



City of Richmond
Planning and Development Department

Report to Committee

To Council - Dec 19, 2007

To Planning - Dec 18, 2007

To: Planning Committee

Date: December 03, 2007

From: Cecilia Achiam
Acting Director of Development

RZ 06-331653

File: 8060-20-8170

Re: Application by AM-PRI Construction Ltd. for Rezoning at 7420, 7426, 7440 and 7480 Garden City Road and 9031, 9051 and 9071 General Currie Road from Two-Family Housing District (R5) and Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/128)

Staff Recommendation

That Bylaw No. 8170, for the rezoning of 7420, 7426, 7440 and 7480 Garden City Road and 9031, 9051 and 9071 General Currie Road from "Two-Family Housing District (R5)" and "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

Cecilia Achiam, MCIP, BCSLA
Acting Director of Development

SB:blg

Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

AM-PRI Construction Ltd. has applied to the City of Richmond for permission to rezone 7420, 7426, 7440 and 7480 Garden City Road and 9031, 9051 and 9071 General Currie Road (**Attachment 1**) from "Two-Family Housing District (R5)" and "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)" to permit a townhouse development with approximately 45 units with vehicle access from Turnill Street. The completion of Bennett Road between Garden City Road and Turnill Street to the north of the subject site and Turnill Street to the east, is to be achieved with this development.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

The existing development surrounding the McLennan South site is described as follows:

- To the north, are two (2) existing single-family residences, zoned "Single-Family Housing District, Subdivision Area F (R1/F)". There is a 35-unit townhouse development further to the north at 7333 Turnill Street by the same developer, zoned "Comprehensive Development District (CD/128)" with a permitted density of 0.8 floor area ratio (FAR) (RZ 04-262818 and DP 04-280302);
- To the east, across Turnill Street, is a Ledingham McAllister 54-unit townhouse development at 7331 Heather Street, zoned "Comprehensive Development District (CD/143)" with a permitted density of 0.72 floor area ratio (FAR) (RZ 03- 252558 and DP 04-267797);
- To the south, across General Currie Road, is a newer single-family house, a small 9-unit townhouse development and a vacant corner lot, zoned "Single-Family Housing District, Subdivision Area F (R1/F)" and "Comprehensive Development District (CD/120)". The 9-unit townhouse development is at 9060 General Currie Road, with a permitted density of 0.7 floor area ratio (FAR) (RZ 02- 209468 and DP 02-221626). An application is under consideration from Sian Enterprises for a 7-unit townhouse development on the vacant lot at 9000 General Currie Road (RZ 01-192664 and DP 02-218738) under "Comprehensive Development District (CD/120)"; and
- To the west, across Garden City Road, is a three-storey 84-unit apartment building over parking at 8751 General Currie Road, zoned "Townhouse & Apartment District (R3)" with a permitted density of 0.76 floor area ratio (FAR) on the 6,753 m² lot.

Related Policies & Studies

Official Community Plan

- Official Community Plan (OCP) designation: McLennan South Sub-Area Plan, Schedule 2.10D. OCP McLennan South Sub-Area Land Use Map (**Attachment 3**).

- **Density:** The proposed development is generally consistent with the sub-area plan. The subject site is situated along the western edge of McLennan South in character area 'A'. This is the highest density area designated under the sub-area plan, characterized as Residential, Townhouse up to three (3) storeys over one (1) level parking, and 0.75 base floor area ratio (FAR). Townhouse developments to the north, as well as other area developments outside the "ring road", have been approved with the same 0.80 floor area ratio (FAR) density.
- **Roads:** Land dedication and construction for the Garden City Greenway and Turnill Street widening across the site frontages are required to be completed with this development. The developer of the subject site will also provide a financial contribution to the previously completed Bennett Road to the north of the site. These roads are required to provide access to numerous properties, including the subject site, and are being developed through developer contributions.
- **Development Permit Guidelines:** Encourage a village-like aspect, in higher density clusters of family-oriented homes.
- The proposal to develop townhouses and construct portions of the road network is consistent with the objectives of the McLennan South Sub-Area Plan in terms of land use, character, density, and road network.

Public Input

No comments have been received from the public regarding this rezoning application.

Staff Comments

No significant concerns have been identified through the technical review. The applicant has agreed to legal and development requirements associated with the application (**Attachment 6**). A preliminary site plan, streetscape elevations, and floor plans are enclosed for reference (**Attachment 4**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

Analysis

The site proposal consists of a 45-unit townhouse development and road works along all three (3) site frontages: the widening of Turnill Street, frontage improvements along General Currie Road and the continuation of the Garden City Greenway to the same standard as found north of Bennett Road.

Land Use

- Rezoning of the subject site, as proposed, is consistent with Richmond's goals and objectives for the City Centre and the McLennan South sub-area, and with Official Community Plan (OCP) projections for population growth.

Density and Form

A design rationale and appropriate public benefit contributions from the developer are required to support a density increase above the base 0.75 F.A.R. to 0.8 F.A.R., as proposed. The increased density is justified as follows:

- The proposed dedication of lands, design and construction for the Garden City Greenway and the widening of Turnill Street. See Transportation section below.
- The proposed contribution of \$21,111.10 towards the construction and \$301,681.32 towards the land acquisition for the south half of Bennett Road between Garden City Road and Turnill Street.
- This financial contribution is proposed towards the land and the repayment to the City for construction costs for Bennett Road with the remaining balance to be contributed by future development to the north of this site, and south of Bennett Road.
- The proposed contribution of \$0.60 per buildable ft² (e.g., \$33,623) towards Affordable Housing. This is consistent with the City Interim Affordable Housing Strategy as the application was submitted prior to July 1, 2007 when the current Affordable Housing Strategy came into effect.
- The proposed contribution of \$0.60 per buildable ft² (e.g., \$33,623) towards the City's Public Art fund or Public Art project equivalent installed on-site.
- The proposed townhouse layout provides for attractive pedestrian-oriented streetscapes of six (6) unit townhouse buildings along the arterial Garden City Road, five (5) unit townhouse buildings along the collector General Currie Road and single end units along the quieter Turnill Street as well as a small 1 ½ storey amenity building.
- The proposed townhouse street wall expression with three-storey building height is consistent with townhouse development to the east and further to the north. The street wall expression defines the edge of the public street.
- The setbacks of 6 m from Garden City Road and 4.57 m from the local collector roads comply with "Comprehensive Development District (CD/128)" and are consistent with development in the area.

On the basis of the points raised above, staff recommend support of the density increase to a floor area ratio (FAR) of 0.8.

Transportation

- Access to the site from Turnill Street (to be widened through this development) is consistent with the Transportation Plan for the Sub-Area. Registration of a restrictive covenant prohibiting vehicle access to Garden City Road and restricting vehicle access to General Currie Road to emergency vehicles only is a requirement of the Rezoning. The exact location of the Turnill Street vehicle access will be controlled with the forthcoming Development Permit.
- The developer of this site will make a financial contribution towards the land and the repayment to the City for construction costs for Bennett Road with the remaining balance to be contributed by future development to the north of this site, and south of Bennett Road.
- A cross-access agreement is a condition of Rezoning to provide emergency vehicle access through the site to 7340 and 7360 Garden City Road, to permit similar scaled development in the future and ensure no access from Garden City Road. As vehicle access would be permitted to Turnill Street for future development, the cross-access provided through the subject site is limited to emergency vehicles depending on the site layout. The developer has provided a development concept to demonstrate the development potential of these adjacent lands.
- Visitor parking is provided on-site, accessed from the internal drive aisles.

- Pedestrian connections are provided to all three (3) surrounding roads.
- A consolidated and enclosed garbage and recycling room is provided in the amenity building.
- Similarly, mailboxes are also located at the amenity building.
- Corner cuts (4 m x 4 m) are required as conditions of the rezoning at the south-west and south-east corners of the subject property for intersection safety.
- The developer has agreed to dedicate a portion of the land, design and construct the widening of Turnill Street and an extension to the Garden City Greenway complete with registration of a Public-Rights-of-Passage (PROP) Right-of-Way (ROW). The developer has also agreed to design and construct frontage improvements along General Currie Road. These will provide improvements to the neighbourhood. The land dedications and Right-of-Way (ROW) registrations are conditions of the rezoning.
- The applicant will design and construct transportation infrastructure through a Servicing Agreement required prior to future Building Permit issuance. Transportation infrastructure works across each entire frontage include, but are not limited to:
 - a. Garden City Greenway: 3 m wide feature sidewalk (to meander as required to retain street tree #5226), 4.5 m wide grass boulevard with street trees, streetlights and furniture.
 - b. Turnill Street widening: continuation of works done via Servicing Agreement (SA 04-287753). 1.75 m wide sidewalk at property line, 1.35 m wide grass boulevard with street trees, streetlights, curb and gutter, and road construction to complete the 8.5 m wide road.
 - c. General Currie Road improvements: 1.75 m wide sidewalk at/near property line, 3.15 m wide grass boulevard with street trees, street lights, curb and gutter, with a calming bulge at Turnill Street and road widening to match.

Tree Management and Site Vegetation

A Preliminary Tree Preservation Plan (Attachment 5) authored by a registered Arborist on behalf of the applicant and tree survey have been submitted and reviewed by City staff, with recommendations for tree retention within the net site after the required road dedications. Trees located within the Turnill Street widening and Garden City Greenway will not be addressed, as they will become City trees and retention viability or conflict with infrastructure will be assessed as part of the Servicing Agreement process. Compensation for trees within these road rights-of-way (ROW) would not be sought as Turnill Street and the Garden City Greenway are identified in the Sub-Area Plan.

The following table summarizes the findings of the Arborist Report. A final arborist report (tree preservation plan with construction drawings) and landscape design will be refined as part of the Development Permit process, including a Landscape Security requirement. The proposed plan for the tree relocation and retention and replacement will also be further refined as part of the Development Permit process. Staff will be seeking a 2:1 replacement for trees removed from the development site and a mix of deciduous and Evergreen trees in the landscape plan.

Trees located within the General Currie city boulevard may conflict with required infrastructure improvements being secured through the required Servicing Agreement process. Staff will also be seeking compensation for the removal of these trees at a 2:1 replacement ratio through the forthcoming Development Permit process.

Tree Summary Table

Item	Number of Trees	Compensation Rate	Compensation Required	Comments
On-site bylaw trees	18			
On-site Bylaw trees to be removed	14	2:1	28	To be removed, due to conflicts with proposed building locations, internal roadways and driveways, or poor health of the tree.
On-site trees to be retained, based on current site plan	3	-	-	To be further assessed during the DP. If retention is not possible, 2:1 replacement is required.
Off-site adjacent General Currie boulevard trees	2	2:1	-	Conflict with required improvements and retention viability to be further assessed as part of the SA process. If retention is not possible, 2:1 replacement is required.
Off-site trees adjacent to the future site within Turnill Street or Garden City Road	9	-	-	Located within excavation and construction zones for road works. Retention viability to be further assessed as part of the SA process.

Amenity Space

- The applicant is proposing to provide on-site indoor amenity space in a 1 ½ storey amenity building fronting onto Turnill Street, which will meet the minimum area requirements of the Official Community Plan (OCP).
- An outdoor amenity area that exceeds the minimum area requirements of the Official Community Plan (OCP) is being proposed in a central location. The outdoor amenity area location incorporates the significant Oak tree proposed for retention and the detailed design will be refined as part of the future Development Permit.

Affordable Housing

- The applicant has committed to a voluntary contribution of \$0.60 per buildable square foot (e.g. \$33,623) towards affordable housing, in accordance with the Richmond Affordable Housing Strategy for applications in-stream prior to July 1, 2007. This is an appropriate public benefit for this rapidly growing family neighbourhood.

Public Art

- The applicant has committed to a voluntary contribution of \$0.60 per buildable square foot (e.g. \$33,623) towards the City's Public Art Fund or Public Art project equivalent installed on-site.

Accessible Housing

- The applicant proposes to provide one (1) unit that is designed with conversion for universal accessibility in mind. Conversion would require installation of an elevating apparatus. This two-storey unit includes an adaptable bathroom on the second floor. Details of opportunities for providing enhanced accessibility and aging in place will be reviewed at the forthcoming Development Permit Application stage.

Servicing Capacity

- Storm Sewer: The City has reviewed the developer's storm analysis and upgrades have been identified along Garden City Road. Upgrades to approximately 114 m of storm sewer along Garden City Road (manhole 1093 to 1096) are to be included in the Servicing Agreement, which is a requirement prior to future Building Permit issuance.
- Sanitary Sewer: The City has reviewed the developer's site sanitary assessment and upgrades have not been identified. Results to be included in the Servicing Agreement, which is a requirement of the rezoning.
- Water: Further water analysis is not required. As a part of the future Building Permit application, the applicant is required to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow. Connection is not available on Moncton Street.

Flood Plain Management

In accordance with the City's Interim Flood Management Strategy, a Flood Indemnity Covenant is required as a condition of rezoning (Minimum 0.9 m geodetic).

Aircraft Noise

The subject site is outside the boundary of the Aircraft Noise Sensitive Development Policy Area. A noise covenant, therefore, is not required.

