



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: December 23, 2010
File: DP 10-546272
Re: **Application by Turnberry Lane Holdings Ltd. for a Development Permit at 9451 and 9471 Ferndale Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 20 Townhouse Units at 9451 and 9471 Ferndale Road on a site zoned "Town Housing (ZT69) – North McLennan (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the required rear yard setback from 3.0 m to 1.6 m to allow an encroachment of the raised entry porch outside of Unit 2C;
 - b) Reduce the required front yard setback along Ferndale Road from 6.0 meters to 5.4 meters to allow a third floor building projection;
 - c) Reduce the required front yard setback along Alder Street from 4.5 meters to 3.9 meters to allow a third floor building projection; and
 - d) Permit resident parking to allow a tandem parking configuration for 2 units (4 stalls).

Brian J. Jackson, MCIP
Director of Development

BJJ:dj

Attachment 1 – Development Application Data Sheet
Attachment 2 – Advisory Design Panel Comments

Staff Report

Origin

Turnberry Lane Holdings Ltd. has applied to the City of Richmond for permission to develop 20 townhouse units at 9451 and 9471 Ferndale Road on a site zoned "Town Housing (ZT69) – North McLennan (City Centre)". The site currently contains a Single Detached Dwelling on each site.

The site is being rezoned from Single Detached (RS1/F) to "Town Housing (ZT69) – North McLennan (City Centre)" under Bylaw 8640 (RZ 09-498765).

A separate Servicing Agreement (applied under SA 10-517527) is required for road upgrades and frontage improvements to Ferndale Road and Alder Street prior to BP issuance. The Servicing Agreement will also include service connections for water, storm upgrades and sanitary sewer.

Development Information

Please refer to 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:

- An 18 unit, 3-storey townhouse at 6100 Alder Street, zoned "Town Housing (ZT69) – North McLennan (City Centre)" by Valencia Gardens Ltd., as part of DP 09-471758.

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 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 0724068BCLtd., as part of DP 07-363023.

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.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. (Staff comments are provided in ***bold italics***):

1. Elevations to the units and unit clusters that meet the form and character requirements of the McLennan South Area Plan.

The applicant has submitted elevations that are in conformance with the neighbourhood plan in terms of size and massing as well as form and character. This project should be a welcome addition to the existing developments in the area.

2. Design of the outdoor amenity area, including the design of the children's play area.

The outdoor amenity area is located next to the entry point of the complex. It contains an area for seating, a child's play area and the common mailbox. While it is located next to the public sidewalk along Alder Street, the proposed landscaping provides for appropriate screening to and from the street.

3. 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.

The applicant has submitted a plan to outline appropriate manoeuvrability for larger vehicles within the site.

4. A context plan to show the form and character of the townhouse units and how they address adjacent properties.

The applicant has submitted elevations and a context renderings to show that this project has similar characteristics with the adjacent townhouses and be a welcome addition to the area.

5. To identify and design for units that can easily be converted for universal access.

The applicant has identified two (2) 'A-type' units, located by Alder Street that have the ability for conversion for universal access in accordance with Zoning Bylaw 8500. Notations on the 'A-type' floor plans identify the need for a depressed slab in the garage and removable floor joist system in the elevator area are to be noted on the Building Permit drawings as well as details showing the removable floor system.

6. 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.

Being the same developer as the property to the north (Valencia Gardens), the applicant has already supplied a pedestrian path along the southern edge of that property with the intent of accessing the units along its southern end. An access easement to the benefit of the property to the north was registered at the rezoning stage of this project to allow the proposed units to share access with this path. Given that both the southern units of Valencia Gardens and the northern units of the proposed application face the same pedestrian path on the Valencia Garden site, no additional path is deemed necessary.

The Public Hearing for the rezoning of this site was held on October 8, 2010. At the Public Hearing, there were no public concerns about the rezoning of this property.

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 Zoning Bylaw 8500 except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the required rear yard setback from 3.0 m to 1.6 m to allow an encroachment of the raised entry porch to Unit 2C.

Staff supports the proposed variance as a minor variance as it affects only one corner of the porch due to the curved setback line. The encroachment is located internally between this proposed townhouse project and the one located directly to the north (Valencia Gardens) that is currently under construction.

- 2) Reduce the required front yard setback along Ferndale Road from 6.0 meters to 5.4 meters to allow a third floor building projection.

Staff supports the proposed variance as a relatively minor variance and it does not extend along the entire length of the building. The veranda to the entrance of the units provide some screening but the projection does add to the articulation and interest of the frontage along Ferndale.

- 3) Reduce the required front yard setback along Alder Street from 4.5 meters to 3.9 meters to allow a third floor building projection.

Staff supports the proposed variance as a relatively minor variance and it does not extend along the entire length of the building. The continuous veranda covering the ground level entrances provide some screening along the street, and the projection does add interest to the building to help create a pleasant streetscape for pedestrians who utilize Alder Street.

- 4) Permit resident parking to allow a tandem parking configuration for 2 units (4 stalls).

The tandem parking configuration occurs from the attached garages in units 15E and 20E of Building 5 and will not cause interference with other units. This variance has been used in similar developments and a covenant will be registered to prevent conversion of parking area to habitable space.

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposal and identified areas for design development and consideration. The applicant addressed staff and Panel comments and made refinements to the design proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from their November 17, 2010 meeting 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 subject site is located in the North McLennan area, where there has been significant townhouse development over the past several years, with most of the surrounding parcels being redeveloped from Single Detached Houses to Townhouses. The proposed development will be of similar height and massing to these recent redevelopments surrounding the subject site and conforms to the guidelines set out in the neighbourhood plan.
- As part of the conditions of rezoning, the applicant will be dedicating 10 meters off the western edge of the property for the purpose of developing the final portion of Alder Street

which the developer will design and construct. Once this portion is complete, Alder Street will be of full width and will fully connect Westminster Highway to Ferndale Avenue.

- The applicant is proposing landscaping and metal fencing with brick columns along the periphery of the site to help soften the streetscape and help protect visual privacy to the neighbouring property to the east. The units along the northern edge of the subject property will directly face the southern units of the development known as Valencia Gardens (currently under construction), and will share a common pedestrian path that will provide front door access to the units along this pedestrian corridor.
- A cross access easement to allow shared usage of this path has been registered on the Valencia Gardens site to the benefit of the subject site.

Urban Design and Site Planning

- The units are arranged in two (2), five (5) and six (6) unit clusters, located along the perimeter of the site. This leaves room on the interior for the “I-shaped” internal drive-aisle that provides vehicular access to each of the units.
- Vehicle access will be off the newly constructed portion of Alder Street, that will connect Westminster Highway and Ferndale Road.
- Pedestrian access is along the street frontages of both Ferndale Road and Alder Street. Additional access is provided along the pedestrian path located on the adjacent property to the north as well as off of the internal drive-aisle. A cross-access easement will secure this access.
- An outdoor amenity space is provided just south of the entry of the complex and contains an area for seating, a child’s play area and the mailbox for the complex.

Architectural Form and Character

- The proposed form and massing of the buildings meet the intent of the guidelines set out in the neighbourhood plan.
- The choice of materials used for the façade of the buildings is satisfactory. The use of both vinyl and hardiboard for the façade is effective to create additional interest to the buildings by arranging them in a base, middle and top formation that adds articulation.
- Colour choice for the façade is varied but match well together and should complement the Valencia Garden project directly to the north as well as other developments in the surrounding area.

Transportation

- Vehicle access to the site is off Alder Street. A ten (10) meter wide land dedication along the western edge of the subject property was secured at the rezoning stage and will provide room for the continued development of Alder Street which will connect Westminster Highway and Ferndale Road. This portion that the developer will design and build will complete the final section of Alder Street to its full width.
- All 20 units have an attached garage to serve resident parking. In most cases, the garages are large enough to accommodate two (2) vehicles, either side-by-side or in a tandem configuration. Four (4) units in Building 5 fronting Alder Street will have a single car garage. The number of proposed parking stalls exceed the number required by the Zoning Bylaw.
- Visitor parking is scattered throughout the site to allow for easy access to all units. One stall is provided for those with disabilities and is located next to a unit that is identified for conversion to provide universal access. The number of visitor stalls meet the requirements of the Zoning Bylaw.

- Bicycle parking is provided within the individual garages for long term storage and an outdoor bike rack is located next to the outdoor amenity area near the main entrance to the complex will serve for short term bike parking. Both meet the requirements of the Zoning Bylaw.
- A Flood Plain covenant is secured through the rezoning conditions that will restrict the unit garages to be developed into habitable space.

Landscaping

- The submitted landscape plan identifies a mixture of soft and hard landscaping to help identify edge treatments throughout the site. Hard surfaced landscaping is also proposed through a mixture of asphalt and a permeable paving system to help soften the appearance of the drive-aisle and helps identify areas of interest such as the amenity area and visitor parking.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. The fixtures themselves will provide illumination but will avoid illumination onto adjacent properties.
- An Arborist report was submitted at the rezoning application stage and was reviewed by City staff. The report identified three (3) on-site trees that are affected by this development and called for the removal of these trees due to its poor condition and its location within the development footprint. The report also identified three (3) street trees along Ferndale Road that would be affected by the development and recommended removal due to its poor condition. City Staff concur with the report and have secured a payment through the rezoning stage for the replanting of street trees once the developer completes the frontage improvements in accordance with the Servicing Agreement.
- In accordance with City Policy, the applicant must provide at least six (6) trees to meet the 2:1 replacement ratio policy. In response, the applicant easily meets this requirement by proposing 72 trees. The table below summarises this requirement.

Number of trees to be removed	Number of trees to be retained	Required number of trees to be planted	Proposed number of trees to be planted	Surplus (Deficit)
3	0	6	72	66 Surplus

Amenity Space

- The applicant is not proposing indoor amenity space with this application. Instead the applicant volunteered a contribution in lieu of providing an indoor amenity space through the rezoning process.
- The applicant is providing an outdoor amenity space that meets the minimum size requirements and provides adequate open space for sitting and a child's play structure.

Garbage and Recycling

- The recycling containers are located along the eastern edge of the site next to Building 2. The number of bins and access to these bins meet the requirements of Environmental Programs. Garbage pick up will be door-to-door.

Affordable Housing

- The applicant will make a contribution towards the Affordable Housing Reserve Fund in accordance with policy. This payment has been secured through the rezoning stage.

