



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Cecilia Achiam  
Acting Director of Development  
**Date:** November 16, 2007  
**File:** DP 07-363023  
**Re:** Application by Matthew Cheng Architect Inc. for a Development Permit at 9628 Ferndale Road (formerly 9460 and 9628 Ferndale Road)

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of forty-seven (47) townhouses at 9628 Ferndale Road (formerly 9460 and 9628 Ferndale Road) on a site zoned Comprehensive Development District (CD/168); and
2. Vary the provisions of zoning and Development Bylaw No 5300 to:
  - a) Reduce the minimum public road setback from Hemlock Drive from 5 m to 4.5 m.

A handwritten signature in black ink, appearing to be 'C. Achiam', written in a cursive style.

Cecilia Achiam  
Acting Director of Development

CA:ef  
Att. 2

## Staff Report

### Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop a forty-seven (47) unit townhouse complex at 9628 Ferndale Road (formerly 9460 and 9628 Ferndale Road) on a site zoned "Comprehensive Development District (CD/168)". The site is currently vacant, and formerly contained two single-family dwellings (recently demolished).

The site is being rezoned from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/168)" for this project under Bylaw 8205 (RZ 05-312239).

A Service Agreement for the design and construction of Ferndale Road and Hemlock Drive upgrades and sanitary upgrades is required prior to the adoption of the Rezoning Bylaw.

### 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, two older single-family dwellings on half acre lots, and the 58 unit three-storey townhouse development by Palladium (DP 05-294607), at a density of 0.81 FAR zoned Comprehensive Development District (CD/145);
- To the east, the 72 unit townhouse development (Hampton Gate) by Cressey/Ah Ten Holdings Ltd. (DP 02-200027) zoned Comprehensive Development District (CD/70);
- To the south, the 101 unit townhouse development (The Hamptons) by Cressey/Ah Ten Holdings Ltd. (DP 96-203) zoned Comprehensive Development District (CD/69); and
- To the west, two 24 unit townhouse developments on two adjacent one acre lots (48 units total), with a shared central driveway and public greenway, by Am-Pri Development (DP 05-297694) and Toyu Garden City Developments (DP 05-296789), zoned Comprehensive Development District (CD/167) and (CD/168), respectively.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Detailed review of building form and character;
- Consideration for provision of a range of grade and ground-oriented housing types accommodating a variety of household and age groups;
- Review of units providing opportunities for enhanced accessibility;
- Indication of mailbox location on plan, in a location that deters vehicles from impeding Ferndale Road and Hemlock Drive traffic during mail pick-up;

- Detailed design of the 1.5 m Greenway (along the east side abutting the 1.5 m existing Public Rights of Passage Right-of-Way on the neighbouring property to the east at 6233 Birch Street) in consultation with Parks Department;
- Landscaping design, including the retention or replacement of existing trees, in accordance with the preliminary landscape plan; and
- Provision of a design rationale to support the requested development permit variance for reduction of the public road setback on Hemlock Drive from 5 m to 4.5 m.

The Public Hearing for the rezoning of this site was held on April 16, 2007. At the Public Hearing, the following concerns about rezoning the property were expressed:

- One letter objected to townhouses and stated a preference for single-family homes noting concerns about noise, pollution, visibility and privacy problems.
- A second letter commented that the area is already too dense and that additional public amenities are needed.

Staff worked with the applicant to address these issues in the following ways:

- The addition of box windows and gables and the enlarged shingle areas within the cross gables have enhanced the streetscape residential character of the buildings and improve the appearance of side elevations visible at entries from streets;
- The project consists of two basic housing types, one with three bedrooms (33 units) and a second type with three bedrooms and the addition of a den at grade (14 units) to accommodate aging in place or extended families of varying ages;
- An alternate adaptable accessible unit has been provided (Unit #39, Building 3);
- Mailbox is now relocated at a convenient location, set back from the main vehicular entry on Ferndale Drive, to the east side of Building 10, Unit #24, and adjacent to the pedestrian entry from Hemlock Drive. All Electrical Closets are now relocated to various locations as shown on the revised Architectural Site Plan in order to increase trees and soft landscaping within the central drive aisle;
- Greenway public sidewalk at the east property line is now reduced to 1.2m and all fences are now relocated to allow for a 0.3 m planting strip between the sidewalk and the fence within the overall 1.5 m Greenway right-of-way;
- Fencing design along this walkway to be 42-inch metal picket with stone pilasters at gates to balance with the neighbouring property to the east;
- Units adjacent to the Greenway have been reconfigured to provide a landscaped setback between the Greenway and the units;
- Landscape design has been refined to ensure adequate screening at property lines, and for the replacement at a ratio of 2:1 for trees to be removed, including the existing fir tree on the east property line, within the Greenway right-of-way. The Arborist reports that this tree is in decline and recommends its removal. Staff support this recommendation; and

- The applicant has proposed a voluntary contribution of \$345,000 for community benefits, as a condition of rezoning

### Staff Comments

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

### Zoning Compliance/Variances (staff comments in bold)

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

- 1) Reduce the minimum public road setback from Hemlock Drive from 5 m to 4.5 m.

*(Staff supports the proposed variance as the proposal meets the intent of the McLennan North Sub-Area for a distinctive, unifying urban character. Variances to the setbacks are proposed at Hemlock Drive for Buildings 9 and 10. These variances are required to provide additional space for public amenity and visitor parking at the centre of the project. The street design for frontage improvements with this application for Hemlock Drive includes a wide landscaped boulevard at the property line, inside the sidewalk, in addition to the typical boulevard outside the sidewalk at the curb, to maintain a generous pedestrian public realm. The adjacent developments to the east and west are set back at 5.0 m and include porches and third storey bays projecting into the setback. The proposed development includes setbacks at the third storey, to moderate the effect of the variance for a reduced setback of up to 0.5 m, and to maintain the articulated streetscape character consistent with the adjacent developments. Staff supports the proposed variance.)*

### Advisory Design Panel Comments

The Advisory Design Panel reviewed the proposal and provided comments. As there was no quorum for the meeting, a recommendation was not forwarded to staff, and the Panel has not adopted Minutes of the meeting. A copy of the relevant excerpt from the Advisory Design Panel Note from May 17, 2007 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 height, siting and orientation of the buildings respect the massing of the surrounding existing residential development and generally complies with Official Community Plan (OCP) guidelines for McLennan North Sub-Area of City Centre;
- Relationship to the townhouse developments to the east and west is complementary;
- The increased side yard setbacks for townhouse rows with back yards oriented to adjacent development and the location of outdoor amenity open space and drive aisles to increase

open space to adjacent development address privacy to neighbours and provides appropriate outdoor open space;

- Public pedestrian and bicycle access between Hemlock Drive and Ferndale Road is provided through the construction of a 1.5 m public rights of passage right-of-way and Greenway along the entire east side of the property, supplementing the existing 1.5 m Greenway on the neighbouring development at 6233 Birch Street. The right-of-way includes a 0.3 m landscaped strip outside the fence line and a 1.2 m concrete sidewalk which expands the existing 1.5 m sidewalk on the adjacent property right-of-way to create a 2.7 m walkway. The right-of-way area will be maintained by the strata, who will be responsible for liability associated with its use by the public;
- Units fronting the Greenway present an appropriate pedestrian front yard interface with a landscaped walkway and low metal picket fence and gates opening onto the Greenway; and
- The units fronting onto Ferndale Road and Hemlock Drive present an appropriate pedestrian front yard interface with a landscaped walkway and low metal picket fence and gates opening onto the public streets.

### *Urban Design and Site Planning*

- The Ferndale Road and Hemlock Drive streetscapes are animated with pedestrian-oriented entry gates and front doors at street level, and dens at grade facing Hemlock Drive (**Plans #3a and #4**);
- Contributions of both land and construction costs to construct the completion of Hemlock Drive along the south frontage, and upgrades to Ferndale Road frontage to the north will provide improvements to the neighbourhood, and are a public benefit;
- Vehicle access is provided from Ferndale Road with moving truck loading onsite in the drive aisle;
- Emergency access is provided from Hemlock Drive, which will be secured with bollards when vehicular access is not required;
- The site design permits an off set of the internal driveway, to eliminate the tunnel effect for the development. Access to the majority of units is from secondary driveways, branching off from the major north-south driveway, to allow for landscaping along the central driveway and to minimize driveways fronting the major drive aisle (e.g., only 12 of the 47 unit driveways front the central north-south driveway);
- With the provision of a two-car garage in each townhouse unit (94 regular spaces), resident parking exceeds the Bylaw requirement (minimum 71 spaces). The provision of visitor parking meets the Bylaw requirement with ten (10) spaces provided, including two (2) accessible parking spaces;
- Tandem resident parking is permitted under the bylaw, and is proposed for 66 spaces serving 33 units in this 47-unit development. A restrictive covenant will be secured to prohibit conversion of the tandem parking area into habitable space;
- Headlight glare into adjacent multi-family lots is mitigated to the east by new trees, 1.2 m height picket fencing, and the additional separation of the Greenway; and to the west,

alignment of the road ends with the adjacent road ends and 1.8 m height solid wood privacy fencing (**Plan #3a**);

- The site has been designed to accommodate fire-fighting requirements and moving truck turning movement onsite. Mailbox, recycling cart and garbage dumpster enclosures have been provided adjacent to the central interior driveway at the south end of the site, adjacent to Hemlock Drive (**Plan #1**);
- Registration of an aircraft noise covenant was secured through rezoning, which includes agreeing to have the buildings designed to incorporate adequate sound measures against aircraft noise; and
- Site layout maximizes internal public open space and allows acceptable landscaped back yards within the side and rear setbacks.

#### *Architectural Form and Character*

- Architectural character and materials are appropriate to the neighbourhood context;
- The building forms are articulated with a combination of a mix of finish building materials, projecting bays, and gable roof dormers;
- The proposed exterior finish materials (Horizontal narrow exposure (4 inch) horizontal Hardie board siding, Hardie panel board and batten, wood trim and wood brackets, mullioned vinyl windows, cultured stone base, panel garage doors with transom windows, and asphalt roof shingles) are generally consistent with the OCP Guidelines;
- Visual interest and variety has been incorporated with exterior dormer and roof variations for the two (2) different unit types and two colour schemes consistent with the sub-area Design Guidelines; and
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, overhanging roof skirts, planting islands, and pedestrian entries.

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

- The Arborist Report identified forty-five (45) existing bylaw trees on site. The Arborist recommends that all of these trees be removed, due to conflicts with proposed building locations, internal driveways, or poor health of trees;
- Included in the total of forty-five (45) existing bylaw trees are five (5) existing trees in the City road dedication on Ferndale Road. These will be removed for the installation of frontage improvements required through a separate Servicing Agreement prior to future Building Permit issuance. Improvements include road widening, grass boulevard with street trees and a 1.75 m wide sidewalk at the property line;
- The existing fir tree on the east property line, within the Greenway right-of-way, is in decline and the Arborist recommends its removal. Replacement is required at the 2:1 replacement rate. Staff support this recommendation;
- The removal of forty-five (45) bylaw size trees onsite will be replaced with the planting of ninety (90) new trees ranging in size from 1.8 m height to 7 cm calliper including both evergreen and deciduous, which achieves the 2:1 replacement goal in the OCP. In addition

to new trees, the landscape design includes shrubs, ground cover, vines, perennials, annuals and lawn planting (**Plan #3a**);

- Outdoor amenity space is proposed at two central locations, and satisfies the OCP requirements for size, location, visual surveillance and access. One is designed for active children's play and the second for passive recreation;
- Children's play opportunities on-site include private yards and a central outdoor amenity. Children's play equipment is provided in the outdoor amenity area with a climbing structure with slide (Playshaper Idea Structure, Model #2609). The outdoor amenity play area size (200 m<sup>2</sup>) achieves the minimum requirement (141 m<sup>2</sup>) and also includes a reflecting pond, benches, trees, under-storey planting, lawn and paved walkways;
- The applicant has agreed to the payment of a contribution of \$0.60 per buildable sq. ft. (e.g., \$40,708) towards the City's Public Art Fund at rezoning;
- Fencing will include low and open metal picket fencing along Ferndale Road, Hemlock Drive, a 1.2 m height metal picket fence along the Greenway, and 1.8 m height wood privacy fencing along the west property lines (reduced to maximum 1.2 m height in the front yard setback); and
- Paving treatment includes a variety of materials to mitigate the length of the drive aisle and to differentiate between pedestrian entries, drive aisles and visitor parking spaces. Interlocking concrete pavers and permeable pavers with patterning and colour have been incorporated throughout the site, significantly improving the permeability of this development.

