



City of Richmond

Report to Committee

To: Planning Committee **Date:** August 17, 2010
From: Brian J. Jackson, MCIP **File:** RZ 09-498765
Director of Development
Re: **TURNBERRY LANE HOLDINGS LTD.** has applied to the City of Richmond for permission to rezone 9451 and 9471 Ferndale Road from Single Detached (RS1/F) to Town Housing (ZT69) – North McLennan (City Centre) in order to develop a 20 unit three-storey townhouse complex.

Staff Recommendation

That Bylaw No. 8640 for the rezoning of 9451 and 9471 Ferndale Road from “Single Detached (RS1/F)” to “Town Housing (ZT69) North McLennan (City Centre)”, be introduced and given first reading.

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

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

Staff Report

Origin

TURNBERRY LANE HOLDINGS LTD. has applied to the City of Richmond for permission to rezone 9451 and 9471 Ferndale Road (**Attachment 1**) from Single Detached (RS1/F) to Town Housing (ZT69) North McLennan (City Centre) in order to develop a 20 unit, 3-storey townhouse development. (**Attachment 2**).

Findings Of Fact

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

Surrounding Development

To the North: A 18 unit, 3-storey Townhouse at 6100 Alder Street, zoned "Town Housing (ZT69) – North McLennan (City Centre)" by Valencia Gardens Ltd. Partnership as part of DP 09-471758. This is the same developer as the subject site.

To the South: Across Ferndale Road, a 24 unit, 3-storey Townhouse at 9440 Ferndale Road, zoned "Town Housing (ZT65) – North McLennan (City Centre)" by Toyu Garden City Developments Ltd. as part of DP 05-296789 and a 47 unit, 3-storey Townhouse at 9628 Ferndale Road, zoned "Town Housing (ZT65) – North McLennan (City Centre)" by 0724068BC Ltd. as part of DP 07-363023.

To the East: A 58 unit, 3-storey Townhouse at 9551 Ferndale Road, zoned "Town Housing (ZT58) – North McLennan (City Centre)" by Palladium Ferndale Project Ltd. as part of DP 05-294607.

To the West: Across Alder Street, a 48 unit, 3-storey Townhouse at 6099 Alder Street, zoned "Town Housing (ZT63) – North McLennan (City Centre)" by Western Ferndale Holdings as part of DP 05-292191.

Related Policies and Studies

Official Community Plan

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

McLennan North Sub-Area Plan

- Residential Area 3. Two Family Dwelling / 2 & 3-storey Townhouses. 0.65 base FAR (**Attachment 4**).

Floodplain Management Implementation Strategy

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

OCP Aircraft Noise Sensitive Development (ANSD) Policy

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

Affordable Housing Strategy

As the proposal is for townhouses, the applicant is making a voluntary contribution of \$2.00 per buildable FAR as per the Affordable Housing Strategy; making the payable contribution amount of \$50,464.00.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development and no public comments have been received to date.

Staff Comments

Preliminary Architectural Drawings (site plan, and elevations) are enclosed for reference (**Attachment 2**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

AnalysisProposed Zoning to Town Housing (ZT69) – North McLennan (City Centre)

The proposed rezoning from RS1/F to ZT69 represents an increase in density by allowing more primary residential units to the site. The application is in conformance with the North McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings. The proposal meets the McLennan North Sub-Area Plan policies as well as the designation of the Land Use Map (Residential Area, 3 0.65 base FAR, Two-Family Dwelling / 2 & 3-storey Townhouses) (**Attachment 4**).

The proposal is asking for an increase in density from the base of 0.65 FAR as outlined in the Neighbourhood Plan to the proposed 0.75 FAR. This is supported as the applicant is providing the following:

- A 10 meter wide land dedication and frontage improvements for the continued development of Alder Street; and
- A voluntary contribution to the Affordable Housing reserve fund in accordance to the City's Affordable Housing Strategy.
- Public art or a voluntary contribution to the Public Art fund.

An increase in base density to the project is common when the elements above are taken into consideration. Similar developments in the area, including the one directly to the north at 6100 Alder Street (as part of RZ 08-427931) have benefited from making these contributions.

Transportation and Site Access

- Vehicular access to and from the site is from Alder Street which will be constructed through a ten (10) meter wide land dedication along the western edge of the site with road and frontage improvements in accordance with City standards. In addition, the City requires a four meter by four meter (4m x 4m) corner cut at the corner of Alder Street and Ferndale Road. This is the final section of land that will be developed and will fully complete Alder Street that will connect Westminster Highway and Ferndale Road.
- In accordance with the North McLennan Roads Fund, a contribution of \$201,829.00 is required prior to the formal adoption of the rezoning. Land credits are applicable for the portion of the road built through the separate Servicing Agreement associated with this development. The final contribution required will be determined at the Servicing Agreement stage. If compensation exceeds the contribution, the applicant is entitled to receive the difference as a rebate. Payment of the rebate will take place when there is sufficient funds in the account and the road is placed on the maintenance program.
- Vehicular access to the site is from Alder Street to the internal drive-aisle which provide vehicle access to the individual units. On-site parking is provided through one and two car garages in a side-by-side or tandem configuration. Four (4) visitor parking stalls are supplied and scattered throughout the site to provide easy access to all the units. Included in the visitor parking count is one stall to accommodate wheelchair accessibility. The tandem parking configuration will require a variance at the Development Permit stage and a restrictive covenant will need to be registered to prevent the conversion of the garage space to habitable floor space.
- The number of parking stalls (including visitor parking) meets the requirements of the parking requirements of Zoning Bylaw 8500.
- Pedestrian access to the site is achieved along the perimeter of the site On Alder Street and Ferndale Road at the vehicular access point. The proposed townhouse unit arrangement sets the front entries facing the perimeter along three of the four sides of the subject site. Access to the units along the west and south sides of the property will be directly from the public sidewalk along Alder Street and Ferndale Avenue respectively. Access to the units facing north will need to share a pathway that links townhouse units along the northern edge of the subject site. To achieve this, an access easement will need to be registered in favour of the lot at 6100 Alder Street to allow access from the southern units to use this pathway.
- The applicant is proposing 3x3 meter corner cuts along the internal drive-aisle to help ensure manoeuvrability of larger vehicles.

Trees

An Arborist Report and site survey (**Attachment 5**) were submitted to assess the existing location and condition of the existing on-site trees for the purpose of possible retention. The submitted report identified three (3) on-site trees that are in poor condition and should be removed. Staff has conducted a review of the report and have conducted an on-site review of the trees and agree with these recommendations. In accordance with City policy, a 2:1 planting ratio of new trees will need to be planted for every existing tree removed. A review of the new tree plantings will be conducted at the Development Permit stage where a detailed review will be conducted as to the number, type and arrangement of new trees that are to be planted.

