



To: Planning Committee

*to Planning - Jan 16, 2007*  
Date: December 11, 2006

From: Jean Lamontagne  
Director of Development

RZ 04-272735

*file: 12-8040-20-8179.*

Re: Application by Patrick Cotter Architect Inc. for Rezoning at 8400 and 8440 Anderson Road, a portion of Anderson Road, and a portion of surplus City owned land from "Townhouse District (R2)" and "Two-Family Housing District (R5)" to "Comprehensive Development (CD/170)"

Staff Recommendation

That Bylaw No.8179, to create "Comprehensive Development District (CD/170)" and for the rezoning of 8400 and 8440 Anderson Road, a portion of Anderson Road, and a portion of surplus City owned land from "Townhouse District (R2)" and "Two-Family Housing District (R5)" to "Comprehensive Development District (CD/170)", be introduced and given first reading.

*Jean Lamontagne*  
for Jean Lamontagne  
Director of Development

DN:blg  
Att.

|  |
|--|
| FOR ORIGINATING DEPARTMENT USE ONLY                      |
| CONCURRENCE OF GENERAL MANAGER<br><i>Jean Lamontagne</i> |

## Staff Report

### Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond to rezone 8400 and 8440 Anderson Road and a portion of Cooney Road and Anderson Road (**Attachment 1**) from “Townhouse District (R2)” and “Two-Family Housing District (R5)” to “Comprehensive Development District (CD/170)” to permit a four (4) storey residential apartment containing approximately 43 units over a parking level (**Attachment 2**).

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

### Surrounding Development

To the North: A vacant site zoned Single Family Housing District, Subdivision Area E (R1/E). A rezoning application has been initiated at 8371, 8411 Anderson Road 6760, 6780, 6800, 6890 Cooney Road and 6771, 6811, 6831 Eckersly Road to permit development of two (2) sixteen (16) storey towers and ground entry townhouse units (RZ 06-322803). This application proposes a density that exceeds the floor area ratio identified in the City Centre Area Plan (CCAP) Update Study and requires further consideration and substantial completion of the CCAP Update.

To the East: Existing two (2) storey apartment over parking zoned Townhouse District (R2);

To the South: Existing high density mixed residential and commercial development on the south side of Granville Avenue zoned Comprehensive Development District (CD/73); and

To the West: Existing four (4) storey apartment on the west side of Cooney Road, Land Use Contract 138.

### Related Policies & Studies

#### Official Community Plan (OCP)

The subject site is designated “Neighbourhood Residential” in the Official Community Plan (OCP). The proposed land use and density are consistent with the plan.

#### City Centre Area Plan (CCAP)

The subject site is designated “Residential” in the City Centre Area Plan (CCAP). The CCAP Update Study is currently underway. Although the application was initiated in advance of the CCAP Update review process, the proposal complies with the objectives of the CCAP Update Study.

The subject site is located within an area identified as Medium Density (T4 General Urban Zone) on the updated Land Use and Density Plan, which permits a mixed-use primarily residential

urban fabric with a wide range of building types that provide a transition between the City Centre's lower and higher density zones (between 1.2 – 2.0 Floor Area Ratio) (**Attachment 4**).

The use, density and height proposed are consistent with the parameters outlined in the OCP and the CCAP Update Study.

#### OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located south of Westminster Highway in an area that permits consideration of all aircraft noise sensitive land use types. However, as the site is affected by Airport Noise Contours, the development is required to register a covenant prior to final adoption of the Rezoning Bylaw.

#### Affordable Housing Strategy – Interim Strategy

In response to the contents of the Draft Affordable Housing Strategy (**Attachment 5**), the applicant proposes to provide eight (8) units that are approximately 45 m<sup>2</sup> (488 ft<sup>2</sup>) in area within the development to address the provision of affordable housing.

The applicant has substantiated that the projected sale price of these units responds to the Interim Affordable Housing Strategy's identification of the need for entry level ownership for households with an annual income of \$60,000 or less. Eighteen percent (18%) of the total number of units proposed provide an opportunity for entry-level ownership based on the size of the units.

The provision of on-site affordable units is secured through the proposed Comprehensive Development (CD) zone by stipulating a maximum Floor Area Ratio (FAR) of 1.3, and an additional 0.15 of FAR provided it is used entirely to accommodate dwelling units that are each no greater than 50 m<sup>2</sup> (538.196 ft<sup>2</sup>) in area.

#### Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the applicant is required to register a Flood Indemnification Covenant on title referencing the minimum habitable elevation for the area which is 0.9 m (geodetic).

#### **Consultation**

This rezoning application complies with the Official Community Plan (OCP). In accordance with City policy, consultation with external agencies, organizations and authorities, including School District No. 38, is not deemed to be required. The statutory Public Hearing will provide area residents, businesses and property owners with opportunity to comment on the application.

#### **Public Input**

The applicant has forwarded confirmation that a development sign has been posted on site.

Staff received one telephone call from an area resident expressing concerns associated with the density and traffic impacts on the community associated with redevelopment within the neighbourhood.

*The City Centre Area Plan Update process has reviewed the issues of density and traffic within the neighbourhood. The subject application complies with the density recommended and complies with the intention of facilitating a transitional area between the City Centre's lower and higher density zones. Further, the plan includes provisions for the inclusion of open space, amenity space, and transportation options. Vehicle access will be provided via Anderson Road.*

### **Staff Comments**

No significant concerns have been identified through the technical review.

### **Analysis**

#### Background

- The applicant proposes to develop a four (4) storey residential apartment containing approximately 43 units over a parking level.
- The development typology proposed complies with the site's land use designation in the Official Community Plan, the existing City Centre Area Plan, and the City Centre Area Plan Update Study.
- The proposed development includes on-site provision of indoor and outdoor amenity space, affordable housing units, a mixture of unit types, and an accessible unit on both the second and third level.
- As the subject site is within the City Centre and within close proximity of the High Density designated area, the structure has been designed to reflect its urban context while maintaining a strong street presence. The building form is articulated through the use of recessed balconies, breaks in the massing of the building, increased setback of the fourth storey and articulated landscaping and grading. The setback and building design on the east side of the building has been undertaken to minimize the impact on the adjacent existing two (2) storey apartment building on a parking level. The proposal sensitively introduces an urban typology into a transitioning neighbourhood.

#### Proposed Comprehensive Development (CD) Bylaw

- The proposed Comprehensive Development (CD) Bylaw is a tailored version of the Townhouse District (R2) Zone.
- The density, lot coverage, setbacks, height, and off-street parking requirements have been written to reflect the resolution of site specific constraints.
- The density permitted on the site has been amended to permit a maximum floor area ratio (F.A.R.) of 1.3 and an additional floor area ratio of 0.05 to accommodate indoor amenity space.

- The provision of on-site affordable units is secured by permitting an additional floor area ratio of 0.15 provided that it is entirely used to accommodate dwelling units that are no greater than 50 m<sup>2</sup> (538.196 ft<sup>2</sup>) in area. The applicant has substantiated that restricting the size of eight (8) units maintains their affordability in accordance with the Affordable Housing Strategy – Interim Strategy.
- The CCAP Update Study stipulates a predominant height of 15 metres (50 ft.) but makes provisions for a maximum height of 30 metres (98 ft.). The proposed CD Bylaw permits a maximum height of 16.5 metres (54 ft.) to permit an elevator and stairs that project beyond the average building height of 15 metres (49 ft.).
- To minimize the impact of the building massing and the impact of development on the eastern adjacent apartment building, as well as articulation along the street frontages, setbacks have been specified.

### Tree Preservation

- There are fifty four (54) bylaw size trees on the subject site. With the exception of one tree, the trees are affected either by required road widening or by the proposed building envelope; as a result, fifty three (53) trees are identified for removal (**Attachment 6**). The forthcoming Development Permit (DP 05-312751) requires a landscaping plan that will substantiate on-site replacement landscaping in accordance with Tree Bylaw No. 8057, and the OCP goal of a 2:1 replacement planting ratio. If the required number of replacement trees cannot be planted on site, the applicant will provide a cash in lieu contribution or be required to plant replacement trees on City owned property in an alternate location.
- Initially, the Norway Spruce located at the south west corner of the adjacent eastern site was assessed to be within close proximity of the proposed development, which would necessitate its removal. An updated review indicates that the separation between the tree on the proposed parkade and retaining wall will not impact the critical root radius required to preserve the tree. Appropriate protective fencing will be installed according to the guidelines articulated by the applicant's Arborist and inspected by the Tree Preservation Coordinator (**Attachment 6**).
- The road realignment and associated changes to property lines results in the transfer of some trees from private ownership to City ownership and vice versa. These trees have been included in the Arborist's report (**Attachment 6**). The tree located adjacent to the northeast corner of the site on City property will be impacted by development; the City has agreed to its removal.

### Parking

- The subject site is located within 800 m (2,625 ft.) or within a ten-minute walk of the downtown core. As a result of its close proximity to the future Canada Line Station (Saba Station), existing transit service, and amenities, which support increased use of transit, walking and cycling, a parking ratio that is consistent with requirements within the City Centre is supported.

- Provision of off street parking at the rate of 1.1 spaces per dwelling unit and 0.15 spaces per dwelling unit for visitor parking is supported. Further, tandem parking is supported conditional to the assignment of both spaces to a single dwelling unit. In addition, the minimum manoeuvring aisle width is reduced to 6.7 m (21.982 ft.). The City's Transportation Division has reviewed the proposed parking plan and supports the proposal.
- Similar to other developments within the City Centre that have been permitted to proceed with a varied required off street parking ratio, the applicant has agreed to provide a contribution equivalent to \$4 per buildable square foot (\$39,162.24) toward Transit Oriented Development.

#### Road Dedications and Transportation

- In order to improve road alignment, changes to the site boundaries are required. A 69.4 m<sup>2</sup> (747.015 ft<sup>2</sup>) area along the north edge of the site, which is currently road is proposed to be closed through a Highway Closure and Removal of Highway Dedication Bylaw and exchanged with the applicant for the dedication of 151 m<sup>2</sup> (1,625.350 ft<sup>2</sup>) along the southern edge of the south, which is immediately adjacent to Granville Avenue (**Attachment 7**).
- Further, it is proposed that the applicant purchase a 158 m<sup>2</sup> (1,700.698 ft<sup>2</sup>) portion of surplus City land located along the western edge of the site, which will be consolidated with the subject site (**Attachment 7**).
- The Highway Closure and Removal of Highway Dedication Bylaw must be adopted, and the surplus City land located along the western edge of the site must be purchased at fair market value prior to final adoption of Zoning Amendment Bylaw No. 8179.

#### Servicing Capacity and Upgrades

- The applicant has agreed to contribute a proportionate amount equivalent to \$77,604 and \$36,109 respectively for storm sewer and sanitary sewer works being undertaken within the neighbourhood prior to final adoption.
- All three street frontages will be designed and constructed according to City Centre standards. A Servicing Agreement is required for these frontage improvements prior to final adoption (**Attachment 8**)

#### Flood Indemnity Covenant

- In accordance with the Interim Flood Management Strategy, a flood indemnity covenant is required to be registered on title as a condition of final adoption.

Aircraft Noise

- The site is affected by Airport Noise contours and is required to register a covenant, prior to final adoption of Zoning Amendment Bylaw No. 8179 to disclose noise restrictions and to engage an acoustical consultant.

Amenity Space

- The proposed development will provide both indoor and outdoor amenity space on-site in compliance with the Official Community Plan.

Proposed Development Permit (DP 05-312751)

- The proposed form of development both complies with the City Centre Area Update Study and responds to the residential context.
- The development has responded to comments from both the Advisory Design Panel and staff related to form, character and massing.
- The applicant is required to provide a landscape plan that substantiates the provision of replacement planting at a ratio of 2:1 in accordance with the OCP. If the required number of replacement trees cannot be accommodated on the site, the applicant will provide a cash in lieu contribution or be required to plant replacement trees on City owned property in an alternate location.

**Financial Impact or Economic Impact**

No financial or economic impact is anticipated as a result of the proposed development.

**Conclusion**

Rezoning of the site complies with both the intention of the existing City Centre Area Plan and the recommendations of the City Centre Area Plan Update process. On this basis, the proposed density and land use is supportable.



Diana Nikolic, MCIP  
*Planner II (Urban Design)*  
(Local 4040)

DN:blg

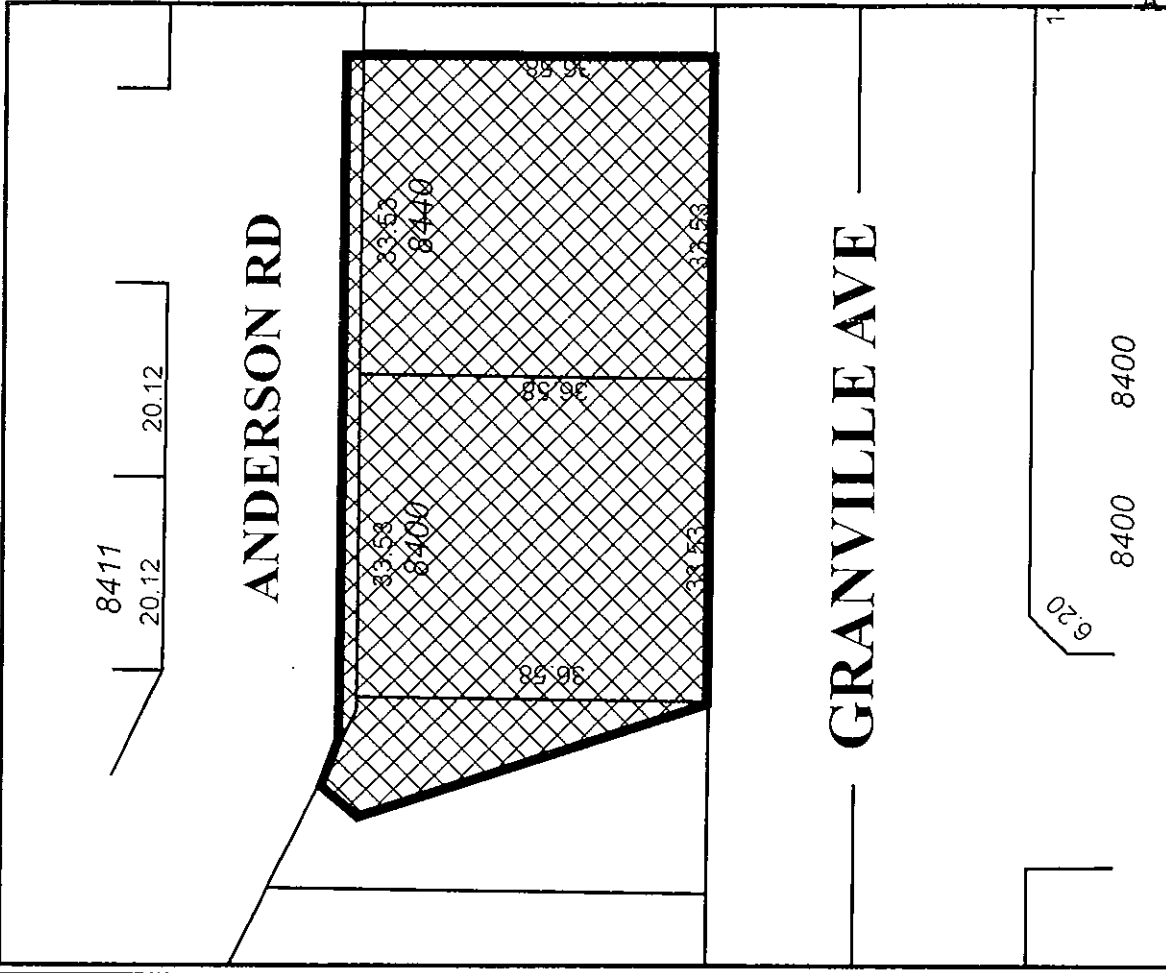
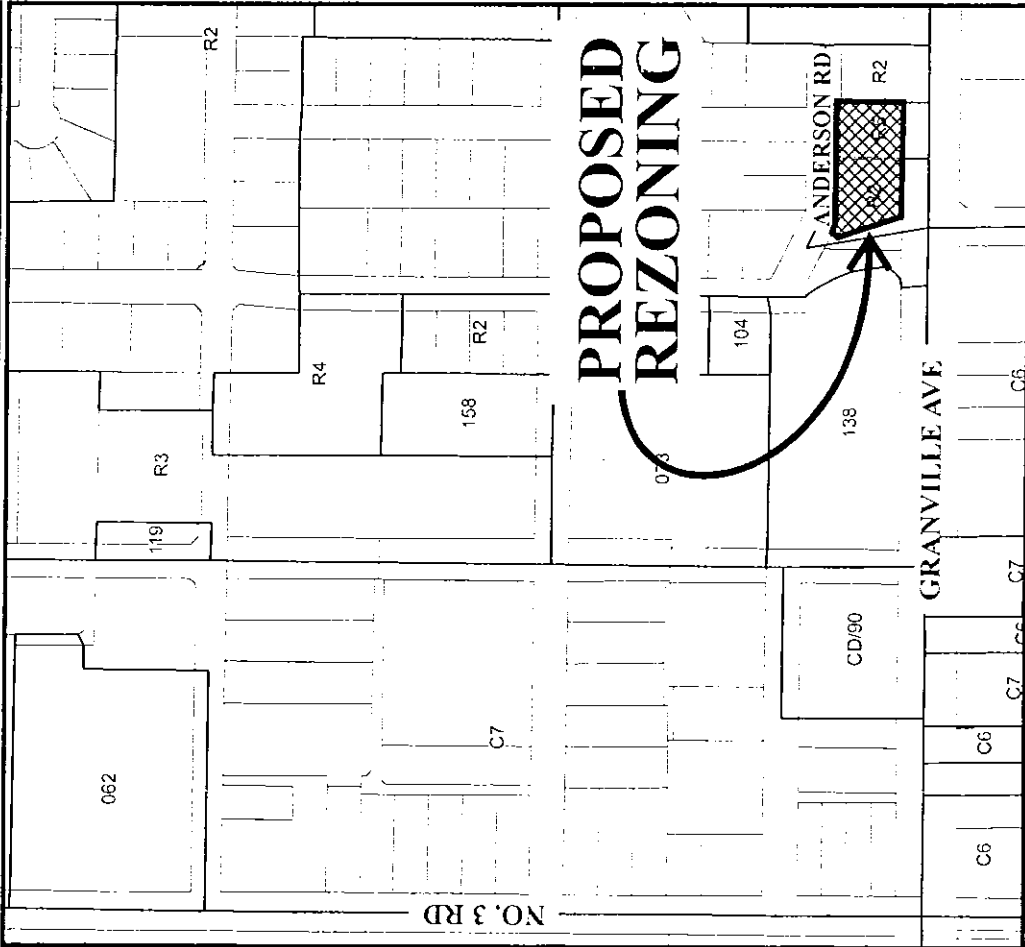
Attachment 1: Location Map  
Attachment 2: Conceptual Development Plans

- Attachment 3: Development Application Data Sheet
- Attachment 4: City Centre Area Plan Land Use and Density Plan
- Attachment 5: Affordable Housing Strategy – Interim Strategy
- Attachment 6: Arborist Report and Addendum Report
- Attachment 7: Road Dedication and Purchase
- Attachment 8: Conditional Rezoning Requirements Concurrence