### *Affordable Housing*

- The applicant has agreed to the payment of a contribution of \$0.60 per buildable sq. ft. (e.g., \$40,708) towards the City's Affordable Housing Reserve Fund at rezoning, in accordance with the Interim Affordable Housing Strategy in place at the time of the rezoning application.

### *Accessible Housing*

- Universal accessibility measures have been incorporated into this development. Blocking inside of the walls will be provided in all washrooms in all units to facilitate future potential installation of grab bars/handrails;
- Additionally, the applicant has agreed to the incorporation of accessibility measures for aging in place in Building Permit drawings for the adaptable Unit #39 (**Reference Plan #14**), including lever handles for doors and faucets, blocking in washroom walls to facilitate future potential installation of grab bars/handrails, and solid blocking in the stairwell to facilitate future potential installation of a chairlift.

### *Crime Prevention Through Environmental Design*

- Site lighting will be provided for the central drive aisle at the building face, and should not impact the neighbouring developments;
- Additional lighting at entrance gates will be provided by cast aluminium fixtures incorporated into the support pilasters;

- Lighting for the Greenway walkway will be provided by low cast aluminium bollard fixtures
- Natural surveillance opportunities are provided for the central outdoor amenity spaces, mailboxes, and visitor parking spaces;
- Ground floor unit entries and private patios have been oriented to front onto the outdoor amenity areas;
- Natural surveillance opportunities are provided for the front entries which face the drive aisle, central walkway or Ferndale Road and Hemlock Drive; and
- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

#### ***Flood Indemnity Covenant***

- The registration of a flood indemnity covenant (Minimum 0.9 m geodetic) is an agreed condition of rezoning.

#### ***Amenity Space***

- The applicant has agreed on a payment-in-lieu for indoor amenity space in the amount of \$83,000 towards the development of the McLennan North neighbourhood parks as a condition of rezoning; and
- The applicant has proposed an additional voluntary contribution of \$345,000 for community benefits, as a condition of rezoning.

#### ***Aircraft Noise***

- In accordance with the City's OCP Aircraft Noise Sensitive Development Policy an Airport Noise Covenant, has been agreed to as a condition of rezoning.

#### ***Servicing Capacity***

- The City has accepted the consultant's findings, which indicate that storm sewer connections will have sufficient capacity for this development; therefore contributions for future upgrades are not required. Sanitary works are through a Service Agreement required as a condition of rezoning (SA 07-375346).

#### **Conclusions**

The applicant has provided a development proposal that provides new multi-family ground oriented housing and significant public benefits, in the form of the Greenway and voluntary cash contributions, in the McLennan North Sub-Area of the City Centre, with a sensitive interface between existing townhouse development. The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design.

Staff recommend support for this application. The proposed extension of Hemlock Drive will improve access for the neighbourhood from Alder Street to Birch Street.





Eric Fiss  
Policy Planner

EF:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$172,686.00 (based on total floor area of 86,343 sq. ft.);
- Registration of a restrictive Covenant required to prevent conversion of tandem parking spaces to habitable space; and
- Installation of protective tree fencing during construction to the satisfaction of the City's Tree Preservation official for the protection of neighbouring trees.

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/tp/special.htm>); 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; and additionally for Unit #39, solid blocking in the stairwell to facilitate future potential installation of a chairlift.

Attachment 1 Development Application Data Sheet

Attachment 2 Advisory Design Panel Notes



## 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 07-363023**

Address: 9628 Ferndale Road (formerly 9460 and 9628 Ferndale Road)

Applicant: Matthew Cheng Architect Inc. Owner: 0724068 BC Ltd

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

Floor Area Gross: 7,870 m<sup>2</sup> Floor Area Net: 6,056m<sup>2</sup>

	Existing	Proposed
Site Area:	7,781.5 m <sup>2</sup> (83,762 ft <sup>2</sup> )	7,781.5 m <sup>2</sup> (83,762 ft <sup>2</sup> )
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Residential	No change
Area Plan Designation:	Two-Family Dwelling or Townhouses	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/168)
Number of Units:	2 Single-Family Dwelling Units	47 Townhouse Units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.81	0.78	None permitted
Lot Coverage:	Max. 40%	38%	None
Lot Size (min. dimensions):	Min. 0.3 ha (0.741 acres)	0.78 ha (1.92 acre)	None
Public Road – Hemlock Dr. (m):	Min. 5 m	Min. 4.5 m	<i>Variance supported</i>
Public Road – Ferndale Rd. (m):	Min. 6 m	Min. 6 m	None
Setback – Side Yards (m):	Min. 3 m	Min. 3 m	None
Height (m):	12 m and not more than three storeys	Max 12 m and three storeys	None
Lot Size (min. dimensions):	Min. 0.741 acres	1.92 acres	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) per unit x 47 = 71 0.2 (V) per unit x 47 = 10	2 (R) per unit x 47 = 94 0.2(V) per unit x 47 = 10	None
Off-street Parking Spaces – Accessible:	2% of Visitor Spaces = 2	2	None
Total off-street Spaces:	81	104	None
Tandem Parking Spaces	permitted	66	None

<b>Amenity Space – Indoor:</b>	100 m <sup>2</sup> or payment of cash-in-lieu	Cash-in-lieu	None
<b>Amenity Space – Outdoor:</b>	Min. 6 m <sup>2</sup> per unit x 47 = 282 m <sup>2</sup>	400.8 m <sup>2</sup>	None

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

Wednesday, May 17, 2007 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

Time: 4:00 p.m.  
Place: Room M.1.003  
Richmond City Hall  
Present: Dana Westermarck, Chair  
Louis Conway  
Thomas Leung  
Damon Oriente  
Also Present: Terrance Brunette, Planner  
Eric Fiss, Planner  
Diana Nikolic, Planner  
Shanon Hamilton, Recording Secretary

**\*Please note that as a quorum was not present, these notes do not constitute a record of decisions made by the Advisory Design Panel, rather a record of the discussions held.**

**1. Development Permit 07-363023 - 47 unit Townhouse**

APPLICANT: Matthew Cheng Architects  
PROPERTY LOCATION: 9460 and 9628 Ferndale Road

**Staff Comments**

Eric Fiss, Planner reviewed the site context and proposed development, noting that the two (2) acre site completes a row of townhouses in the McLennan sub-area. The proposal is compliant with the goals of the McLennan sub-area offering many voluntary contributions to public art, affordable housing, and the neighbourhood park system. The applicant is providing a 1.5 meter right of way along the east frontage to be consolidated with a publicly accessible existing walkway on the neighbouring property to achieve a width of 3 meters in total.

Mr. Fiss concluded by seeking the Panel's advice regarding the form of the building to enhance accessibility.

**Applicant's Comments**

With the aid of a model and various artist's renderings, Matthew Cheng of Matthew Cheng Architect Inc reviewed the project and site context, highlighting the following points:

- the subject property consists of 10 blocks located between Ferndale Road and Hemlock Drive; the main access is off Ferndale Road, and the emergency

- vehicle access is provided by Hemlock Drive;
- the amenity space has two themes that create an open space and give surveillance for the children's play area;
- the front doors of the units facing the public park are accessible by the pedestrian walkway;
- the buildings are traditional with roof gables and articulation;
- materials include high quality hardi plank and hardi shingles with cultured stone along the base;
- there is one fully accessible unit with a side-by-side double car garage, which could be converted to a handicapped parking spot.

Landscape Architect Fred Liu reviewed the landscape scheme and spoke about creating symmetrical but interesting public spaces in two themes. Mr. Liu provided the following highlights:

- amenity area #1 is a passive and open amenity area incorporating natural rock formations, magnolia trees, a waterfall, and a bridge. Water will be pumped back to the rock formation and flow down, the rock formation about 6 – 7 feet high;
- amenity area #2 is an active and open area with a large multi-use grass area, a walk way on both sides, a sculpture with paving, seating, and a U shaped reflection pond with water shooting up from the centre;
- a walkway will link all units from the amenity space area;
- a visual separation was created with trees;
- interlocking pavers are used to help slow down traffic;
- the fire truck access entrance will be closed off with a bollard that may be removed;
- a walkway is provided from Ferndale Road to Hemlock Drive;
- coniferous trees have been chosen for texture and contrast and to avoid blocking the view and sunlight.

## **Discussion**

In answer to several questions, the applicant provided the following advice:

- retention of an existing pear tree located at the property line and an English Holly located further away from the building may also be retained;
- interlocking pavers in circular patterns for visual interest will be used to finish the roads.

*Other Comments from Panel members were as follows:*

- the long narrow site with the meandering road, the open amenity spaces, the natural water feature, the planting in the corners, and the end gables are appreciated;
- concerned about the proportion of siding and wood being too equal;
- on the west elevation of building No. 3, the bays appear to be half over the garage and entry door; stacking of elements seems off;
- good lane identification;
- need further resolution of the arbour and gates;
- the cream trim is not satisfactory;
- fence seems to be an important part of the elevation and comes across as cultured stone;
- the fence detail needs attention;

- the roof to balcony relationship, and the balcony to entrance relationship needs resolution. Appear overcrowded in some areas, entrance runs right into the balcony, and some have both together;
- the meandering street is appreciated;
- upper roof may be too busy with the upper level roofline, the gables, balconies and fences. Simplification of the fence may provide a solution;
- consider cutting the driveways shorter, and terminating the driveway to add some landscaping;
- consider contacting the fire dept to inquire about replacing the pavement with greenery. If a reduction of right-of-way is granted, incorporate trees and planting in the area;
- orient the last unit, turn the door, and remove the small gable facing the internal walkway on building #6 and #7;
- the expression of the garage doors is appreciated.

*Summary of the Panel's comments:*

- Review proportions of materials on facades to achieve a better balance between the horizontal siding and stone base;  
*Horizontal sidings have been replaced by vertical board and batten siding.*
- Design development required to improve alignment of door and windows on facades;  
*Effort has been made to align door and windows on façade.*
- Design development to fence detail; and  
*Fence details will be provided at a late date.*
- Improve integration of entry features with the roof lines.  
*Entry features is improved to integrate with the rooflines.*

In response to the comments, the applicant advised that cutting the driveway short is not feasible since the parking stall for visitors is located there.