The report also noted three (3) street trees that are also recommended for removal. Staff have reviewed the report and conducted a site visit and concur with the report for the removal of the trees. Staff recommends a contribution of \$1,000 for each tree removed (\$3,000 total) to allow staff the flexibility to replant the street trees upon project completion.

Amenity Space

The outdoor amenity space is located in a central area of the site, at the bend in the internal drive-aisle near the entry to the site and is of appropriate size. The space is intended for a children's play area and benches for sitting. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detailed information. No indoor space is being proposed, but a voluntary cash-in-lieu contribution of \$21,000.00 will be made prior to final adoption of this application.

Design

The proposed three storey townhouses provide an array of different unit types. The site plan identifies the unit location and configuration of the internal drive aisle as well as the location of the outdoor amenity space for the complex. The unit design includes a layout to accommodate conversion for universal access. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.

Affordable Housing

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

With respect to townhouse developments, the strategy specifies a voluntary cash contribution of two dollars (\$2.00) per buildable square foot to the affordable housing reserve fund. The total payable contribution in this 20 unit proposal would come to \$50,464.00.

Garbage and Recycling Servicing

The applicant is supplying a garbage and recycling enclosure along the eastern edge of the property, adjacent to Unit 6B. Staff have reviewed the proposal and are satisfied with the number of bins and access to and from the enclosure for proper pick-up.

Public Art

The applicant is considering providing a piece of public art and will contact the City's Public Art Coordinator to begin the process should they decide to head in that direction. Should the applicant decide not to go ahead, the applicant has agreed to provide a voluntary contribution in the amount of \$0.60 per square foot of developable area for the development. The amount of the contribution would be \$15,140.40.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. Engineering agrees with the consultant that no upgrades to existing storm and sanitary systems are needed in relation with this development as the required upgrades were completed with the recent developments surrounding the subject site.

Servicing Agreement

Prior to issuance of the Building Permit, the developer shall enter into the City's standard Servicing Agreement to design and construct the balance of the Alder Street and Ferndale Road frontage works as required. The works will significantly mirror works already done via SA08-431937 for Alder Street and SA04-275411 and SA05-300814 for Ferndale Road.

Development Permit

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

- a) Elevations to the units and unit clusters that meet the form and character requirements of the McLennan South Area Plan.
- b) Design of the outdoor amenity area, including the design of a children's play area.
- c) Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.
- d) A context plan to show the form and character of the townhouse units and how they address adjacent properties.
- e) To identify and design for units that can be easily converted to universal access.
- f) Locate an internal pathway at the northern end of the site to service the northern units of this project and the southern townhouse units of 6100 Alder Street.

In addition to the standard Development Permit review.

Financial Impact

None expected.

Conclusion

The proposed 20 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Town Housing (ZT69) zone for the McLennan North neighbourhood plan. Staff believe that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommend that rezoning application RZ 09-498765 proceed to first reading.

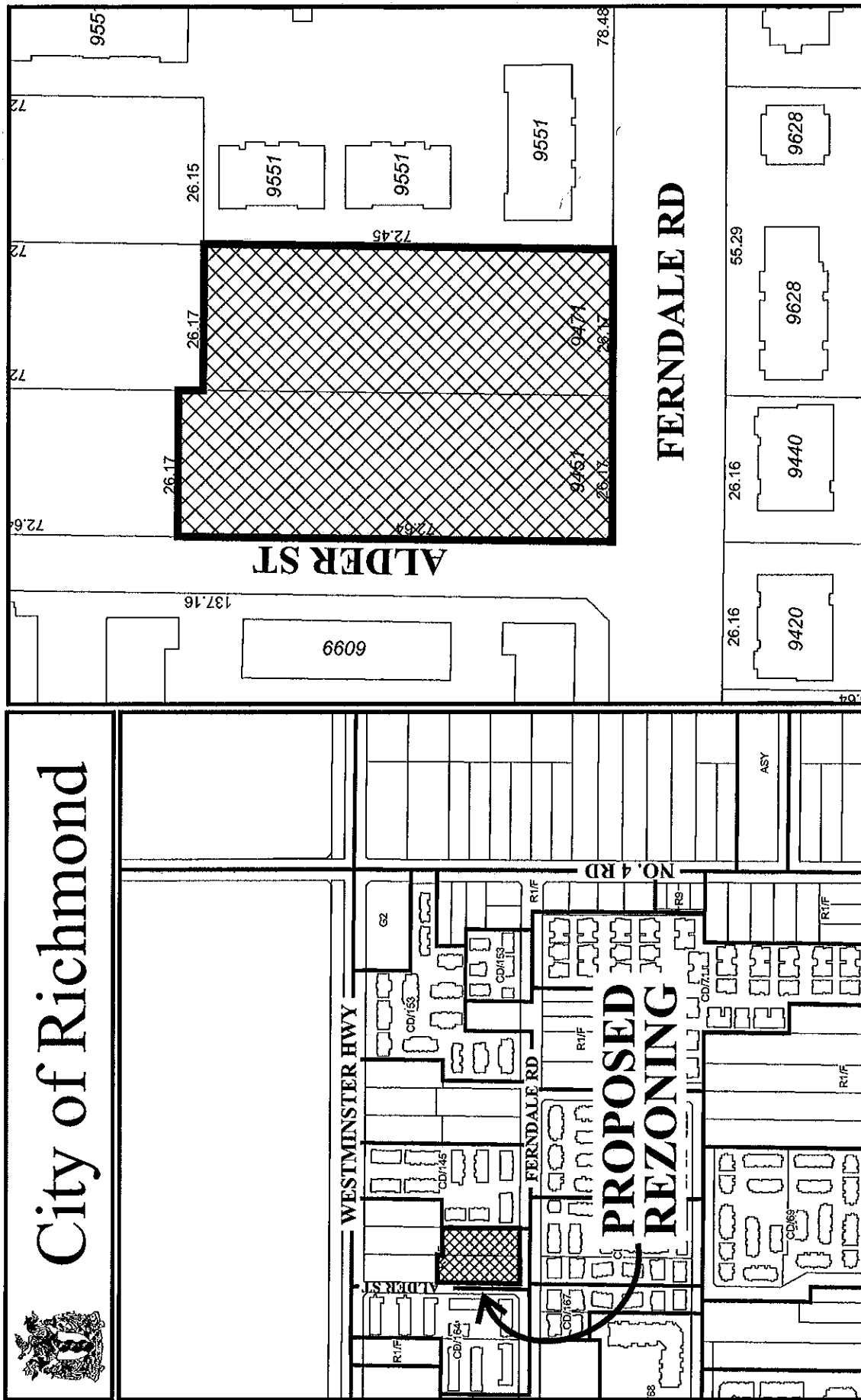


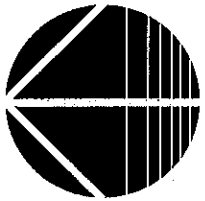
David Johnson
Planner
(604-276-4193)

