



City of Richmond

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: March 17, 2010
File: RZ 09-483465
Re: Sonus Developments Ferndale Ltd. has applied to the City of Richmond for permission to rezone 9611 Ferndale Road from Single Detached (RS1/F) to Town Housing (ZT58) – North McLennan (City Centre) in order to develop a 40 unit townhouse development in conjunction with 9560 and 9620 Westminster Hwy and 9571 Ferndale Road.

Staff Recommendation

That Bylaw No. 8587 for the rezoning of 9611 Ferndale Road from “Residential – Single Detached (RS1/F)” to “Town Housing (ZT58) – North McLennan (City Centre)”, be introduced and given first reading.

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

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

Staff Report

Origin

Sonus Developments Ferndale Ltd. has applied to rezone 9611 Ferndale Road (**Attachment 1**) from "Residential – Single Family, Subdivision Area F, (RS1/F) to Town Housing (ZT58) – North McLennan (City Centre) zone to permit the construction of 40 residential townhouse units in conjunction with 9560 and 9620 Westminster Highway and 9571 Ferndale Road (**Attachment 2**) that was part of a previous rezoning application that received third reading on May 19, 2009 as part of RZ 07-372179.

Background

The subject site currently consists of a Single-Family Home, adjacent to a recent rezoning application by the same applicant for three parcels at 9620/9560 Westminster Highway and 9571 Ferndale Road for a 29 unit townhouse development (as part of RZ 07-372179) that received third reading on May 19, 2009 for the same ZT58 zoning the applicant is applying for on the subject site. As the application for this site intends to be developed in conjunction with the three adjacent sites indicated in RZ 07-372179, this report will reflect the site design for the 40 unit development as shown in **Attachment 2**.

The application for the subject site came about when the Public Hearing notice for RZ 07-372179 was sent to the neighbourhood, including the previous owner of the subject site who had previously turned down offers from the applicant. Knowing that the adjacent lots would be developed, the owner became interested in negotiating and completing a sale of the property that would allow the developer to use all four lots in their development plans.

The applicant has applied for a Development Permit that uses all four lots to propose forty (40), 3 story townhouse units on a single, consolidated lot (DP 09-506577). This application is currently under staff review.

Upon review of the submitted information for the 40 unit townhouse proposal, some of the conditions outlined in the conditional approval of RZ 07-372179 for the three lots are no longer applicable. To provide a clear understanding of the changes, **Attachment 8** included in this report will outline the required modifications and how they would affect this recent approval.

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 provide context to the proposed complex, the four properties for 9560/9620 Westminister Highway and 9571/9611 Ferndale Road are surrounded by:

To the North: Across Westminister Highway, the undeveloped Garden City Lands.

To the South: Across Ferndale Road, a 72 unit Townhouse complex zoned “Town Housing (ZT31) North McLennan (City Centre)” at 6233 Birch Street by Ah Ten Holdings Ltd. as part of DP 02-200027.

To the East: A Single-Family lot at 9640 Westminster Highway zoned Single Detached and beyond, a 59 unit Townhouse complex zoned “Town Housing (ZT59) North McLennan (City Centre)” at 6188 Birch Street by Hamptons Westminster Development Limited Partnership / CR 38 Holdings as part of DP 05-290431.

To the West: A 58 unit Townhouse complex zoned “Town Housing (ZT58) North McLennan (City Centre)” at 9511 Ferndale Road by Palladium Ferndale Project Ltd. as part of DP 05-294607.

Related Policies and Studies

Official Community Plan

OCF 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**).

The applicant is proposing a density of 0.75 FAR, which is above the base density of 0.65 FAR as indicated in the OCP. To qualify for the additional density, the applicant is providing a voluntary contribution to the Affordable Housing Strategy reserve fund, frontage improvements along Westminster Highway and road dedications and substantial development of the future Birch Street that will connect Ferndale Road to Westminster Highway.

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.

OCF 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, and the applicant is required to submit a report for indoor noise mitigation measures at the time of applying for a Building Permit.

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

Staff CommentsTransportation and Site Access

1. Vehicular access to and from the site is off Birch Street.
2. The applicant is providing a 10 meter road dedication for the continuing development of Birch Street along both 9611 Ferndale Road (subject site) and 9620 Westminster Highway (as part of the conditions to RZ 07-372179). A 4 meter by 4 meter corner cut is required for the corner of Birch Street and Ferndale Road on the subject site. Design elements to be constructed along the frontage of Birch Street are required including curb and gutter sidewalk and treed/grassed boulevard to be designed and built in accordance to City standards and will be part of the Servicing Agreement.
3. The inclusion of the subject site with the other three allow the opportunity to provide a direct road connection between Westminster Highway and Ferndale Road. With the exception of 9640 Westminster Highway, the applicant will construct Birch Street that will upgrade the temporary access along the eastern side fronting 6188 Birch Street to full road with treed/grassed boulevard, sidewalk, curb and gutter in addition to the road requirements listed in (2) above.
4. The applicant is to provide a voluntary contribution toward the McLennan North Road improvements are \$81,894.00.
5. Notwithstanding the contribution listed in (4) above, the land credit the developer is entitled to for the land dedication from 9611 Ferndale Road to the development of Birch Street is \$383,971.00. The applicant will be provided the difference between the contribution value and credit when sufficient funds are available.
6. Off-street parking for the proposal is provided in each unit by two-car garages at grade and in a tandem configuration. Visitor parking is supplied by eight (8) visitor stalls scattered around the site. The number of stalls meet the requirements of Zoning Bylaw 8500, but a variance will be required at the Development Permit stage to permit a tandem parking configuration for a townhouse development. A restrictive covenant to prevent conversion of tandem parking garages will be secured at the Development Permit stage.

Proposed Site Assembly

With the subject site used in conjunction with the other three properties that make up RZ 07-372179, the applicant is proposing a three-storey – 40 unit townhouse complex on four lots with Westminster Highway to the north, Ferndale Road to the south and the future Birch Street directly to the east. Main vehicle access to the site is off the future Birch Street about halfway between Westminster Highway and Ferndale Road. The units are arranged along the perimeter of the consolidated site with the central drive aisle in between the units, screening it from public view from the street. Of the forty (40) units proposed, twenty-six (26) are arranged to front either Westminster Highway, Ferndale Road or the future Birch Street that provides pedestrian access to each of these units. Vehicle access to the units are in separate garages from the internal drive-aisle. Visitor parking is scattered throughout the site for easy access to the nearest unit.

Trees

An Arborist Report and survey for the four consolidated sites (**Attachment 5**) was submitted to assess the existing trees on the site for possible retention and incorporation to the proposed development. The report identified eleven (11) trees would remain on the site after the land dedication requirements for the development of Birch Street as identified in the neighbourhood plan. The eleven trees are all Bylaw size where a permit would be required for their removal. The report also assessed the condition of the trees with one in poor condition with the remaining ten (10) in moderate condition. Staff worked with the applicant, the City Tree Bylaw staff and the arborist to determine whether through a different site configuration additional trees could be saved.

However upon a detailed site review, including the grading plan, the higher site grades would have a negative effect on the existing trees as there is a need to increase the elevation of the overall site as well as the adjacent Birch Street to meet the flood plain requirements. This increase in the finished grade means that the existing trees would not survive the added soil that would be needed to meet the flood plain requirements.

Of the eleven (11) trees to be removed, a total of twenty-two (22) trees are required to be planted in accordance to the replacement regulations contained in the OCP. If the site cannot accommodate that number of trees, a cash-in-lieu option of \$500 per outstanding tree would be required for the purpose of planting off-site. Confirmation on that amount will be determined at the Development Permit stage when greater detail is provided to the on-site landscaping plan.

As a consideration of the upcoming Development Permit, staff has asked the applicant for an updated report to consider the possibilities for retaining one or more existing trees that could be incorporated with the proposed development.

Amenity Space

Outdoor amenity space is located along the western edge of the site and roughly halfway along its length (**Attachment 2**). The space is intended for open space and the inclusion of a child's play area but no details are provided at this time. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will provide sufficient detail. No indoor space is being proposed but a cash-in-lieu payment of \$62,000.00 will be required prior to final adoption of this application.

Analysis

Proposed Zoning to Site Specific Town Housing (ZT58) North McLennan

The proposed rezoning from RS1/F to ZT58 represents an increase to density by allowing more primary residential units to the site. The submitted information is in conformance with the Residential Area 3 criteria of the North McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of apartment and townhouse buildings. No amendment is required to the OCP or the Land Use Map as the proposal conforms with the listed use (**Attachment 4**).

As noted above, the proposed increase in density from a 0.65 FAR base to the proposed 0.75 FAR in ZT58 is supported through a voluntary contribution to the affordable housing reserve fund and the land dedication contribution for the continued development of Birch Street that will result in a formal connection between Westminster Highway and Ferndale Road as supported by the transportation network within the neighbourhood plan.

