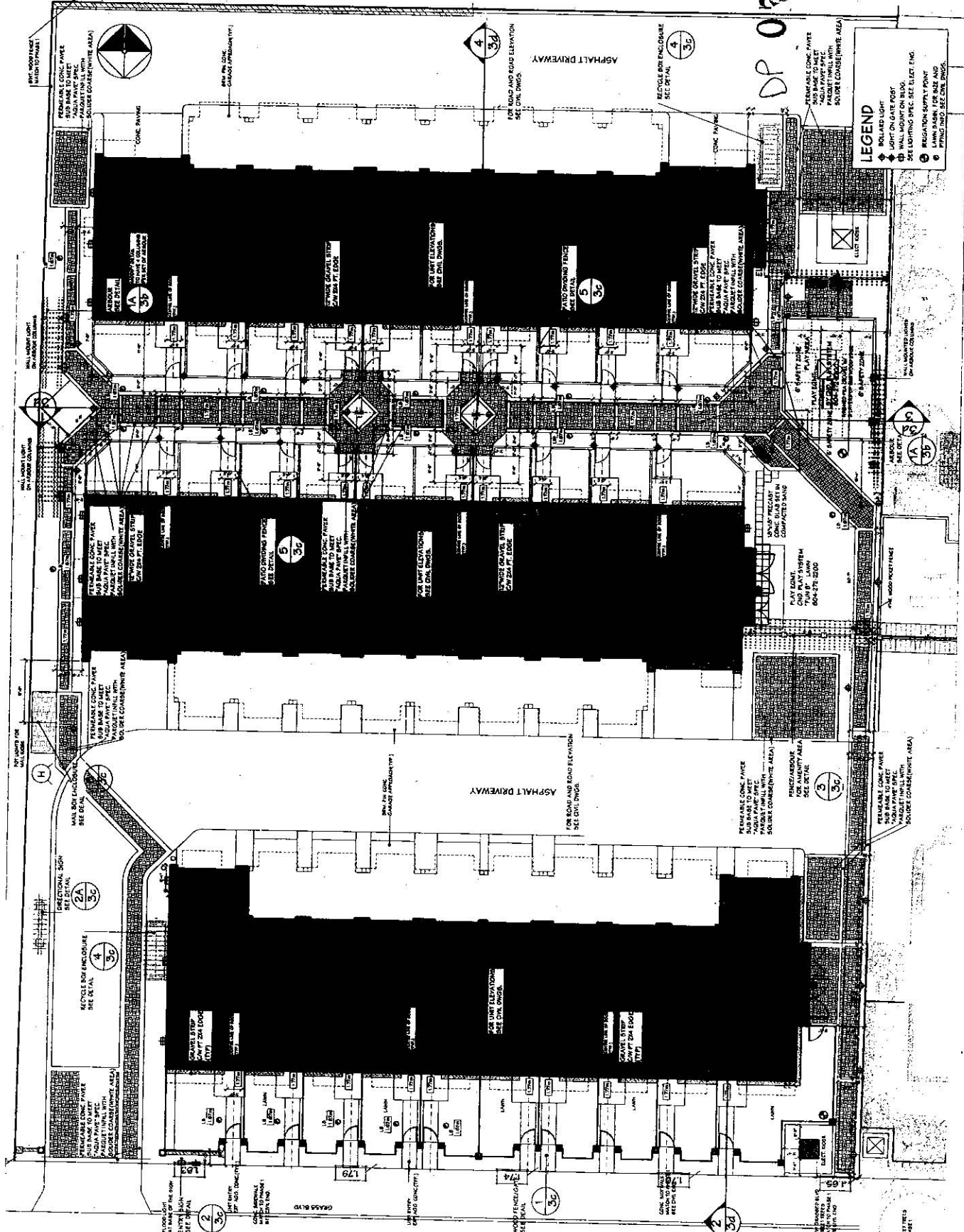
Contract No.:
HARD LANDSCAPE PLAN

FEB 19 2008

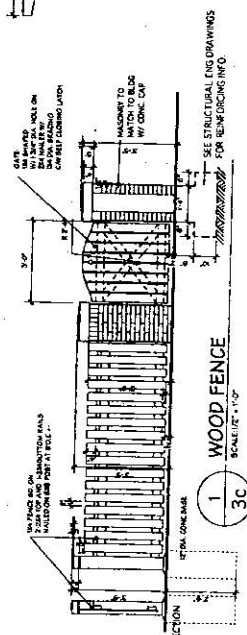
DP 07355979

| | |
|---------|----------------|
| Scale: | 1/8" = 1' - 0" |
| Client: | ITO |
| Drawn: | TO |
| Check: | TO |
| Date: | 02/19/08 |
| Sheet: | 3a |