Legal Document Discharges

The titles have a couple of charges registered on title relating to the previous Two-Family duplex land use. In the interest of clearing these irrelevant charges from title and as a condition of Rezoning, the applicant has agreed to:

- Discharge of the charge on title to the lands regarding the restriction of the use of the strata lots to single-family only (Covenants BE228294 and BE228295).

Design Review and Future Development Permit Application Considerations

A Development Permit Application is required to be processed to the satisfaction of the Director of Development as a condition of rezoning. The applicant has worked with staff and revised the design to respond to comments made by staff, the Advisory Design Panel and the project arborist.

The applicant has developed a preliminary design for this site (Attachment 4). The following items will be further investigated at the Development Permit stage:

- The project was presented on a preliminary basis to the Advisory Design Panel on October 18, 2006. The rezoning was supported by the Panel and comments were provided for the applicant to address prior to the forthcoming formal presentation through the Development Permit process;
- A variance has been requested by the applicant and requires further consideration through the forthcoming Development Permit process. A reduced setback of 3.5 m to Turnill Street (instead of 4.57 m) has been requested for the 1 ½ storey amenity building. This variance can be considered through the forthcoming Development Permit process if integrated into a high quality streetscape design with appropriate screening and buffering;
- Detailed review of building form and architectural character. Create variety between building blocks, through details and colour, to provide visual interest;
- Give consideration to the internal driveway design to minimize the impact of blank garage doors. Providing transom windows and minimizing the width of garage doors along with the provision of planting where possible are encouraged;
- Review of units providing opportunities for conversion to accommodate wheelchair accessibility and aging in place (including providing blocking in bathroom walls for future installation of grab rails);
- Detailed dimensions of parking stalls on plans, with a minimum 11 m clear space for stalls in tandem arrangement within a garage (e.g., a small car stall in tandem arrangement within a garage will not be accepted. Stall dimensions, including accessible spaces, to be in accordance with the City Zoning and Development Bylaw, Division 400; and
- Detailed landscaping design, including a children's play area and the retention and replacement of existing trees, in accordance with the Official Community Plan (OCP).

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.10D of Bylaw 7100 (McLennan South Sub-Area Plan).

Financial Impact or Economic Impact

Bennett Road Implementation

- The City owns land earmarked for the establishment of Bennett Road between Garden City Road and Turnill Street (portions of the land have been previously provided through the development by Polygon and AM-PRI to the north).
- The applicant, as a condition of rezoning, is to make a voluntary contribution of \$301,681.32 towards the land acquisition for the south half of Bennett Road as reimbursement to the Industrial Land Reserve. All works for Bennett Road were completed, using funds advanced from the City's Industrial Land Fund. This amount represents \$68/ft² for 4,436.49 ft²; 2/3 of the outstanding land acquisition or 4/9 of the initial land acquisition for the south half of Bennett Road. Polygon provided the north half of Bennett Road (RZ 01-191442) and AM-PRI provided roughly 1/3 of the south half (RZ 04-262818). Voluntary contribution for the fair market value for the remaining 2,218.25 ft² is recommended from future development north of the subject site at 7340 and 7360 Garden City Road.
- As well, the applicant, as a condition of rezoning, is to make a voluntary contribution of \$21,111.10 towards the completed construction of the south half of Bennett Road as reimbursement to the Industrial Land Reserve. This amount represents 2/3 of the outstanding construction cost or 4/9 of the initial construction cost (\$47,500), which has

been partially paid for by AM-PRI (RZ 04-262818). The Industrial Land Reserve contributed the monies during the prior Polygon rezoning (RZ 01-191442) for road construction and land costs. The north half of Bennett Road was constructed by Polygon (RZ 01-191442). Voluntary contribution of the remaining amount of \$10,555.55 is recommended from future development north of the subject site at 7340 and 7360 Garden City Road.

Conclusion

Staff recommend support for this application. Rezoning of the subject site as proposed conforms to City-wide, City Centre, and McLennan South objectives for residential growth and development and merits favourable consideration.



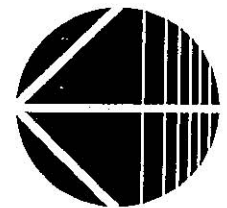
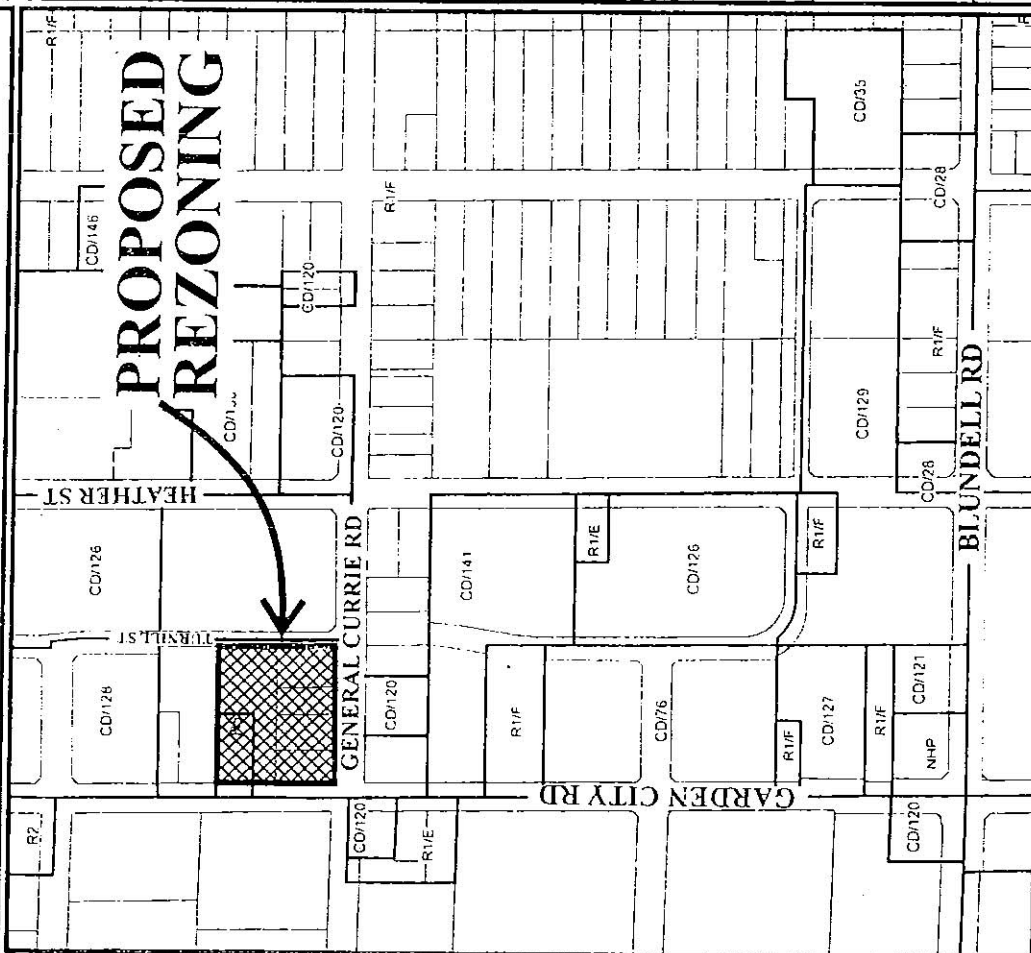
Sara Badyal, M.Arch.
Planner I
(Local 4282)

SB:blg

- Attachment 1: Location Map and Site Context – GIS 2005 Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: McLennan South Sub-Area Site Context
- Attachment 4: Conceptual Development Plans
- Attachment 5: Arborist Report Tree Survey
- Attachment 6: Conditional Rezoning Requirements Concurrence