Design

This 40 unit townhouse proposal is configured on four (4) lots along the western side of the future Birch Street which is located between Garden City Road and No. 4 Road. Westminster Highway and Ferndale Road provide the northern and southern boundaries respectively. The unit orientation takes advantage of the three streets they front by having the main pedestrian access to 26 of the 40 units directly from the street. Pedestrian access to the remaining 14 units front the internal drive-aisle. An outdoor amenity area is proposed along the western edge of the site and is intended to be used as open space and a children's play area. Details of the design will be reviewed at the Development Permit stage.

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 having less than eighty (80) units, the strategy specifies that a voluntary cash contribution of two dollars (\$2.00) per buildable square foot will be accepted to the affordable housing reserve fund. The total payable contribution in this 40 unit proposal would come to \$98,468.00. With \$77,400.00 already committed from the previous rezoning application (RZ 07-372179), the portion of the contribution attributable to the inclusion of 9611 Ferndale Road as a 40-unit townhouse will be \$21,068.00.

Public Art

The applicant is not providing public art for this application but will be providing a financial contribution to the City's Public Art Statutory Reserve Fund in the amount of \$27,000.00 in accordance to policy.

Existing Covenants to be Discharged

The statutory right-of-way covenant (C19560) that is registered on the northern edge of 9611 Ferndale Road is to be discharged prior to the adoption of this rezoning application.

Utilities and Site Servicing

A review of the site servicing plan provided by the applicant's consulting engineer been completed by the City's Engineering Department. Upgrades to the storm system along Westminster Highway and the installation of a storm system to service the new Birch Street will be done by the applicant. Sanitary requirements include a cash-in-lieu contribution of \$277.45 to the future upgrades toward the Ferndale Pump Station as well as the applicant extending the sanitary servicing from Ferndale Road along Birch Street for the purpose of providing servicing to 9640 Westminster Highway.

Servicing Agreement

The applicant is to enter into a servicing agreement, in part to design and construct sections of sidewalk and boulevard plus City utilities along Westminster Highway, Birch Street and Ferndale Road in accordance to City standards and guidelines. A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The applicant is to provide a voluntary contribution of \$277.45 towards the committed upgrades for the North McLennan sanitary area as part of the rezoning.

Development Permit

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

1. Design of the outdoor amenity area – including a child's play structure.
2. Overall appropriateness of the landscaping plan.
3. Sightlines within the site.
4. Manoeuvrability of larger vehicles (SU-9) within the site.
5. An updated Arborist report for the 40 unit site design.

In addition to the standard Development Permit review.

Financial Impact

The applicant proposes to contribute \$6.00 per sq. ft. of gross site area towards the land acquisition and construction of the three new north/south roads in this area between Ferndale Road and Westminster Highway, based on an equitable contribution from all development sites within this immediate area, in order to facilitate implementation of the Transportation Plan for the area. The applicant is aware of this policy and has agreed with this consideration item.

Conclusion

The proposed 40 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Site Specific Town Housing (ZT58) Zone for Zoning Bylaw 8500. Staff contend that the design requirements presented meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommends that rezoning application RZ 09-483465 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	Preliminary Architectural Drawings (Site plan, Floor Plans, Elevations)
Attachment 3	Development Application Data Sheet
Attachment 4	McLennan South Sub-Area Land Use Map
Attachment 5	Arborist Report - Tree Survey Plan
Attachment 6	Conditional Rezoning Requirements
Attachment 7	Applicability of Conditional Rezoning Requirements for RZ 07-372179



City of Richmond

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

Development Application Data Sheet

RZ 09-483465

Address: 9611 Ferndale Road (in conjunction with 9560, 9620 Westminster Highway and 9571 Ferndale Road)

Applicant: Sonus Developments Ferndale Ltd.

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

	Existing	Proposed
Civic Address:	9560 Westminister Highway 9620 Westminister Highway 9571 Ferndale Road 9611 Ferndale Road	To Be Determined
Owner or Applicant:	Sonus Developments Ferndale Ltd.	No Change
Site Size (m²):	7566m ²	6099m ²
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)	Site Specific Town Housing (ZT58) North McLennan sub- area Permits Townhouses at 0.75 F.A.R.
Number of Units:	1 Single-Family Dwelling per lot	40 Townhouse Units on a consolidated lot with 9560/9620 Westminister Highway and 9571 Ferndale Road.

	Bylaw Requirement ZT58	Proposed	Variance
Density (FAR):	Site Area = 6,099m ² (0.75) = 4,574.25m ²	4,570.9m ² (0.749 FAR)	none permitted
Lot Coverage – Building:	40% Max.	40%	none
Lot Size:	No requirements	6,099m ²	none
Setback Westminister Highway and Ferndale Road:	6.0m Min.	6.0m	none
Setback Birch Street:	4.5m Min.	4.5m	none

	Bylaw Requirement ZT58	Proposed	Variance
Setback – Side Yard:	4.5m Min.	3.5m	1.0m
Height:	12.0m and no more than 3 stories maximum	10.85m and 3 stories	none
Off-street Parking Requirements:	1.4 spaces per unit (1.4 x 40 = 56) <i>plus</i> 0.2 spaces for visitor (0.2 x 40 = 8) <u>56 + 8 = 64</u> 64 min. spaces required	2 spaces per unit (2 x 40 = 80) <i>plus</i> 8 spaces for visitor 88 spaces proposed	none
Tandem Parking Spaces:	No tandem parking for townhouses	40 units x 2 = 80 spaces	Required for tandem stalls for townhouse development.
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$62,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 40 units = 240m ²	240m ²	none

Conditional Zoning Requirements
9611 Ferndale Road
RZ 09-483465

Prior to adoption of Zoning Amendment Bylaw 8587, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidation of 9611 Ferndale Road with lots at 9560, 9620 Westminster Highway and 9571 Ferndale Road that make up RZ 07-372179.
2. Dedicate a 10 meter section within the eastern edge of 9611 Ferndale Road for the purpose of constructing Birch Street as well as a 4 meter by 4 meter corner cut at the corner of Birch Street and Ferndale Road.
3. A Flood Indemnity Covenant is to be registered on all properties or on the property after consolidation.
4. Register Aircraft Noise Sensitive Use restrictive covenant on title of all properties or on the property after consolidation.
5. Make a voluntary contribution to the Public Art Fund in the amount of \$27,000.00.
6. Discharge of existing Statutory ROW covenant C19560, which runs east-west along the northern edge of the subject site (9611 Ferndale Road).
7. Payment of \$6.00/sq ft on gross site towards area funding for land & road construction costs for Katsura/Alder/Hemlock between Westminster & Ferndale. The City will reimburse the developer for the cost of land and road construction (at an agreed upon maximum amount) on a priority basis, to the dedicated portions of Birch Street from the funds collected area wide, when sufficient funds have been contributed by others and are available. The cost of Sonus' segment of Birch will be deducted from the assessment (with the City possibly owing Sonus some monies). The exact area and amount required is to be confirmed; and
8. Enter the City's standard Servicing Agreement (SA) to design & construct Birch & Ferndale works. Works include, but are not limited to:

Birch Street: opposite 9611, construct a cross section that generally consists of a 1.75m sidewalk, a 1.70m grass & treed boulevard, curb and gutter, a 13.2m wide asphalt road near Ferndale that further north, tapers down to a 11.20m roadway with a 1.55m grass & treed boulevard abutting the existing sidewalk on the east side of the roadway. The boulevard widths vary as Birch goes north with the west boulevard getting narrower and the east boulevard getting wider. Zed street lighting is required for both boulevards. A 2.0m traffic-calming bulge is required on the east side of Birch only. All details will be resolved via the design process.

Ferndale Road - road widening, installation curb and gutter, creation of a 1.41m grass & treed boulevard with Zed lighting and a 1.75m sidewalk at the Property Line. Traffic calming bulges are required on both sides of Birch Street.

Sanitary Sewer - from the capacity analysis results, the existing sewer from the Ferndale Pump Station to manhole EXS01 is undersized. The applicant is to provide a

contribution towards the required upgrade in the amount of \$277.45. Applicant is to extend sanitary line up Birch Street to provide service to 9640 Westminster Highway.

9. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development.
10. Payment of \$39,000.00 cash-in-lieu of on-site indoor amenity space.
11. Voluntary contribution of \$21,068.00 to the City's Affordable Housing reserves.

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.