Sustainability Indicators

- The proposed plan is reusing existing single-family sites to increase living density within the neighbourhood, utilizing existing and proposed infrastructure more efficiently.
- The proposed lighting plan will focus on illuminating the subject site without illuminating adjacent properties.
- The residential units will provide energy efficient appliances and water saving faucets.
- The site is close to a major transit corridor and close to stops for convenient use.
- A permeable paving system covering approximately 35% of the hard surfaces are proposed on areas where the concrete pavers are located.
- The proposed landscaping provides a variety of plantings that are appropriate for the geographical area, are low maintenance and will improve over time.

Aircraft Noise Policy

- The applicant is required to submit an acoustical report at the time of submitting for Building Permit. This report will need to include means to mitigate aircraft noise through the design of the building envelope.

Universal Access

- To provide design flexibility and to allow for better movement to those with limited mobility, the applicant has provided a unit plan for unit type A to allow for conversion to those who require wheelchair mobility. Items that have been taken into consideration are:
 - Wider doors for easier access to the unit. Adequate dimensions are to be shown on the Building Permit drawings.
 - Closet space that can be removed to accommodate an elevator to provide access for occupants to different floors of the unit. Dimensions to the future openings are to be shown on the Building Permit drawings.
 - Proper design of the layout of the kitchen and bathrooms for wheelchair mobility. Dimensions are to be shown in the Building Permit drawings to indicate full mobility.
 - Additional blocking behind the finished walls for the future installation of grab bars. Notations are to be indicated on the Building Permit drawings.

Crime Prevention Through Environmental Design

- The proposed plan provides good edge features such as low fencing, landscaping and paving materials to separate public and private space, giving the site a good sense of territoriality to residents and visitors.
- The submitted lighting plan should provide good evening illumination as well as not extending unwanted light onto adjacent properties.
- The site design allows for good sight lines through the development site for open observation including looking onto the outdoor amenity area. There are enough windows looking out onto the common property to promote casual surveillance.

Conclusions

Turnberry Lane Holdings Limited has applied to the City of Richmond for permission to develop a 20 unit townhouse project at 9451 and 9471 Ferndale Road. The design has gone through some modifications with staff and the result is a design that addresses the design guidelines for the area. Staff recommend that this Development Permit application be approved as the proposed design should fit well within the streetscape and the rest of the neighbourhood.



David Johnson
Planner

DJ:rg

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

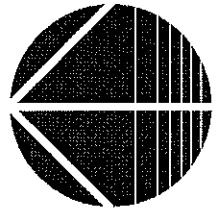
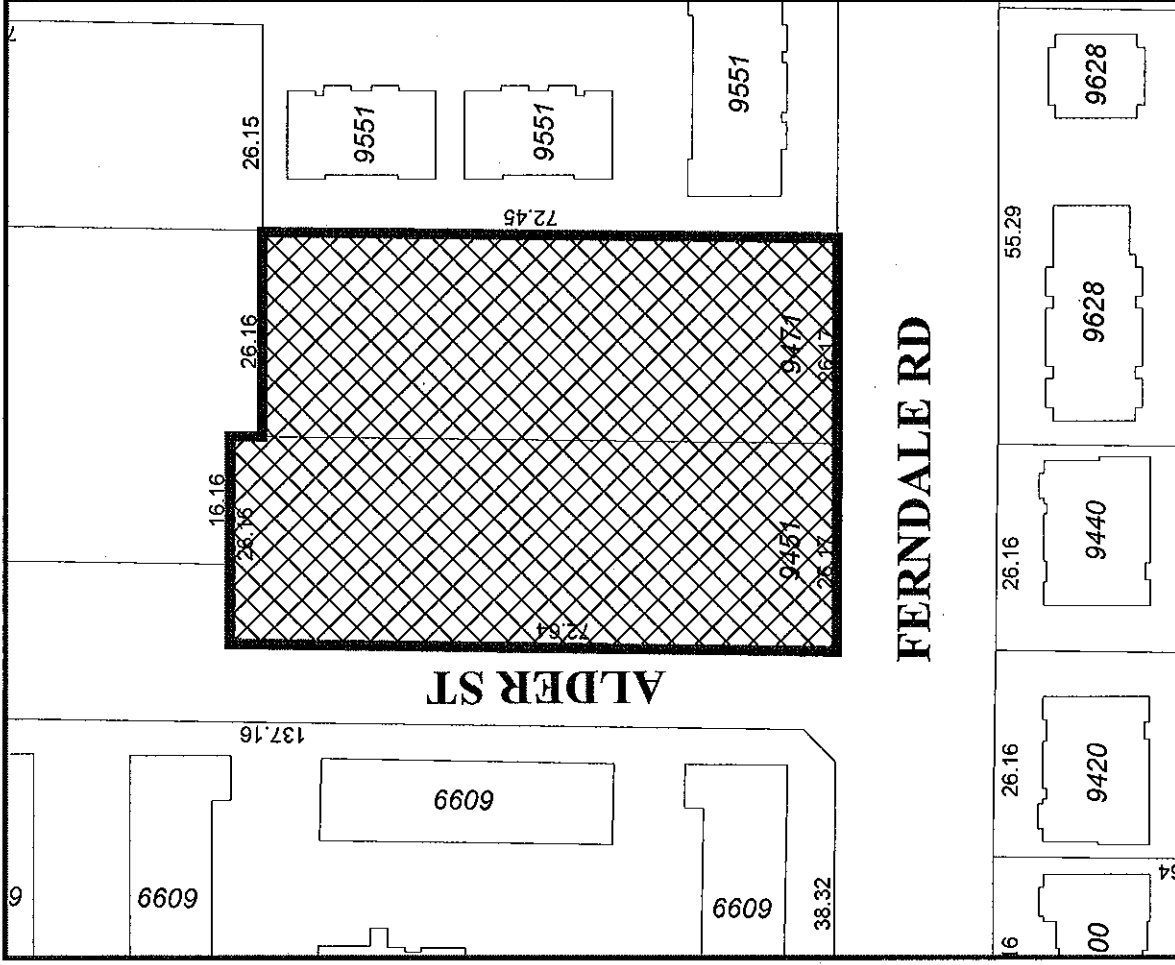
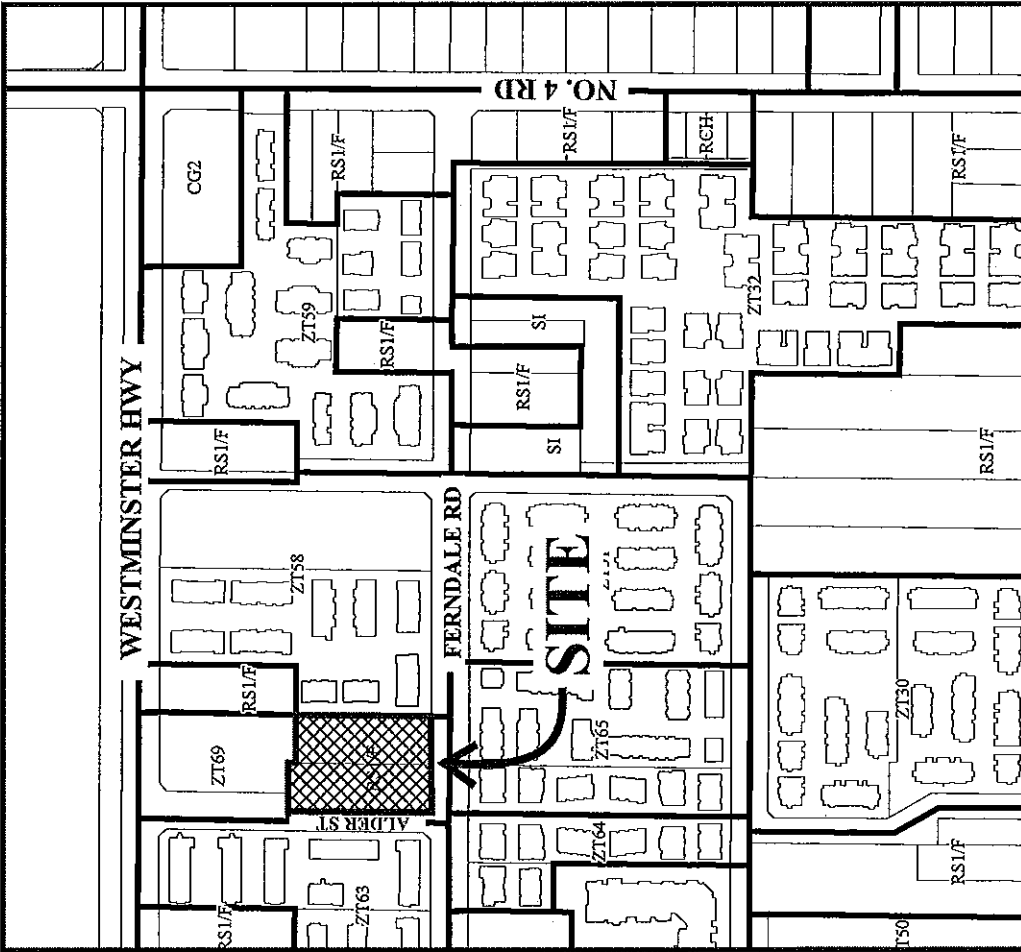
- Receipt of a Letter-of-Credit for landscaping in the amount of \$50,468.00 (based on total floor area of 25,234 square feet).
- Registration of a legal agreement prohibiting the conversion of the Tandem Parking area into habitable space.
- Working with the Public Art Coordinator, secure a site and a piece of public art or make a voluntary contribution to the Public Art reserve fund in accordance with the conditions of rezoning.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submit a floor plan for the units identified as easily convertible for Universal Access. Information provided on the plans are to be in accordance with Section 4.16 of Zoning Bylaw 8500.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond



DP 10-546272 SCHEDULE "A"

Original Date: 10/07/10

Revision Date:

Note: Dimensions are in METRES



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 10-546272

Attachment 1

Address: 9451 and 9471 Ferndale Road

Applicant: Turnberry Lane Holdings Ltd.