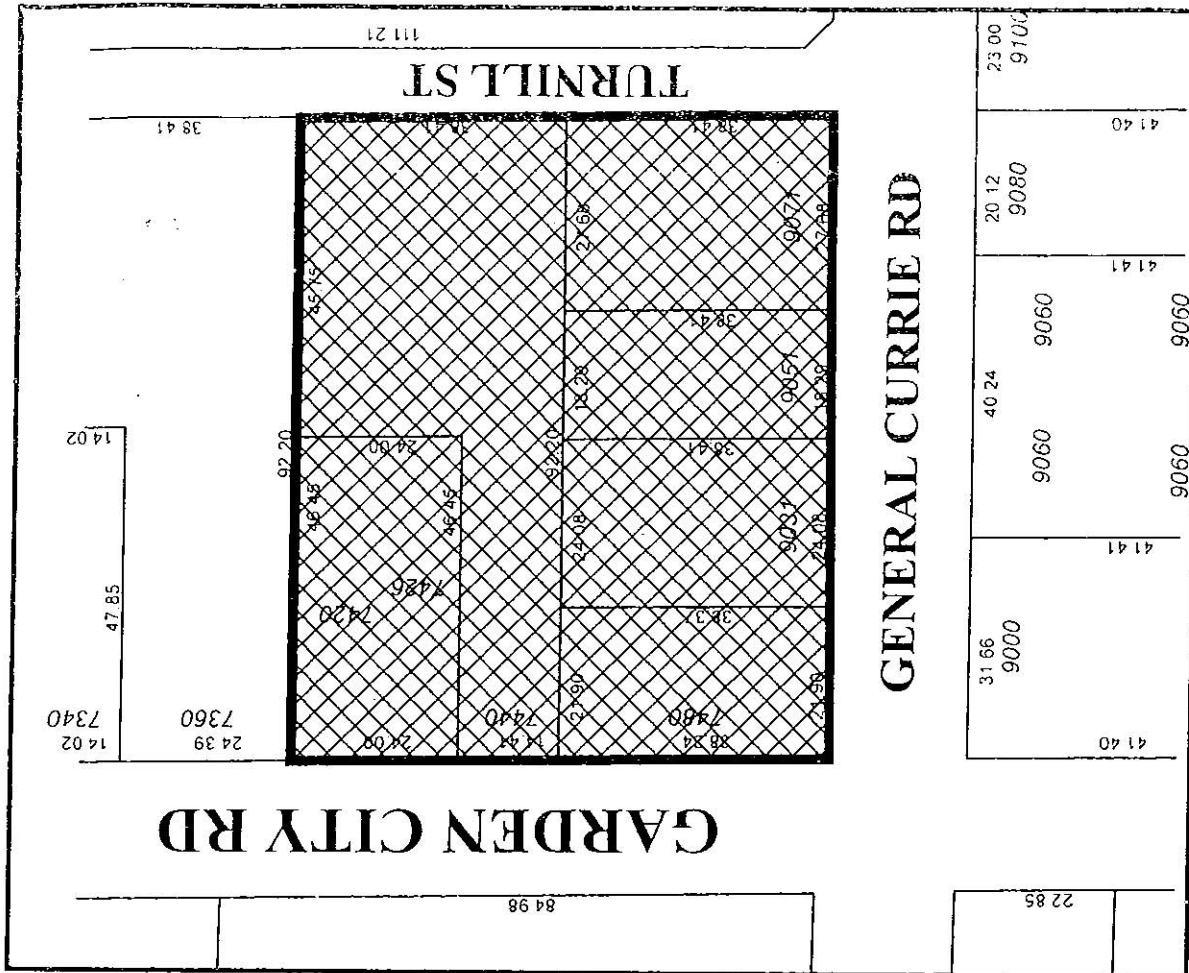


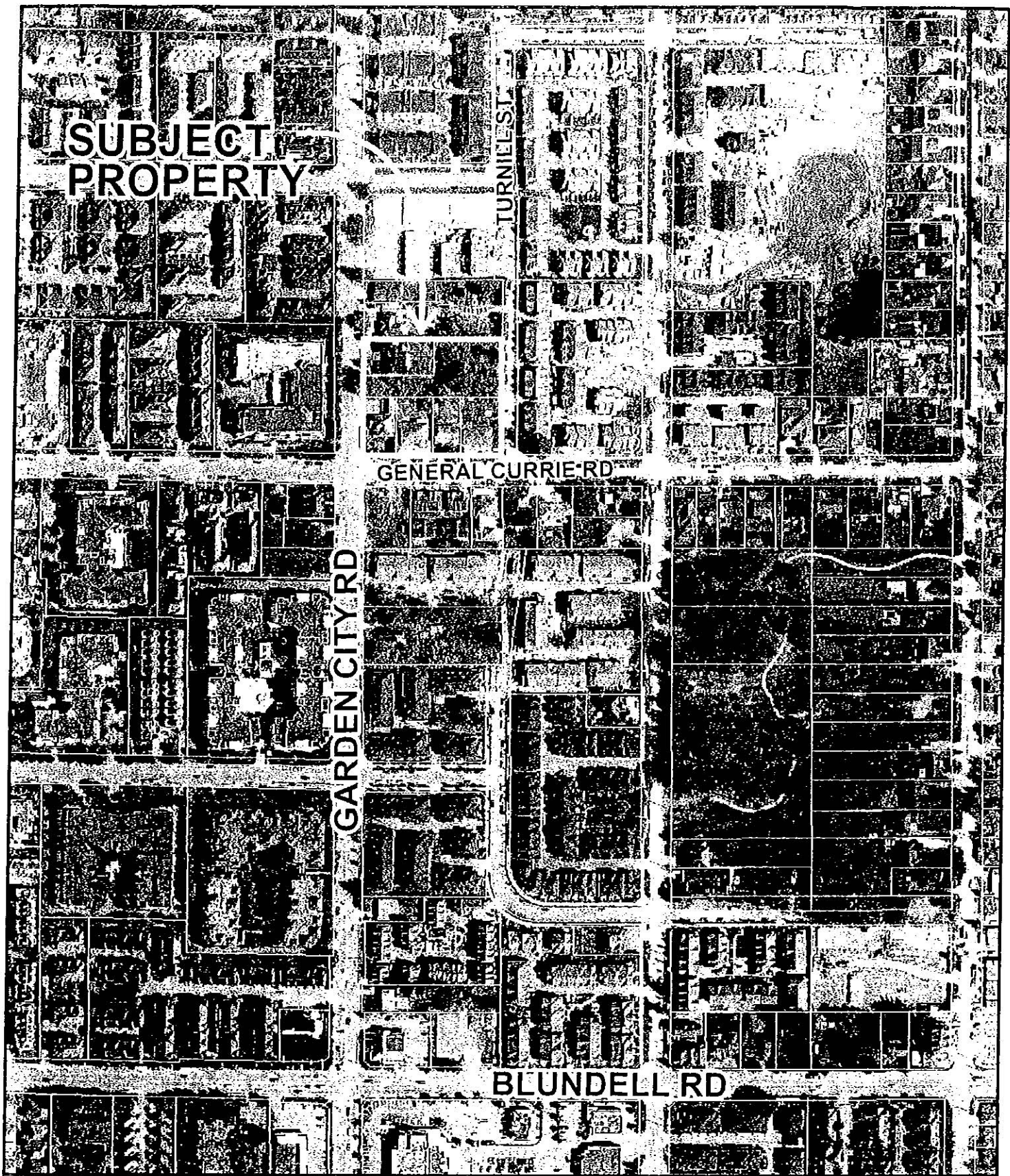
City of Richmond



RZ 06-331653

Original Date: 04/05/06
Revision Date: 12/05/06
Note: Dimensions are in METRES





RZ 06-331653

Original Date: 12/05/06

Amended 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

RZ 06-331653

Attachment 2

Address: 7420, 7426, 7440 & 7480 Garden City Road and
9031, 9051 & 9071 General Currie Road

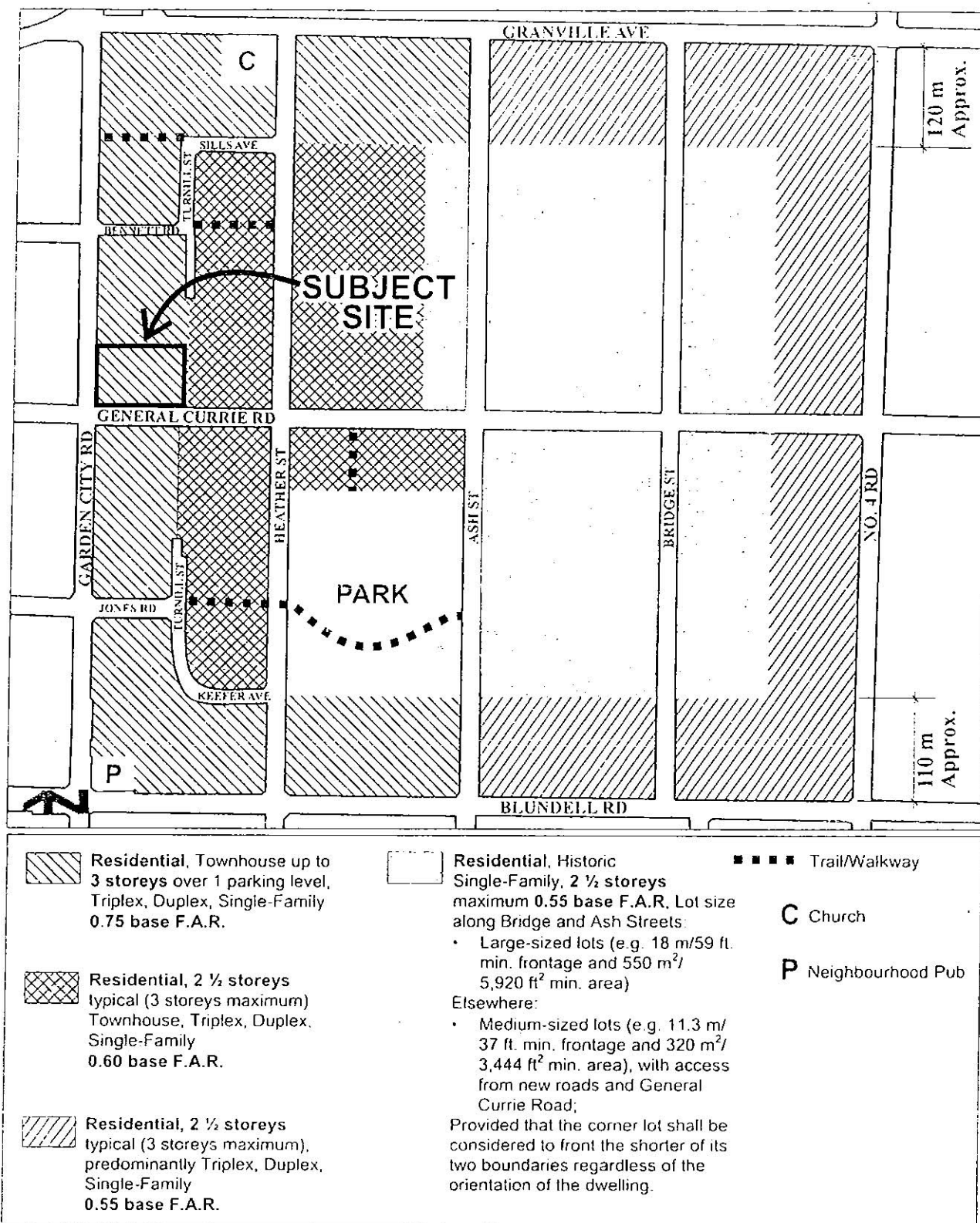
Applicant: AM-PRI Construction Ltd.

Planning Area(s): Character Area 'A' of McLennan South Sub-Area (City Centre)

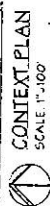
	Existing	Proposed
Owner:	Various	AM-PRI Construction Ltd.
Site Size (m ²):	7,055.1 m ²	Development site 6,501.4 m ² Road dedication 553.7 m ² (Garden City Greenway & Turnill Street)
Land Uses:	Two-Family Residential Single-Family Residential Vacant site (7440 Garden City Road)	Multi-Family Residential
Area Plan Designation:	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.	No change
Zoning:	R5 and R1/F	CD/128
Number of Units:	6	45

On Future Lot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.8	0.8	None permitted
Lot Coverage – Building:	Max. 40 %	40 %	None
Lot Size:	Min 0.405 ha (1 ac.)	0.65 ha	None
Setback – Public Road:	Garden City Rd Min. 6 m General Currie Rd Min. 6 m Turnill St Min. 4.57 m	7.5 m 6 m 3.5 m Min.	1.07 m decrease for amenity building
Setback – North Side Yard:	Min. 3 m	Min. 3 m	None
Height (m):	Max. 12 m, containing no more than three storeys	11.3 m, three storeys	None
Off-street Parking Spaces – Resident and Visitor:	68 and 9	89 and 9	None
Off-street Parking Spaces – accessible:	1	1	None
Off-street Parking Spaces – Total:	77	98	None
Tandem Parking Spaces:	Permitted	68 (in 34 units)	None
Amenity Space – Indoor:	Min. 100 m ²	100 m ²	None
Amenity Space – Outdoor:	Min. 270 m ²	315 m ²	None

Land Use Map

Bylaw 7692
2005/04/18

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".



REQUIRED: $45 \times 6.5M = 270.5M$ (2,906 SF)
PROVIDED: $315.5M$ (3,390 SF)

lombardo
yamamoto
architect inc.

SITE PLAN
SCALE: 1/16" = 1'-0"

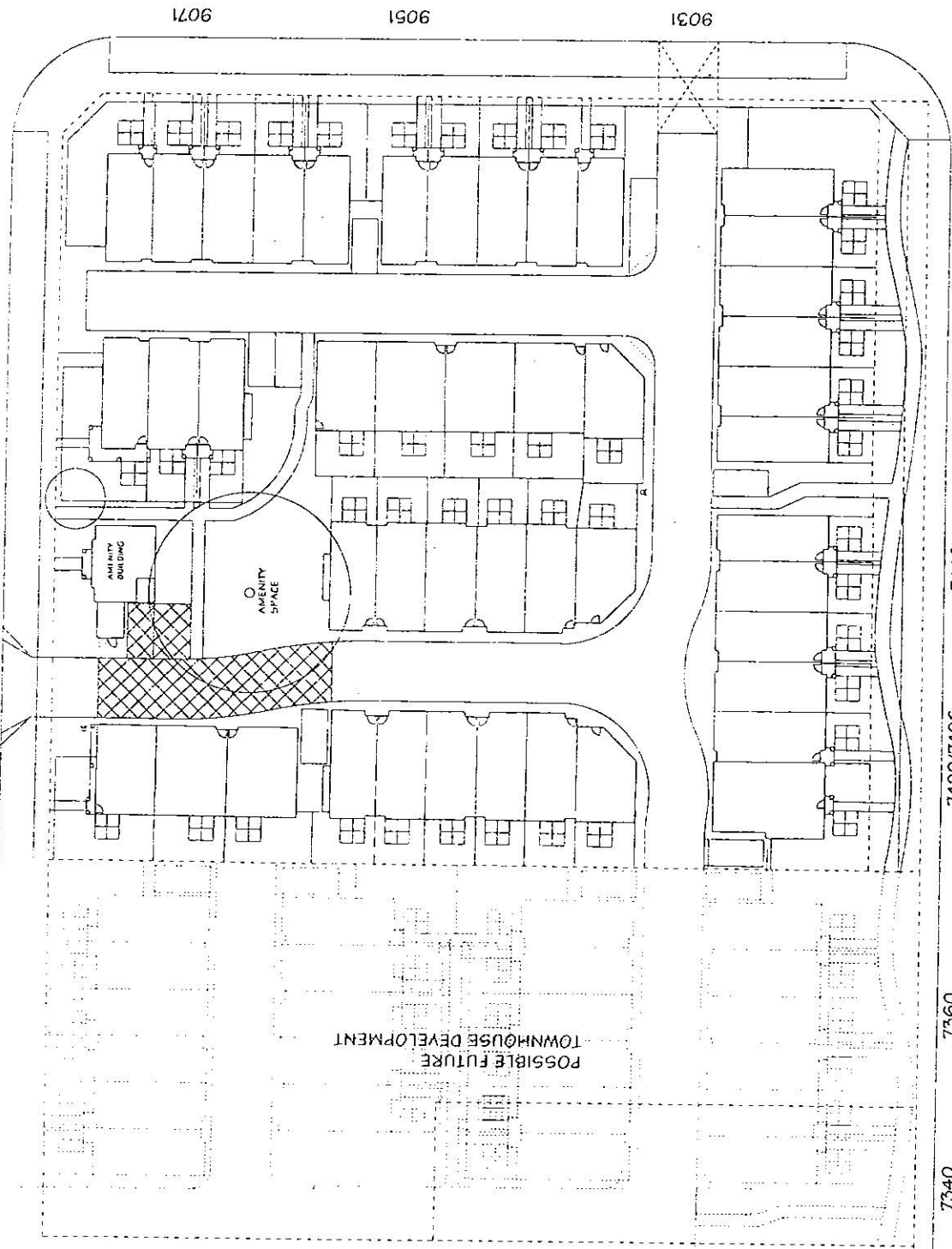


ATTACHMENT 4

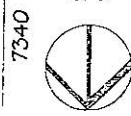
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TURNILL STREET

POSSIBLE FUTURE
TOWNHOUSE DEVELOPMENT



GENERAL CURRIE ROAD



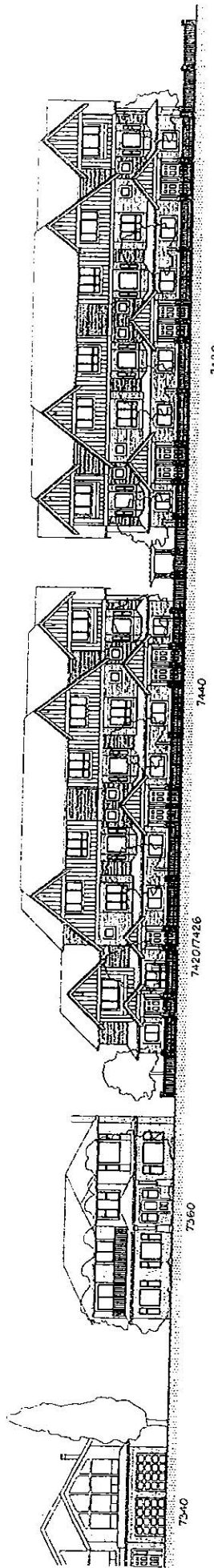
7340 7360 7420/7426 7440 7480
GARDEN CITY ROAD