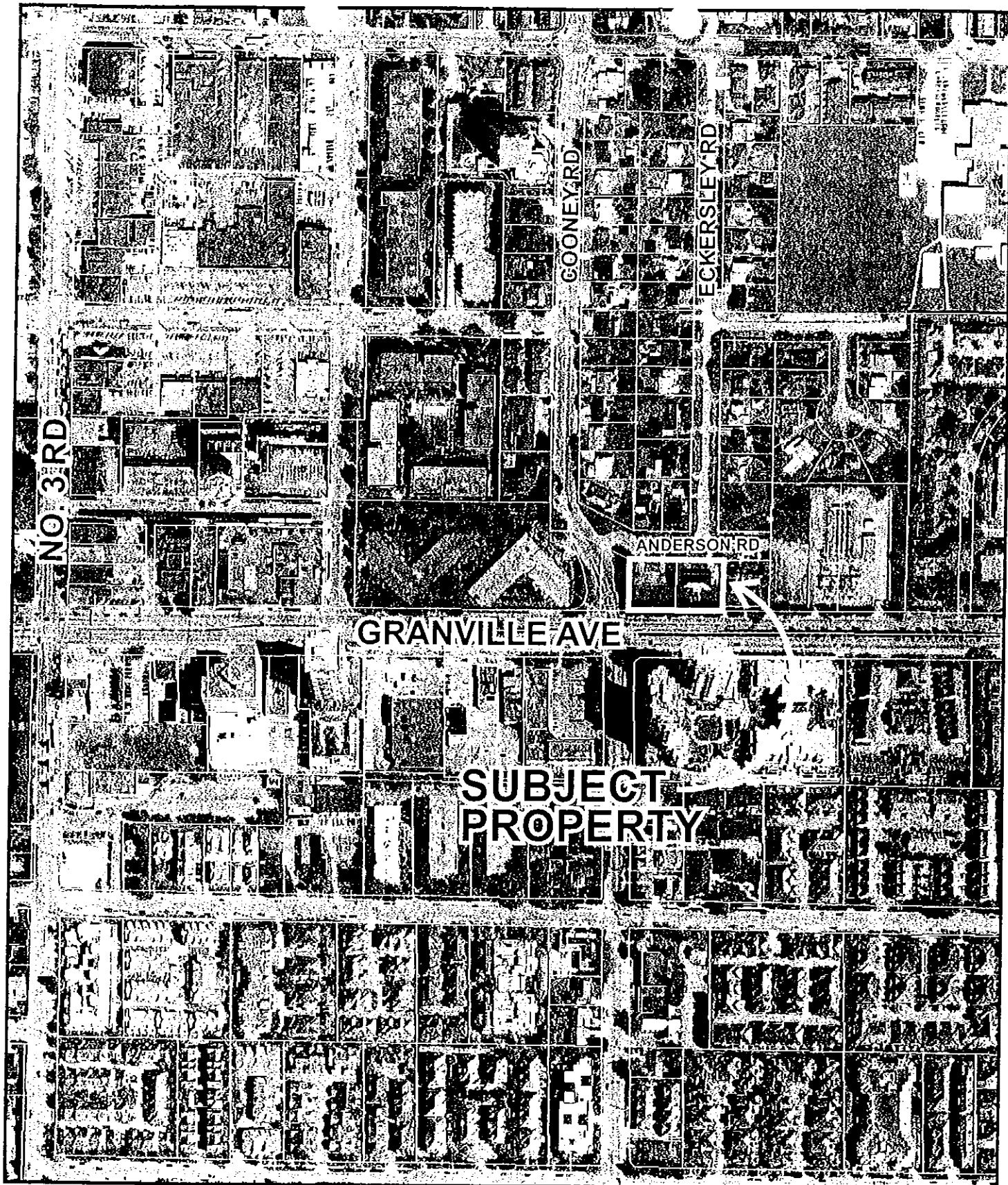
# City of Richmond



Original Date: 07/09/04  
 Revision Date: 12/18/06  
 Note: Dimensions are in METRES

## RZ 04-272735





RZ 04-272735

Original Date: 12/14/06

Amended Date:

Note: Dimensions are in METRES

# ANDERSON ROAD RESIDENTIAL DEVELOPMENT

8400 - 8440 ANDERSON ROAD  
RICHMOND, BRITISH COLUMBIA

APR. 6, 2005 ISSUED WITH REVISIONS FOR REZONING APPLICATION  
 JUNE 3, 2005 ISSUED WITH REVISIONS FOR REZONING APPLICATION  
 JULY 8, 2005 ISSUED WITH REVISIONS FOR REZONING APPLICATION  
 SEPT. 9, 2005 ISSUED FOR DEVELOPMENT PERMIT APPLICATION  
 OCT. 7, 2005 ISSUED FOR REPLACEMENT OF REV. D DRAWINGS  
 MAY 5, 2006 ISSUED FOR ADVISORY DESIGN PANEL  
 SEP 30, 2006 RE-ISSUED FOR DEV. PERMIT  
 DEC 13, 2006 RE-ISSUED FOR DEV. PERMIT

**DRAWING LIST:**

- A-100 COVER
- A-101 SURVEY
- A-102 SITE PLAN
- A-103 SITE CONTEXT PLAN
- A-201 PARKING LEVEL/SITE PLAN
- A-202 LEVEL 1 FLOOR PLAN
- A-203 LEVEL 2 FLOOR PLAN
- A-204 LEVEL 3 FLOOR PLAN
- A-205 LEVEL 4 FLOOR PLAN
- A-206 ROOF PLAN
- A-210 LEVEL 1,2,3 & 4 AREA OVERLAYS

- A-301 NORTH & SOUTH ELEVATIONS
- A-302 EAST & WEST ELEVATIONS
- A-401 SECTION 1
- A-402 SECTION 2 & 3
- A-403 IMPACT ON EASTERN SIDE
- A-404 H/C ADAPTABLE UNIT

**PROJECT DATA:**

CIVIC ADDRESS: 8400-8440 ANDERSON ROAD, RICHMOND, BRITISH COLUMBIA  
 LEGAL ADDRESS: LOTS 71 & 72, SECTION 9, BLOCK 4, NORTH  
 RANGE 6 WEST, WESTMINSTER DISTRICT  
 PLAN 18444

APPLICANT: PATRICK COTTER ARCHITECT INC.  
 230-11200 No.5 ROAD  
 RICHMOND, BRITISH COLUMBIA  
 ZONING: EXISTING: R2, A, B2  
 PROPOSED: CD - COMPREHENSIVE DEVELOPMENT

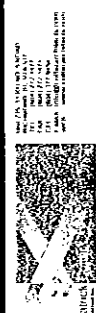
**LOCATION PLAN:**



**DEVELOPMENT DATA:**

| UNIT AREA SUMMARY | UNIT C1 | UNIT C2 | UNIT C3 | UNIT C4 | UNIT E1 | UNIT E2 | UNIT E3 | UNIT E4 | UNIT E5 | UNIT M | TOTAL  |
|-------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|
| Unit Type         | 110mm   | 210mm   | 210mm   | 210mm   | 110mm   | 210mm   | 210mm   | 110mm   | 210mm   | 110mm  | 31-500 |
| Area (sq. ft.)    | 668     | 668     | 668     | 668     | 668     | 668     | 668     | 668     | 668     | 668    | 485    |
| 1                 | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1      | 13     |
| 2                 | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1      | 15     |
| 3                 | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1      | 15     |
| 4                 | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1       | 1      | 15     |
| TOTAL             | 4       | 4       | 4       | 4       | 4       | 4       | 4       | 4       | 4       | 4      | 43     |
| TOTAL             | 2706    | 5344    | 3790    | 5344    | 2706    | 5344    | 3790    | 5344    | 2706    | 5344   | 31308  |

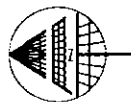
REFER TO A-210



# SURVEY PLAN OF LOTS 71 AND 72 SECTION 9 BLOCK 4 NORTH RURANCE 6 WEST NEW WESTMINSTER DISTRICT PLAN 18444

PARCEL IDENTIFIER (PID): 010 374 293 (L.O.I 71)  
004-277-695 (L.O.I 72)

OWNER ADDRESSES:  
89400-8440 ANDERSON ROAD  
RICHMOND, B.C.



SCALE 1" = 15'

### LEGEND

- SP PROPOSED SPITE MARKER
- SB PROPOSED BOUNDARY MARK
- SE PROPOSED ELECTRICAL SERVICE
- SD PROPOSED DRAINAGE
- SC PROPOSED FIRE HYDRANT
- SO PROPOSED INTERSECTION CHANGING
- SI PROPOSED SIGN
- SL PROPOSED LAMP STAND
- SM PROPOSED MAIL BOX
- SN PROPOSED WATER VALVE
- SA, S PROPOSED SIGN

### NOTES

- ELEVATIONS ARE TO BENCH MARK AND ARE DERIVED FROM THE SURVEY OF THE BENCH MARK AT THE CORNER OF THE LOT WITH AN ELEVATION OF 140.00 METERS OR 459 FEET.
- PROPERTY LINE DIMENSIONS ARE BASED ON FIELD SURVEYS.

© COPYRIGHT

MANSON PECK & TORLUS  
SURVEYORS & ENGINEERS  
1150 1150 1150 1150  
RICHMOND, B.C.

REG. NO. 400-000  
P.O. BOX 270-1150  
RICHMOND, B.C. V6X 1S2  
DATE PLOD: 14626-0308

R-05-14626-3

GRANT HT. MALA HOMES

DATE: 14626-0308

SCALE: 1" = 15'

PLAN: 18444

PLOT: 71, 72

SECTION: 9

BLOCK: 4 NORTH

DISTRICT: WEST NEW WESTMINSTER

CITY: WESTMINSTER

PROVINCE: BRITISH COLUMBIA

COUNTRY: CANADA

ECKERSLEY ROAD

ANDERSON ROAD

GRANVILLE AVENUE

COONEY ROAD

NW2281

TOTAL SITE AREA:  
26367 ft<sup>2</sup>

PLAN

71

72

18444

EXISTING HOUSE

BUILDING

NOTED THROUGH PROPERTY LINE  
APRIL 1, 2008  
REVIEW THROUGH PROPERTY LINE  
APRIL 1, 2008  
DATE OF SURVEY: APRIL 1 & 8, 2008

S.E. LAND BANNER (REV)  
THIS DOCUMENT IS NOT VALID  
UNLESS OTHERWISE NOTED  
AND DATED

5/14/10

PROPOSED 4 STOREY TOWNHOUSE (BY OTHERS)

ECKERSLEY RD

PROPOSED ENTRY TO PARKING BELOW BUILDING TO BE ALIGNED WITH CENTRELINE OF ECKERSLEY RD

ANDERSON ROAD

COONEY RD

GRANVILLE AVE.

ULTIMATE CURB LINE

2.0m SW

1.5m BLVD.

PROPERTY LINE (PROPOSED)

PROPERTY LINE (EXISTING)

PROPOSED 4 STOREY RESIDENTIAL BUILDING OVER 1 LEVEL OF PARKING

ULTIMATE PROPERTY LINE

1.5m BLVD.

ULTIMATE CURB LINE

PROPERTY LINE (EXISTING)

EXISTING 2 STOREY RESIDENTIAL BUILDING OVER 1 LEVEL OF PARKING



|                         |                       |
|-------------------------|-----------------------|
| 1. TITLE SHEET          | 2. GENERAL NOTES      |
| 3. SITE PLAN            | 4. FLOOR PLANS        |
| 5. SECTIONAL ELEVATIONS | 6. ELEVATIONS         |
| 7. SCHEDULES            | 8. CONTRACT DOCUMENTS |
| 9. APPENDICES           | 10. OTHER             |

**Patrick O'Rourke**  
 PROJECT ARCHITECT  
 12131 KENNEDY RD, UNIT 208  
 RICHMOND, BC V6V 1S1  
 TEL: 604.273.1417  
 FAX: 604.273.1418  
 www.porourke.com  
 www.porourke.ca

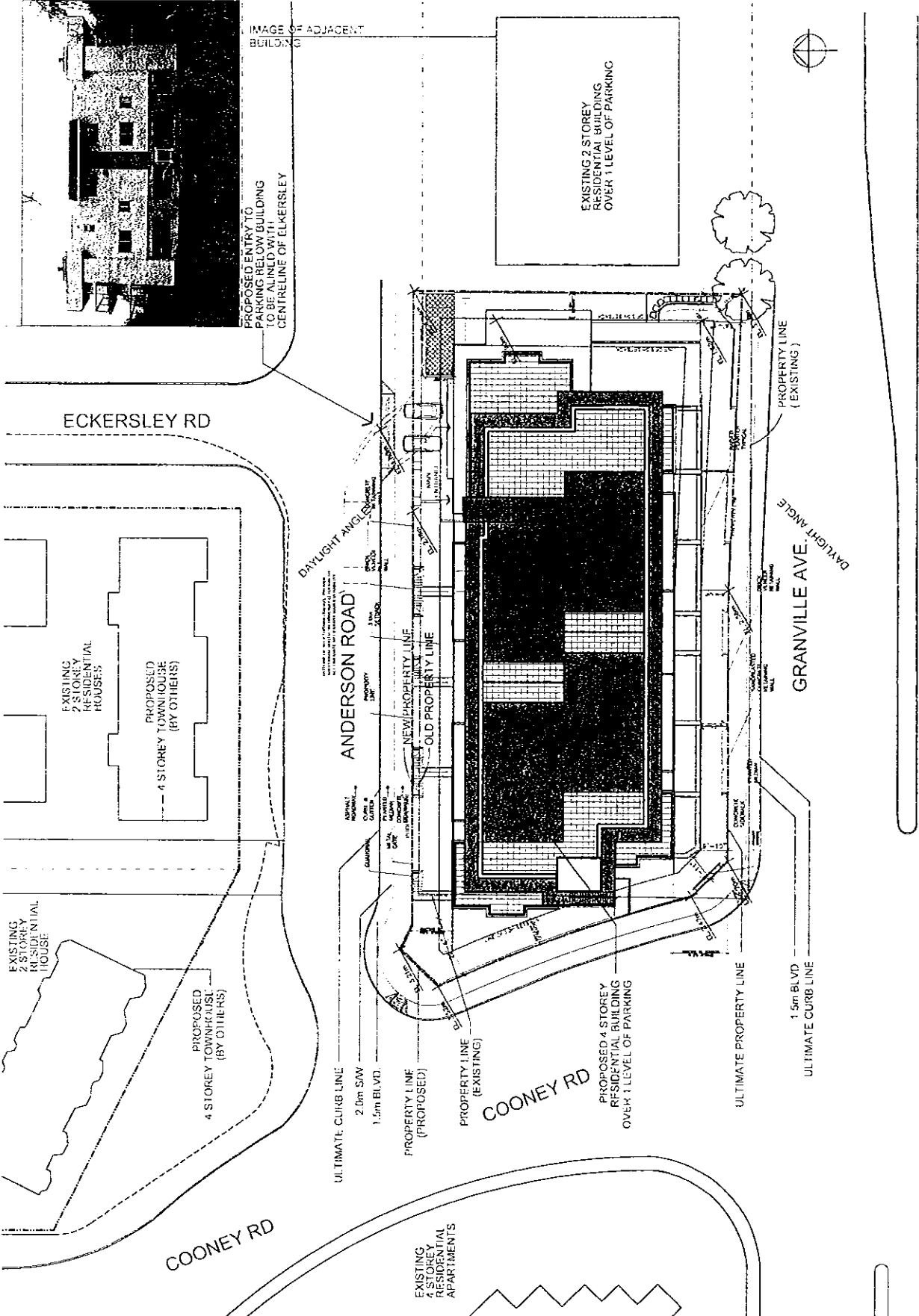
RESIDENTIAL DEVELOPMENT  
 8400 8440 ANDERSON ROAD  
 Richmond, B.C.

DATE: 7/23/03 UCI 1.D

|           |         |
|-----------|---------|
| OWNER:    | 7/23/03 |
| DESIGNER: | 7/23/03 |
| DATE:     | 7/23/03 |
| SCALE:    | 1:500   |
| DATE:     | 7/23/03 |

**NOTE:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL WORK IS TO BE ACCORDING TO THE NATIONAL BUILDING CODE OF CANADA, 2006 EDITION, AS AMENDED BY THE NATIONAL BUILDING CODE OF CANADA, 2006 EDITION, SUPPLEMENTAL PROVISIONS FOR BRITISH COLUMBIA.  
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 4. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.  
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SITE PLAN



**REVISIONS**

| No. | Description              |
|-----|--------------------------|
| 1   | Issue for public comment |
| 2   | Issue for public comment |
| 3   | Issue for public comment |
| 4   | Issue for public comment |
| 5   | Issue for public comment |
| 6   | Issue for public comment |
| 7   | Issue for public comment |
| 8   | Issue for public comment |
| 9   | Issue for public comment |
| 10  | Issue for public comment |

**PROJECT INFORMATION**

PROJECT NAME: R1 RESIDENTIAL DEVELOPMENT  
 PROJECT ADDRESS: 8400, 8440 ANDERSON ROAD, RICHMOND, H.C.  
 CLIENT: [Name]  
 ARCHITECT: [Name]  
 DATE: 15/12/2011

**PROPERTY INFORMATION**

712380 TIC LTD

|                           |  |
|---------------------------|--|
| Lot No.                   |  |
| Area (sq m)               |  |
| Area (sq ft)              |  |
| Volume (m <sup>3</sup> )  |  |
| Volume (ft <sup>3</sup> ) |  |
| Height (m)                |  |
| Height (ft)               |  |

**CONTRACT INFORMATION**

DATE: 15/12/2011

PARKING SUMMARY  
 RESIDENTS 49  
 VISITORS 9  
 LOADING 1

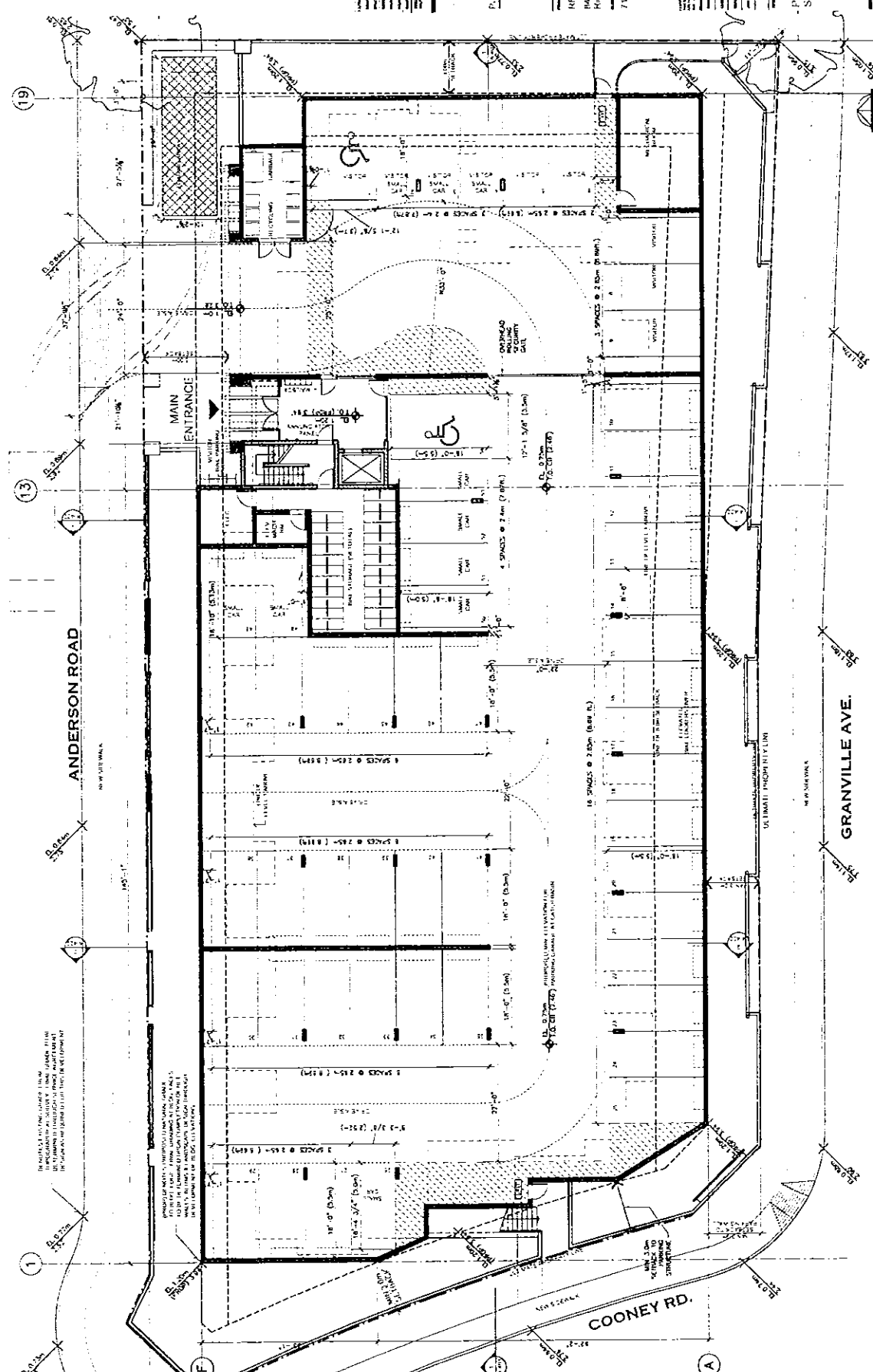
STANDARD 42  
 SMALL 10  
 LOADING 1  
 II CAR 2

| NO. | DESCRIPTION | AREA (SQ. FT.) | NO. OF SPACES | TYPE      |
|-----|-------------|----------------|---------------|-----------|
| 1   | STANDARD    | 1,800          | 42            | 42' x 22' |
| 2   | SMALL       | 1,000          | 10            | 10' x 10' |
| 3   | LOADING     | 1,000          | 1             | 10' x 20' |
| 4   | II CAR      | 200            | 2             | 10' x 15' |
| 5   | TOTAL       | 4,000          | 65            |           |