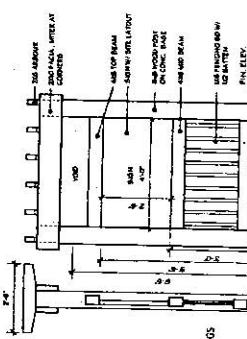
3a



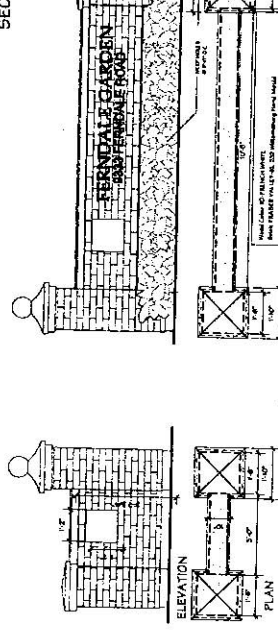
FERNDALE ROAD



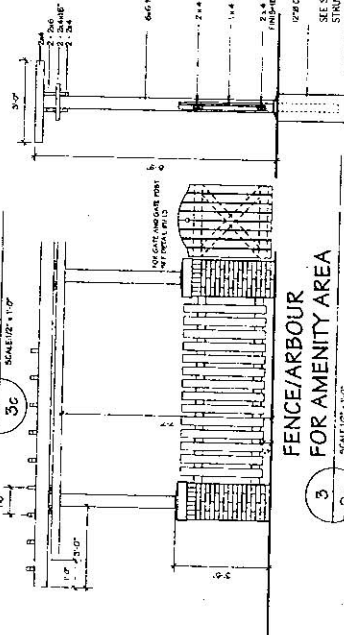
1 WOOD FENCE
SCALE: 1/2" = 1'-0"



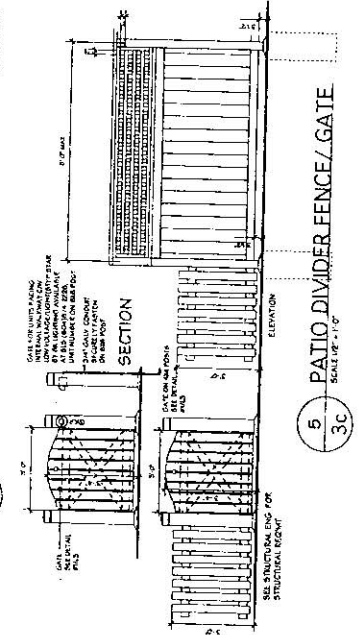
2A DIRECTIONAL SIGN
SCALE: 1/2" = 1'-0"



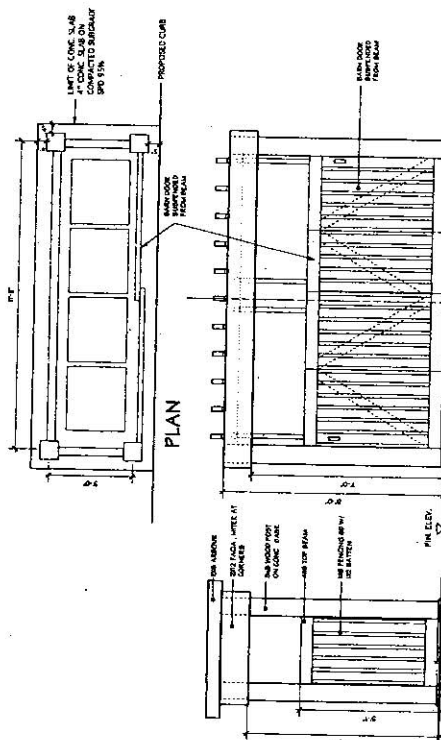
2 ENTRY SIGN
SCALE: 1/2" = 1'-0"



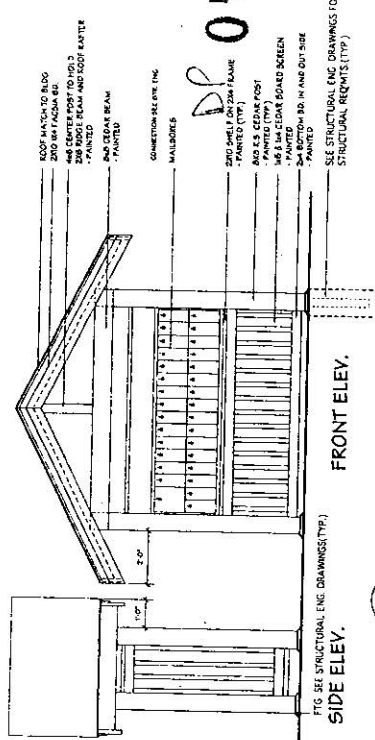
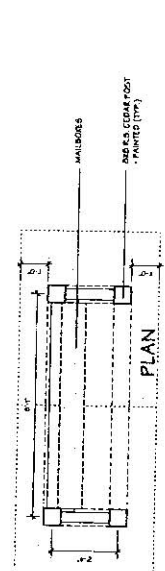
3 FENCE/ARBOUR FOR AMENITY AREA
SCALE: 1/2" = 1'-0"



5 PATIO DIVIDER FENCE/GATE
SCALE: 1/2" = 1'-0"



4 RECYCLE BOX ENCLOSURE
SCALE: 1/2" = 1'-0"



6 MAIL BOX SHELTER
SCALE: 1/2" = 1'-0"

NOTE:
ALL WOOD SHALL BE PRESSURE TREATED FR 54 S.
ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE LANDSCAPE ARCHITECT'S CHOICE.
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
ALL GLAZES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES.

