



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Jean Lamontagne  
Director of Development  
**Date:** March 5, 2007  
**File:** DP 05-312751  
**Re:** **Application by Patrick Cotter Architect Inc. for a Development Permit at  
8400 and 8440 Anderson Road**

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of 43 apartment units over a parking level at 8400 and 8440 Anderson Road on a site zoned "Comprehensive Development District (CD/170)".

Jean Lamontagne  
*Director of Development*

DN: blg  
Att.

## Staff Report

### Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to develop a four-storey residential apartment containing approximately 43 apartments over a parking level at 8400 and 8440 Anderson Road on a site zoned "Comprehensive Development District (CD/170)" (**Schedule A**). The site is currently vacant.

The site is being rezoned from "Townhouse District (R2)" and "Two-Family Housing District (R5)" to "Comprehensive Development District (CD/170)" under Bylaw No. 8179 (RZ 04-272735).

### Development Information

Please refer to the 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: 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 Eckersley Road to permit development of two (2) 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 Update Study and requires further consideration.

To the East: Existing two-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-storey apartment on the west side of Cooney Road, Land Use Contract 138.

### Rezoning and Public Hearing Results

During the rezoning process, the staff report supported the development as proposed conditional to the provision of a landscape plan that responds to both site-specific design considerations and on-site tree replacement requirements.

The Public Hearing for the rezoning of this site was held on February 19, 2007. At the Public Hearing, the following concerns about rezoning the property were expressed and corresponding responses were provided by Jean Lamontagne, Director of Development.

The concerns expressed included removal of trees, the impact of increased density on the neighbourhood's elementary school, increased traffic, and the condition of the site. In response, it was clarified that the applicant is subject to the terms of the Tree Protection Bylaw and that a detailed landscape plan is a requirement of the Development Permit, the School Board's projections have included provisions for development within the neighbourhood, the application has been reviewed by the Transportation Department and has their support, action would be taken to ensure the site is kept in good condition, and residents within 50 m (165 ft.) of the proposed development will receive notification during the Development Permit process.

Subsequent to the Public Hearing, staff worked with the applicant to further address the issues in the following ways:

- Staff was directed to ensure the Development Permit ensures that mature trees are planted on the site.

*The applicant's landscape architect has amended the landscape plan to respond to the request for the planting of mature trees on site. Additional trees have been included in the landscape plan. Two (2) Japanese Snowbells, two (2) Princess Diana Serviceberries and Four (4) Tall Stewartias have been added to the plan. Six (6) Scarlet Oaks are proposed on site and have been increased in size from 8 cm to 12 cm calliper. Similarly, the nine (9) Princess Diana Serviceberry trees have been increased from 6 cm to 8 cm calliper trees, which is the largest size available. The seven (7) Katsuras have also been increased in size from 8 cm to 12 cm calliper. The maximum size has been determined with consideration of the correlated survival rate as trees are most adaptable to a new surrounding at an early age.*

- Staff was directed to follow up on the unsightly condition of the site.

*Following the Public Hearing, the applicant undertook clean up of the site. Garbage was removed from the site and a fence was erected around the site to ensure the site remains clean. The small commercial truck that was parked on the site was removed. Action by the Bylaw Division was not required.*

### **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 (OCP), the City Centre Area Plan Update, and Comprehensive Development District (CD/170).

### **Advisory Design Panel Comments**

The proposed development was reviewed by the Advisory Design Panel (ADP) on May 17, 2006. A copy of the relevant excerpt from the Advisory Design Panel Minutes from May 17, 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'. The Panel supported the proposed development with the provision of accessible and adaptable units being provided on site.

## Analysis

### *Conditions of Adjacency*

- The proposed four-storey residential apartment containing approximately forty 43 units over a parking level is located within the City Centre and has been designed to respond to the context.
- 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 range of building types to facilitate transition between the City Centre's lower and higher density zones (between 1.2 – 2.0 Floor Area Ratio) (**Attachment 3**). The form of the proposed development and the building massing complies with the site's land use designation in the Official Community Plan (OCP), the existing City Centre Area Plan, and the City Centre Update Study.
- Landscaping in combination with articulated retaining walls along the property edges will screen the parkade level.
- The subject site is flanked on its north, west and south sides by road. An existing two-storey apartment building over a parking level is located on the adjacent eastern property.
- The proposed building has been designed to mitigate the impact on the existing apartment. The indoor amenity space and associated outdoor patio area is located on the first floor on the eastern side of the building. Dwelling units will be introduced on the second and third storey above the indoor amenity area; the associated building setback is greater than 6 m (19 ft.). Roof top amenity space and a private deck on the fourth storey increases the setback between proposed units and the existing apartment building.
- In addition to articulated building setbacks, roof lines and building materials are varied to break up the massing of the eastern elevation. To further mitigate the impact on the existing structure, substantial landscaping will be introduced along the eastern edge of the site, which includes an Emerald Green Cedar hedge adjacent to the retaining wall and Portugal Laurel at the northeast corner of the site. The setback will be planted with a combination of *Skimmia Fortunei* and Heavenly Bamboo resulting in a variety of plant species and plant heights.
- The applicant has confirmed a 40-degree angle between the subject site and the eastern elevation of the existing adjacent building. Further, the applicant has provided overlay information for both the adjacent building and the proposed building to substantiate overlook issues associated with window placement have been addressed (**Schedule A**).
- The Anderson Road street frontage is animated by a series of four (4) staircases and six (6) individual unit gates creating connectivity between the street frontage and the first storey units.
- Individual unit staircases will not be introduced along the southern elevation; however, the expansive patios associated with the first storey units and articulation of the building elevation will establish connectivity with the street frontage.
- The west elevation along Cooney Road is well articulated with windows, outdoor spaces, varying building setbacks, and substantial decks on the fourth storey that break up the building face.
- With the exception of the drive aisle and loading area, landscape screening will be planted along the entire perimeter of the site.

### *Urban Design and Site Planning*

- Vehicle access to the development is via Anderson Road. Access to the visitor parking stalls is unrestricted; a security gate separates the visitor stalls from the residential parking.
- As the subject site is located within 800 m (2,625 ft.) or within a 10-minute walk of the downtown core, and is in close proximity to the future Canada Line Station (Saba Station), the rezoning report supported the applicant's proposal to provide 45 residential parking stalls and nine (9) visitor parking stalls. Further, tandem parking is supported conditional to the assignment of both spaces to a single dwelling unit. Two (2) accessible visitor parking stalls are provided. Bicycle racks are provided at the end of residential parking stalls and an additional 58 stalls are within a secure bicycle room within the parking level.
- Recycling and garbage bins are located within the underground parking structure adjacent to the parking entrance out of sight from the street frontage. The receptacles will be manually wheeled out for collection.
- The loading area, which consists of concrete paving, is located adjacent to the main entrance within the setback at the northeast corner of the site and is supported by the Transportation Engineering Department.
- The pathway at the southeast corner of the site provides access between the parking level and Granville Avenue.
- The street façade is animated by individual patios at grade, the provision of individual unit access for first level units located along the Anderson frontage, recessed balconies, building articulation including varying setbacks between building storeys, landscaping, and articulated retaining walls along the north and south street frontages.
- The main entry fronting Anderson Road is accessible at grade. Access to subsequent levels of the building is provided by the elevator, and all indoor and outdoor amenity space is accessible, including the roof top outdoor amenity space on the fourth floor.
- Two units (C1b floor plan), located at the northeast corner of the building above the indoor amenity space on the second and third level, have been designed to facilitate easy conversion to be fully accessible. Further, to assist aging in place, blocking has been incorporated inside the walls in washrooms to facilitate the potential future installation of grab bars/handrails.

### *Architectural Form and Character*

- 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 the evolving urban context while maintaining a strong street presence.
- The residential character is preserved by introducing private outdoor spaces at ground level, introducing individual staircases that connect the first level units along the north elevation with Anderson Road, and breaking up the retaining wall along the north and south property line by varying its placement so that it is not a continuous wall façade along the property line, and by varying the building materials between concrete and brick veneer.
- The change in grade treated by the retaining wall is approximately a 3:1 slope, which will be landscaped.
- The proposed building sensitively introduces an urban typology into a transitioning residential neighbourhood. The evolving urban context is reflected in the modern building design, which includes a thin modernist slab roof.
- Articulated building design (including varying setbacks, recesses, varied roof lines, strategic window placement) and the application of a variety of building materials (including a

combination of brick veneer, hardi-plank siding, Cedar wood siding, aluminium framed windows, aluminium rails, architectural finished concrete and wood trellises) in muted colors breaks up the apparent mass of the building.

- The building entrance is identifiable from the street by the change in architectural design of the building, which includes weather protection.
- Eight (8) two-storey units are proposed; these units have a regular sized patio off the main living area and a second private patio with access from the bedroom loft. This configuration facilitates an increased building setback on the fourth storey, which further minimizes the mass of the building.
- Building identification signage is proposed at the southwest corner of the site where Cooney Road and Granville Avenue intersect. The signage will be integrated into the retaining wall and will use material that is consistent with material used elsewhere on the site.

### *Landscape Design and Open Space Design*

- An Arborist report and associated trees plans were undertaken during the rezoning process (RZ 04-272735). The Arborist report identifies 54 trees on the subject site; 43 of these trees are bylaw size trees. With the exception of one (1) tree, which is located on the adjacent southern property, the trees are affected either by required road widening or by the proposed building envelope. 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 are included in the Arborist's report and the City has agreed to removal of the tree located adjacent to the northeast corner of the site as it will be impacted by development.
- Forty two trees are being removed; the applicant proposes 75 trees on site. The Official Community Plan (OCP) requires tree replacement at a 2:1 ratio; therefore, the applicant has agreed to provide a cash in lieu contribution for the 9 tree shortfall at a rate of \$500 per tree (\$4,500). As mentioned above, the number of trees and the size of the tree species has been increased in response to concern expressed at the Public Hearing. A range of tree species and sizes were selected based on consideration of the immediate context and space restrictions and are interspersed throughout the site.
- The change in grade between the street level and the first level dwelling units is landscaped with a variety of shrubs and grasses and Akebonon Cherry trees, Golden Leaf Black Locust trees, and Japanese Snowbell trees.
- Outdoor amenity space is located on the first level above the parking level adjacent to the indoor amenity space and on the fourth level, which is accessible both by stairs and an elevator. The fourth level outdoor amenity space includes a children's play structure (the Kompan Blue House which is a play house that simulates create play), a rubber mat to facilitate children's play, wooden benches and Black Bamboo in planters.
- Private outdoor patio/deck space is provided in association with each of the dwelling units. The two-storey units have large private rooftop patios.
- Indoor amenity space is provided on site on the first level in accordance with the Official Community Plan (OCP).
- The applicant has agreed to provide a voluntary contribution of \$21,300 toward the Richmond Public Art Program.

### *Affordable Housing*

- In response to the Draft Affordable Housing Strategy, the applicant will provide eight (8) units that are approximately 45 m<sup>2</sup> (488 ft<sup>2</sup>) in area within the development. The applicant has substantiated that the projected sale price of these units is a response 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.
- The provision of on-site affordable units is secured through the Comprehensive Development (CD/170) zone, which stipulates 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 ft<sup>2</sup>) in area.

### *Crime Prevention Through Environmental Design*

- Access to the visitor parking stalls in the parking level is unrestricted; however, a security gate prevents unauthorized access to the residential parking.
- The patios and outdoor amenity spaces, which are located on the north, south and east side of the building all function to provide significant opportunity for passive surveillance.
- The building has been designed with a substantial number of windows on each elevation, which provide opportunity for passive surveillance.
- The separation between public and private space is achieved through the necessary change in grade on-site, which is treated with the introduction of retaining walls and landscaping.
- Outdoor amenity space is located on two sides of the indoor amenity space on the first level and includes provision for easy access between the areas. Further, the proximity between the uses provides surveillance opportunities of not only the amenity spaces, but also the main building entrances.
- Mailboxes are located within the secured main lobby on the parking level, which is accessed via either Anderson Road or the parking area.

### *Servicing and Utilities*

- The staff report for the associated rezoning outlined the servicing and utilities requirements which include entering into the City's standard Servicing Agreement prior to final adoption of Zoning Amendment Bylaw No. 8179.

### *Flood Indemnity Covenant*

- In accordance with the City's flood Management Strategy, the applicant is required, as a condition of rezoning adoption, to register a Flood Indemnity Covenant on title referencing the minimum habitable elevation for the area which is 0.9 m (geodetic).

**Conclusions**

The development as proposed is characterized by design standards that comply with requirements of the Official Community Plan (OCP), the City Centre Area Plan, and the City Centre Area Update Study. The applicant has resolved staff and Advisory Design Panel comments and adequately addressed issues associated with the existing eastern adjacency and the evolving urbanization of the area. Staff recommends approval of this Development Permit application.



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

DN:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$129,031.60 (based on total buildable floor area of 5,994 m<sup>2</sup> (64,518.8 ft<sup>2</sup>);
- Contribution to the City’s Tree Compensation Fund (\$500 per tree for a total of \$4,500 based on a shortfall of 9 trees) in lieu of planting the required number of replacement trees on site;
- The City’s acceptance of the developer’s offer to provide a voluntary contribution to the Richmond Public Art Program (based \$0.60 per net floor area (35,500 ft<sup>2</sup>) in the amount of \$21,300; and
- Consolidation of 8400 and 8440 Anderson Road.

The following conditions are required to be met prior to the issuance of the Building Permit:

- Submission of a Construction Traffic Management Plan (<http://www.richmond.ca/services/ttp/special.htm>) to the satisfaction of the Transportation Division; and
- Incorporation of accessibility measures into the Building Permit drawings including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails; and
- Submission of an acoustic report in accordance with the Aircraft Noise Covenant and incorporation of the recommendations into the Building Permit drawings.

**Attachments:**

- Attachment 1            Development Application Data Sheet
- Attachment 2            Annotated Excerpt from Advisory Design Panel Minutes and Applicant’s Responses
- 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

**DP 05-312751**

**Attachment 1**

Address: 8400 and 8440 Anderson Road

Applicant: Patrick Cotter Architect Inc.