CONTEXT PLAN
SCALE: 1/16" = 1'-0"

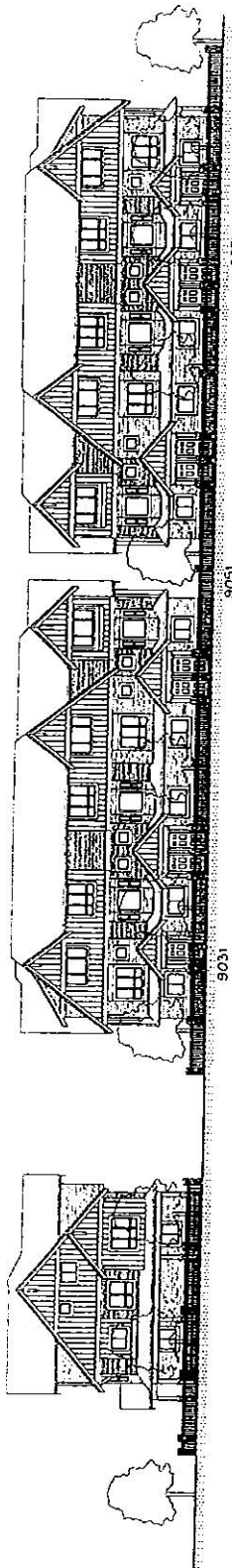
NO.	DATE	REVISION
1	01/11/2017	CONCEPT PLAN

PROJECT	45 UNIT TOWNHOUSE DEVELOPMENT
DESIGNER	LOMIZO YAMAMOTO ARCHITECT INC.
LOCATION	1000 WEST 10TH AVE, SUITE 100, VANCOUVER, BC V6H 1T4
DATE	01/11/2017

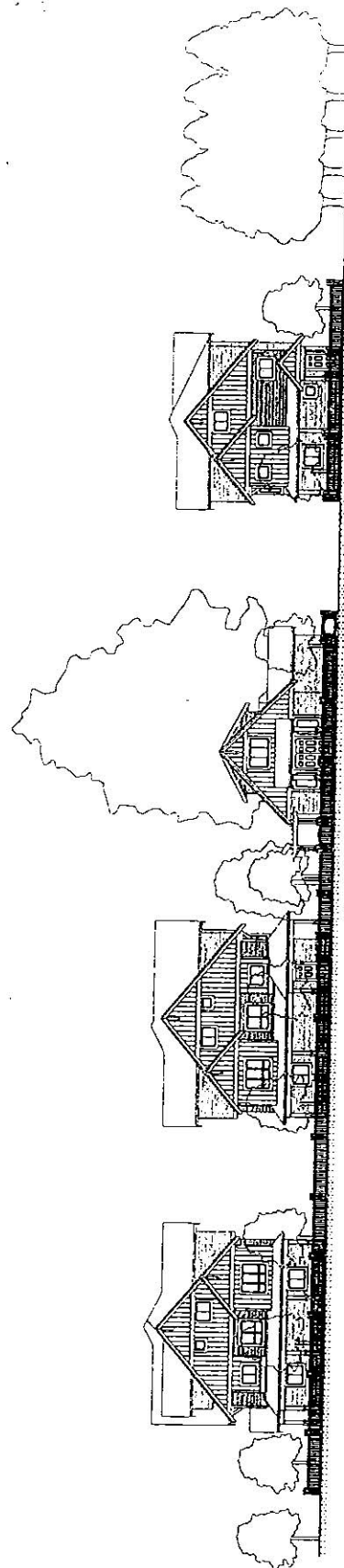
NO.	DATE	REVISION
1	01/11/2017	CONCEPT PLAN



STREET ELEVATION - GARDEN CITY ROAD



STREET ELEVATION - GENERAL CURRIE ROAD



STREET ELEVATION - TURNILL STREET

DATE: 10/10/10
BY: [Signature]
CHECKED: [Signature]

PROJECT: 4th UNIT TOWNHOUSE
DEVELOPER: [Signature]
ARCHITECT: [Signature]

10/10/10
YAMAMOTO
ARCHITECT INC.

10/10/10
YAMAMOTO
ARCHITECT INC.

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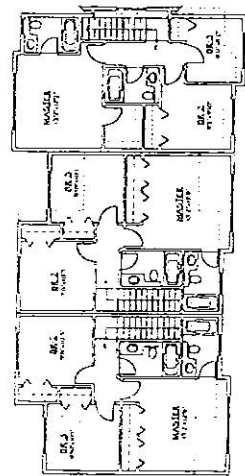
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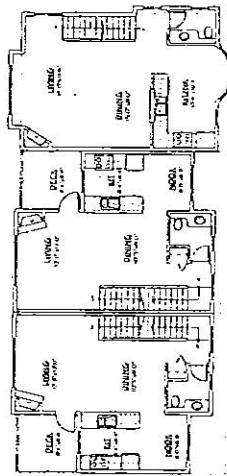
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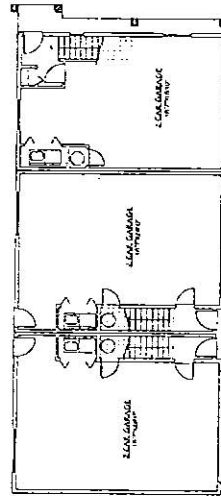
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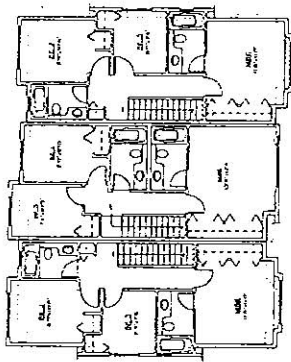
UNIT 11
UNIT 12
UNIT 13
BUILDING NO. 1
THIRD FLOOR PLAN
Overall Dimensions: 30' x 30'



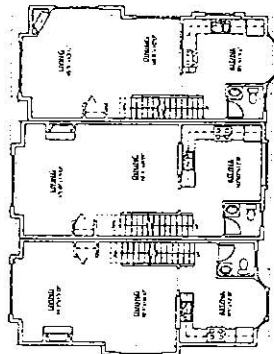
UNIT 11
UNIT 12
UNIT 13
BUILDING NO. 1
SECOND FLOOR PLAN
Overall Dimensions: 30' x 30'



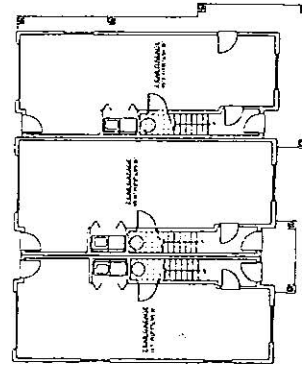
UNIT 11
UNIT 12
UNIT 13
BUILDING NO. 1
GROUND FLOOR PLAN
Overall Dimensions: 30' x 30'



UNIT 21
UNIT 22
UNIT 23
BUILDING NO. 2
THIRD FLOOR PLAN
Overall Dimensions: 30' x 30'



UNIT 21
UNIT 22
UNIT 23
BUILDING NO. 2
SECOND FLOOR PLAN
Overall Dimensions: 30' x 30'



UNIT 21
UNIT 22
UNIT 23
BUILDING NO. 2
GROUND FLOOR PLAN
Overall Dimensions: 30' x 30'

UNIT 11
UNIT 12
UNIT 13

UNIT 21
UNIT 22
UNIT 23

UNIT 31
UNIT 32
UNIT 33

UNIT 41
UNIT 42
UNIT 43

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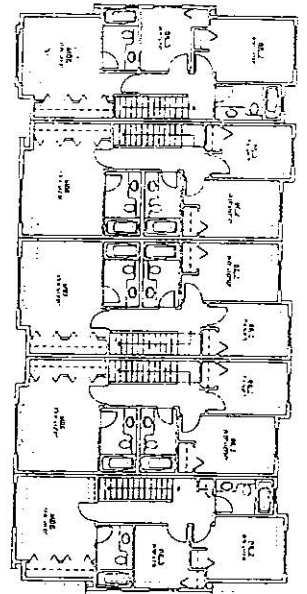
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UNIT 143

UNIT 151
UNIT 152
UNIT 153

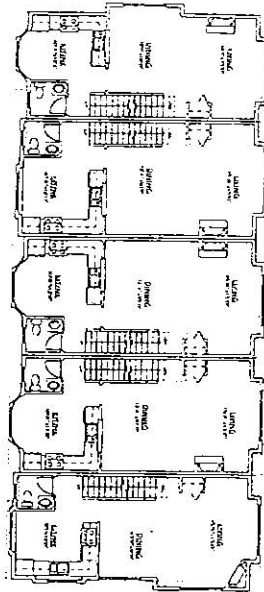
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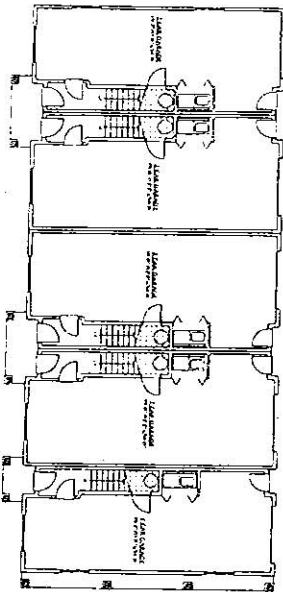
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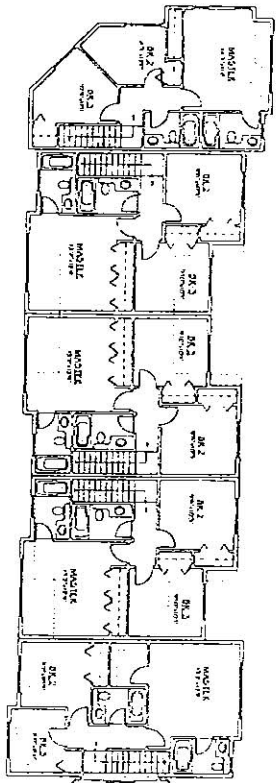
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BUILDING NO. 3/4
Scale: 1/8" = 1'-0"



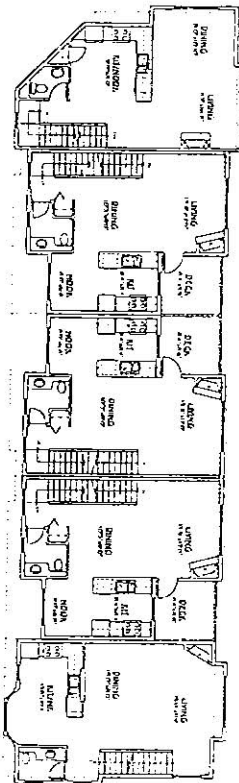
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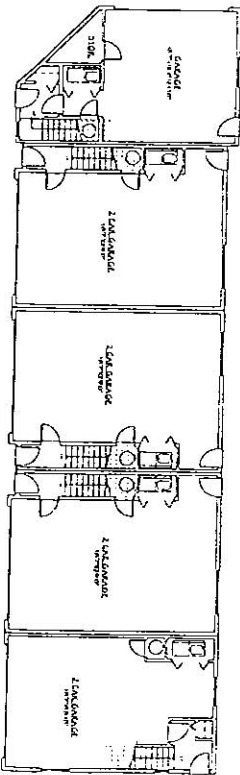
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BUILDING NO. 3/4
Scale: 1/8" = 1'-0"



THIRD FLOOR PLAN
BUILDING NO. 5
Scale: 1/8" = 1'-0"



SECOND FLOOR PLAN
BUILDING NO. 5
Scale: 1/8" = 1'-0"



GROUND FLOOR PLAN
BUILDING NO. 5
Scale: 1/8" = 1'-0"