SEE STRUCTURAL ENG. DRAWINGS FOR STRUCTURAL REQUISITS

SEE STRUCTURAL ENG. DRAWINGS FOR STRUCTURAL REQUISITS

- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
- 2. FINISHES TO BE USED AS SHOWN ON DRAWINGS.
- 3. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 4. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 5. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 6. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 7. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 8. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 9. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 10. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 11. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 12. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 13. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 14. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 15. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 16. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 17. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 18. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 19. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 20. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 21. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 22. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 23. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 24. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 25. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 26. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 27. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 28. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 29. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 30. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 31. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 32. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 33. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 34. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 35. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 36. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 37. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 38. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 39. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 40. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 41. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 42. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 43. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 44. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 45. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 46. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 47. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 48. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 49. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 50. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 51. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 52. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 53. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 54. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 55. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 56. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 57. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 58. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 59. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 60. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 61. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 62. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 63. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 64. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 65. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 66. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 67. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 68. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 69. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 70. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 71. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 72. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 73. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 74. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 75. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 76. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 77. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 78. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 79. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 80. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 81. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 82. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 83. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 84. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 85. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 86. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 87. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 88. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 89. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 90. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 91. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 92. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 93. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 94. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 95. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 96. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 97. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 98. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 99. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.
- 100. ALL MATERIALS TO BE USED AS SHOWN ON DRAWINGS.

ITO
I ASSOCIATES
LANDSCAPE ARCHITECTS
2180 (North) Street
Richmond, BC V6V 2L4
Phone: (604) 271-2912
Fax: (604) 271-2913
Email: info@itoinc.com

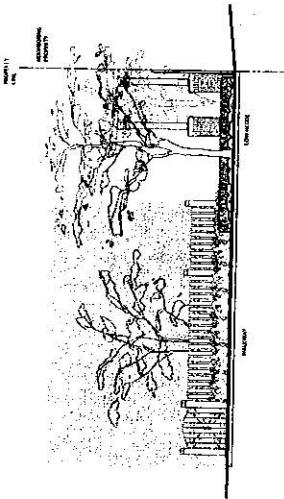
Project: FERRIDALE GARDEN
5801 FERRIDALE RD
RICHMOND, B.C.
FERRIDALE HOLDINGS LTD

Drawing No: DETAILS

FEB 19 2008
07355979

| | |
|---------------|------------|
| Client: | ITO |
| Contract No.: | 2007-0008 |
| Date: | 2007.02.01 |
| Scale: | AS SHOWN |

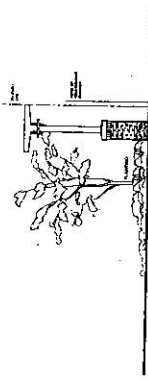
3C



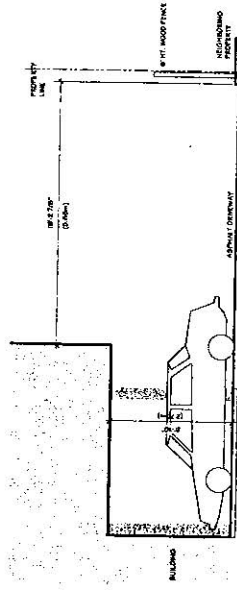
1 SECTION THROUGH WEST P.L.
SCALE 1/4" = 1'-0"