Planning Area(s): City Centre

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) Residential (in the City Centre Area Plan)	Medium Density (in the City Centre Area Update Plan)

On Future Subdivided Lots	Bylaw Requirement (CD/170)	Proposed	Variance
Floor Area Ratio:	1.3 F.A.R. - 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) - Additional 0.05 F.A.R. for amenity space	1.3 F.A.R. - 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) - 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> (26,909.776 ft <sup>2</sup> )	2,500 m <sup>2</sup> (26,909.776 ft <sup>2</sup> )	none

On Future Subdivided Lots	Bylaw Requirement (CD/170)	Proposed	Variance
Setback – Front Yard (m):	Granville Avenue: 6 m Cooney Road: 3 m Anderson Road: 4.5 m With the exception of the parking structure which shall be no closer to a property line than 3 m 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 Cooney Road: 3 m Anderson Road: 4.5 m With the exception of the parking structure which shall be no closer to a property line than 3 m 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.

Excerpt from the Minutes from  
**The Design Panel Meeting**

Wednesday, May 17, 2006 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

44 Units – Condos and Lofts  
*Patrick Cotter Architect Inc.*  
8400, 8440 Anderson Road  
(Formal)

Diana Nikolic, Planner – Urban Design, used the GIS system to identify and position the development for the Panel. She mentioned that the project had been on the books since 2004, that servicing issues are being resolved, and that the major concern for the City is the interface on the eastern side of the site. The Staff Comments sheet provided for the project are attached (Schedule 1).

The Architect, Mr. Patrick Cotter, was present, accompanied by Keith Ng, and by Jenny Liu from JHL Design Group Inc. With the aid of a model, materials, sample board and artist's renderings, Mr. Cotter described the project, highlighting the following points:

- recognizing that the site falls within the City Centre, it has been designed to suit an urban context, and does not reflect a suburban character;
- the design of the building was governed by how much parking could fit on one level;
- the application has been in process for two years due to issues associated with servicing;
- care has been taken to step the building face on the East side away from the adjacent existing multi-family apartment;
- the fourth floor has been pulled in from the perimeter, giving the building a penthouse treatment, which was done to protect light corridors and to minimize the overlook on the adjacent existing multi-family apartment;
- the expression of the exterior is to have townhouse elements along Anderson Road and Granville Street, transitioning from masonry to create a row house feel;
- in order to earn the right of a lower parking ration, the building incorporates affordable units on the first residential floor level; these comprise single story units, with access to the outside, while on the ends of the building, there are single story condo units.

Landscape Architect, Jenny Liu used display boards to describe the proposed landscaping:

- the landscape plan has been developed to soften and enhance the appearance of the building and to blend the project into the surrounding neighbourhood;
- there is a sloped area along the Granville Street side where it will be important to have textured, visually interesting urban character but also a sense of unity;

- there is a sloped area along the Granville Street side where it will be important to have textured, visually interesting urban character but also a sense of unity;
- the goal is to create landscaping that looks appealing all year around, so several types of ground cover have been selected that will provide year around colour;
- between each patio area there will be flowering cherry trees and/or tall hedges;
- amenity areas, moveable planters will be placed closely together to create an intimate feeling for social interaction
- where the building faces the adjacent existing multi-family apartment it is important to provide screening; very tall, narrow trees that can grow to 30 metres in height can be planted;
- along Anderson Road a variety of plants have been chosen for their ability to soften the texture, including some creeping plants that can dangle;
- in the rooftop amenity space, a rubber mat can be included so children can have a play space; large pots with bamboo can be placed on the concrete surface.

General questions of the Panel were as follows:

- How do the garbage receptacles get moved out? **They will be wheeled out manually.**
- Will the trees proposed adjacent to the east property line actually grow to a height of 30 metres? **They can potentially grow to that height.**
- Is live/work space proposed? **No. Some units do include a home office.**
- Is the entire building on a podium? **Yes.**
- The thin roof is supported but how will it be constructed? **This has not been detailed yet.**
- What is planned to be at the end of the parking stalls? It is shown on the plans as little dotted lines? **These are bicycle racks; the OCP outlines requirements for bicycle parking in the spirit of reducing driving and encouraging increased cycling/**
- Is there also a secured area to park bicycles? **Yes.**
- Is brick the only material used for the lower podium? **A combination of brick and concrete is used.**

Mr. Cotter explained further that because the design deals with podium access, there will be a lower lobby on the street level and an elevator will go up half a level. The elevator will thus deal with accessibility to the split lobby.

The comments of the Panel were as follows:

- disappointed to see an absence of universal design regarding accessibility, or adaptability for accessibility;  
**Two adaptable units added**
- it is a well done project incorporating urban handsomeness on Richmond's busy Granville Avenue;
- concern regarding the entrance to the parkade, drivers will have to make a snaking manoeuvre;  
**Redesigned, reviewed and approved by the City's Transportation Engineer**
- the idea of three stories and setting the fourth level back is appealing;

- the plans indicate the use of wood for privacy screens at the upper level; in order that they not compete with the siding, consider using metal or glass;  
**Wood panel to match exterior finishes**
- the model shows the upper roof deck featuring wrap around glazing; consider having a more generous space there;  
**More space provided**
- a trellis element could be incorporated on the deck itself, perhaps in the form of a canopy;  
**A canopy covering part of the upper roof deck is provided, for materials and colors reference A-303.**
- play up the masonry elements to the third level on the south side of the building and consider less than three levels of masonry elements on the north side of the building;  
**Masonry extending to the third level**
- reconsider the type of trees proposed along the eastern edge of the site; there is concern they might be too tall;  
**Issue addressed by the landscape architect by using different types of trees as listed on drawing L1 and L4**
- play up the urban character a bit more;  
**Addressed by using multiple materials and architectural elements**
- apply more care in detailing the refuse area; at present it seems constrained;  
**Refuse area redesigned and detailed**
- an entry on the upper deck may be better if it is right off the elevator;  
**Elevator linked directly with the upper deck**
- it is a handsome project and looks like it belongs on the site;
- the roof is very successful as a thin, modernist slab, and could be emphasized further;
- the bay treatments are well done;
- some integral seating could be added among the plants on the roof amenity space; consider seating structures that also include a planter;  
**Wooden benches have been introduced**
- consider providing protected outdoor amenity space  
**Issue took on consideration on the 4th level by adding a canopy for materials and colors reference A-303**
- the design where the penthouse comes down and recesses in is good;
- the entrance area needs a counterbalance more assertively toward the sidewalk which will help to differentiate it from the parkade entrance;  
**We addressed this issue by redesigning the entrance area and by adding multiple architectural elements: trellis, columns, finishes**
- the whole corner, from the entrance to the parkade, needs to be strengthened;  
**We addressed this issue by adding a trellis and symmetrical columns**
- the landscape plan seems good and the landscaping around the edges works really well;
- unless required, there may be little value in the play area on the rooftop;  
**Play area is required**

- the southwest corner, where it steps back, doesn't look quite right and may be a surface issue;  
**We addressed this issue by redesigning that area, we added a site identification sign, reference A-304 and we used multiple architectural elements, including trellis, columns, materials and finishes.**
- there may be an opportunity to shift the outdoor amenity space north and increase the total area;  
**The amenity space total area increased**
- the narrow strip of outdoor amenity space on Level 1 is not functional;  
**Redesigned. The narrow strip was removed**
- on the top floor, consider having the elevator open to a fairly spacious lobby which could be developed as a nice seating area indoors that could then connect with the outdoor amenity space;  
**We redesigned the upper level, and the elevator opens directly to the upper outdoor amenity deck.**
- if affordable units wind up having a bedroom that is only interior and needs to be internally ventilated, the units border on being uninhabitable.  
**Units redesigned, in-bound room is a flexible space intended for multi-purpose use**

In summarizing the comments of the Advisory Design Panel, Chair Westermark recommended the following:

- address the lack of accessible units and adaptable units;  
**Two adaptable units provided**
- consider straightening access to parking;  
**Access straightened**
- provide parking lighting or surface treatment;  
**Provided surface treatment by adding colored hatches on the parking floor.**
- screen between unit decks in metal or glass;  
**Wood panel to match exterior finishes**
- consider introducing trellis and addition benches for the roof amenity;  
**A canopy covering part of the upper roof deck is provided, for materials and colors reference A-303.**
- consider varying the height of the building material treatment for the Anderson façade versus the Garden City Road façade;  
**Issue addressed by using different combination of materials and colors.**
- reconsider tree species proposed on the east side of the site;  
**Issue addressed by landscape architect by using different type of trees as listed on drawing L1 and L4.**
- provide access to refuse area;  
**Access provided**
- consider access to roof decks;  
**Access provided to the fourth storey outdoor amenity spaces by the elevator.**
- further design development on the Anderson Road side; gates or other details to add richness;  
**More design development added on Anderson Road side by adding multiple architectural elements: trellis, columns, materials and finishes.**

- roof play structure might not be appropriate;  
**Play space required**
- there can be a design development on the southwest corner;  
**We added a site identification sign reference A-304 and we used multiple architectural elements: trills, columns, materials and finishes.**
- consider extending the thin top roof further to provide covered outdoor amenity space;  
**A canopy covering part of the upper roof deck is provided for materials and colors reference A-303.**
- design development to parking entry and pedestrian entry; consider extending “canopy” over the entry.  
**We addressed this issue by redesigning the entrance area and by adding multiple architectural elements: trellis, columns, finishes. We extended the canopy over the entry.**

Mr. Cotter remarked that the Panel’s comments were good and that Panel members had stated valid ways in which to improve the project. He thanked the panel and remarked that he did not take issue with the constructive comments offered.

It was moved and second

*That DP 05-312751, 44 Units – Condos and Lofts, 8400, 8400 Anderson Road, be given the support of the Advisory Design Panel, providing the Architect address accessible and adaptable units.*

**CARRIED**

...

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

ATTACHMENT 3



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

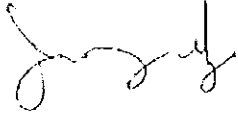
Victoria Office: 5245 Williams Drive, Victoria, BC V8C 2G7  
Phone: (250)513-1799 Fax: (250) 513-2060 Toll Free: (800) 667-1277  
gye@gye.com

Maple Ridge Office:  
Phone: (604) 888-2129 Fax: (604) 888-0010

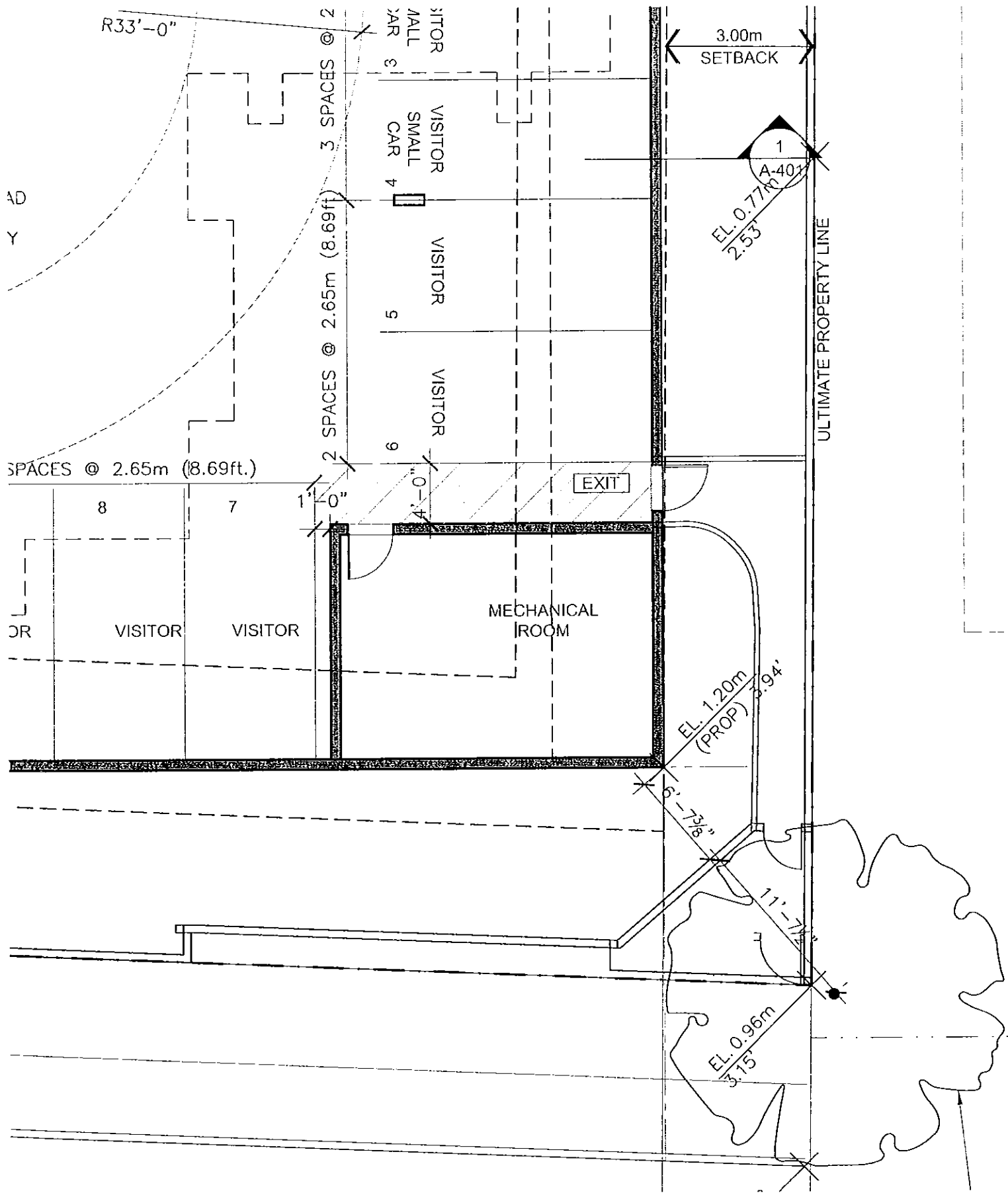


the middle of a proposed sidewalk. An existing ditch to the north of the tree will need to be in-filled to facilitate the sidewalk construction and widening and curbing of the road. These disturbances will result in the immediate decline of the tree in our opinion. This is a relatively young specimen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

