



City of Richmond
Planning and Development Department


Report to Development Permit Panel

To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: January 20, 2006
File: DP 06-333449
Re: **Application by Am-Pri Construction Ltd. for a Development Permit at
9451 Granville Avenue (formerly 9415, 9431 and 9451 Granville Avenue)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of thirty (30) townhouses at 9451 Granville Avenue (formerly 9415, 9431 and 9451 Granville Avenue) on a site zoned "Townhouse District (R2-0.7); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit tandem parking where two spaces are intended to be used by residents of a single dwelling unit.



Jean Lamontagne
Director of Development

JL:ef
Att. 3

Staff Report

Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to develop thirty (30) townhouses at 9451 Granville Avenue (formerly 9415, 9431 and 9451 Granville Avenue). The site currently contains two (2) single-family homes. One house, at 9431 Granville Avenue, has been recently demolished (D7 06-341155).

The site is being rezoned from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Townhouse District (R2-0.7)” for this project under Bylaw No. 8045 (RZ 05-308567).

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north, Anderson Elementary School play fields;
- To the east, an existing single-family home at 9511 Granville Avenue, zoned Single-Family Housing District, Subdivision Area F (R1/F), and the recently constructed development at 9533 Granville Avenue, by Adera (DP 03- 252267), with 33 three-storey townhouses, zoned Comprehensive Development District (CD/142). Future access for redevelopment of 9511 Granville Ave is provided by cross-access agreement from the development at 9533 Granville Avenue;
- To the south, across Granville Avenue, single-family homes in the McLennan South Sub-Area, an area designated for future townhouse development; and
- To the west, two existing single-family homes, zoned Single-Family Housing District, Subdivision Area F (R1/F), and, further to the west, the Garden City Park.

Rezoning and Public Hearing Results

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

- Design development to locate driveway further to the east, minimum 40 m from the east edge of Ash Street. Driveway to be 7.5 m wide for a minimum length of 15 m measured from the south property line into the site. – ***one unit has been eliminated along the eastern portion of the Granville Street frontage in order to provide a 7.5 m driveway shifted to the east, acceptable to Transportation.***
- Design development to demonstrate how a loading truck (i.e., SU 9) would be accommodated on site. – ***internal driveways have been re-aligned to permit access for a loading truck (SU-9).***

- Design development to the location of garbage and recycling enclosures, which were remote for most units, as initially proposed – ***garbage and recycling enclosures have been relocated to convenient and centralized locations within the site (Plan #1)***;
- Design development to landscaping design, including the retention or replacement of existing trees – ***completed landscape plan included in development proposal (Plans #3a and #3b). The applicant proposes retention and protection of the 6 existing trees (4 on the subject property and 2 at 9511 Granville Ave) along the east property. As well, the developer is proposing to transplant 6 existing trees onsite. A tree survey plan and Arborist report are included as Attachment 3***;
- A proposed variance for tandem parking – ***The variance is supported by staff on the basis that it reduces site coverage, promotes retention of a large stand of trees, and improves the building appearance along the internal driveways (see Plan #1 and Zoning Compliances/Variations section, below)***;
- Design development to the interface with the school site and to the street – ***the applicant has proposed individual gates with masonry posts and a low wooden picket fence along Granville Avenue; and is providing a private path and gate to provide resident access, only, to the path to Anderson Elementary School, McNeil Secondary School and Garden City Park***; and
- The detailed design of the trail on the school site – ***the applicant has provided detail design of the trail in consultation with the School District and Parks***.

The Public Hearing for the rezoning of this site was held on April 18, 2006. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Mr. Louis Gomes, 9391 Granville Avenue, indicated that there was a drainage problem with the field at the back of Henry Anderson school. He noted that the sump was at the wrong elevation and location and that the water was affecting properties in the area and killing the trees. He suggested that it would be cost effective to do something about the drainage now, and confirmed that the matter had been raised with the School Board.

Staff worked with the applicant to address these issues in the following ways:

- Adequate perimeter drainage to City standards is required at the building permit. Staff have contacted the School Board and note that drainage improvements to the playing field are currently under way. A Service Agreement is required as a condition of the Rezoning adoption. The Service Agreement includes storm sewer upgrades across the site's frontage.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Residential District, R2 – 0.7" except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300:

- 1) To permit tandem parking where two spaces are intended to be used by residents of a single dwelling unit.

(Staff supports the proposed variance as the proposal meets the intent of the McLennan North Sub-Area Plan for a distinct, "green", park-like environment, and to incorporate existing trees into the development as part of the area's streetscape. The provision of tandem parking has enabled tree retention, a large stand of trees on the east side, increased open space and reduced site coverage below maximum permitted (34.4% proposed), larger setbacks for improved privacy to adjacent developments, and reduced impact of garage doors along the driveways with increased landscaping and porches and entrances to animate the drive aisles. This variance is consistent with previously approved DP03-252267 for 9533 Granville (CD/142) which permits and provided tandem parking. A restrictive Covenant is required to prevent conversion to habitable space.)

Advisory Design Panel Comments

The Advisory Design Panel was unanimously supportive of the proposal. The panel sought improvements to the architectural character, garbage location, and access to the adjacent Elementary School. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, November 8, 2006 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis***Conditions of Adjacency***

- The proposed three-storey height, siting and orientation of the buildings respect the massing of the surrounding existing residential development and generally complies with Official Community Plan (OCP) guidelines for McLennan North Sub-Area of City Centre;
- The transition to existing single-family homes, to the east and west, which may ultimately redevelop as a similar multi-family development, as indicated by the McLennan North Sub-Area Plan, is supported. An increased setback is provided where a rear yard interfaces with an existing single family dwelling;;
- The increased side and rear yard setbacks address privacy to neighbours and provides appropriate outdoor open space;
- The units fronting onto Granville Avenue present an appropriate pedestrian front yard interface with a landscaped walkway and low wood picket fence and gates opening onto Granville Avenue;
- Relationship to the townhouse development to the east is complementary;
- Relationship to the school site is neighbourly, with an increased rear yard setback and a landscape buffer provided to maintain privacy; and

- The applicant is proposing to raise the low site to meet elevation of the crown of the road. The adjacent older single-family lots will also likely raise their sites through redevelopment anticipated in the area plan. Perimeter drainage will be installed as part of the building permit to ensure the proposed grade change does not adversely impact the surrounding sites.

Urban Design and Site Planning

- The Granville Avenue streetscape is animated with pedestrian-oriented front entries (**Plans #3a and #4**);
- Vehicle access is provided from Granville Avenue with moving truck loading onsite in the drive aisle. Cross access was secured through the rezoning for the benefit of future development site to the west at 9411 Granville, and to the east at 9511 Granville through the previous rezoning for 9533 Granville Avenue (DP 03- 252267);
- With the provision of a two-car garage in each townhouse unit, resident parking exceeds the Bylaw requirement. The provision of visitor parking meets the Bylaw requirement with six (6) spaces provided, including two (2) accessible parking spaces:
- Headlight glare into adjacent single-family lots is mitigated by existing trees, hedge planting, 1.8 m height privacy fencing, and a road end trellis (**Plan #3b**);
- The site has been designed to accommodate fire-fighting requirements and moving truck turning movement onsite. Mailbox, recycling cart and garbage dumpster enclosures have been centrally provided adjacent to the interior entrance driveway and amenity building (**Plan #1**);
- One convertible accessible unit has been provided in this 30-unit development. An alternate floor plan demonstrating conversion potential to accommodate a person in a wheelchair is provided for the one (1) two-storey "C" unit with the installation of an elevator within the garage to the second floor (**Plan #9**);
- Universal accessibility measures have been incorporated into this development. Blocking inside of the walls will be provided in all washrooms in all units to facilitate future potential installation of grab bars/handrails;
- Registration of an aircraft noise covenant was secured through rezoning, which includes agreeing to have the buildings designed to incorporate adequate sound measures against aircraft noise; and
- Site layout maximizes internal public open space and allows generous landscaped back yards within the side and rear setbacks.

Architectural Form and Character

- Architectural character and materials are appropriate to the neighbourhood context;
- The building forms are articulated with a combination of a mix of finish building materials, projecting bays, and gable roof dormers;
- The proposed exterior finish materials (Horizontal narrow exposure (3 inch) horizontal vinyl siding, wood grain Hardiplank siding, Hardiplank board and batten, wood trim, mullioned

vinyl windows, metal clad garage doors with transom windows, and shake appearance asphalt roof shingles) are generally consistent with the OCP Guidelines;

- Visual interest and variety has been incorporated with five (5) different unit types; and
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, overhanging roof skirts, planting islands, and pedestrian entries.

Landscape Design and Open Space Design

- Tree retention along the eastern portion of site, to provide a buffer to adjacent townhouse development, was presented to the public and Council during the rezoning and no concerns were expressed about tree retention at Public Hearing. The Arborist advises that there are 52 existing bylaw trees on site (**Attachment 3**). The developer is proposing to retain six (6) Western red cedar trees (#4196) growing in a hedgerow along the East property line, two (2) of which are on the adjacent lot to the east (**Attachment 3, Appendix 2**). The report includes recommendations for the location, design and construction of the retaining wall required to make the transition from the existing natural grade of the cedar hedgerow to the new site grade (approximately 0.9 m higher). It is recommended that the Project Arborist be on-site to monitor excavation activities around the Western red cedar trees when installing the retaining wall footing;
- The developer is proposing to transplant six (6) existing trees onsite (#4165, #4170, #4171, #4172, #4185, and #4197), and remove forty (40) bylaw size trees (**Plan #3D**). The Arborist report notes that the viability of tree spade transplant of the six trees is to be verified by a local tree relocation company, as some trees may be too large for mechanical tree spade transplant, or there could be conflicts with underground utilities. To this end, a registered Arborist and tree moving company are to be retained as an agreed condition of the Development Permit (**Attachment 4**). The applicant has also agreed to provide a \$23,000 tree replacement security, and to ensure the survival of the trees being relocated onsite, and for their temporary storage offsite;
- Existing trees in the City road easement will be removed for the installation of frontage improvements required through a separate Servicing Agreement prior to future Building Permit issuance. Improvements include road widening, grass boulevard with street trees and a 1.75 m wide sidewalk at the property line;
- The removal of forty (40) bylaw size trees onsite will be replaced with the planting of 176 new trees ranging in size from 1.25 m height to 8 cm calliper including both evergreen and deciduous, which exceeds the 2:1 replacement goal in the OCP. In addition to new trees, the landscape design includes shrubs, ground cover, vines, perennials, annuals and lawn planting;
- The landscape design will be complimented with construction of a trail on the School property, designed in consultation with Parks and School District. The trail provides a connection between the two neighbourhood schools and Garden City Park. A contribution of \$13,000 has been secured from the developer at rezoning for this portion of the treed and landscaped walkway within the school property north of the development site. A gate and path from the development site will provide resident access to the trail;

- The mailbox stand is centrally located off the drive aisle, in close vicinity of the outdoor and indoor amenity areas, recycling cart and garbage dumpster enclosures;
- Children's play opportunities on-site include private yards and a central outdoor amenity. Children's play equipment is provided in the outdoor amenity area with a climbing structure with slide. The outdoor amenity area size (230 m²) exceeds the minimum requirement (180 m²) and also includes trees, under-storey planting, lawn and pavers;
- The applicant will not be contributing to the City's Public Art Fund;
- Fencing will include low and open wood picket fencing along Granville Avenue, and 1.8 m height wood privacy fencing along the north, west and east property lines (reduced to maximum 1.2 m height in the front yard setback);
- Paving treatment includes a variety of materials to mitigate the length of the drive aisle and to differentiate between pedestrian entries and vehicle areas. Concrete pavers and permeable pavers with patterning and colour have been incorporated throughout the site, significantly improving the permeability of this development; and
- A 1 ½ storey Amenity Building is provided at a central location within the site in compliance with the Official Community Plan (OCP). The indoor amenity space size (71.4 m²) exceeds the minimum requirement (70 m²) and also includes two washrooms (one accessible washroom) and a coffee preparation area.

Affordable Housing

- No affordable housing units are proposed in this proposed 30-unit development. A voluntary contribution towards the City's Affordable Housing Fund was secured through the rezoning in the amount of \$0.60 per square foot of maximum floor area ratio (e.g. \$31,500).

Crime Prevention Through Environmental Design

- Site lighting will be provided for the central drive aisle and should not impact the neighbouring single-family lots;
- Natural surveillance opportunities are provided for the central outdoor amenity space, mailboxes, and visitor parking spaces;
- Natural surveillance opportunities are provided for the front entries which face the drive aisle, central walkway or Granville Avenue; and
- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

Servicing and Utilities

- The developer has submitted storm and sanitary sewer capacity analyses as requested by the City's Engineering Department. There are no identified sanitary sewer upgrades required to facilitate the proposed development. The City has accepted the consultant's recommendations for storm sewer upgrades along the frontage of the development. Design and construction of storm and sanitary works are through a Service Agreement required as a condition of rezoning (SA 06-332929); and

- The Service Agreement also includes rezoning requirements for the extension of the sanitary sewer to service 9391 and 9411 Granville Avenue, which is proposed through a right-of-way along the north edge of the site on School Board property.