**Due to the absence of Quorum, a recommendation could not be considered.**



No. DP 07-363023

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To the Holder:                    MATTHEW CHENG ARCHITECT INC.  
Property Address:                9628 FERNDALE ROAD  
Address:                            202 – 670 EVANS AVENUE  
   VANCOUVER, BC V6A 2K9

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
  - a) Reduce the minimum public road setback from Hemlock Drive from 5 m to 4.5 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$172,686.00 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.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 07-363023

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 9628 FERNDALE ROAD

Address: 202 – 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

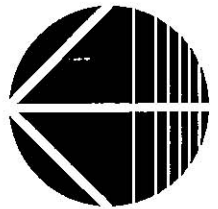
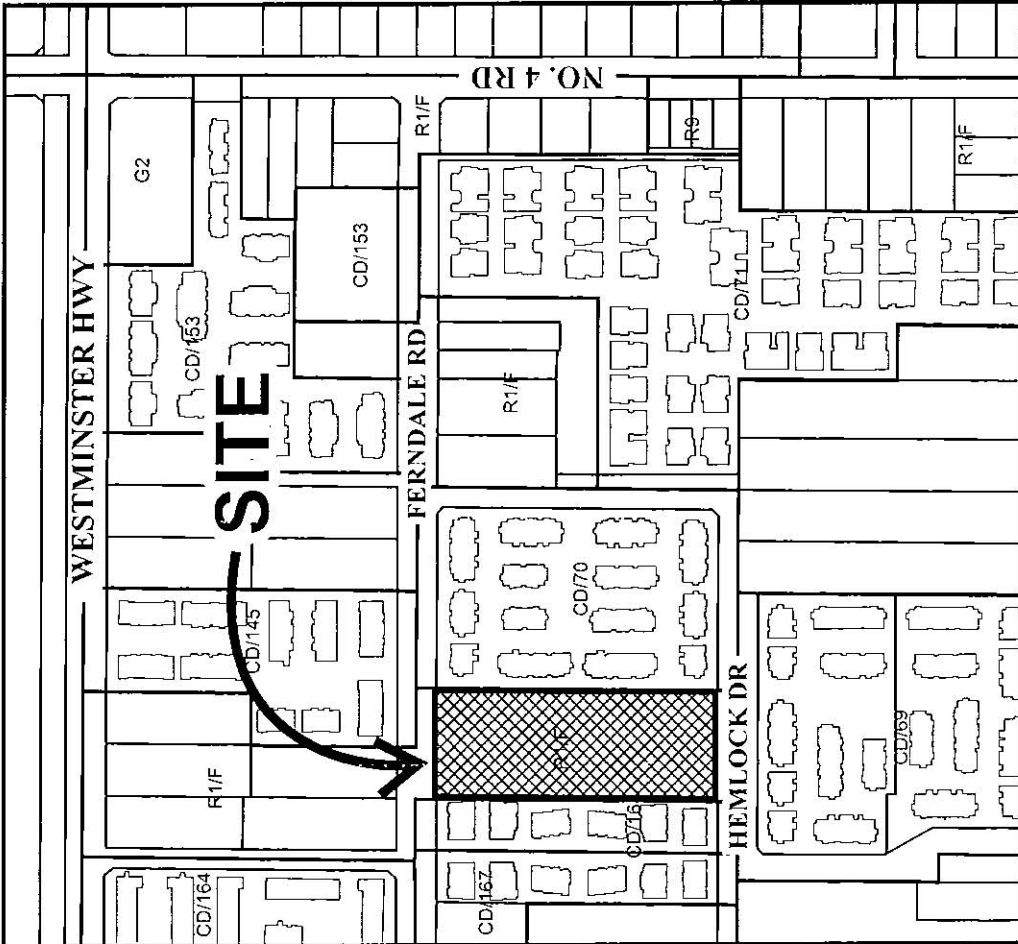
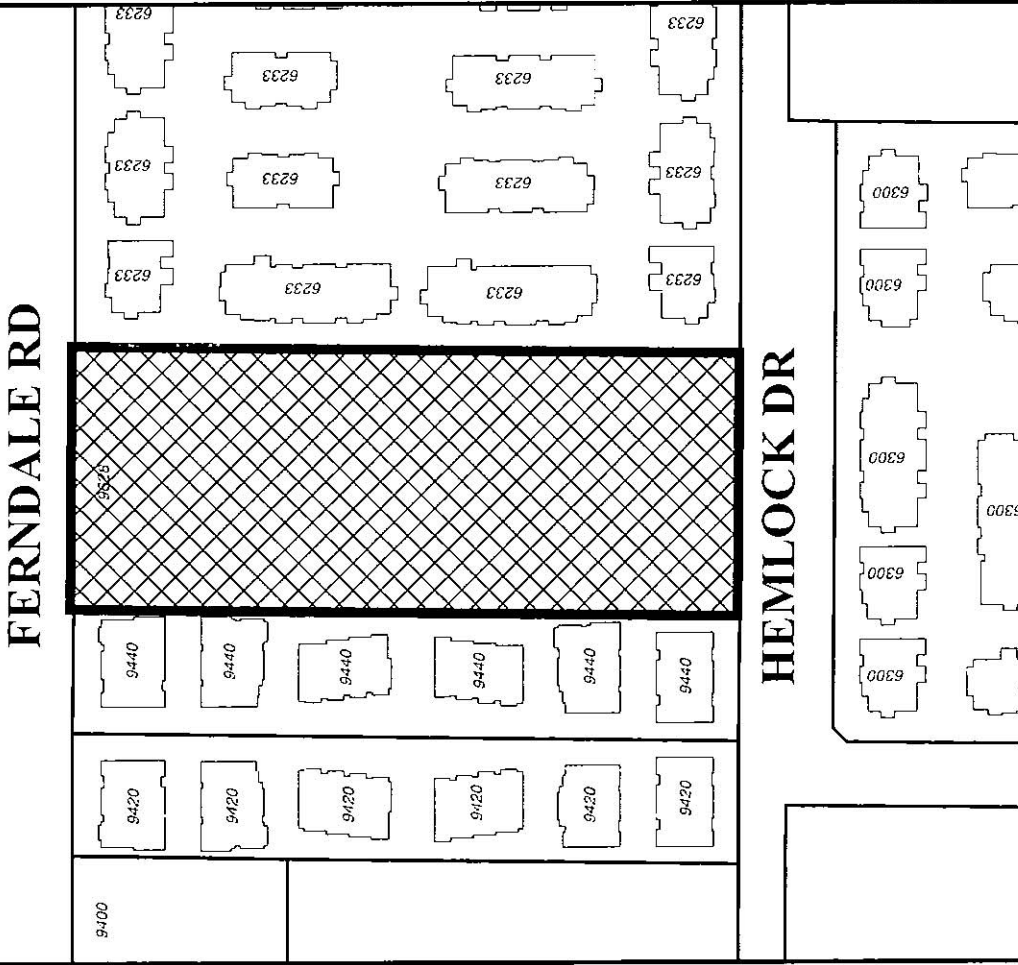
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MAYOR





# City of Richmond

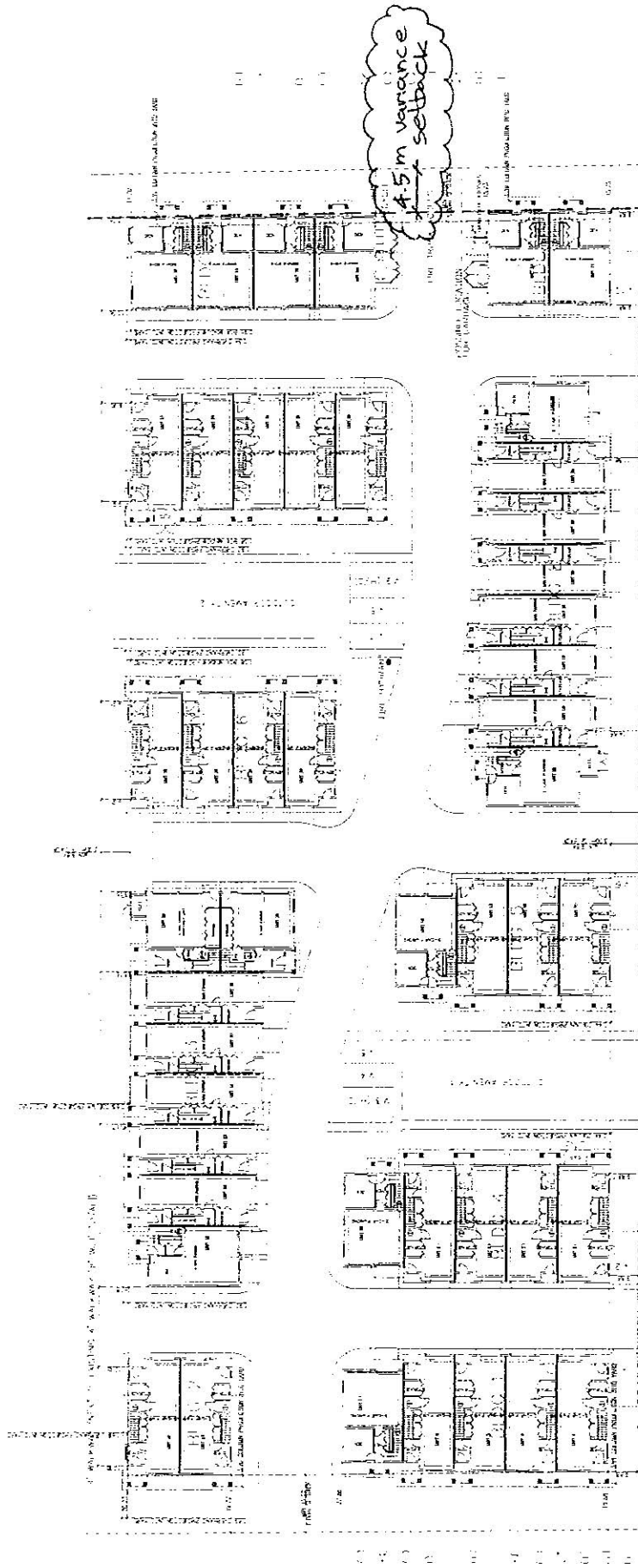


## DP 07-363023 SCHEDULE "A"

Original Date: 03/08/07

Revision Date: 11/26/07

Note: Dimensions are in METERS



4.5m variance setback

GROUND FLOOR/THIRD FLOOR

PLAN #1  
DP 07300003

NOV 16 2007

<p><b>PROJECT DATA</b></p> <p>PROJECT NO: 07300003</p> <p>CLIENT: [REDACTED]</p> <p>PROJECT ADDRESS: 9978 JUPITER ROAD, BURNABY, BC</p> <p>DATE OF SUBMITTAL: NOV 16, 2007</p> <p>DATE OF ISSUE: NOV 16, 2007</p> <p>SCALE: AS SHOWN</p>	<p><b>GENERAL NOTES</b></p> <p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. REFER TO ALL APPLICABLE CODES AND REGULATIONS.</p> <p>3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.</p>	<p><b>PERMITS</b></p> <p>DATE OF PERMIT: [REDACTED]</p> <p>PERMIT NO: [REDACTED]</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>NOV 16, 2007</td> </tr> <tr> <td>2</td> <td>ISSUED FOR PERMIT</td> <td>NOV 16, 2007</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	NOV 16, 2007	2	ISSUED FOR PERMIT	NOV 16, 2007	<p><b>MAI THUW CHENG ARCHITECTURE</b></p> <p>100-10150 JUPITER ROAD, SUITE 100, BURNABY, BC V5A 2E6</p> <p>TEL: (604) 291-1111</p> <p>FAX: (604) 291-1112</p> <p>WWW.MAI THUW CHENG ARCHITECTURE.COM</p>
NO.	DESCRIPTION	DATE											
1	ISSUED FOR PERMIT	NOV 16, 2007											
2	ISSUED FOR PERMIT	NOV 16, 2007											