Respectfully submitted,

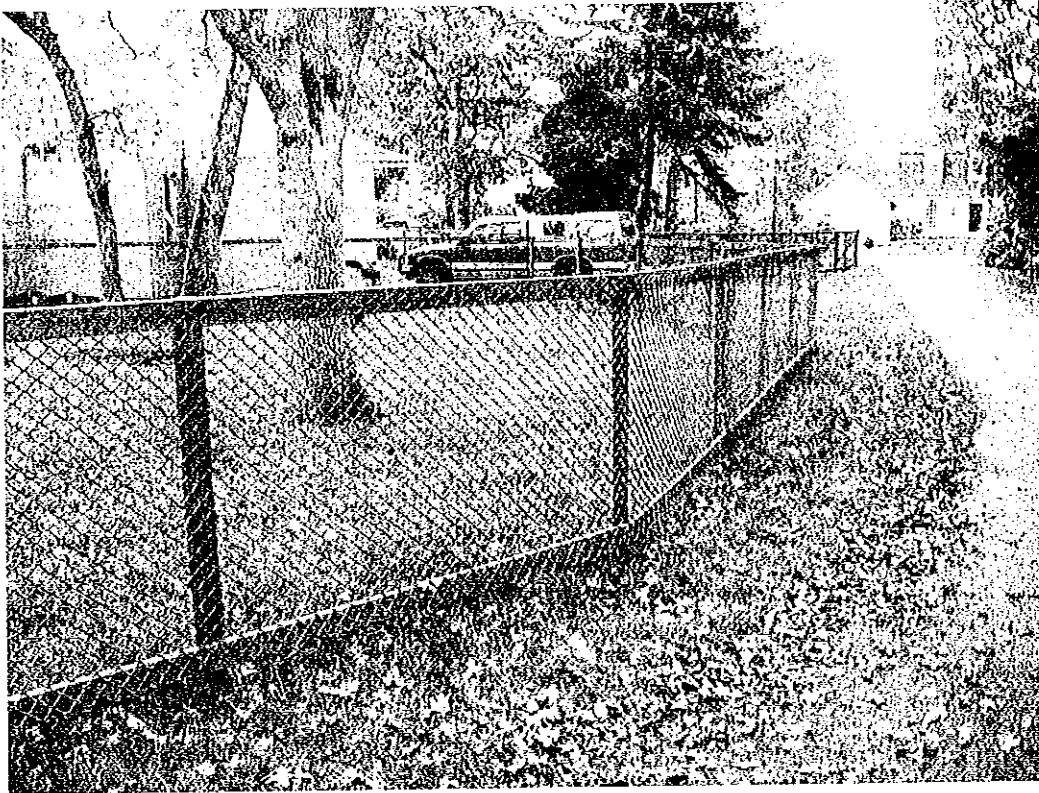
A handwritten signature in black ink, appearing to read 'Jeremy Gye', written in a cursive style.

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.



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

September 29, 2005

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

Attention: Cecilia Aciam, Planner

Cc. Pin Wang – Patrick Cotter Architects

Dear Ms. Aciam:

Re: 8400 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.

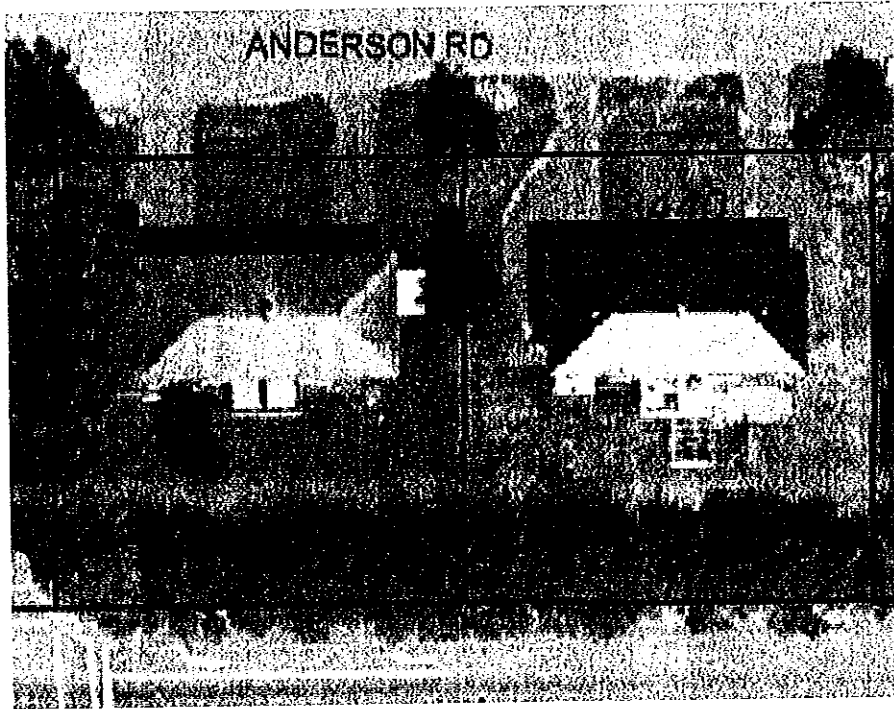


Figure 1. Aerial photo of subject properties - from the City of Richmond's online mapping and GIS website – <http://www.richmond.ca/discover/maps.htm>

## 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.

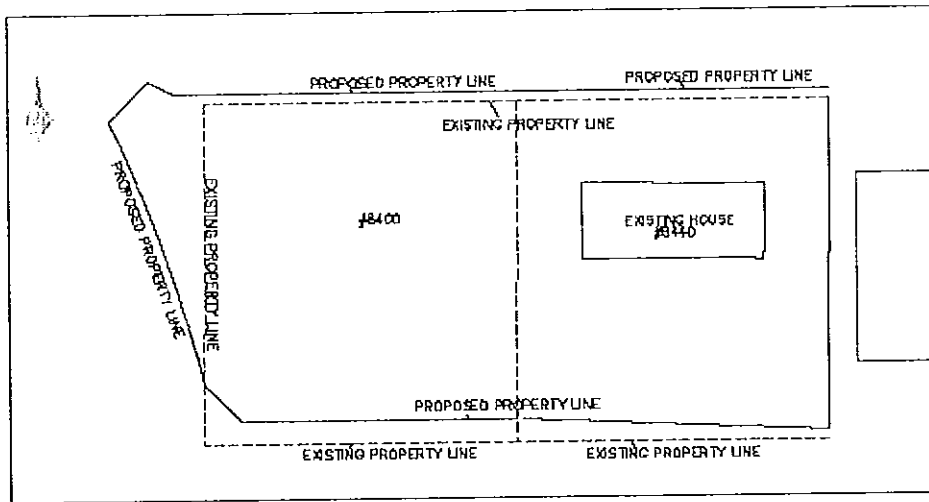


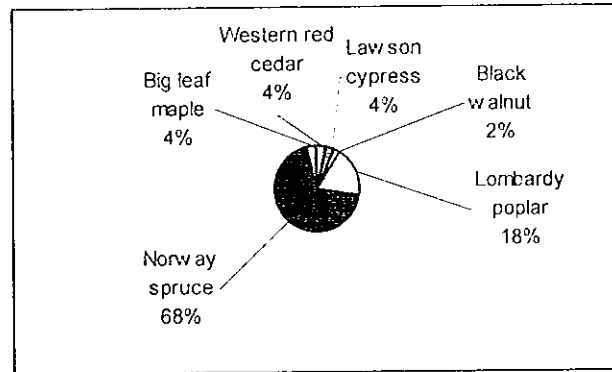
Figure 2. Existing and proposed property lines at 8400 and 8440 Anderson Rd.

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

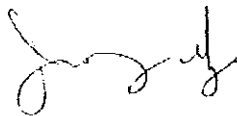
One drawing is included in this report.

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.



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.*

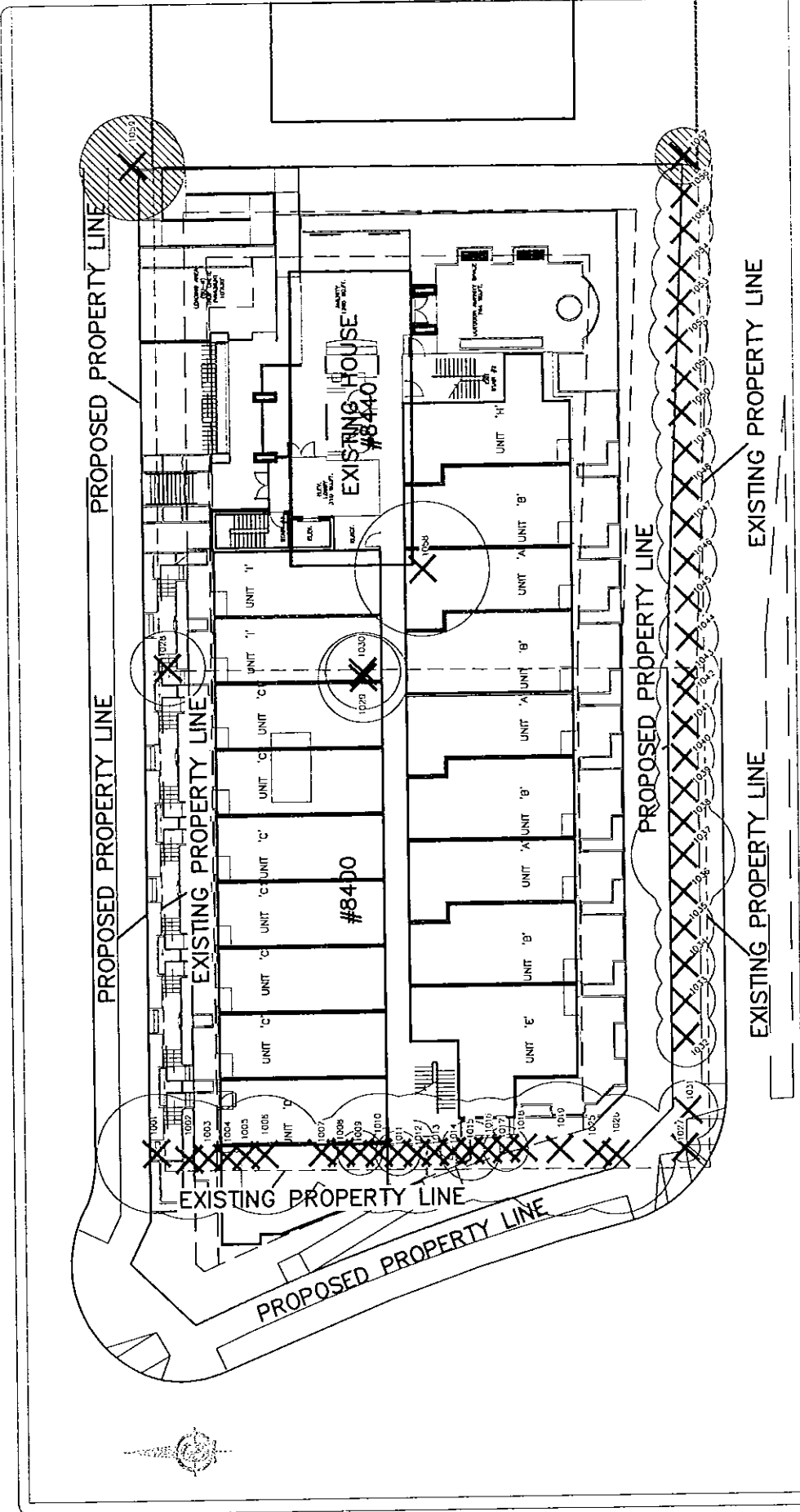
*Consultants in Urban Forestry and Arboriculture*

## 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	
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

GVE AND ASSOCIATES LTD. - CONSULTANTS IN URBAN FORESTRY AND ARBORICULTURE

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	Road Widening	Topped
1059	Western red cedar	31	50	3.5	Fair	Good	Remove	Building Envelope Sidewalk	City of Richmond's property



**LEGEND**

- TREE PROPOSED FOR REMOVAL
- TREE CANOPY
- TRUNK LOCATION
- TREE NUMBER

**OFF-SITE TREES**

- Existing Property Line
- 880

**NOTES:**

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER PATRICK COTLER 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.

**TRICK COTLER ARCHITECTS, INC.**  
 10000 RIVERVIEW BLVD., SUITE 100  
 RIVERVIEW, NJ 07075  
 TEL: 908.261.1111  
 FAX: 908.261.1112

**CYR AND ASSOCIATES LTD.**  
 10000 RIVERVIEW BLVD., SUITE 100  
 RIVERVIEW, NJ 07075  
 TEL: 908.261.1111  
 FAX: 908.261.1112

**DWG: 05-042-11**  
 SHEET 2 OF 3  
 TREE PROTECTION PLAN DRAWING  
 Showing All Trees in Relation To The Proposed Layout

8460-2440 ANDERSON ROAD, ROCKWOOD NJ  
 1000 RIVERVIEW BLVD., SUITE 100  
 RIVERVIEW, NJ 07075  
 DRAWN BY: LC  
 DATE: 05/06/04  
 1000 RIVERVIEW BLVD., SUITE 100  
 RIVERVIEW, NJ 07075  
 1000 RIVERVIEW BLVD., SUITE 100  
 RIVERVIEW, NJ 07075



**No. DP 05-312751**

---

To the Holder:                   PATRICK COTTER ARCHITECT INC.  
Property Address:               8400 AND 8440 ANDERSON ROAD  
Address:                         C/O # 235 – 11300 NO. 5 ROAD  
                                      RICHMOND, BC V7A 5J7

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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. 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 #11 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$129,031.60 for landscaping 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.
6. 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 05-312751

To the Holder: PATRICK COTTER ARCHITECT INC.  
Property Address: 8400 AND 8440 ANDERSON ROAD  
Address: C/O # 235 -- 11300 NO. 5 ROAD  
RICHMOND, BC V7A 5J7