DJ:cas

List of Attachments

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Site Plan and Preliminary Architectural Drawings
Attachment 3	Development Application Data Sheet
Attachment 4	McLennan North Sub-Area Land Use Map
Attachment 5	Arborist Report - Tree Survey Plan
Attachment 6	Conditional Rezoning Requirements





RZ 09-498765

Original Date: 11/10/09
Revision Date:
Note: Dimensions are in METRES



RZ 09-498765

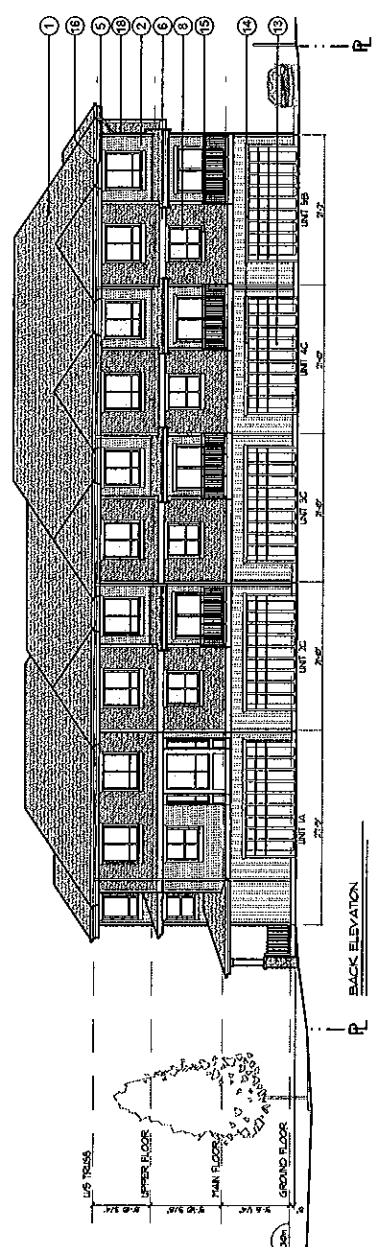
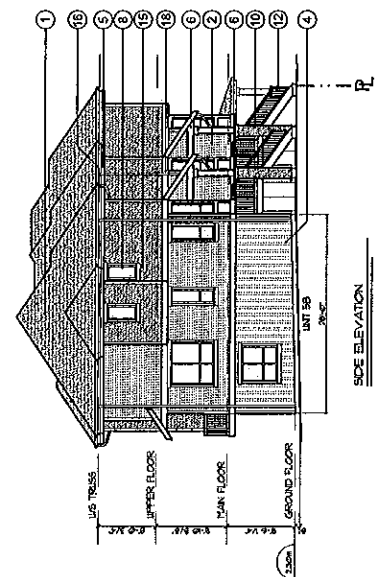
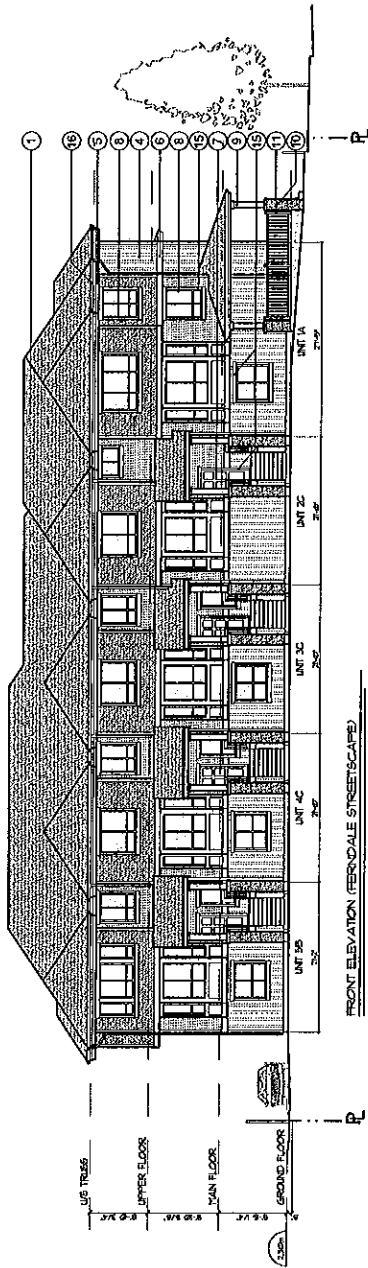
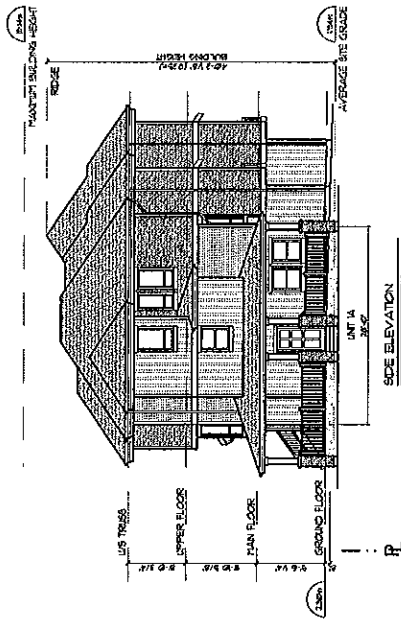
Original Date: 11/09/09

Amended Date:

Note: Dimensions are in METRES



PROJECT	TITLE	SCALE
0	COVER SHEET	N.T.S.
1	SITE PLAN	1/8" = 1' H.
2	PARKING PLAN	1/8" = 1' H.
3	UNIT PLANS - BUILDING 1	1/8" = 1' H.
4	UNIT PLANS - BUILDING 2	1/8" = 1' H.
5	UNIT PLANS - BUILDING 3	1/8" = 1' H.
6	UNIT PLANS - BUILDING 4	1/8" = 1' H.
7	UNIT PLANS - BUILDING 5	1/8" = 1' H.
8	UNIT PLANS - BUILDING 6	1/8" = 1' H.
9	CALCULATED AREAS	1/8" = 1' H.
10	SITE SECTORS	1/8" = 1' H.
11	BUCK PLAN - BUILDING 1	1/8" = 1' H.
12	ELEVATIONS - BUILDING 1	1/8" = 1' H.
13	BLOCK PLAN - BUILDINGS 1 & 2	1/8" = 1' H.
14	BLOCK PLAN - BUILDING 3	1/8" = 1' H.
15	BLOCK PLAN - BUILDING 4	1/8" = 1' H.
16	ELEVATIONS - BUILDING 4	1/8" = 1' H.
17	BLOCK PLAN - BUILDING 5	1/8" = 1' H.
18	ELEVATIONS - BUILDING 5	1/8" = 1' H.