2 SECTION THROUGH SOUTH P.L.
SCALE 1/4" = 1'-0"



3 SECTION THROUGH EAST P.L.
SCALE 1/4" = 1'-0"



4 SECTION THROUGH NORTH P.L.
SCALE 1/4" = 1'-0"

- 1.00 SITE PLAN
- 1.01 SITE PLAN
- 1.02 SITE PLAN
- 1.03 SITE PLAN
- 1.04 SITE PLAN
- 1.05 SITE PLAN
- 1.06 SITE PLAN
- 1.07 SITE PLAN
- 1.08 SITE PLAN
- 1.09 SITE PLAN
- 1.10 SITE PLAN
- 1.11 SITE PLAN
- 1.12 SITE PLAN
- 1.13 SITE PLAN
- 1.14 SITE PLAN
- 1.15 SITE PLAN
- 1.16 SITE PLAN
- 1.17 SITE PLAN
- 1.18 SITE PLAN
- 1.19 SITE PLAN
- 1.20 SITE PLAN
- 1.21 SITE PLAN
- 1.22 SITE PLAN
- 1.23 SITE PLAN
- 1.24 SITE PLAN
- 1.25 SITE PLAN
- 1.26 SITE PLAN
- 1.27 SITE PLAN
- 1.28 SITE PLAN
- 1.29 SITE PLAN
- 1.30 SITE PLAN
- 1.31 SITE PLAN
- 1.32 SITE PLAN
- 1.33 SITE PLAN
- 1.34 SITE PLAN
- 1.35 SITE PLAN
- 1.36 SITE PLAN
- 1.37 SITE PLAN
- 1.38 SITE PLAN
- 1.39 SITE PLAN
- 1.40 SITE PLAN
- 1.41 SITE PLAN
- 1.42 SITE PLAN
- 1.43 SITE PLAN
- 1.44 SITE PLAN
- 1.45 SITE PLAN
- 1.46 SITE PLAN
- 1.47 SITE PLAN
- 1.48 SITE PLAN
- 1.49 SITE PLAN
- 1.50 SITE PLAN
- 1.51 SITE PLAN
- 1.52 SITE PLAN
- 1.53 SITE PLAN
- 1.54 SITE PLAN
- 1.55 SITE PLAN
- 1.56 SITE PLAN
- 1.57 SITE PLAN
- 1.58 SITE PLAN
- 1.59 SITE PLAN
- 1.60 SITE PLAN
- 1.61 SITE PLAN
- 1.62 SITE PLAN
- 1.63 SITE PLAN
- 1.64 SITE PLAN
- 1.65 SITE PLAN
- 1.66 SITE PLAN
- 1.67 SITE PLAN
- 1.68 SITE PLAN
- 1.69 SITE PLAN
- 1.70 SITE PLAN
- 1.71 SITE PLAN
- 1.72 SITE PLAN
- 1.73 SITE PLAN
- 1.74 SITE PLAN
- 1.75 SITE PLAN
- 1.76 SITE PLAN
- 1.77 SITE PLAN
- 1.78 SITE PLAN
- 1.79 SITE PLAN
- 1.80 SITE PLAN
- 1.81 SITE PLAN
- 1.82 SITE PLAN
- 1.83 SITE PLAN
- 1.84 SITE PLAN
- 1.85 SITE PLAN
- 1.86 SITE PLAN
- 1.87 SITE PLAN
- 1.88 SITE PLAN
- 1.89 SITE PLAN
- 1.90 SITE PLAN
- 1.91 SITE PLAN
- 1.92 SITE PLAN
- 1.93 SITE PLAN
- 1.94 SITE PLAN
- 1.95 SITE PLAN
- 1.96 SITE PLAN
- 1.97 SITE PLAN
- 1.98 SITE PLAN
- 1.99 SITE PLAN
- 2.00 SITE PLAN

ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 10000 E. 15th Ave. Suite 214
 Denver, CO 80232
 Phone: (303) 751-9813
 Fax: (303) 751-9833
 Email: info@itoa.com

Project:
FERNDALE GARDEN
 FERNDALE GARDEN
 FERNDALE HOLDINGS LTD.

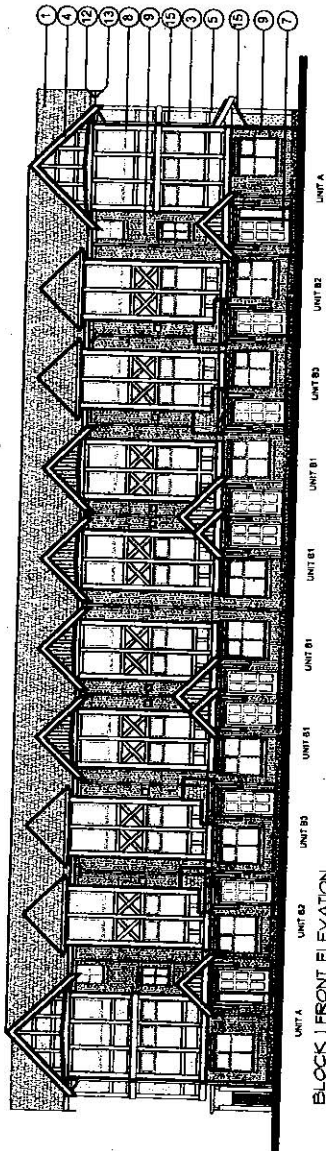
Client:
 FERNDALE HOLDINGS LTD.

Scale:
 1/4" = 1'-0"