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

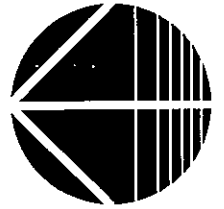
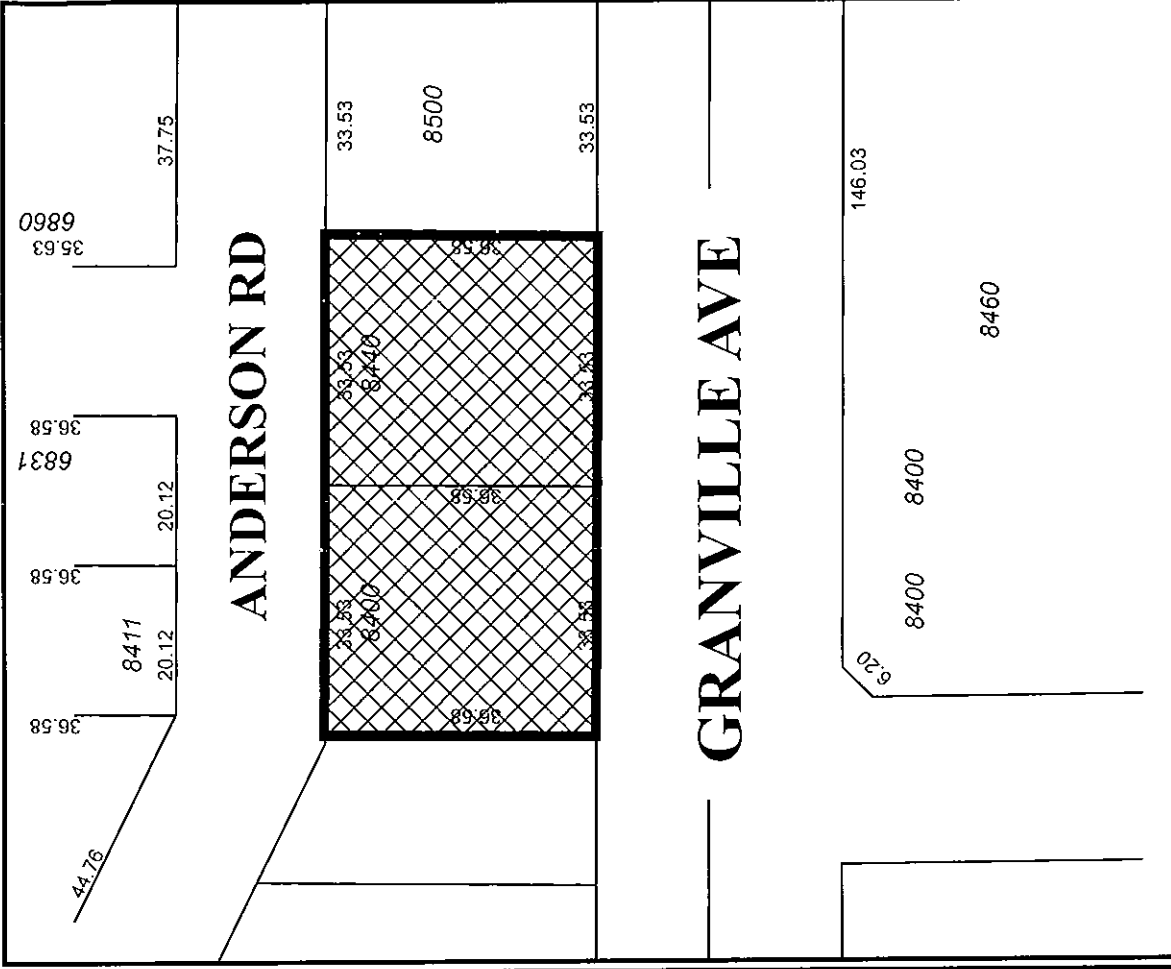
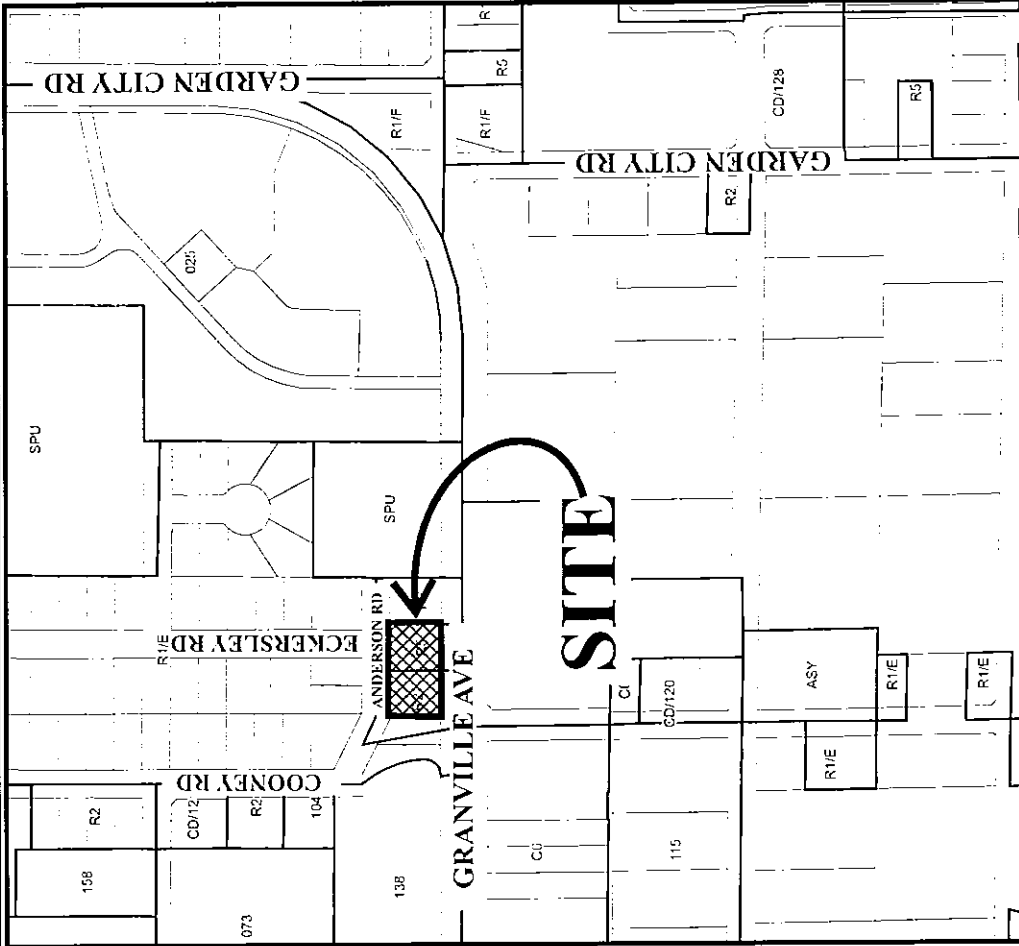
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



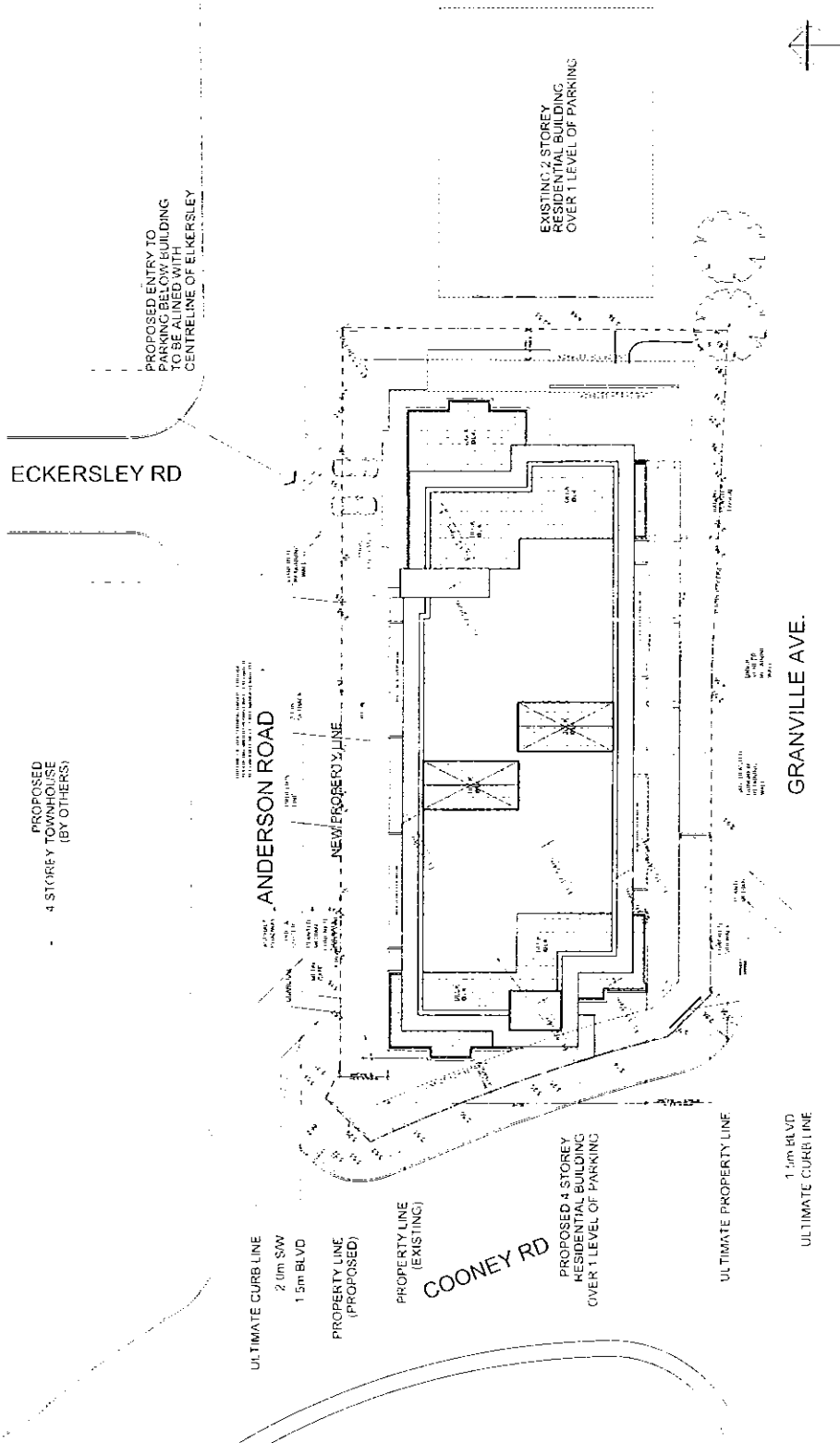
## DP 05-312751 SCHEDULE "A"

Original Date: 10/18/05

Revision Date:

Note: Dimensions are in METRES

NOTES:



**1. SITE PLAN**  
 2. GENERAL NOTES  
 3. LEGEND  
 4. DIMENSIONS  
 5. AREA CALCULATIONS  
 6. VOLUMES  
 7. GRADES  
 8. UTILITIES  
 9. SURVEY DATA  
 10. ADJACENT PROPERTIES

**2. LEGEND**  
 1. EXISTING BUILDING  
 2. PROPOSED BUILDING  
 3. EXISTING PARKING  
 4. PROPOSED PARKING  
 5. EXISTING DRIVEWAYS  
 6. PROPOSED DRIVEWAYS  
 7. EXISTING CURBS  
 8. PROPOSED CURBS  
 9. EXISTING UTILITIES  
 10. PROPOSED UTILITIES  
 11. EXISTING SURVEY DATA  
 12. PROPOSED SURVEY DATA

**3. DIMENSIONS**  
 1. 1:1000  
 2. 1:500  
 3. 1:200  
 4. 1:100  
 5. 1:50  
 6. 1:20  
 7. 1:10  
 8. 1:5  
 9. 1:2  
 10. 1:1

**4. AREA CALCULATIONS**  
 1. TOTAL SITE AREA: 10,000 SQ. METERS  
 2. EXISTING BUILDING AREA: 2,000 SQ. METERS  
 3. PROPOSED BUILDING AREA: 8,000 SQ. METERS  
 4. EXISTING PARKING AREA: 1,000 SQ. METERS  
 5. PROPOSED PARKING AREA: 1,000 SQ. METERS