EXTERIOR FINISHES SCHEDULE

NO.	DESCRIPTION	FINISH
1	ROOF	ASPHALT/FLY
2	WALLS - HORIZONTAL	CLAY TILE
3	WALLS - VERTICAL	CLAY TILE
4	WALLS - CORNERS & PANELS	CLAY TILE
5	WALLS - HORIZONTAL TRIM	CLAY TILE
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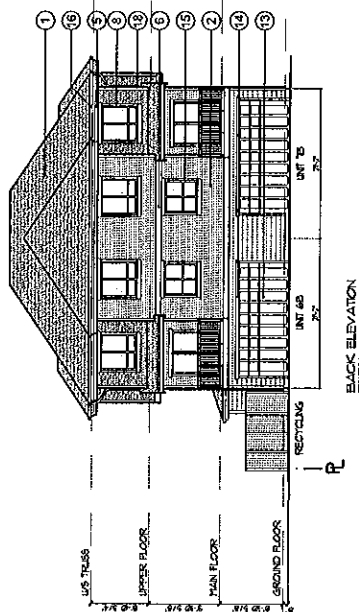
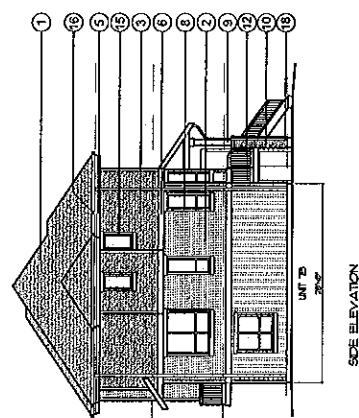
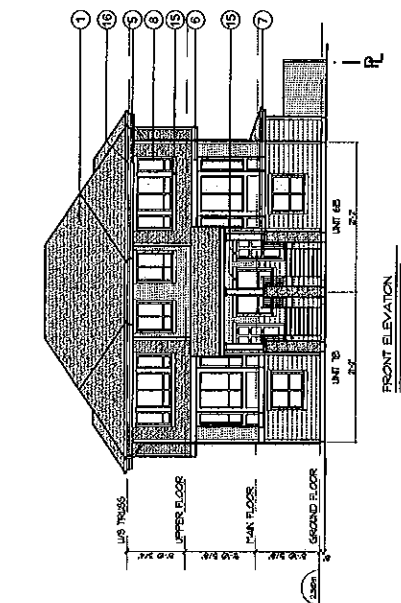
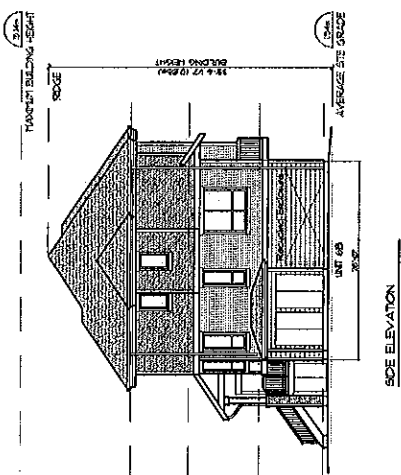
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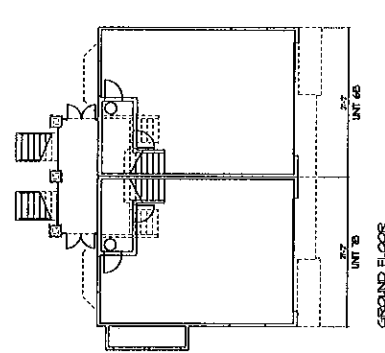
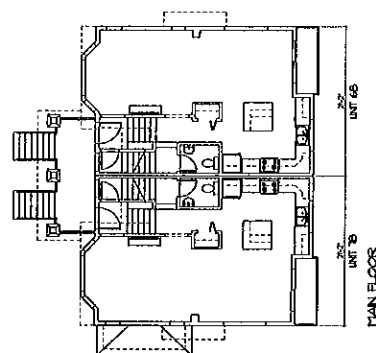
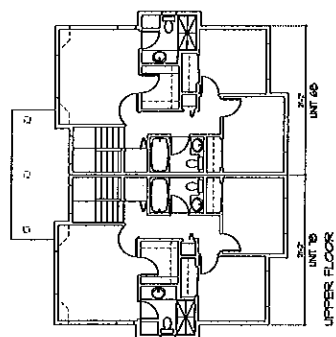
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 TURNBERRY LANE HOLDINGS LTD

ELEVATIONS BUILDING 2
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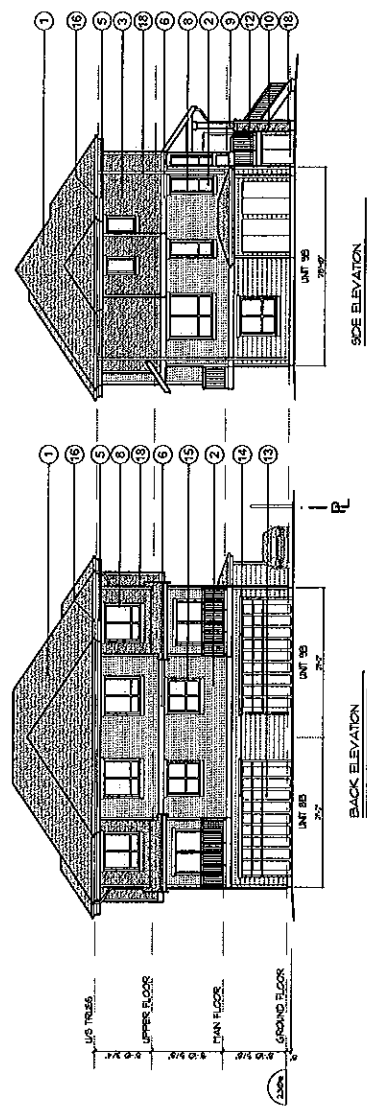
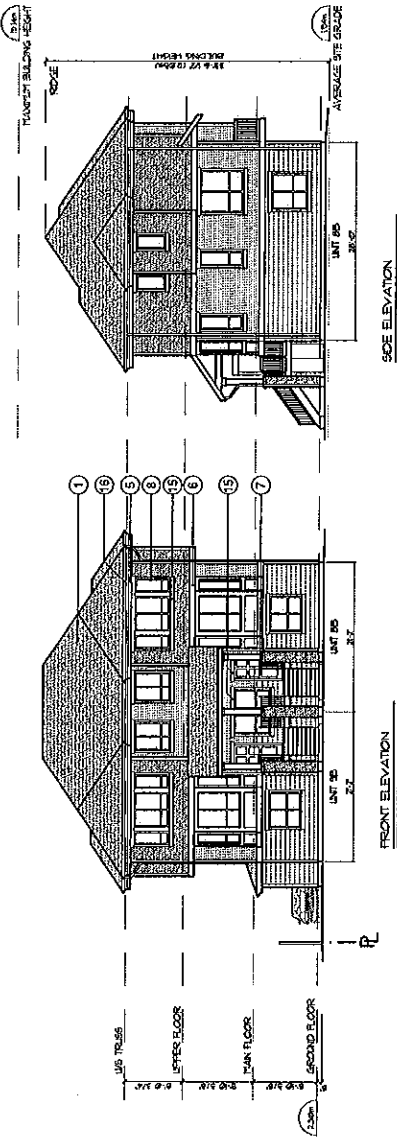