[original signature on file]

Signed _____

Date _____

Applicability of approved Conditions for RZ 07-372179	
1. Consolidation of lots at 9560, 9620 Westminster Highway and 9571 Ferndale Road.	1. Still applies. Consolidation of the subject site (9611 Ferndale Road) with the three that make up RZ 07-372179 is a requirement of rezoning.
2. A Flood Indemnity Covenant is to be registered on all properties or on the property after consolidation.	2. Still applies, however the subject site is required to be included with the Flood Indemnity Covenant registration with the three properties that make up RZ 07-372179.
3. Register Aircraft Noise Sensitive Use restrictive covenant on title of all properties or on the property after consolidation.	3. Still applies, however the subject site is required to be included with the Aircraft Noise Sensitive use Covenant registration with the three properties that make up RZ 07-372179.
4. A 2.5 meter wide Public Rights of Passage (PROP) ROW to be registered along the entire frontage of 9560 and 9620 Westminster Highway, complete with a 4m x 4m cut at Birch Street.	4. Still applies. Not applicable with the inclusion of the subject site with the other three.
5. Registration of a separate PROP ROW from (4) for "interim Birch Street" angling across the south edge of mainly 9620 Westminster from the 10m Dedication, and running along the entire east edge of 9571 Ferndale Road. The absolute minimum width of this PROP ROW is 6m, with 7.5m requested along the north-south leg to Ferndale. The <i>exact</i> widths of the entire ROW will be determined via the Engineered design, via the Servicing Agreement taking into account grade differentials and other design issues.	5. No longer applicable. The separate PROP ROW was intended to provide public access to connect Westminster Highway to Ferndale Road via this ROW. With the inclusion of the subject site and the 10 meter dedication for the development of Birch Road, a vehicular connection between Westminster Highway and Ferndale Road will be possible without having to go through private property.
6. Registration of a cross-access easement in favour of the property to the east (9611 Ferndale Road and any consolidation thereof) to allow access to this site from the subject property. The easement area must provide for access along the common property line to allow access/egress directly to and from potential garages.	6. No longer applicable. The cross-access easement is meant to protect future access to the adjacent property until it is ready for redevelopment. Now that the subject site is joining the other three for the 40 unit townhouse development, the cross-access easement is no longer needed.
7. Dedicate a 10 meter section within the eastern edge of 9620 Westminster Highway as road for the purpose of constructing Birch Street.	7. Still applies. A 10 meter dedication is also required for the subject site for the continuation of Birch Street so it can connect Westminster Highway and Ferndale Road. In addition to the dedication, a 4m x 4m corner cut is required at the corner of Birch Street and Ferndale Road.
8. Discharge of existing ROW Plan 31872 (Ref 614793E), which runs east-west through the centre of the site.	8. Still applies. A discharge of a Statutory Right-Of-Way (C19560) is required on the subject site.
9. A contribution of \$23,836.18 is to be made for the required sanitary upgrade prior to final adoption of this application.	9. Still applies.
10. Payment of \$6.00/sq ft on gross site towards area funding for land & road construction costs for Katsura/Alder/Hemlock between Westminster & Ferndale. The City will reimburse the developer for the cost of land and road construction (at an agreed upon maximum amount) on a priority basis, to the dedicated portions of Birch Street from the funds collected area wide, when sufficient funds have been contributed by others and are available. The cost of Sonus' segment of Birch will be deducted from the assessment (with the City possibly owing Sonus some monies). The exact area and amount required is to be confirmed; and	10. Still applies. Applies for the subject site as well.
11. Enter the City's standard Servicing Agreement (SA) to design & construct Westminster, Birch & Ferndale works. Works include, but are not limited to:	11. Still applies. A Servicing Agreement for the subject site is to take into consideration the requirements outlined.

Westminster Highway - installation of curb & gutter at the existing asphalt edge (minor road widening may be required), creation a 3m grass and large treed boulevard, with a 2m concrete sidewalk behind that at the new PROP ROW line. From the capacity analysis results noted on Page 1 of this document, the storm sewer is to be upgraded from the west property line of 9560 Westminster Hwy to existing manhole D6, to 600mm diameter.

Birch Street - a 1.50m sidewalk at Property Line with a 1.50 grass and treed boulevard, complete with Zed street lighting, curb and gutter and a minimum 6m of asphalt road surface. The ultimate Birch Street design from Westminster to Ferndale complete with dimensions and curve radius, is to be included in SA design.

Interim Birch Street - this roadway will ultimately be a private drive aisle for this townhouse complex, but the interim design must have it function as a City street. It is to have a roll curb & gutter, 6m wide from back of curb to back of curb. The storm drainage is to be designed such that the system does *not* loop; i.e. the City wants *no* future jurisdiction of the storm system when the PROP ROW can be discharged. For lighting, the entire system must be private; i.e. lighting the travel lane is required, but maintenance of the light standards and power source would be the sole responsibility of the future strata corporation (lighting design should be part of the developers DP design package). Both access points (to permanent Birch St and to Ferndale) will be curb returns. The access to Ferndale is to be closed via "ultimate" Birch construction with both curb returns to be reinstated by the future developer of 9611 Ferndale, as part of that SA process.

Ferndale Road - road widening, installation curb and gutter, creation of a 1.41m grass & treed boulevard with Zed lighting and a 1.75m sidewalk at the Property Line.

Sanitary Sewer - from the capacity analysis results, the last pipe segment to the Ferndale Pump Station, existing manhole S1 to PS as shown on the DS Lee analysis, is undersized. The applicant is to provide a contribution towards the required upgrade in the amount of \$23,836.18.

12. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development.

12. Still applies.

13.	Payment of \$39,000.00 cash-in-lieu of on-site indoor amenity space.	13. Still applies.
14.	Voluntary contribution of \$77,400.00 to the City's Affordable Housing reserves.	14. Still applies. A further contribution due to the inclusion of the subject site to construct a 40 unit townhouse is \$21,068.00

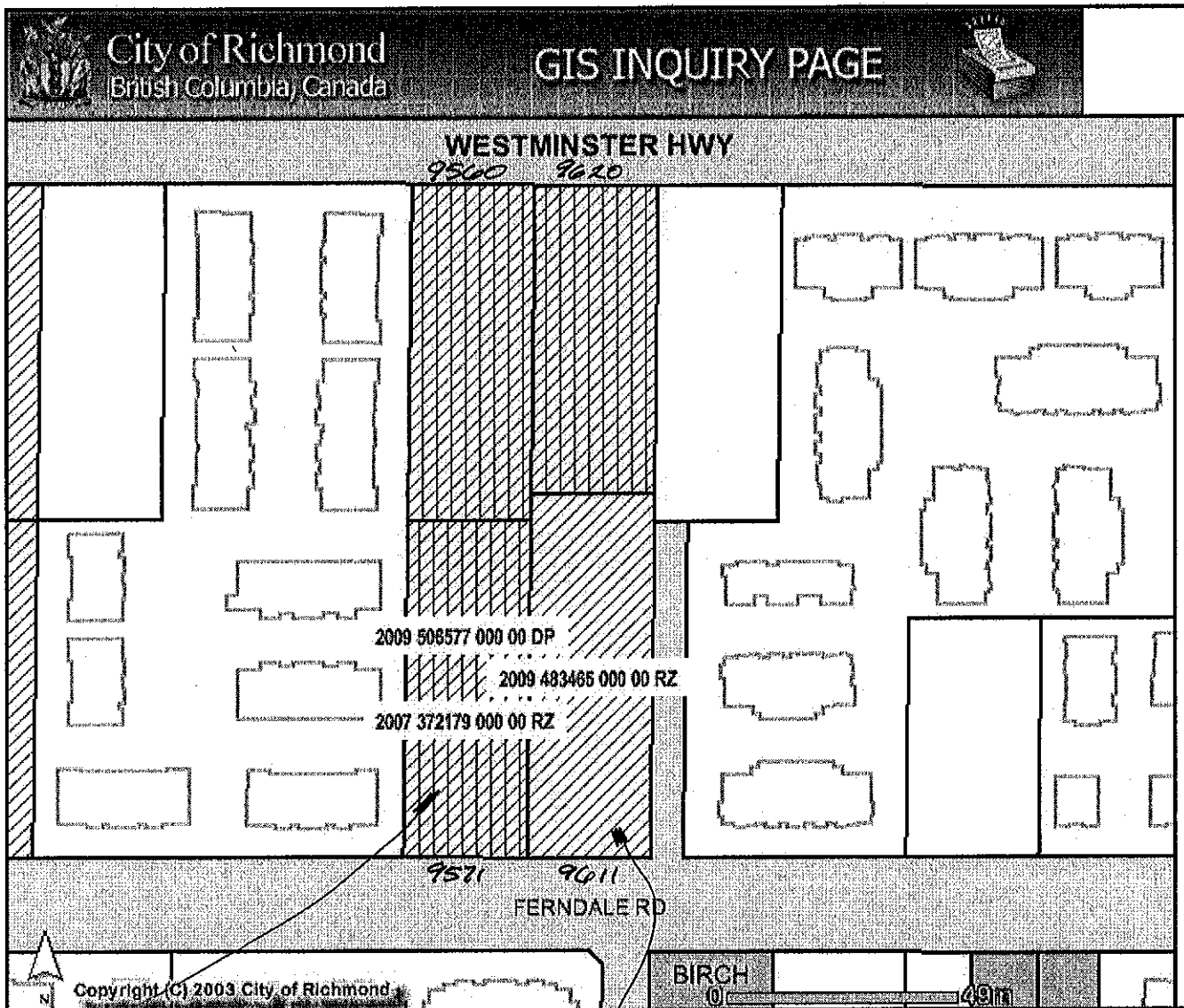


RZ 09-483465

Original Date: 07/30/09

Amended Date:

Note: Dimensions are in METRES

**Disclaimer**

GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster.