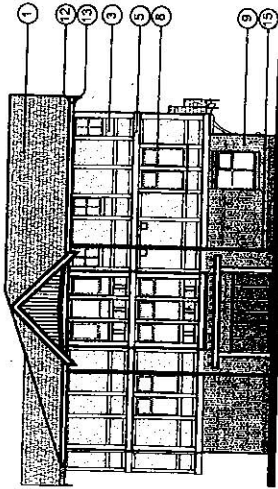
Date:
 FEB 19 2008

DF 07355979

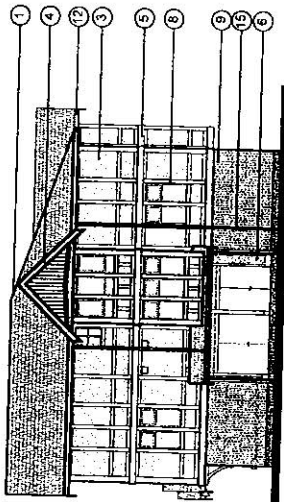
| NO. | DATE | BY | CHKD. | APP. |
|-----|----------|----|-------|------|
| 1 | 02/19/08 | DF | DF | DF |
| 2 | 02/19/08 | DF | DF | DF |
| 3 | 02/19/08 | DF | DF | DF |
| 4 | 02/19/08 | DF | DF | DF |
| 5 | 02/19/08 | DF | DF | DF |
| 6 | 02/19/08 | DF | DF | DF |
| 7 | 02/19/08 | DF | DF | DF |
| 8 | 02/19/08 | DF | DF | DF |
| 9 | 02/19/08 | DF | DF | DF |
| 10 | 02/19/08 | DF | DF | DF |
| 11 | 02/19/08 | DF | DF | DF |
| 12 | 02/19/08 | DF | DF | DF |
| 13 | 02/19/08 | DF | DF | DF |
| 14 | 02/19/08 | DF | DF | DF |
| 15 | 02/19/08 | DF | DF | DF |
| 16 | 02/19/08 | DF | DF | DF |
| 17 | 02/19/08 | DF | DF | DF |
| 18 | 02/19/08 | DF | DF | DF |
| 19 | 02/19/08 | DF | DF | DF |
| 20 | 02/19/08 | DF | DF | DF |
| 21 | 02/19/08 | DF | DF | DF |
| 22 | 02/19/08 | DF | DF | DF |
| 23 | 02/19/08 | DF | DF | DF |
| 24 | 02/19/08 | DF | DF | DF |
| 25 | 02/19/08 | DF | DF | DF |
| 26 | 02/19/08 | DF | DF | DF |
| 27 | 02/19/08 | DF | DF | DF |
| 28 | 02/19/08 | DF | DF | DF |
| 29 | 02/19/08 | DF | DF | DF |
| 30 | 02/19/08 | DF | DF | DF |
| 31 | 02/19/08 | DF | DF | DF |
| 32 | 02/19/08 | DF | DF | DF |
| 33 | 02/19/08 | DF | DF | DF |
| 34 | 02/19/08 | DF | DF | DF |
| 35 | 02/19/08 | DF | DF | DF |
| 36 | 02/19/08 | DF | DF | DF |
| 37 | 02/19/08 | DF | DF | DF |
| 38 | 02/19/08 | DF | DF | DF |
| 39 | 02/19/08 | DF | DF | DF |
| 40 | 02/19/08 | DF | DF | DF |
| 41 | 02/19/08 | DF | DF | DF |
| 42 | 02/19/08 | DF | DF | DF |
| 43 | 02/19/08 | DF | DF | DF |
| 44 | 02/19/08 | DF | DF | DF |
| 45 | 02/19/08 | DF | DF | DF |
| 46 | 02/19/08 | DF | DF | DF |
| 47 | 02/19/08 | DF | DF | DF |
| 48 | 02/19/08 | DF | DF | DF |
| 49 | 02/19/08 | DF | DF | DF |
| 50 | 02/19/08 | DF | DF | DF |
| 51 | 02/19/08 | DF | DF | DF |
| 52 | 02/19/08 | DF | DF | DF |
| 53 | 02/19/08 | DF | DF | DF |
| 54 | 02/19/08 | DF | DF | DF |
| 55 | 02/19/08 | DF | DF | DF |
| 56 | 02/19/08 | DF | DF | DF |
| 57 | 02/19/08 | DF | DF | DF |
| 58 | 02/19/08 | DF | DF | DF |
| 59 | 02/19/08 | DF | DF | DF |
| 60 | 02/19/08 | DF | DF | DF |
| 61 | 02/19/08 | DF | DF | DF |
| 62 | 02/19/08 | DF | DF | DF |
| 63 | 02/19/08 | DF | DF | DF |
| 64 | 02/19/08 | DF | DF | DF |
| 65 | 02/19/08 | DF | DF | DF |
| 66 | 02/19/08 | DF | DF | DF |
| 67 | 02/19/08 | DF | DF | DF |
| 68 | 02/19/08 | DF | DF | DF |
| 69 | 02/19/08 | DF | DF | DF |
| 70 | 02/19/08 | DF | DF | DF |
| 71 | 02/19/08 | DF | DF | DF |
| 72 | 02/19/08 | DF | DF | DF |
| 73 | 02/19/08 | DF | DF | DF |
| 74 | 02/19/08 | DF | DF | DF |
| 75 | 02/19/08 | DF | DF | DF |
| 76 | 02/19/08 | DF | DF | DF |
| 77 | 02/19/08 | DF | DF | DF |
| 78 | 02/19/08 | DF | DF | DF |
| 79 | 02/19/08 | DF | DF | DF |
| 80 | 02/19/08 | DF | DF | DF |
| 81 | 02/19/08 | DF | DF | DF |
| 82 | 02/19/08 | DF | DF | DF |
| 83 | 02/19/08 | DF | DF | DF |
| 84 | 02/19/08 | DF | DF | DF |
| 85 | 02/19/08 | DF | DF | DF |
| 86 | 02/19/08 | DF | DF | DF |
| 87 | 02/19/08 | DF | DF | DF |
| 88 | 02/19/08 | DF | DF | DF |
| 89 | 02/19/08 | DF | DF | DF |
| 90 | 02/19/08 | DF | DF | DF |
| 91 | 02/19/08 | DF | DF | DF |
| 92 | 02/19/08 | DF | DF | DF |
| 93 | 02/19/08 | DF | DF | DF |
| 94 | 02/19/08 | DF | DF | DF |
| 95 | 02/19/08 | DF | DF | DF |
| 96 | 02/19/08 | DF | DF | DF |
| 97 | 02/19/08 | DF | DF | DF |
| 98 | 02/19/08 | DF | DF | DF |
| 99 | 02/19/08 | DF | DF | DF |
| 100 | 02/19/08 | DF | DF | DF |