Flood Indemnity Covenant

- The registration of a flood indemnity covenant (Minimum 0.9 m geodetic) is an agreed condition of the Development Permit.

Conclusions

The applicant has provided a development proposal that provides new multi-family ground oriented housing and significant tree retention in the McLennan North Sub-Area of the City Centre with a sensitive interface between existing townhouse development and adjacent single-family homes. The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. Staff recommend support of this Development Permit application.



Eric Fiss
Policy Planner

EF:cas

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

- Registration of a flood indemnity covenant (Min. 0.9 m geodetic);
- Registration of a restrictive Covenant required to prevent conversion of tandem parking spaces to habitable space;
- Installation of protective tree fencing during construction to the satisfaction of the City's Tree Preservation official for the protection of onsite and neighbouring trees;
- Proof of a contract with a registered Arborist (with a minimum of four (4) site visits through construction) to ensure proper protection of existing onsite and neighbouring trees;
- Proof of a contract with a tree moving company for the removal, storage and re-planting of retention trees; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$119,292. This amount also includes tree replacement security in the amount of \$23,000 to be held through a 1-year maintenance period for the successful establishment of the six (6) relocated retention trees.

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

- Receipt of a construction parking and traffic management plan to the satisfaction of the Transportation Division (<http://www.richmond.ca/services/tp/special.htm>);
- Submission of an acoustic report in accordance with the Aircraft Noise Covenant, and incorporation of the recommendations into the Building Permit drawings; and
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.

Attachment 1 Development Application Data Sheet
Attachment 2 Advisory Design Panel Minutes
Attachment 3 Arborist Report



City of Richmond

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

**Development Application
 Data Sheet**
 Development Applications Division

DP 06-333449

Attachment 1

Address: 9451 Granville Avenue

Applicant: Am-Pri Construction Ltd. Owner: Am-Pri Developments (2005) Ltd.

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

Floor Area Gross: 4,472.8 m² Floor Area Net: 3,295.6 m²

	Existing	Proposed
Site Area:	4,708 m ²	4,708 m ²
Land Uses:	Single-family homes	Townhouses
OCP Designation:	Residential	Residential
Area Plan Designation:	Residential Area 3, Two-Family Dwelling and 2 and 3-storey Townhouses	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Townhouse District (R2-0.7)
Number of Units:	2 Single-Family Homes (1 home at 9431 Granville Ave. recently demolished)	30 Three-storey Townhouses

	Bylaw Requirement R2 - 0.7	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70	None permitted
Lot Coverage - Building:	Max. 40%	34.2%	None
Lot Size (min. dimensions):	Min. Width: 30 m Min. Depth: 35 m	Width: 60 m Depth: 70 m	None
Setback – Front Yard (m):	Min. 6 m	6 m	None
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 3.0 m	None
Height (m):	11 m and 3 storeys	10.4 m and 3 storeys	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	45 (R) and 6 (V) per unit	60 (R) and 6 (V) per unit	None
Off-street Parking Spaces – Accessible:	2	2	None
Off-street Parking Spaces – Total:	51	66	None
Tandem Parking Spaces	Not permitted	58 spaces serving 29 dwelling units (2 each)	Variance required and supported
Amenity Space – Indoor:	Min. 70 m ²	71.4 m ²	None
Amenity Space – Outdoor:	Min. 180 m ²	230 m ²	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, November 8, 2006 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

General questions from the Panel were as follows:

The applicant was asked to confirm whether a school is located north of the site and whether there is potential for provision of access through the site. The applicant responded that there is potential to introduce a gate.

General comments put forth by the Panel were as follows:

- by providing access to the school directly behind the site; the play area proposed in the amenity space could be eliminated, allowing the space to be used as a green space;
Access has been provided to the school and Park, although the play area is to be retained on site.
- concerned about accessibility to the garbage area by residents and for pick up;
The garbage area has been relocated to improve access to all residents.
- some unit entries are twinned and some are individual, further development should be considered to distinguish each entry's individuality;
- the pathway along the north edge of the amenity space is a natural place for a trellis walk that could be used as a link to the amenity building;
- needs better integration of the driveway and the amenity space;
- dense and tall, looks like a big building with dormers;
- concerned about height and volume carried so high into the roofs;
- very close proximity to neighbours;
- questioned liveability with regard to room sizes;
- concerned with regard to retention of existing Maple tree;
- needs more individuality;
- front of building appears flat;
- is there a sustainability issue with regard to the tandem parking?;
- garbage location needs consideration;
- small lawn areas that feel tight and compromised;
- concern about manoeuvrability of large vehicles at the rear of the site;
- appreciated the character of the amenity building;
- is it feasible to have a hip roof on the amenity building?;
- consider bringing a turret element along Granville Avenue to give it a corner expression;
- the elevations require further design development, concerned about the pitch of the roofs, and the 3 storey element needs to be de-emphasized;

- the bay windows on building #3 don't seem to line up, making it appear wobbly;
- need to simplify the materials being used, currently has a wedding cake effect;
- design development is required overall;
- the present configuration of the garbage will not work, the dumpster will have to be physically rolled out to Granville Avenue requiring two men, and it is a long way for residents to carry garbage;
- consider combining buildings #2 and #3 into a single building, and move the electrical cabinet to create some space;
- pleased to see accessible units within the plan;
- consider further development to the front of the amenity building so that it crosses the walk on the road and introduce a bay window;
- consider relocating the amenity building to develop a better relationship with the trees;
- concerned about the elevations and use of materials.

The Panel comments were then summarized as follows:

- design development to the elevations to simplify and reduce the sharpness of the roof lines;
Rooflines have been modified and projecting bays reconfigured for more coherent elevations. See attached elevations.
- garbage area needs to be addressed for accessibility;
Garbage and recycling enclosures relocated to more central location that is accessed from the drive aisle.
- consider access to the elementary school.
Access has been provided to the elementary school through a path and gate at the northwest corner of the site.

It was moved and seconded

That DP 06-333449 move forward with the support of the Advisory Design Panel conditional to the comments made by the Panel that address: the elevations; the garbage; and access to the elementary school.

CARRIED



VanArbor Vegetation Consulting Ltd.
Consulting Arborist & Urban Forest Resources

Arborist Report

Date of Report:	January 29, 2006	Client:	AM-PRI Construction Ltd.
Date of Review:	November 7, 2005	Address:	9415, 9431, 9451 Granville Avenue Richmond, BC
Weather:	Partly cloudy	Arborist:	Ken Bell, P.Ag., CAC, ISA Certified Arborist
Distribution:	AM-PRI Construction Ltd. City of Richmond – Planning and Development Ltd.		

Introduction

AM-PRI Construction Ltd. has applied to the City of Richmond for permission to rezone 9415, 9431, 9451 Granville Avenue from a “Single-Family Housing District” to a “Comprehensive Development District (CD)” in order to permit the development of a 30 unit townhouse project. File No. RZ 05-308567. The assembled lots contain significant sized trees. The purpose of this Arborist report is to document significant trees on the proposed development site, site conditions and provide a tree preservation plan to help enable the proposed subdivision and development in accordance to City of Richmond Tree Preservation By-law # 8014. It is beyond the scope of this report to provide a tree replacement plan for the proposed development; the Landscape Architect shall provide a tree replacement plan.

Tree Survey

VanArbor conducted the field work to assess the trees and site conditions on November 7, 2005. The significant sized trees potentially impacted by the proposed development were numerically identified with a survey tag attached to the lower tree trunk. Appendix 1 Site Map shows the locations of trees, and current spot elevations overlaid with the proposed development plan. Appendix 2 Tree Preservation Plan shows trees proposed to be “on-site” preserved and the proposed development plan. Appendix 3 Tree Survey documents the trees listing: tree number, species, diameter-breast-height (DBH) size, condition rating, observations and recommendations. Appendix 4 provides a Tree Preservation Summary.

Site Conditions

The proposed building lot is currently occupied by three single family residential buildings. The landscape is considered mature and contains 52 significant sized trees¹. The topography of the lots is relatively flat. The natural grade of the residential lots is up to 1.0 meter below the roadway grade along Granville Avenue. There are no water courses on the property and no significant environmental features to report.

Analysis

The proposed townhome complex is a comprehensive development that consists of 30 units contained in seven buildings. The multi-family building layout plan contains a high percentage of impermeable surfaces (building envelopes and roadways) and patio-sized rear yards. It is reported the final grade elevation for the entire complex will be 2.6 meters. The site is expected to be pre-loaded with sand to compact the ground prior to building. The proposed development layout configuration offers little opportunity to preserve on-site trees in the centre of the layout. On-site tree preservation is limited to selected trees that are in good condition, worthy of preservation and located along the perimeter of the development site. It is to be noted that the majority (60%) of trees on the proposed development site are in poor condition and not worthy of preservation. Appendix 5 shows a table that ranks the trees and their associated condition ratings.

Preservation Plan

The best on-site tree preservation opportunities for the project include Tree # 4196. Tree # 4196 consists of six (6) Western red cedar trees growing in a hedgerow along the East property line. These trees are in moderate – good condition, located along the perimeter of the site and not expected to interfere with the building envelope. The Western red cedar hedgerow is worthy of preservation.

There is an approximate 0.9 meter grade difference between the natural grade of the Western red cedar tree hedgerow and the final grade of the complex. It is proposed that a retaining wall be constructed at the dripline of the hedgerow (3 meters from the tree trunks) and contain the trees in a planting pit. Pre-load concrete blocks are to be placed at the 3.0 meters from the trunks of the trees as shown in Appendix 2 Site Plan. Natural drainage is expected to run-off into the neighbouring lot or drainage tile can be installed next to the retaining wall. Drainage tile is to not be installed along the property line immediately adjacent to the proposed preservation trees # 4196.

The retaining wall may be constructed with a continuous footing. Any mechanical trench digging to install the retaining wall footing is to be done carefully. Crown foliage on the trees may not be cut-back, pruned or removed. Crown foliage is to be tied-back if necessary to prevent construction interference. The tree(s) foliage is to remain as-is and intact. Exposed roots in the

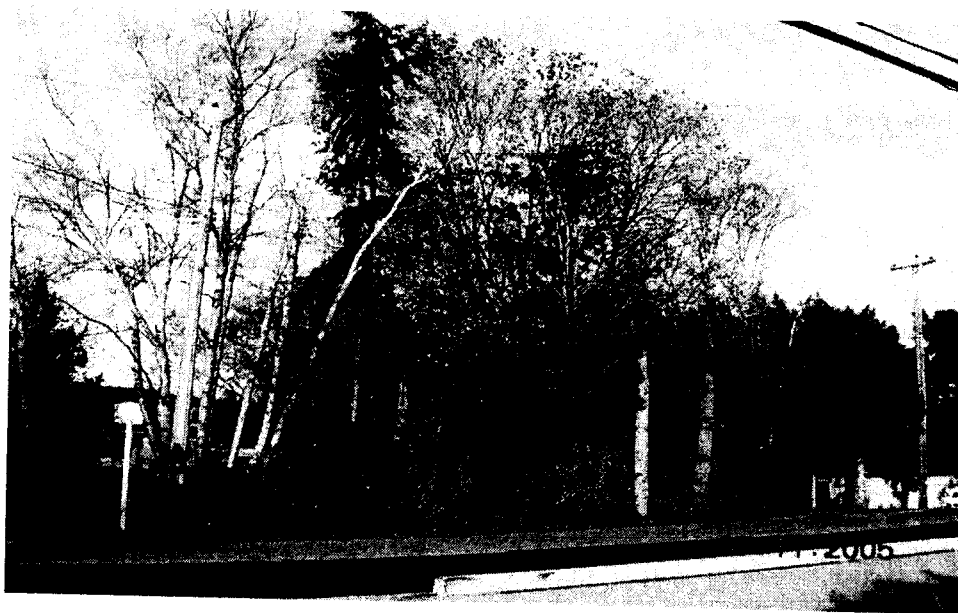
¹ Some trees have been grouped together and counted as one tree. (i.e.) Tree # 4196 consists of 6 trees and counted as one tree to form a hedgerow. There are a total of 52 significant sized trees on the proposed development site.

retaining wall footing trench are to be cut cleanly. It is **recommended** that the Project Arborist be on-site to monitor excavation activities around the Western red cedar trees when installing the retaining wall footing. Appendix 6 contains additional tree preservation specifications to be adopted for the proposed development site.