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4	MASONRY - BRICK
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8	ENTRY DOOR (Interior Only)
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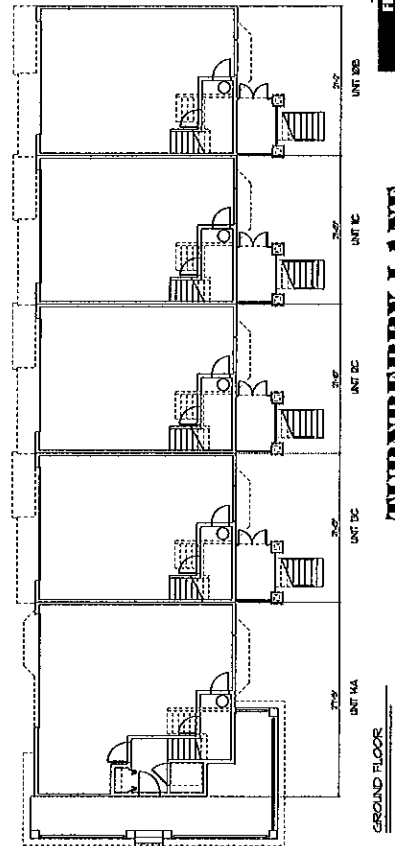
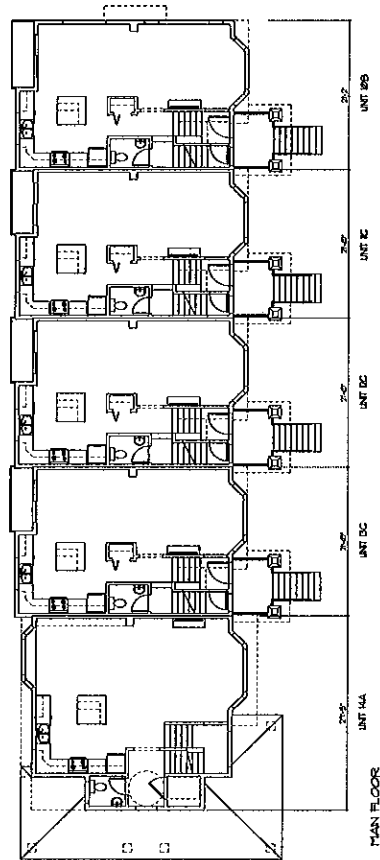
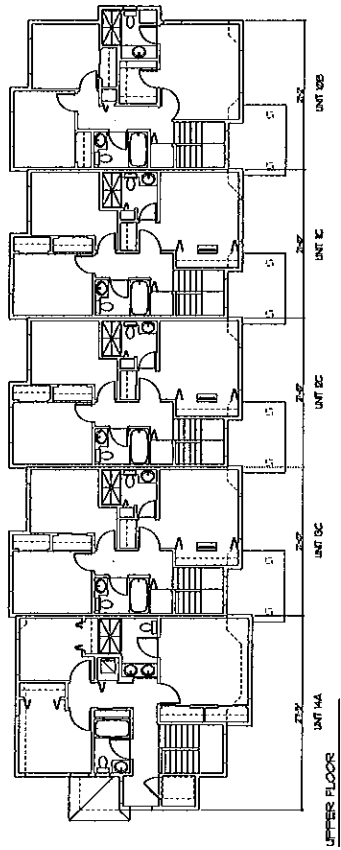
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 for
 TURNBERRY LANE HOLDINGS LTD

ELEVATIONS BUILDING 3
SCALE 1/8" = 1'-0"



- EXTERIOR FINISHES SCHEDULE**
- 1 ROOF: ASPHALT/FLANGE - WEATHERED LIGN
 - 2 VENT: SHAKES - HORIZONTAL
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 - 10 VENT: SHAKES - HORIZONTAL
 - 11 VENT: SHAKES - VERTICAL
 - 12 VENT: SHAKES - HORIZONTAL
 - 13 VENT: SHAKES - VERTICAL
 - 14 VENT: SHAKES - HORIZONTAL
 - 15 VENT: SHAKES - VERTICAL

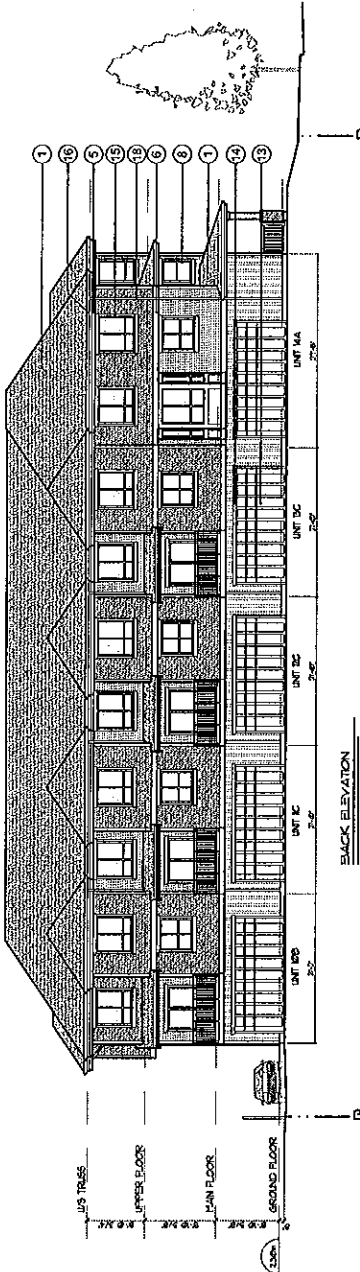
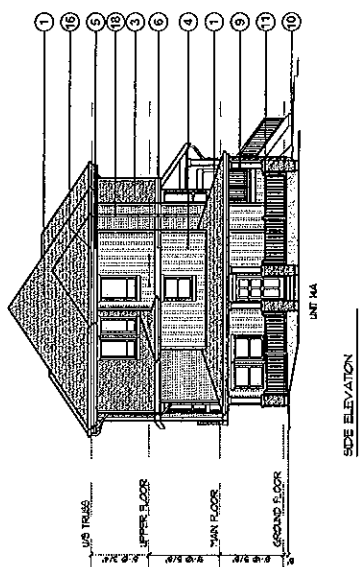
- 16 VENT: SHAKES - HORIZONTAL
- 17 VENT: SHAKES - VERTICAL
- 18 VENT: SHAKES - HORIZONTAL
- 19 VENT: SHAKES - VERTICAL
- 20 VENT: SHAKES - HORIZONTAL
- 21 VENT: SHAKES - VERTICAL
- 22 VENT: SHAKES - HORIZONTAL
- 23 VENT: SHAKES - VERTICAL
- 24 VENT: SHAKES - HORIZONTAL
- 25 VENT: SHAKES - VERTICAL
- 26 VENT: SHAKES - HORIZONTAL
- 27 VENT: SHAKES - VERTICAL
- 28 VENT: SHAKES - HORIZONTAL
- 29 VENT: SHAKES - VERTICAL
- 30 VENT: SHAKES - HORIZONTAL