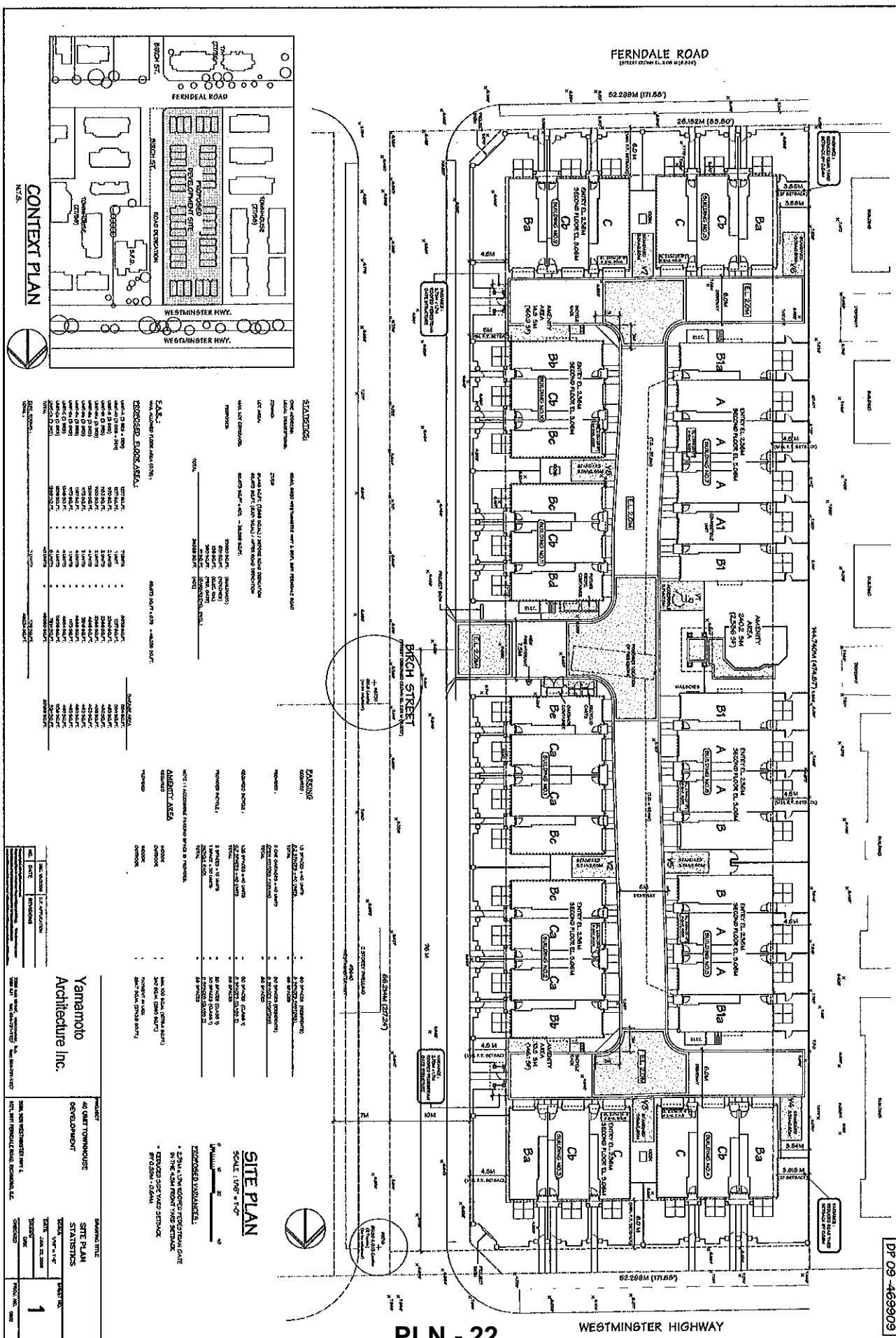
These maps are NOT a legal document, and is published for information and convenience purposes only.

© City of Richmond, 2003.

All rights reserved. Not to be reproduced or distributed without permission.

SUBJECT SITE
(9611 FERNDAL RD.)

THREE SITES UNDER
RZ 07-372179 TO
BE CONSOLIDATED
WITH SUBJECT
SITE.





	DIC. NUMBER	SF AFFILIATION
NO.	DATE	REVISIONS

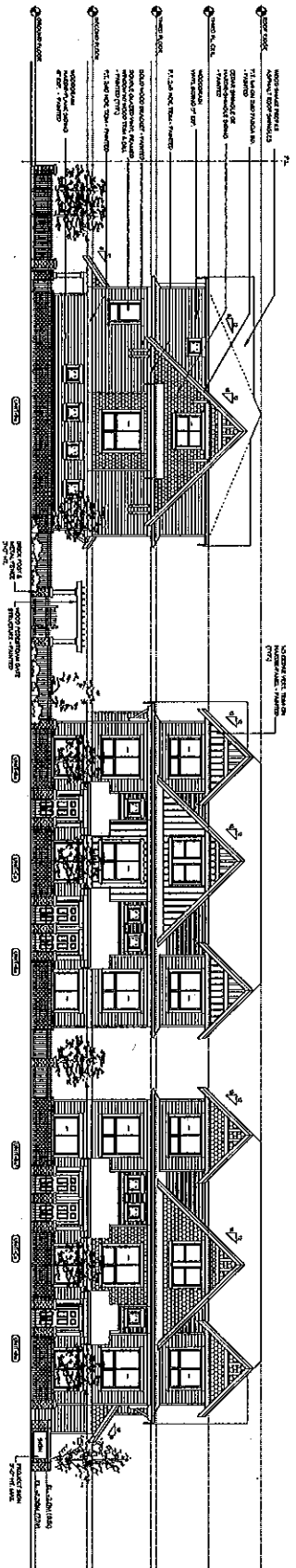
256 Oak Street, Vancouver, B.C.
V6K 4A1 Tel: 604-731-1127 Fax: 604-731-1227

[illegible]

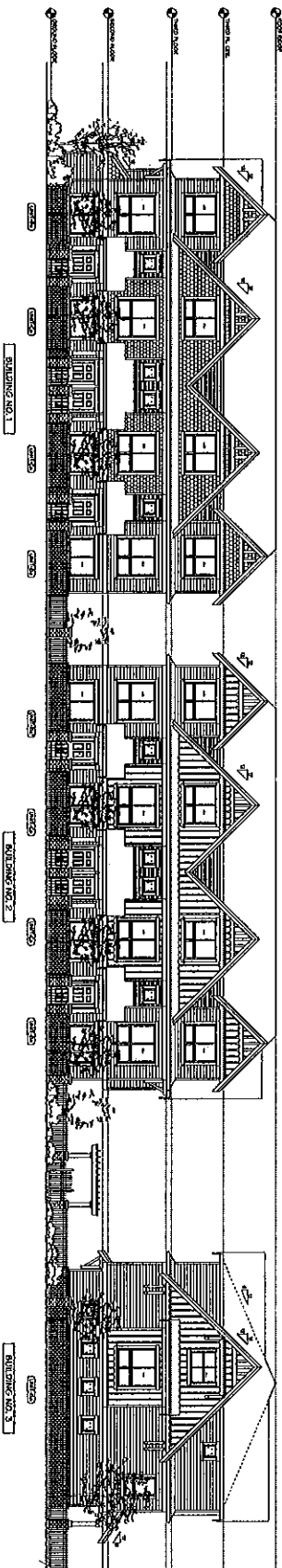
2

EAST ELEVATION

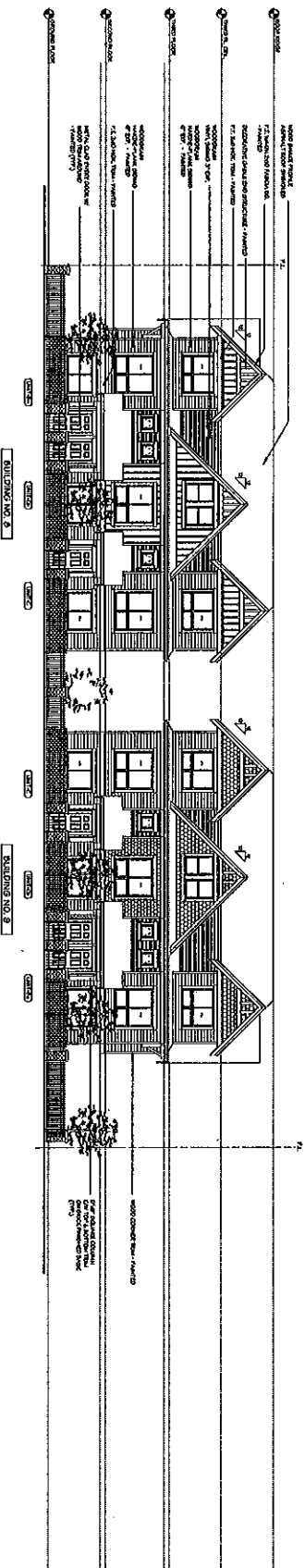
EAST ELEVATION (BIRCH STREET)