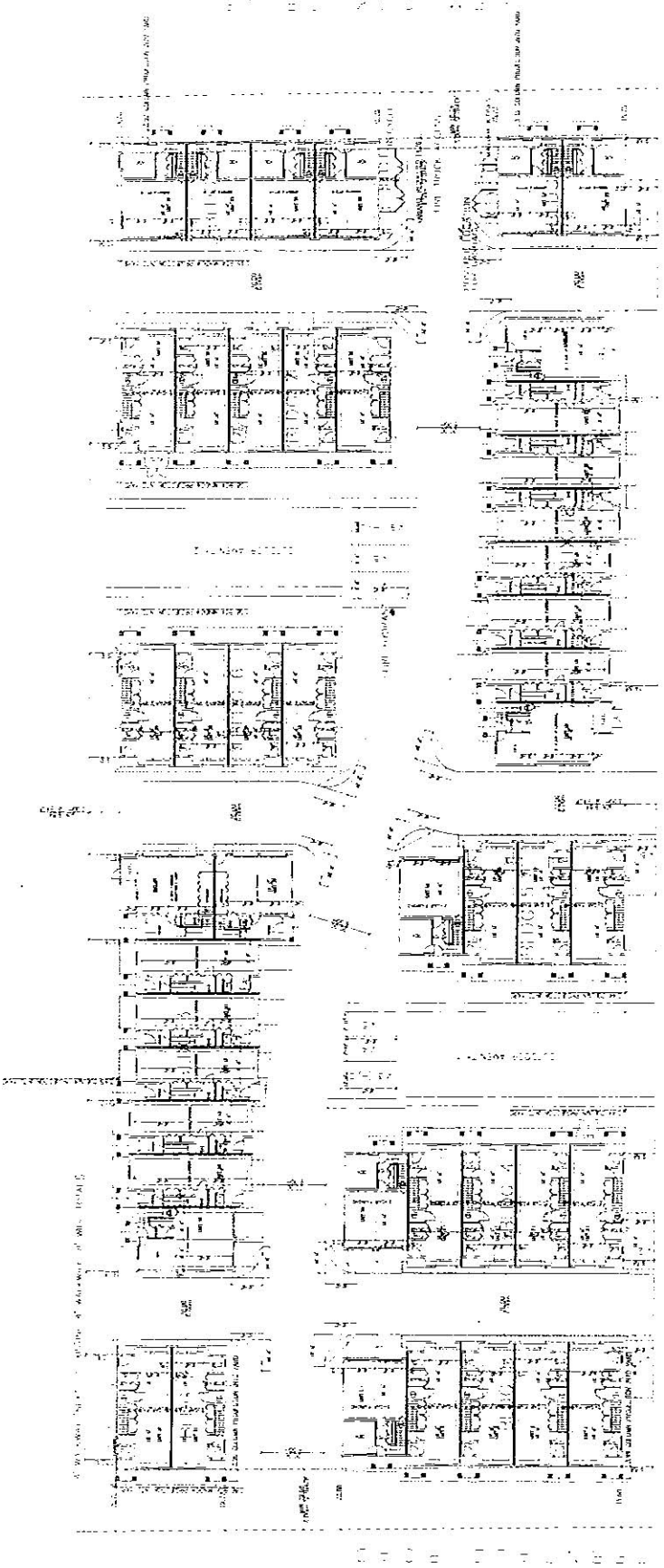
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Client:	[REDACTED]
Project Name:	[REDACTED]
Scale:	AS SHOWN
Date:	NOV 16, 2007
Sheet No.:	#01

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Client:	[REDACTED]
Project Name:	[REDACTED]
Scale:	AS SHOWN
Date:	NOV 16, 2007
Sheet No.:	#01

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Project Name:	[REDACTED]
Scale:	AS SHOWN
Date:	NOV 16, 2007
Sheet No.:	#01

Project No:	07300003
Client:	[REDACTED]
Project Name:	[REDACTED]
Scale:	AS SHOWN
Date:	NOV 16, 2007
Sheet No.:	#01

Project No:	07300003
Client:	[REDACTED]
Project Name:	[REDACTED]
Scale:	AS SHOWN
Date:	NOV 16, 2007
Sheet No.:	#01



PLANNING PLAN

PLAN #2

DP 07363023

NOV 15 2000

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 WWW.MCHENGARCHITECT.COM



Project No. 47 - 5811 UNIVERSITY BLVD. OF DENVER, CO 80202  
 CLIENT: UNIVERSITY OF DENVER

Drawn by: PAPERBIRD PLAN

Scale: 1/8" = 1'-0"  
 Date: 11/15/00  
 #02

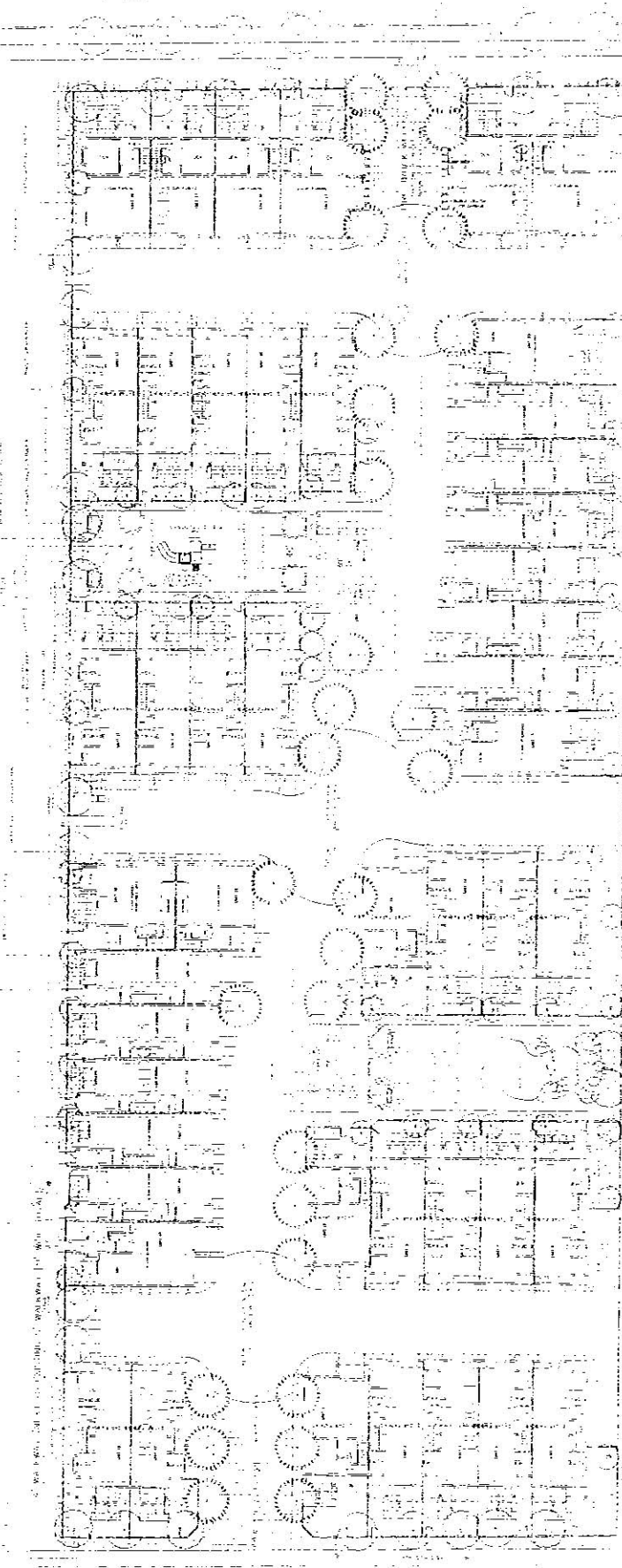
**MOULDER 205**

Site plan showing the location of the proposed building on the site. The site is bounded by the existing building to the north, the existing building to the east, and the existing building to the south. The proposed building is located on the western side of the site. The site plan also shows the existing building, the existing building, and the existing building.



MOULDER 205 is a 12-story building located on the western side of the site. The building is bounded by the existing building to the north, the existing building to the east, and the existing building to the south. The building is located on the western side of the site. The building is located on the western side of the site. The building is located on the western side of the site.

Removed



PLAN #3A

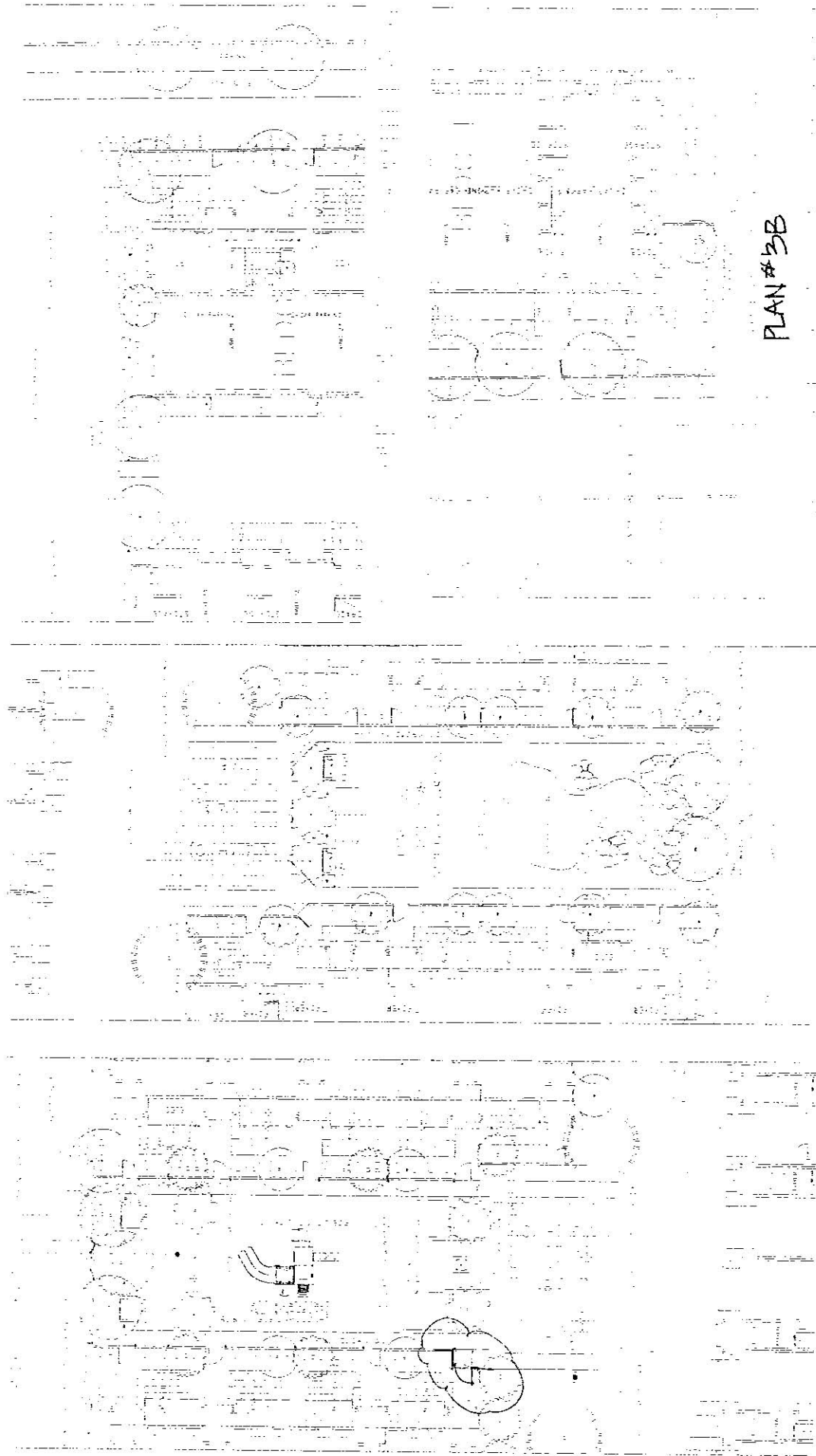
DP 07363023

JE

**MATTHEW CHENG ARCHITECT INC.**  
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 DENVER, COLORADO 80202  
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NOV 16 2007



PLAN #3B

DP07363023

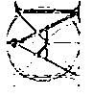
NOV 16 2007

36

MATTHEW CHENG  
 ARCHITECT INC.  
 1700 VAN SANT AVENUE, SUITE 200  
 SAN FRANCISCO, CALIFORNIA 94133  
 TEL: 415.774.8888 FAX: 415.774.8889  
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**MATTHEW CHENG  
ARCHITECT**