BLOCK PLAN BUILDING 4
SCALE 1/8" = 1'-0"

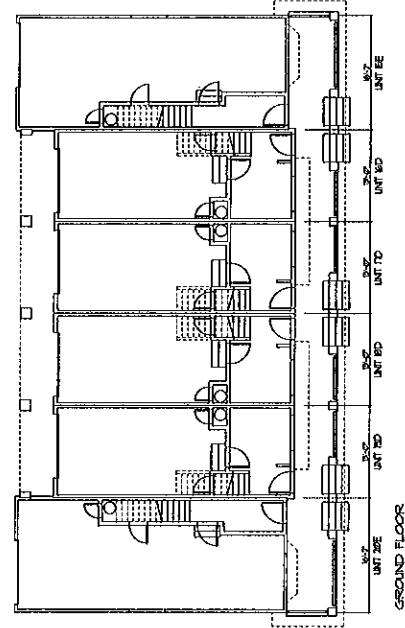
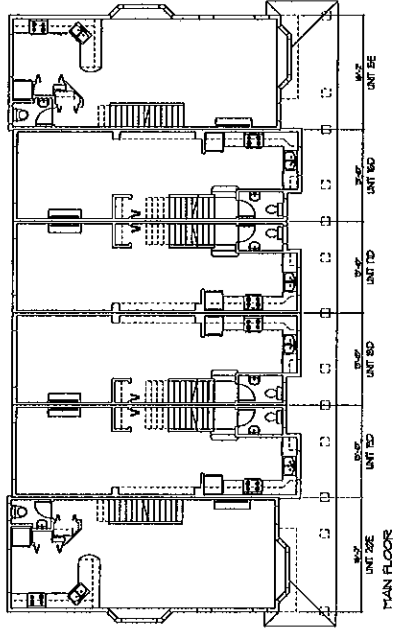
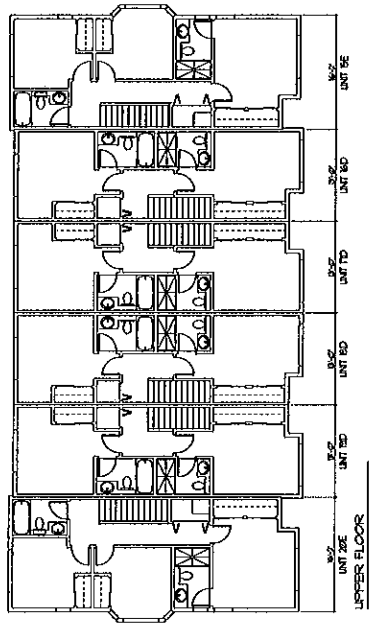
TURNBERRY LANE
 for
 TURNBERRY LANE HOLDINGS LTD

for
TURNBERRY LANE HOLDINGS LTD



1	ROOF	PURCELO - Asphalt shingles - Weathered Wood
2	VINTL SHING - HORIZONTAL	CERT-UNTEED - Cedar Impressions Straight Edge Rough Split - Sable Brown
3	VINTL SHING # PANELS	SABERLIN ILLIANS - SW 75% Mahon Blanche
4	NASCAL	SABERLIN ILLIANS - SW 75% Mahon Blanche
5	HORIZONTAL TRIM	SABERLIN ILLIANS - SW 75% Mahon Blanche
6	SHUTTERS (Summer Only)	SABERLIN ILLIANS - SW 65% Mahon Blanche
7	WINDOW FRAMES	Black
8	DECK RAILINGS	SABERLIN ILLIANS - SW 75% Mahon Blanche
9	WOOD LULL	SABERLIN ILLIANS - SW 75% Mahon Blanche
10	WOOD RAIL FACKETS	SABERLIN ILLIANS - SW 75% Mahon Blanche
11	METAL FENCING/RAIL	Black
12	GARAGE DOOR	OVERHEAD DOOR Thompson-Coleman Triple Frame (for closed)
13	GARAGE DOOR TRIM	OVERHEAD DOOR Thompson-Coleman Simulations Option 22
14	GUTTERS	SABERLIN ILLIANS - SW 75% Mahon Blanche
15	DOOR TRIMS	SABERLIN ILLIANS - SW 75% Mahon Blanche
16	DOORFOOTS	VINTL Sand
17	DOORFOOTS	GENITEK Almond 532
18	ALL LEAVINGS	Match up w/ GENITEK Almond 332

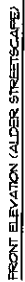
SCALE 1/8" = 1'-0"



BLOCK PLAN BUILDING 5
SCALE 1/8" = 1'-0"

TURNBERRY LANE
 for
 TURNBERRY LANE HOLDINGS LTD

TURNBERRY LANE HOLDINGS LTD



1	ROOF	PAVED - Asphalt shingles - Weathered Wood
2	VINYL SIDINGS	GENTEX - 4334 White
3	SHINGLES	CRISTANTINO - Cedar Impresso (Shingle Edge Rough Split) - Sable Brown
4	FASCH	SHINGLES
5	HORIZONTAL TRIM	SHURIN WILLIAMS - 50 1536 Mason Blanche
6	SHINGLES	SHURIN WILLIAMS - 50 1536 Mason Blanche
7	WINDO FRAMES	SHURIN WILLIAMS - 50 6258 Mason Blanche
8	DECK COULING	SHURIN WILLIAMS - 50 1536 Mason Blanche
9	WOOD RAILS	SHURIN WILLIAMS - 50 1536 Mason Blanche
10	POCKET	SHURIN WILLIAMS - 50 1536 Mason Blanche
11	METAL FENCE RAILING	Black
12	SCREEN DOOR	OVERHEAD DOOR - Thermacore-Color Tint Blanche (As shown)
13	WASHAGE DOOR TRIM	SHURIN WILLIAMS - 50 1536 Mason Blanche
14	GUTTERS	SHURIN WILLIAMS - 50 1536 Mason Blanche
15	DOWNSPOUTS	GENTEX - Almond 533
16	ALL FLASHING	VINYL Siding
17		Match to trim (GENTEX - Almond 533)



City of Richmond

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

Development Application Data Sheet

RZ 10-518827

Address: 9451 and 9471 Ferndale Road

Applicant: Turnberry Lane Holdings Ltd.