BLOCK 1 FRONT ELEVATION



BLOCK 1 WEST ELEVATION

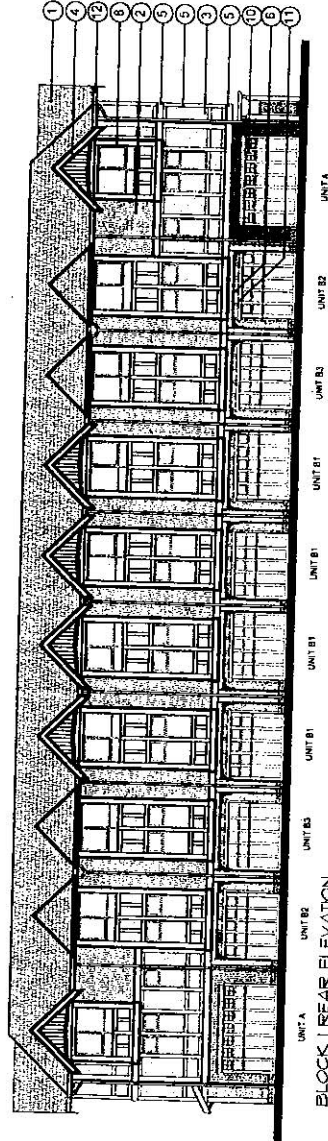


BLOCK 1 EAST ELEVATION

EXTERIOR FINISHES SCHEDULE

- 1 ROOF
- 2 VINYL SIDING TRIPLE 3
- 3 HARDI PANELS
- 4 TERRAZZO
- 5 BOARDWALK
- 6 ENTRY DOOR (Exterior Only)
- 7 WINDOW FRAMES
- 8 BRICK
- 9 GARAGE DOOR
- 10 GUTTERS
- 11 GARAGE DOOR TRIM
- 12 SOPS
- 13 ALL FLASHING
- 14 DOWNSPOUTS

- GAF - Timberline Heather Blend
- GENTEK - Wicket
- ICI GLIDDEN 20YY41/65 Camel Tan (sample #57)
- ICI GLIDDEN 50YY13/075 French White (sample #2205)
- ICI GLIDDEN 50YY13/075 French White (sample #2205)
- SHERWIN WILLIAMS-SU1033 Brnataorm Bronze
- BENJAMIN MOORE-212-10 Mink
- FRASER VALLEY-IXL 292 Williamsburg Hand Mould
- OVERHEAD DOOR-TIMBERLINE COLOREDSTONE (CLEAR GLAZING TO ALL GLASS CASE DOORS)
- ICI GLIDDEN 50YY13/075 French White (sample # 2025)
- KAYCAN Commercial Brown
- CONVOY Royal Linea 924
- Blend Brown
- GENTEK 563 Cashmere



BLOCK 1 REAR ELEVATION

FEB 19 2008

DEVELOPMENT
PERMIT NO.
DP-07-355979

**FERNDALE
GARDEN**

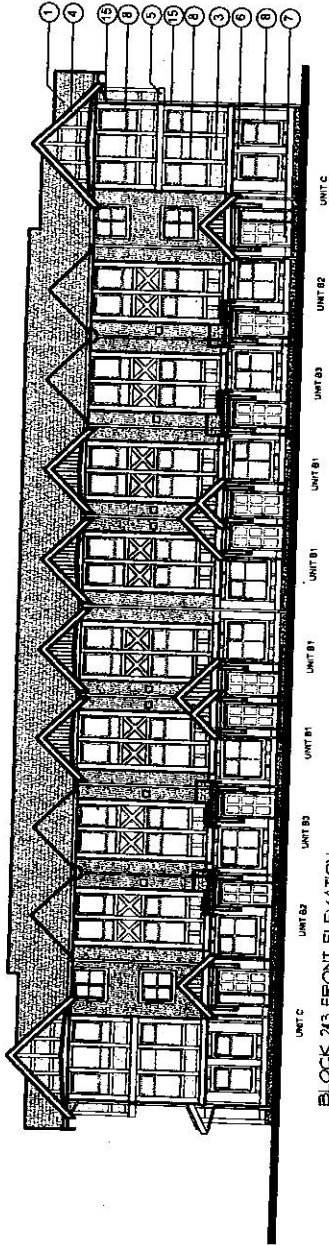
FERNDALE HOUSING LTD.
REVISED FEBRUARY 18, 2008
DP SUBMISSION
SCALE 1/16" = 1'-0"
NOVEMBER 20, 2007