Owner: Same

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

	Existing		Proposed
Site Area:	3,898.0 m ²		3,125.0 m ²
Land Uses:	Residential – Single Detached		Residential – Townhouse
OCP Designation:	Residential Area 3 0.65 FAR Two-Family Dwelling / 2&3 Storey Townhouses		No Change
Zoning:	Residential – Single Detached (RS1/F)		Town Housing (ZT69) – North McLennan (City Centre)
Number of Units:	1 Single Family Dwelling per Lot		20 – 3 Storey Townhouse Units
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3,125 m ² (0.75) = 2,343.8m ²	2344.1m ² (0.75 FAR)	none permitted
Lot Coverage:	Max. 41%	40.3%	none
Setback – Ferndale Road:	Min. 6.0 m	5.4 m	0.6 m for third floor building projection
Setback – Alder Street:	Min. 4.5 m	3.9 m	0.6 m for third floor building projection
Setback – North:	Min. 3.0 m	<ul style="list-style-type: none">5.5 m for buildings1.6 m at entry porch for Unit 2C	0.8 m beyond allowable projection for porch at unit 2C
Setback – East:	Min. 3.0 m	3.0 m	none
Height (m):	Max. 13.2 m	13.0 m	none
Lot Size:	none	none	none
Off-street Parking Spaces – Resident/Visitor:	28 (resident min.) and 4 (visitor min.)	36 (resident) and 4 (visitor)	none
Off-street Parking Spaces – Accessible:	1 Stall (included with visitor parking)	1 Stall (included with visitor parking)	none
Total off-street Spaces:	32 spaces min.	40 spaces	none
Tandem Parking Spaces	not permitted	2 tandem stalls (4 parking stalls)	2 tandem stalls (4 parking stalls)

Bylaw Requirement		Proposed	Variance
Amenity Space – Indoor:	Min. 70 m ²	None provided Optional cash-in-lieu payment secured at Rezoning stage.	none
Amenity Space – Outdoor:	Min. 120 m ²	120 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, November 17, 2010 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 10-546272 – 20-UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT: Fougere Architecture Inc.

PROPERTY LOCATION: 9451 and 9471 Ferndale Road

Panel Decision

It was moved and seconded

That the Advisory Design Panel supports DP 10-546272 moving forward to the Development Permit Panel with the applicant taking into consideration the following comments of the Panel:

1. Consider the impact of the recycling enclosure to adjacent upper windows;

We have reviewed the impact of the recycling and garbage depot on Unit 6B side windows and we've adjusted our design such that there are no opening windows on this building face with the exception of the ensuite window located on the third floor.

2. Consider introducing a variety of colour between the blocks and between the projects to avoid one continuous colour scheme;

Building colours have been revised to provide more variety and to avoid one continuous colour scheme.

3. Consider lighting up the colours of the darker entry and base;

Building colours have been revised to lighten the base colour.

4. Consider introducing some variety of widths in the pedestrian mews to possibly create a node;

A portion of the sidewalk in the mews between Valencia and Turnberry has been widened and a bench has been introduced on both the north and south sides to create a pedestrian node.

5. Consider further integrating the mail and seating areas under a shared shelter;

The mail and seating are now located under one roof.

6. Consider repeating the special paving treatment at the south intersection;

Feature paving has been added at the south intersection.

7. Consider encouraging multi-use in the design of the internal laneways;

While the internal laneways will likely be used for purposes other than vehicular manoeuvring, we aren't providing any specific clues or features that might limit

possible activities.

8. Consider facilitating lawn mowing around corners for maintenance and operational considerations;

Planting has been adjusted around Unit 14A to facilitate lawn mowing.

9. Consider including public art in the project;

The developer intends to work with Eric Fiss in order to incorporate art objects in the development.

10. Consider stacking spaces in unit D for future vertical circulation;

The laundry in the D unit isn't large enough to be used as an alternate elevator location.

11. Consider sliding or reversed swing doors for washroom circulation; and

The ensuite in Unit A now has a pocket door.

12. Consider including street tree spacing and species information on the development permit drawings as reference information.

Street tree suggestions have been added to the landscape plan. The final decision will be made by the City.

CARRIED



City of Richmond
Planning and Development Department

Development Permit

No. DP 10-546272

To the Holder: TURNBERRY LANE HOLDINGS LTD.

Property Address: 9451 AND 9471 FERNDALE ROAD

Address: 250 – 8833 ODLIN CRESCENT
RICHMOND, BC
V6K 3Z7

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 Bylaw 8500" is hereby varied to:
 - a) Reduce the required rear yard setback from 3.0 m to 1.6 m to allow an encroachment of the raised entry porch outside of Unit 2C;
 - b) Reduce the required front yard setback along Ferndale Road from 6.0 meters to 5.4 meters to allow a third floor building projection;
 - c) Reduce the required front yard setback along Alder Street from 4.5 meters to 3.9 meters to allow a third floor building projection; and
 - d) Permit resident parking to allow a tandem parking configuration for 2 units (4 stalls).
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 #20 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 \$50,468.00 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.

Development Permit

No. DP 10-546272

To the Holder: TURNBERRY LANE HOLDINGS LTD.

Property Address: 9451 AND 9471 FERNDAL ROAD

Address: 250 – 8833 ODLIN CRESCENT
RICHMOND, BC
V6K 3Z7

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.
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 , .

MAYOR

SITE ADDRESS

#9451 FERDALE ROAD,
RICHMOND, B.C.
P.I.D. 004-049-438
#9471 FERDALE ROAD,
RICHMOND, B.C.
P.I.D. 004-058-470

LEGAL DESCRIPTION

THE SOUTH 251 FEET OF THE W1/2 OF LOT 8
AND THE E1/2 OF 8 EXCEPT: PARCEL "C"
(EXPLANATORY PLAN 16827)
BOTH OF BLOCK "A" OF SECTION 10 B4N R6W
NEW WESTMINSTER DISTRICT PLAN 1305

SITE DATA

Existing Zoning R1/F
Proposed Zoning ZT 69
Site Area 33,645 sf (3,125.7 sm)
Unit count 20
Proposed Density 25.9 upa

Unit Area Calculation
2 A @ 1,549 sf = 3,098 sf
6 B @ 1,257 sf = 7,542 sf
6 C @ 1,231 sf = 7,386 sf
4 D @ 1,141 sf = 4,564 sf
2 E @ 1,322 sf = 2,644 sf
20 Units = 25,234 sf
Maximum FAR (25,234 sf) 0.750
Proposed FAR 0.750
Maximum Off-Street Parking Floor Area 50.0 sm/unit
Provided Off-Street Parking Floor Area 42.3 sm/unit

Coverage Calculation
2 A @ 1,050 sf = 2,100 sf
6 B @ 635 sf = 3,810 sf
6 C @ 630 sf = 3,780 sf
4 D @ 576 sf = 2,304 sf
1 E1 @ 728 sf = 728 sf
1 E2 @ 750 sf = 750 sf
3 Elec. Closet @ 27 sf = 82 sf
Total = 13,554 sf
Maximum Site Coverage (13,795 sf) 41.0 %
Proposed Site Coverage 40.3 %

Maximum Building Height 13.20 m
Proposed Height 13.20 m

Minimum Setbacks
Ferndale Road 6.0 m
Alder Street 4.5 m
Side Yard 3.0 m
Rear Yard 3.0 m

Parking Requirements
Residential 1.5 cars/unit for 20 units 30 Stalls
Visitor 0.2 cars/unit for 20 units 4 Stalls
Total Required 34 Stalls

Parking Provided
Residential 36 Stalls
Visitor 4 Stalls
Total Provided 40 Stalls

Small Car Count
Standard Spaces Required (50%) 20 Stalls
Standard Spaces Provided (70%) 28 Stalls

Open Space Required (6 m2 x 20) = 120 m2
Open Space Provided 120 m2

Garbage / Recycling Door to Door

DEVELOPMENT
PERMIT NO.
DP 10-546272

**TURNBERRY
LANE**

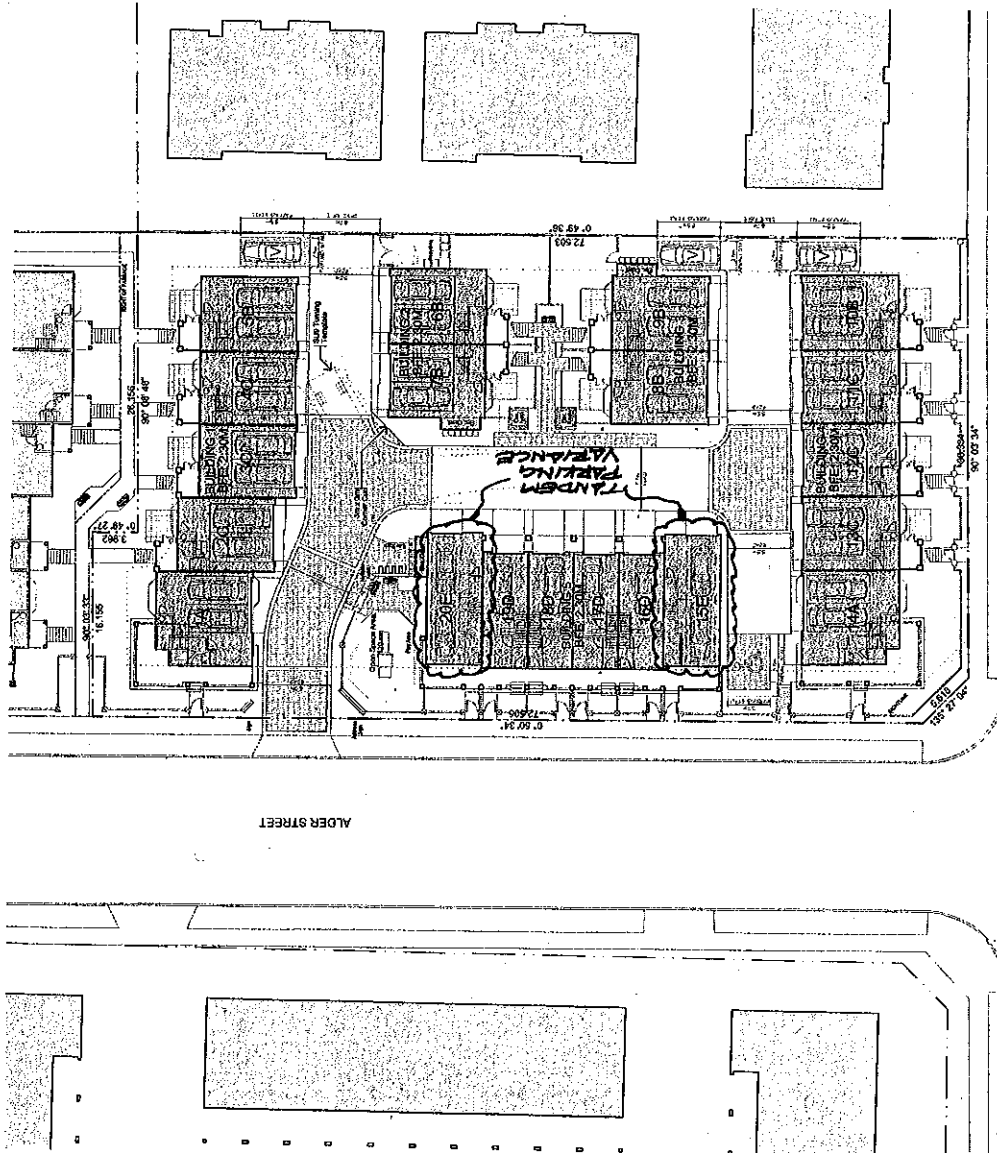
for
TURNBERRY LANE HOLDINGS LTD
DP RESUBMISSION
JANUARY 6, 2011