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HOUSTON, TEXAS 77058  
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3000 HUNTERS HILL ROAD  
HOUSTON, TEXAS 77058  
TEL: 281.410.7000

27 UNIT TOWNHOUSES  
5526 LINDDALE  
RICHMOND, TX

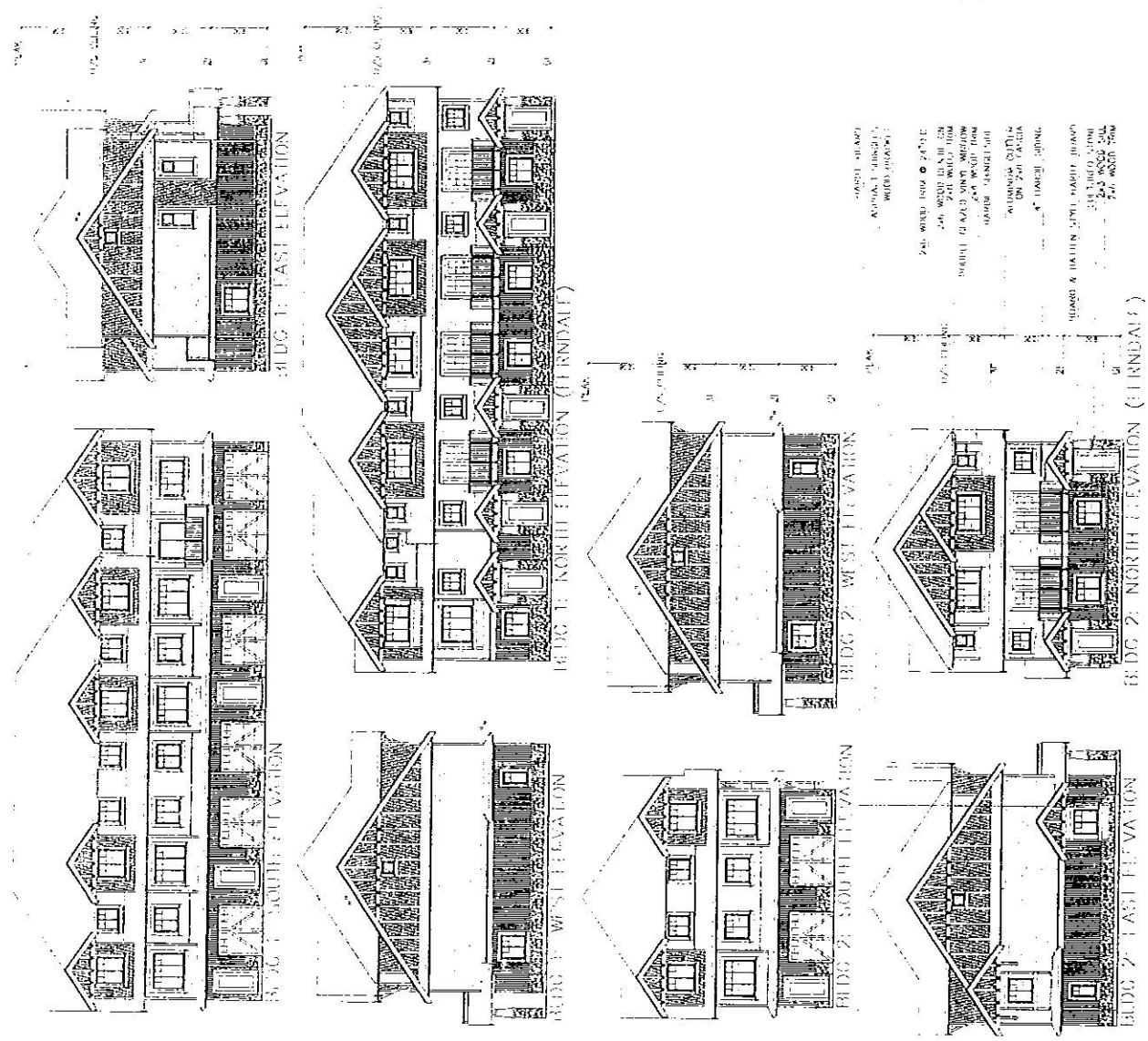
ELEVATIONS  
BUILDING 1 & 2

PLAN # 4

PP 07303023

NOV 16 2007

#04





MATTHEW CLINE ARCHITECT INC.

1000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202

PROJECT: 1000 W. 10TH AVENUE, SUITE 100  
ARCHITECT: MATTHEW CLINE ARCHITECT INC.  
DATE: 11/16/07

PROJECT: 1000 W. 10TH AVENUE, SUITE 100  
ARCHITECT: MATTHEW CLINE ARCHITECT INC.  
DATE: 11/16/07

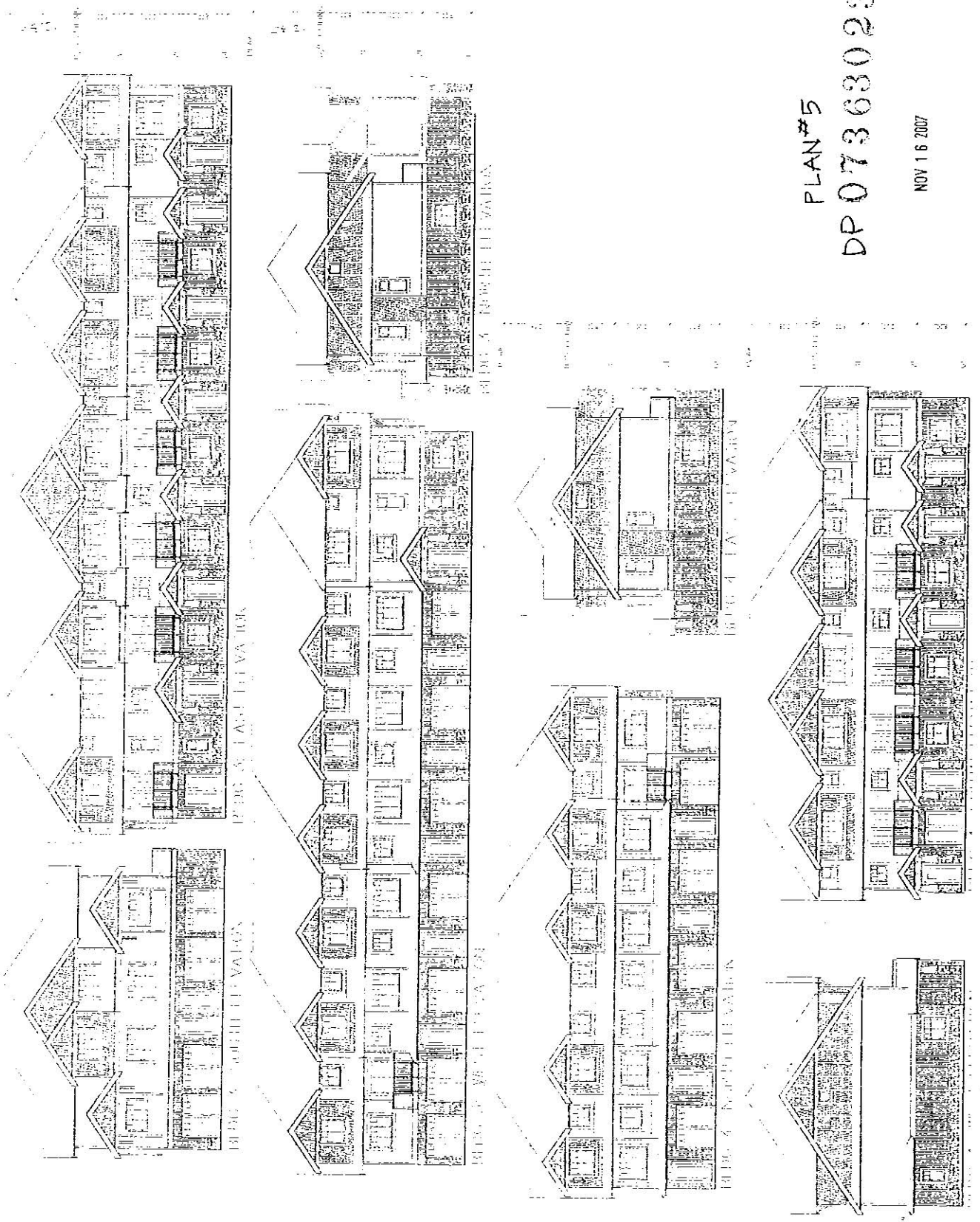
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ARCHITECT: MATTHEW CLINE ARCHITECT INC.  
DATE: 11/16/07

PROJECT: 1000 W. 10TH AVENUE, SUITE 100  
ARCHITECT: MATTHEW CLINE ARCHITECT INC.  
DATE: 11/16/07

PROJECT: 1000 W. 10TH AVENUE, SUITE 100  
ARCHITECT: MATTHEW CLINE ARCHITECT INC.  
DATE: 11/16/07

PROJECT: 1000 W. 10TH AVENUE, SUITE 100  
ARCHITECT: MATTHEW CLINE ARCHITECT INC.  
DATE: 11/16/07

11/16/07



PLAN #5  
DP07363023

NOV 16 2007



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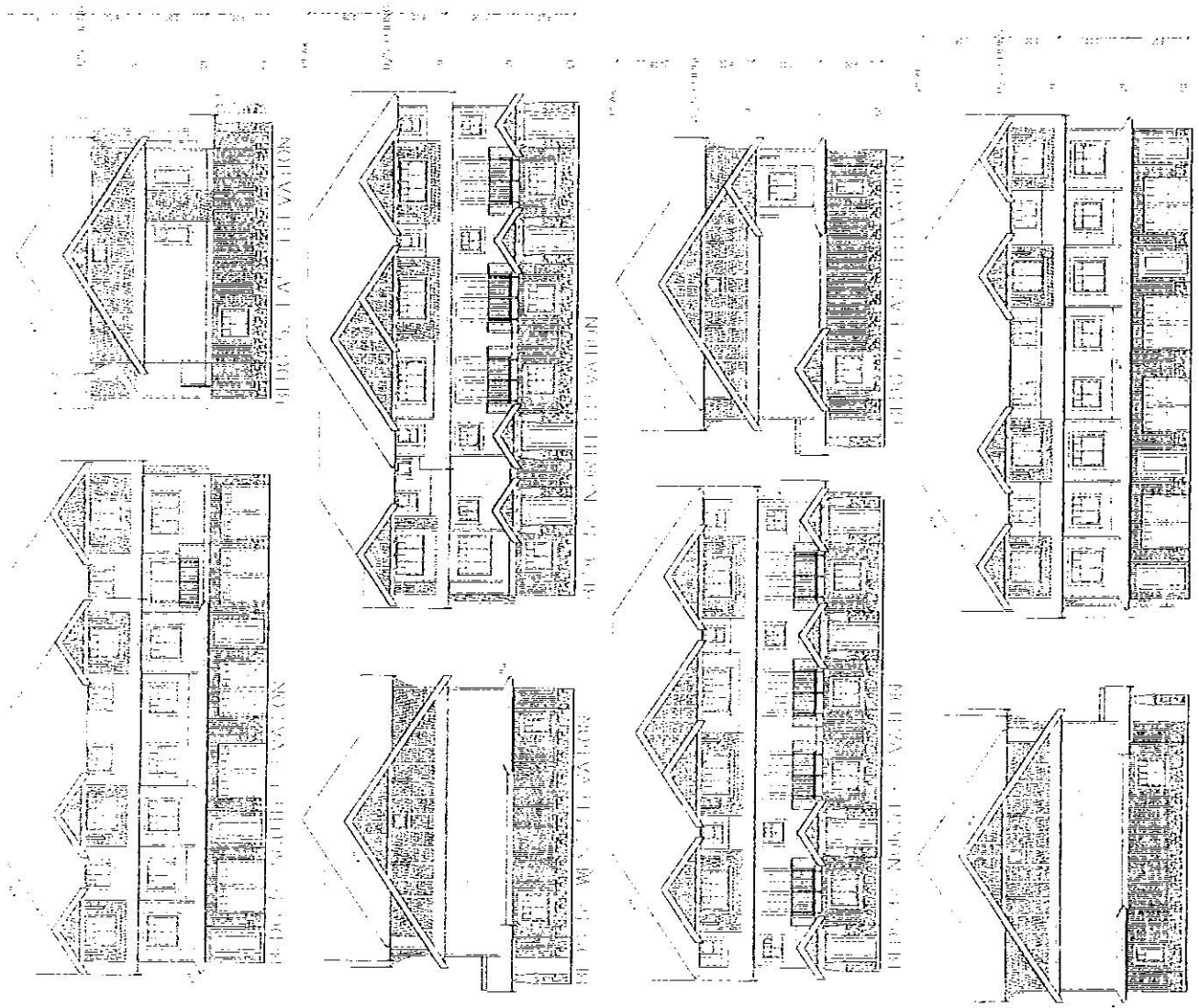
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Date: 11/16/07