**FOUGERE
ARCHITECTURE**

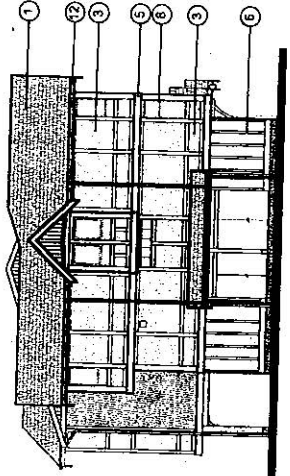
DP 07355979

BLOCK 1
Scale : 1/16" = 1'-0"

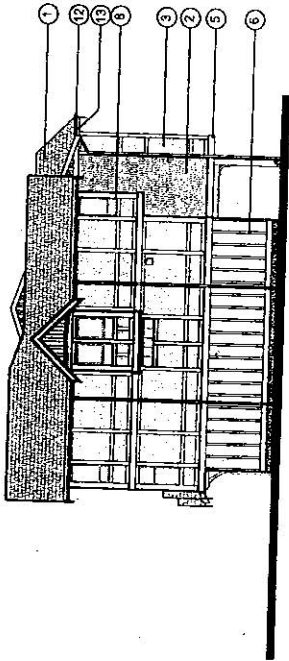
PLAN #4



BLOCK 213 FRONT ELEVATION



BLOCK 213 EAST ELEVATION

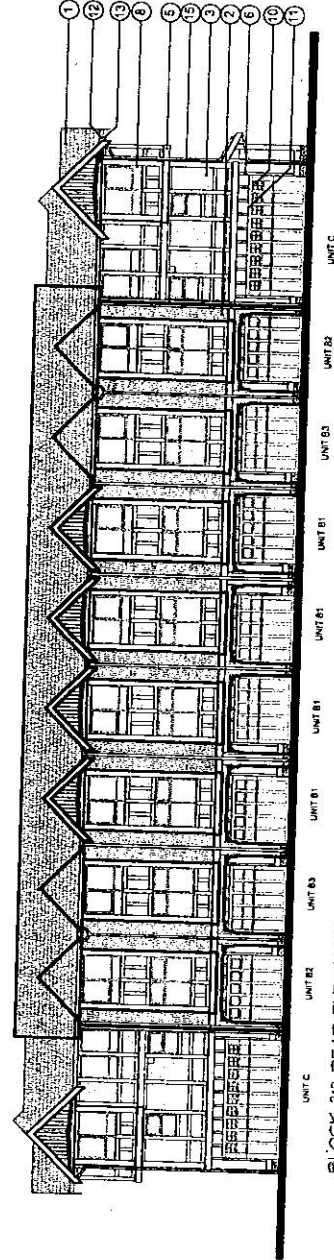


BLOCK 213 WEST ELEVATION

EXTERIOR FINISHES SCHEDULE

- 1 ROOF
- 2 VINYL SIDING TRIPLE 3
- 3 HARDY PANELS
- 4 FASCIA
- 5 BRICK
- 6 BRICK
- 7 ENTRY DOOR (Exterior Only)
- 8 WINDOW FRAMES
- 9 BRICK
- 10 GARAGE DOOR
- 11 GARAGE DOOR TRIM
- 12 GUTTERS
- 13 DOWNSPOUTS
- 14 DOWNSPOUTS
- 15 DOWNSPOUTS

- GAF - Timberline Heather Blend
- GENIEK - 5000
- ICI - 2024/1025 Canal Tan (sample #577)
- ICI - 2024/1025 French White (sample #2005)
- ICI - 2024/1025 French White (sample #2005)
- ICI - 2024/1025 French White (sample #2005)
- SHERWIN WILLIAMS - SW7033 Breakdown Bronze
- BENJAMIN MOORE - 212-10 Mink
- WHITE
- REES VALLEY IXL 232 Williamsburg Hand Mould
- ORFÈRE - 2000 Thermacore Color-Sandstone
- (CLEAR) ALL GARAGE DOORS
- ICI - 2024/1025 French White (sample # 2005)
- KATCAN Commercial Brick
- CONVOY Royal Linen 524
- Blend Brown
- GENIEK 563 Cashmere



BLOCK 213 REAR ELEVATION

FEB 19 2008
DEVELOPMENT PERMIT NO. DP-07-355979

FERDALE GARDEN

FERDALE HOLDINGS LTD
1100 PERMITS
1100 PERMITS
NOVEMBER 20, 2007

FOUGERE ARCHITECTURE INC.