Planning

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

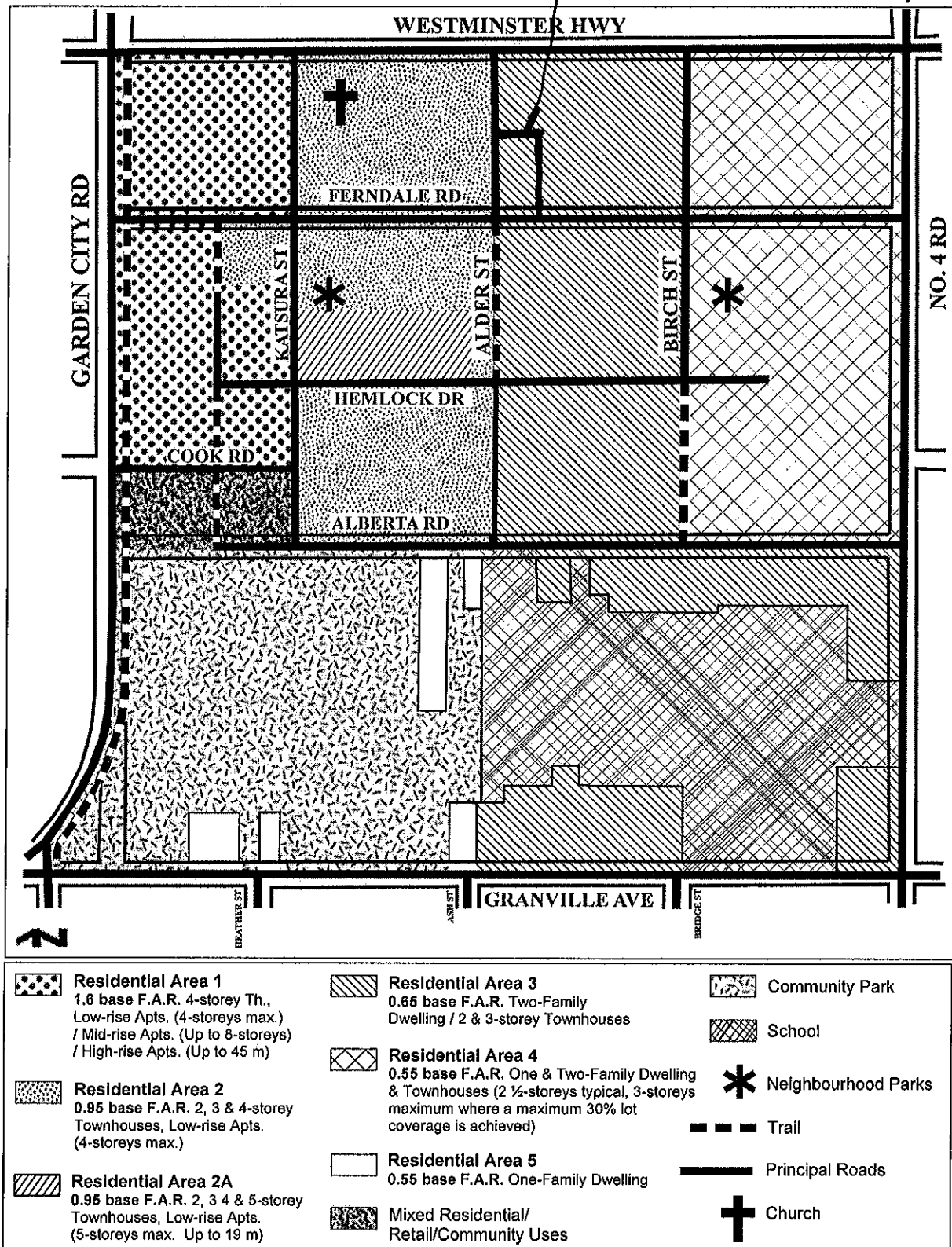
	Existing	Proposed
Civic Address:	9451 and 9471 Ferndale Road	To Be Determined
Owner or Applicant:	Turnberry lane Holdings Ltd.	No Change
Site Size (m²):	3,898.0m ²	3,125.0m ² (after land dedication)
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	No Change
Zoning:	Residential Single Detached, Subdivision F (RS1/F)	Town Housing (ZT69) – north McLennan (City Centre) Permits Townhouses at 0.75 F.A.R.
Number of Units:	1 Single-Family Dwelling per lot	20 – 3 storey Townhouse Units

	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area = 3,125.0m ² (0.75) = 2,343.75m ² Max.	2,344.1m ² (0.75 FAR)	none permitted
Lot Coverage – Building:	41% Max.	40.2%	none
Setback: Ferndale Road:	6.0m Min.	6.0m	none
Setback: Alder Street	4.5m Min.	4.5m	none
Setback: North	3.0m	5.5m for buildings 1.6m for entry porch for Unit 2C	0.8m for porch beyond allowable projection
Setback: East	3.0m Min.	3.0m	none
Height:	13.2m and no more than 3 stories maximum	12.0m and 3 stories	none
Parking Requirements - Resident	28 stalls	36 stalls	none

	Bylaw 8500 Requirements	Proposed	Variance
Visitor Parking:	0.2 x 20 = 4 4 visitor stalls	4 stalls	none
Tandem Parking Spaces:	No tandem parking within the ZT69 zone	2 units x 2 = 4 spaces	4 spaces
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$21,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 20 units = 120.0m ²	120.0m²	none

City of Richmond

Land Use Map

Bylaw 8630
2010/07/19SUBJECT SITE
(R209-498765)