**FOUGERE
ARCHITECTURE**
201 - 223 WEST HODGKIN
SUITE 200, VANCOUVER, BC V6P 1G7
(604) 683-2326

PLAN #0

DP 10 546272

PAGE #1



DEVELOPMENT
PERMIT NO.
DP 10-546272

**TURNBERRY
LANE**

or
TURNBERRY LANE HOLDINGS LTD

DP RESUBMISSION
JANUARY 18, 2017

**FOUGERE
ARCHITECTURE**

231-225 WEST END AVENUE
WATERLOO, ONTARIO N2Y 5Y7
(519) 875-2860

PLAN #2

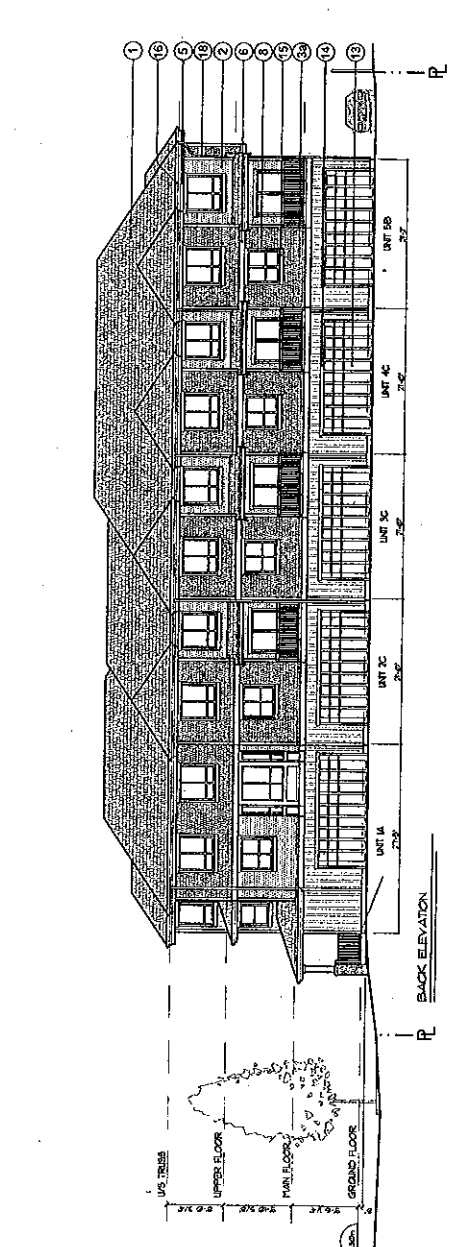
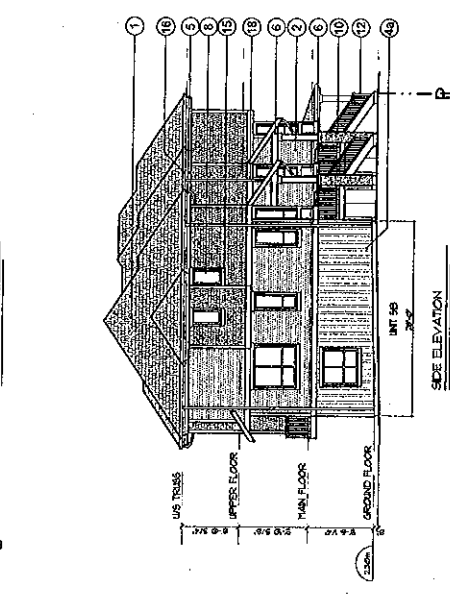
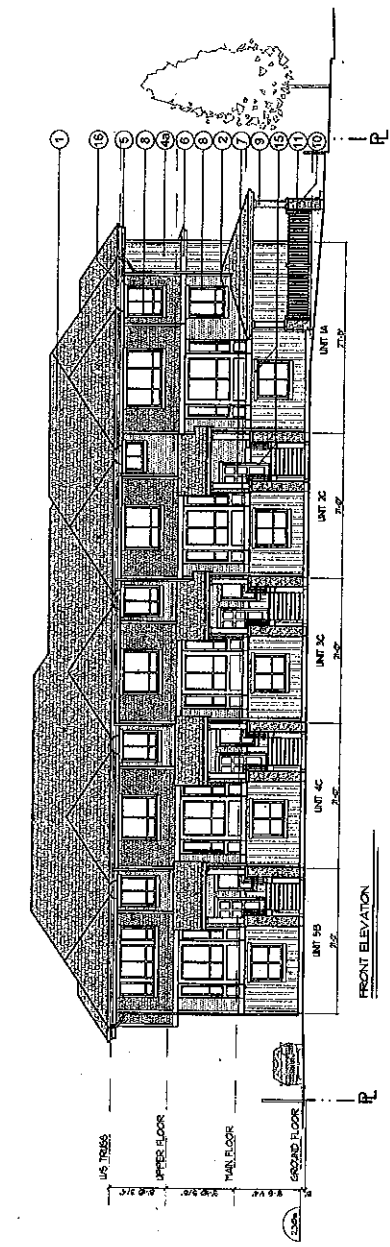
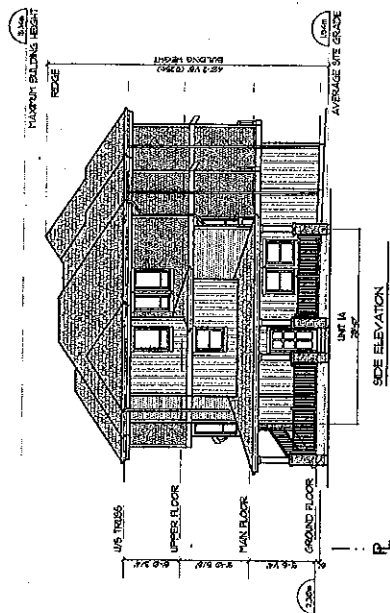
DP 10 546272
PAGE #3

PARKING PLAN
SCALE 1/16" = 1'-0"



FERNDALE ROAD

ALDER STREET



EXTERIOR FINISHES SCHEDULE	
1	ROOF - Asphalt Shingles - Weathered Wood
2	WALLS - Horizontal Siding
3	WALLS - Vertical Siding
4	WALLS - Hardwood Panels
5	WALLS - Hardwood Siding
6	WALLS - Horizontal Trim
7	WALLS - Vertical Trim
8	WALLS - Hardwood Trim
9	WALLS - Hardwood Siding
10	WALLS - Hardwood Siding
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100	WALLS - Hardwood Siding

DEVELOPMENT
PERMIT NO.
DP 10-546272

**TURNBERRY
LANE**

TURNBERRY LANE HOLDINGS LTD
2000 TURNBERRY LANE
VANCOUVER, BC V6L 2K1
TEL: 604-271-1111
FAX: 604-271-1112

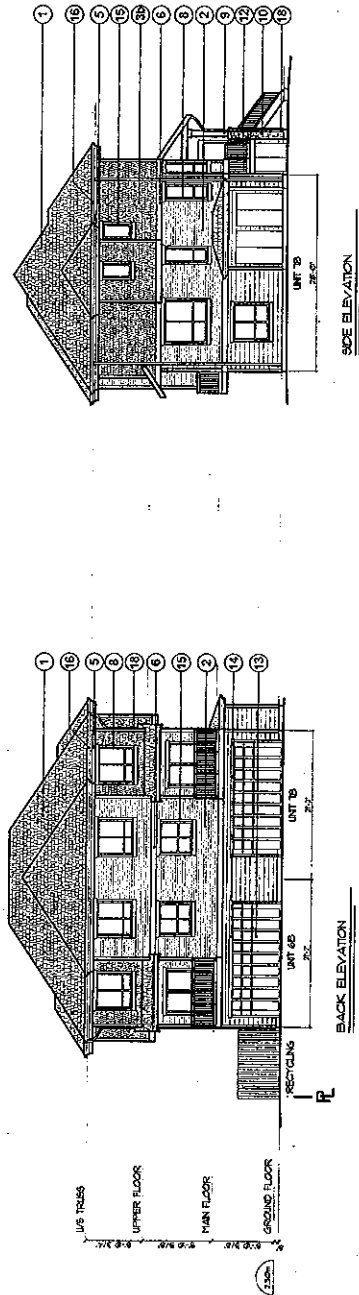
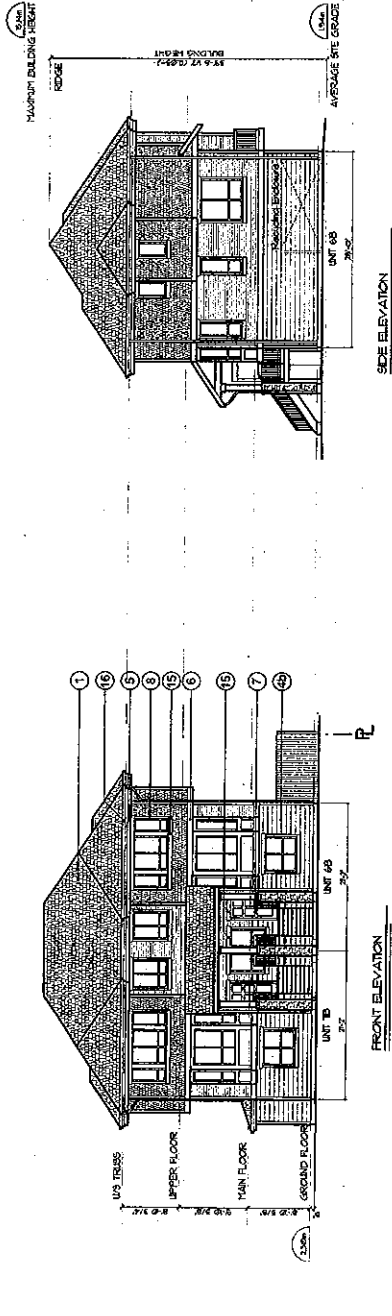
**FOUGERE
ARCHITECTURE
INC.**