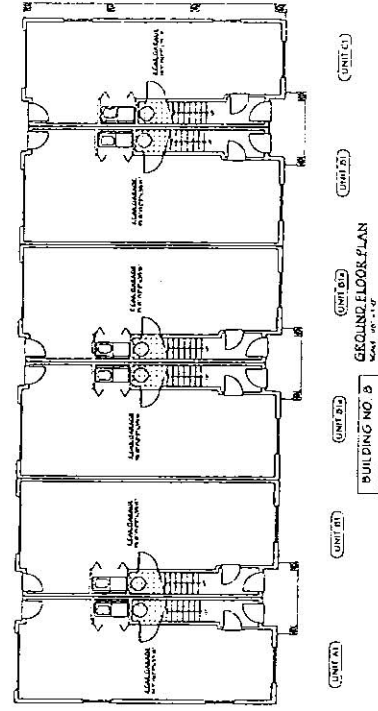
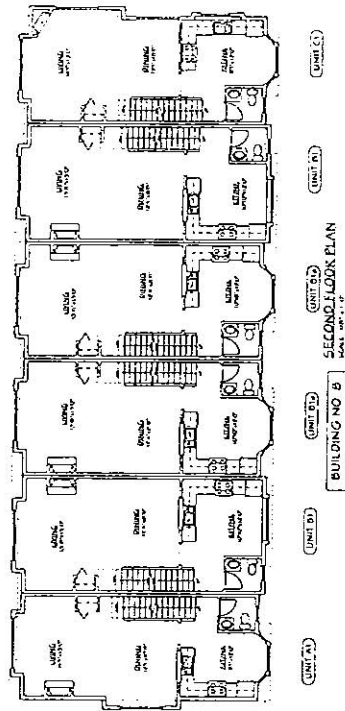
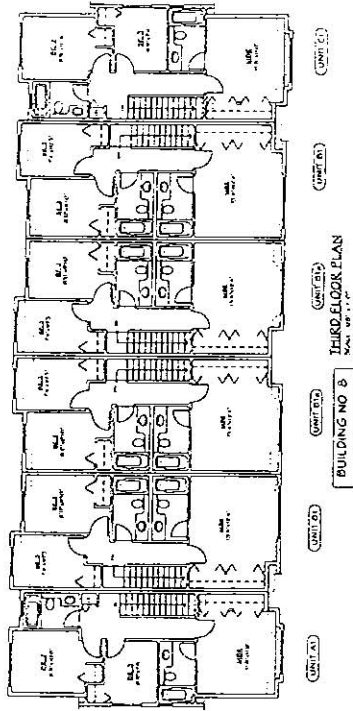
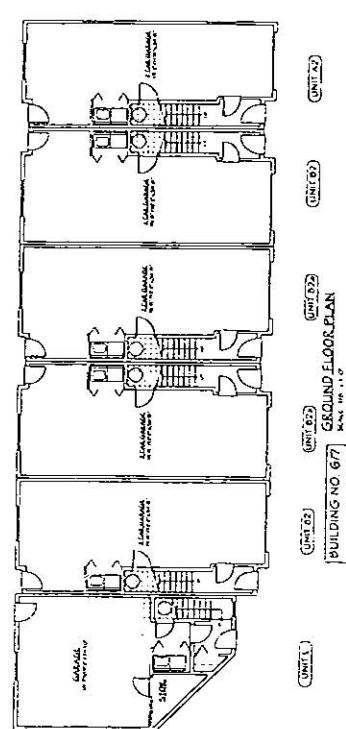
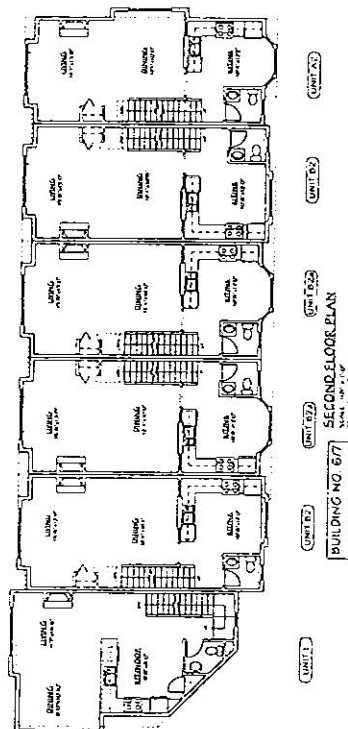
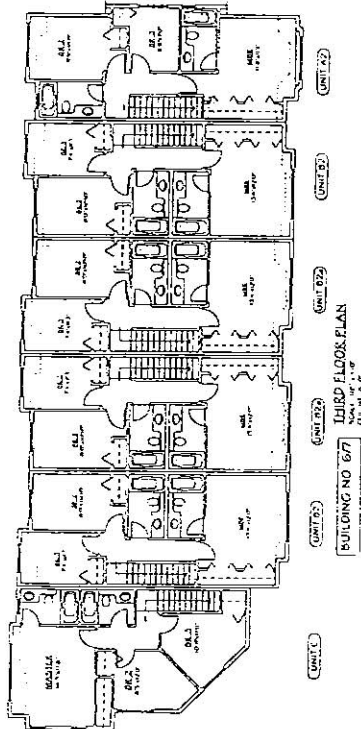
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APPROVED BY: [Signature]

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SHEET: [Sheet Number]
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DESIGNED BY: [Designer Name]
DRAWN BY: [Drawer Name]
CHECKED BY: [Checker Name]
APPROVED BY: [Approver Name]

PROJECT: [Project Name]
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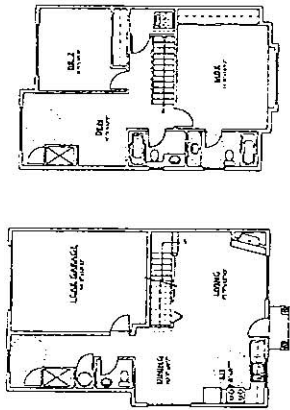
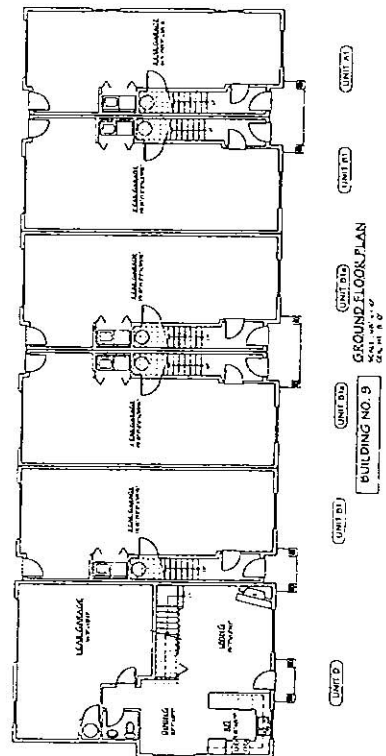
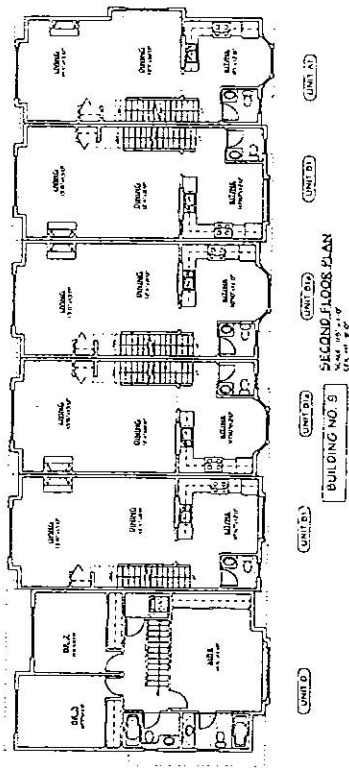
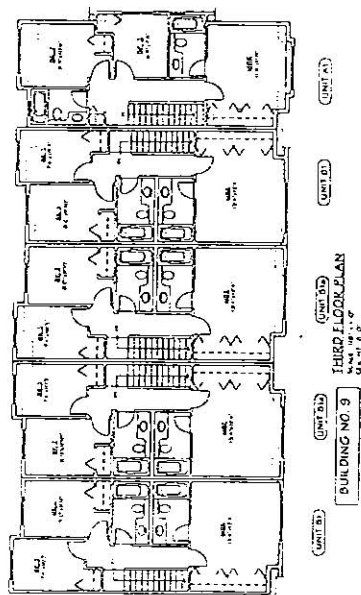
40. UNIT
TOWNHOUSE DEVELOPMENT

YAMAMOTO ARCHITECT INC.

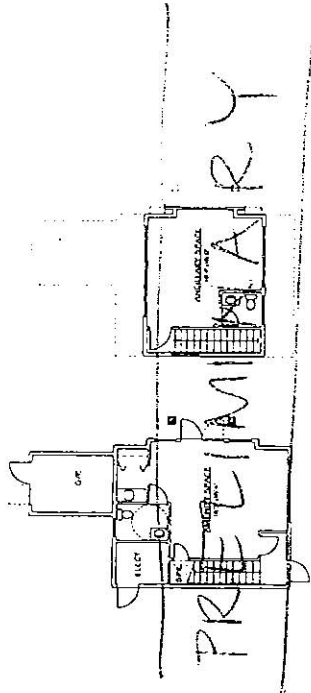
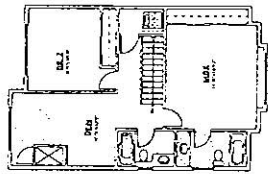
YAMAMOTO ARCHITECT INC.
YAMAMOTO ARCHITECT INC.
YAMAMOTO ARCHITECT INC.

FLOOR PLANS

NO.	DATE	REVISION
1	10/1/88	1



UNIT 12 POSSIBLE ACCESSIBLE UNIT CONVERSION
GROUND FLOOR PLAN
AREA: 1,000 S.F.
DATE: 10/1/00



SECOND FLOOR PLAN
AREA: 1,000 S.F.
DATE: 10/1/00

Arborist Report

Preliminary Tree Preservation Plan

Proposed Subdivision and Development

7420, 7426, 7440, 7480 Garden City Road and
9031, 9051, 9071 General Currie Road
Richmond, BC

Prepared for: AM-PRI Construction Ltd.

Prepared by: VanArbor Vegetation Consulting Ltd.

Ken Bell, P.Ag., ISA Certified Arborist

Date: May 10, 2007

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Summary

AM-PRI Construction Ltd. has assembled seven residential properties to rezone and develop a 45 unit townhome project at Garden City and General Currie Roads, Richmond, BC. The site contains 29 protected trees. The report has documented the trees and provides a preliminary tree preservation plan that advocates the preservation of six trees. The preliminary tree preservation plan and tree preservation considerations contained in the report are to be vetted by design and planning professionals associated with the project. The project arborist and planning professionals are to collaborate to resolve conflicts that may impact proposed preservation trees. A comprehensive tree preservation plan is to be detailed after subdivision approval and issuance of a development permit. The proposed development is to provide 23 tree replacement trees in accordance to City of Richmond Tree Protection Bylaw No. 8057, Schedule A.

Introduction

Background

AM-PRI Construction Ltd. has applied to the City of Richmond for permission to rezone properties 7420, 7426, 7440, 7480 Garden City Road and 9031, 9051, 9071 General Currie Road from single-family housing District, Subdivision Area F (R1/F) to a Comprehensive Development District (CD-128) in order to permit the development of 45 townhome units. There are protected trees on the proposed building lots, and along Garden City Road, General Currie Road, and Turnill Street roadway allowances. The City requires an arborist report and a preliminary tree preservation plan to comply with City of Richmond tree Protection Bylaw No. 8057 and development policies.

Assignment

Provide an arborist report to:

1. Document protected trees that are anticipated to be impacted by the development in the proposed subdivision.
2. Provide a preliminary tree preservation plan.
3. Provide a tree replacement schedule.

Limits of the Assignment

1. This report does not contain a comprehensive tree preservation plan with construction drawings. The comprehensive tree preservation plan is due after subdivision approval and issuance of a development permit.
2. It is beyond the scope of this report to provide landscape architectural drawing specifying the species-type and location of replacement trees.

Purpose and use of report

1. To provide compliance with City of Richmond Tree Protection Bylaw No. 8057 and development policies.
2. Provide a preliminary tree preservation plan for consideration by the proponent and planning professionals associated with of the proposed development.
3. Professional planners (City planners, engineers, architects, landscape architects, etc.) are to vet their respective design plans with the proposed preliminary preservation plan, and

to report to the project arborist. The professional planners work with the project arborist to try and resolve design conflicts with the proposed tree preservation conflicts.

Observations

Existing Site Conditions

There are existing residential dwellings at 7420, 7426, 7480 Garden City Road and 9031, 9051, 9071 General Currie Road. The yards are landscaped with varying mixes of trees and shrubs around the existing homes. The existing homes are scheduled for demolition to enable the proposed development.

The property at 7440 Garden City Road is an undeveloped woodland lot. The undeveloped woodland lot contains a several protected trees and a protected sized Oak tree (# 5231) that is being considered for on-site preservation. Additionally, there is a conifer hedgerow along the North property line, native Birch trees and Blackberry bramble understory vegetation.

The topography on the proposed subdivision site is flat and there are no water courses on the proposed building lots or other significant environmental features to report. I observed no bird nests or raptures on the site during the site review.

Testing and Analysis

Tree Survey

I conducted the fieldwork to review site conditions and trees on April 11, 2007. I attached a numerical survey tag to the lower tree trunks to field identify protected sized trees. Conifer hedgerows that contain protected sized trees, have also been numerically identified; protected size trees within the conifer hedgerows are field identified with a red paint dot on the lower trunks. On-site native Birch trees located at the rear (East) of the proposed development property (7440 Garden City Road) that are in poor condition were not numerically identified.

Appendix 1A Arborist Site Map shows the locations of protected trees, conifer hedgerow, proposed building envelopes, amenity area, roadway dedications and interior roadway systems. Tree numbers shown on Appendix 1A Site Map correspond with tree numbers listed in Appendix 2 Tree Inventory.

Appendix 2 Tree Inventory and Evaluation report that documents 29 protected trees. The inventory lists: tree number, species, diameter-breast-height (DBH) size, condition rating and observations and preservation recommendations. The condition rating is a commutation of three factors: health, structure and vitality.