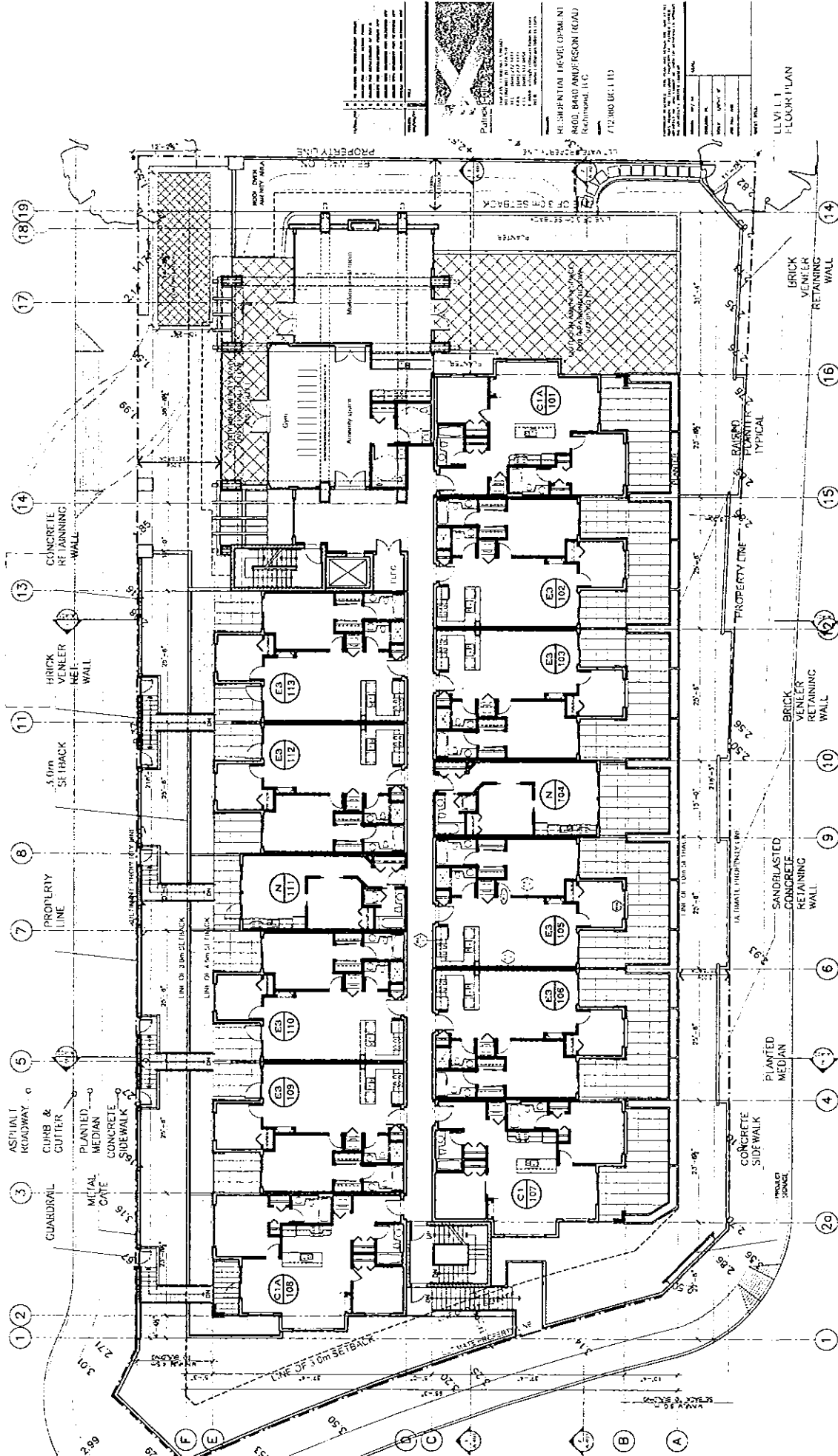
RESIDENTIAL DEVELOPMENT  
 1400 BARD ANDERSON ROAD  
 RICHMOND, B.C.  
 712380 RCL 110

PARKING LEVEL  
 SILL PLAN

A-201  
 G



11/11/15



LEVEL 1 FLOOR PLAN

|       |  |   |  |
|-------|--|---|--|
| A-202 |  | G |  |
|-------|--|---|--|

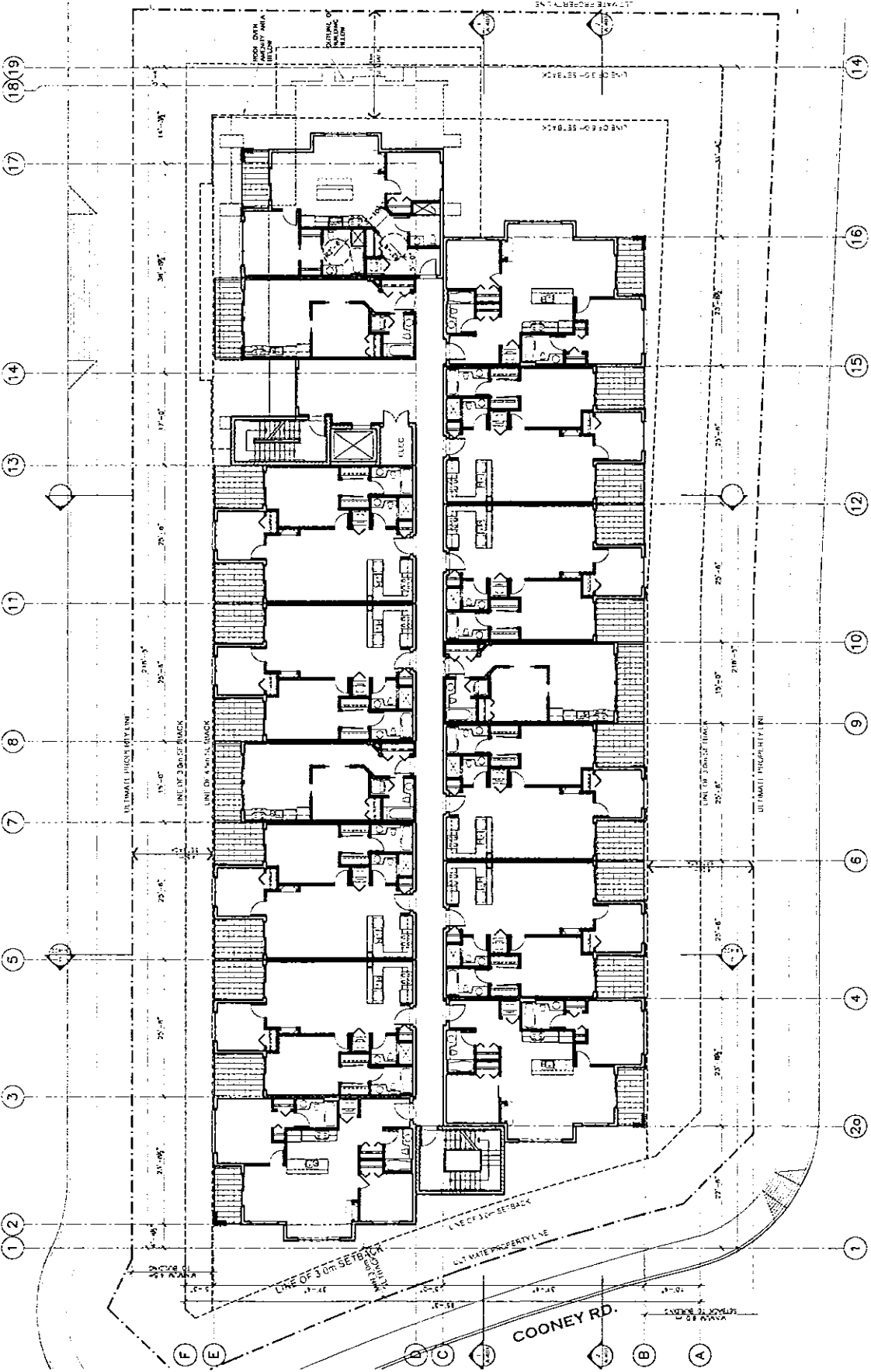
**HEMPHILL LEVEL (P&I)**  
**8400 BRAD AUSTIN REGION ROAD**  
 Richmond, LLC  
 712.980.1113

|             |          |
|-------------|----------|
| DATE:       | 11/11/15 |
| SCALE:      | AS SHOWN |
| DRAWN BY:   | ...      |
| CHECKED BY: | ...      |
| PROJECT:    | ...      |





ANDERSON ROAD



GRANVILLE AVE.

COONEY RD.

|     |                   |          |
|-----|-------------------|----------|
| NO. | DESCRIPTION       | DATE     |
| 1   | ISSUED FOR PERMIT | 10/11/15 |
| 2   | REVISION          |          |
| 3   | REVISION          |          |
| 4   | REVISION          |          |
| 5   | REVISION          |          |
| 6   | REVISION          |          |
| 7   | REVISION          |          |
| 8   | REVISION          |          |
| 9   | REVISION          |          |
| 10  | REVISION          |          |
| 11  | REVISION          |          |
| 12  | REVISION          |          |
| 13  | REVISION          |          |
| 14  | REVISION          |          |
| 15  | REVISION          |          |
| 16  | REVISION          |          |
| 17  | REVISION          |          |
| 18  | REVISION          |          |
| 19  | REVISION          |          |
| 20  | REVISION          |          |



RESIDENTIAL DEVELOPMENT  
 8400 BARD AVE. (SOUTH ROAD)  
 RICHMOND, D.C.  
 712360 INC. LTD.

|             |                             |
|-------------|-----------------------------|
| DATE        | 10/11/15                    |
| SCALE       | AS SHOWN                    |
| PROJECT     | 8400 BARD AVE. (SOUTH ROAD) |
| CLIENT      | 712360 INC. LTD.            |
| ARCHITECT   | ARCHITECT                   |
| ENGINEER    | ENGINEER                    |
| PLUMBER     | PLUMBER                     |
| ELECTRICIAN | ELECTRICIAN                 |
| Mechanical  | Mechanical                  |
| Structural  | Structural                  |
| Interior    | Interior                    |
| Exterior    | Exterior                    |
| Site        | Site                        |
| Other       | Other                       |

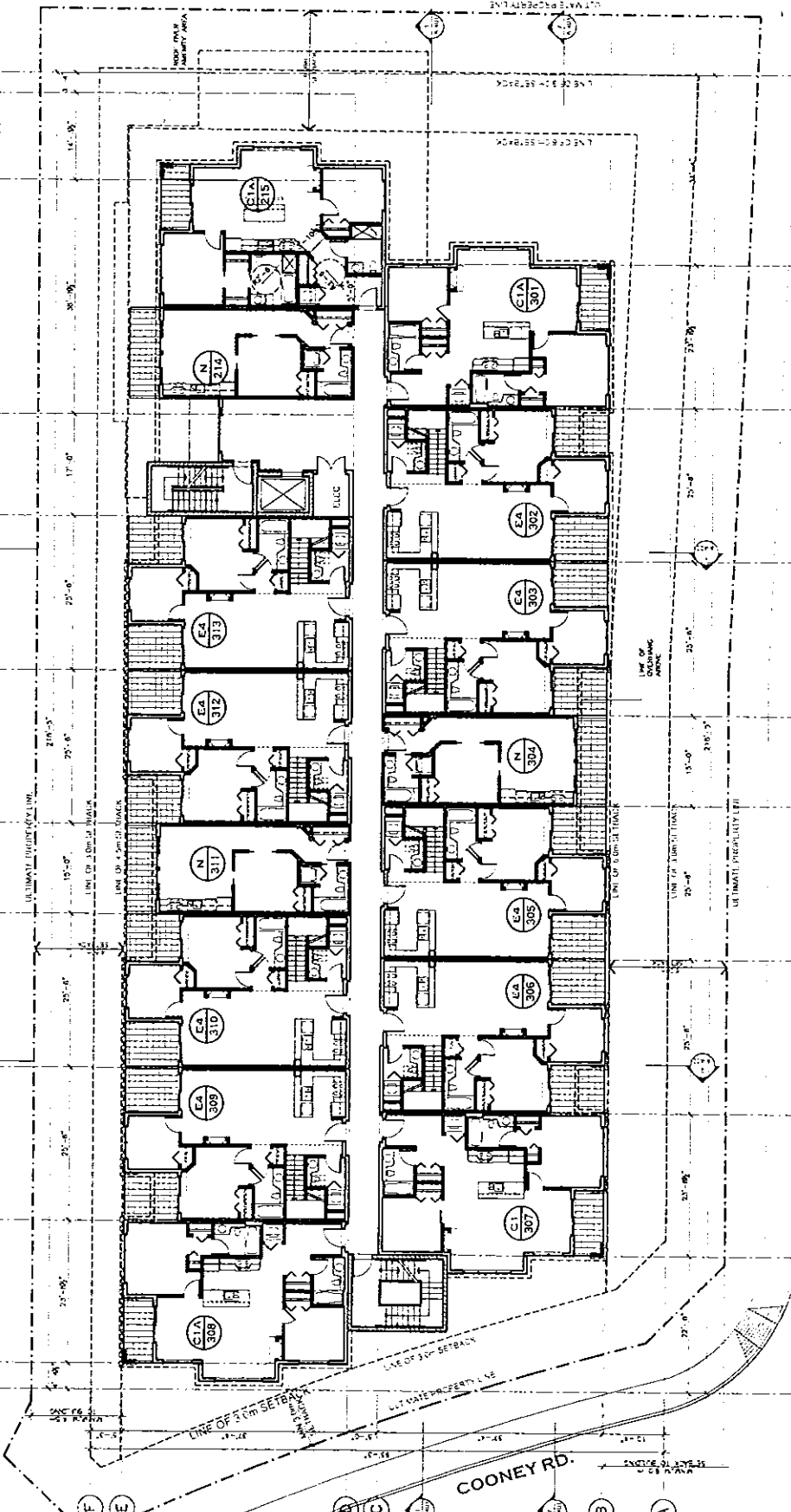
LEVEL 2 FLOOR PLAN

A-203 G

NOTES:

ANDERSON ROAD

1 2 3 4 5 6 7 8 11 13 14 17 18 19



1 2 3 4 6 7 8 9 10 12 14 15 16

GRANVILLE AVE.

REVISIONS

| NO. | DATE | DESCRIPTION |
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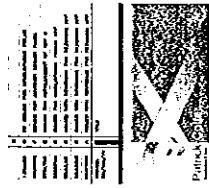
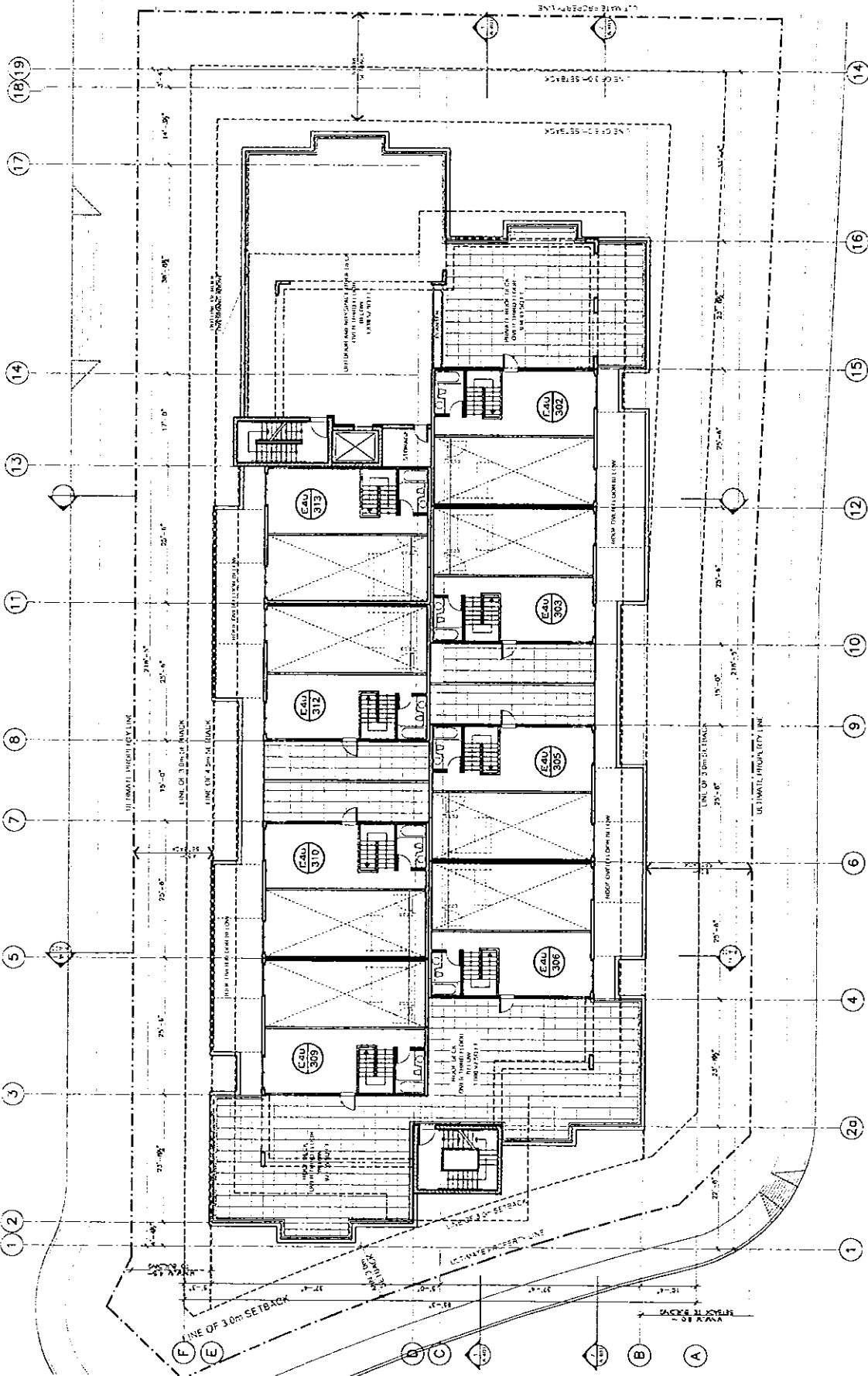
RESIDENTIAL DEVELOPMENT  
 8000 ROAD ANDERSON ROAD  
 Richmond, B.C.  
 772 AND INC LTD

LEVEL 3 FLOOR PLAN

| NO. | DATE | DESCRIPTION |
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A-204  
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DATE: 11/11/11



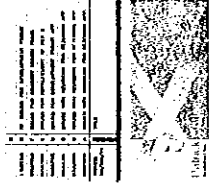
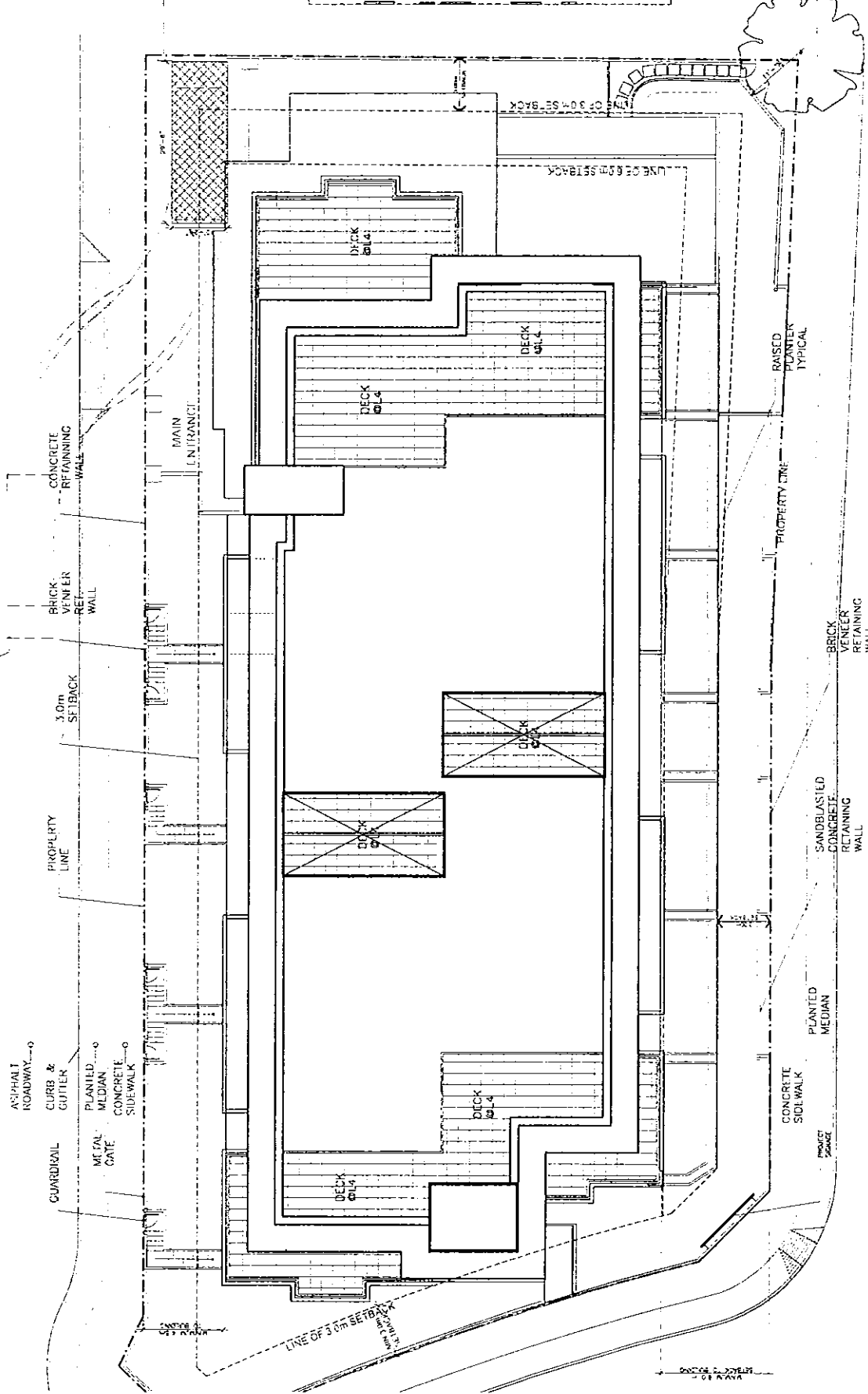
RESIDENTIAL DEVELOPMENT  
 1172000 BCT LTD  
 1172000 BCT LTD  
 1172000 BCT LTD

|     |          |                   |
|-----|----------|-------------------|
| NO. | DATE     | DESCRIPTION       |
| 1   | 11/11/11 | ISSUED FOR PERMIT |
| 2   | 11/11/11 | ISSUED FOR PERMIT |
| 3   | 11/11/11 | ISSUED FOR PERMIT |
| 4   | 11/11/11 | ISSUED FOR PERMIT |
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| 20  | 11/11/11 | ISSUED FOR PERMIT |