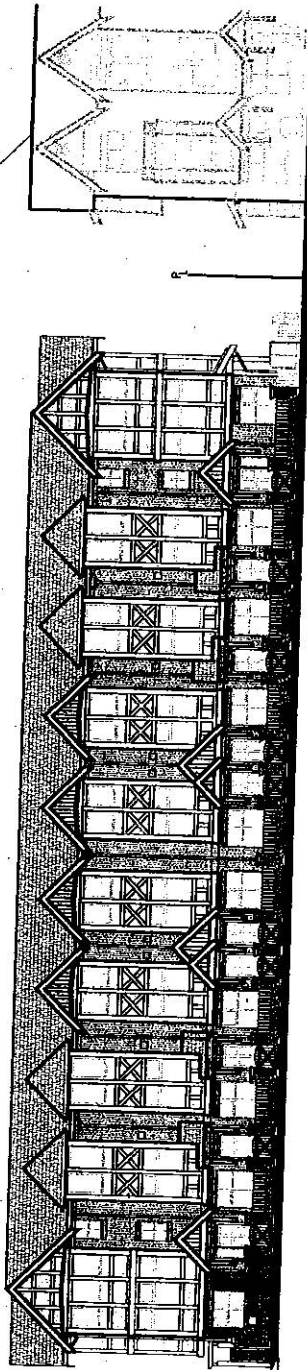
DP 07355979

BLOCK 2 (BLOCK 3 SIMILAR)
Scale: 1/16" = 1'-0"

PLAN #5

FUTURE 3 STOREY
TOWNHOUSE
EXISTING DUPLEX

EXISTING FERNDALE
TOWNHOUSE



FERNDALE ROAD, STREETSCAPE

FEB 19 2008

DEVELOPMENT
PERMIT NO.
DP-07-355979

**FERNDALE
GARDEN**

FERNDALE HOLDINGS LTD
RENDER PERMITTED
DP SUBMISSION
SCALE 1/8" = 1'-0"
NOVEMBER 20, 2007

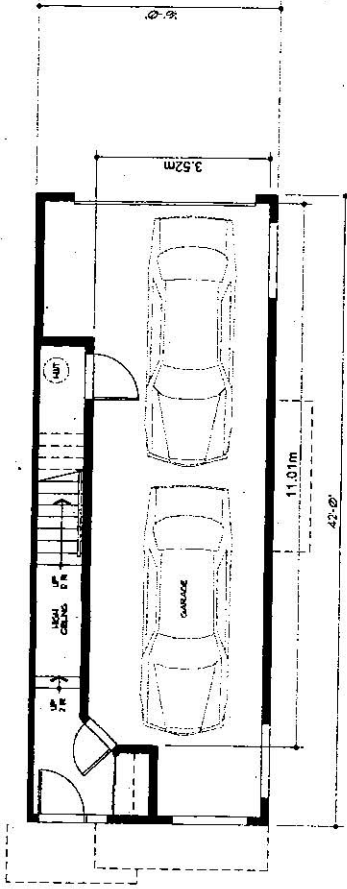
**FOUGERE
ARCHITECTURE**
INC.

270, 210 WEST PLYMOUTH AVENUE
MONTREAL, QUEBEC H3T 1P7
TEL: 514 392 7319

DP 07355979

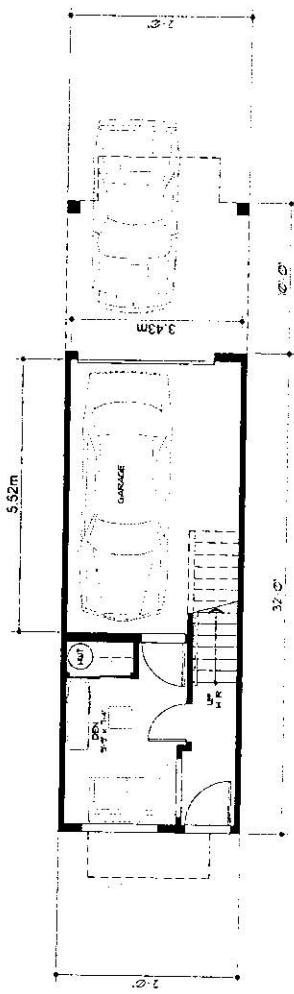
STREETSCAPE
SCALE: 1/8" = 1'-0"

PLAN #6



UNIT A
Scale : 1/8" = 1'-0"

GROUND FLOOR



UNIT B
Scale : 1/8" = 1'-0"

FEB 19 2008
DEVELOPMENT
PERMIT NO.
DP-07-355979

**FERNDALE
GARDEN**

DP 07355979

FERNDALE NO. 3 HOLDINGS LTD.
1000 WEST END AVENUE, SUITE 200
DOWNSVIEW, ONTARIO M3H 2B4
CANADA
TEL: (416) 291-1111
FAX: (416) 291-1112
WWW.FERNDALEARCHITECTURE.COM

**FOUGERE
ARCHITECTURE**

REFERENCE PLAN

PLAN #8