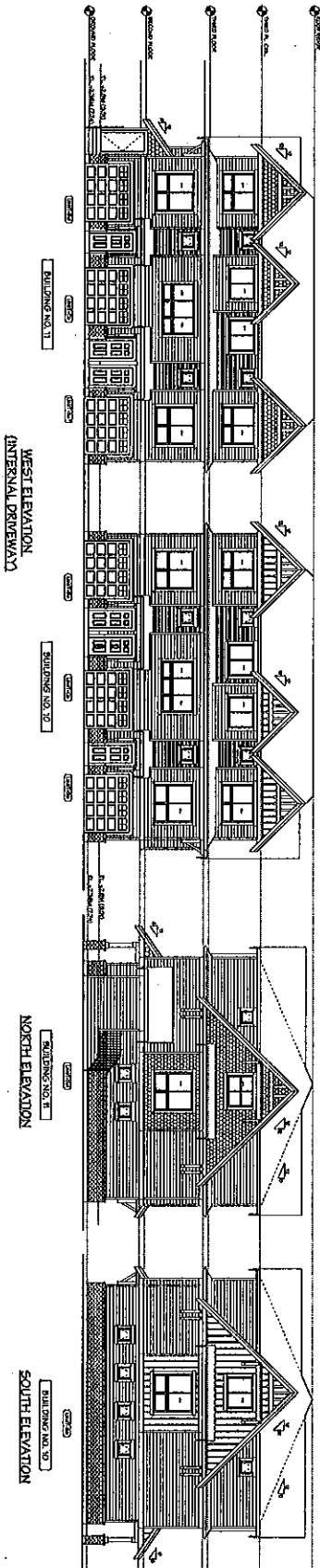
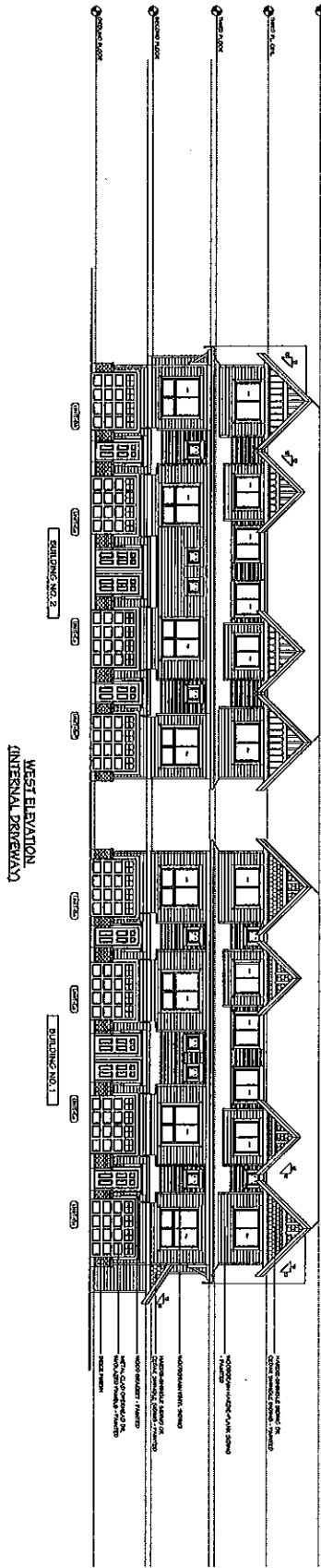
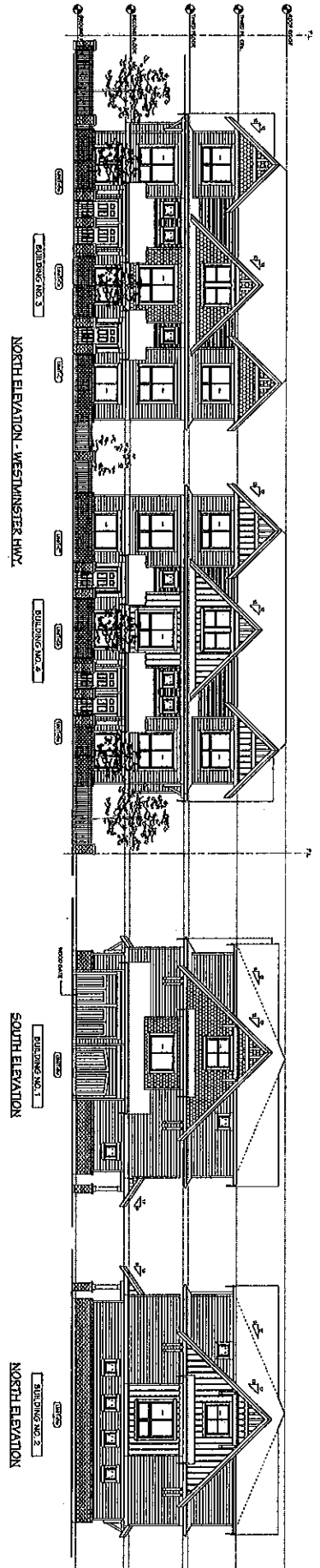
EAST ELEVATION (BIRCH STREET)



SOUTH ELEVATION - FERRISDALE ROAD



<p>Yamamoto Architecture Inc.</p>	
<p>2000 West 10th Avenue, Suite 100 Denver, CO 80202 Tel: 303.733.1111 Fax: 303.733.1112 www.yamamotoarch.com</p>	
<p>DATE: 08/12/2008 DRAWN BY: JLM CHECKED BY: JLM PROJECT NO.: 081</p>	
<p>7</p>	



PLN - 25

Yamanoto Architecture Inc.
Architect
4510T TOWNHOUSE
DEVELOPMENT

Yamanoto Architecture Inc.
Architect
4510T TOWNHOUSE
DEVELOPMENT

Scale: 1/4" = 1'-0"
Date: 04.12.2008
Drawing No: 8
Sheet No: 8

BUILDING NO. 1
NORTH ELEVATION

BUILDING NO. 2
SOUTH ELEVATION

BUILDING NO. 3
NORTH ELEVATION

BUILDING NO. 4
SOUTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

WEST ELEVATION

BUILDING NO. 5
EAST ELEVATION

NORTH ELEVATION

BUILDING NO. 6
EAST ELEVATION

DATE	BY	REVISION
10/1/09	YAMAMOTO	1
10/1/09	YAMAMOTO	2
10/1/09	YAMAMOTO	3

PLN - 26

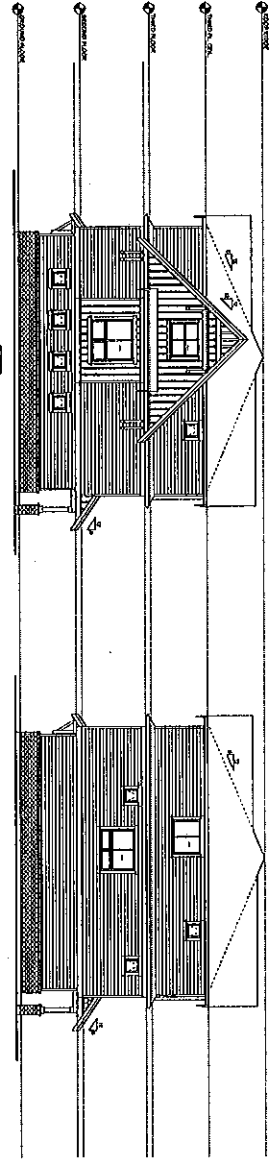
YAMAMOTO ARCHITECTURE INC.
44 UNIT TOWNHOUSE
DEVELOPMENT

Yamamoto
Architecture Inc.