LEVEL 4  
 FLOOR PLAN

SCALE

ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED TO ACCORDANCE WITH LOCAL BUILDING REGULATIONS



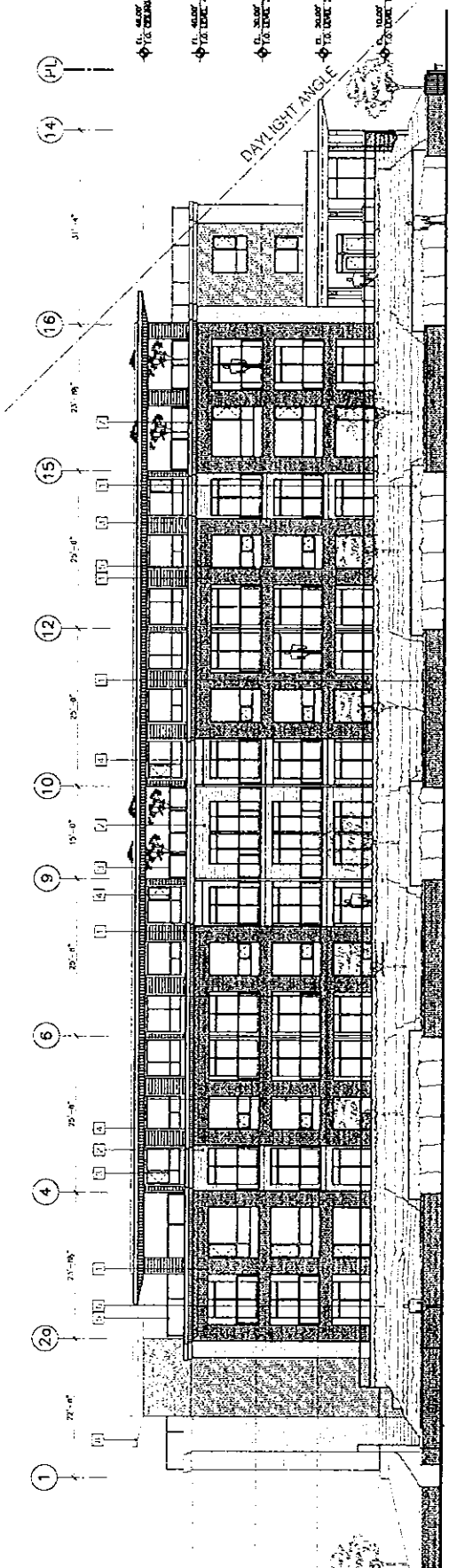
PROJECT: INITIAL DEVELOPMENT  
 8000 ANDERSON ROAD  
 FARMINGTON, CT 06030  
 732-880-1110

|             |                                  |
|-------------|----------------------------------|
| DATE        | 10/15/11                         |
| PROJECT NO. | 11-001                           |
| CLIENT      | MR. & MRS. J. & K. SMITH         |
| DESIGNER    | ARCHITECTURAL DESIGN GROUP, INC. |
| SCALE       | AS SHOWN                         |
| DATE        | 10/15/11                         |
| PROJECT NO. | 11-001                           |
| CLIENT      | MR. & MRS. J. & K. SMITH         |
| DESIGNER    | ARCHITECTURAL DESIGN GROUP, INC. |
| SCALE       | AS SHOWN                         |
| DATE        | 10/15/11                         |
| PROJECT NO. | 11-001                           |
| CLIENT      | MR. & MRS. J. & K. SMITH         |
| DESIGNER    | ARCHITECTURAL DESIGN GROUP, INC. |
| SCALE       | AS SHOWN                         |

ROCK PLAN



- NOTES:
1. EXISTING PROJECT TO BE REBUILT.
  2. SEE ALL NOTES FOR
  3. FINISHES TO BE AS SHOWN.
  4. FINISHES TO BE AS SHOWN.
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  30. FINISHES TO BE AS SHOWN.



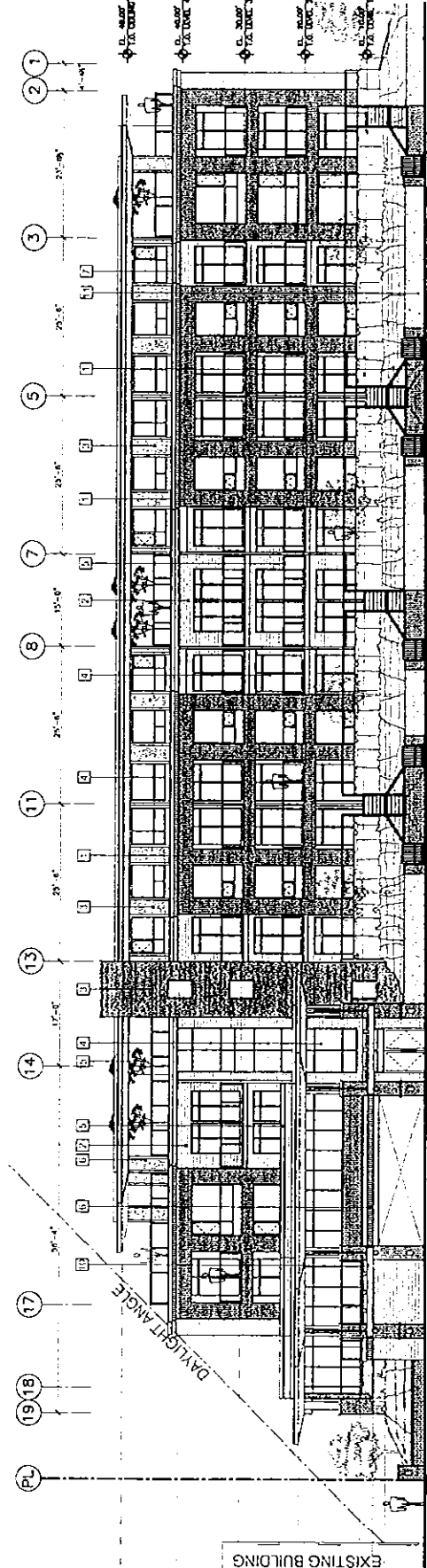
1 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

PROJECT:  
 1000 RABO ANDERSON ROAD  
 RICHMOND, VA  
 712360 BCL LTD

DATE: 10/10/11  
 DRAWN: [Name]  
 CHECKED: [Name]  
 APPROVED: [Name]

REVISIONS:

| NO. | DESCRIPTION |
|-----|-------------|
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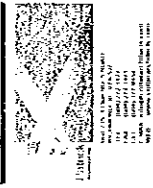
2 NORTH ELEVATION  
SCALE 1/8" = 1'-0"

**NOTES**

- 1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE FOLLOWING:
- 2. UNLESS OTHERWISE NOTED, ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
- 3. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE FOLLOWING:
- 4. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE FOLLOWING:
- 5. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE FOLLOWING:
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- 19. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE FOLLOWING:
- 20. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE FOLLOWING:

**SCALE**  
 1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 3/4" = 1'-0"  
 1" = 1'-0"

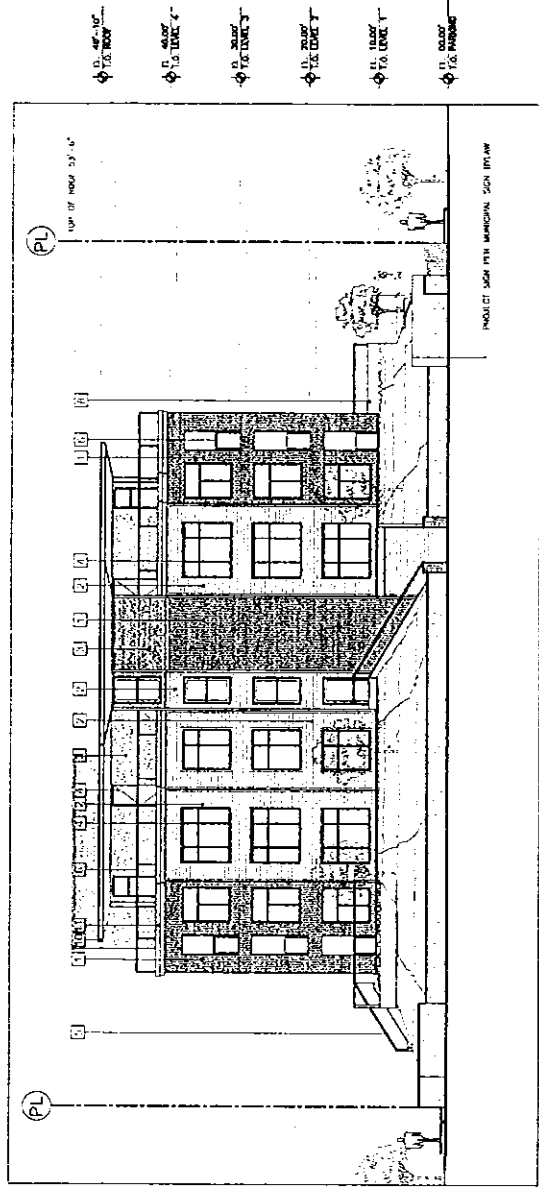
| NO. | DESCRIPTION     |
|-----|-----------------|
| 1   | FOUNDATION      |
| 2   | FLOOR           |
| 3   | CEILING         |
| 4   | ROOF            |
| 5   | EXTERIOR FINISH |
| 6   | INTERIOR FINISH |
| 7   | MECHANICAL      |
| 8   | ELECTRICAL      |
| 9   | PLUMBING        |
| 10  | PAINT           |
| 11  | LANDSCAPE       |
| 12  | CONCRETE        |
| 13  | STEEL           |
| 14  | WOOD            |
| 15  | GLASS           |
| 16  | IRON            |
| 17  | COPPER          |
| 18  | ZINC            |
| 19  | ALUMINUM        |
| 20  | BRASS           |



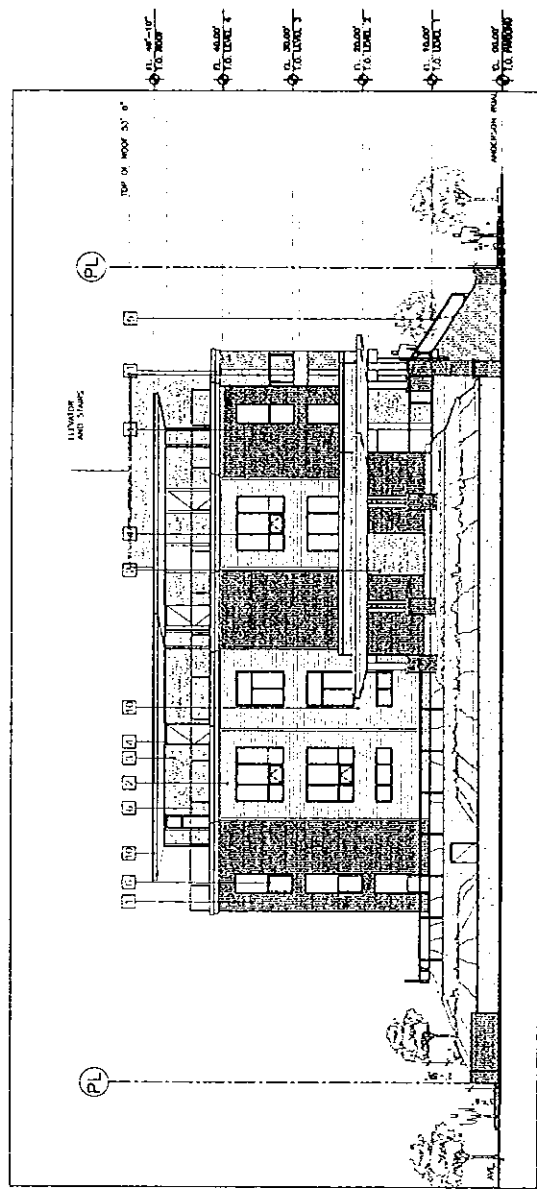
**PROJECT**  
 RESIDENTIAL DEVELOPMENT  
 8400, 8440 AND 8480 ANDERSON ROAD  
 Redmond, B.C.  
 717390 INC LTD

| NO. | DESCRIPTION     |
|-----|-----------------|
| 1   | FOUNDATION      |
| 2   | FLOOR           |
| 3   | CEILING         |
| 4   | ROOF            |
| 5   | EXTERIOR FINISH |
| 6   | INTERIOR FINISH |
| 7   | MECHANICAL      |
| 8   | ELECTRICAL      |
| 9   | PLUMBING        |
| 10  | PAINT           |
| 11  | LANDSCAPE       |
| 12  | CONCRETE        |
| 13  | STEEL           |
| 14  | WOOD            |
| 15  | GLASS           |
| 16  | IRON            |
| 17  | COPPER          |
| 18  | ZINC            |
| 19  | ALUMINUM        |
| 20  | BRASS           |

**EAST AND WEST ELEVATIONS**

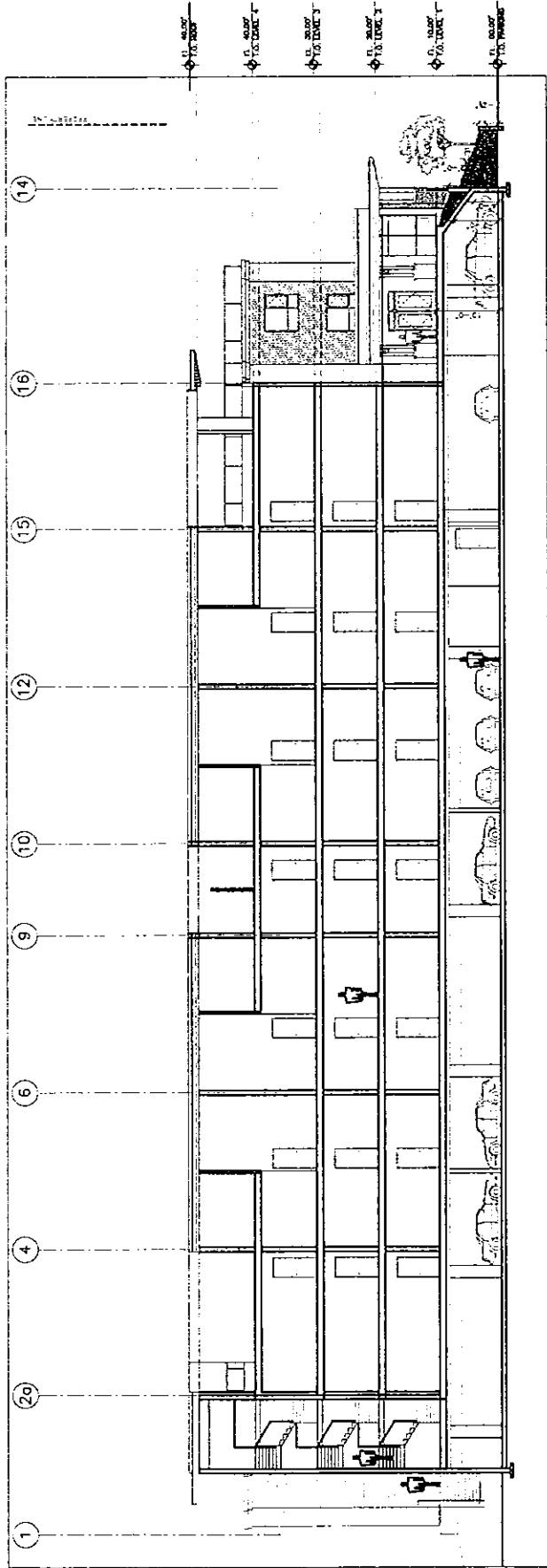


**1 WEST ELEVATION**  
 SCALE OF 1/8" = 1'-0"

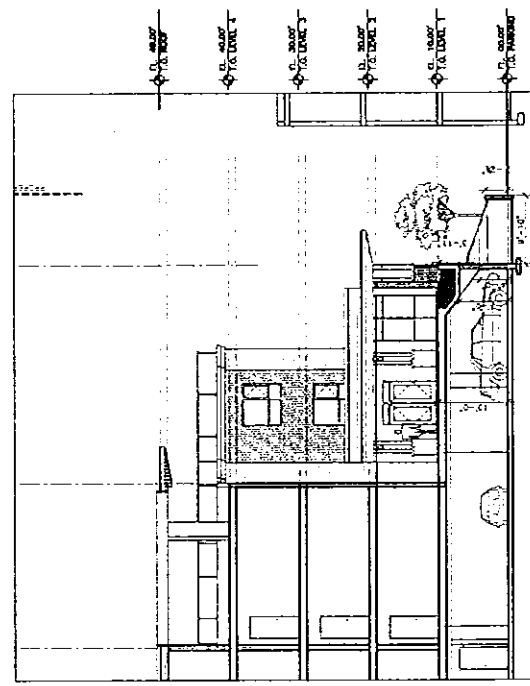


**2 EAST ELEVATION**  
 SCALE OF 1/8" = 1'-0"

NOTES:



1 SECTION 1  
A-401 SCALE: 1/8" = 1'-0"



2 SECTION 2  
A-401 SCALE: 1/8" = 1'-0"

| NO. | DESCRIPTION |
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PROJECT: 11000 WILSON ROAD, RICHMOND, VA  
 CLIENT: WILSON DEVELOPMENT, INC.  
 ARCHITECT: WILSON DEVELOPMENT, INC.  
 DATE: 11/11/11

PROJECT: 11000 WILSON ROAD, RICHMOND, VA  
 CLIENT: WILSON DEVELOPMENT, INC.  
 ARCHITECT: WILSON DEVELOPMENT, INC.  
 DATE: 11/11/11

PROJECT: 11000 WILSON ROAD, RICHMOND, VA  
 CLIENT: WILSON DEVELOPMENT, INC.  
 ARCHITECT: WILSON DEVELOPMENT, INC.  
 DATE: 11/11/11

PROJECT: 11000 WILSON ROAD, RICHMOND, VA  
 CLIENT: WILSON DEVELOPMENT, INC.  
 ARCHITECT: WILSON DEVELOPMENT, INC.  
 DATE: 11/11/11

SECTION 1.1  
 SECTION 2.2

A-401 G

NOTES:

1. EXISTING FOUNDATION SHALL REMAIN.
2. EXISTING FOUNDATION SHALL BE REINFORCED WITH 4#4 BARS AT 12" ON CENTER.
3. EXISTING FOUNDATION SHALL BE REINFORCED WITH 4#4 BARS AT 12" ON CENTER.
4. EXISTING FOUNDATION SHALL BE REINFORCED WITH 4#4 BARS AT 12" ON CENTER.
5. EXISTING FOUNDATION SHALL BE REINFORCED WITH 4#4 BARS AT 12" ON CENTER.
6. EXISTING FOUNDATION SHALL BE REINFORCED WITH 4#4 BARS AT 12" ON CENTER.
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10. EXISTING FOUNDATION SHALL BE REINFORCED WITH 4#4 BARS AT 12" ON CENTER.
11. EXISTING FOUNDATION SHALL BE REINFORCED WITH 4#4 BARS AT 12" ON CENTER.