There is a hedgerow of 11 Western red cedar trees located on the neighbouring lot and within 3 meters of the East property line. The hedgerow is sited between Birch trees # 4200 – 4202. The Western red cedar trees on the neighbouring lot are in moderate – good condition and the trees will enhance the aesthetics of the site by providing valuable screenage to the development. The trees need to be preserved. The subject Western red cedar trees overhang the property line by approximately 3 meters. It is **recommended** the TPZ be established at 2 meters West of the East property line. After site demolition, the pre-load concrete blocks are to be placed at 2 meters from the East property line. The retaining wall is to be constructed at 2 meters from the property line along the length of the hedgerow. The perimeter drain is to be placed next to the retaining wall and not along the property line. The Project Arborist is to actively monitor the site during the demolition and during the construction of the retaining wall to help ensure best management practices are exercised to preserve the trees.

Trees # 4165, 4170, 4171, 4172, 4185 and 4197 are in good condition and may be considered for tree spade transplant. Please note: the viability of tree spade transplant of these trees is to be verified by a local tree relocation company. Some trees may be too large for tree spade transplant or there may be underground utility conflicts that could result in the removal of tree(s).

The remaining 40 on-site trees are proposed for removal because they are either located within proposed roadways, building envelopes, in poor condition and not worthy of preservation or the layout of the proposed development is too concentrated to support preservation. Appendix 4, Table 2 provides a listing of trees recommended for removal to enable the proposed development.



Photograph 1 shows a section of the trees along Granville Avenue frontage. All of the frontage trees have been pruned by BC Hydro and are in poor condition. Trees in poor condition are not considered worthy of preservation

Conclusion

The proposed subdivision is planning 30 townhomes contained in seven buildings. The proposed development includes a comprehensive building plan that occupies the majority of the building lot. VanArbor has documented 52 trees on the undeveloped site.

It is proposed that a tree preservation area along the East property line be established to preserve 6 on-site Western red cedar trees (# 4196). It is proposed that a retaining wall be constructed 3 meters from the tree trunks. The retaining wall along the East property line near the Western red cedar tree hedgerow on the neighbouring property is to be constructed 2 meters from the property line. Appendix 2 Site Map shows the approximate locations of the proposed retaining wall.

It is **recommended** that the Project Arborist be on-site to actively monitor excavation activities around the Western red cedar trees when installing the retaining wall footing. Appendix 6 contains additional tree preservation specifications to be adopted for the proposed development site.

Trees # 4165, 4170, 4171, 4172, 4185 and 4197 are in good condition and may be considered for mechanical tree spade transplant. Please note: the viability of tree spade transplant of these trees is to be verified by a local tree relocation company.

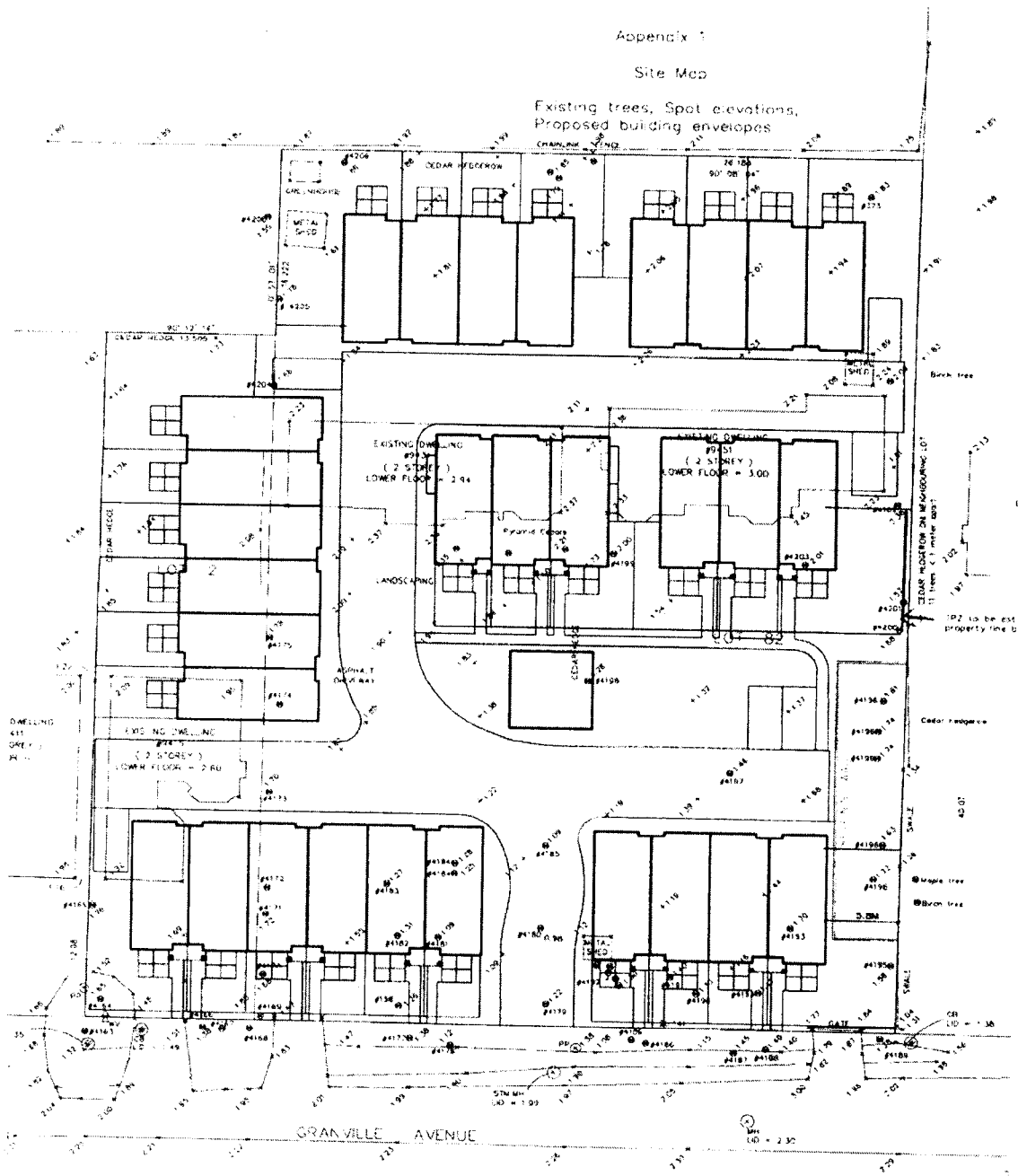
The remaining trees on the development site are proposed to be removed. Appendix 4 Table 2 provides a listing of 40 trees scheduled to be removed.

Summary of Recommendations

1. Preserve Trees # 4196: a hedgerow of 6 Western red cedar trees along the East property line.
 - a. Establish a retaining wall at 3 meters from tree trunks
 - b. Pre-load blocks to be placed 3 meters from tree trunks
 - i. Careful to not damage or interfere with foliage
 - c. Install perimeter drainage next to retaining wall and not at property line immediately adjacent to trees.
 - d. Project Arborist to actively monitor excavation work to install retaining wall footings
 - i. Roots to be cut cleanly
 - ii. Branches on trees to be carefully tied-back and not removed
2. 11 Western red cedar trees located sited on the neighbouring lot near the East property line are to be protected from construction encroachment. The TPZ, pre-load concrete blocks and retaining wall is to be established at 2 meters West of East property line.
3. Tree spade and relocate Trees # 4165, 4170, 4171, 4172, 4185 and 4197. The viability of tree spade transplant of these trees is to be verified by a local tree relocation company.
4. Appendix 6 contains additional tree construction management recommendations

Appendix 1

Site Map
 9415, 9431, 9451 Granville Avenue, Richmond, BC



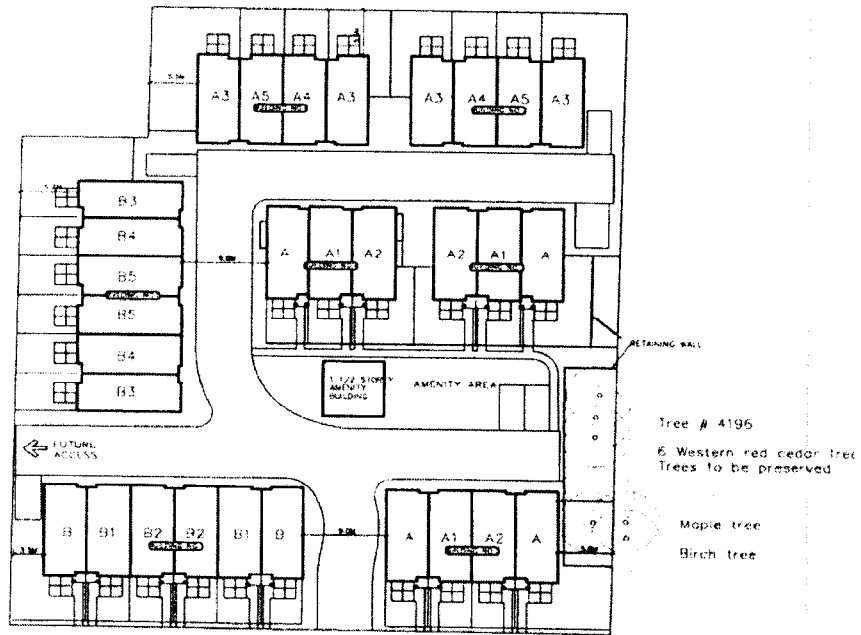
Appendix 2

Site Plan

9415, 9431, 9451 Granville Avenue, Richmond, BC

Appendix 2

Tree Preservation Plan



GRANVILLE AVENUE
 50,678 SF (4,708 SM)
 SITE AREA
 PROPOSED DENSITY: 0.7 FAR X 50,678 SF = 35,475 SF
 PROPOSED DEVELOPMENT:



Site Plan annotations by VanArbor

#0513
 TOWNHOUSE DEVELOPMENT
 9415, 9431 & 9451 GRANVILLE AVENUE

JAN 12, 2006
 tamizo yamamoto architect inc.
 2586 oak street vancouver b.c. v6h
 tel: (604)731-1127 fax: (604)731-1327

Appendix 3

Tree Survey
9415, 9431, 9451 Granville Avenue
Richmond, BC

November 7, 2005

Tree #	Species	DBH ²	Condition rating	Observations and Recommendations
4163	Linden	30.8	Poor	<ul style="list-style-type: none"> • Tree located in road easement under BCH 3-phase powerline; tree BCH pruned for powerline clearance • Poor tree selection for location • Tree not worthy of preservation <p>Recommend: Remove tree to enable the proposed development</p>
4164	Norwegian spruce	36.2	Moderate	<ul style="list-style-type: none"> • Tree BCH sheared for powerline clearance • 4.5 meter crown spread³ <p>Recommend: Remove tree to enable the proposed development</p>
4165	Pyramid cedar		Good	<ul style="list-style-type: none"> • Tree located near property line and sited on neighbouring property • Tree to be preserved • Tree has ≈ 1.5 meter crown spread • Establish TPZ at property line <p>Recommend: Good tree spade transplant candidate</p>
4166	Colorado spruce	25.2	Poor	<ul style="list-style-type: none"> • Trees located in road easement under BCH 3-phase powerline; tree BCH pruned/sheared for powerline clearance • Poor tree selection for location • Trees not worthy of preservation <p>Recommend: Remove trees to enable the proposed development</p>
4167	Colorado spruce	19.0	Poor	
4168	Colorado spruce	10.6	Poor	
4169	Birch	44.8	Poor	<ul style="list-style-type: none"> • Tree located near BCH 3-phase powerline; tree BCH pruned for powerline clearance • Poor tree selection for location • Tree has codominant trunks with dominant trunk leaning into the proposed development • Tree not worthy of preservation <p>Recommend: Remove tree to enable the proposed development</p>
4170	Red maple	28.7	Good	<ul style="list-style-type: none"> • 3 meter crown spread; ≈ 12 meters tall

² DBH = diameter-breast-height size of tree measured 1.4 meters above base, unless indicated.