**5. VOLUMES**  
 1. EXISTING BUILDING VOLUME: 10,000 CU. METERS  
 2. PROPOSED BUILDING VOLUME: 40,000 CU. METERS

**6. GRADES**  
 1. EXISTING GRADES  
 2. PROPOSED GRADES

**7. UTILITIES**  
 1. EXISTING UTILITIES  
 2. PROPOSED UTILITIES

**8. SURVEY DATA**  
 1. EXISTING SURVEY DATA  
 2. PROPOSED SURVEY DATA

**9. ADJACENT PROPERTIES**  
 1. 1000 ANDERSON ROAD  
 2. 1000 GRANVILLE AVE.

**10. ADJACENT PROPERTIES**  
 1. 1000 COONEY RD  
 2. 1000 ECKERSLEY RD

**11. ADJACENT PROPERTIES**  
 1. 1000 NEW ROBERT'S LINE

**12. ADJACENT PROPERTIES**  
 1. 1000 ULTIMATE CURB LINE

**13. ADJACENT PROPERTIES**  
 1. 1000 ULTIMATE CURB LINE

**14. ADJACENT PROPERTIES**  
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 1. 1000 ULTIMATE CURB LINE

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#1

MAR 05 2007

SITE PLAN

A-100 G

DP05312751



NOTES



IMAGE OF ADJACENT BUILDING

PROPOSED ENTRY TO PROPOSED BUILDING TO BE ALIGNED WITH CENTRELINE OF ELKERSLEY

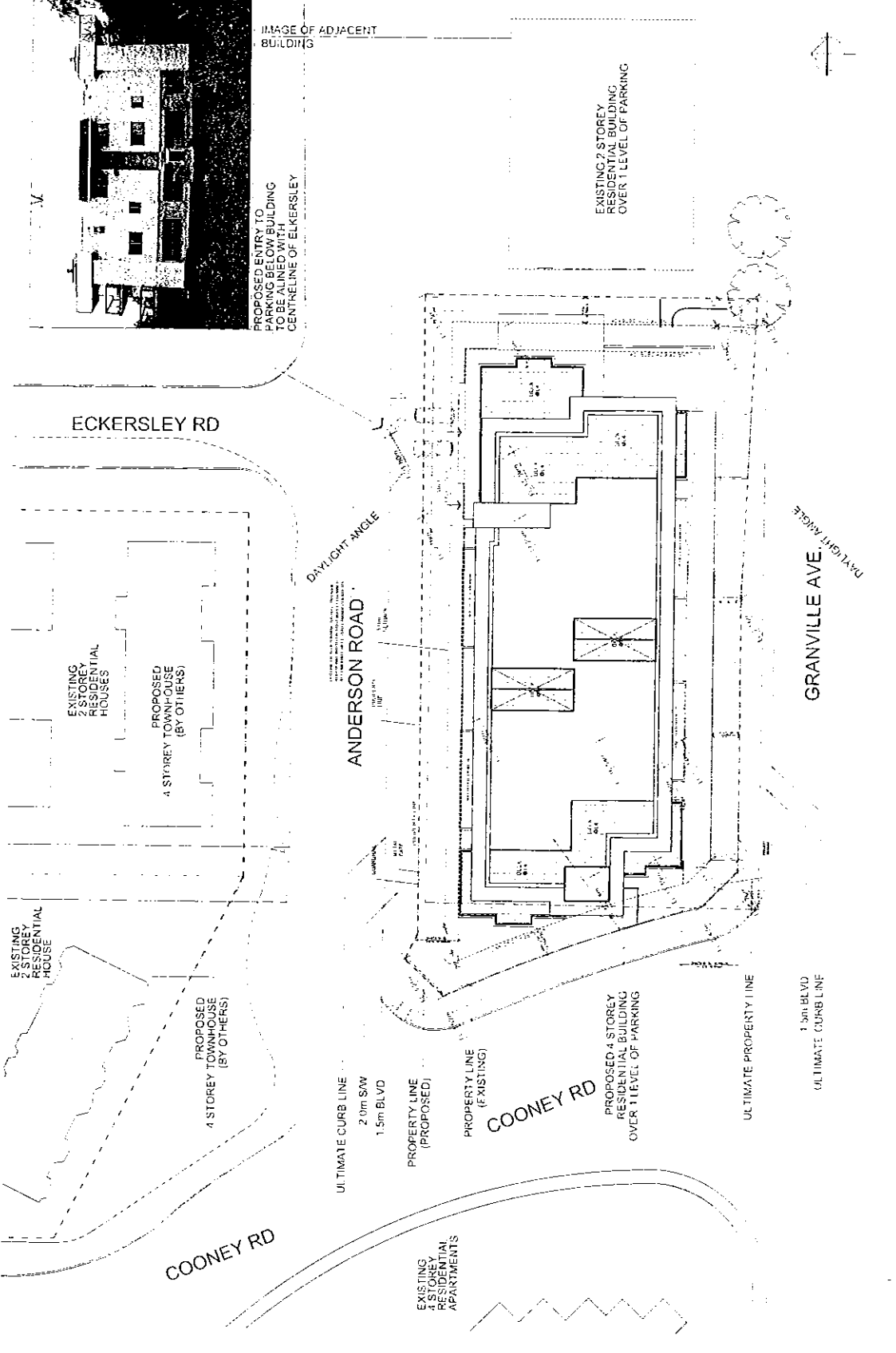
RESIDENTIAL DEVELOPMENT  
 4400 ROAD AND OFFICER ROAD  
 Richmond, B.C.

712 940 BC LTD

SITE CONTEXT PLAN

MAR 05 2007 #2

A-101 G



4 STOREY MULTI FAMILY RESIDENTIAL (BY OTHERS)

EXISTING 14 STOREY RESIDENTIAL HIGHRISE TOWER

DP0531275

6-017  
 PARKING SUMMARY  
 RESIDENTS: 45  
 VISITORS: 9  
 LOADING: 1

STANDARD 42  
 SMALL 10  
 LOADING 1  
 H CAP 2

1. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITE AND HAS IDENTIFIED THE FOLLOWING FEATURES:  
 2. THE PROPOSED SITE IS LOCATED ON A CORNER LOT.  
 3. THE PROPOSED SITE IS ADJACENT TO AN EXISTING PARKING LOT.  
 4. THE PROPOSED SITE IS ADJACENT TO AN EXISTING DRIVEWAY.  
 5. THE PROPOSED SITE IS ADJACENT TO AN EXISTING SIDEWALK.

6. THE PROPOSED SITE IS ADJACENT TO AN EXISTING DRIVEWAY.  
 7. THE PROPOSED SITE IS ADJACENT TO AN EXISTING SIDEWALK.  
 8. THE PROPOSED SITE IS ADJACENT TO AN EXISTING SIDEWALK.

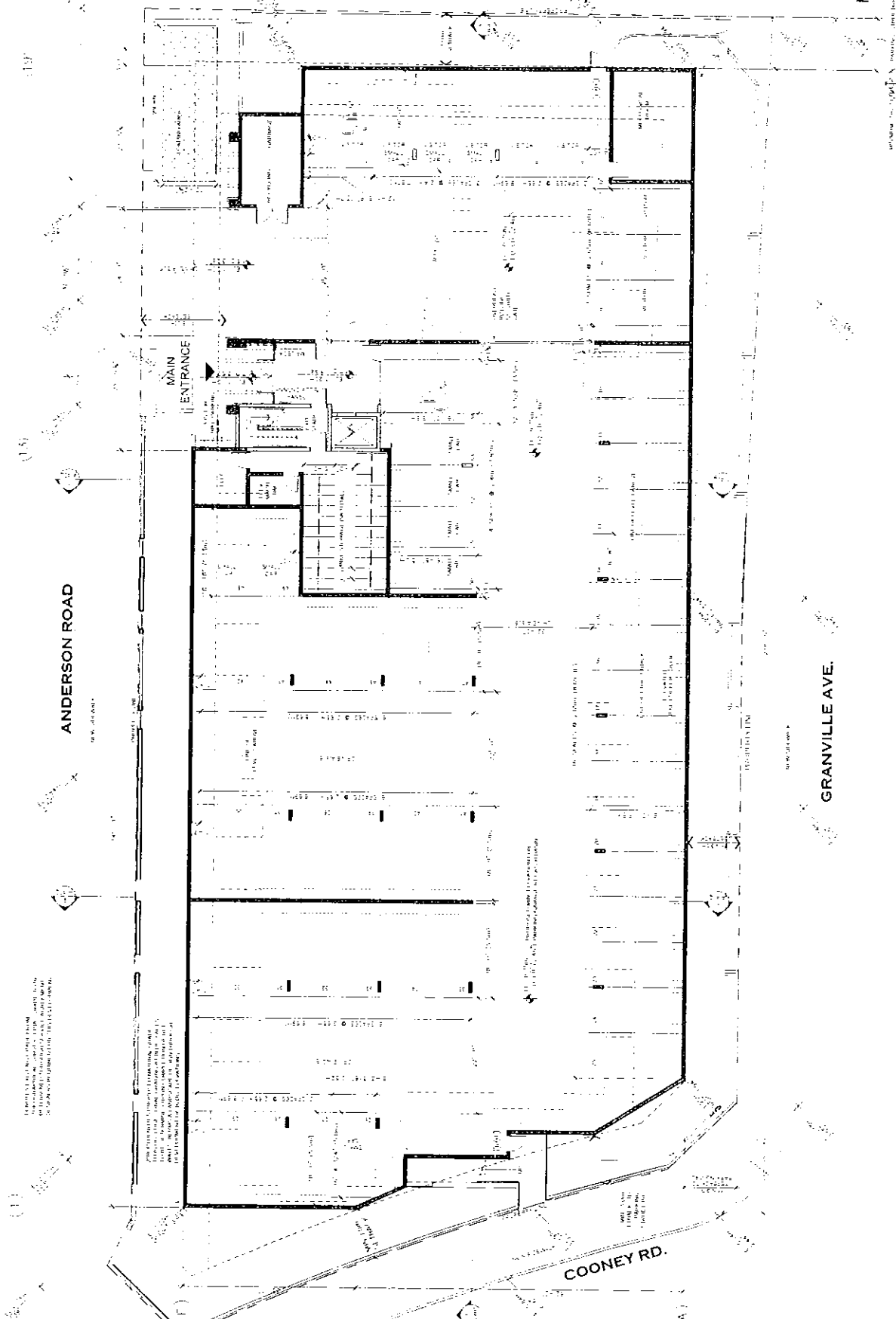
9. THE PROPOSED SITE IS ADJACENT TO AN EXISTING SIDEWALK.  
 10. THE PROPOSED SITE IS ADJACENT TO AN EXISTING SIDEWALK.

11. THE PROPOSED SITE IS ADJACENT TO AN EXISTING SIDEWALK.  
 12. THE PROPOSED SITE IS ADJACENT TO AN EXISTING SIDEWALK.

PARKING LEVEL  
 SITE PLAN  
 MAR 05 2007 #3

A-201  
 G

DP 05312751

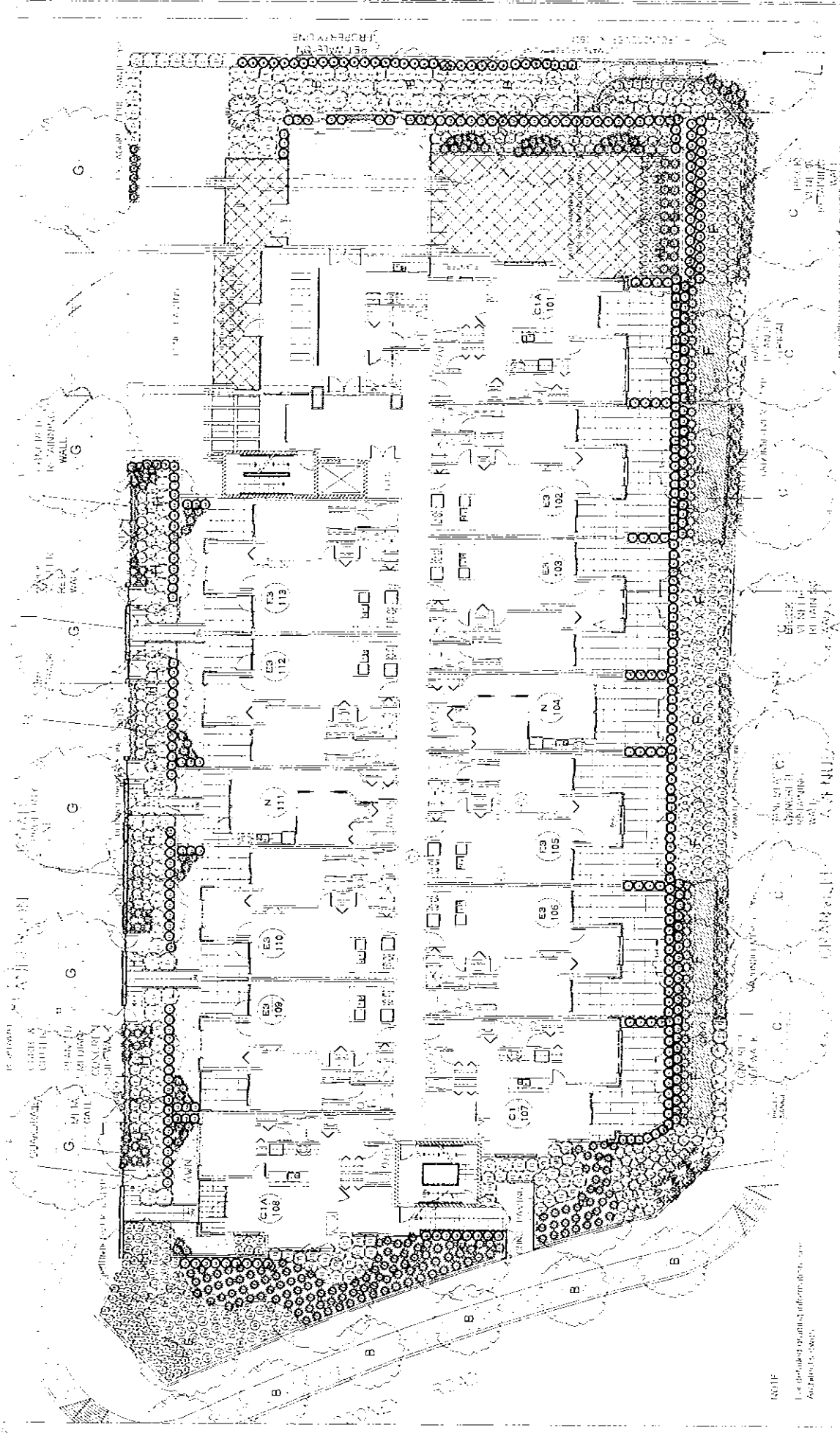


1. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE PROPOSED SITE AND HAS IDENTIFIED THE FOLLOWING FEATURES:  
 2. THE PROPOSED SITE IS LOCATED ON A CORNER LOT.  
 3. THE PROPOSED SITE IS ADJACENT TO AN EXISTING PARKING LOT.  
 4. THE PROPOSED SITE IS ADJACENT TO AN EXISTING DRIVEWAY.  
 5. THE PROPOSED SITE IS ADJACENT TO AN EXISTING SIDEWALK.

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 12. THE PROPOSED SITE IS ADJACENT TO AN EXISTING SIDEWALK.



#4a  
L-1

MAR 05 2007

RESIDENTIAL DEVELOPMENT  
9400, 8440 ANDERSON ROAD  
Richmond, BC  
PLANNING PLAN

JHL Design Group Inc.  
Landscape Architectural & Urban Design  
111 West 10th Street, Suite 200  
Vancouver, BC V6E 2R7  
Tel: 604.275.1275  
Fax: 604.275.1276  
www.jhl.ca

NOTE  
For detailed drawing information, see  
Associated Drawings

This drawing is intended to be used for all purposes, including but not limited to, the preparation of a permit application for the site and to be used in conjunction with the site plan and other drawings. It is not to be used for any other purpose without the written consent of JHL Design Group Inc.