NOTE:  
 1. SEE EXISTING FOUNDATION FOR MORE INFO.  
 2. SEE DWG. A-101

| NO. | DESCRIPTION           | DATE     |
|-----|-----------------------|----------|
| 1   | PREPARED BY ARCHITECT | 11/15/11 |
| 2   | REVISIONS             |          |
| 3   | DATE                  |          |
| 4   | BY                    |          |
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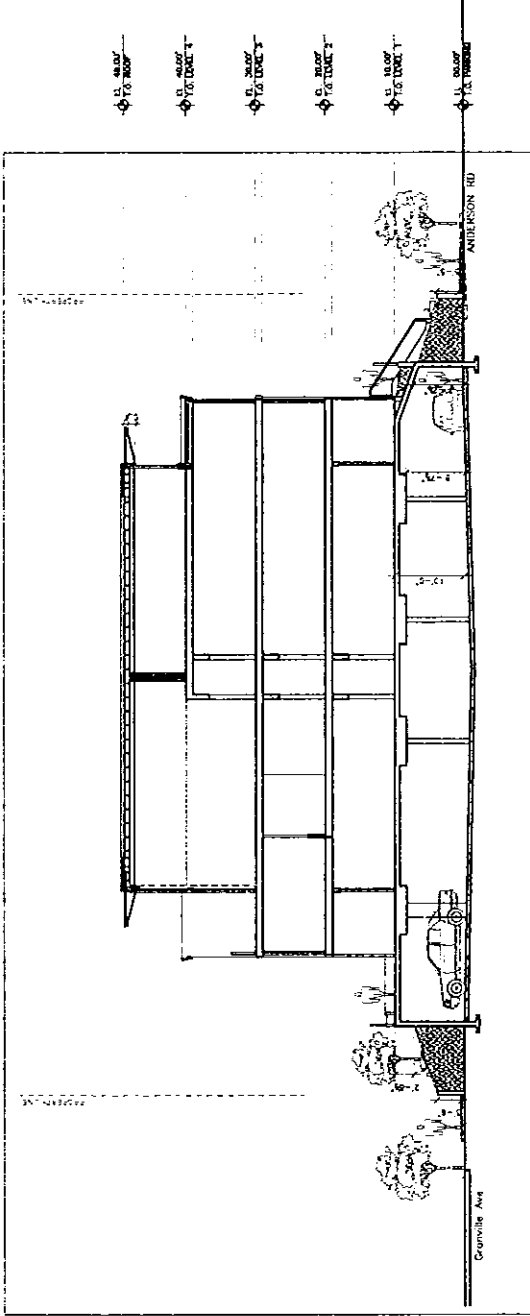
RESIDENTIAL DEVELOPMENT  
 3400 AMBROSE ROAD  
 RICHMOND, VA

DATE: 11/15/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"

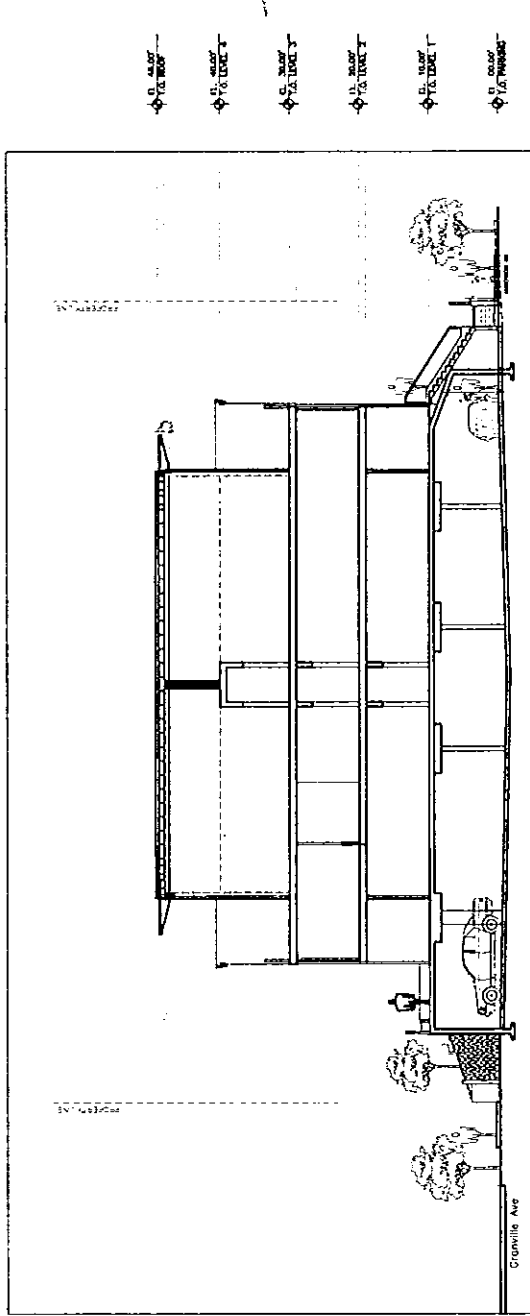
| NO. | DESCRIPTION           | DATE     |
|-----|-----------------------|----------|
| 1   | PREPARED BY ARCHITECT | 11/15/11 |
| 2   | REVISIONS             |          |
| 3   | DATE                  |          |
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| 90  | BY                    |          |
| 91  | DATE                  |          |
| 92  | BY                    |          |
| 93  | DATE                  |          |
| 94  | BY                    |          |
| 95  | DATE                  |          |
| 96  | BY                    |          |
| 97  | DATE                  |          |
| 98  | BY                    |          |
| 99  | DATE                  |          |
| 100 | BY                    |          |

SECTION 1-1  
 SECTION 2-2

A-402  
 G

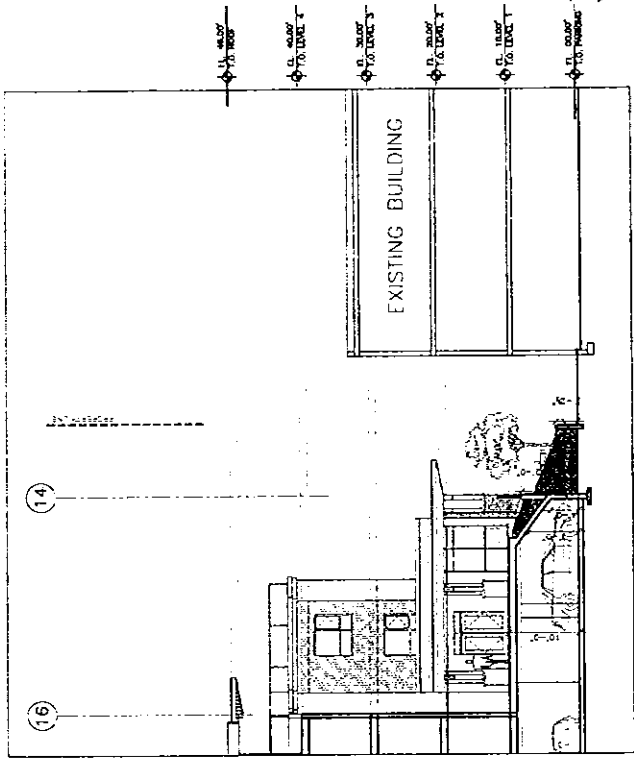


1 SECTION 1-1  
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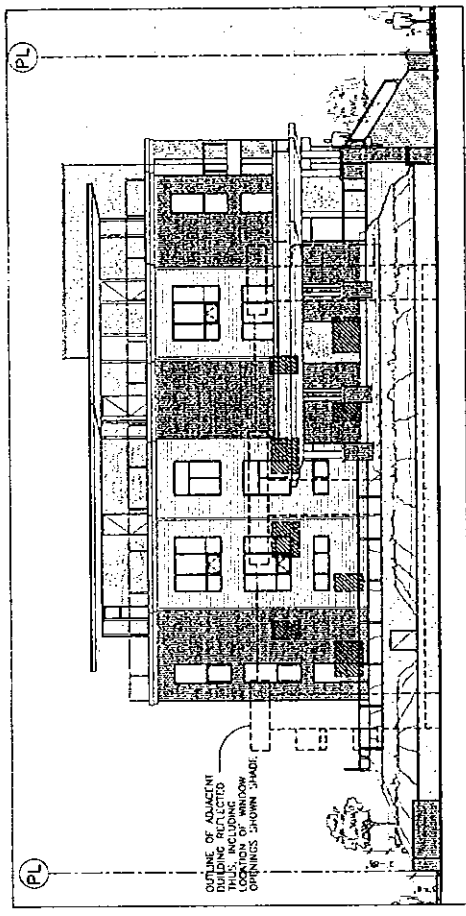


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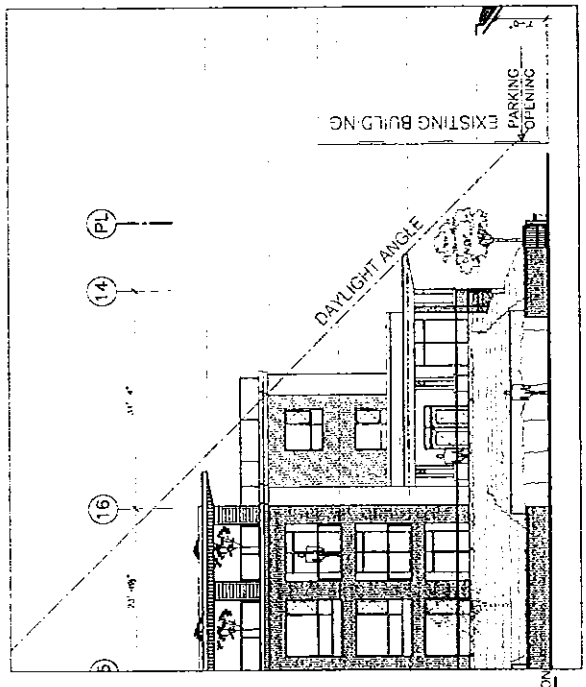




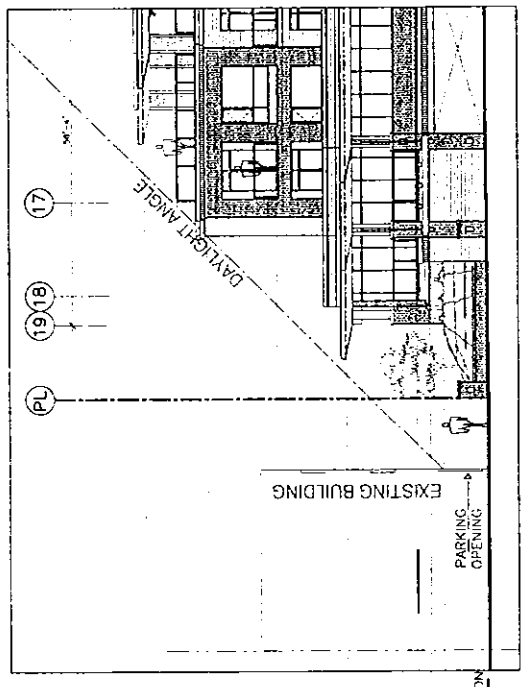
2 SECTION 1  
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

|    |                   |
|----|-------------------|
| 1  | CONCRETE          |
| 2  | BRICK             |
| 3  | WOOD SIDING       |
| 4  | GLASS             |
| 5  | ROOFING           |
| 6  | LANDSCAPE         |
| 7  | PAVING            |
| 8  | SCREENING         |
| 9  | WOOD DECK         |
| 10 | WOOD PORCH        |
| 11 | WOOD STAIRS       |
| 12 | WOOD FLOORING     |
| 13 | WOOD CEILING      |
| 14 | WOOD TRIM         |
| 15 | WOOD DOORS        |
| 16 | WOOD WINDOWS      |
| 17 | WOOD SHUTTERS     |
| 18 | WOOD BALCONY      |
| 19 | WOOD RAILINGS     |
| 20 | WOOD FENCES       |
| 21 | WOOD SIGNAGE      |
| 22 | WOOD LIGHTING     |
| 23 | WOOD PAINT        |
| 24 | WOOD STAIN        |
| 25 | WOOD VARNISH      |
| 26 | WOOD POLISH       |
| 27 | WOOD SEALANT      |
| 28 | WOOD PRESERVATIVE |
| 29 | WOOD CLEANER      |
| 30 | WOOD RESTORATION  |

PROJECT NO. 172388  
 DATE: 10/15/14  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT: PRESIDENTIAL DEVELOPMENT  
 8000 BRAD ANGLISSUM ROAD  
 RICHMOND, VA

DATE: 10/15/14  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT: PRESIDENTIAL DEVELOPMENT  
 8000 BRAD ANGLISSUM ROAD  
 RICHMOND, VA

DATE: 10/15/14  
 DRAWN BY: J. B. BROWN  
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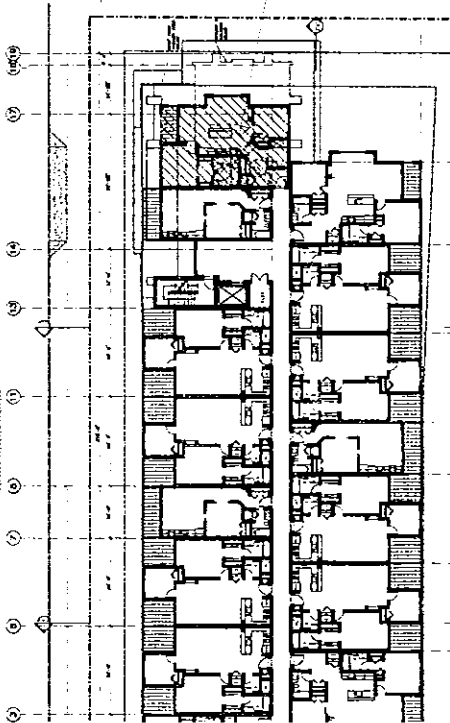
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 DRAWN BY: J. B. BROWN  
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 8000 BRAD ANGLISSUM ROAD  
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 8000 BRAD ANGLISSUM ROAD  
 RICHMOND, VA

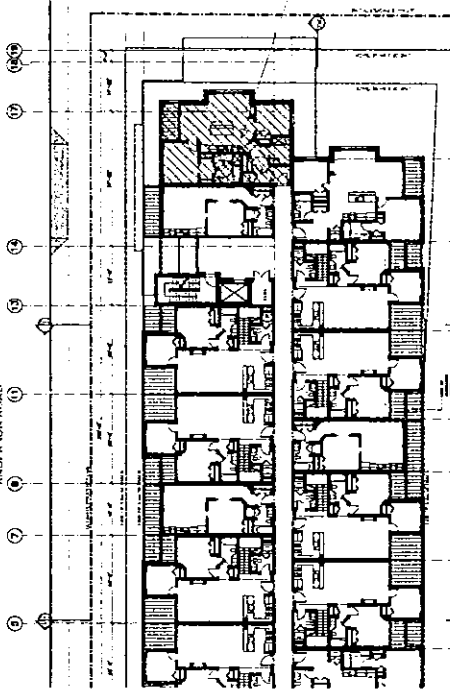
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 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT: PRESIDENTIAL DEVELOPMENT  
 8000 BRAD ANGLISSUM ROAD  
 RICHMOND, VA

ANDERSON ROAD



2ND LEVEL

ANDERSON ROAD



3RD LEVEL

UNIT 1

1 UNIT BUILT AS ADAPTABLE UNIT ON LEVEL 2  
 1 UNIT BUILT AS ADAPTABLE UNIT ON LEVEL 3  
 TOTAL 2 ADAPTABLE UNITS

|             |                      |
|-------------|----------------------|
| NO.         | 1                    |
| DATE        | 10/10/10             |
| BY          | ARCHITECT            |
| DESCRIPTION | ADAPTATION OF UNIT 1 |
| REVISIONS   |                      |



RESIDENTIAL DEVELOPMENT  
 10001 ANDERSON ROAD  
 RICHMOND, U.K.

7/20/10 BCL LTD

|             |                      |
|-------------|----------------------|
| NO.         | 1                    |
| DATE        | 10/10/10             |
| BY          | ARCHITECT            |
| DESCRIPTION | ADAPTATION OF UNIT 1 |
| REVISIONS   |                      |

RESIDENTIAL DEVELOPMENT  
 10001 ANDERSON ROAD  
 RICHMOND, U.K.

7/20/10 BCL LTD

Pocket doors with min. clear width of 3'-0" provide barrier free access to closet and ensuit

Vanity may be reduced in size or replaced with wall-hung sink to provide additional clear area at tub as well as below sink

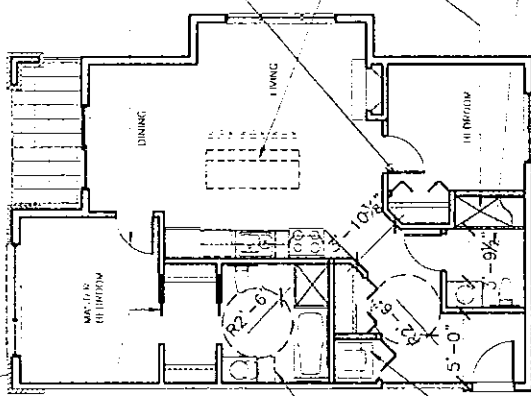
Laundry and closet open fully for access from outside

Door provides Required manoeuvring dimension on both sides of the door

Island could be removed for full access to kitchen

Shower unit with low threshold and built-in seat

Bathroom layout provides clear area in front of shower



1 HANDICAP ADAPTABLE UNIT C1  
 AREA: 107.14 E

NO. 1  
 A-404  
 G



**City of Richmond**

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

**Development Application  
 Data Sheet**

**RZ 04-272735** **Attachment 3**

Address: 8400 and 8440 Anderson Road

Applicant: Patrick Cotter Architect Inc.

Planning Area(s): City Centre

|                              | Existing   | Proposed   |
|------------------------------|--|--|
| Owner:                       | 712380 BC LTD  | 712380 BC LTD  |
| Site Size (m <sup>2</sup> ): | 2,452 m <sup>2</sup>   | 2,526.10 m <sup>2</sup>                              |
| Land Uses:                   | Residential  | Residential  |
| OCP Designation:             | Neighbourhood Residential  | Neighbourhood Residential                            |
| Area Plan Designation:       | Residential  | Residential  |
| Zoning:                      | Townhouse District (R2) and Two-Family Housing District (R5)   | Comprehensive Development District (CD/170)          |
| Number of Units:             | 2  | 43   |
| Other Designations:          | Neighbourhood Residential (in the Official Community Plan)<br>Residential (in the City Centre Area Plan) | Medium Density (in the City Centre Area Update Plan) |