³ Crown spread = the radial distance (meters) between trunk and dripline of tree

Tree #	Species	DBH ²	Condition rating	Observations and Recommendations
				<ul style="list-style-type: none"> Sited on high ground Tree located in proposed building envelope Recommend: Good tree spade transplant candidate
4171	Magnolia spp.		Good	<ul style="list-style-type: none"> Multi-stem tree/shrub 4 meter crown spread; ≈ 10 meters tall Tree located in proposed building envelope Recommend: Remove tree to enable the proposed development
4172	Red maple	24.4	Good	<ul style="list-style-type: none"> 2.5 meter crown spread; ≈ 12 meters tall Recommend: Good tree spade transplant candidate
4173	Red maple	≈ 25	Poor	<ul style="list-style-type: none"> Severe English ivy on trunk and canopy Recommend: Remove tree to enable the proposed development
4174	Red maple	≈ 25	Poor	<ul style="list-style-type: none"> Severe English ivy on trunk and canopy Recommend: Remove tree to enable the proposed development
4175	Red maple	≈ 25	Poor	<ul style="list-style-type: none"> Severe English ivy on trunk and canopy Recommend: Remove tree to enable the proposed development
4176	Birch	> 80	Poor	<ul style="list-style-type: none"> Severe English ivy on trunk and canopy Abundant crown dieback Recommend: Remove tree to enable the proposed development
4177	Colorado blue spruce	21.2	Poor	<ul style="list-style-type: none"> Tree located in road easement under BCH 3-phase powerline; tree BCH pruned/sheared for powerline clearance Poor tree selection for location Tree not worthy of preservation Recommend: Remove tree to enable the proposed development
4178	2 Cypress	32.2 32.2	Poor	<ul style="list-style-type: none"> Trees located in road easement under BCH 3-phase powerline; tree BCH pruned/sheared for powerline clearance Poor tree selection for location Trees not worthy of preservation Recommend: Remove trees to enable the proposed development
4179	Red maple	29.9	Poor – moderate	<ul style="list-style-type: none"> Tree has close proximity to powerlines and has been BCH pruned – not considered severe prune Sited in low grade conditions Recommend: Remove trees to enable the proposed development
4180	Pear	34.6	Poor	<ul style="list-style-type: none"> Tree exhibits root heave in distant past and has severe trunk lean

Tree #	Species	DBH ²	Condition rating	Observations and Recommendations
				<ul style="list-style-type: none"> Sited in low grade conditions Recommend: Remove trees to enable the proposed development
4181	Cherry	26.0	Poor	<ul style="list-style-type: none"> Tree is diseased and has bacterial exudate from trunk Recommend: Remove trees to enable the proposed development
4182	Cherry	27.5	Poor	
4183	Deodara	26.0	Moderate	<ul style="list-style-type: none"> Tree has bow sweep root crown with self correcting lean 3 meters crown spread; 15 meters tall; 80% live crown ratio (LCR) Recommend: Remove trees to enable the proposed development
4184	Hemlock	50.9 + 46.5	Poor	<ul style="list-style-type: none"> Tree has codominant trunks originating from base 90% LCR; 20 meters tall Tree not suitable for preservation Recommend: Remove trees to enable the proposed development
4185	Red maple	38.1	Good	<ul style="list-style-type: none"> 5 meter crown spread; 15 meters tall Recommend: Remove trees to enable the proposed development
<ul style="list-style-type: none"> Trees 4177 – 4185 are sited in a low grade area \approx 1 meter below roadway grade. 				
4186	2 Hemlock	\approx 35	Poor	<ul style="list-style-type: none"> Trees located in road easement under BCH 3-phase powerline; tree BCH pruned/sheared for powerline clearance Poor tree selection for location Trees not worthy of preservation Recommend: Remove trees to enable the proposed development
4187	Douglas fir	42.5	Poor	<ul style="list-style-type: none"> Trees located in road easement under BCH 3-phase powerline; tree BCH pruned/sheared for powerline clearance Poor tree selection for location Trees not worthy of preservation Recommend: Remove trees to enable the proposed development
4188	Douglas fir	\approx 42.5	Poor	
4189	Norwegian spruce	34.4	Poor	
4190	Red maple	32.4	Moderate	<ul style="list-style-type: none"> BCH pruned Recommend: Remove trees to enable the proposed development
4191	Douglas fir	35.5	Moderate	<ul style="list-style-type: none"> Sited in low grade area Recommend: Remove trees to enable the proposed development
4192	Birch	> 100	Poor	<ul style="list-style-type: none"> Multi-trunk tree with massive crown Abundant crown dieback Trees not worthy of preservation

Tree #	Species	DBH ²	Condition rating	Observations and Recommendations
				Recommend: Remove trees to enable the proposed development
4193	London plane	>100	Poor	<ul style="list-style-type: none"> • 4 trunks originating from base; massive tree • Poor scaffold branch structure • Trees not worthy of preservation Recommend: Remove trees to enable the proposed development
4194	Red maple	39.7	Moderate	<ul style="list-style-type: none"> • BCH pruned • 4 meter crown spread; sited in low grade area • Located too close to a proposed building envelope Recommend: Remove trees to enable the proposed development
4195	Clump maple	20-30	Poor	<ul style="list-style-type: none"> • Tree has 5 trunks and exhibits crown dieback • Trees not worthy of preservation Recommend: Remove trees to enable the proposed development
4196	6 Western red cedar	≈ 25 – 30 @	Moderate – Good	<ul style="list-style-type: none"> • ≈ 26 meter long hedgerow; 3.5 meter crown spread; ≈ 12 meters tall • Trees located along property line; Trees worthy of preservation Establish TPZ at 3 meters from tree trunks
4197	Locus spp.	39.8	Good	<ul style="list-style-type: none"> • 7 meter crown spread, ≈ 12 meters tall • Located in proposed building envelope Recommend: Remove trees to enable the proposed development
4198	Douglas fir	39.3	Moderate – good	<ul style="list-style-type: none"> • 5meter crown spread;≈ 12 meters tall • Located in proposed building envelope Recommend: Remove trees to enable the proposed development
4199	Cherry spp.	32.5	Poor – moderate	<ul style="list-style-type: none"> • Tree measured 55 cm above base • Tree head-back pruned in past Recommend: Remove trees to enable the proposed development
4200	Clump birch	>60	Poor	<ul style="list-style-type: none"> • Tree has 9 trunks originating from base • Crown dieback • Tree not worthy of preservation Recommend: Remove trees to enable the proposed development
4201	Clump birch	15@	Poor	<ul style="list-style-type: none"> • Tree has 3 trunks originating from base • Crown dieback • Tree not worthy of preservation Recommend: Remove trees to enable the proposed development
4202	Clump birch	15@	Poor	<ul style="list-style-type: none"> • Tree has 5 trunks originating from base • Massive tree

Tree #	Species	DBH ²	Condition rating	Observations and Recommendations
				<ul style="list-style-type: none"> • Tree not worthy of preservation Recommend: Remove tree to enable the proposed development
<ul style="list-style-type: none"> • There are 11 Western red cedar trees located between Birch trees 4200 – 4202 and sited on the neighbouring lot. These trees are in moderate – good condition and need to be preserved. They will provide good screenage to the development. The subject Western red cedar trees overhang the property line by \approx 3 meters. • Remove the birch trees and stump grind • Establish TPZ at 2 meters West of Easy property line • Place pre-load concrete blocks at 2 meters West of the East property line 				
4203	Cherry spp.	23.3	Poor – moderate	<ul style="list-style-type: none"> • Poor crown formation • Sunscald on SW side of trunk • Tree not worthy of preservation Recommend: Remove tree to enable the proposed development
4204	Clump birch	15@	Poor	<ul style="list-style-type: none"> • Trees located in rear yard of 9431 Granville Ave • Trees in poor condition and not worthy of preservation Recommend: Remove tree to enable the proposed development
4205	Birch	\approx 50	Poor	
4206	2 Birch	\approx 50@	Poor	

Appendix 4

TREE PRESERVATION SUMMARY

Project Name:	Granville Avenue, Project
Project Location:	9415, 9431, 9451 Granville Avenue Richmond, BC
Applicant/Developer: Name, address, telephone	AM-PRI Construction Ltd. Paramjit Sandhu 9751 No. 6 Road Richmond, BC V6W 1E5 Tel. (604) 277-8453 Fax: (604) 277-8457
Consultant: Name, address, telephone	VanArbor Vegetation Consulting Ltd. c/o Ken Bell, P.Ag. 14778 Thrift Avenue White Rock, BC V4B 2J5 Tel: (604) 230-2462

Summary of Proposed On-Site Trees Retained, and Removed

Table 1: This Tree Protection Summary is a quick reference for the Arborist Evaluation Report submitted for this development and is to be read in conjunction with that report.

A.	Number of significant on-site trees identified	52
B.	Number of significant on-site trees proposed to be protected, retained or transplanted	12
C.	Number of significant on-site trees to be removed	40
D.	Number of residential townhome units	30

Table 2: Summary of trees and tree sizes proposed to be removed

Tree size DBH (cm)	Deciduous				Conifer				
	20-30	30-40	40-50	> 50	<20 cm	20-30	30-40	40-50	50-60
Tree #	4173	4163	4169	4176	4167	4166	4164	4187	4184
	4174	4180	4205	4192	4168	4177	4178	4188	
	4175	4190	4206	4193		4183	4178		
	4179	4194	4206	4200			4186		
	4180	4199					4186		
	4182	4201					4189		
	4195	4202					4191		
	4203	4204					4198		
Total = 40	8	8	4	4	2	3	8	2	1

Appendix 5

Table 1: Condition ranking of trees

Condition Ranking	Poor	Poor – Moderate	Moderate	Moderate – Good	Good
	4163	4179	4164	4196 (6 trees)	4165
	4166	4199	4183	4198	4170
	4167	4203	4190		4171
	4168		4191		4172
	4169		4194		4185
	4173				4197
	4174				
	4175				
	4176				
	4177				
	4178 (2 trees)				
	4180				
	4181				
	4182				
	4184				
	4186 (2 trees)				
	4187				
	4188				
	4189				
	4192				
	4193				
	4195				
	4200				
	4201				
	4202				
	4204				
	4205				
	4206 (2 trees)				
Total = 52 trees	31	3	5	7	6

- 31 trees (60%) are considered to be in poor condition and not worthy of preservation
- 11% of the trees are in good condition

Appendix 6
Tree Preservation Specifications

1. Tree protection zones (TPZ) fences to be established before site demolition
2. Locations of TPZ's
 - a) There are 11 Western red cedar trees located between Birch trees 4200 – 4202 and sited on the neighbouring lot. The TPZ is to be established at 2 meters West of East property line. Pre-load concrete blocks are to be placed at 2 meters West of the East property line after site demolition
 - b) Trees # 4196 – 6 Western red cedar trees: TPZ fence to be established 3 meters from trees. Pre-load blocks to be placed 3 meters from tree trunks after site demolition. Careful to not damage or interfere with foliage
3. Trees and TPZ barrier zones are to be plotted on civil and landscape drawings. All planning professionals and on-site construction workers are to be aware of the TPZ's and know that the TPZ are no encroachment areas.
4. Temporary TPZ fencing must be installed at alignments specified by the project Arborist before any land clearing, demolition or construction commencement.
5. The fence must be sturdily constructed of suitable materials. A wood post and a top rail frame with 1.2 meter snow fence is the common standard. Signs stating: "TREE PROTECTION AREA - NO ENTRY" must be affixed every 10 meters or suitable frequency. The TPZ fence is to be maintained in good order until the infrastructure and buildings are substantially complete. The fence must be removed within 2 weeks of construction completion.
6. The TPZ fencing must be inspected and approved by the project Arborist prior to work commencement and should be checked on a regular monitoring frequency during the course of construction. The frequency will be determined based on the level of construction activity in the vicinity of preserved trees and conformance results.
7. If encroachment into TPZ is required for any reason, it should be authorized in advance by the project Arborist. Special measures may need to be implemented to allow access and some activities will not be permitted.
8. Soil, debris and building materials etc. are to be piled or stored outside the TPZ. Specific dumping, liquid waste disposal and wash-out areas shall be provided, well away from trees.
9. There shall be no direct discharge of storm or site drainage waters through or into the TPZ
10. All pruning and site rehabilitation work to trees within the TPZ is to be performed under the supervision of the Consulting Arborist.
11. All machinery (excavators, bulldozers, bobcats, cars, trucks, etc.) are to be kept out of the TPZ, unless approved in writing by the Consulting Arborist

12. Excavators and any other machinery are to dig the earth outside the TPZ with the bucket digging towards the tree, and not digging with the bucket across the radiant of tree roots. Tree roots shall be cut cleanly by hand and under the direction of the Consulting Arborist.
13. The project Arborist is to monitor all mechanical excavation work immediately adjacent to TPZ's
14. Underground services, drainage and finished grading shall not cause any grade changes (excavation & fill) within the TPZ's, or grade changes of surrounding lands that would result in storm water accumulation or depletion within the TPZ's.
15. Activities within and access to the TPZ's are restricted so that no one may cause or allow the deposit of any soil, spoil, aggregate, construction supplies/materials or waste materials. Vehicles and equipment may not pass within these zones. The preserved trees must not be used to affix signs, lights, cables or any devise. Pruning, root pruning or any other treatment to preserved trees must be performed by a qualified Arborist and under the direction of the project Arborist.
16. Preservation trees and tree protection areas are to be inspected by the project Arborist prior to occupation of site, and whenever the site superintendent or owner as deemed necessary.
17. Trees being retained in close proximity to any excavation require monitoring and inspection during the excavation process. Roots that encountered are to be pruned at the excavation limits, in order to protect roots from being damaged at a point closer to the tree.
18. Supplemental watering of retained trees during the growing season may be required and must be undertaken by the Developer at their cost as recommended by the project Arborist
19. Trees # 4165, 4170, 4171, 4172, 4185 and 4197 may be considered for tree spade transplant. The viability of tree spade transplant of these trees is to be verified by a local tree relocation company. Tree spade transplants to be done in accordance to best management practices
20. Penalties and compensation rules are to established to help prevent contractors and sub-contractors to cause damage to trees. Penalties to be included in all standard contracts.