DP 0531275

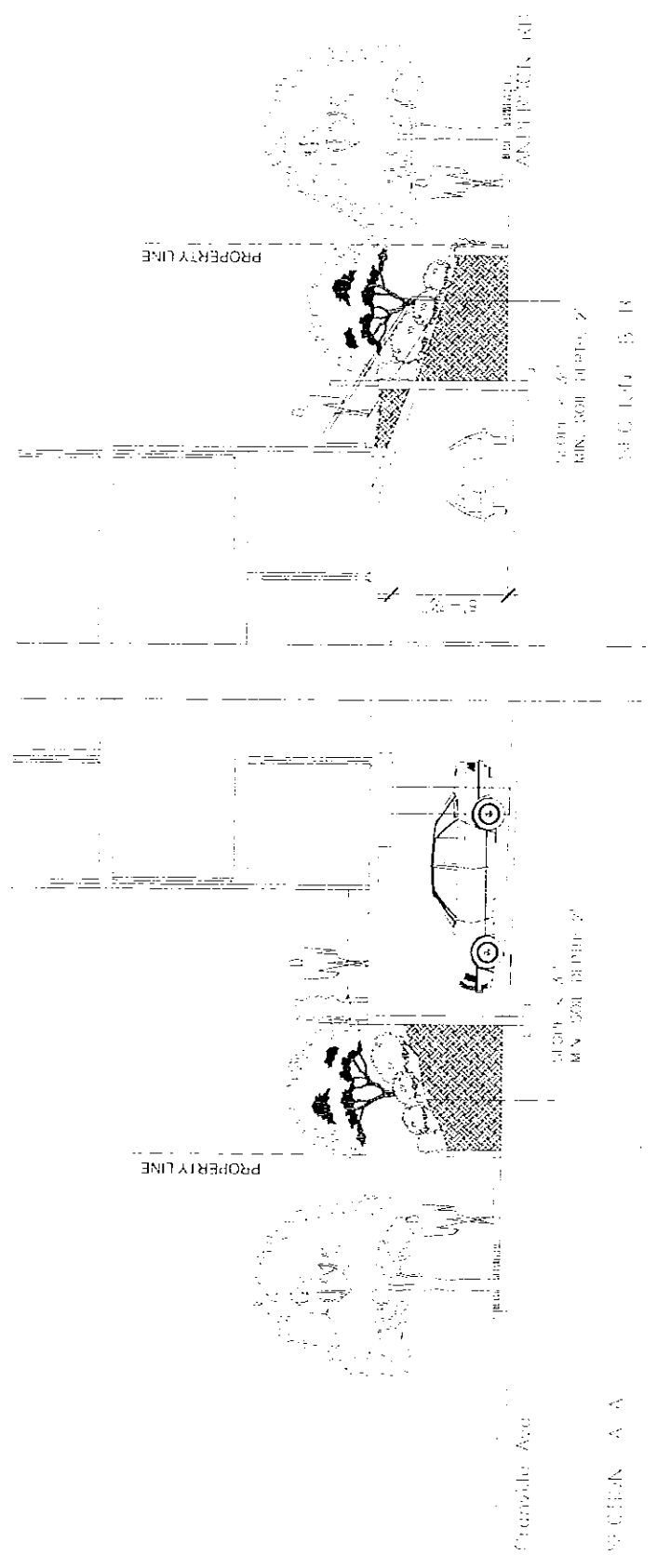


#4C  
#43

MAR 05 2007  
053

RESIDENTIAL DEVELOPMENT I  
8400-8450 ANDERSON ROAD  
Richmond, BC  
SECTIONS

DP



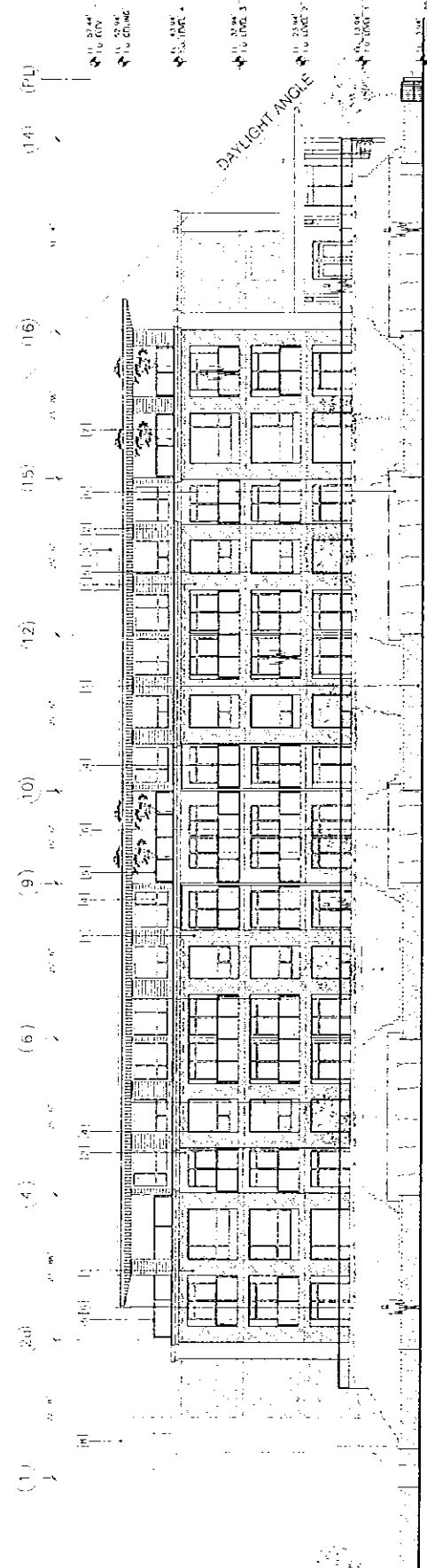
Item	Quantity	Unit
Concrete	100	m <sup>3</sup>
Rebar	100	m
Formwork	100	m <sup>2</sup>
Labour	100	hrs

**JHL Design Group Inc.**  
 4375 West Street, Suite 101  
 Richmond, BC V6X 3A7  
 Tel: (604) 273-1111  
 Fax: (604) 273-1112  
 Email: info@jhl.ca

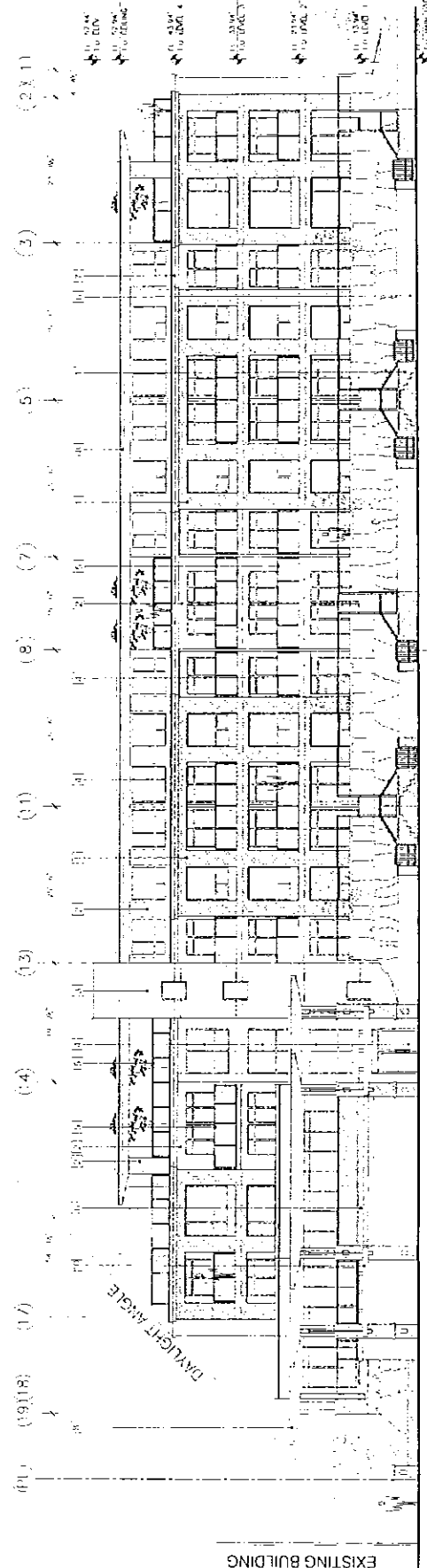
This drawing is for the use of the client and is not to be used for any other purpose without the written consent of the designer. The designer is not responsible for any errors or omissions in this drawing.



- NOTES**
1. SEE ELEVATION IMPACT STUDY REPORT
  2. SEE ELEVATION IMPACT STUDY REPORT
  3. SEE ELEVATION IMPACT STUDY REPORT
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  18. SEE ELEVATION IMPACT STUDY REPORT



(1) SOUTH ELEVATION  
EXISTING BUILDING



(2) NORTH ELEVATION  
EXISTING BUILDING

**PROJECT INFORMATION**

PROJECT: NE SEQUENTIAL DEVELOPMENT  
 4000 BROAD ARDENSON ROAD  
 RICHMOND, R.C.

DATE: 7/20/00 (REV. 1/10)

**GENERAL NOTES**

1. SEE ELEVATION IMPACT STUDY REPORT

2. SEE ELEVATION IMPACT STUDY REPORT

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17. SEE ELEVATION IMPACT STUDY REPORT

18. SEE ELEVATION IMPACT STUDY REPORT

**REVISIONS**

DATE: MAR 05 2007

BY: #5

DP 05317751

A301

NORTH AND SOUTH ELEVATIONS

**NOTES:**

1. CONSULT REPORTS & DETAILS
2. SEE SHEET 101
3. FINISHES AS SHOWN
4. EXISTING CONDITIONS
5. EXISTING CONSTRUCTION
6. EXISTING CONSTRUCTION
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DATE: 03/05/2007  
 PROJECT: EAST AND WEST ELEVATIONS  
 SHEET: 101 OF 101

PROJECT: EAST AND WEST ELEVATIONS  
 SHEET: 101 OF 101

PROJECT: EAST AND WEST ELEVATIONS  
 SHEET: 101 OF 101

PROJECT: EAST AND WEST ELEVATIONS  
 SHEET: 101 OF 101

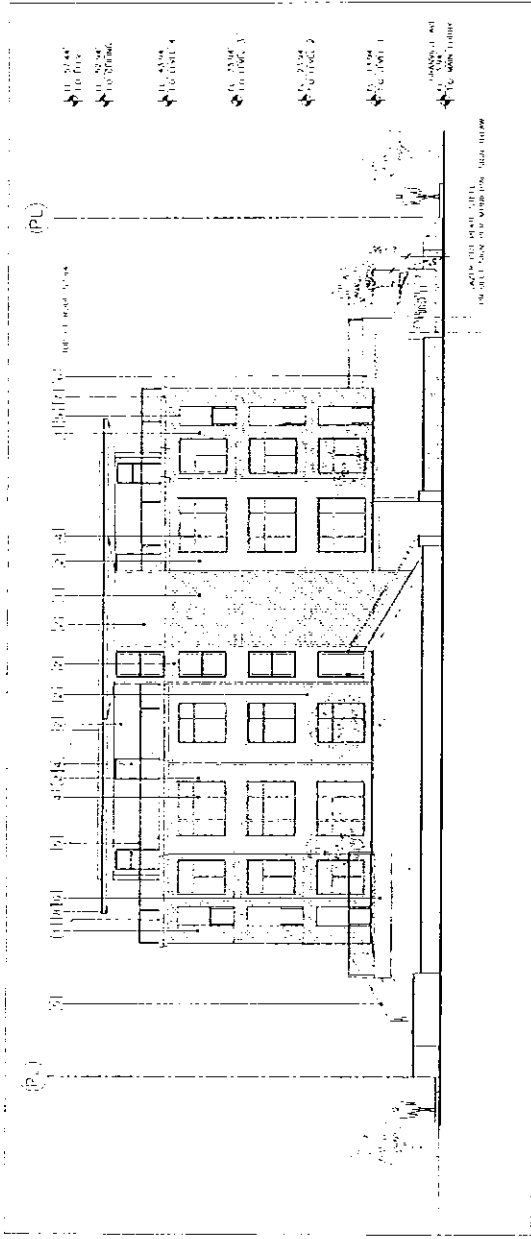
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 SHEET: 101 OF 101

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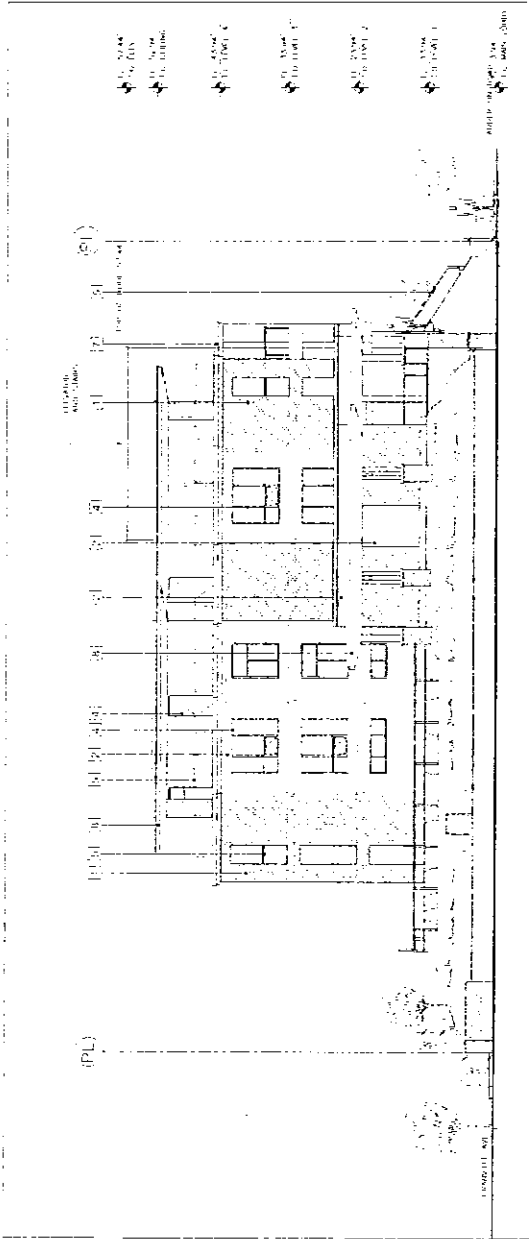
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 SHEET: 101 OF 101

PROJECT: EAST AND WEST ELEVATIONS  
 SHEET: 101 OF 101

PROJECT: EAST AND WEST ELEVATIONS  
 SHEET: 101 OF 101



WEST ELEVATION  
 101 OF 101



EAST ELEVATION  
 101 OF 101

MAR 05 2007 #6

A-302  
 DP 05312711





Red Smooth - I.X.L. # 101  
 BRICK VENEER  
 1



Shadow Gray - B.M. # 2125-40  
 HARD-PLANK SIDING (level 1,2&3)  
 2B FASCIA & TRIMS (level 4)



Black Iron - B.M. # 2120-20  
 ALUMINUM RAILING  
 4



Gray Shower - B.M. # 2125-30  
 HARD-PLANK SIDING (level 4)  
 2A FASCIA & TRIMS (level 1,2&3)  
 2x8 TRIM PREFAB. TRUSS OVERHANG  
 CW CEDAR 1x6 SOFFIT UNDER