Discussion

The proposed townhome complex is a comprehensive development that contains 45 residential units contained in nine buildings. Appendix 1 Site Map shows the proposed multi-family building layout plan. The proposed plan contains a high percentage of impermeable surfaces (i.e. building envelopes and roadways) and patio-sized rear yards. There is an amenity green-space and amenity building proposed at the complex.

The City of Richmond is imposing a two meter roadway dedication along Garden City and General Currie Roads, and a five meter road dedication along Turnill Street. The roadway dedications will conflict with existing protected trees and shrubs. As well, it is reported by the proponent of the development that an underground utility upgrade is planned in the right-of-way easement along Garden City Road. The utility upgrade may impact trees along Garden City roadway depending upon the placement of the utility trench. The preliminary design of the sidewalk along Garden City Road (shown in Appendix 1A Site map) have been contoured to avoid interference with trees proposed for preservation.

Preliminary Tree Preservation Plan

The Appendix 2 Tree Inventory documents 29 protected size trees. The preliminary tree preservation plan proposes to retain six protected size trees. The proposed tree preservation plan includes:

- Five trees are proposed for on-site preservation at this time. On-site preservation trees include:
 - # 5223 Western red cedar
 - # 5226 Chestnut
 - # 5231 English oak
 - # 5633 Chestnut
 - # 5634 Burr oak
- One tree is proposed to be mechanically dug-up and transplanted:
 - # 5228
- Twenty-three protected trees are proposed to be removed. Trees proposed to be removed include:

5225, 5227, 5229, 5232, 5234, 5235, 5718, 5719, 5720, 5721, 5722, 5723, 5636, 5635, 5636, 5638, 5639, 5640, 5641 and 5642¹. These trees are either in poor condition or conflict with proposed building envelopes, roadways or not worthy of preservation.

¹ Note: Tree # 5234 includes 4 Western red cedar trees in a hedgerow

Planning Considerations for Proposed Preservation Trees

1. Proposed preservation trees and tree protection zones (TPZ's) are to be reviewed and vetted by project planning professionals to determine design conflicts with infrastructure, final grades and drainage.
 - i. No underground utilities, drainage systems, buildings or roadways are to be planned inside proposed TPZ's
 - ii. Planning professionals and the project Arborist are to work together to resolve any tree related conflicts associated with the proposed development
 - iii. A comprehensive tree preservation plan in the form of a final arborist report and construction drawings is to be developed after subdivision approval and issuance of a development permit.
2. The location of preservation trees (supplemented with tree numbers) and TPZ fences are to be plotted on civil, and landscape drawings along with tree preservation notes.
3. Trees # 5223, 5226, 5633 and 5634 are located within and /or near proposed road dedications along Garden City and General Currie Roads.
 - i. The trees are proposed to be preserved. However, conflicts with existing sidewalk, new proposed sidewalks and underground utilities may promote the removal of the trees.
4. It is proposed that Alaska cedar (Tree # 5228) be considered for transplant with a tree spade immediately after house demolition. The tree may then either be:
 - i. Transported to a holding nursery and replanted back onto the site during the landscape installation phase of development or
 - ii. Be used as a replacement tree on an alternate development site.
 - iii. The feasibility of the mechanical transplant is to be verified by the mechanical tree mover operator prior to house demolition.
5. English oak (Tree # 5231) is proposed for on-site preservation. The specimen tree is sited in the proposed amenity area. Appendix 1B Drawing Detail shows the building and roadway scheme, and preliminary construction scheme to help preserve the tree. There are several considerations and planning detail that needs to be developed and investigated to help successfully preserve the trees. Preliminary considerations include but not limited to:
 - i. Tree roots typically extend far outside the dripline. The goal is to not disturb the soils and preserve as much root as possible.
 - ii. The area around the dripline of the tree and defined by black dots on Appendix 1B Drawing detail defines the location soil cuts to enable development around the tree.
 - iii. The definition of the soil-cut location is to be surveyed and field identified before site demolition. The area within the soil-cuts is to be the TPZ.
 - i. Soil cuts to define the TPZ is to occur after site demolition
 - ii. Demolition of site around the TPZ is to be actively monitored by the project arborist.
 - iii. No trenching or excavation within the TPZ.

- iv. No heavy machinery will be permitted inside the TPZ. There is a need to prevent soil compaction and damage to the root system.
- v. Pre-load concrete blocks are to be laid-down at the edge of the soil cuts.
- iv. The blue highlight line in Appendix 1B Drawing detail shows the location of the proposed tree protection zone (TPZ) fence.
 - i. The semi-permanent fence is to be constructed of wood or steel fence and to remain in place until the landscape phase of development.
- v. The TPZ currently contains understory vegetation that are to be preserved during the development of the complex, so to not disturb the root system of the Oak tree during development.
 - i. Understory vegetation to be removed / amended during the landscape phase of development.
 - ii. No roto-tilling inside the TPZ. Roto-tilling will disturb the fine absorbing roots located near ground surface.
 - iii. The Project Arborist to vet Landscape Architect plans to help ensure the preservation of the root system.
- vi. Prune tree to remove broken branches and raise canopy; pruning to be supervised by the Project Arborist. Prune tree during site demolition.
- vii. A discontinuous retaining wall is to be constructed at the edge of the roadway containing the pavers; represented by the green line in Appendix 1B Drawing detail.
- viii. Structural soils to be installed in the roadway area (Appendix 1B Drawing detail yellow highlight area).
 - i. Lay-down structural soil immediately after site demolition.
 - ii. The services of a soil engineer is likely required to provide specifications for the structural soils and roadway construction.
 - iii. Add sand or other aggregate layer on top of structural soils and compact the media to engineer specifications to install pavers or asphalt.
- ix. The underground utilities trenched on north side of roadway; as far as possible away from the tree (Appendix 1B Drawing detail pink highlight section).
 - i. The location of the underground utilities to be approved by the Project Arborist prior to construction drawings.
- x. Buildings and roadways are to be constructed above existing grade; the tree will be situated below finished grade in a "well".
- xi. Drainage water from the roadway and the townhome units may drain into the tree well so the TPZ will receive water; this is especially important during the drought summer months.
 - i. A drainage catch basin will be required at the lowest elevation near the dripline of the tree.
- xii. Any pathways through the TPZ are to be constructed above / on grade and no soil cuts in the TPZ will be permitted.

Note: the preceding list of consideration for the preservation of Oak tree # 5631 is not exhaustive and additional specifications may be required depending upon final design and consultations with planning professionals

6. The City of Richmond development policy requires the site be inspected by the project arborist at least four (4) times during the course of construction to help ensure tree preservation plan compliance. The inspections are to be documented and due diligence reports submitted to the City of Richmond Trees and Landscape Department.
 - i. Proposed timing of inspections include:
 - i. During the demolition of the site to help ensure the protected trees planned for on-site preservation are not impacted by excavation.
 - ii. 2 unannounced inspections during construction to ensure tree preservation plan compliance. Additional inspections may be required depending upon compliance of tree preservation specifications.
 - iii. At the end of the construction and at the beginning of landscape installation phase of development. VanArbor may sign-off the project at this time.
 1. The proponent of the development is to inform VanArbor when the old house is undergoing demolition and when construction is completed.
7. The construction project adopt Tree Preservation Specifications listed in Appendix 4

Tree Replacement Schedule

Appendix 3, Table 1 contains a Tree Preservation and Tree Replacement Schedule in accordance to City of Richmond Tree Protection Bylaw No. 8057, Schedule A.

Appendix 3, Table 2 contains a summary of replacement trees and their respective sizes. The proposed development is to provide 23 replacement trees.

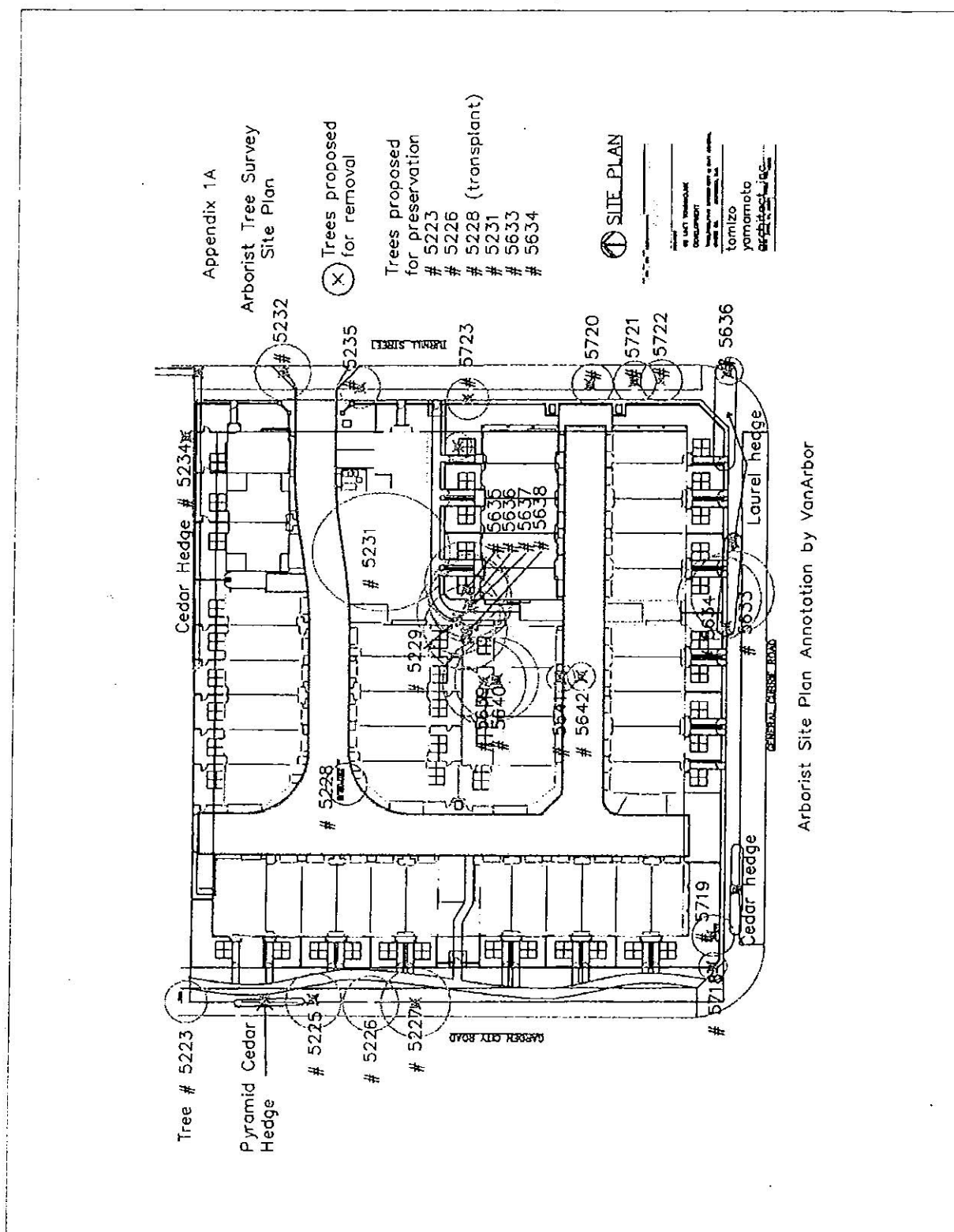
Conclusion

I have documented 29 protected trees and provided a preliminary tree preservation plan to retain six protected trees. The retention of the six trees is conditional depending upon the outcome of the final design. The preliminary plan is to be vetted by engineers and other planning / design professionals to accommodate the proposed preservation trees. The report has also provided a listing of considerations to assist planning professionals during the design of the project. The planning professionals are expected to identify design conflicts and consult with the project arborist to help resolve tree related conflicts. Thereafter, arborist construction drawing and a final arborist report shall provide a detailed listing of tree preservation specifications. In accordance to the City of Richmond Tree Protection Bylaw No. 8057, Schedule A, the proposed development is to provide 23 trees.

Recommendations

I recommend professional planners associated with the proposed development (Planners, Engineers, Architects, Landscape Architects, etc.) vet their design plans with the proposed preliminary preservation plan. The professional planners should report to the project arborist any design conflicts and work with the arborist to resolve proposed tree preservation conflicts.