Assumptions and Limiting Conditions

1. The assessment of the trees undertaken for this project has been made using accepted arboriculture techniques. These include an examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discoloured foliage, condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. However, notwithstanding the recommendations made in this report, it must be realized that trees are living organisms, and their health and vigor changes over time. They are not immune to changes in site conditions, or seasonal variations in weather.

While every effort has been made to ensure that the trees recommended for retention are both healthy and safe, no guarantees are offered, or implied, that those trees remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or group of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure this assessment is as good as can be, the trees should be re-assessed periodically. In accordance the standard practice, the assessment work undertaken for this report is valid for the day of the assessment.

2. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
3. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified result, the occurrence of a subsequent event, nor upon any finding reported. Issuance of permits by governing agencies and / or municipalities is not guaranteed, regardless of the recommendations provided by the consultant/appraiser.
4. 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.
5. Photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
6. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
7. 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 written or verbal consent of the consultant/appraiser.
8. Loss or alteration of any part of this report invalidates the entire report.

9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. 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 consent of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.
11. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. 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.
12. VanArbor retains ownership of the documents and reports as instruments of professional service.

Qualifications of Author

Ken Bell, P.Ag., CAC

14778 Thrift Avenue
White Rock, BC
V4B 2J5

Tel (604) 538-6350
Cellular (604) 230-2462
E-mail: vanarbor@canada.com

- President of VanArbor Vegetation Consulting Ltd.
- Professional Agrologist, P.Ag.
- Certified Agriculture Consultant, CAC
- Certified Arborist accredited by the International Society of Arboriculture, Certification # PN-0276
- WCB Certified Tree Assessor
- WCB Certified Wildlife / Danger Tree Assessor
- BCSLA/BCNA Certified Landscape Inspector
- Diploma Horticulture, Olds College, 1980
- Bachelor of Science in Agriculture, University of Alberta, 1986
- Consulting Arborist and Landscape Consultant: April 1992 – Present
- Member:
 - International Society of Arboriculture
 - British Columbia Institute of Agrologists
 - Canadian Consulting Agrologist Association
 - City of White Rock Tree Conservation By-law Task Force
 - City of White Rock Environmental Advisory Committee
- Over 25 years of professional employment in Landscape Horticulture and Arboriculture



No. DP 06-333449

To the Holder: AM-PRI CONSTRUCTION LTD.
Property Address: 9451 GRANVILLE AVENUE
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
 2386 OAK STREET
 VANCOUVER, BC V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
 - a) Permit tandem parking where two spaces are intended to be used by residents of a single dwelling unit.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #9 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$119,292. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 06-333449

To the Holder: AM-PRI CONSTRUCTION LTD.
Property Address: 9451 GRANVILLE AVENUE
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

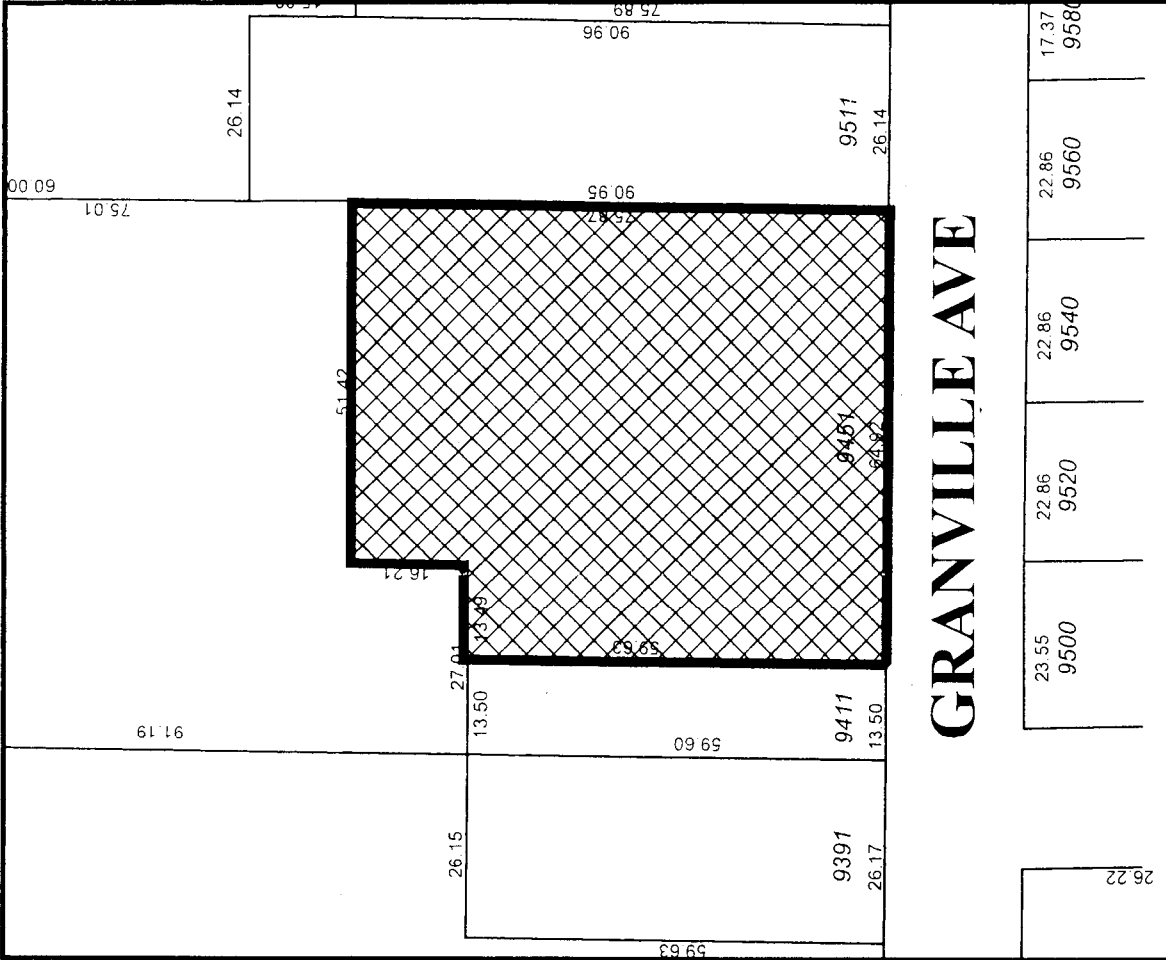
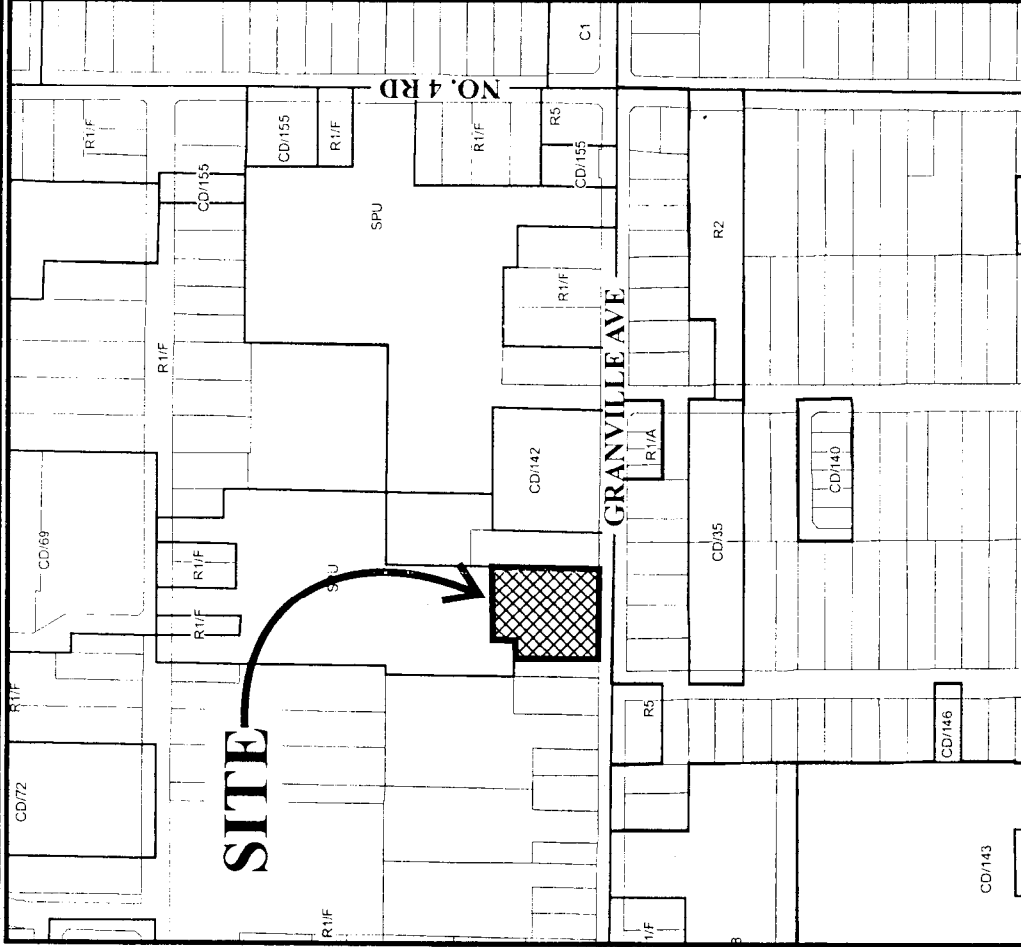
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF

DELIVERED THIS DAY OF

MAYOR

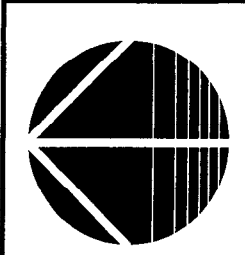


City of Richmond



GRANVILLE AVE

23.55	22.86	22.86	17.37
9500	9520	9540	9580



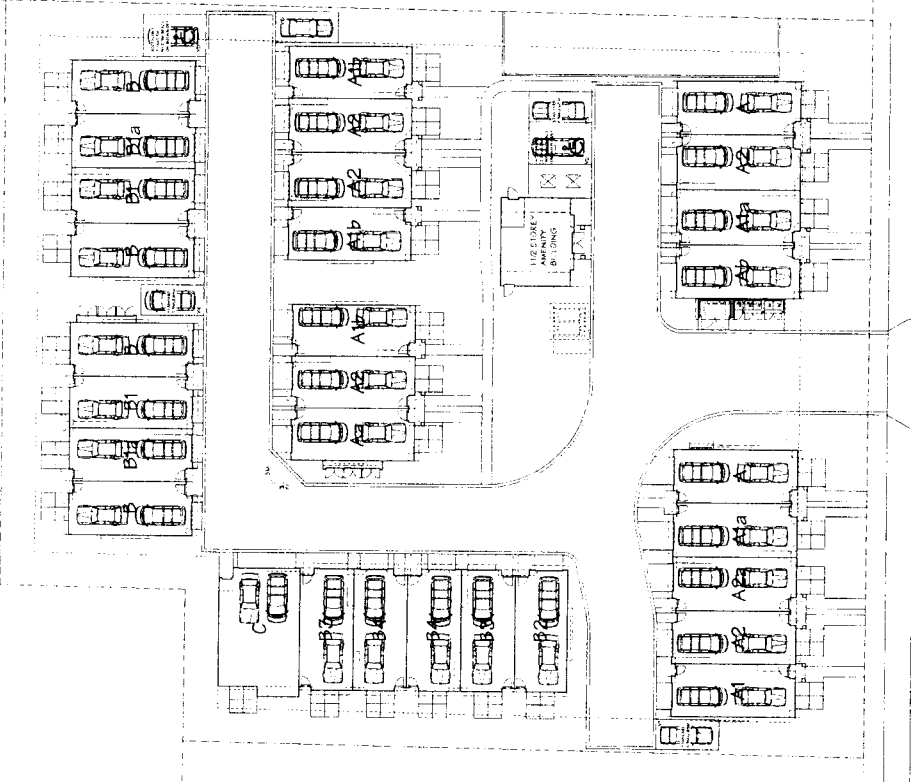
DP 06-333449

SCHEDULE "A"

Original Date: 04/25/06

Revision Date: 01/08/07

Note: Dimensions are in METRES



VARIANCE

PARKING REQUIRED

- 20 SPACES x 30 UNITS = 60 SPACES (RESIDENTS)
- 22 SPACES x 30 UNITS = 66 SPACES (VISITORS)
- TOTAL = 126 SPACES

PARKING PROVIDED

- 2 CAR AND VAN GARAGES x 20 UNITS = 40 SPACES (RESIDENTS)
- 2 CAR AND VAN GARAGES x 20 UNITS = 40 SPACES (RESIDENTS)
- 2 OPEN SIDE BY SIDE GARAGE PLACES = 4 SPACES (RESIDENTS)
- 2 OPEN VISITOR SPACES = 4 SPACES (VISITORS)
- TOTAL = 88 SPACES

NOTE: 2 ACCESSIBLE PARKING SPACES ARE PROVIDED

NO.	DATE	REVISIONS
1	10/15/07	INITIALS
2	11/01/07	REVISED PER CITY COMMENTS
3	11/01/07	REVISED PER CITY COMMENTS
4	11/01/07	REVISED PER CITY COMMENTS
5	11/01/07	REVISED PER CITY COMMENTS
6	11/01/07	REVISED PER CITY COMMENTS
7	11/01/07	REVISED PER CITY COMMENTS
8	11/01/07	REVISED PER CITY COMMENTS
9	11/01/07	REVISED PER CITY COMMENTS
10	11/01/07	REVISED PER CITY COMMENTS

PROJECT: 30 UNIT TOWNHOUSE DEVELOPMENT
 415 NW 131st Avenue, Pompano Beach, FL 33062
 ARCHITECT: tomizo yamamoto architect inc.