Timberfox - Cedar Natural Finish  
 CEDAR WOOD SIDING  
 3 TRELLISES



Natural Concrete Color  
 ARCHITECTURAL FINISHED CONCRETE  
 5

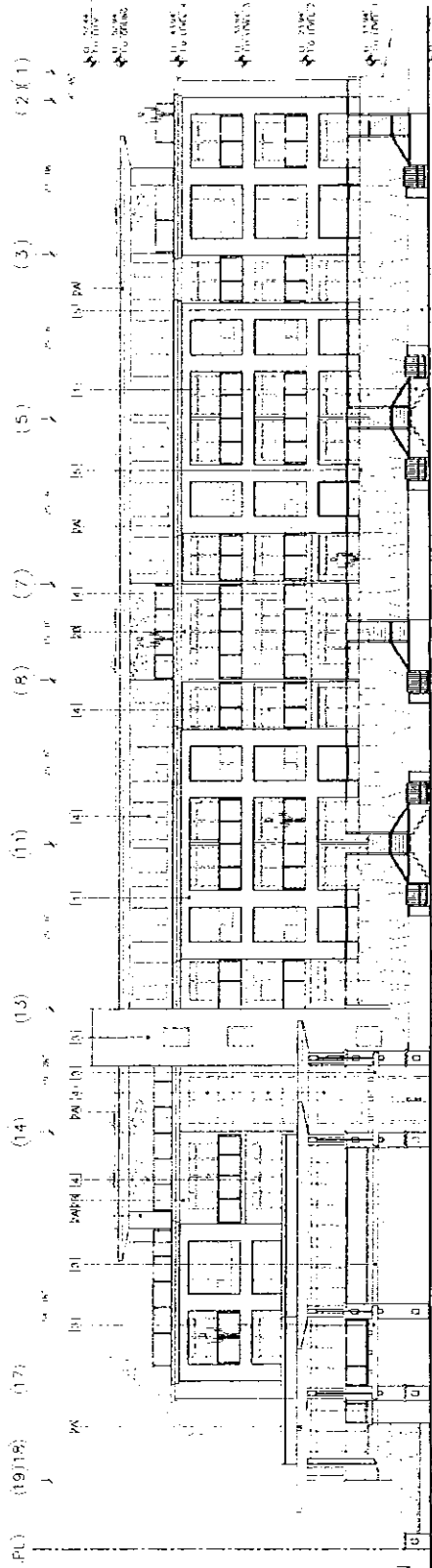


Cherry Black - Westcoast # RB7004  
 DOUBLE-GLAZED ALUMINUM  
 FRAMED WINDOWS/DOORS  
 4

1. ALL FINISHES TO BE MATCHED TO EXISTING FINISHES TO REMAIN.  
 2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.  
 3. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 4. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE CANADIAN BUILDING CODES.  
 5. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE CANADIAN FIRE CODES.



Patrick  
 712300 BC LTD.  
 RESIDENTIAL DEVELOPMENT  
 6400, 14600 AND 15000 ROAD  
 Richmond, B.C.



COLORS & MATERIALS  
 MAR 05 2007 #7

A-303  
 DP 053 12751  
 G

DATE: 11/15/07  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

PROJECT: [Project Name]  
 LOCATION: [Location]

SCALE: 1" = 10'-0"  
 SHEET NO. 1 OF 1

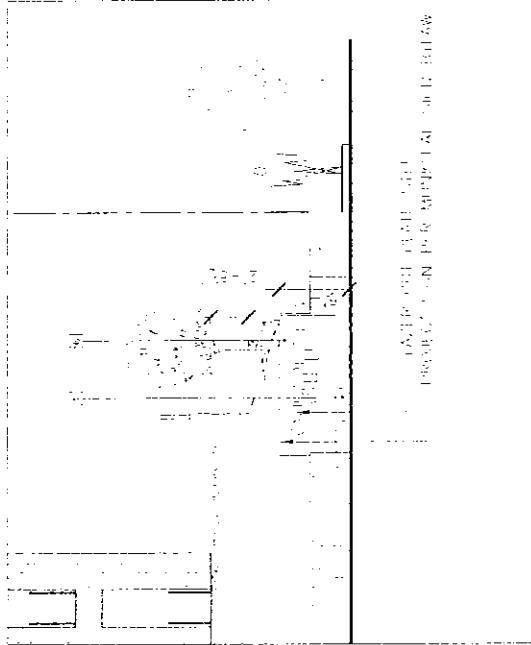
DESIGNED BY: [Designer Name]  
 CHECKED BY: [Checker Name]  
 APPROVED BY: [Approver Name]

DATE: 11/15/07

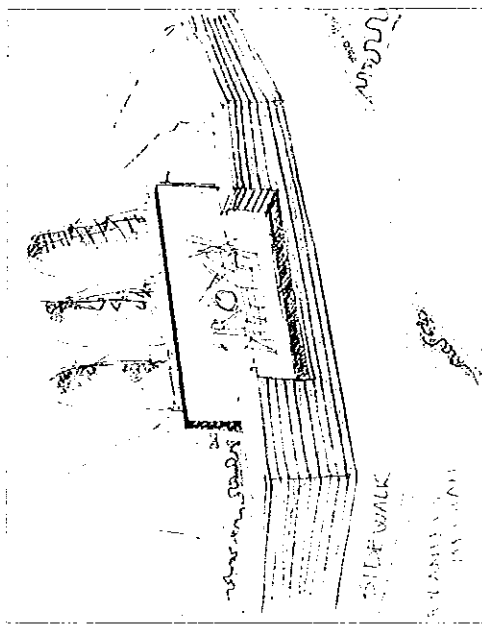
PROJECT: [Project Name]

MAR 05 2007 #8

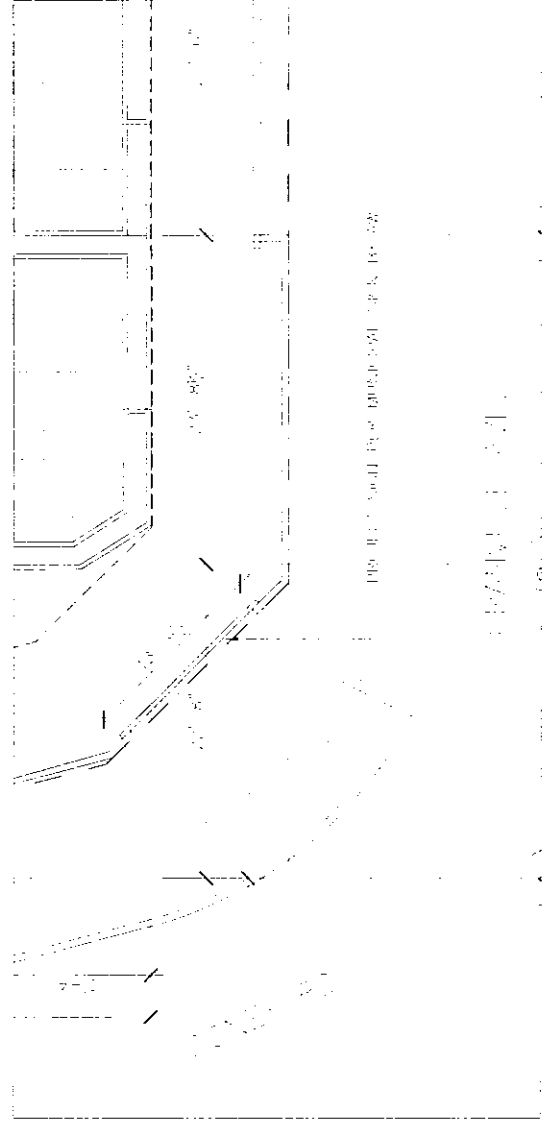
DATE: 11/15/07



(1) SIGN ELEVATION  
 (A) 11/15/07

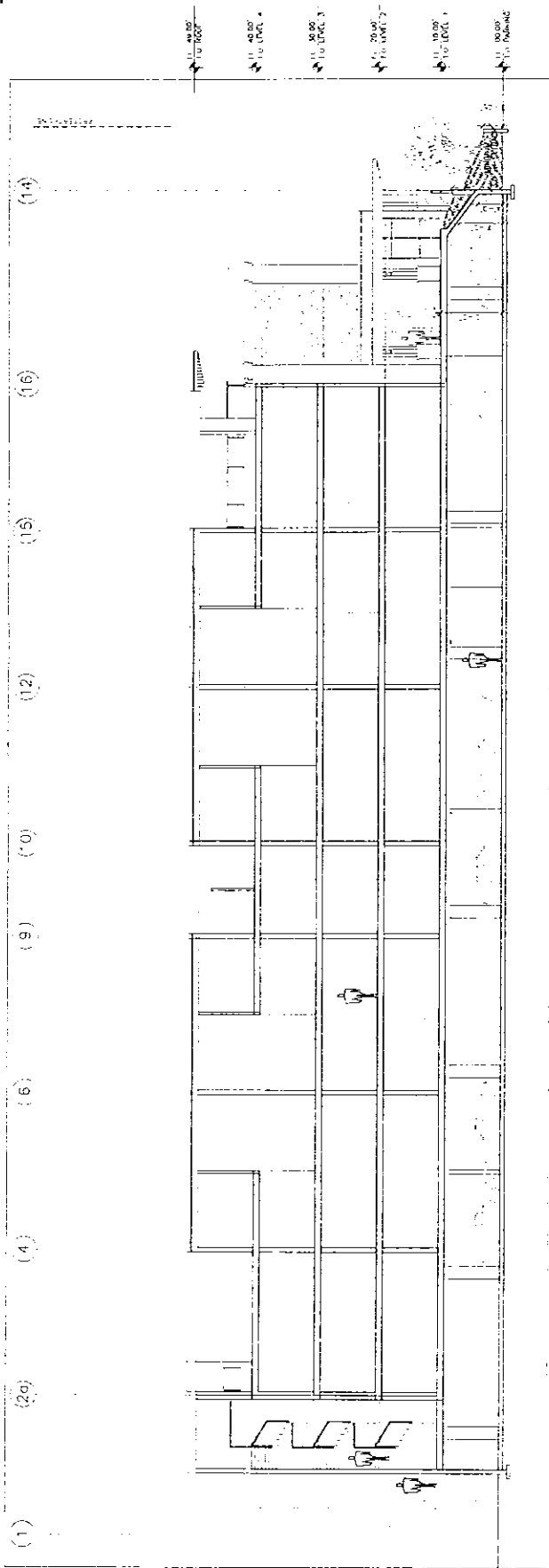


(2) SIGN PLAN  
 (A) 11/15/07



DP 053 1071 G

WHITE



SECTION 1  
UNIT 18-2100

1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.  
 4. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE (IBC) AND THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC).  
 5. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).  
 6. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ELECTRICAL CODE (IEC) AND THE 2006 INTERNATIONAL ELECTRICAL CODE (IEC).  
 7. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE 2006 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).  
 8. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).  
 9. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL SMOKE AND ALARM CODE (ISAC) AND THE 2006 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).  
 10. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES (IAS) AND THE 2006 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES (IAS).



PROJECT: 3000 BRAD ANDERSON ROAD  
 SEYMOUR, B.C.  
 CLIENT: [REDACTED]  
 ARCHITECT: [REDACTED]  
 DATE: [REDACTED]

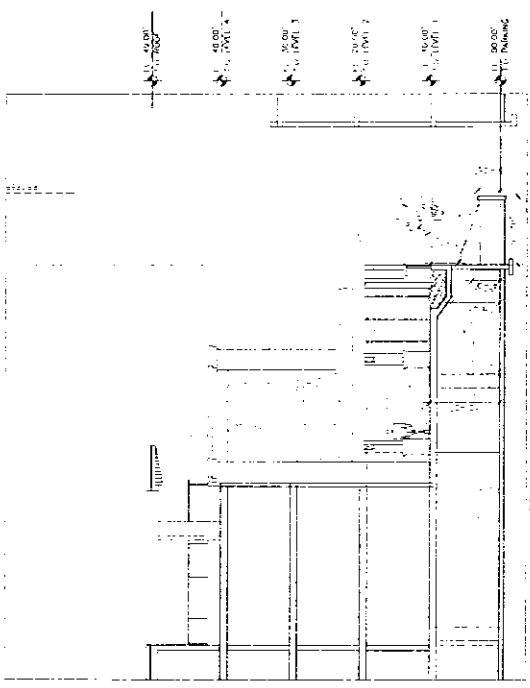
SECTION 1  
 SECTION 2

#9

MAR 05 2007

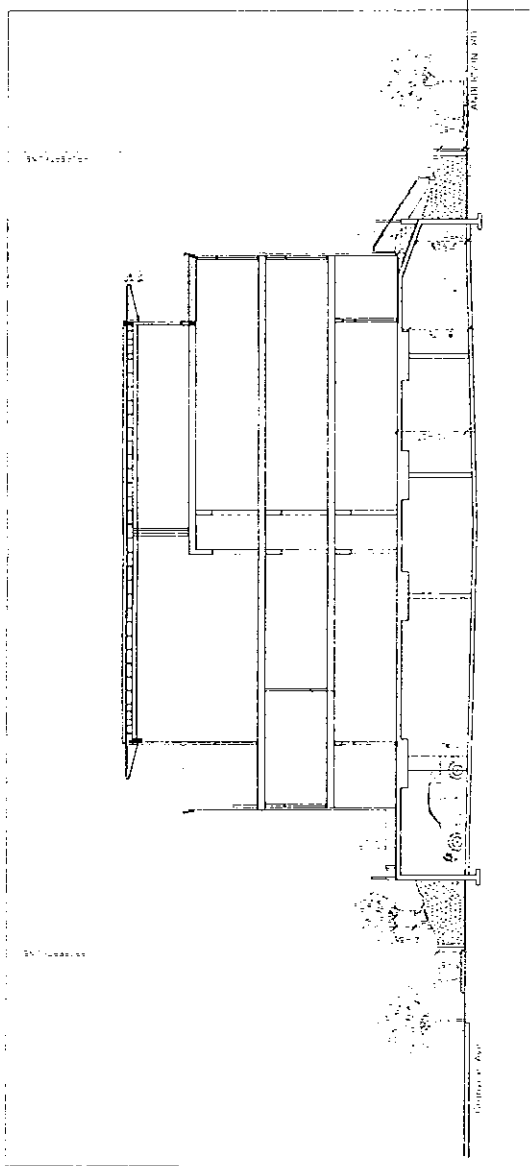
A-401 | G

DP 05812721



SECTION 2  
UNIT 18-2100

NOTES



SECTION 1.1

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

5. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK DONE.