2000 West 10th Ave., Suite 100
Vancouver, BC V6H 2B6
TEL: 604-275-1111
FAX: 604-275-1112

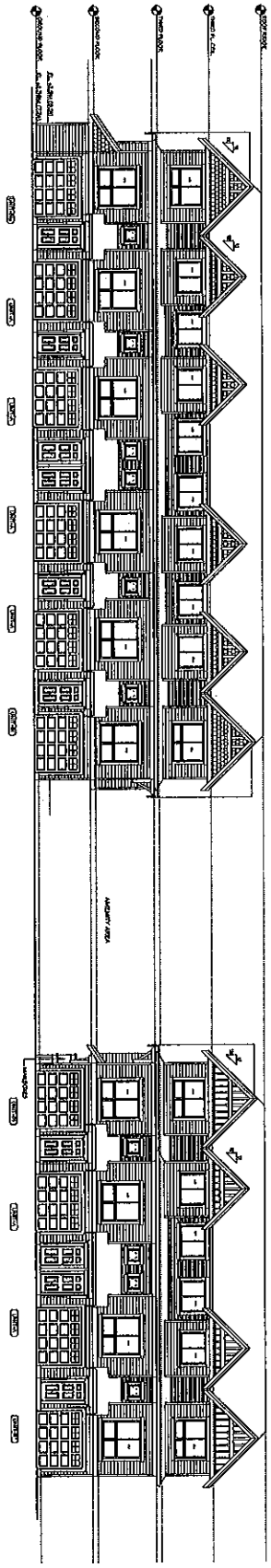
SCALE	DATE	BY	REVISION
1/8" = 1'-0"	10/1/09	YAMAMOTO	1
1/4" = 1'-0"	10/1/09	YAMAMOTO	2
1/2" = 1'-0"	10/1/09	YAMAMOTO	3

9



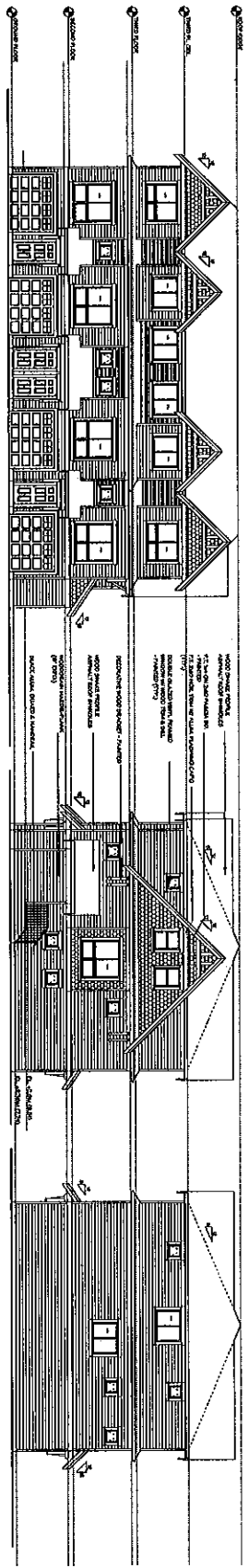
BUILDING NO. 8
WEST ELEVATION

BUILDING NO. 9
WEST ELEVATION



BUILDING NO. 7
EAST ELEVATION (INTERNAL ROAD)

BUILDING NO. 8
EAST ELEVATION (INTERNAL ROAD)



BUILDING NO. 5
EAST ELEVATION

BUILDING NO. 5
NORTH ELEVATION

BUILDING NO. 5
SOUTH ELEVATION

NO.	DATE	REVISION
1	10/1/2009	ISSUED FOR PERMIT

THIS SET OF DRAWINGS IS THE PROPERTY OF YAMAMOTO ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF YAMAMOTO ARCHITECTURE INC.

DESIGNED BY
YAMAMOTO ARCHITECTURE INC.
1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.YAMAMOTOARCHITECT.COM

Yamamoto
Architecture Inc.

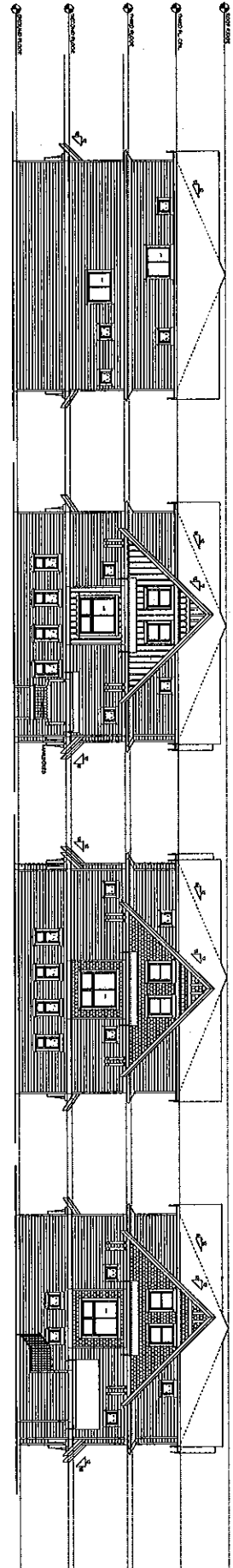
SCALE	DATE	BY	CHKD	APP'D
1" = 16'	10/1/2009	YAM	YAM	YAM

BUILDING NO. 6
NORTH ELEVATION

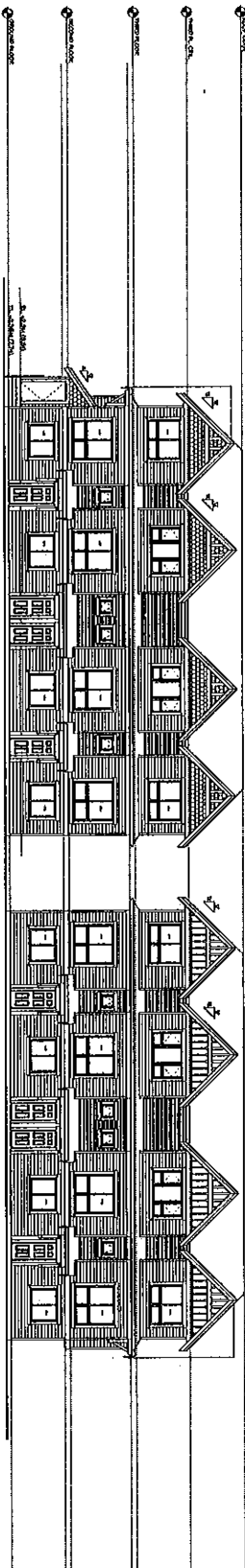
BUILDING NO. 6
SOUTH ELEVATION

BUILDING NO. 7
NORTH ELEVATION

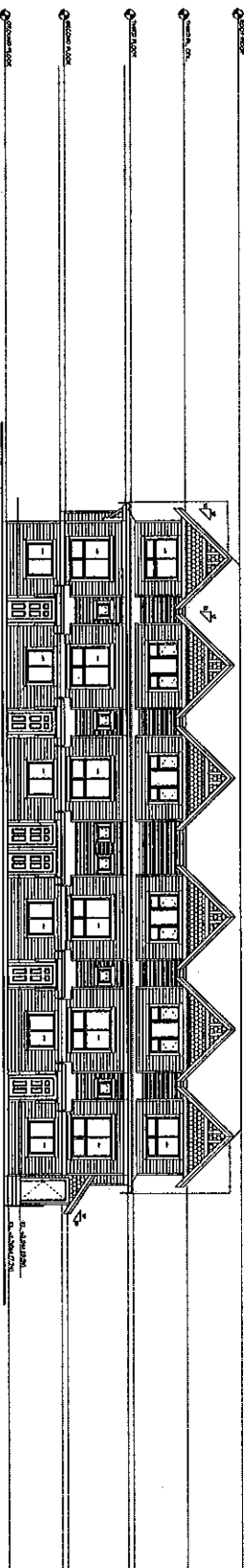
BUILDING NO. 7
SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION



NO.	DATE	REVISION
1	10/11/10	1

DESIGNED BY: YAMAMOTO ARCHITECTURE INC.
PROJECT: 49201 TOWNHOUSE
SHEET: 11

YAMAMOTO ARCHITECTURE INC.
ARCHITECTURE INC.
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202

DATE: 10/11/10
DRAWN BY: JAMAL M.
CHECKED BY: JAMAL M.

TOTAL SHEETS	11
SHEET NO.	11
DATE	10/11/10
PROJECT	49201 TOWNHOUSE



City of Richmond

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

Development Application Data Sheet

RZ 09-483465

Address: 9611 Ferndale Road (in conjunction with 9560, 9620 Westminster Highway and 9571 Ferndale Road)

Applicant: Sonus Developments Ferndale Ltd.