Appendix 1A



Appendix 1B

Appendix 1B

Drawing detail
Tree # 5231

SITE PLAN



PROJECT
45 UNIT TOWNHOUSE
DEVELOPMENT
7420, 7426, 7440 GARDEN CITY & 9071 GENERAL
CURRIE RD. RICHMOND, B.C.

tomizo

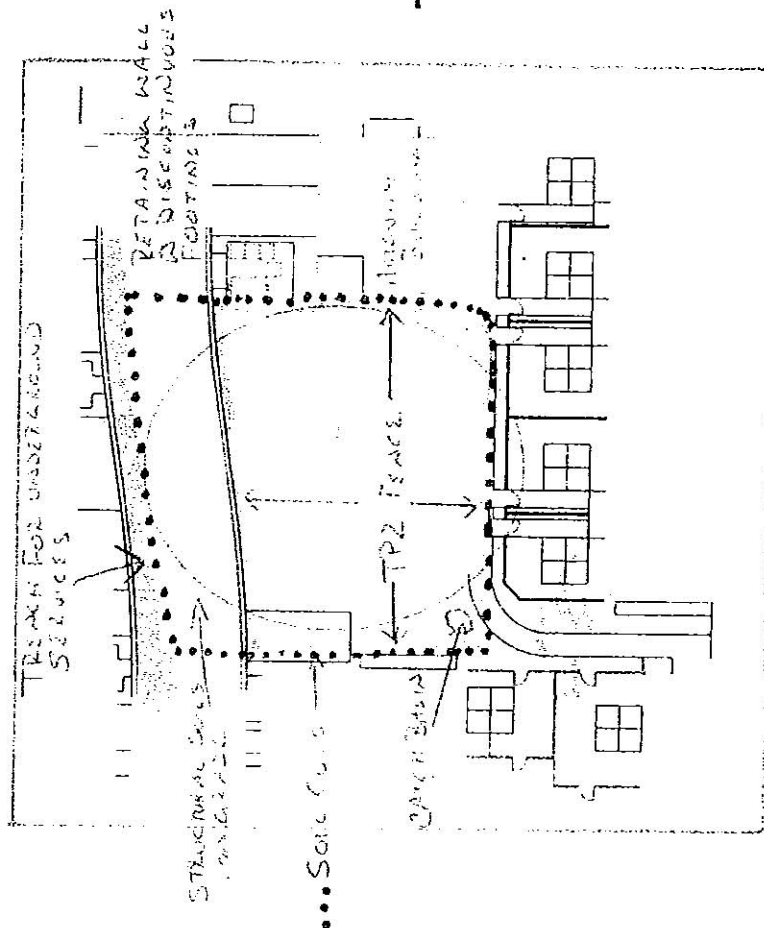
yamamoto

architect inc.

APRIL 11, 2007

0603

Arborist Site Plan Annotation by VanArbor



Appendix 2

Tree Inventory and Evaluation

7420, 7426, 7440, 7480 Garden City Road and
9031, 9051, 9071 General Currie Road
Richmond, BC

April 11, 2007

Tree #	Species	DBH ²	Condition	Observations	Preservation Recommendation
5223	Western red cedar	33.0	Good	<ul style="list-style-type: none"> Tree located on City of Richmond road easement on neighbouring property Tree proposed to be preserve, however conflicts with existing sidewalk, new proposed sidewalk and underground utilities may cause loss of tree 	Preserve
5225	Chestnut	81.2	Poor	<ul style="list-style-type: none"> Tree located on City of Richmond roadway dedication Tree measured 1.1 meters above base Tree has numerous dead branches, open wounds and cavities Tree in poor condition and is not a viable candidate for preservation 	Remove
5226	Chestnut	69.0	Good	<ul style="list-style-type: none"> Tree located on City of Richmond roadway dedication Tree measured 1.0 meters above base City of Richmond has specified the tree be preserved; sidewalk has been contoured around the tree 	Preserve
5227	Chestnut	≈ 70	Moderate	<ul style="list-style-type: none"> Tree located on City of Richmond roadway dedication Tree could not be accurately measured due to severe English ivy infestation growing up trunk and scaffold branches Open wounds and cavities on trunk Tree proposed to be removed due to conflicts when underground utilities are relocated in the roadway easement 	Remove
5228	Alaska cedar	21.0	Good	<ul style="list-style-type: none"> Tree worthy of tree spade transplant; mechanical transplant to be verified by tree movers 	Transplant
5229	Black locust	≈ 100	Poor	<ul style="list-style-type: none"> Old tree in poor condition and with abundant dead wood in crown Not a viable candidate for preservation Tree proposed to be removed to enable the proposed development 	Remove

² DBH = diameter-breast-height size (cm) of tree measured 1.4 meters above base, unless indicated in observations

Tree #	Species	DBH ²	Condition	Observations	Preservation Recommendation
5231	English oak	70.8	Good	<ul style="list-style-type: none"> Tree has 10 meter radius crown spread Tree proposed to be preserved 	Preserve
5232	Douglas fir	51.0	Moderate – good	<ul style="list-style-type: none"> Tree located on City of Richmond boulevard/road easement Tree proposed to be removed due to conflicts interfering with Turnill Street roadway widening 	Remove
5234	4 protected size trees in Western red cedar hedgerow	20 – 25	Moderate	<ul style="list-style-type: none"> Hedgerow of trees planted along property line on ≈1.0 meter centres 4 trees in hedgerow are protected sized trees; trees field ID with red paint dot on lower trunks; remaining trees in hedgerow are undersized Abundant brambles growing at base of hedgerow and has disfigured growth of hedgerow; poor aesthetic condition Hedgerow has a 3 meter crown spread and will severely encroach in to the 4.5 meter wide patio area at the rear of the adjacent townhomes. Hedgerow proposed to be removed due to conflicts with proposed townhome buildings 	Remove
5235	Chestnut	21.0	Moderate	<ul style="list-style-type: none"> Wild sapling tree Poor trunk taper Not worthy of preservation Tree conflicts with Turnill Street roadway dedication 	Remove
5723	Mountain ash	≈ 40	Poor	<ul style="list-style-type: none"> Tree tag attached to fence adjacent to tree; brambles prevent access to tree Tree not a viable candidate for preservation 	Remove
5720	Hazelnut	13+14	Poor	<ul style="list-style-type: none"> Located in Turnill Roadway dedication Shrub counted as a protected tree Shrub in poor condition and not a viable candidate for preservation 	Remove
5721	Hazelnut	11+12	Poor	<ul style="list-style-type: none"> Multi-stem shrub located in Turnill Roadway dedication Shrub counted as a protected tree Shrub in poor condition and not a viable candidate for preservation 	Remove
5722	Hazelnut	11+8+8	Poor	<ul style="list-style-type: none"> Multi-stem shrub located in Turnill Roadway dedication Shrub counted as a protected tree Shrub in poor condition and not a viable candidate for preservation 	Remove
5636	Holly		Moderate	<ul style="list-style-type: none"> Tree/shrub located within Turnill Roadway dedication Shrub counted as a protected tree 	Remove

Tree #	Species	DBH ²	Condition	Observations	Preservation Recommendation
5633	Chestnut	62.5	Moderate	<ul style="list-style-type: none"> • Tree measured \approx 70 cm above base • Tree has major asymmetry due to pruning to prevent overhead utility conflicts • Tree has 6 meter crown spread on south side of tree • Tree growing with Burr oak tree # 5634 • Trees conflict with sidewalks and roadway dedication • Not a good candidate for preservation 	Preserve
5634	Burr Oak	40.6	Moderate	<ul style="list-style-type: none"> • Tree has major asymmetry due to crown competition with neighbouring tree # 5633 • Crown spread on North side is 6 meters radius on north side of tree • Not a good candidate for preservation 	Preserve
5635	Douglas fir	28.0	Moderate	<ul style="list-style-type: none"> • Tree conflicts with proposed building scheme 	Remove
5636	Douglas fir	24.5	Moderate	<ul style="list-style-type: none"> • Suppressed crown due to competition with neighbouring Locust tree • Tree conflicts with proposed building scheme 	Remove
5638	Douglas fir	36.4	Moderate	<ul style="list-style-type: none"> • Tree conflicts with proposed building scheme 	Remove
5639	Locust	33.0	Good	<ul style="list-style-type: none"> • Tree conflicts with proposed building scheme 	Remove
5640	Locust	42.0	Good	<ul style="list-style-type: none"> • DBH size estimated due to English ivy growing on trunk • Tree conflicts with proposed building scheme 	Remove
5641	Cherry spp.	36.2	Poor	<ul style="list-style-type: none"> • Tree measured at 1.1 meters above base • Crown damage due to head-back pruning • Fungal conk at root crown • Tree conflicts with proposed building scheme 	Remove
5642	Cherry spp.	36.9	Poor	<ul style="list-style-type: none"> • Tree measured at 1.2 meters above base • Crown damage due to head-back pruning • Tree conflicts with proposed building scheme 	Remove
5718	Western red cedar	21.1	Moderate	<ul style="list-style-type: none"> • Tree has codominant leader trunks • Poor asymmetry • Not a good candidate 	Remove
5719	Cherry spp.	38	Good	<ul style="list-style-type: none"> • Tree conflicts with proposed building scheme 	Remove

There are 29 protected size trees \geq 20 cm DBH

Appendix 3

Tree Preservation and Tree Replacement Schedule

Tree Protection Bylaw No. 8057, Schedule A

Table 1

Tree #	Species	DBH ³	Condition	On-site Preserve	Transplant	Remove	Tree Replacement Size
5223	Western red cedar	33.0	Good	1			
5225	Chestnut	81.2	Poor			1	11 cm Deciduous
5226	Chestnut	69.0	Good	1			
5227	Chestnut	≈ 70	Moderate			1	11 cm Deciduous
5228	Alaska cedar	21.0	Good		1		
5229	Black locust	≈ 100	Poor			1	11 cm Deciduous
5231	English oak	70.8	Good	1			
5232	Douglas fir	51.0	Moderate – good			1	5.5 meter tall Conifer
5234	4 protected size trees in Cedar hedgerow	20–25	Moderate			4	4 @ 3.5 meter tall Conifer
5235	Chestnut	21.0	Moderate			1	6 cm Deciduous
5723	Mountain ash	≈ 40	Poor			1	8 cm Deciduous
5720	Hazelnut	13+14	Poor			1	6 cm Deciduous
5721	Hazelnut	11+12	Poor			1	6 cm Deciduous
5722	Hazelnut	11+8	Poor			1	6 cm Deciduous
5636	Holly		Moderate			1	6 cm Deciduous
5633	Chestnut	62.5	Moderate	1			
5634	Burr Oak	40.6	Moderate	1			
5635	Douglas fir	28.0	Moderate			1	3.5 meter tall Conifer
5636	Douglas fir	24.5	Moderate			1	3.5 meter tall Conifer
5638	Douglas fir	36.4	Moderate			1	4.0 meter tall Conifer
5639	Locust	33.0	Good			1	8 cm Deciduous
5640	Locust	42.0	Good			1	9 cm Deciduous
5641	Cherry spp.	36.2	Poor			1	8 cm Deciduous
5642	Cherry spp.	36.9	Poor			1	8 cm Deciduous
5718	Western red cedar	21.1	Moderate			1	3.5 meter tall Conifer
5719	Cherry spp.	38	Good			1	8 cm Deciduous
Total trees = 29				5	1	23	

³ DBH = diameter-breast-height size (cm) of tree measured 1.4 meters above base, unless indicated in observations

Appendix 3 continued...

Summary of replacement trees in accordance to Tree Protection Bylaw No. 8057, Schedule A:

Table 2 Total number of replacement trees and their respective sizes

Size of replacement trees	Number of replacement trees
6 cm Deciduous	5
8 cm Deciduous	5
9 cm Deciduous	1
10 cm Deciduous	-
11 cm Deciduous	3
3.5 meter tall Conifer	7
4.0 meter tall Conifer	1
5.0 meter tall Conifer	-
5.5 meter tall Conifer	1
6.0 meter tall Conifer	-
Total Replacement Trees	23

Note: Total number of replacement trees may be adjusted to conform to City of Richmond Landscape design standards

Appendix 4

Tree Preservation Specifications

-
1. Trees and TPZ barrier zones are to be plotted on civil and landscape drawings. All planning professionals and on-site construction workers are to be aware of the TPZ's and know that the TPZ are no encroachment areas.
 2. Temporary TPZ fencing must be installed at alignments specified by the project Arborist before any land clearing, demolition or construction commencement.
 3. The fence must be sturdily constructed of suitable materials. A wood post and a top rail frame with 1.2 meter snow fence is the common standard. Signs stating: "TREE PROTECTION AREA - NO ENTRY" must be affixed every 10 meters or suitable frequency. The TPZ fence is to be maintained in good order until the infrastructure and buildings are substantially complete.
 4. The TPZ fencing must be inspected and approved by the project Arborist prior to work commencement and should be checked on a regular monitoring frequency during the course of construction. The frequency will be determined based on the level of construction activity in the vicinity of preserved trees and conformance results.
 5. If encroachment into TPZ is required for any reason, is to be authorized in advance by the project Arborist. Special measures may need to be implemented to allow access and some activities will not be permitted.
 6. Soil, debris and building materials etc. are to be piled or stored outside the TPZ. Specific dumping, liquid waste disposal and wash-out areas shall be provided, well away from trees.
 7. All pruning and site rehabilitation work to trees within the TPZ is to be performed under the supervision of the Consulting Arborist.
 8. All machinery (excavators, bulldozers, bobcats, cars, trucks, etc.) are to be kept out of the TPZ, unless approved in writing by the Consulting Arborist
 9. Excavators and any other machinery are to dig the earth outside the TPZ with the bucket digging towards the tree, and not digging with the bucket across the radiant of tree roots. Tree roots shall be cut cleanly by hand and under the direction of the Consulting Arborist. Excavation wall at the building envelope is to be covered with a black plastic tarp to protect any exposed tree roots. Irrigating the exposed roots under the tarp maybe necessary to prevent the roots from drying-out, depending upon the season
 10. Underground services, drainage and finished grading shall not cause any grade changes (excavation & fill) within the TPZ's, or grade changes of surrounding lands that would result in storm water accumulation or depletion within the TPZ's.