Sheet: 1 of 1

Project: 47  
Client: UCHT COMPANY  
Site: 2nd STREET  
Location: DENVER, CO

Drawn By: J. VAUGHN  
Checked By: J. VAUGHN  
Date: 11/16/07

Scale: 1/8" = 1'-0"  
Date: 11/16/07  
Project: 47  
Client: UCHT COMPANY  
Site: 2nd STREET  
Location: DENVER, CO



PLAN #6  
DP 07363023

NOV 16 2007





**MATTHEW CLUETT  
ARCHITECT INC.**

1000 W. 10th Street, Suite 100  
Portland, Oregon 97209  
Phone: 503.228.1111  
Fax: 503.228.1112

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Project No. 07-000000  
Drawing No. 07-000000-001

DATE: 11/16/07

PROJECT: 3177 16th DOWNLIGHT  
1000 W. 10th Street  
REDFORD, OR

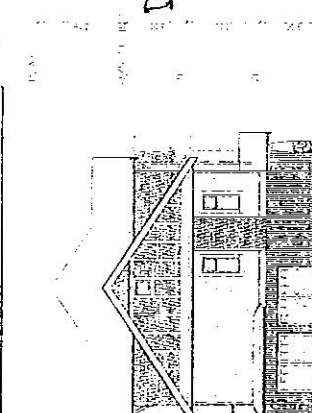
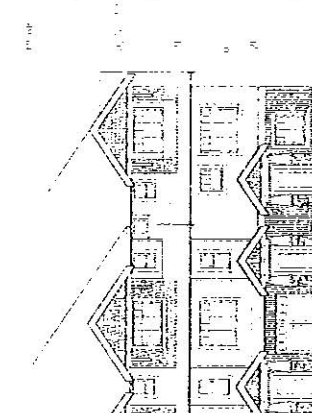
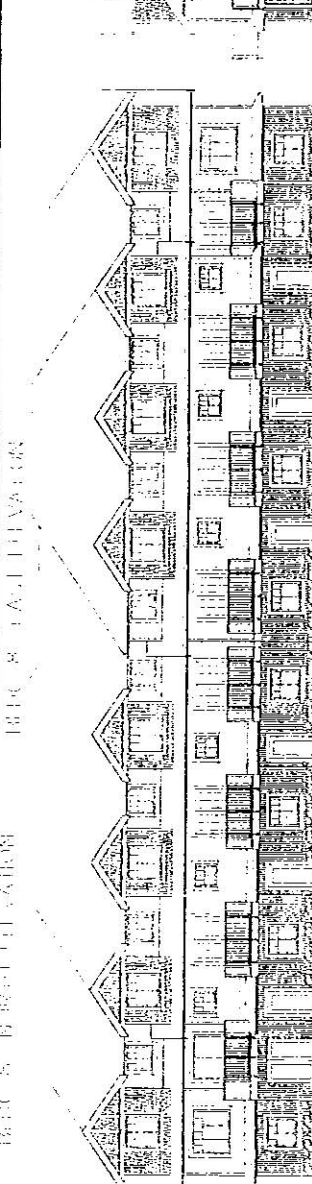
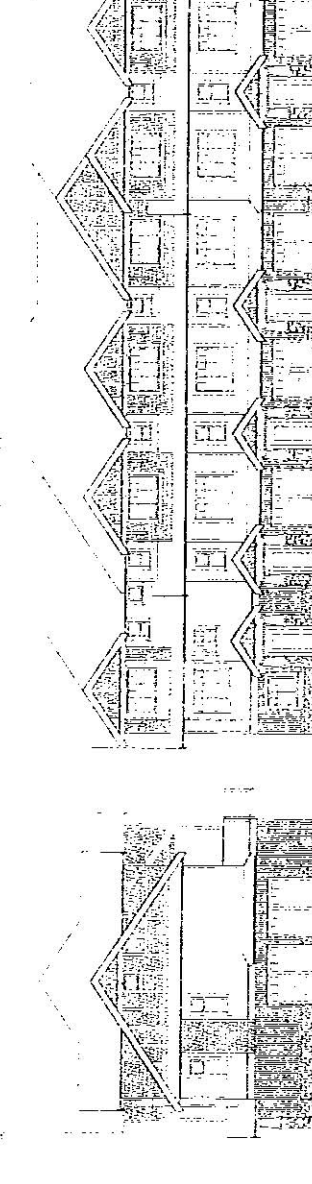
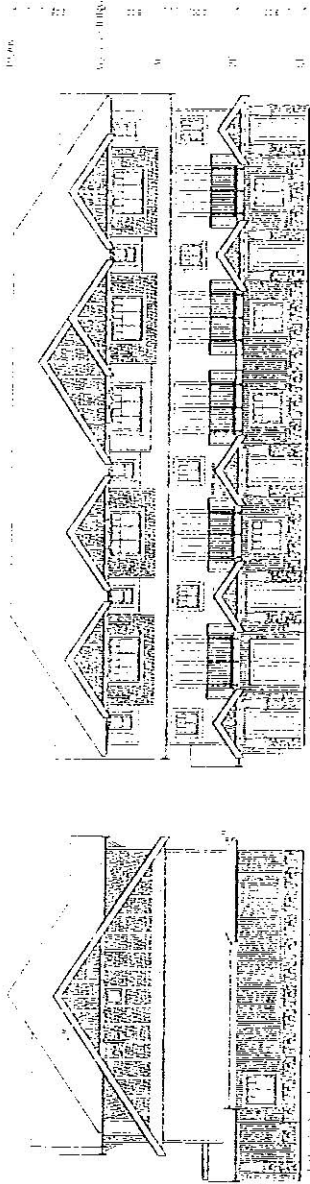
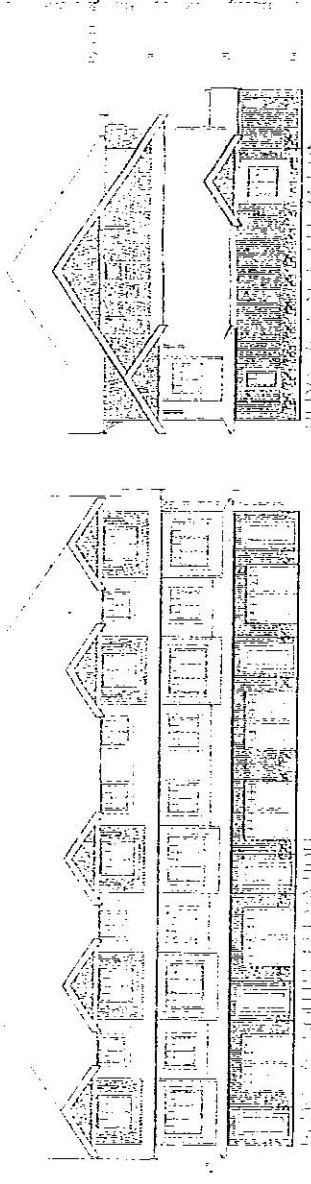
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1000 W. 10th Street  
REDFORD, OR

PLAN #7

DP 07363023

NOV 16 2007

Scale: 1/8" = 1'-0"  
Project Number: 07-000000  
Drawing Title: 07-000000-001





MATHEW CHUNG ARCHITECT INC.

1100 PARKWAY SOUTH, SUITE 100, RICHMOND, VA 23291  
TEL: (804) 781-1100 FAX: (804) 781-1101  
WWW.MATHEWCHUNGARCHITECT.COM

DATE: 11/16/07 APPROVED: [Signature]

PROJECT NAME: 47- UNIT TOWNHOUSE  
4623 FERNDALE  
RICHMOND, B.C.

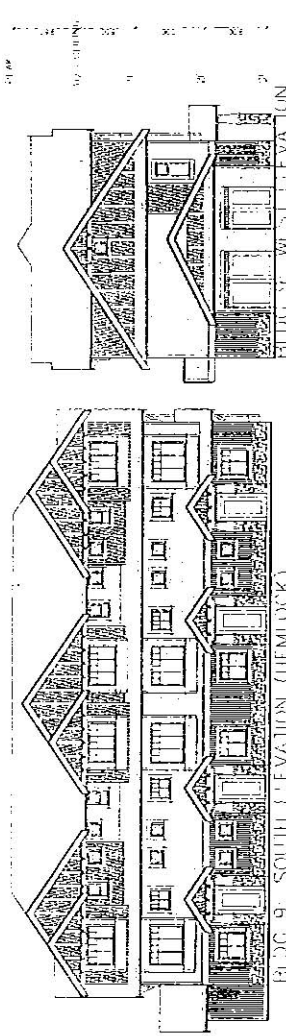
DATE: ELEVATIONS  
BUILDING 9 & 10

PLAN #8  
DP 07363023

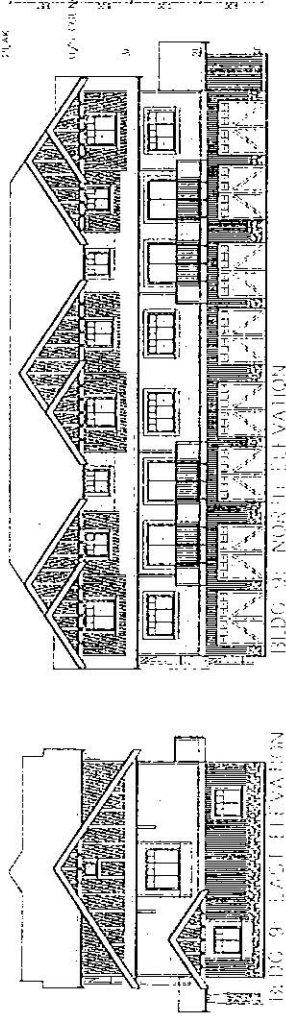
NOV 16 2007

CITY OF RICHMOND  
DATE: NOV 06 2007  
RECEIVED  
URBAN DEVELOPMENT

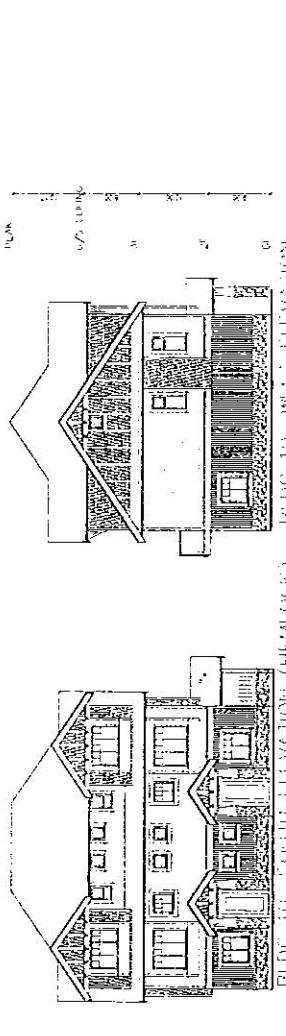
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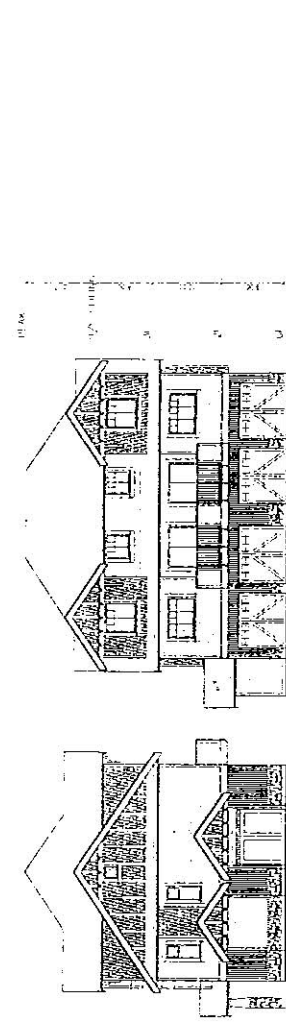
BUILDING 9 - SOUTH ELEVATION (HFM LOCK)