Planning

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

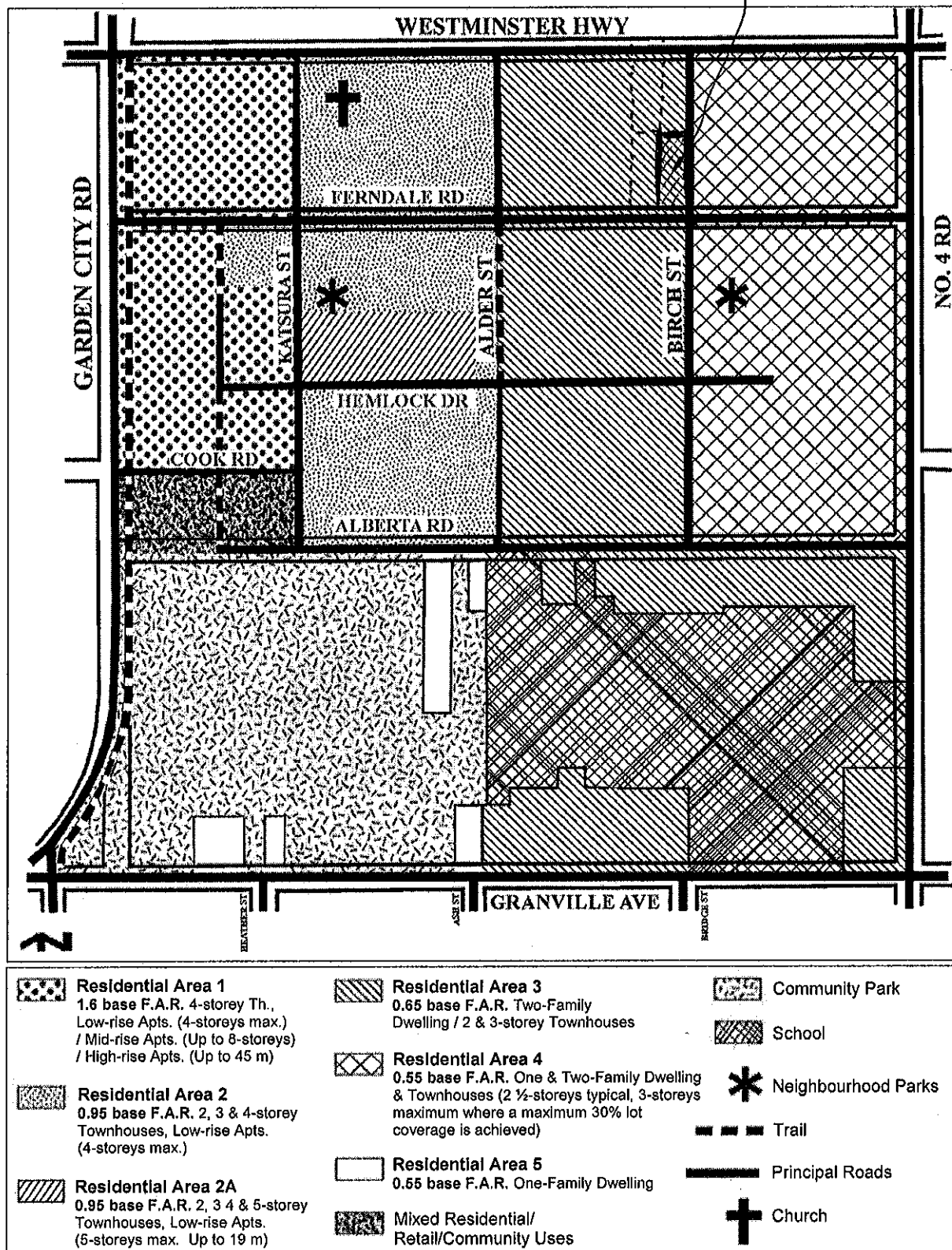
	Existing	Proposed
Civic Address:	9560 Westminister Highway 9620 Westminister Highway 9571 Ferndale Road 9611 Ferndale Road	To Be Determined
Owner or Applicant:	Sonus Developments Ferndale Ltd.	No Change
Site Size (m²):	7566m ²	6099m ²
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	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)	Site Specific Town Housing (ZT58) North McLennan sub- area Permits Townhouses at 0.75 F.A.R.
Number of Units:	1 Single-Family Dwelling per lot	40 Townhouse Units on a consolidated lot with 9560/9620 Westminister Highway and 9571 Ferndale Road.

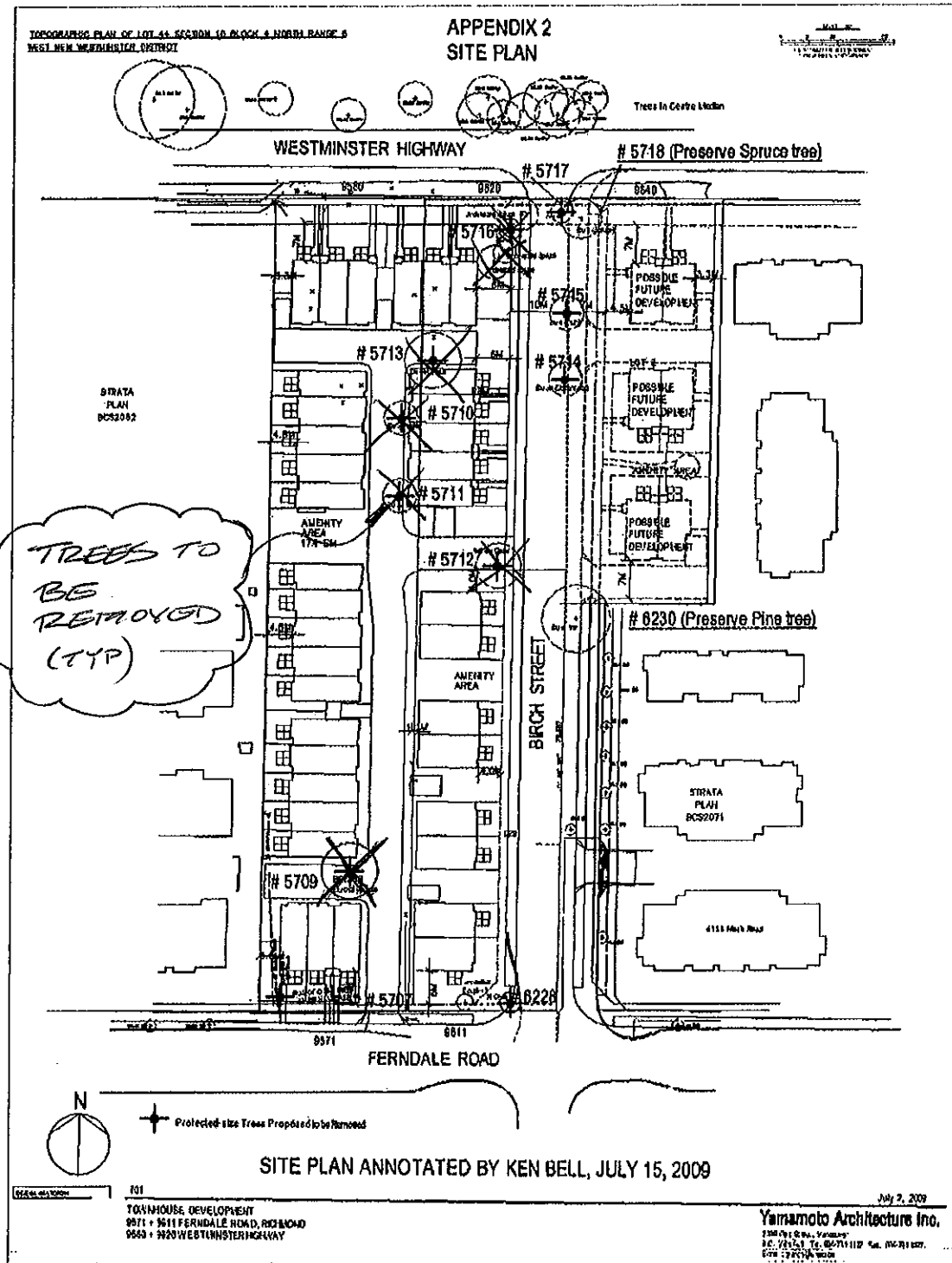
	Bylaw Requirement ZT58	Proposed	Variance
Density (FAR):	Site Area = 6,099m ² (0.75) = 4,574.25m ²	4,570.9m ² (0.749 FAR)	none permitted
Lot Coverage – Building:	40% Max.	40%	none
Lot Size:	No requirements	6,099m ²	none
Setback Westminster Highway and Ferndale Road:	6.0m Min.	6.0m	none
Setback Birch Street:	4.5m Min.	4.5m	none

	Bylaw Requirement ZT58	Proposed	Variance
Setback – Side Yard:	4.5m Min.	3.5m	1.0m
Height:	12.0m and no more than 3 stories maximum	10.85m and 3 stories	none
Off-street Parking Requirements:	1.4 spaces per unit (1.4 x 40 = 56) <i>plus</i> 0.2 spaces for visitor (0.2 x 40 = 8) <u>56 + 8 = 64</u> 64 min. spaces required	2 spaces per unit (2 x 40 = 80) <i>plus</i> 8 spaces for visitor 88 spaces proposed	none
Tandem Parking Spaces:	No tandem parking for townhouses	40 units x 2 = 80 spaces	Required for tandem stalls for townhouse development.
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$62,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 40 units = 240m ²	240m ²	none

City of Richmond

Land Use Map

 Bylaw 7966
2006/01/09
SUBJECT
SITE



- Appendix 2 Site Plan is available upon request in AutoCAD format on a separate attachment.