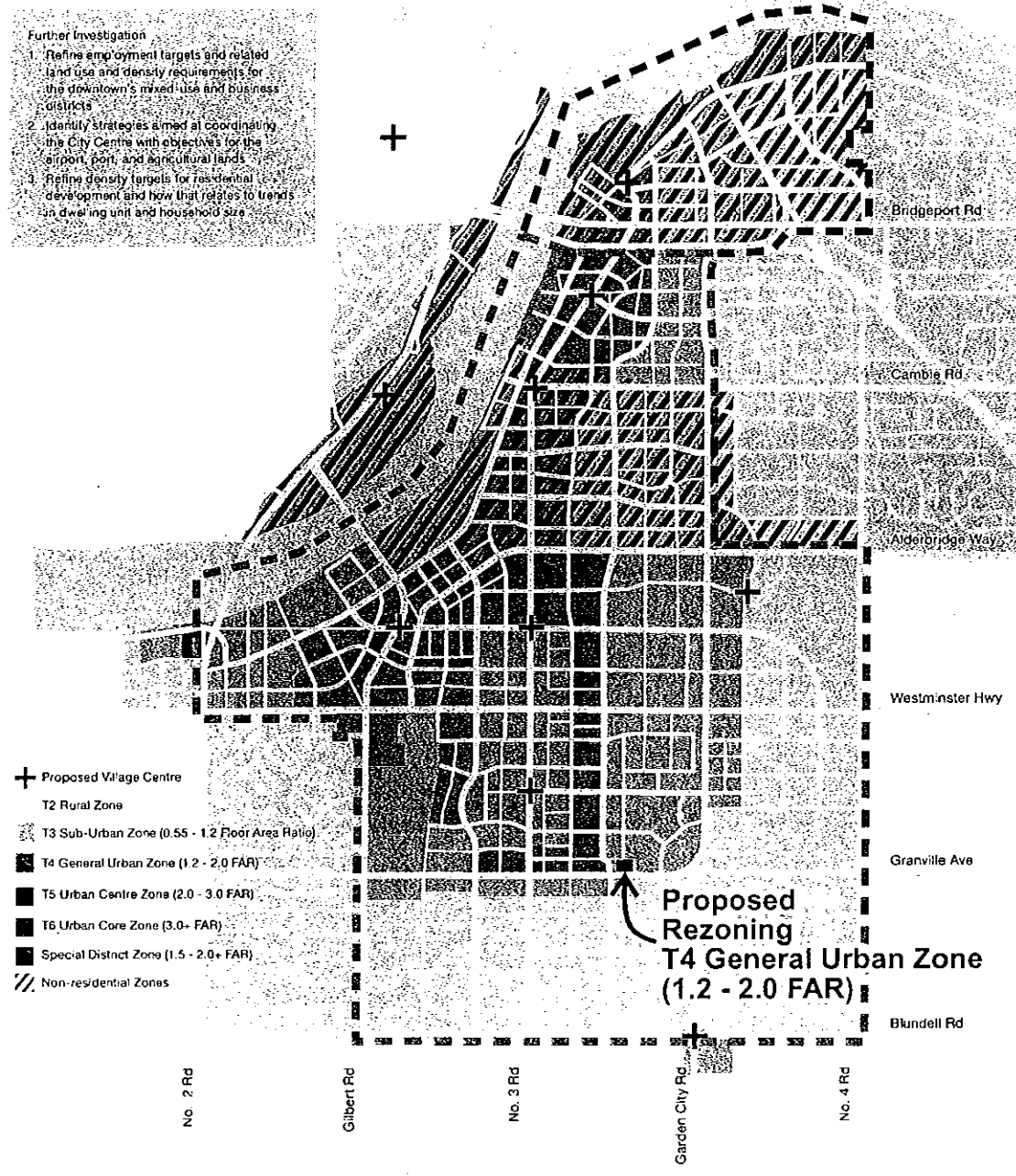
| On Future Subdivided Lots | Bylaw Requirement   | Proposed  | Variance       |
|---------------------------|---|---|----------------|
| Floor Area Ratio:         | 1.3 F.A.R.<br>- Additional 0.15 F.A.R. for dwelling units with an area less than 50 m <sup>2</sup> (538.196 ft <sup>2</sup> (Affordable Housing))<br>- Additional 0.05 F.A.R. for amenity space | 1.3 F.A.R.<br>- Additional 0.15 F.A.R. for dwelling units with an area less than 50 m <sup>2</sup> (538.196 ft <sup>2</sup> (Affordable Housing))<br>- Additional 0.05 F.A.R. for amenity space | none permitted |
| Lot Coverage – Building:  | Max. 56%  | 56%   | none           |
| Lot Size:                 | 2,500 m <sup>2</sup><br>(26,909.776 ft <sup>2</sup> )   | 2,500 m <sup>2</sup><br>(26,909.776 ft <sup>2</sup> )   | none           |

| On Future Subdivided Lots          | Bylaw Requirement  | Proposed   | Variance |
|------------------------------------|--|--|----------|
| Setback – Front Yard (m):          | Granville Avenue: 6 m<br>Cooney Road: 3 m<br>Anderson Road: 4.5 m<br>With the exception of the parking structure which shall be no closer to a property line than 3 m<br>Side yard: 3 m except that the minimum side yard setback shall be 6 m for portions of the building exceeding 7.5 m in building height | Granville Avenue: 6 m<br>Cooney Road: 3 m<br>Anderson Road: 4.5 m<br>With the exception of the parking structure which shall be no closer to a property line than 3 m<br>Side yard: 3 m except that the minimum side yard setback shall be 6 m for portions of the building exceeding 7.5 m in building height | none     |
| Height (m):                        | 16.5 m (building)  | 16.5 m (54 ft.)  | none     |
| Off-street Parking Spaces – Total: | 54   | 54   | none     |
| Tandem Parking Spaces:             | not permitted  | 2  | none     |
| Amenity Space – Indoor:            | 100 m <sup>2</sup>   | 139.20 m <sup>2</sup>  | none     |
| Amenity Space – Outdoor:           | 258 m <sup>2</sup>   | 300.86 m <sup>2</sup>  | none     |

Other: Tree replacement compensation required for loss of significant trees in good health.

# A. Land Use & Density

The framework proposes an approach centred on the establishment of a network of distinct, yet complementary, mixed-use transit villages, each of which will provide an attractive, livable environment and together will provide for a dynamic, sustainable downtown.



**City Centre Area Plan Update Study**  
**Land Use and Density**  
**RZ 04-267994**

Original Date: 11/17/06

Amended Date:

Note: Dimensions are in METRES



**Policy 5006:**

*The following policies apply to in-stream development applications until such time as the final Affordable Housing Strategy is approved (e.g., at the end of 2006):*

City Wide Policy:

- (a) *that affordable housing be defined by the following three (3) housing forms and annual income thresholds, which are to be reviewed from time to time:*
  - (i) *entry level ownership (households earning \$60,000 or less assuming a 10% down payment);*
  - (ii) *low end of market rental (less than \$37,700); and*
  - (iii) *subsidized housing (less than \$20,000);*

City Wide Policy – Excluding The West Cambie Alexandra Area:

- (b) *the provision of affordable housing or the contribution in lieu, be requested for all in stream multiple-family development applications;*
- (c) *where affordable housing is provided in multiple-family development applications, that it constitute at least 14% entry level ownership housing units, or 6% of the units if they are subsidized housing;*
- (d) *where a contribution in lieu of affordable housing is made, that it be based on the current minimum of \$0.60 per buildable square foot, which is to be reviewed from time to time;*
- (e) *a moratorium be put on development applications (e.g., rezoning; subdivision; strata title conversion; development permit) involving the demolition or conversion of the existing multiple-family rental housing stock, except in cases where there is 1:1 replacement; and*
- (f) *that convertible or flex housing be permitted in single-family areas (subject to applicable Official Community Plan, Area Plan and City planning policies, the Zoning and Development Bylaw, and the normal Public Hearing process) and not be subsidized by the City of Richmond.*

*Gye and Associates Ltd.*  
*Consultants in Urban Forestry and Arboriculture*

September 29, 2006

City of Richmond  
Policy Planning Department  
6511 No. 3 Rd.  
Richmond, BC, V6Y 2C1

Attention: Cecilia Aciam, Planner

Cc: P. Wang - Patrick Cotter Architects

Dear Ms. Aciam

Re: 2400 and 8440 Anderson Road  
Tree Protection Report  
City of Richmond Project # RZ04-272735

Please find enclosed our Tree Protection Report. We are also attaching as appendices to the Report, a Tree Inventory and a Tree Protection Plan drawing for reference purposes.

### TREE PRESERVATION SUMMARY

|    |                                     |
|----|-------------------------------------|
| 54 | Trees affected by this development. |
| 54 | Trees proposed for removal.         |
| 0  | Trees proposed for retention.       |

### INTRODUCTION

The purpose of this report is two-fold: firstly, to describe the existing tree resource growing on site; secondly, to set forth measures to protect some or all of this resource; or, in the absence of any opportunities for meaningful tree retention, to explain why it is not feasible.

The report will document the following:

1. the extent, character and condition of all on-site and off-site trees that may be potentially impacted by the development;
2. trees proposed for removal and retention;
3. measures proposed to minimize tree loss and maximize successful tree conservation.

Gye and Associates have been provided with the following resources:

1. a tree survey of the existing properties and adjacent lands;
2. a proposed site layout drawing

Our staff has visited the site and assessed all trees greater than 5.0-cm in stem diameter (measured 1.4m above grade), located on the proponents lots and on lands immediately adjacent. All trees have been tagged, inventoried and evaluated for health and structure

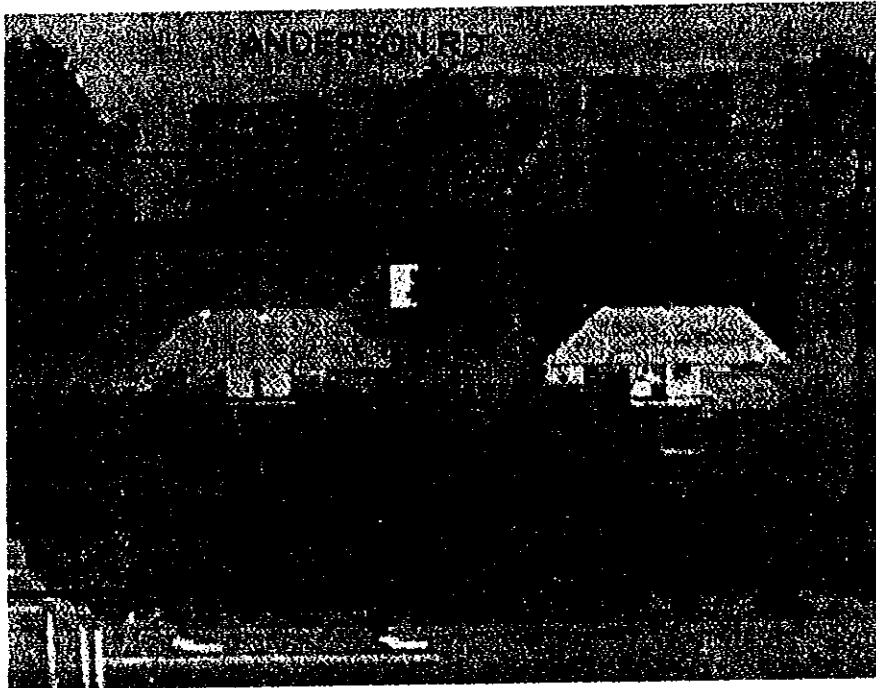


Figure 1. Aerial photo of subject properties - from the City of Richmond's online mapping and GIS website – <http://www.richmond.ca/discover/maps.htm>

## OBSERVATIONS

### Current Site Conditions

The site is comprised of two large, flat, well-treed residential lots (8400 and 8440 Anderson Rd.). As Figure 1 illustrates, the two lots have trees mainly around their west and south perimeter, with primarily grass and Himalayan blackberry making up the remainder of the landscape. The photo shown in Figure 1 is outdated, and the house on 8400 Anderson Rd. has been removed, with no structure replacing it. The house at 8440 Anderson Rd is scheduled for removal.

### Proposed Development Plans

The proposed development will create approximately 44 loft homes and condominiums, with associated internal roadways. Concurrent to this development is a city project, which widens Granville Avenue along the south property line of the subject properties. This road widening, which allows for the existence of a bicycle lane, will move the side walk from its current location to approximately 2.5-m further north.

### Property Lines

The property lines on this site will change with the proposed development. The original property line is labeled on the Tree Protection Plan as "EXISTING PROPERTY LINE", while



The PROPOSED PROPERTY LINE is labeled as such on the Tree Protection Plan. A graphic below shows an outline of the existing and proposed property lines.

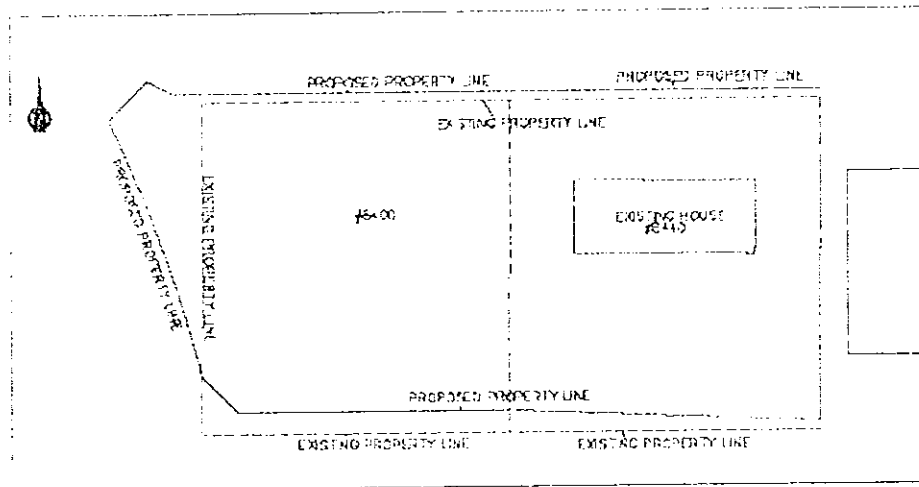


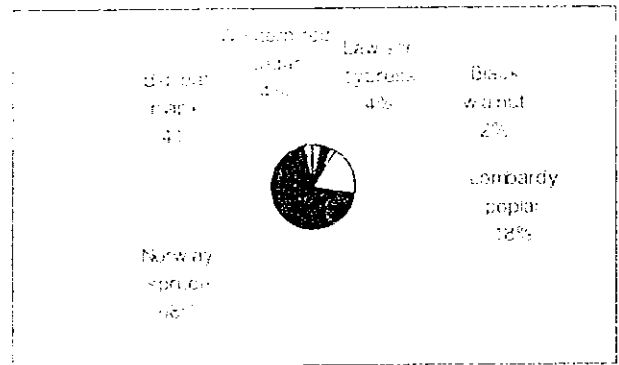
Figure 2. Existing and proposed property lines at 8400 and 8440 Anderson Rd.

The changes in the property line affect the tree resource in that some trees which are currently on-site will fall outside the proposed property line and vice versa. These changes are detailed in the discussion section of the report.

Tree Resource

There is little species variation in the existing tree resource. The majority of the resource is comprised of Norway spruce (68-percent) and Lombardy poplar (18-percent). The remaining species include Western red cedar, Lawson cypress, Big leaf maple and Black walnut. The chart and table below shows the species composition and abundance of the subject properties' tree resource.

| Species           | Number |
|-------------------|--------|
| Western red cedar | 2      |
| Lawson cypress    | 2      |
| Black walnut      | 1      |
| Lombardy poplar   | 10     |
| Norway spruce     | 37     |
| Big leaf maple    | 2      |
| Total             | 54     |



Details of this tree inventory are provided in the table attached as Appendix—1.

The condition of the trees is variable. The majority of the tree resource is in reasonable health. The exceptions to this are the population of Lombardy Poplars, which appear to be overmature and declining in health, as a consequence. The structural ratings for the tree resource range from poor to good, with the majority of the poor ratings attributed to the overmature Lombardy poplar trees and the Norway spruce along the south property line which have been topped in the past.

## Discussion

### Tree Removals

54 of 54 trees surveyed for the proposed development are recommended for removal. The recommendations are based on the following criteria:

- 1) Conflicts with the proposed building envelopes: 25 trees (includes 9 with poor structure).
- 2) Conflicts with the proposed widening of Granville Avenue: 28 trees (all with fair to poor structure).
- 3) Conflicts with the proposed sidewalk along the north property line: 1 tree

### Tree Retention

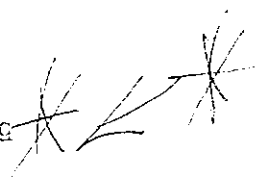
There are no opportunities for viable tree retention on this site, due to both the poor condition of some trees and conflicts with the proposed site plan, in the case of others. A comprehensive replacement tree planting plan will lead to a more suitable treed landscape in the future. See the landscape plan created by JHL Designs for details on the location, species and size of replacement trees.

### Property Lines and Offsite Trees

As mentioned earlier in the report, a road widening project along Granville Avenue is proposed concurrent to the condominium development. There are 28 trees along the south property line that will be affected by this road widening. Of these 28 trees, 27 are currently growing within the property of 8400 and 8440 Anderson Road, and 1 on the neighboring property to the east. These 27 trees will come under the ownership of the City of Richmond, once the property is sub-divided (See Appendix 2 – Tree Protection Plan). Tree number 1001, located in the northwest corner of the development site, is currently growing on the City of Richmond’s property, outside the north property line for 8400 Anderson Road. This

tree will come under the ownership of the proponent, once the property is sub-divided. (See Appendix 2 – Tree Protection Plan). The developer and the City of Richmond will require an agreement regarding the removal of these 28 trees during the road widening and condominium development.

Finally, there are two "off-site" trees affected by the development (tree number 1059) and road widening (tree number 1057). Tree number 1057 will likely require removal due to the road widening. It currently exists on the neighboring property to the east (8480 Anderson Road). The owner, developer and the City of Richmond will require an agreement regarding the removal of this tree. Tree number 1059, located on City of Richmond property, is recommended for removal based on its location in relation to the proposed sidewalk along the north property line and a handicap access ramp for the development. The developer and the City of Richmond will require an agreement regarding the removal of this tree.



#### Replacement Trees

Please see the Landscape Plan provided by the landscape architect (JHL Landscape Design Group) for a detailed Replacement Tree Plan showing species, locations and sizes of all proposed replacement trees.

#### Drawings

One drawing is included in this report

1. A Tree Protection Plan drawing, which plots all on and off-site trees in relation to the proposed development layout and the revised roadway and sidewalk layout is attached as Appendix—2.

End Report.

#### CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Handwritten signature of Jeremy Gye.

Jeremy Gye - Consulting Arborist  
I.S.A. Certification # PN-0144

## ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a visual tree evaluation only. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root or root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars. The evaluation period for this assessment is 12 months.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser 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. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser--particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.

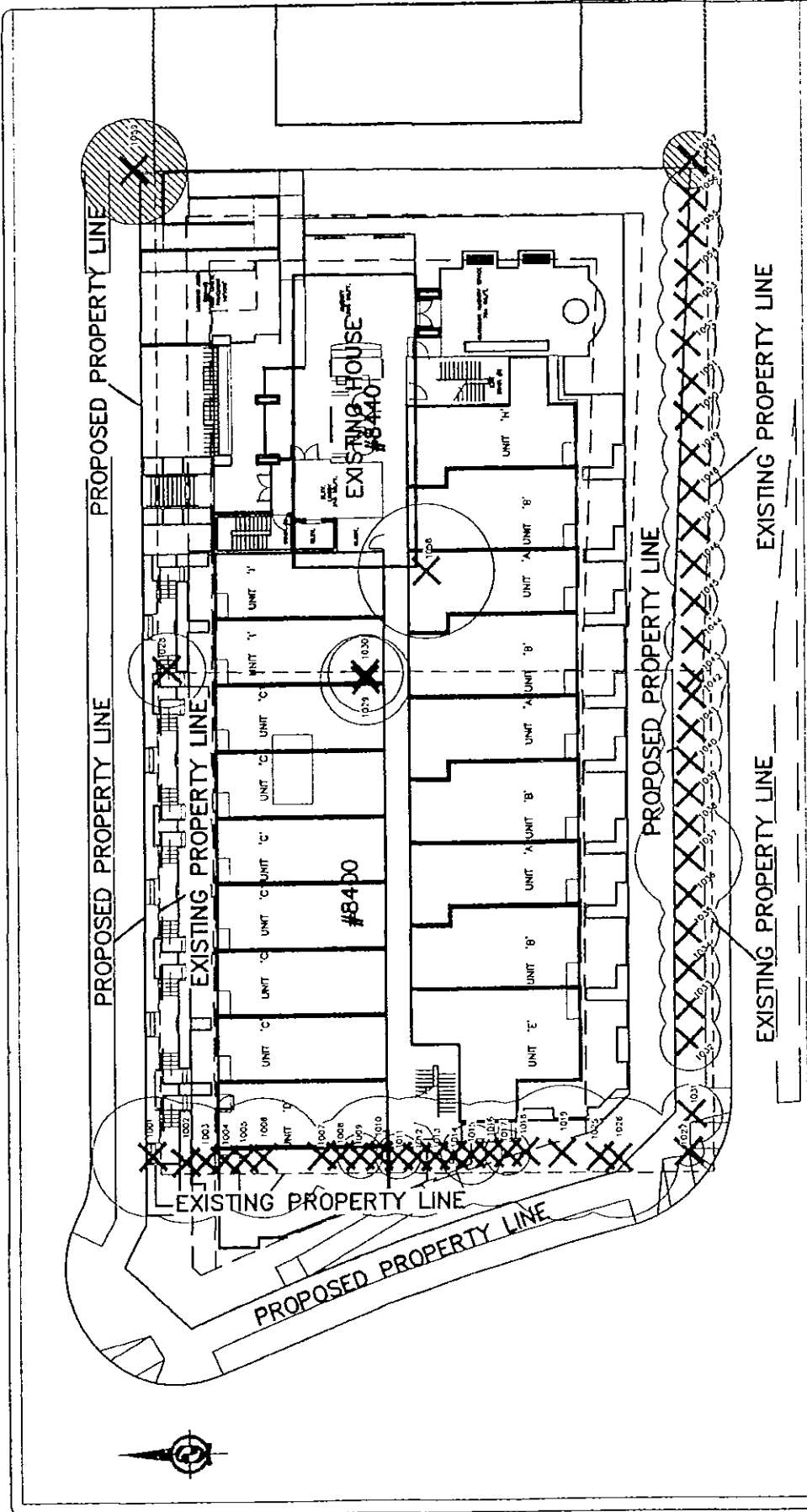
# Gye and Associates Ltd.