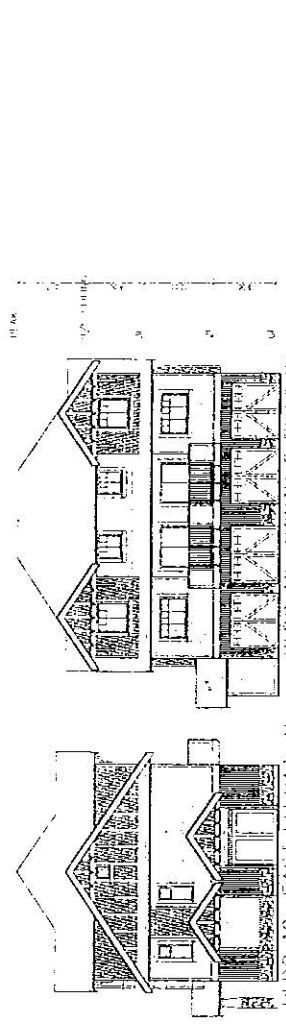
BUILDING 9 - EAST ELEVATION



BUILDING 9 - NORTH ELEVATION



BUILDING 10 - WEST ELEVATION



BUILDING 10 - NORTH ELEVATION



**MATTHEW QUINN ARCHITECT INC.**  
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No. 1000-1000-1000-1000  
 Date: 11/16/2007

11/16/2007

47 UNITS, 1000-1000-1000-1000  
 9025A UNIVERSITY  
 DENVER, CO 80202

Project No.  
 1000-1000-1000-1000  
 11/16/2007

Scale  
 1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 1" = 1'-0"

Revision No.  
 11/16/2007  
 Project No.  
 1000-1000-1000-1000  
 #09

REFERENCE PLAN #9  
 DP 07363023

NOV 16 2007

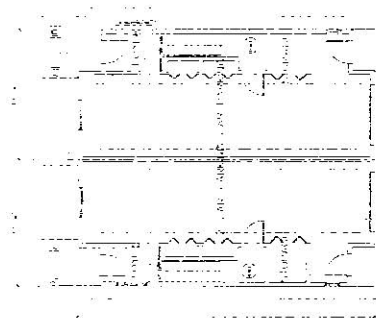


FIG. 1 - GROUND FLOOR

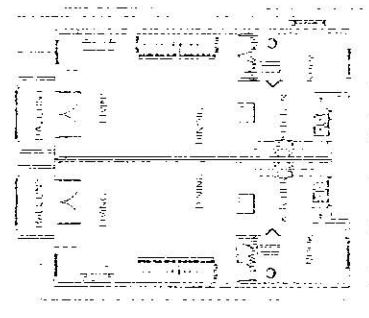


FIG. 2 - SECOND FLOOR

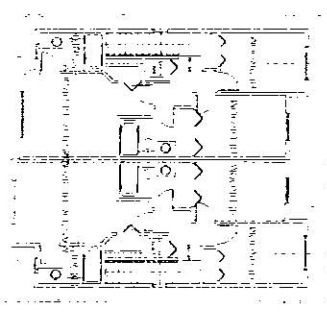


FIG. 3 - THIRD FLOOR

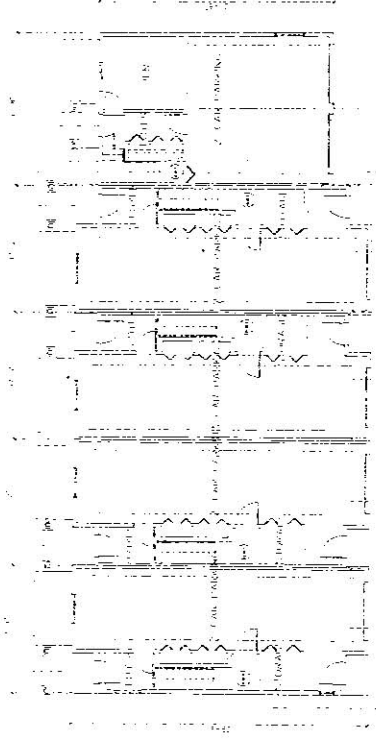


FIG. 4 - FOURTH FLOOR

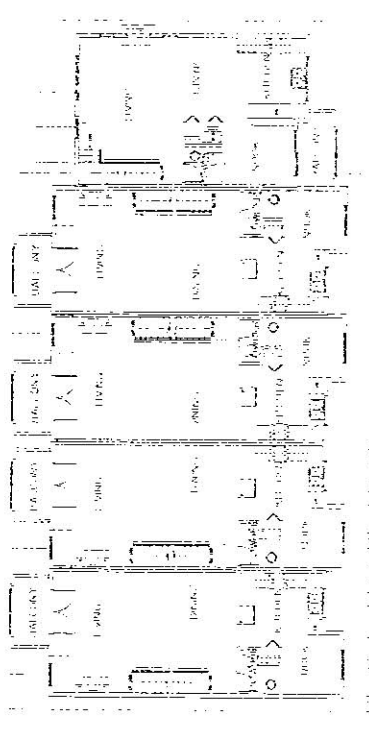


FIG. 5 - FIFTH FLOOR

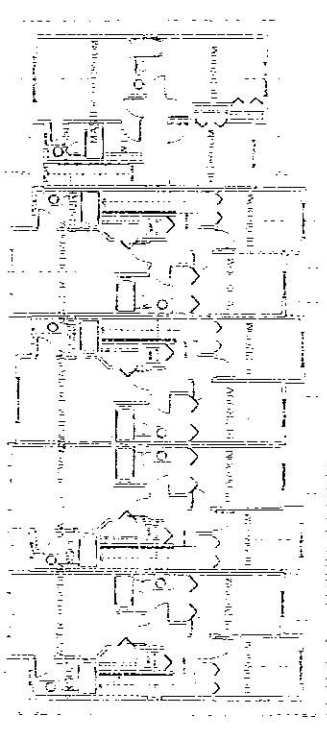


FIG. 6 - SIXTH FLOOR



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 DRAWN BY: J. CHENG  
 CHECKED BY: M. CHENG

PROJECT: 07363023  
 CLIENT: J. CHENG  
 LOCATION: DENVER, CO

SCALE: 1/8" = 1'-0"  
 SHEET: 10 OF 10

DATE: 11/16/07  
 DRAWN BY: J. CHENG  
 CHECKED BY: M. CHENG

PROJECT: 07363023  
 CLIENT: J. CHENG  
 LOCATION: DENVER, CO

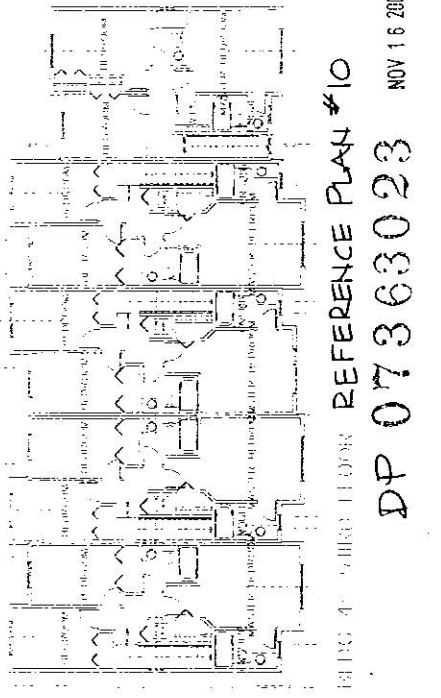
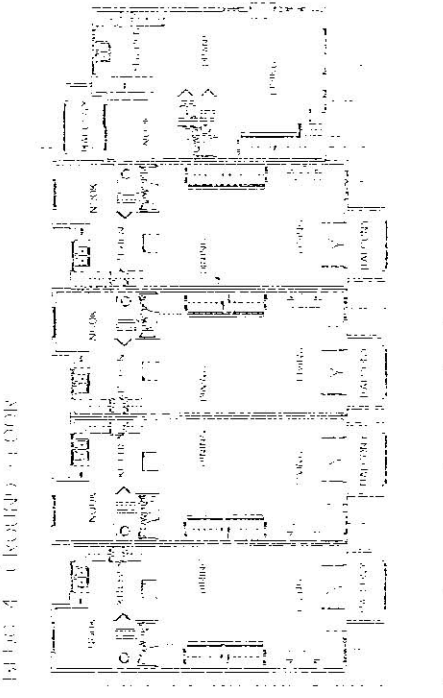
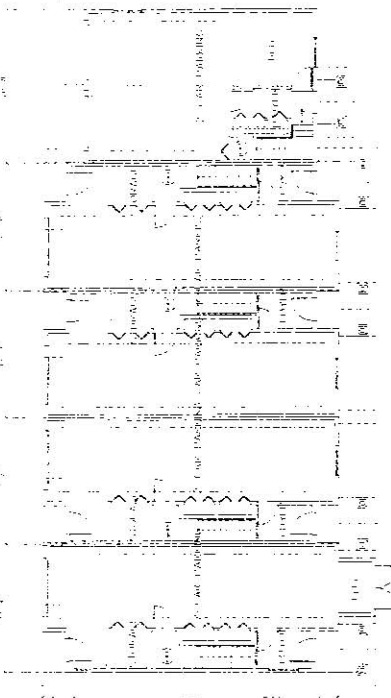
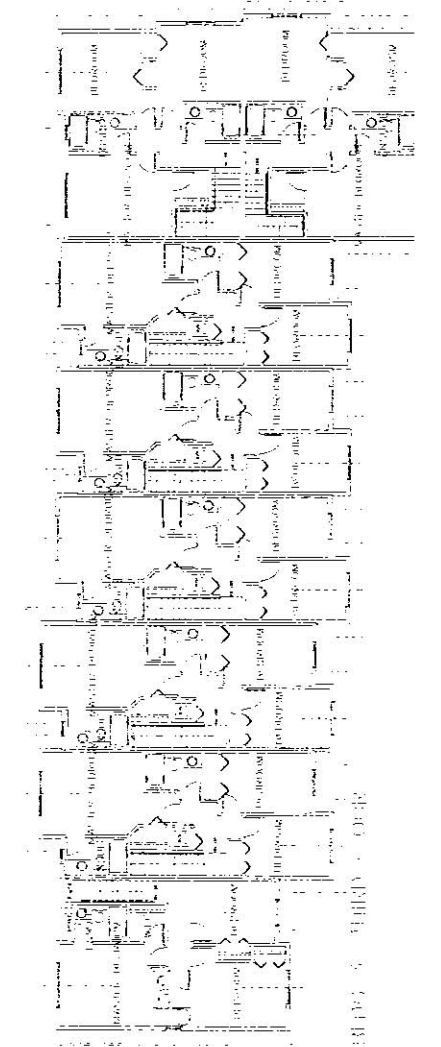
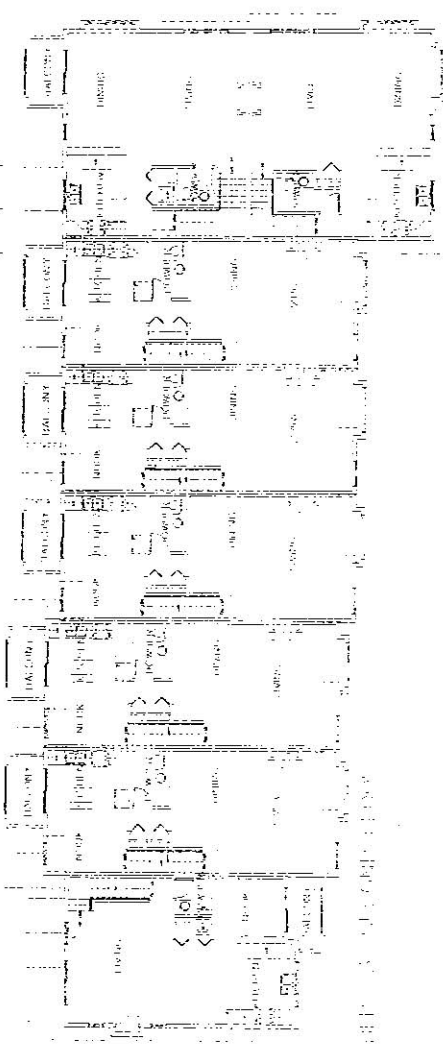