JAN 23 2007

DP 06333449

DP 06-333449
 PLAN #2

PARKING LAYOUT PLAN
 SCALE: 1/8" = 1'-0"



DATE	BY	CHK'D	APP'D
11/01/07			
11/01/07			
11/01/07			
11/01/07			
11/01/07			

PLANT LIST
INDICATES PLANT TYPE: B, BUSH; C, CLIMBER; F, FOLIAGE; F, FRUIT; G, GRASS; L, LIANA; M, PALM; P, PALM; S, SHRUB; T, TREE; W, WOOD; Y, YACHT; Z, ZEPHYRUS

SYM	SYM	SYM	SYM	SYM
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

PLANTING NOTES:

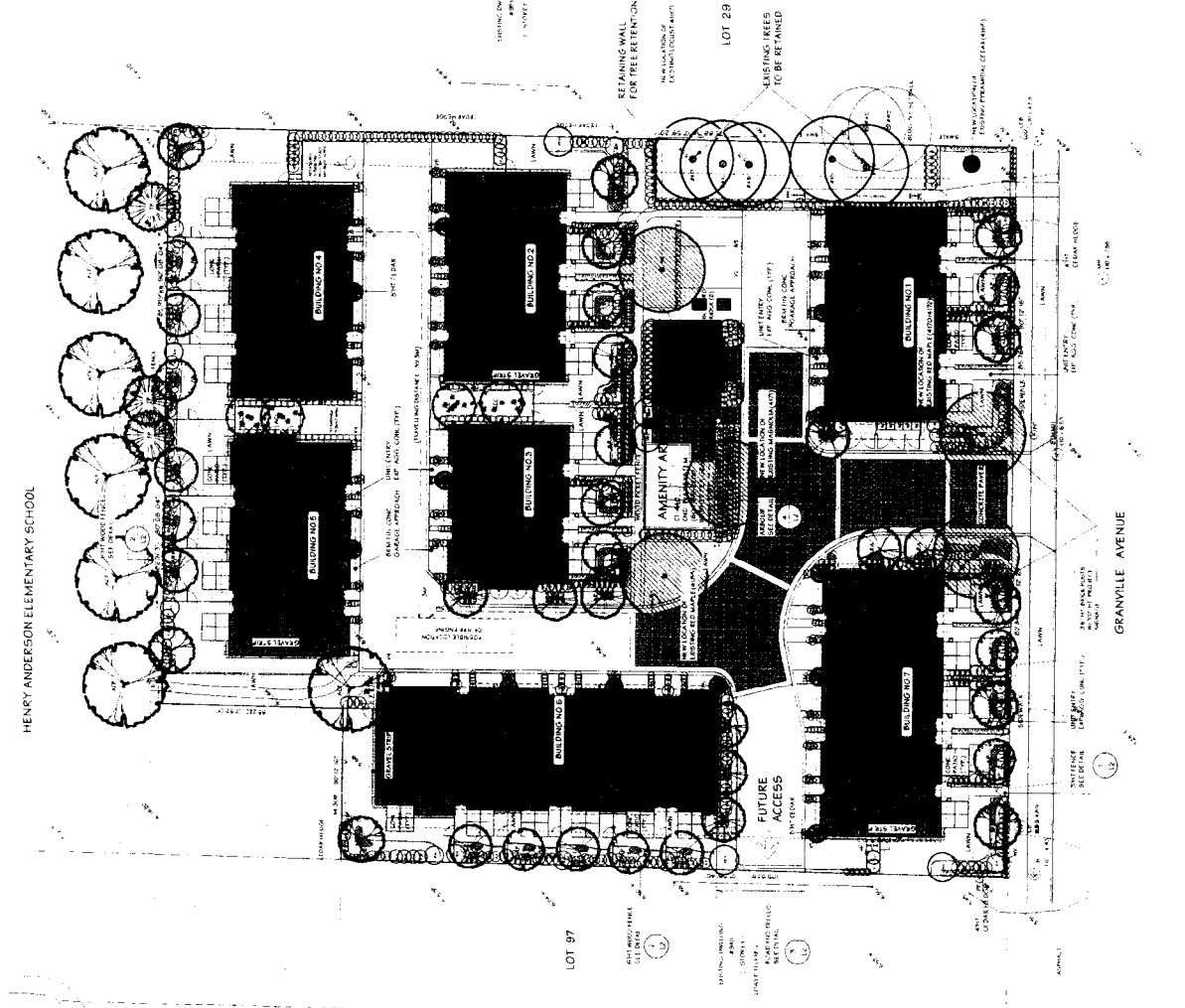
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE CITY OF RICHMOND'S PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE CITY OF RICHMOND'S PLANTING SPECIFICATIONS.
3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE CITY OF RICHMOND'S PLANTING SPECIFICATIONS.
4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE CITY OF RICHMOND'S PLANTING SPECIFICATIONS.
5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE CITY OF RICHMOND'S PLANTING SPECIFICATIONS.

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/15/11	ISSUED FOR PERMIT
2	12/15/11	ISSUED FOR PERMIT
3	12/15/11	ISSUED FOR PERMIT
4	12/15/11	ISSUED FOR PERMIT
5	12/15/11	ISSUED FOR PERMIT
6	12/15/11	ISSUED FOR PERMIT
7	12/15/11	ISSUED FOR PERMIT
8	12/15/11	ISSUED FOR PERMIT
9	12/15/11	ISSUED FOR PERMIT
10	12/15/11	ISSUED FOR PERMIT

CLIENT: [Client Name]
PROJECT: [Project Name]
DATE: [Date]
SCALE: [Scale]
DESIGNER: [Designer Name]
ADDRESS: [Address]
PHONE: [Phone Number]
FAX: [Fax Number]
EMAIL: [Email Address]

HENRY ANDERSON ELEMENTARY SCHOOL



NOTES:

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE CITY OF RICHMOND'S PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE CITY OF RICHMOND'S PLANTING SPECIFICATIONS.
3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE CITY OF RICHMOND'S PLANTING SPECIFICATIONS.
4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE CITY OF RICHMOND'S PLANTING SPECIFICATIONS.
5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND THE CITY OF RICHMOND'S PLANTING SPECIFICATIONS.

9415 GRANVILLE AVENUE, RICHMOND, B.C.

LANDSCAPE PLAN

JAN 2 2007

PLAN # 3a

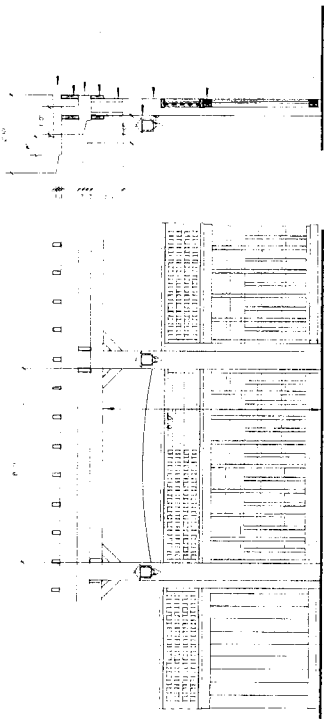
DP 06333449

L1 of 2

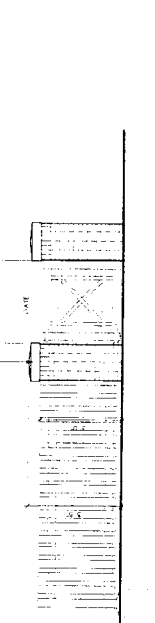
2.74
2.84
2.94
3.04
3.14
3.24

DR. BRAD R. LINTHROP/ARCHITECT
8.0 WORKSHEET
4080 GLEN AVE. #304
VANCOUVER, BC

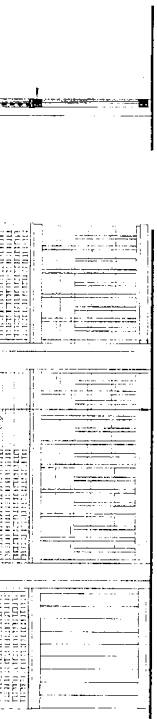
8.0 WORKSHEET
4080 GLEN AVE. #304
VANCOUVER, BC



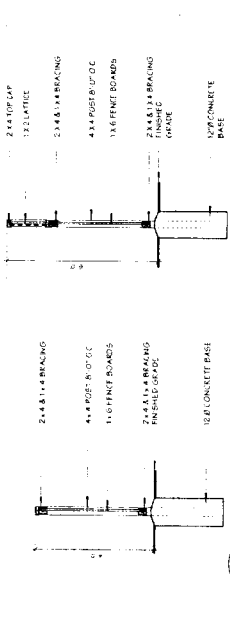
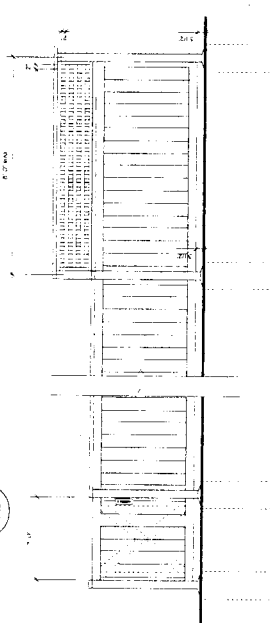
3 ROAD END TRELLIS
SCALE 1/2" = 1'-0"



1 WOOD FENCE
SCALE 1/2" = 1'-0"



3 ROAD END TRELLIS
SCALE 1/2" = 1'-0"



2 UNITS DIVIDER FENCE
SCALE 1/2" = 1'-0"



3 ROAD END TRELLIS
SCALE 1/2" = 1'-0"

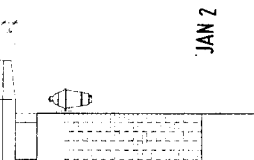
2 UNITS DIVIDER FENCE
SCALE 1/2" = 1'-0"

2.74
2.84
2.94
3.04
3.14
3.24

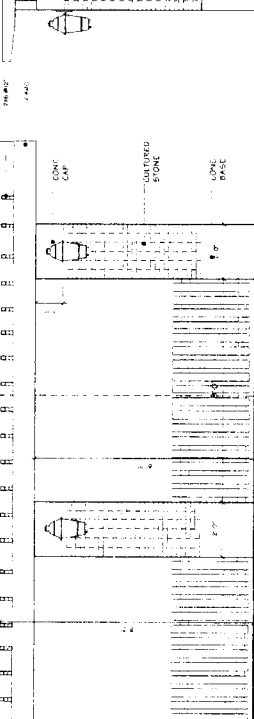
DR. BRAD R. LINTHROP/ARCHITECT
8.0 WORKSHEET
4080 GLEN AVE. #304
VANCOUVER, BC

2.74
2.84
2.94
3.04
3.14
3.24

DR. BRAD R. LINTHROP/ARCHITECT
8.0 WORKSHEET
4080 GLEN AVE. #304
VANCOUVER, BC



4 ARBOUR
SCALE 1/2" = 1'-0"



3 ROAD END TRELLIS
SCALE 1/2" = 1'-0"



4 ARBOUR
SCALE 1/2" = 1'-0"

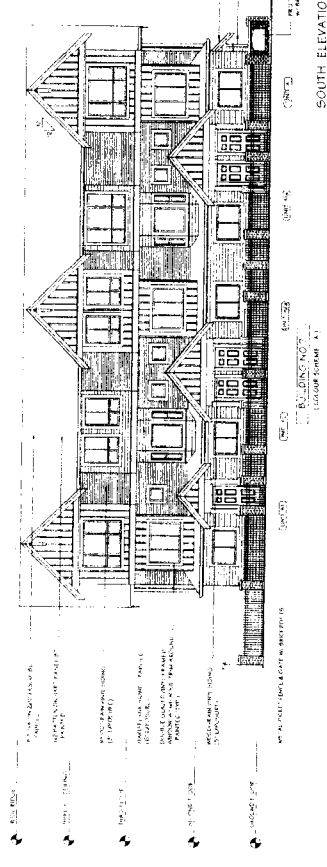
Dr. Brad R. Lintrop
8.0 WORKSHEET
4080 GLEN AVE. #304
VANCOUVER, BC
OCT 14 2006

Dr. Brad R. Lintrop
8.0 WORKSHEET
4080 GLEN AVE. #304
VANCOUVER, BC
OCT 14 2006

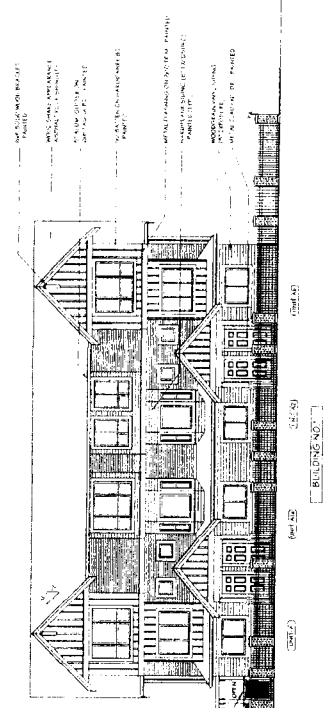
8415 GRANVILLE AVENUE RICHMOND, B.C.