2000 TURNBERRY LANE
VANCOUVER, BC V6L 2K1
TEL: 604-271-1111
FAX: 604-271-1112

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

DP 10 546272
PAGE #4

PLAN #4



EXTERIOR FINISHES SCHEDULE	
1	ROOF
2	VINYL SIDING - HORIZONTAL
3	VINYL SIDING - SHAKES
4	VINYL SIDING - SHAKES
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97	VINYL SIDING - SHAKES
98	VINYL SIDING - SHAKES
99	VINYL SIDING - SHAKES
100	VINYL SIDING - SHAKES

DEVELOPMENT
PERMIT NO.
DP 10-546272

**TURNBERRY
LANE**

for
TURNBERRY LANE HOLDINGS LTD
DP RESUBMISSION
DECEMBER 07, 2010
**FOUGERE
ARCHITECTURE
INC.**
100 - 120 WEST ARCADE
SUITE 200
VICTORIA, BRITISH COLUMBIA V8V 1P7
250.622.0007
250.622.0007

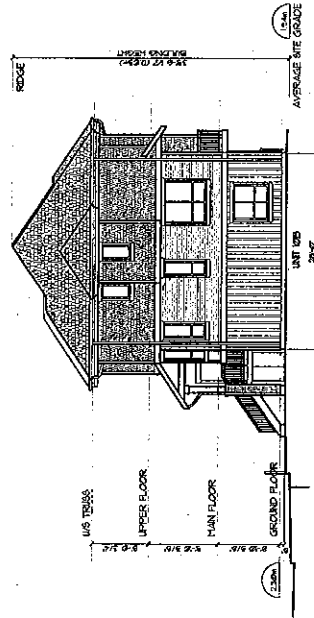
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PAGE #5

PLAN #5

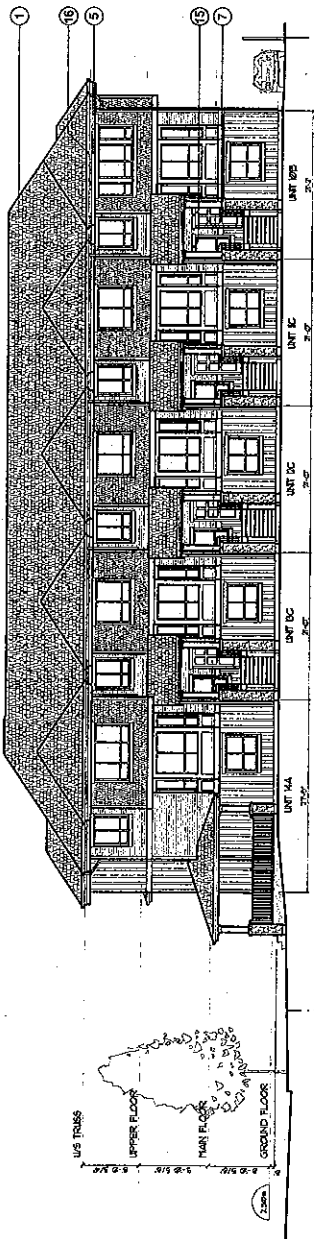
ELEVATIONS BUILDING 2
SCALE 1/8" = 1'-0"



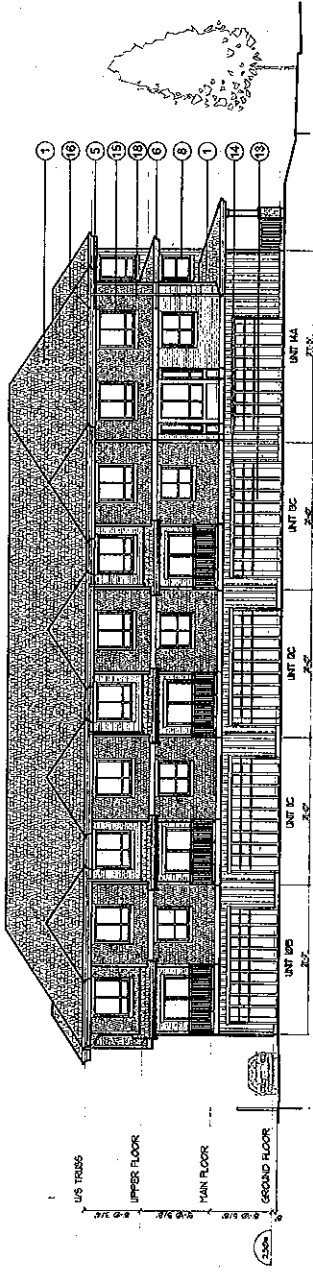
MAIN FLOOR
UPPER FLOOR
GROUND FLOOR



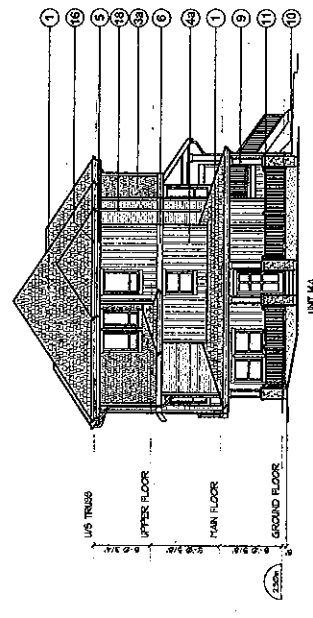
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION

- EXTERIOR FINISHES SCHEDULE**
- 1. VENT. SONGS - HORIZONTAL
 - 2. VENT. SONGS - VERTICAL
 - 3. VENT. SONGS - HORIZONTAL
 - 4. VENT. SONGS - VERTICAL
 - 5. VENT. SONGS - HORIZONTAL
 - 6. VENT. SONGS - VERTICAL
 - 7. VENT. SONGS - HORIZONTAL
 - 8. VENT. SONGS - VERTICAL
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 - 13. VENT. SONGS - HORIZONTAL
 - 14. VENT. SONGS - VERTICAL
 - 15. VENT. SONGS - HORIZONTAL
 - 16. VENT. SONGS - VERTICAL
 - 17. VENT. SONGS - HORIZONTAL
 - 18. VENT. SONGS - VERTICAL
 - 19. VENT. SONGS - HORIZONTAL
 - 20. VENT. SONGS - VERTICAL

- PAVING - Asphalt Paving - Unnumbered Wood**
- 1. VENT. SONGS - HORIZONTAL
 - 2. VENT. SONGS - VERTICAL
 - 3. VENT. SONGS - HORIZONTAL
 - 4. VENT. SONGS - VERTICAL
 - 5. VENT. SONGS - HORIZONTAL
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 - 17. VENT. SONGS - HORIZONTAL
 - 18. VENT. SONGS - VERTICAL
 - 19. VENT. SONGS - HORIZONTAL
 - 20. VENT. SONGS - VERTICAL

DEVELOPMENT
PERMIT NO.
DP 10-546272

**TURNBERRY
LANE**

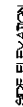
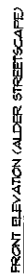
TURNBERRY LANE HOLDINGS LTD
DECEMBER 07, 2010

**FOUGERE
ARCHITECTURE
INC.**

DP 10 546272
PAGE #7 PLAN #7

ELEVATIONS BUILDING 4
SCALE 1/8" = 1'-0"

0 5 10' 20'



EXTERIOR FINISHES SCHEDULE	
1	ROOF
2	VINYL SIDING - HORIZONTAL
3	VINYL SHAKES
34	VINYL SHAKES
35	VINYL SHAKES
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99	VINYL SHAKES
100	VINYL SHAKES

[illegible]