11. Activities within and access to the TPZ's are restricted so that no one may cause or allow the deposit of any soil, spoil, aggregate, construction supplies/materials or waste materials. Vehicles and equipment may not pass within these zones. The preserved trees must not be used to affix signs, lights, cables or any device. Pruning, root pruning or any other treatment to preserved trees must be performed by a qualified Arborist and/or under the direction of the project Arborist.
12. Preservation trees and tree protection areas are to be inspected by the project Arborist prior to occupation of site, and whenever the site superintendent or owner as deemed necessary.
13. Trees being retained in close proximity to any excavation require monitoring and inspection during the excavation process. Roots that encountered are to be pruned at the excavation limits, in order to protect roots from being damaged at a point closer to the tree.
14. Supplemental watering of retained trees during the growing season may be required and must be undertaken by the Developer at their cost as recommended by the project Arborist
15. Penalties and compensation rules are to established to help prevent contractors and sub-contractors to cause damage to trees. Penalties to be included in all standard contracts.

Assumptions and Limiting Conditions

1. Except as expressly set out in this report and in these Assumptions and Limiting Conditions, VanArbor Vegetation Consulting Ltd. ("VanArbor") makes no guarantee, representation or warranty (express or implied) with regard to: this report; the findings, conclusions and recommendations contained herein; or the work referred to herein.
2. This report has been prepared, and the work undertaken in connection herewith has been conducted, by VanArbor for **AM-PRI Construction Ltd.** (the "**Client**"). It is intended for the sole and exclusive use by the Client for the purpose(s) set out in this report. Any use of, reliance on or decisions made based on this report by any person other than the Client, or by the Client for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. VanArbor accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution or publication of this report (except for the internal use of the Client) without the express written permission of VanArbor (which consent may be withheld in VanArbor's sole discretion) is prohibited. VanArbor retains ownership of this report and all documents related thereto both generally and as instruments of professional service.
3. The findings, conclusions and recommendations made in this report reflect VanArbor's best professional judgement in light of the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report as at the date of this report. Except as expressly stated in this report, the findings, conclusions and recommendations set out in this report are only valid for the day on which the assessment leading to such findings, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. VanArbor expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.
4. Conditions affecting the trees subject to this report (the "**Conditions**", including without limitation structural defects, scars, decay, fungal fruiting bodies, evidence of insect attack, discoloured foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise expressed: information contained in this report covers only those Conditions and trees that are expressly stated to be subject to this report and only reflects such Conditions and trees at the time of inspection; and the inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing, or

coring. While every effort has been made to ensure that the trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will remain standing or will not fail. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree, or group of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. VanArbor expressly excludes any duty to provide any such modification if Conditions change or additional information becomes available.

5. Nothing in this report is intended to constitute or provide a legal opinion, and VanArbor expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title to and ownership of real or personal property and matters relating to cultural and heritage values). VanArbor makes no guarantee, representation or warranty (express or implied) as to the requirements of or compliance with applicable laws, rules, regulations, or policies established by federal, provincial, local government or First Nations bodies (collectively, "**Governmental Bodies**") or as to the availability of licences, permits or authorizations of any Governmental Body. Revisions to any regulatory standards (including by-laws, policies, guidelines and any similar directions of a Government Bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. VanArbor expressly excludes any duty to provide any such modification if any such regulatory standard is revised.
6. VanArbor shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. In preparing this report, VanArbor has relied in good faith on information provided by certain persons, Governmental Bodies, government registries and agents and representatives of each of the foregoing, and VanArbor assumes that such information is true, correct and accurate in all material respects. VanArbor accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of or information provided by such persons, bodies, registries, agents and representatives.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
9. Loss or alteration of any part of this report invalidates the entire report.

Qualifications of Author

Ken Bell, P.Ag., CAC

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White Rock, BC
V4B 2J5

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Cellular (604) 230-2462
E-mail: vanarbor@canada.com

- President of VanArbor Vegetation Consulting Ltd.
- Professional Agrologist, P.Ag.
- Certified Agriculture Consultant, CAC
- Certified Arborist accredited by the International Society of Arboriculture, Certification # PN-0276
- WCB Certified Tree Risk Assessor; Certification # 0035
- WCB Wildlife Danger Tree Assessor: Parks and Recreation Module; Certification # P0625
- BCSLA / BCLNA Landscape Inspector Certificate
- Diploma Horticulture, Olds College, 1980
- Bachelor of Science in Agriculture, University of Alberta, 1986
- Consulting Arborist and Landscape Consultant: April 1992 – Present
- Member:
 - International Society of Arboriculture (ISA)
 - British Columbia Institute of Agrologists (P.Ag.)
 - Canadian Consulting Agrologist Association (CAC)
 - American Society of Consulting Arborists (ASCA)
- Over 25 years of professional employment in Landscape Horticulture and Arboriculture

From: Ken Bell [mailto:vanarbor@canada.com]
 Sent: Thursday, October 25, 2007 9:57 AM
 To: 'Badyal, Sara'
 Cc: Brett Mortensen; 'Yoshi Mikamo'; 'psandhu@ampri.ca'
 Subject: RE: 7420 Garden City - REVISED Arborist report 2007 May 10

Sara,

Thank you for your email regarding the 7420 + Garden City Road project.

This email message is a response to Brett's comments. I hope this email correspondence will provide clarification.

The arborist report dated May 10, 2007 is a **preliminary tree preservation plan**. The preliminary tree preservation plan has documented the trees on the proposed rezoning site, and has indicated trees that are suitable for preservation. The preliminary tree preservation plans are now the initial stages of being vetted by the City of Richmond. To my knowledge, the drawings and preliminary tree preservation plan have not yet been vetted through other City Departments or the project engineers. Please note: a final arborist report (tree preservation plan with construction drawings) will be filed with the City when the proponent makes application for a development / building permit.

Trees # 5633 and 5634: The tree inventory and evaluation section of the report, page 12, is contradictory and does not support tree preservation recommendations. I made a mistake. In the observation section, I should have stated; 1) Trees **may** conflict with sidewalks and roadway dedications and 2) Tree not a **good stand** alone candidate for preservation.

At this time, trees # 5633 and 5634 are planned for preservation. However, these trees may conflict with future sidewalks and other RoW works that may occur along General Currie Road. At this time, I do not know if there will be a conflict. Chestnut tree # 5633 is located on City of Richmond roadway easement and the City of Richmond may demand that this tree be retained. If there are no engineering conflicts and the City of Richmond also wants to retain the trees, then I will submit specifications for tree preservation in a future arborist report. Please note: if tree # 5633 is removed, I will provide recommendations for tree # 5634 to also be removed. If tree # 5633 is to be removed, we will seek permission from the parks department to remove the tree.

Tree # 5228 is proposed for transplant. It is my understanding that the tree has been assessed by Steve Hill (Maple Leaf Tree Movers) and the tree is viable for transplant. Current plans are to dig the tree with a tree spade; fit root ball into a wire basket; store the tree off-site at Maple Leaf Tree Movers farm; plant the tree back into the landscape during the landscape installation phase of development. The Landscape Architect is to provide drawings showing the final location of the tree. Please note: despite best intentions, plans can change and the preliminary tree preservation plan should not be written in stone until the final arborist report that will accompany the development / building permit application. Tree replacement criteria and numbers and compensation will be confirmed by City of Richmond Planning staff.

Tree # 5631 English oak tree. This tree is proposed for preservation. Once the rezoning process is completed, I am expected to work with designers and project engineers to formulate a comprehensive preservation plan.

As indicated in an email report I sent to you last October 22, 2007, TPZ fences have already been erected around trees # 5228, 5231, 5633 and 5634.

I hope this email has provided sufficient clarification. Please do not hesitate to contact me if there are any other immediate concerns regarding trees associated with the proposed rezoning application. Thank you for your consideration.

Best regards,
 Ken Bell, P.Ag.
 VanArbor Vegetation Consulting Ltd.
 vanarbor@canada.com
 Cell. (604) 230-2462

Rezoning Considerations

7420, 7426, 7440, 7480 Garden City Road and 9031, 9051 and 9071 General Currie Road ("the lands")

Prior to final adoption of Zoning Amendment Bylaw 8170, the developer shall complete the following:

1. Consolidation of all the lots into one (1) development parcel (which requires demolition of existing buildings and dissolution of Strata Plan NW2052).
2. 5 m road dedication along the entire Turnill Street frontage (east property line) including a 4 m x 4 m corner cut at General Currie Road.
3. 2 m road dedication along the entire Garden City Road frontage including a 4 m x 4 m corner cut at General Currie Road.
4. Registration on title to the lands of a 3 m Public Rights-of-Passage (PROP) Right-of-Way (ROW) (for pedestrians and utilities) behind the new 2 m dedication along the entire Garden City Road frontage.
5. Registration of a flood indemnity covenant (0.9 m geodetic) on title to the lands.
6. Registration of a restrictive covenant on title to the lands prohibiting the conversion of tandem parking area into habitable area.
7. Registration of a restrictive covenant on title to the lands prohibiting vehicle access to Garden City Road and restricting access to General Currie Road to emergency vehicles only. Vehicle access is permitted to Turnill Street.
8. Registration on title to the lands of an emergency vehicle cross-access agreement for the benefit of the remaining undeveloped properties to the north at 7340 and 7360 Garden City Road.
9. Discharge of the charge on title to the lands regarding the restriction of the use of the strata lots to single-family only (Covenants BE228294 and BE228295).
10. City acceptance of the developer's offer to voluntarily contribute \$21,111.10 towards the construction of the south half of Bennett Road as reimbursement to the Industrial Land Reserve. This amount represents 2/3 of the outstanding construction cost.
11. City acceptance of the developer's offer to voluntarily contribute \$301,681.32 towards the land acquisition for the south half of Bennett Road as reimbursement to the Industrial Land Reserve. This amount represents \$68/ft² for 4,436.49 ft².
12. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$33,623) to the Public Art fund or Public Art project equivalent installed on-site.
13. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$33,623) towards the City's affordable housing fund.
14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

[Signed original on file]

Signed _____

Date _____

15. Prior to future Building Permit* issuance, enter into a Servicing Agreement* for the design and construction of works across each entire frontage including, but not limited to:
 - a. Garden City Greenway: 3 m feature sidewalk (to meander as required to retain street tree #5226), 4.5 m grass boulevard with street trees, streetlights and furniture.

RZ 06-331653

- b. Turnill: continuation of works done via SA 04-287753. 1.75 m sidewalk at property line, 1.35 m grass boulevard with street trees, streetlights, curb & gutter and road construction to complete the 8.5 m wide road.
 - c. General Currie: 1.75 m sidewalk at/near property line, 3.15 m grass boulevard with street trees, street lights, curb & gutter with a calming bulge at Turnill and road widening to match.
 - d. Storm Sewer Upgrade: Upgrades to approximately 114 m of storm sewer along Garden City Road (manhole 1093 to 1096) as identified in the submitted capacity analysis.
16. . Prior to future Building Permit* issuance, submission of a construction parking and traffic management plan* to the satisfaction of the Transportation Department.

* Note: This requires a separate application.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8170 (06-331653)
7420/7426, 7440 AND 7480 GARDEN CITY ROAD AND
9031, 9051 AND 9071 GENERAL CURRIE 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**.

P.I.D. 002-231-581

Strata Lot 1 Section 15 Block 4 North Range 6 West New Westminster District Plan NW2052 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 001-772-937

Strata Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Strata Plan NW2052 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 004-262-581

Lot 9 Except: Part Subdivided by Plan 65824, Block "A" of Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 002-078-481

Lot 1 Section 15 Block 4 North Range 6 West New Westminster District Plan 69994

P.I.D. 002-078-490

Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Plan 69994

P.I.D. 003-797-554

Lot 73 Section 15 Block 4 North Range 6 West New Westminster District Plan 46827

P.I.D. 003-453-910

Lot 74 Section 15 Block 4 North Range 6 West New Westminster District Plan 46827

2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8170".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 19 2007

CITY OF RICHMOND
APPROVED by <i>AL</i>
APPROVED by Director or Solicitor <i>59</i>

MAYOR

CORPORATE OFFICER

Mayor and Councillors

From: Webgraphics [webgraphics@richmond.ca]
Sent: Monday, 14 January 2008 4:19 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #160)

To Public Hearing	
Date:	Jan 21, 2008
Item #:	1
Re:	Bylaw 8170

Send a Submission Online (response #160)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-01-14 4:18:35 PM

Survey Response

Your Name:	Y. Wang
Your Address:	3-7333 Turnill Street, Richmond
Subject Property Address OR Bylaw Number:	Bylaw 8170 (RZ 06-331653)
Comments:	I strongly oppose the plan of having vehicle access on Turnill Street. Turnill Street is already very congested as is. Vehicle access on General Currie Road is a better option. 45 townhouses are too many for the land under development. The unit numbers should be reduced.