LANDSCAPE PLAN

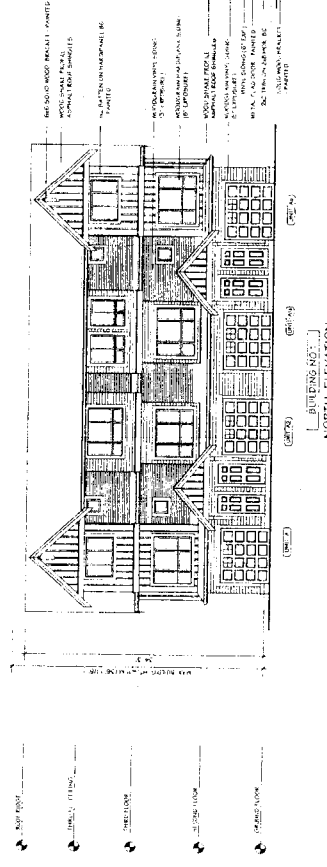
PLAN #3b
DP 06333449
JAN 23 2007



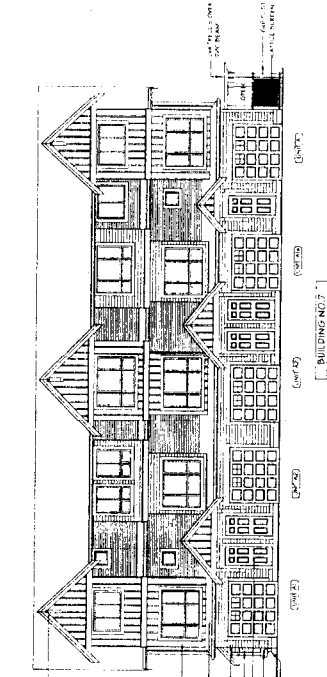
SOUTH ELEVATION (GRANVILLE AVENUE)



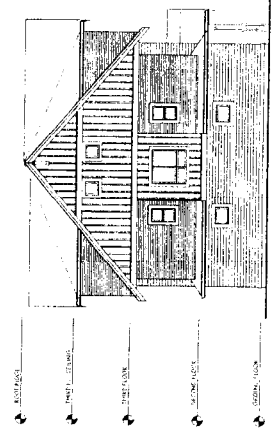
BUILDING NO. 7
WEST ELEV.
(LONG 8 & 9 S.W. 11)



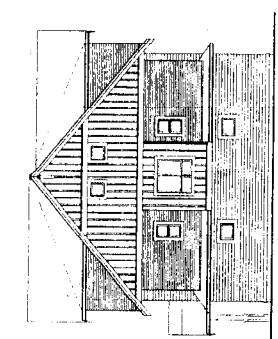
BUILDING NO. 7
NORTH ELEVATION
(LONG 8 & 9 S.W. 11)



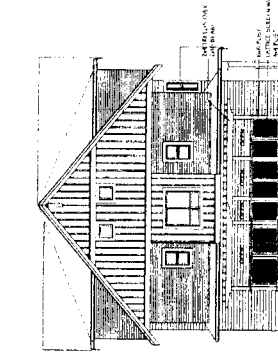
BUILDING NO. 7
EAST ELEV.
(LONG 8 & 9 S.W. 11)



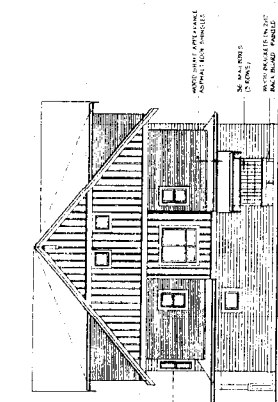
BUILDING NO. 7
WEST ELEV.
(LONG 8 & 9 S.W. 11)



BUILDING NO. 7
EAST ELEV.
(LONG 8 & 9 S.W. 11)



BUILDING NO. 7
NORTH ELEVATION
(LONG 8 & 9 S.W. 11)



BUILDING NO. 7
SOUTH ELEVATION
(LONG 8 & 9 S.W. 11)

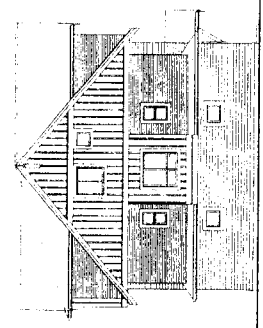
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2	01/23/2007	YAMAMOTO	REVISIONS TO FINISHES
3	01/23/2007	YAMAMOTO	REVISIONS TO MATERIALS
4	01/23/2007	YAMAMOTO	REVISIONS TO WINDOWS

PROJECT: 38 UNIT TOWNHOUSE DEVELOPMENT
 CLIENT: BAY STATE DEVELOPMENT, INC.
 ADDRESS: 100 GRANVILLE AVENUE, WINDSOR, ONTARIO L9A 4G6
 DRAWING TITLE: ELEVATIONS
 DRAWN BY: YAMAMOTO
 CHECKED BY: YAMAMOTO

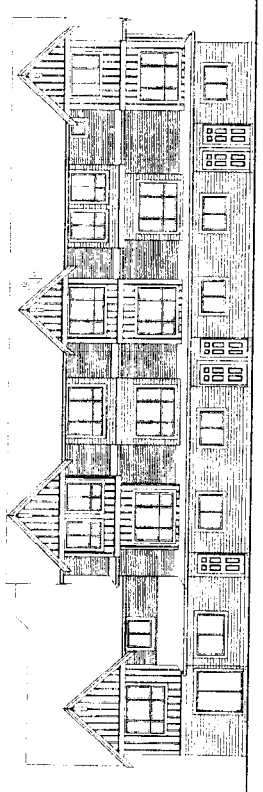
DATE:	01/23/2007
SCALE:	AS SHOWN
PROJECT NO.:	DP 06-333449
DATE:	JAN 23 2007
SCALE:	AS SHOWN
PROJECT NO.:	DP 06-333449
DATE:	JAN 23 2007
SCALE:	AS SHOWN
PROJECT NO.:	DP 06-333449

DP 06333449
 PLAN #4

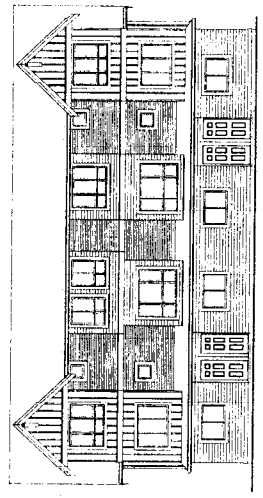
tomizo
 yamamoto
 architect inc.



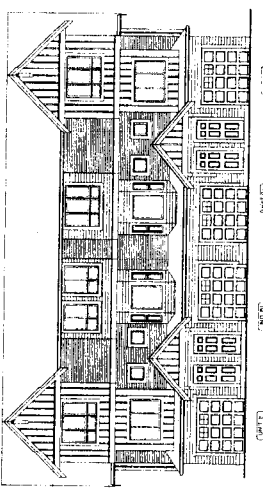
[BUILDING NO. 2] WEST ELEV. (LOOKING SOUTH)



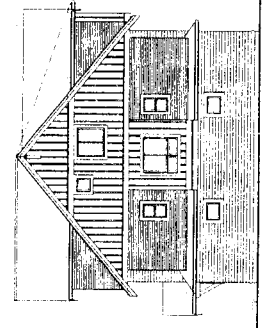
[BUILDING NO. 3] WEST ELEV. (LOOKING SOUTH)



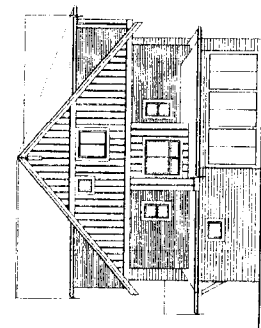
[BUILDING NO. 2] SOUTH ELEV.-REVERSED (LOOKING NORTH)



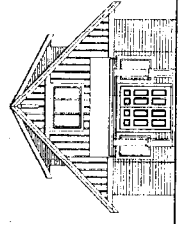
[BUILDING NO. 3] SOUTH ELEV.-REVERSED (LOOKING NORTH)



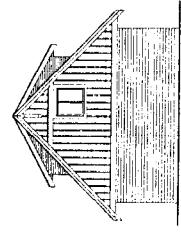
[BUILDING NO. 4] EAST ELEV. (LOOKING WEST)



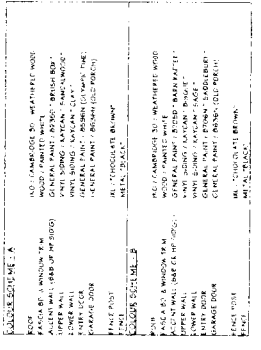
[BUILDING NO. 5] EAST ELEV. (LOOKING WEST)



[BUILDING NO. 1] SOUTH ELEV. (LOOKING NORTH)



[BUILDING NO. 1] NORTH ELEV. (LOOKING SOUTH)



[BUILDING NO. 6] WEST ELEV. (LOOKING EAST)



TRELLIS OVER GARBAGE AREA

REV. NO.	DATE	BY	DESCRIPTION
1	01/23/07	YAMAMOTO	ISSUED FOR PERMIT
2	01/23/07	YAMAMOTO	ISSUED FOR PERMIT
3	01/23/07	YAMAMOTO	ISSUED FOR PERMIT
4	01/23/07	YAMAMOTO	ISSUED FOR PERMIT
5	01/23/07	YAMAMOTO	ISSUED FOR PERMIT
6	01/23/07	YAMAMOTO	ISSUED FOR PERMIT
7	01/23/07	YAMAMOTO	ISSUED FOR PERMIT
8	01/23/07	YAMAMOTO	ISSUED FOR PERMIT
9	01/23/07	YAMAMOTO	ISSUED FOR PERMIT
10	01/23/07	YAMAMOTO	ISSUED FOR PERMIT

PROJECT: 30 UNIT TOWNHOUSE DEVELOPMENT
 815 BAYBERRY GRANVILLE AVENUE
 BIRMINGHAM, B.C.

tomizo yamamoto architect inc.

300 18th Street, Birmingham, B.C.
 205-947-8642 / 205-947-8643 / 205-947-8644

DATE	01/23/07
SCALE	AS SHOWN
PROJECT NO.	DP 06-333449
PLAN NO.	6
CHECKED BY	
DATE	

JAN 23 2007

DP 06-333449
 PLAN #6

TRELLIS OVER GARBAGE AREA

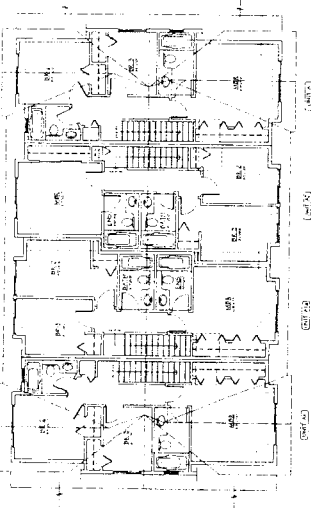
AMENITY BUILDING EAST ELEVATION

WEST ELEVATION

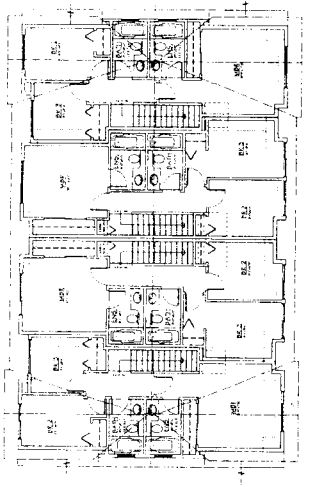
SOUTH ELEV.-REVERSED

EAST ELEV.