DEVELOPMENT
PERMIT NO.
DP 10-546272

**TURNBERRY
LANE**

for
TURNBERRY LANE HOLDINGS LTD
DP RESUBMISSION
JANUARY 06, 2011

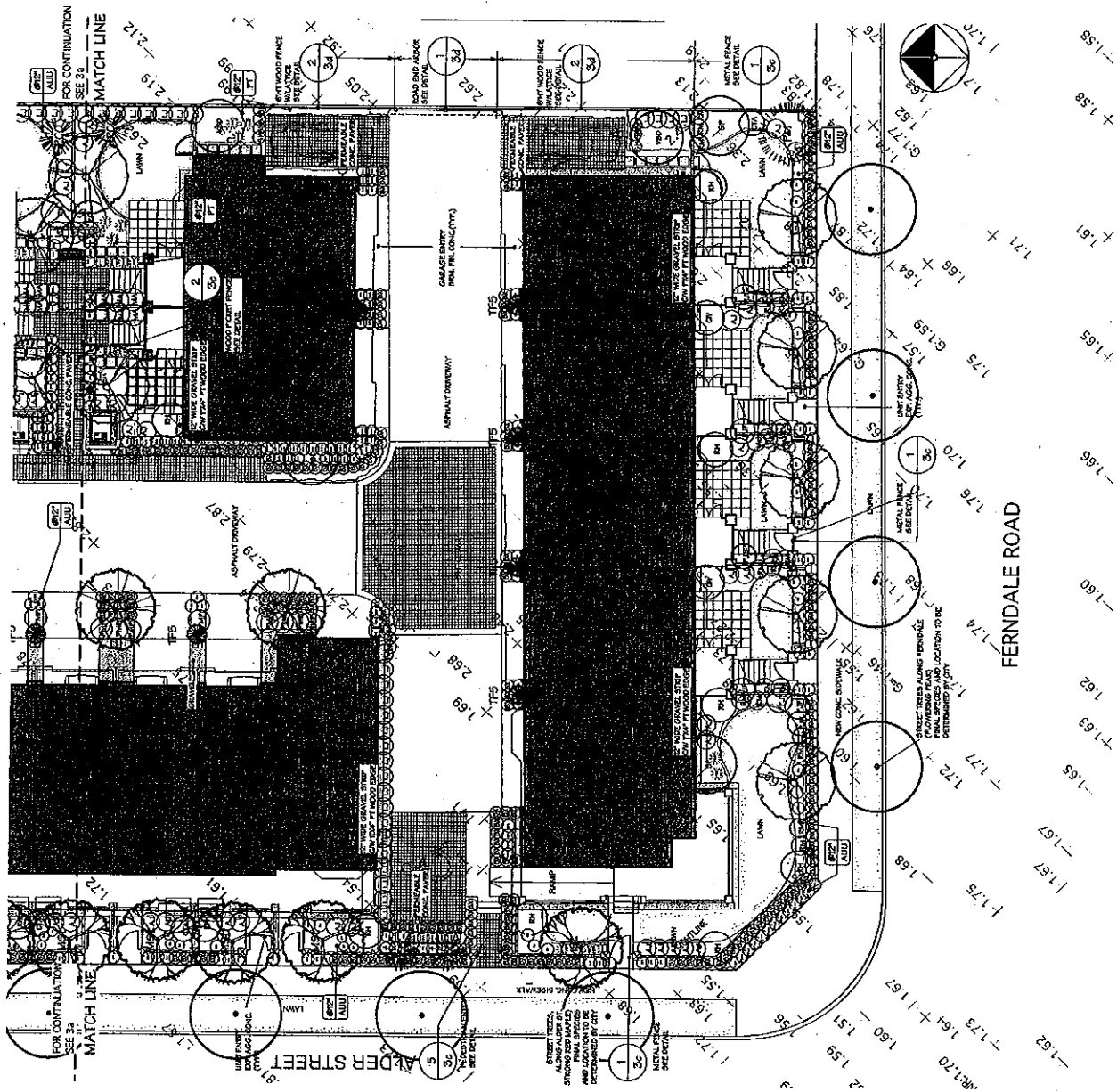
**FOUGERE
ARCHITECTURE
INC.**

MEMBERS OF THE FUGERE GROUP: 40 FUGERE, 100 WEST END AVE. #100
201 - 230 WEST END AVE.
OTTAWA, K1Z 1K7 (438) 875-2227

ELEVATIONS BUILDING 5
SCALE 1/8" = 1'-0"

DR 0546272 PAGE #3

PLAN #8



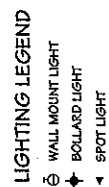
NOTE:

ALL WOOD USED FOR DETAILS IN THIS DRAWING SET SHALL BE S4S, PRESSURE TREATED, DRY, FREE OF KNOTS, AND STAINED WITH 2 COATS SOLID STAIN WITH FINISH TO BE DETERMINED AT A LATER DATE.

SUPPLY DECORATIVE METAL LATCH ASSEMBLIES FOR ALL GATES WHERE APPLICABLE.

ALL WALLS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED OR STAINLESS STEEL OR BRASS.

$\frac{2}{3}$



FERNDALE ROAD

2017-18

Aug 8, 2010:
issued for ADP

adjusted for CP
day 6, 2010;
diag. Hand phenotype modified
N/A area adjusted
adjusted for CP

for 30,2010;
Add, Hard Landscape modified
fitting areas adjusted
assumed for DP
for 1,2010;

11/15/2011

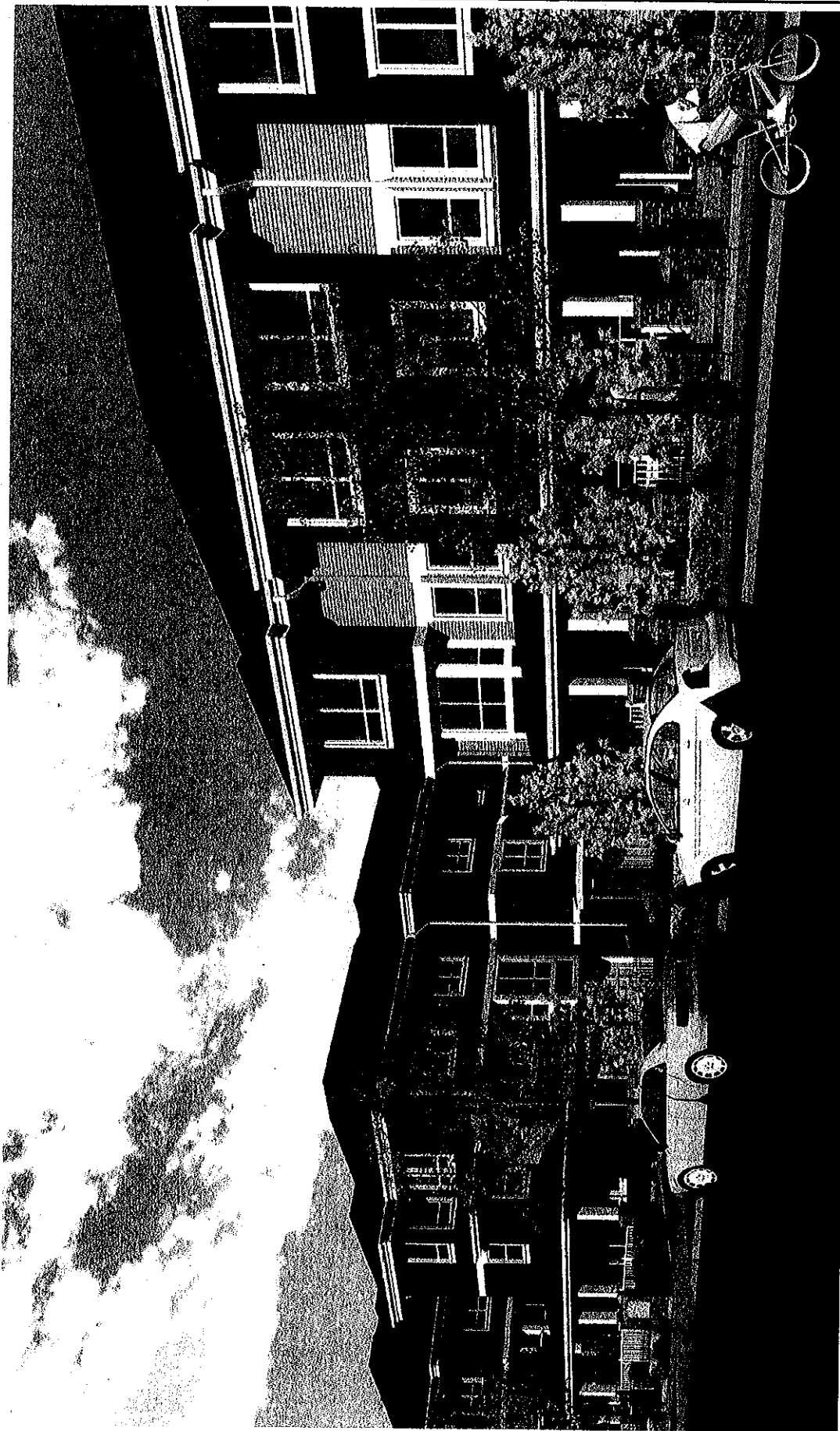


LANDSCAPE ASSOCIATES
Landscape Architect
942 E. 5th Avenue
Vancouver, BC V5N 1M2
Tel: (604) 255-5009
E: rlavan@mlac.com

TURNBERRY LANE
RICHMOND B.C.

LANDSCAPE PLANNING SOUTH

[illegible]