Consultants in Urban Forestry and Arboriculture

## APPENDIX 1 TREE INVENTORY TABLE

| Tree # | Type              | Stem Diameter (cm) | Height (m) | Crown Radius (m) | Biological Health | Structural Condition | Action | Rationale         | Notes                             |
|--------|-------------------|--------------------|------------|------------------|-------------------|----------------------|--------|-------------------|-----------------------------------|
| 1001   | Norway spruce     | 48                 | 30         | 4                | Good              | Fair                 | Remove | Building Envelope | May have been sheared in the past |
| 1002   | Lombardy poplar   | 76                 | 65         | 5                | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1003   | Norway spruce     | 32                 | 35         | 3.5              | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1004   | Lombardy poplar   | 51                 | 65         | 3                | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1005   | Norway spruce     | 33                 | 25         | 3                | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1006   | Lombardy poplar   | 89                 | 65         | 4                | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1007   | Norway spruce     | 13                 | 30         | 2                | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1008   | Lombardy poplar   | 47                 | 65         | 2.5              | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1009   | Norway spruce     | 15                 | 35         | 1.5              | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1010   | Lombardy poplar   | 77                 | 65         | 4                | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1011   | Norway spruce     | 22                 | 45         | 1.5              | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1012   | Lombardy poplar   | 89                 | 65         | 4                | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1013   | Norway spruce     | 29                 | 45         | 3                | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1014   | Lombardy poplar   | 54                 | 65         | 3.5              | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1015   | Norway spruce     | 19                 | 40         | 2                | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1016   | Lombardy poplar   | 48                 | 65         | 3.5              | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1017   | Norway spruce     | 14                 | 35         | 1.5              | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1018   | Lombardy poplar   | 55                 | 65         | 3.5              | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1019   | Norway spruce     | 31                 | 55         | 4.5              | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1025   | Lombardy poplar   | 42                 | 65         | 3.5              | Fair to Poor      | Fair                 | Remove | Poor Structure    | Overmature                        |
| 1026   | Norway spruce     | 37                 | 50         | 4                | Good              | Fair                 | Remove | Road Widening     | Very close to other trees         |
| 1027   | Big leaf maple    | 16                 | 15         | 1                | Poor              | Poor                 | Remove | Road Widening     | Decay, topped                     |
| 1028   | Western red cedar | 48                 | 45         | 2.5              | Fair              | Good                 | Remove | Building Envelope | Slight lean                       |
| 1029   | Lawson cypress    | 56                 | 45         | 3                | Good              | Fair                 | Remove | Building Envelope |                                   |
| 1030   | Lawson cypress    | 27                 | 35         | 2.5              | Good              | Good                 | Remove | Building Envelope |                                   |
| 1031   | Norway spruce     | 32                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                            |

| Tree # | Type              | Stem Diameter (cm) | Height (m) | Crown Radius (m) | Biological Health | Structural Condition | Action | Rationale         | Notes                            |
|--------|-------------------|--------------------|------------|------------------|-------------------|----------------------|--------|-------------------|----------------------------------|
| 1032   | Norway spruce     | 31                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1033   | Norway spruce     | 27                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1034   | Norway spruce     | 17                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1035   | Norway spruce     | 34                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1036   | Norway spruce     | 23                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1037   | Norway spruce     | 46                 | 30         | 3.5              | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1038   | Norway spruce     | 29                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1039   | Norway spruce     | 19                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1040   | Norway spruce     | 17                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1041   | Norway spruce     | 27                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1042   | Big leaf maple    | 42                 | 20         | 3                | Poor              | Poor                 | Remove | Road Widening     | Decay, topped, growth is suckers |
| 1043   | Norway spruce     | 31                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1044   | Norway spruce     | 41                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1045   | Norway spruce     | 11                 | 30         | 1.5              | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1046   | Norway spruce     | 28                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1047   | Norway spruce     | 36                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1048   | Norway spruce     | 39                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1049   | Norway spruce     | 12                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1050   | Norway spruce     | 23                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1051   | Norway spruce     | 21                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1052   | Norway spruce     | 24                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1053   | Norway spruce     | 33                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1054   | Norway spruce     | 31                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1055   | Norway spruce     | 42                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1056   | Norway spruce     | 14                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1057   | Norway spruce     | 20                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped / Neighbor's property     |
| 1058   | Black walnut      | 26                 | 40         | 4.5              | Good              | Good                 | Remove | Building Envelope |                                  |
| 1059   | Western red cedar | 31                 | 50         | 3.5              | Fair              | Good                 | Remove | Sidewalk          | City of Richmond's property      |



**LEGEND**  
 TREE PROPOSED FOR REMOVAL  
 TREE CANOPY  
 TRUNK LOCATION  
 TREE NUMBER

OFF-SITE TREES  
 Existing Property Line

**NOTES:**  
 1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER PATRICK COTTER ARCHITECTS.  
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.  
 3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.

|   |   |
|---|---|
| <b>PATRICK COTTER ARCHITECT INC.</b><br>1000 N. UNIVERSITY AVENUE, SUITE 100<br>CHICAGO, ILLINOIS 60610<br>TEL: 312.467.1111<br>FAX: 312.467.1112<br>WWW.PATRICKCOTTERARCHITECT.COM | <b>GYP AND ASSOCIATES LTD</b><br>CONSULTANTS IN LANDSCAPE ARCHITECTURE<br>1000 N. UNIVERSITY AVENUE, SUITE 100<br>CHICAGO, ILLINOIS 60610<br>TEL: 312.467.1111<br>FAX: 312.467.1112<br>WWW.PATRICKCOTTERARCHITECT.COM |
|   | <b>FREE PROTECTION PLAN DRAWING</b><br>Showing All Trees in Relation To The Proposed Layout<br>SCALE: 1/8" = 1'-0"<br>DATE: APRIL 11, 2008  |

# Gye and Associates Ltd.

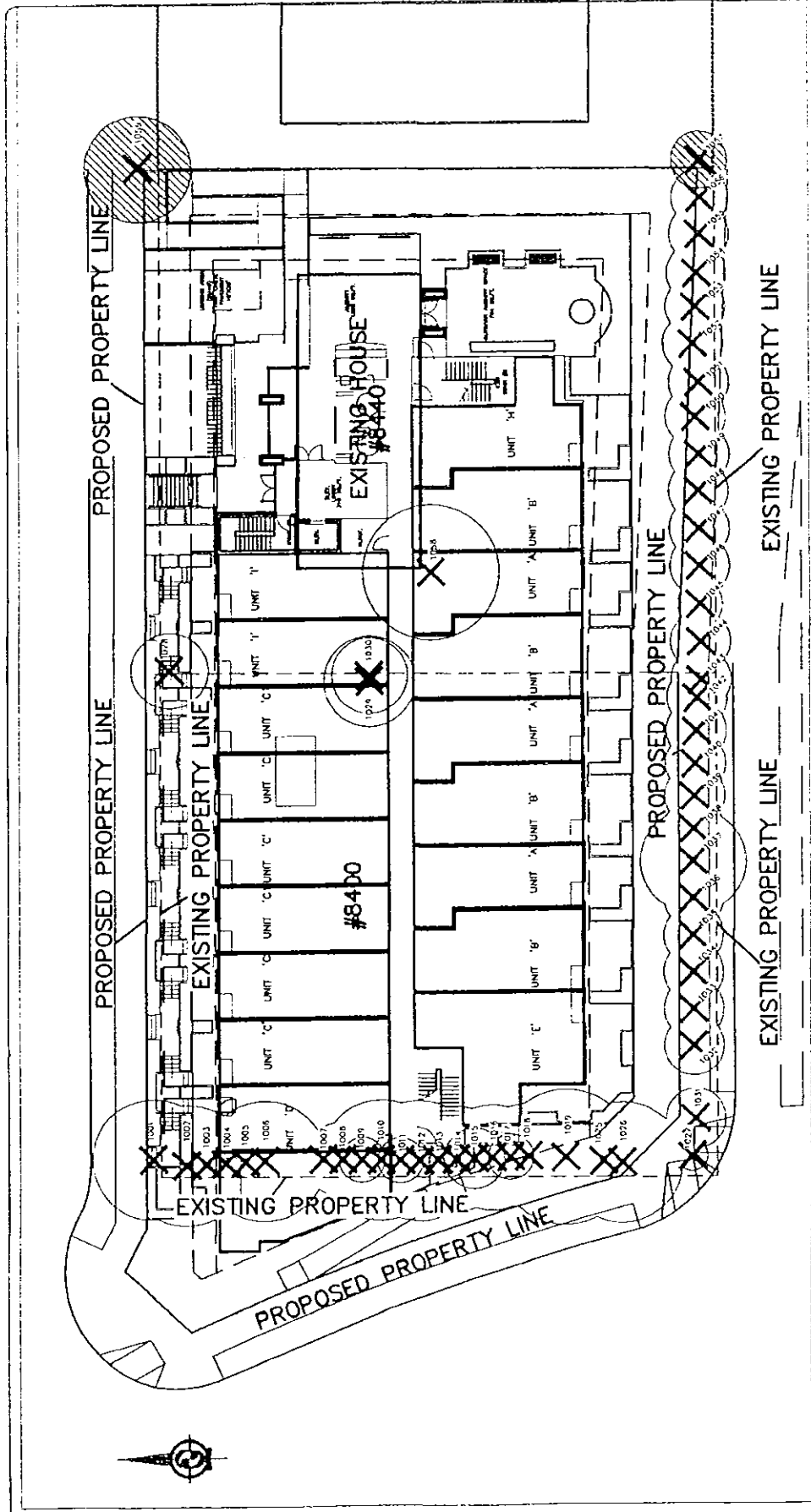
Consultants in Urban Forestry and Arboriculture

## APPENDIX 1 TREE INVENTORY TABLE

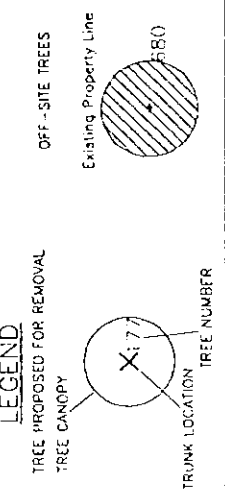
| Tree # | Type              | Stem Diameter (cm) | Height (m) | Crown Radius (m) | Biological Health | Structural Condition | Action | Rationale         | Notes                             |
|--------|-------------------|--------------------|------------|------------------|-------------------|----------------------|--------|-------------------|-----------------------------------|
| 1001   | Norway spruce     | 48                 | 30         | 4                | Good              | Fair                 | Remove | Building Envelope | May have been sheared in the past |
| 1002   | Lombardy poplar   | 76                 | 65         | 5                | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1003   | Norway spruce     | 32                 | 35         | 3.5              | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1004   | Lombardy poplar   | 51                 | 65         | 3                | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1005   | Norway spruce     | 33                 | 25         | 3                | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1006   | Lombardy poplar   | 89                 | 65         | 4                | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1007   | Norway spruce     | 13                 | 30         | 2                | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1008   | Lombardy poplar   | 47                 | 65         | 2.5              | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1009   | Norway spruce     | 15                 | 35         | 1.5              | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1010   | Lombardy poplar   | 77                 | 65         | 4                | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1011   | Norway spruce     | 22                 | 45         | 1.5              | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1012   | Lombardy poplar   | 89                 | 65         | 4                | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1013   | Norway spruce     | 29                 | 45         | 3                | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1014   | Lombardy poplar   | 54                 | 65         | 3.5              | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1015   | Norway spruce     | 19                 | 40         | 2                | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1016   | Lombardy poplar   | 48                 | 65         | 3.5              | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1017   | Norway spruce     | 14                 | 35         | 1.5              | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1018   | Lombardy poplar   | 55                 | 65         | 3.5              | Fair to Poor      | Fair to Poor         | Remove | Building Envelope | Overmature                        |
| 1019   | Norway spruce     | 31                 | 55         | 4.5              | Good              | Fair                 | Remove | Building Envelope | Very close to other trees         |
| 1025   | Lombardy poplar   | 42                 | 65         | 3.5              | Fair to Poor      | Fair                 | Remove | Poor Structure    | Overmature                        |
| 1026   | Norway spruce     | 37                 | 50         | 4                | Good              | Fair                 | Remove | Road Widening     | Very close to other trees         |
| 1027   | Big leaf maple    | 16                 | 15         | 1                | Poor              | Poor                 | Remove | Road Widening     | Decay, topped                     |
| 1028   | Western red cedar | 48                 | 45         | 2.5              | Fair              | Good                 | Remove | Building Envelope |                                   |
| 1029   | Lawson cypress    | 56                 | 45         | 3                | Good              | Fair                 | Remove | Building Envelope | Slight lean                       |
| 1030   | Lawson cypress    | 27                 | 35         | 2.5              | Good              | Good                 | Remove | Building Envelope |                                   |
| 1031   | Norway spruce     | 32                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                            |



| Tree # | Type              | Stem Diameter (cm) | Height (m) | Crown Radius (m) | Biological Health | Structural Condition | Action | Rationale         | Notes                            |
|--------|-------------------|--------------------|------------|------------------|-------------------|----------------------|--------|-------------------|----------------------------------|
| 1032   | Norway spruce     | 31                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1033   | Norway spruce     | 27                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1034   | Norway spruce     | 17                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1035   | Norway spruce     | 34                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1036   | Norway spruce     | 23                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1037   | Norway spruce     | 46                 | 30         | 3.5              | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1038   | Norway spruce     | 29                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1039   | Norway spruce     | 19                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1040   | Norway spruce     | 17                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1041   | Norway spruce     | 27                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1042   | Big leaf maple    | 42                 | 20         | 3                | Poor              | Poor                 | Remove | Road Widening     | Decay, topped, growth is suckers |
| 1043   | Norway spruce     | 31                 | 30         | 2                | Good              | Fair                 | Remove | Road Widening     | Topped                           |
| 1044   | Norway spruce     | 41                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1045   | Norway spruce     | 11                 | 30         | 1.5              | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1046   | Norway spruce     | 28                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1047   | Norway spruce     | 36                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1048   | Norway spruce     | 39                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1049   | Norway spruce     | 12                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1050   | Norway spruce     | 23                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1051   | Norway spruce     | 21                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1052   | Norway spruce     | 24                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1053   | Norway spruce     | 33                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1054   | Norway spruce     | 31                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1055   | Norway spruce     | 42                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1056   | Norway spruce     | 14                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped                           |
| 1057   | Norway spruce     | 20                 | 30         | 2                | Good              | Good                 | Remove | Road Widening     | Topped / Neighbor's property     |
| 1058   | Black walnut      | 26                 | 40         | 4.5              | Good              | Good                 | Remove | Building Envelope |                                  |
| 1059   | Western red cedar | 31                 | 50         | 3.5              | Fair              | Good                 | Remove | Sidewalk          | City of Richmond's property      |



- NOTES:**
1. SEE LAYOUT INFORMATION AND SITE SURVEY DATA FOR PLACING CENTER MARKERS.
  2. REFER TO ATTACHED TREE PROTECTION REPORT FOR TREE IDENTIFICATION, TREE SPECIES, TREE CANOPY CHARACTERISTICS, HEIGHT, CANOPY SPREAD AND CONDITION.
  3. PROPOSED TREE REMOVAL AND RETENTION CONSIDERATIONS ARE BASED ON TREE SERVICE CONSIDERATIONS.



**PAIRING CENTER ARCHITECT INC.**

**GUYE AND ASSOCIATES LTD.**

CONSULTANTS FOR TREE PROTECTION AND RETENTION STUDY

PROJECT: TREE PROTECTION PLAN DRAWING

DATE: 05-04-21

SCALE: 1"=30'

DATE: 05-04-21

PROJECT: TREE PROTECTION PLAN DRAWING

DATE: 05-04-21

*Gye and Associates Ltd.*  
*Consultants in Urban Forestry and Arboriculture*



December 14, 2006

City of Richmond  
Policy Planning Department  
6911 No. 3 Rd,  
Richmond, BC, V6Y 2C1

**Attention: Diana Nikolic, Planner**

Cc. Edward Abboud – Patrick Cotter Architects

Dear Ms. Nikolic:

Re: 8400 and 8440 Anderson Road  
Addendum to Tree Protection Report of September 29, 2006  
City of Richmond Project # RZ04-272735

Patrick Cotter Architects have sent us a revised site plan and asked that we re-consider tree #s 1057 and 1059 for retention. We have reviewed the changes to the site plan, as well as your comments of December 14<sup>th</sup>, 9:48am in an e-mail to the architect.

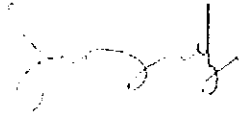
It is our opinion that tree # 1057 (a 20cm d.b.h. Norway spruce) can be retained. I attach a detail of the site plan showing a retaining wall, mechanical room and underground parkade located well beyond the 2.4m critical root radius required to preserve this tree.

We recommend that protective fencing be erected parallel to the retaining wall at an offset distance of .5 meters toward the tree and terminating at the property lines on the east and south sides of the site. A detail of the protection fencing is attached. No other special measures are required to protect this tree, beyond periodic monitoring to ensure that the fencing remains in place.

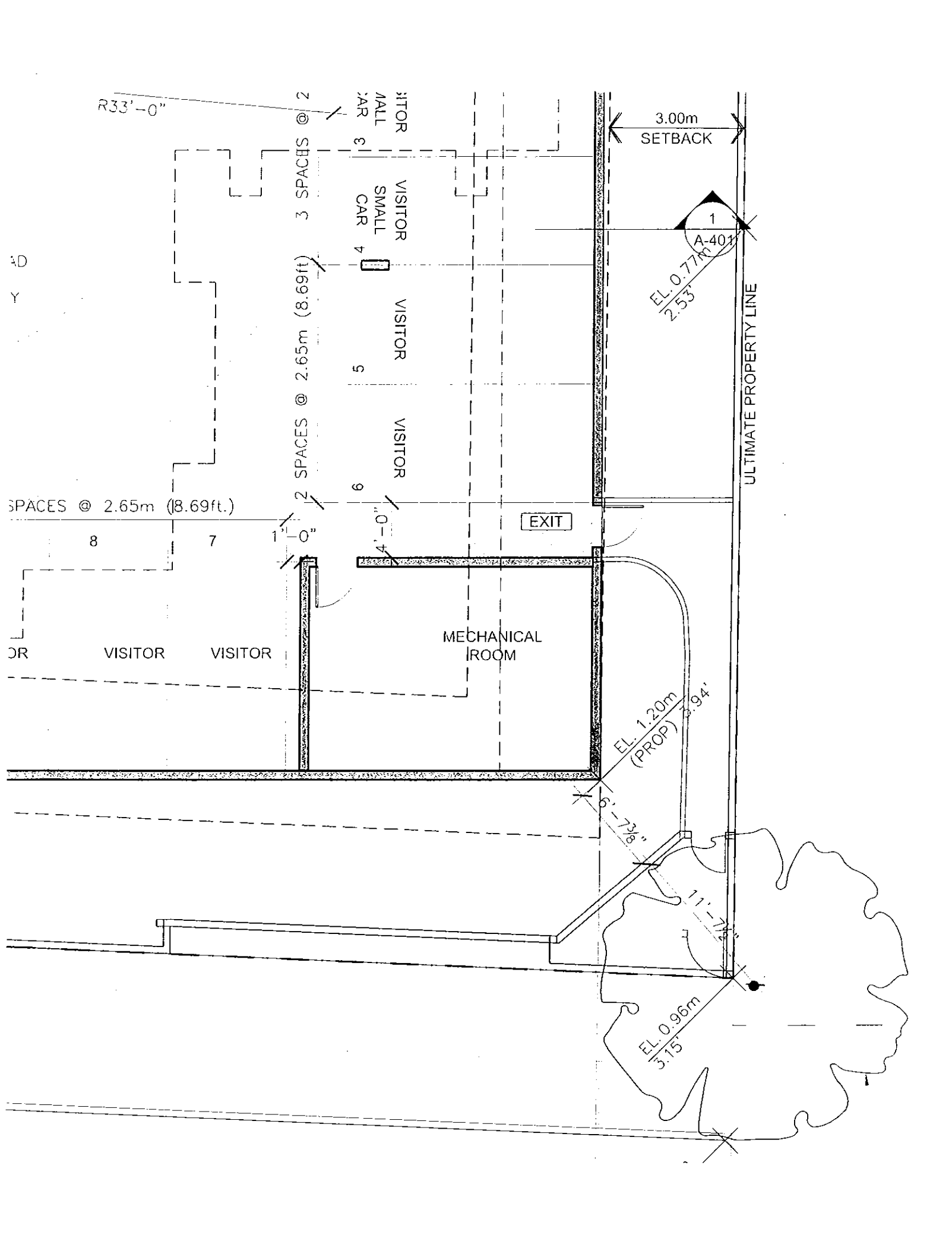
With respect to tree # 1059, a 30cm Red cedar, we confirm our original recommendation for removal. Red cedars are more sensitive than most tree species to disturbances within their growing environment. The tree is located in

the middle of a proposed sidewalk. An existing ditch to the north of the tree will need to be in-filled to facilitate the sidewalk construction and widening and curbing of the road. These disturbances will result in the immediate decline of the tree in our opinion. This is a relatively young specimen and is easily replaced at size.