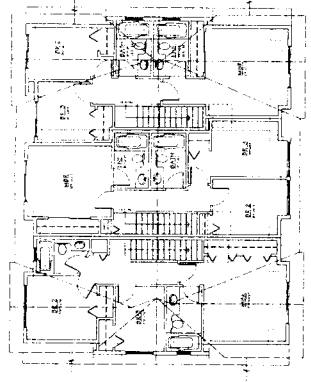
30 UNIT TOWNHOUSE DEVELOPMENT



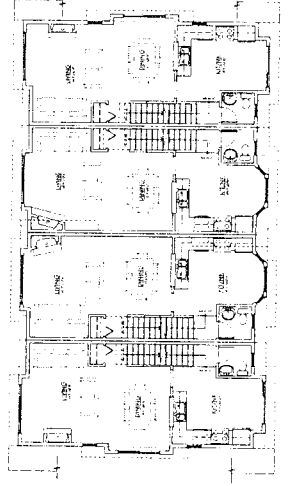
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



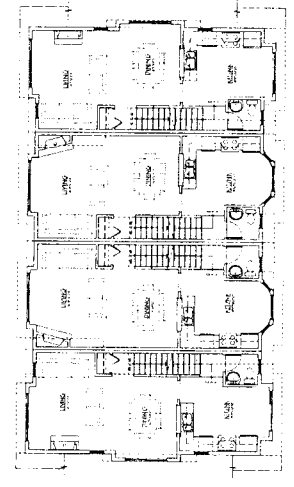
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



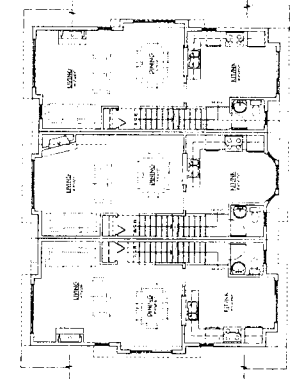
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



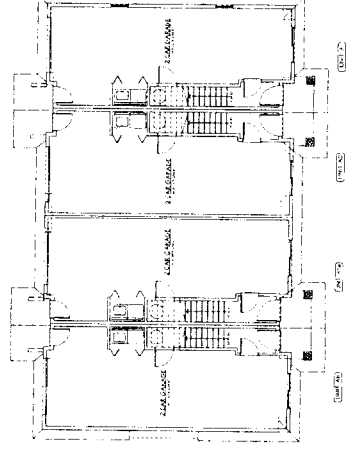
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



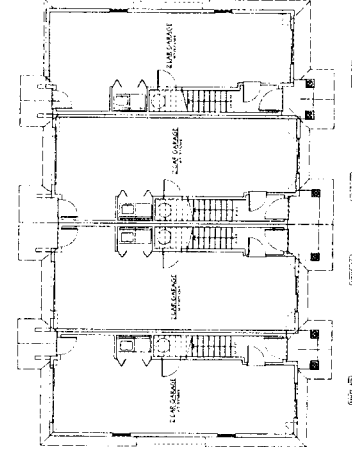
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



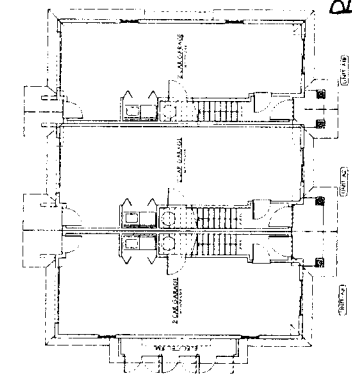
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

PROJECT	36 UNIT TOWNHOUSE DEVELOPMENT
LOCATION	4151 AND 4153 GRANVILLE AVENUE, RICHMOND, VA
DATE	10/15/07
SCALE	AS SHOWN
CONSULTANT	tomizo yamamoto architect inc.

PROJECT: 36 UNIT TOWNHOUSE DEVELOPMENT
 LOCATION: 4151 AND 4153 GRANVILLE AVENUE, RICHMOND, VA
 DATE: 10/15/07
 SCALE: AS SHOWN
 CONSULTANT: tomizo yamamoto architect inc.

2280 W. WILSON AVENUE, SUITE 100, RICHMOND, VA 23220
 TEL: (804) 771-1100
 WWW.TOMIZOYAMAMOTO.COM

FLOOR PLANS
 PLAN 3 2007
 REFERENCE PLAN

DATE	10/15/07	REVISION	7
BY	AMY	CHKD	AMY
DATE	10/15/07	REVISION	7
BY	AMY	CHKD	AMY
DATE	10/15/07	REVISION	7
BY	AMY	CHKD	AMY

DP 06-333449
 PLAN #7

DP 06333449
 SUB-DWG NO. 7

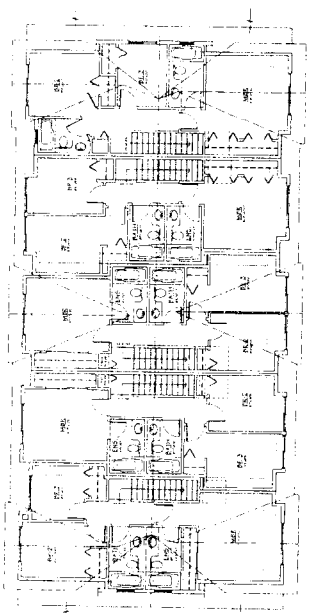
GROUND FLOOR PLAN
 SCALE 1/8" = 1'-0"

GROUND FLOOR PLAN
 SCALE 1/8" = 1'-0"

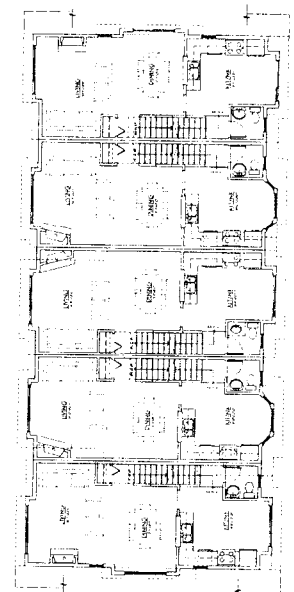
GROUND FLOOR PLAN
 SCALE 1/8" = 1'-0"

GROUND FLOOR PLAN
 SCALE 1/8" = 1'-0"

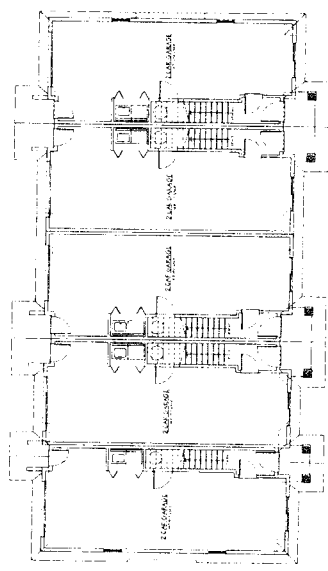
GROUND FLOOR PLAN
 SCALE 1/8" = 1'-0"



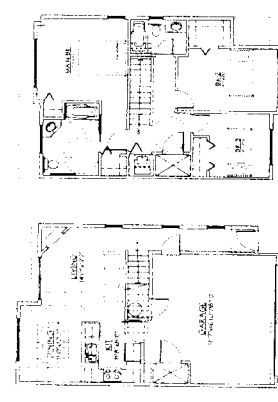
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

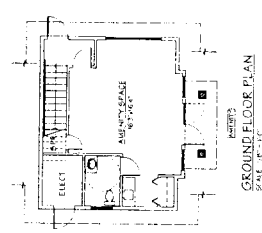


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

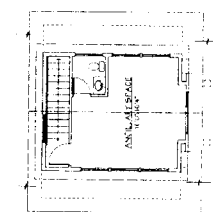


GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT C POSSIBLE ACCESSIBLE UNIT CONVERSION
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

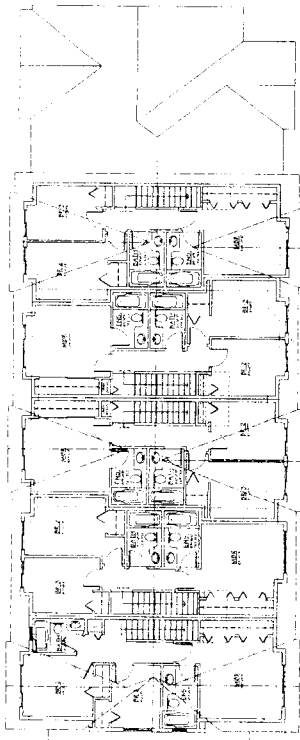
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12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS

PROJECT:
30 UNIT TOWNHOUSE
DEVELOPMENT
1415 WEST 58TH STREET, ANN ARBOR
ANN ARBOR, MI 48106
ARCHITECT:
tomizo
yamamoto
architect inc.

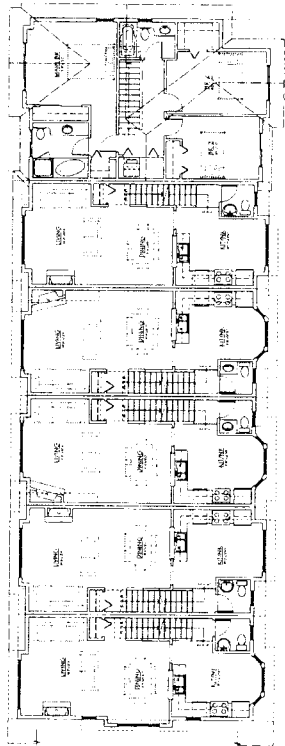
2200 EAST HURON, ANN ARBOR, MI 48106
48106-1111
DRAWING TITLE
FLOOR PLANS

DATE	BY	DESCRIPTION
12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS
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12.15.2007	AMC	ISSUE FOR PERMITS
12.15.2007	AMC	ISSUE FOR PERMITS

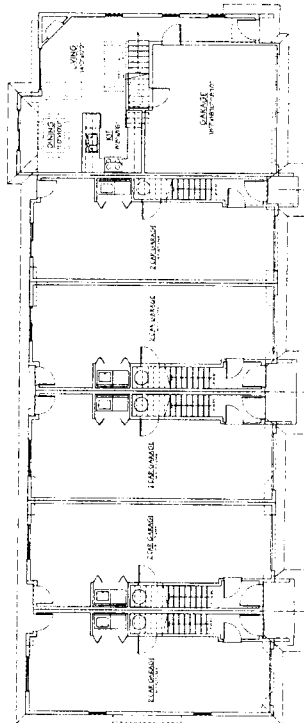
JAN 23 2007
REFERENCE PLAN
DP 06333449
PLAN #9
SHEET 9
9
9
9



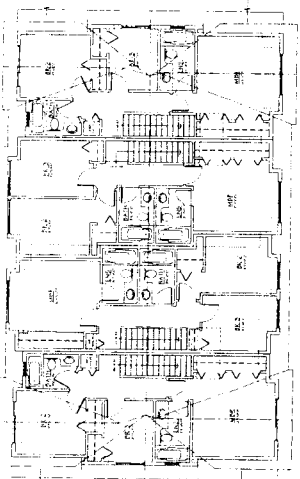
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



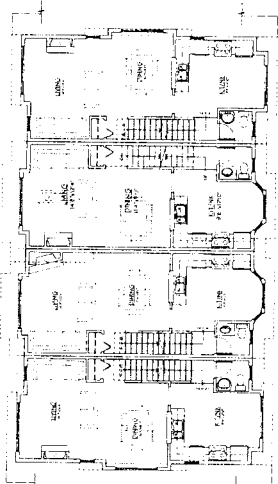
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



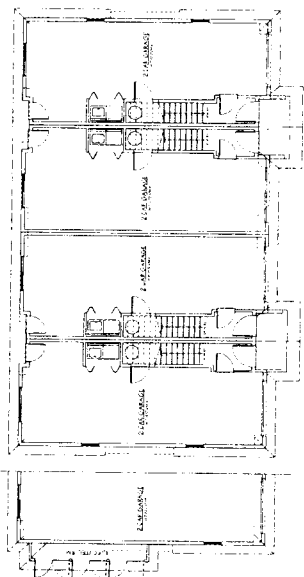
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

REFERENCE PLAN
FLOOR PLANS

REV.	DATE	DESCRIPTION
1	06/11/07	ADD TO EXISTING
2	06/11/07	UPDATE EXISTING
3	06/11/07	ADD TO EXISTING
4	06/11/07	UPDATE EXISTING
5	06/11/07	ADD TO EXISTING

PROJECT
30 UNIT TOWNHOUSE
DEVELOPMENT
8411 WY 4 WAY GRANVILLE AVENUE
RICHMOND, VA

tomizo
yamamoto
architect inc.

228 W. MAIN ST. RICHMOND, VA.
PHONE: 804.251.1177 FAX: 804.251.1377

JAN 23 2007

DP

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063334

9 PLAN#8

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PROJECT TITLE
30 UNIT TOWNHOUSE DEVELOPMENT

DATE
JAN 23 2007

PROJECT NO.
063334

PLAN NO.
9

CONTRACT NO.
063334

SCALE
1/8" = 1'-0"

DRAWN BY
[Name]

CHECKED BY
[Name]

DATE
JAN 23 2007

THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

(BUILDING NO. 5)

(BUILDING NO. 4)

(BUILDING NO. 3)

(BUILDING NO. 2)

(BUILDING NO. 1)

THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

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