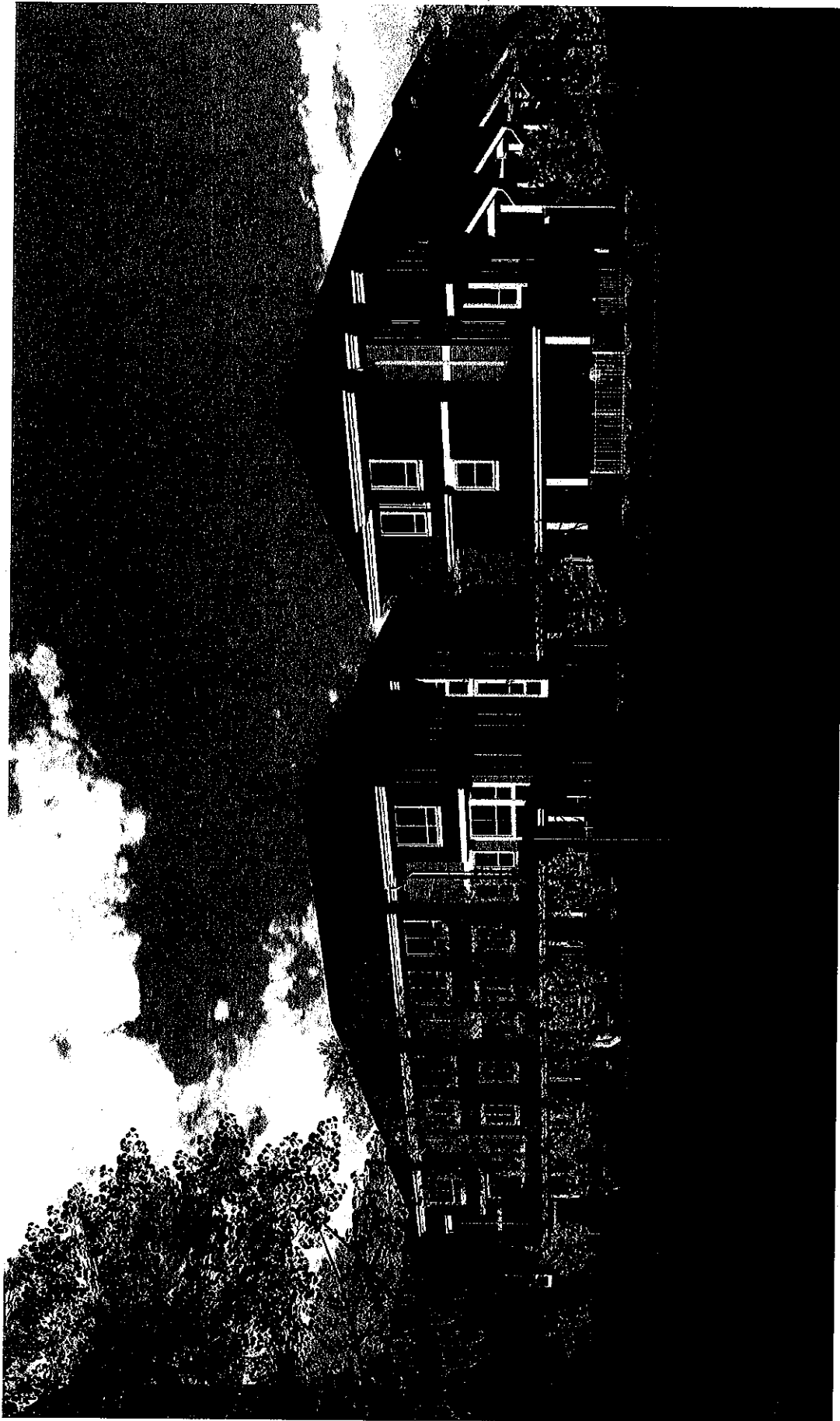
VIEW 1

DP 10546272
PAGE # 15



VIEW 2

DP 10546272
PAGE # 10



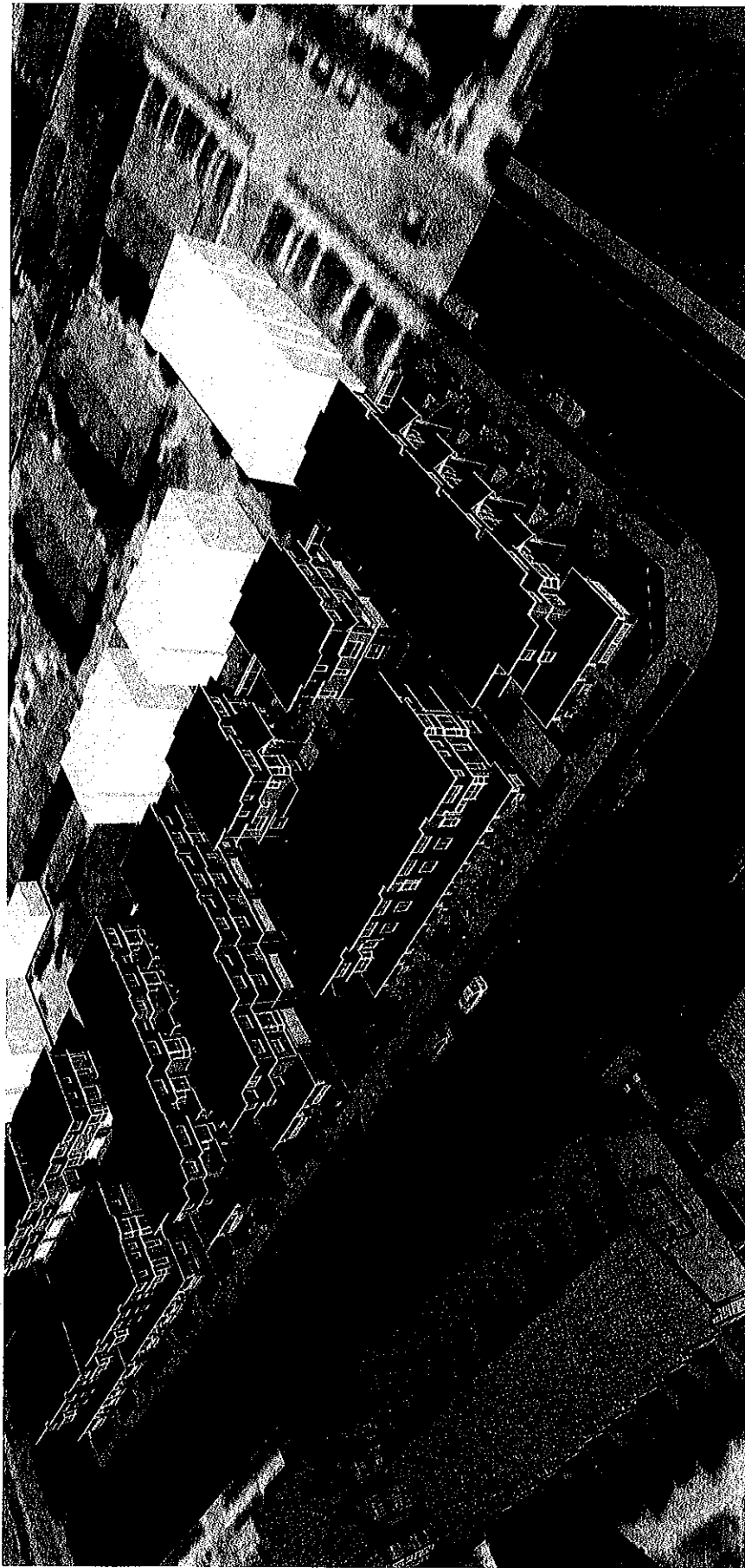
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AP 10546272
PAGE # 17



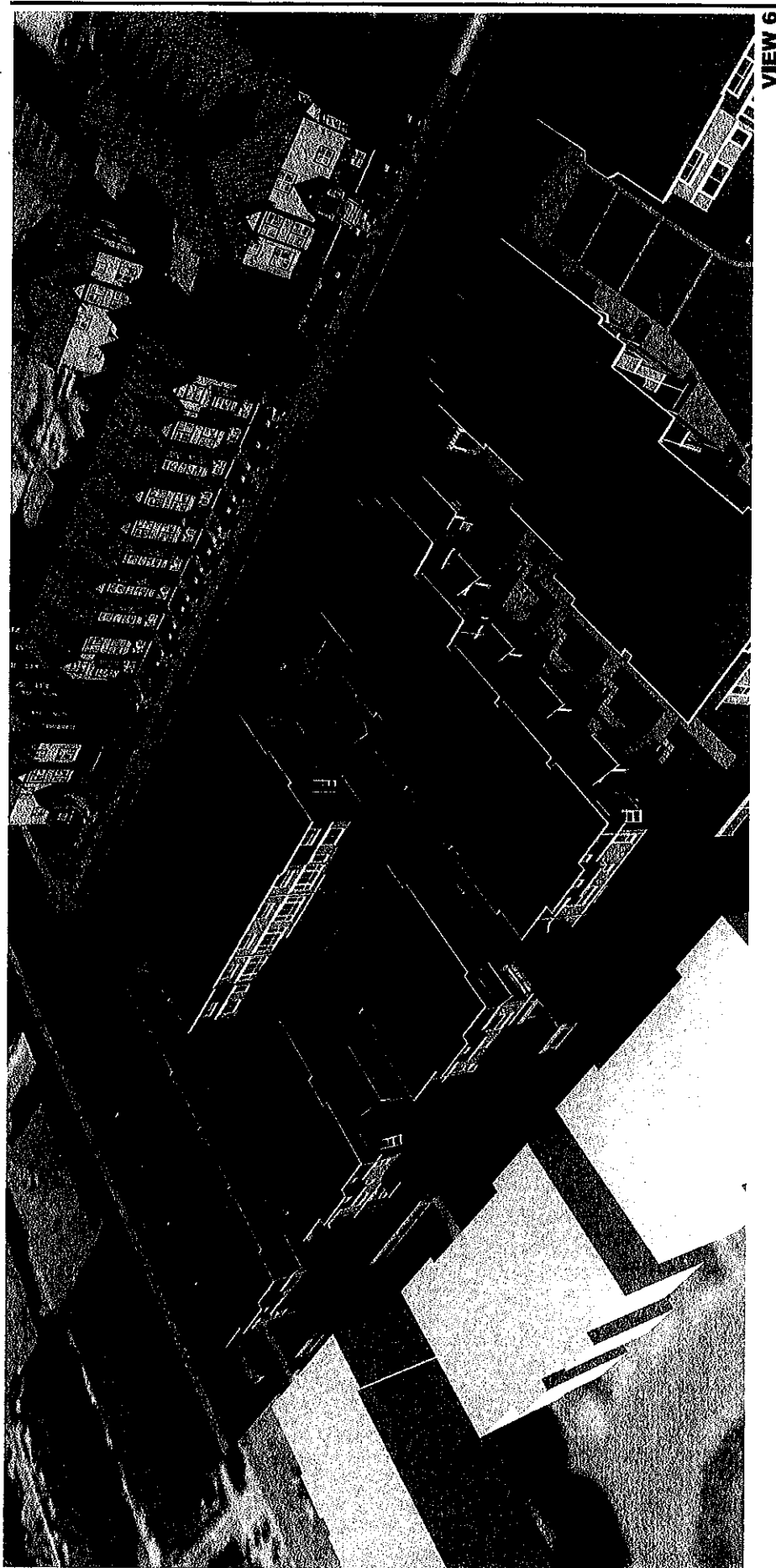
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PAGE # 18



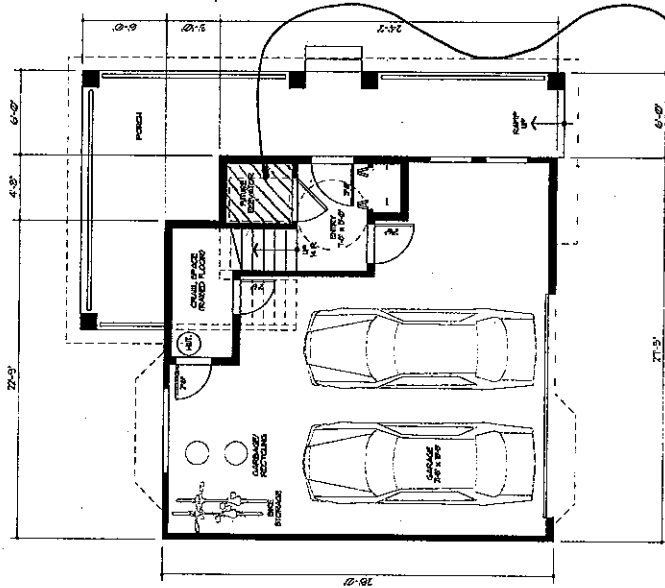
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PP 10 546272
PAGE # 19