Respectfully submitted,

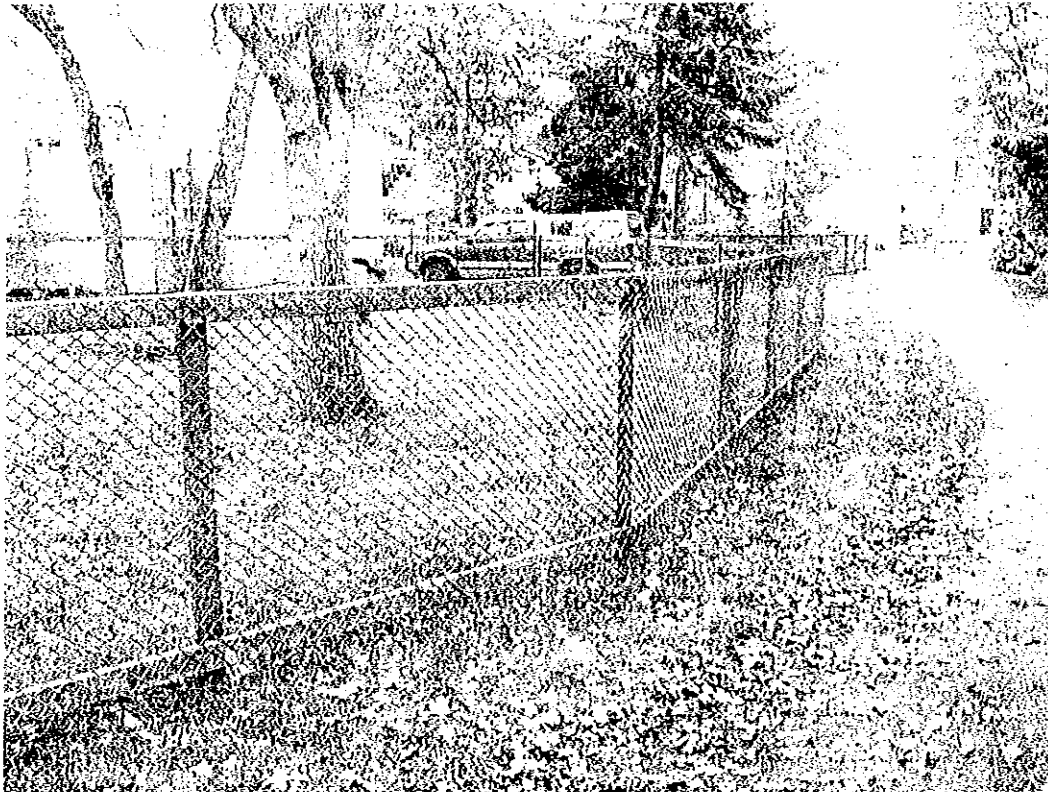
A handwritten signature in black ink, appearing to read 'Jeremy Gye', written in a cursive style.

Jeremy Gye - Consulting Arborist  
I.S.A. Certification # PN-0144



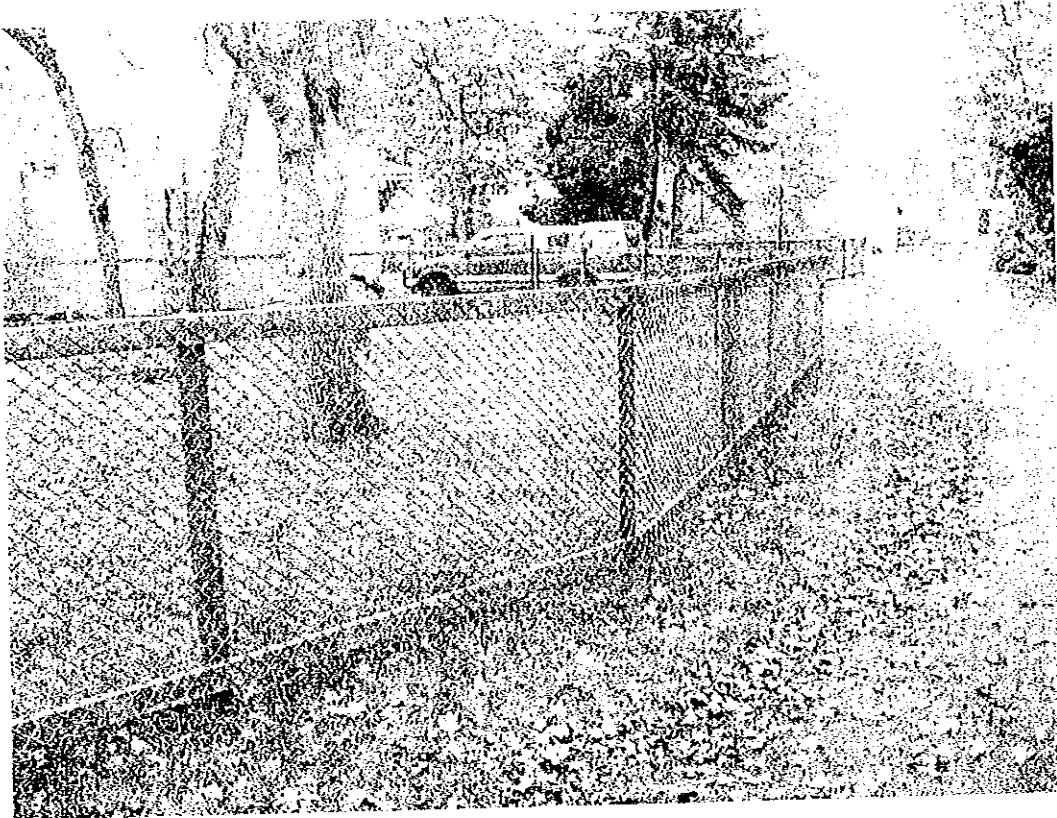
### Appendix –3: Tree Protection Fencing Detail

Robust Tree Protection Fencing shall be constructed with a 2x4 frame and supports. (See photo below.) Snow-fencing will then be affixed to the frame using zip-ties, staples wire or nails. All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA – NO TRESPASSING.



### Appendix –3: Tree Protection Fencing Detail

Robust Tree Protection Fencing shall be constructed with a 2x4 frame and supports. (See photo below.) Snow-fencing will then be affixed to the frame using zip-ties, staples wire or nails. All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA – NO TRESPASSING.







## Conditional Rezoning Requirements

### 8400 and 8440 Anderson Road RZ 04-272735

Prior to final adoption of Zoning Amendment Bylaw No. 8179, the developer is required to complete the following requirements:

- The site is affected by Airport Noise Contours; the development is required to register a covenant to disclose noise restrictions and to engage an acoustical consultant.
- In accordance with the City's Flood Management Strategy, the applicant is required to register a Flood Indemnification Covenant on title referencing the minimum inhabitable elevation for the area which is 0.9 m (geodetic).
- Registration of a covenant on title requiring that tandem stalls are assigned to a single dwelling unit.
- The applicant is required to provide a contribution equivalent to \$4 per buildable square foot (\$39,162.24) toward Transit Oriented Development.
- Process a Development Permit application to a satisfactory level as determined by the Director of Development, which includes substantiating tree replacement at a 2:1 ratio or otherwise complying with the requirements of tree replacement as required by the OCP.
- Dedicate road along the entire Granville frontage, starting at 1.06 m at the east property line, widening to 2.48 m near the middle of the site through to Cooney, where a 4 m x 4 m corner cut is also required.
- Adoption of the Highway Closure and Removal of Highway Dedication Bylaw, which includes the transfer of a 1 metre wide parcel along Anderson Road to the applicant in exchange for dedication along Granville Avenue. The applicant is responsible for all associated legal costs.
- Acquisition of surplus City owned land (approximately 158 m<sup>2</sup>) from the City at market value and consolidate it with the consolidated subject site. The subdivision/consolidation plan shall dedicate to "road" the remaining titled lands which are owned by the City but used as public road.
- Enter into the City's standard SA to design and construct all three frontages to City Centre standards. Works include, but are not limited to:
  - A. **Granville Avenue:** installation of a 2m concrete sidewalk at the new Property Line, with a 1.5m grass and treed boulevard (trees to be Red Oak) including City Centre pedestrian street lighting (Spec = L12.1) painted blue with flower pot holders and receptacles, road widening of Granville is required, including new curb and gutter, providing a 1.5m wide bike lane at the Cooney intersection, and yet preserving all existing traffic lanes and their width. Traffic signal related upgrades/modifications are required at the Cooney/Granville intersection - exact requirements to be determined as part of Service Agreement design process. A separate line marking design drawing is also required;

- B. **Cooney Road:** The current water system does not tie-in between the Cooney & Anderson intersection and Granville Ave. The watermains along Cooney, Anderson and Eckersley are all 50 years old and too small for proposed development. This developer responsible for a new 200mm diameter PVC watermain, tying Anderson to Granville Ave. No storm sewer construction is needed along Cooney, unless the Developers' Engineer determines otherwise. Other works include, behind the existing curb and gutter, a *minimum* 1.5m grass and treed boulevard (trees to be Magnolia), with street lights being City Centre Davit Luminaire Poles, L12.9, **without** pedestrian luminaires, flower pot holders or receptacles. A 2m wide concrete sidewalk is to be constructed against the new Property Line;
- C. **Anderson Road:** The existing 150mm diameter AC watermain along the site frontage is to be replaced by a 200mm diameter PVC watermain. The sanitary sewer is currently serviced via a 150mm diameter PVC line, running across a portion of the existing Anderson frontage at a 1.2m offset. Engineering Policy requires the sanitary system be a *minimum* of 200mm diameter, connecting to the sanitary manhole (SMH865) on the north side of Anderson. With the sanitary needing to be upsized, the new system can be designed just to service this development site and reconnect 8500 Anderson, at an offset from the *new* Anderson Road Property Line, that will not require the City to request a Utility ROW from this applicant. Full half road frontage upgrades are required, starting with a Benkelman beam test or other method approved by the Engineering Department, to determine the strength of Anderson. Should the existing road "fail", then full half road construction is required, but likewise, if the road is okay, just road widening is required with appropriate overlays as determined by the developer's Engineer. Other works include curb & gutter, creation of a grass & treed boulevard (tree species for Anderson to be determined), including City Centre Type I luminaire poles (L12.5), painted black, with a 2m concrete sidewalk at the property line. The existing ditch must be replaced by establishing a *minimum* of 600mm diameter storm sewer system. The corner of Eckersley & Anderson is a high point, with both Eckersley and Cooney draining north. Ultimate cross section has Anderson as an 8.5m wide road, curb to curb. Traffic calming at Anderson - Eckersley intersection is required using bulges - Transportation Dept to determine exact requirements. Boulevard widths must support the hydro/tel undergrounding. A distribution hydro conduit system is to be established, as required by BC Hydro.
- D. **Capacity Analysis Upgrades:** Any works determined and agreed upon via the developer consultants' analysis that requires improvements beyond the scope identified in A, B & C above or that is not being done by the City via the Consortium funding, are to be included in this Servicing Agreement process. Site capacity analysis calculations must be included on the Servicing Agreement water, storm and sanitary sewer design sheets.

All works are at developer's sole cost – no credits.

- Contribution for the following Downstream Consortium Upgrades:
  - \$77,604.00 for storm sewer; and
  - \$36,109.00 for sanitary sewer

[Signed original on file]

---

Signed

---

Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8179 (RZ 04-272735)  
8400 AND 8440 ANDERSON ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.170 thereof the following:

**"291.170 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/170)**

The intent of this zoning district is to accommodate a multiple-family dwelling.

**291.170.1 PERMITTED USES**

- .01 The following uses are permitted:

**RESIDENTIAL, MULTIPLE FAMILY;  
BOARDING & LODGING, limited to two persons per dwelling unit;  
HOME OCCUPATION;  
COMMUNITY USE; and  
ACCESSORY USES.**

**291.170.2 PERMITTED DENSITY**

- .01 Subject to subsection .02, herein, the maximum **Floor Area Ratio** shall be: 1.3 plus

- (a) an additional 0.15 **Floor Area Ratio** provided that it is entirely used to accommodate **dwelling unit(s)** each having an individual gross floor area less than 50 m<sup>2</sup> (538.196 ft<sup>2</sup>); and
- (b) an additional 0.05 **Floor Area Ratio** provided that it is entirely used to accommodate **Amenity Space**.

- .02 **Floor Area Ratio** excludes the following:

- (a) **buildings** or portions of a **building** that are used for off-street parking, loading, and bicycle storage;
- (b) common stairwells and elevator shafts above the ground floor level; and
- (c) unenclosed balconies.

**291.170.3 MAXIMUM LOT COVERAGE**

.01 Maximum Lot Coverage: 56%

**291.170.4 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 Public Road Setback:

(a) Granville Avenue: 6.0 m (20 ft.);

(b) Cooney Road: 3.0 m (10 ft.);

(c) Anderson Road: 4.5 m (15 ft.); and

(d) Parking structures may project into the public road setback, but shall be no closer to a property line than 3.0 m (10 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the City.

.02 Side Yard: 3.0 m (10 ft.) except that the minimum side yard setback shall be 6 m (20 ft.) for portions of the building exceeding 7.5 m (25 ft.) in building height.

**291.170.5 MAXIMUM HEIGHTS**

.01 Buildings: 16.5 m (54 ft.).

.02 Accessory Buildings and Structures: 5 m (16 ft.).

**291.170.6 MINIMUM LOT SIZE**

.01 A building shall not be constructed on a lot of less than 2,500 m<sup>2</sup> (26,910 ft<sup>2</sup>).

**291.170.7 OFF-STREET PARKING AND LOADING**

.01 Off street parking shall be provided in accordance with Division 400 of the Richmond Zoning and Development Bylaw 5300, except that:

(a) off-street parking shall be provided at the rate of:

(i) For residents: 1.1 spaces per dwelling unit; and

(ii) For visitors: 0.15 spaces per dwelling unit;

(b) where two parking spaces are intended to be used by the residents of a single dwelling unit, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle; and

(c) the minimum manoeuvring aisle width shall be 6.7 m (21.982 ft.).

**291.170.8 SIGNAGE**

.01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560 as it applies to development in the "Townhouse District (R2)" Zone."

2. 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 areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/170)**.

P.I.D. 004-277-686

Lot 72 Section 9 Block 4 North Range 6 West New Westminster District Plan 18444

P.I.D. 010-374-281

Lot 71 Section 9 Block 4 North Range 6 West New Westminster District Plan 18444

The area shown cross-hatched on "Schedule A" attached to and forming part of Bylaw No. 8179

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8179**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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MAYOR

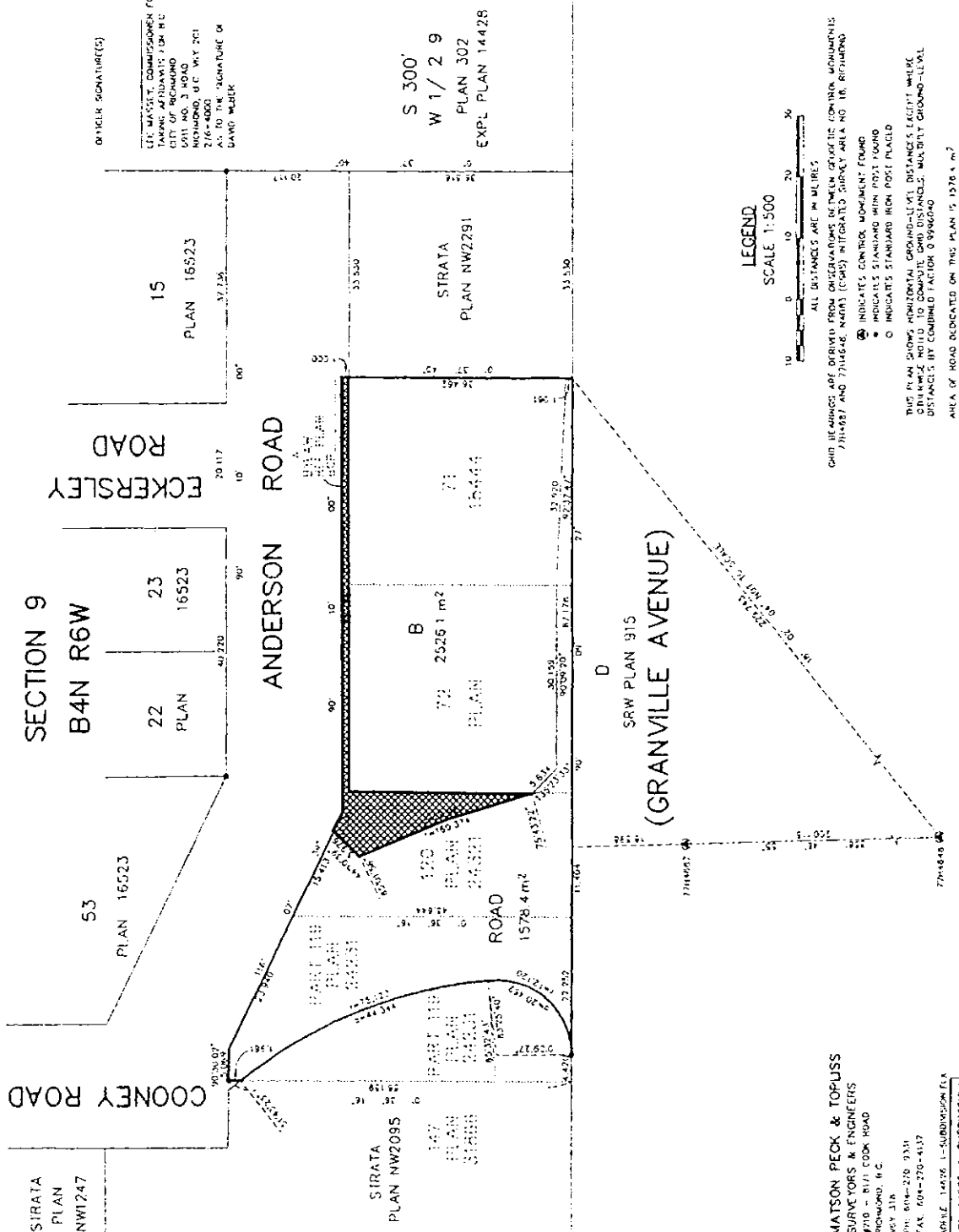
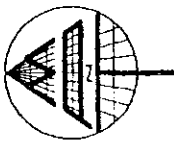
\_\_\_\_\_  
CORPORATE OFFICER

**SUBDIVISION PLAN OF PART OF SECTION 9  
BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT**

B.C.S.S. 926.015

**LANDS SUBDIVIDED**

- LOT 71 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NWD PLAN 18444
- LOT 72 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NWD PLAN 18444
- LOT 119 EXCEPT: PART SUBDIVIDED BY PLAN 56037 SECTION 9  
BLOCK 4 NORTH RANGE 6 WEST NWD PLAN 24321
- LOT 120 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NWD PLAN 24321
- PARCEL A BYLAW REFERENCE PLAN BCP-11-11 BEING PART OF ROAD  
DEDICATED ON PLAN 16523 SECTION 9 B4N R6W NWD



**LEGEND**  
SCALE 1:500  
ALL DISTANCES ARE IN METRES

CHAIN BEARINGS ARE DERIVED FROM OBSERVATIONS OF THREE GEODETIC CONTROL MONUMENTS: 7314487 AND 7314486 (MARS) INTEGRATED SURVEY AREA NO. 18, RICHMOND  
 (C) INDICATES CONTROL MONUMENT FOUND  
 (S) INDICATES STAIRCASE WITH POST FOUND  
 (O) INDICATES STANDARD IRON POST PLACED  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE NOTED OTHERWISE. VERTICAL DISTANCES ARE GROUND-LEVEL DISTANCES BY COORDINATE FACTOR 0.999030  
 AREA OF ROAD DEDICATED ON THIS PLAN IS 1278 x m<sup>2</sup>

R-06-14626-1-1-SUBDIVISION

**PLAN BCP**

REF. NO.

DEPOSITED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C.  
THIS DAY OF 2006.

DUTY REGISTER

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

|   |  |
|---|--|
| Y |  |
| M |  |
| D |  |

PARTY(ES) SIGNATURE(S)  
BY ITS AUTHORIZED SIGNATORY

WALTER D. BRINKER  
MAYOR, AUTHORIZED SIGNATORY

DAND WELP  
CORPORATE OFFICER, AUTHORIZED SIGNATORY

9212380 B.C. LTD. INC. NO. 9712380

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

I, WILLIAM J. WING, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF VANCOUVER IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT, OR FIELD SURVEY WAS COMPLETED ON THE DAY OF 2006.

THE PLAN WAS COMPILED AND CHECKED, AND THE CHECKLIST FILED UNDER / ON 2006.  
THE DAY OF

P.C.T. 5. (R197)

**MATSON PECK & TOPLISS**  
SURVEYORS & ENGINEERS  
4110 - N.W. COOK ROAD  
RICHMOND, B.C.  
V6V 3J8  
PH: 604-270-9331  
FAX: 604-270-4117

CADFILE 14626-1-SUBDIVISION.FLK  
R-06-14626-1-SUBDIVISION