FIG. 4 - THIRD FLOOR REFERENCE PLAN #10

DP 07363023 NOV 16 2007

JTC



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Project Name: [REDACTED]  
Project No.: [REDACTED]

DATE: [REDACTED]

22, LEECH LAMBERTU J  
SUN, CHEN, I  
RE-MOVED, E.C.

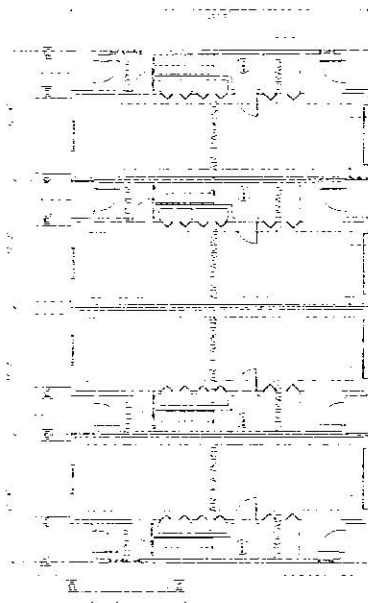
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PROJECT: [REDACTED]

REFERENCE PLAN #11

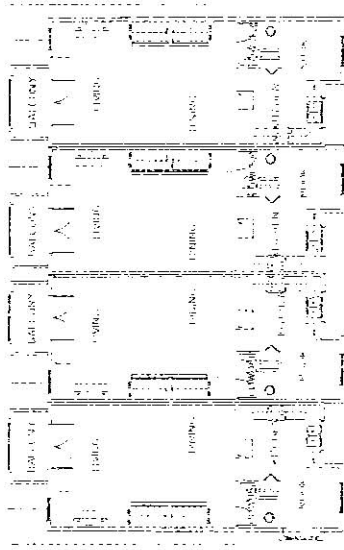
DP07363023

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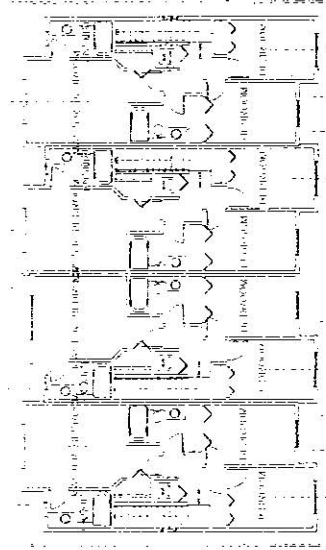
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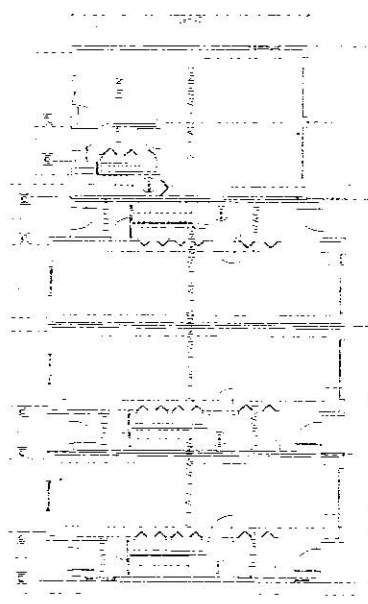
FLOOR PLAN - FIRST FLOOR



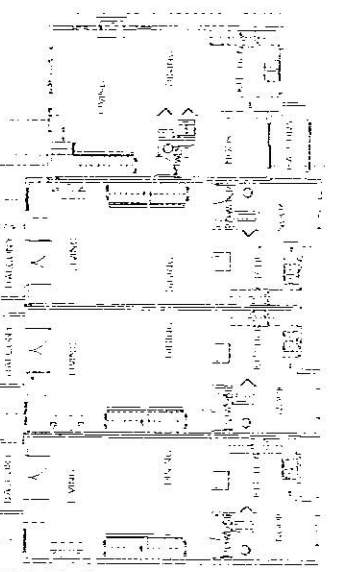
FLOOR PLAN - SECOND FLOOR



FLOOR PLAN - THIRD FLOOR



FLOOR PLAN - FOURTH FLOOR



FLOOR PLAN - FIFTH FLOOR



FLOOR PLAN - SIXTH FLOOR



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DATE: 11/16/2007  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

17 EAST HAWKWOOD  
 DENVER, COLORADO  
 REFERENCED BY:

17 EAST HAWKWOOD  
 DENVER, COLORADO  
 REFERENCE PLAN #12

NOV 16 2007  
 11:17

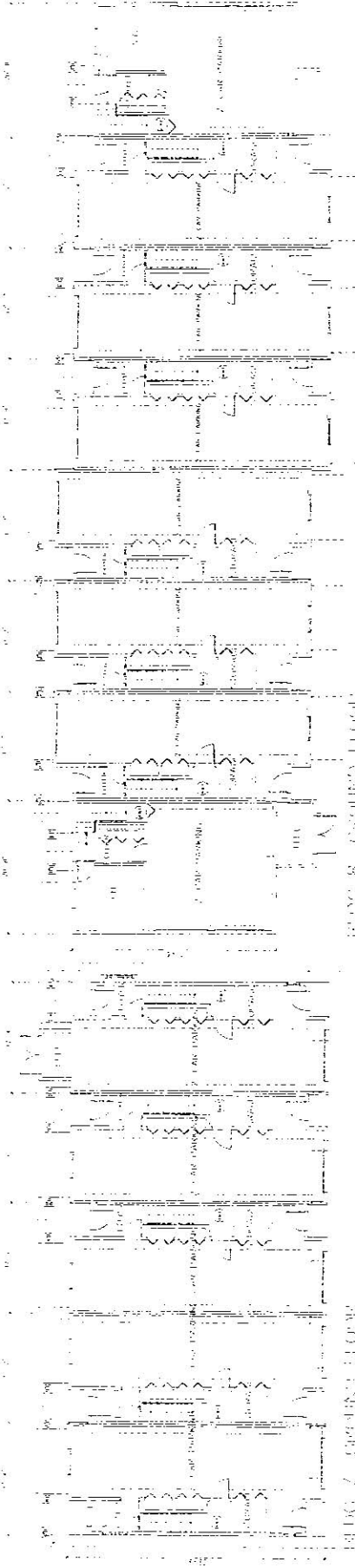


FIGURE 7 - EXISTING FLOOR PLAN

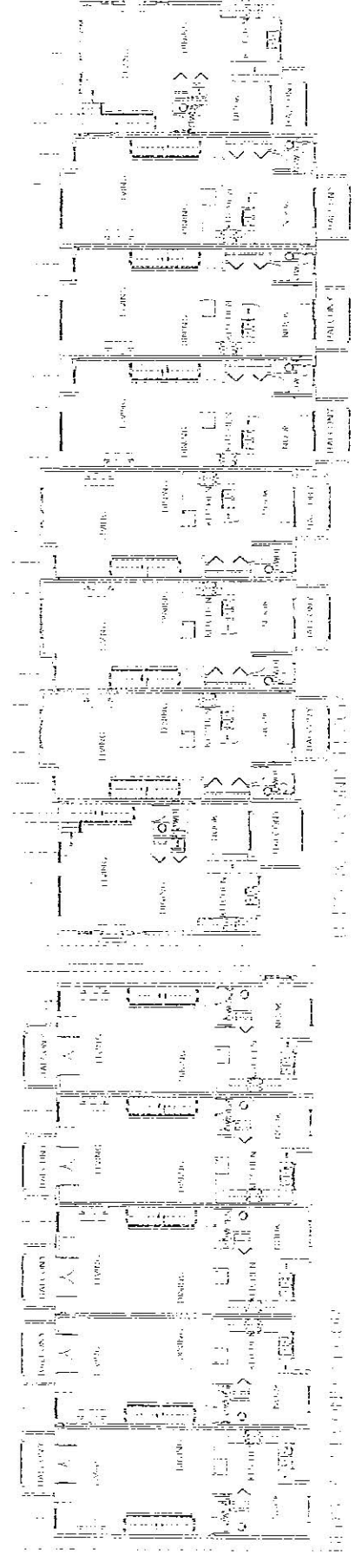


FIGURE 8 - EXISTING FLOOR PLAN

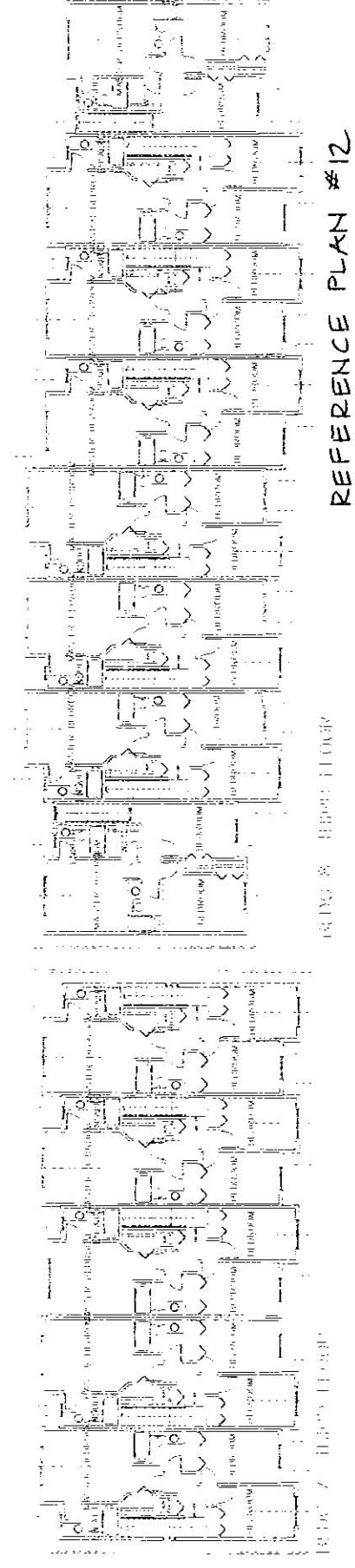


FIGURE 9 - EXISTING FLOOR PLAN

REFERENCE PLAN #12  
 DP 07363023  
 NOV 16 2007