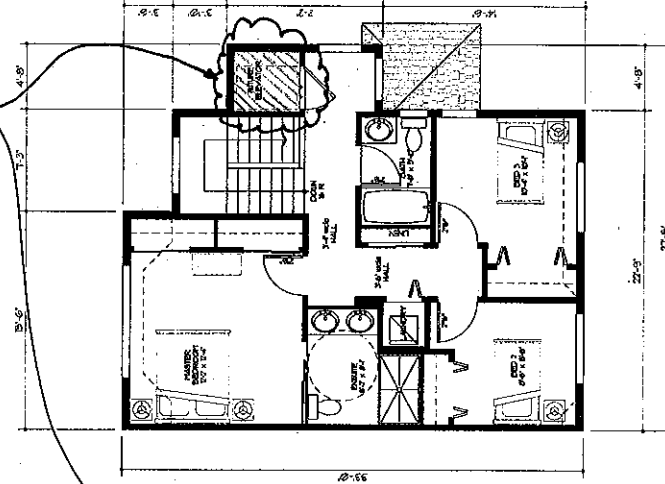
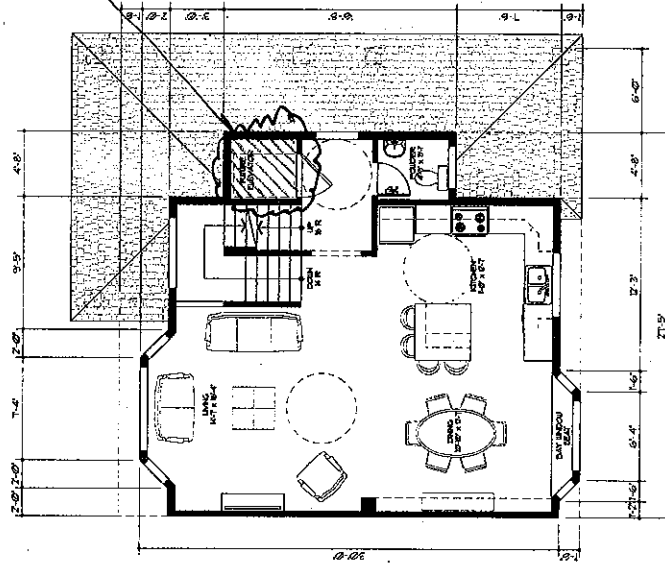


DP 10 546272
PAGE # 20

AREA TO BE CONSTRUCTED TO ACCOMMODATE
A REMOVABLE FLOOR SYSTEM TO BE REMOVED
PRIOR TO THE INSTALLATION OF THE ELEVATOR.
DETAILS OF THE FLOOR SYSTEM TO BE INCLUDED
ON THE BUILDING PERMIT DRAWINGS.



DEPRESS SLAB
TO ACCOMMODATE
FUTURE ELEVATOR



DEVELOPMENT
PERMIT NO.
DP 10-546272

**TURNBERRY
LANE**

TURNBERRY LANE HOLDINGS LTD

DP RESUBMISSION
NUMBER 23, 2310

**FOUGERE
ARCHITECTURE**

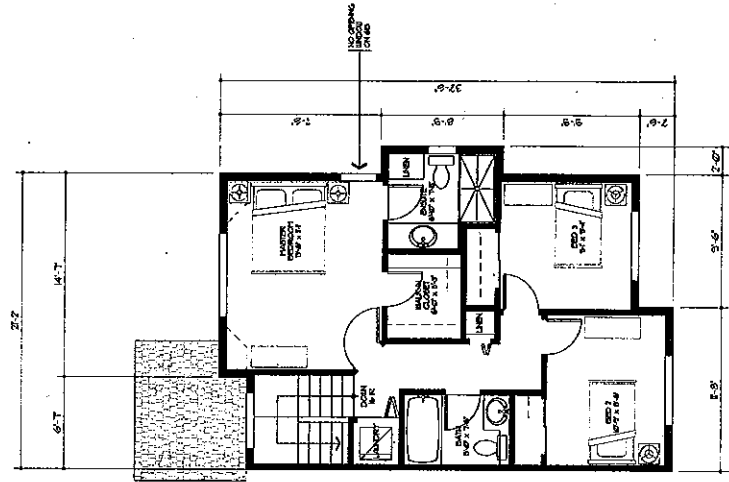
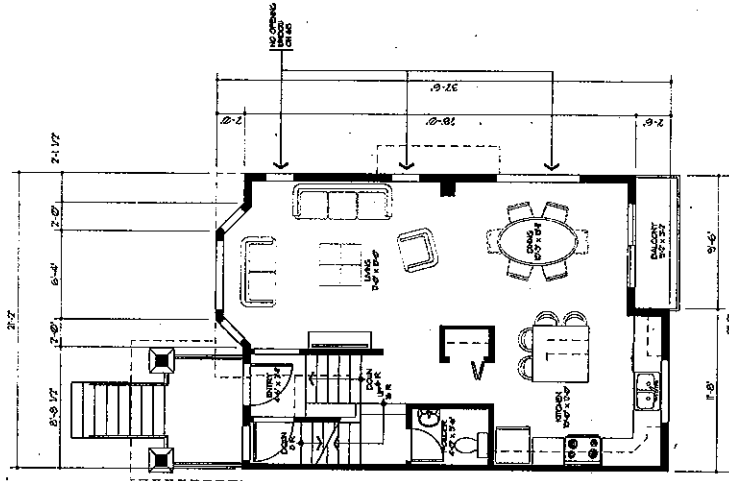
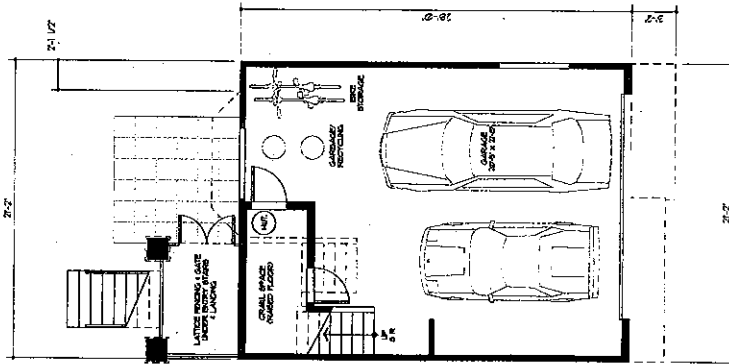
200 WES BROADWAY
SUITE 200 TORONTO, ONTARIO M5T 1A5
TEL: (416) 593-7272

DP 10 546272
REF. PL. #1
PLAN #9

UNIT A
SCALE 1/4" = 1'-0"

X CONVERTABLE UNIT FOR
UNIVERSAL ACCESS X

UNIT A (8 BED)	
FLOOR AREA	NET
GROUND FLOOR	104 #
MAIN FLOOR	173 #
UPPER FLOOR	173 #
TOTAL	450 #
COVERAGE	1,000 #
OFF-STREET	500 #
FLOOR AREA	(820 sqm)



GROUND FLOOR

MAIN FLOOR

UPPER FLOOR

DEVELOPMENT
PERMIT NO.
DP 10-546272

**TURNBERRY
LANE**

FOR
TURNBERRY LANE HOLDINGS LTD

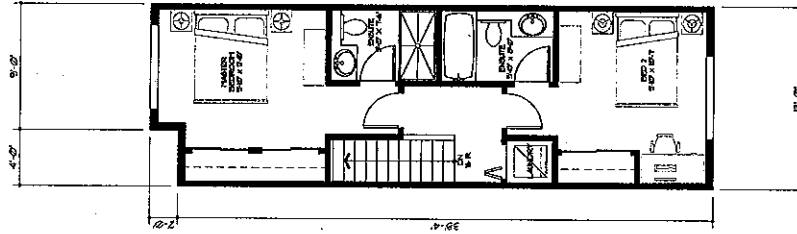
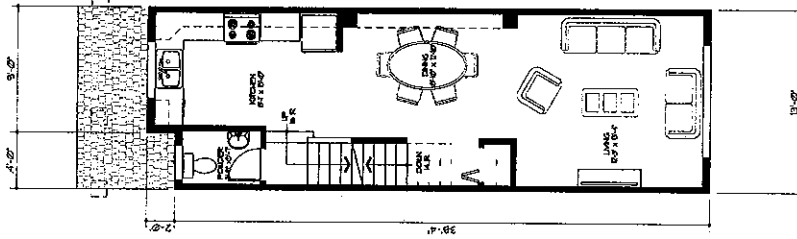
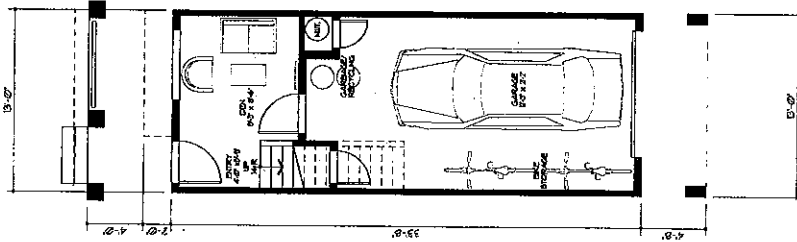
DP 10-546272
NOVEMBER 22, 2010

**FOUGERE
ARCHITECTURE**
INC.
200-7777 JAMES BOWEN
SUITE 100
VANCOUVER, BC V6N 1C1
(604) 251-2100

DP 10 546272
REF. PG. #2 **PLAN #10**

UNIT B
SCALE 1/4" = 1'-0"
0 5 10 20

FLOOR AREA	NET
GROUND FLOOR	0 sq ft
UPPER FLOOR	618 sq ft
TOTAL	1237 sq ft
COVERED	633 sq ft
OFF-STREET PARKING	438 sq ft
PARKING FLOOR AREA	(46.3 sq m)



GROUND FLOOR

MAIN FLOOR

UPPER FLOOR

DEVELOPMENT
PERMIT NO.
DP 10-546272

**TURNBERRY
LANE**

FOR
TURNBERRY LANE HOLDINGS LTD

DP SUBMISSION
NOVEMBER 28, 2010

**FOUGERE
ARCHITECTURE
INC.**

201 - 220 WEST 4th AVE
SUITE 100
WEDBURY, ONTARIO L3Y 1G1
TEL: (905) 881-1111

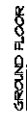
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REF. PG. #4

PLAN #12



UNIT D (2 BED + DEN)	
FLOOR AREA	NET
GROUND FLOOR	114 sq ft
MAIN FLOOR	518 sq ft
UPPER FLOOR	457 sq ft
TOTAL	1,089 sq ft
COVERAGE	576 sq ft
OFF-STREET PARKING FLOOR AREA	274 sq ft (25.2 sq m)



1990-1991



for
TURNBERRY LANE HOLDINGS LTD

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REF. Pz. #5
PLAN #13

UNITE
SCALE 1/4" = 1'-0"