9560, 9620 Westminster Highway + 9571, 9611 Ferndale Road, Richmond, BC
VanArbor Vegetation Consulting Ltd. July 16, 2009

July 16, 2009

**Conditional Zoning Requirements
9611 Ferndale Road
RZ 09-483465**

Prior to adoption of Zoning Amendment Bylaw 8587, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidation of 9611 Ferndale Road with lots at 9560, 9620 Westminster Highway and 9571 Ferndale Road that make up RZ 07-372179.
2. Dedicate a 10 meter section within the eastern edge of 9611 Ferndale Road for the purpose of constructing Birch Street as well as a 4 meter by 4 meter corner cut at the corner of Birch Street and Ferndale Road.
3. A Flood Indemnity Covenant is to be registered on all properties or on the property after consolidation.
4. Register Aircraft Noise Sensitive Use restrictive covenant on title of all properties or on the property after consolidation.
5. Make a voluntary contribution to the Public Art Fund in the amount of \$27,000.00.
6. Discharge of existing Statutory ROW covenant C19560, which runs east-west along the northern edge of the subject site (9611 Ferndale Road).
7. Payment of \$6.00/sq ft on gross site towards area funding for land & road construction costs for Katsura/Alder/Hemlock between Westminster & Ferndale. The City will reimburse the developer for the cost of land and road construction (at an agreed upon maximum amount) on a priority basis, to the dedicated portions of Birch Street from the funds collected area wide, when sufficient funds have been contributed by others and are available. The cost of Sonus' segment of Birch will be deducted from the assessment (with the City possibly owing Sonus some monies). The exact area and amount required is to be confirmed; and
8. Enter the City's standard Servicing Agreement (SA) to design & construct Birch & Ferndale works. Works include, but are not limited to:

Birch Street: opposite 9611, construct a cross section that generally consists of a 1.75m sidewalk, a 1.70m grass & treed boulevard, curb and gutter, a 13.2m wide asphalt road near Ferndale that further north, tapers down to a 11.20m roadway with a 1.55m grass & treed boulevard abutting the existing sidewalk on the east side of the roadway. The boulevard widths vary as Birch goes north with the west boulevard getting narrower and the east boulevard getting wider. Zed street lighting is required for both boulevards. A 2.0m traffic-calming bulge is required on the east side of Birch only. All details will be resolved via the design process.

Ferndale Road - road widening, installation curb and gutter, creation of a 1.41m grass & treed boulevard with Zed lighting and a 1.75m sidewalk at the Property Line. Traffic calming bulges are required on both sides of Birch Street.

Sanitary Sewer - from the capacity analysis results, the existing sewer from the Ferndale Pump Station to manhole EXS01 is undersized. The applicant is to provide a

contribution towards the required upgrade in the amount of \$277.45. Applicant is to extend sanitary line up Birch Street to provide service to 9640 Westminster Highway.

9. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development.
10. Payment of \$39,000.00 cash-in-lieu of on-site indoor amenity space.
11. Voluntary contribution of \$21,068.00 to the City's Affordable Housing reserves.

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.

[original signature on file]

Signed _____

Date _____

Applicability of approved Conditions for RZ 07-372179	
1. Consolidation of lots at 9560, 9620 Westminster Highway and 9571 Ferndale Road.	1. Still applies. Consolidation of the subject site (9611 Ferndale Road) with the three that make up RZ 07-372179 is a requirement of rezoning.
2. A Flood Indemnity Covenant is to be registered on all properties or on the property after consolidation.	2. Still applies, however the subject site is required to be included with the Flood Indemnity Covenant registration with the three properties that make up RZ 07-372179.
3. Register Aircraft Noise Sensitive Use restrictive covenant on title of all properties or on the property after consolidation.	3. Still applies, however the subject site is required to be included with the Aircraft Noise Sensitive use Covenant registration with the three properties that make up RZ 07-372179.
4. A 2.5 meter wide Public Rights of Passage (PROP) ROW to be registered along the entire frontage of 9560 and 9620 Westminster Highway, complete with a 4m x 4m cut at Birch Street.	4. Still applies. Not applicable with the inclusion of the subject site with the other three.
5. Registration of a separate PROP ROW from (4) for "interim Birch Street" angling across the south edge of mainly 9620 Westminster from the 10m Dedication, and running along the entire east edge of 9571 Ferndale Road. The absolute minimum width of this PROP ROW is 6m, with 7.5m requested along the north-south leg to Ferndale. The exact widths of the entire ROW will be determined via the Engineered design, via the Servicing Agreement taking into account grade differentials and other design issues.	5. No longer applicable. The separate PROP ROW was intended to provide public access to connect Westminster Highway to Ferndale Road via this ROW. With the inclusion of the subject site and the 10 meter dedication for the development of Birch Road, a vehicular connection between Westminster Highway and Ferndale Road will be possible without having to go through private property.
6. Registration of a cross-access easement in favour of the property to the east (9611 Ferndale Road and any consolidation thereof) to allow access to this site from the subject property. The easement area must provide for access along the common property line to allow access/egress directly to and from potential garages.	6. No longer applicable. The cross-access easement is meant to protect future access to the adjacent property until it is ready for redevelopment. Now that the subject site is joining the other three for the 40 unit townhouse development, the cross-access easement is no longer needed.
7. Dedicate a 10 meter section within the eastern edge of 9620 Westminster Highway as road for the purpose of constructing Birch Street.	7. Still applies. A 10 meter dedication is also required for the subject site for the continuation of Birch Street so it can connect Westminster Highway and Ferndale Road. In addition to the dedication, a 4m x 4m corner cut is required at the corner of Birch Street and Ferndale Road.
8. Discharge of existing ROW Plan 31872 (Ref 614793E), which runs east-west through the centre of the site.	8. Still applies. A discharge of a Statutory Right-Of-Way (C19560) is required on the subject site.
9. A contribution of \$23,836.18 is to be made for the required sanitary upgrade prior to final adoption of this application.	9. Still applies.
10. Payment of \$6.00/sq ft on gross site towards area funding for land & road construction costs for Katsura/Alder/Hemlock between Westminster & Ferndale. The City will reimburse the developer for the cost of land and road construction (at an agreed upon maximum amount) on a priority basis, to the dedicated portions of Birch Street from the funds collected area wide, when sufficient funds have been contributed by others and are available. The cost of Sonus' segment of Birch will be deducted from the assessment (with the City possibly owing Sonus some monies). The exact area and amount required is to be confirmed; and	10. Still applies. Applies for the subject site as well.
11. Enter the City's standard Servicing Agreement (SA) to design & construct Westminster, Birch & Ferndale works. Works include, but are not limited to:	11. Still applies. A Servicing Agreement for the subject site is to take into consideration the requirements outlined.

<p><u>Westminster Highway</u> - installation of curb & gutter at the existing asphalt edge (minor road widening may be required), creation a 3m grass and large treed boulevard, with a 2m concrete sidewalk behind that at the new PROP ROW line. From the capacity analysis results noted on Page 1 of this document, the storm sewer is to be upgraded from the west property line of 9560 Westminster Hwy to existing manhole D6, to 600mm diameter.</p> <p><u>Birch Street</u> - a 1.50m sidewalk at Property Line with a 1.50 grass and treed boulevard, complete with Zed street lighting, curb and gutter and a minimum 6m of asphalt road surface. The ultimate Birch Street design from Westminster to Ferndale complete with dimensions and curve radius, is to be included in SA design.</p> <p><u>Interim Birch Street</u> - this roadway will ultimately be a private drive aisle for this townhouse complex, but the interim design must have it function as a City street. It is to have a roll curb & gutter, 6m wide from back of curb to back of curb. The storm drainage is to be designed such that the system does <i>not</i> loop; i.e. the City wants <i>no</i> future jurisdiction of the storm system when the PROP ROW can be discharged. For lighting, the entire system must be private; i.e. lighting the travel lane is required, but maintenance of the light standards and power source would be the sole responsibility of the future strata corporation (lighting design should be part of the developers DP design package). Both access points (to permanent Birch St and to Ferndale) will be curb returns. The access to Ferndale is to be closed via "ultimate" Birch construction with both curb returns to be reinstated by the future developer of 9611 Ferndale, as part of that SA process.</p> <p><u>Ferndale Road</u> - road widening, installation curb and gutter, creation of a 1.41m grass & treed boulevard with Zed lighting and a 1.75m sidewalk at the Property Line.</p> <p><u>Sanitary Sewer</u> - from the capacity analysis results, the last pipe segment to the Ferndale Pump Station, existing manhole S1 to PS as shown on the DS Lee analysis, is undersized. The applicant is to provide a contribution towards the required upgrade in the amount of \$23,836.18.</p>	
<p>12. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development.</p>	<p>12. Still applies.</p>

13.	Payment of \$39,000.00 cash-in-lieu of on-site indoor amenity space.	13. Still applies.
14.	Voluntary contribution of \$77,400.00 to the City's Affordable Housing reserves.	14. Still applies. A further contribution due to the inclusion of the subject site to construct a 40 unit townhouse is \$21,068.00



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8587 (RZ 09-483465)
9611 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **TOWN HOUSING (ZT58) – NORTH MCLENNAN (CITY CENTRE)**

P.I.D. 006-550-096

Lot 44 Section 10 Block 4 North Range 6 West New Westminster District Plan 30965

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8587”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>il</i>
APPROVED by Director or Solicitor <i>PSJ</i>