ALL TREES ON THE SUBJECT SITE
ARE TO BE REMOVED

ATTACHMENT 5

Michael J. Mills Consulting

1826 Sunshine Coast Highway
Roberts Creek, BC V0N 2W5 / 604-230-4711 / Fx. J-604-886-2718

**EXISTING TREE ASSESSMENT
SUMMARY PLAN**

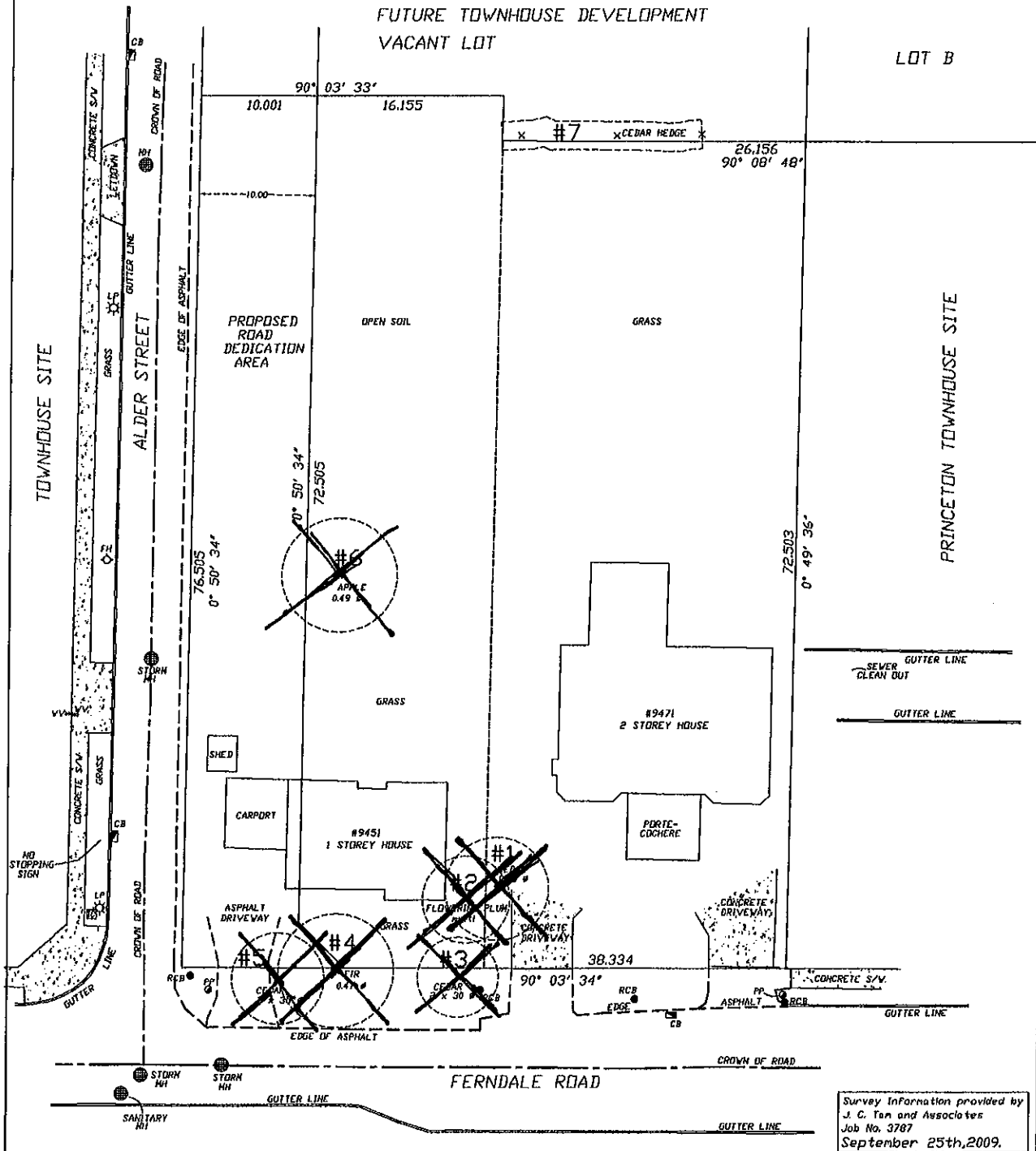
9451 - 9471 Ferndale Road
City of Richmond

MJM file #927

October 21, 2009

LEGEND

- #3 denotes report reference #
- X denotes surveyed tree location
- CEAR denotes tree species
- 0.37' denotes tree diameter (DBH)



Survey Information provided by
J. C. Tan and Associates
Job No. 3787
September 25th, 2009.

ALL STREET TREES ADJACENT TO THE SUBJECT SITE
ARE TO BE REMOVED PH - 20

**Conditional Zoning Requirements
9451 and 9471 Ferndale Road
RZ 09-498765**

Prior to adoption of Zoning Amendment Bylaw 8640, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidation of the two lots in this development proposal into one.
2. Dedication of 10 meter wide strip along the western edge of the property for road, boulevard and sidewalk improvements to complete the development of Alder Street.
3. Registration of a cross-access easement over the pedestrian pathway along the southern edge of 6100 Alder Street to the benefit of the subject site to allow shared access of this pathway with the subject property.
4. Registration of a Flood Indemnity Restrictive Covenant on Title.
5. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on Title.
6. Voluntary contribution of \$21,000 cash-in-lieu of on-site indoor amenity space.
7. Payment of \$3,000 for the replacement of three (3) street trees that front the subject site.
8. Voluntary contribution of \$50,464.00 towards the City's Affordable Housing Reserve Fund.
9. Secure a location and commit to a piece of Public Art in accordance with City Policy or make a voluntary contribution to the Public Art reserve fund in the amount of \$15,140.40.
10. Contribution towards the North McLennan Roads fund of \$201,829.00. A reduction of the contribution is applicable and will be outlined in the Servicing Agreement.
11. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to provide information pertaining to:
 - a) Elevations to the units and unit clusters that meet the Form and Character requirements of the McLennan South Area Plan.
 - b) Design of the outdoor amenity area, including the design of a children's play area.
 - c) Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.
 - d) A context plan to show the Form and Character of the townhouse units and how they address adjacent properties.
 - e) To identify and design for units that can be easily converted to universal access.
 - f) Locate an internal pathway at the northern end of the site to service the northern units of this project and the southern townhouse units of 6100 Alder Street.

12. Prior to the issuance of the Building Permit*, the applicant is to enter into the City's standard Servicing Agreement* for design & construction of the works. Works include, but are not limited to:
- a. Alder Street: After 10 meter land dedication, construct and connect and match to the existing portion of Alder Street to complete a 11.2 meter road pavement width, a 0.15 meter wide concrete curb and gutter, 2.0 meter wide treed boulevard, 2.0 meter wide concrete sidewalk along the new west property line;
 - b. Ferndale Avenue: complete a 11.2 meter road pavement width, a 0.15 meter wide concrete curb and gutter, 2.0 meter wide treed boulevard, 2.0 meter wide concrete sidewalk along the south property line;

* Note: This requires a separate application

Prior to issuance of Building Permit*, submission of a Construction Parking and Management Plan.

* Note: This requires a separate application

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8640 (RZ 09-498765)
9451 AND 9471 FERNDAL ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **TOWN HOUSING – NORTH MCLENNAN (CITY CENTRE) (ZT69)**.

P.I.D. 004-049-438

South 251 Feet of the West Half Lot 8 Block "A" Section 10 Block 4 North Range 6
West New Westminster District Plan 1305

P.I.D. 004-058-470

East Half Lot 8 Except: Parcel "C" (Explanatory Plan 16827), Block "A" of Section 10
Block 4 North Range 6 West New Westminster District Plan 1305

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8640"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 13 2010



MAYOR

CORPORATE OFFICER