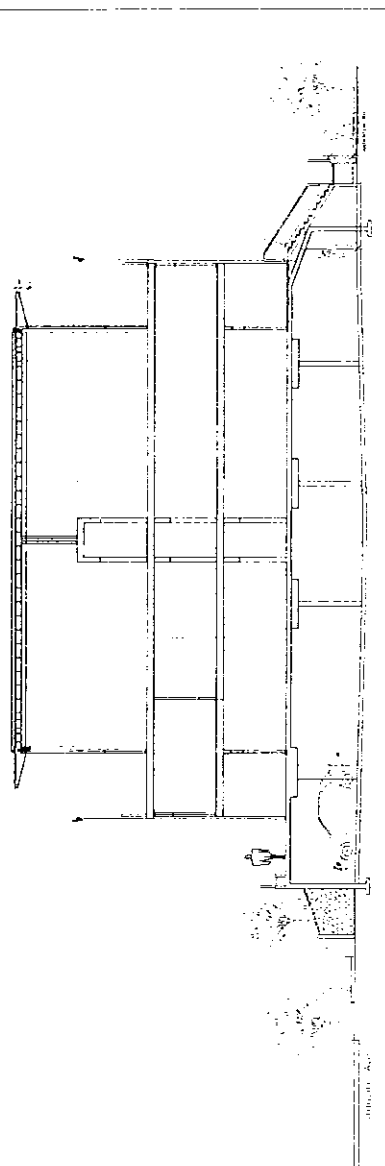
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AT ALL TIMES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

9. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK DONE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES.



SECTION 2.2

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

5. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK DONE.

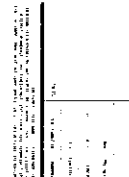
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AT ALL TIMES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

9. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK DONE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES.

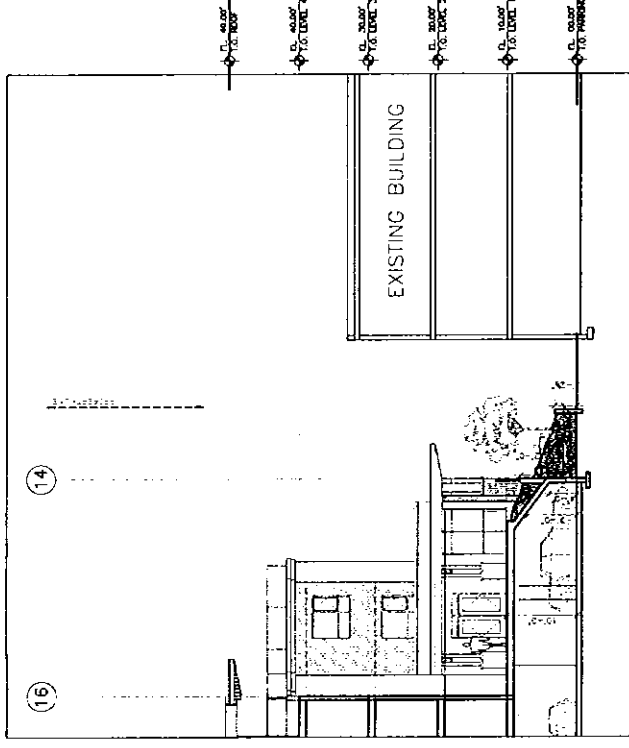


MAR 05 2007 #10

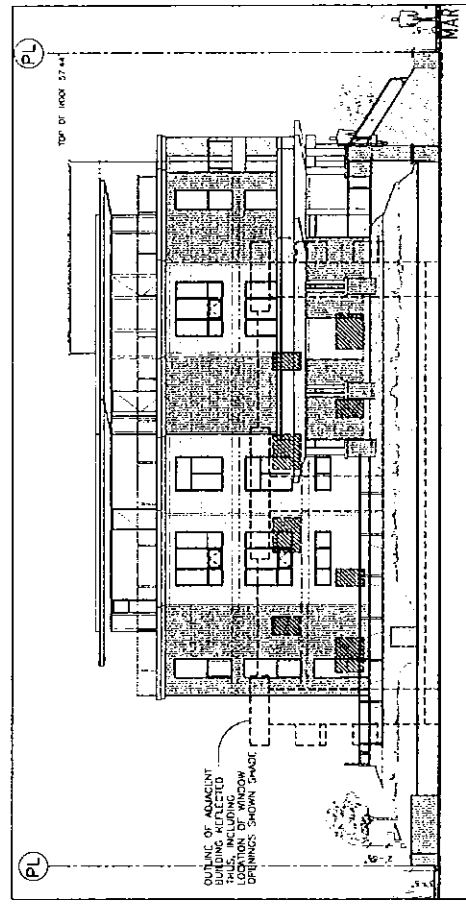
DP 053 2751

A-402 G

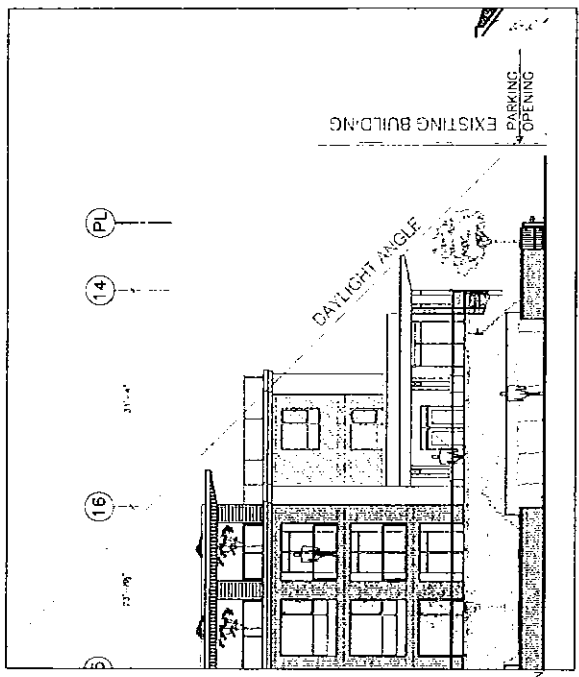
NOTES:



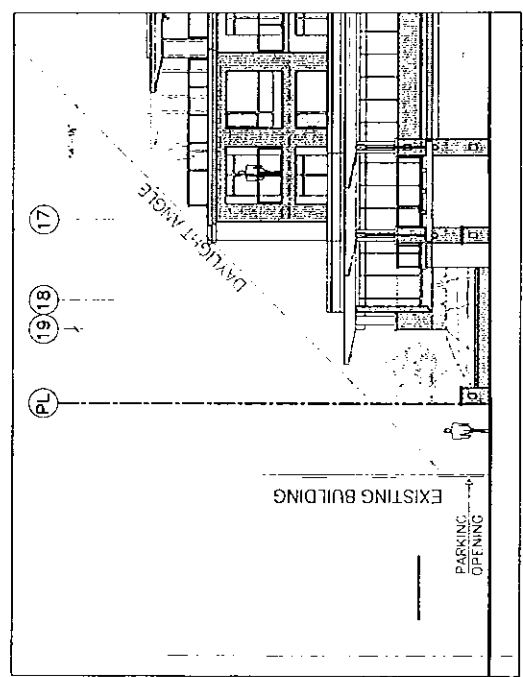
SECTION 1  
SCALE: 1/8" = 1'-0"



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



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



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

1. ALL DIMENSIONS ARE IN FEET AND INCHES. FRACTIONS SHALL BE IN 16THS OF AN INCH UNLESS OTHERWISE NOTED.

2. FINISHES SHALL BE AS NOTED OR AS SHOWN ON THE FINISH SCHEDULE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND DRAINAGE SYSTEMS.

7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.

8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND TREES.

9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PAVEMENT AND DRIVEWAYS.

10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE AND MARKINGS.



RESIDENTIAL DEVELOPMENT  
 1401 WARD ANDERSSON ROAD  
 RICHMOND, N.C.  
 71290 RCL111

NO.	DATE	DESCRIPTION
1	05/15/07	ISSUED FOR PERMITS
2	05/15/07	ISSUED FOR PERMITS
3	05/15/07	ISSUED FOR PERMITS
4	05/15/07	ISSUED FOR PERMITS
5	05/15/07	ISSUED FOR PERMITS
6	05/15/07	ISSUED FOR PERMITS
7	05/15/07	ISSUED FOR PERMITS
8	05/15/07	ISSUED FOR PERMITS
9	05/15/07	ISSUED FOR PERMITS
10	05/15/07	ISSUED FOR PERMITS

IMPACT ON THE EAST SIDE  
 EXISTING BUILDING

#11

05/05/2007

DP 05/05/2007

A-403

# ANDERSON ROAD RESIDENTIAL DEVELOPMENT

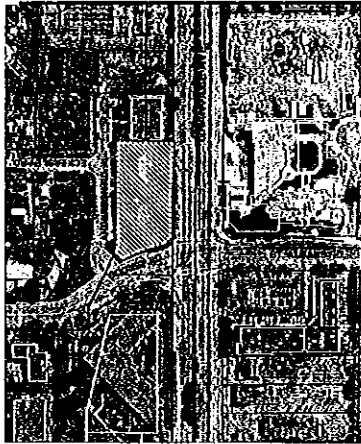
8400 - 8440 ANDERSON ROAD  
RICHMOND, BRITISH COLUMBIA

## PROJECT DATA:

CIVIC ADDRESS: 8400-8440 ANDERSON ROAD, RICHMOND, BRITISH COLUMBIA  
 LEGAL ADDRESS: LOTS 71 & 72 SECTION 9, BLOCK 4, NORTH HANGLE V. WILST NEW WESTMINSTER DISTRICT PLAN 10434  
 OWNER: 712398 BC LTD  
 12000 Michell Rd.  
 Richmond, BC V6W 2N6  
 APPLICANT: PATRICK COTTER ARCHITECT INC.  
 11000 McNICOLL ROAD  
 RICHMOND, BRITISH COLUMBIA  
 ZONING: EXISTING: R2 & R5  
 PROPOSED: CD - COMPREHENSIVE DEVELOPMENT

APR. 6, 2005 ISSUED WITH REVISIONS FOR ZONING APPLICATION  
 JUNE 3, 2005 ISSUED WITH REVISIONS FOR ZONING APPLICATION  
 JULY 8, 2005 ISSUED WITH REVISIONS FOR ZONING 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

## LOCATION PLAN:



- COVER
- SURVEY
- SITE PLAN
- SITE CONTEXT PLAN
- PARKING LEVEL/SITE PLAN
- LEVEL 1 FLOOR PLAN
- LEVEL 2 FLOOR PLAN
- LEVEL 3 FLOOR PLAN
- LEVEL 4 FLOOR PLAN
- ROOF PLAN
- LEVEL 1,2,3 & 4 AREA OVERLAYS
- A-251 E3, E4 & E4J UNIT PLANS
- A-252 C1, C1A & N UNIT PLANS
- A-253 C1b ADAPTABLE UNIT PLAN
- A-301 NORTH & SOUTH ELEVATIONS
- A-302 EAST & WEST ELEVATIONS
- A-303 COLORS & MATERIALS
- A-304 SIGN
- A-401 SECTION 1
- A-402 SECTION 2 & 3
- A-403 IMPACT ON EASTERN SIDE
- L-1 PLANTING PLAN
- L-2 PLANTING PLAN-LEVEL 4
- L-3 LANDSCAPE SECTIONS
- L-4 PLANT LIST/DETAILS/NOTES

## DRAWING LIST:

## DEVELOPMENT DATA:

PROPOSED RESIDENTIAL DEVELOPMENT - 8400 - 8440 Anderson Road, Richmond, B.C.

UNIT TYPE	UNIT COUNT	UNIT AREA (sq ft)	UNIT PRICE (\$)	TOTAL UNIT VALUE (\$)	PERCENTAGE OF TOTAL UNIT VALUE
UNIT C1	2	1,447	1,447	2,894	0.2%
UNIT C1A	2	1,447	1,447	2,894	0.2%
UNIT C1B	2	1,447	1,447	2,894	0.2%
UNIT C1C	2	1,447	1,447	2,894	0.2%
UNIT C1D	2	1,447	1,447	2,894	0.2%
UNIT C1E	2	1,447	1,447	2,894	0.2%
UNIT C1F	2	1,447	1,447	2,894	0.2%
UNIT C1G	2	1,447	1,447	2,894	0.2%
UNIT C1H	2	1,447	1,447	2,894	0.2%
UNIT C1I	2	1,447	1,447	2,894	0.2%
UNIT C1J	2	1,447	1,447	2,894	0.2%
UNIT C1K	2	1,447	1,447	2,894	0.2%
UNIT C1L	2	1,447	1,447	2,894	0.2%
UNIT C1M	2	1,447	1,447	2,894	0.2%
UNIT C1N	2	1,447	1,447	2,894	0.2%
UNIT C1O	2	1,447	1,447	2,894	0.2%
UNIT C1P	2	1,447	1,447	2,894	0.2%
UNIT C1Q	2	1,447	1,447	2,894	0.2%
UNIT C1R	2	1,447	1,447	2,894	0.2%
UNIT C1S	2	1,447	1,447	2,894	0.2%
UNIT C1T	2	1,447	1,447	2,894	0.2%
UNIT C1U	2	1,447	1,447	2,894	0.2%
UNIT C1V	2	1,447	1,447	2,894	0.2%
UNIT C1W	2	1,447	1,447	2,894	0.2%
UNIT C1X	2	1,447	1,447	2,894	0.2%
UNIT C1Y	2	1,447	1,447	2,894	0.2%
UNIT C1Z	2	1,447	1,447	2,894	0.2%
TOTAL	40	57,880	57,880	115,760	100%

REFER TO A-210



MAR 05 2007

Handwritten notes: J.P. 05.03.12.751



THESE PLANS ARE PREPARED FOR THE  
 PROJECT OF THE DEVELOPER AND ARE NOT  
 TO BE USED FOR ANY OTHER PROJECT OR  
 PURPOSE WITHOUT THE WRITTEN CONSENT  
 OF THE ARCHITECT. ANY REVISIONS TO  
 THESE PLANS SHALL BE MADE BY THE  
 ARCHITECT AND SHALL BE INDICATED BY  
 A REVISION TABLE.



PROJECT: 712780 Pk. LTD.  
 DEVELOPER: RICHMOND DEVELOPMENT  
 1800-1800 SANDERSON ROAD  
 NORTHWIND, B.C.  
 ARCHITECT: [Firm Name]  
 1234 5678 AVENUE  
 VANCOUVER, B.C. V6X 1A1  
 TEL: (604) 123-4567  
 FAX: (604) 987-6543  
 WWW: WWW.ABCARCHITECTURE.COM

NO.	DATE	DESCRIPTION
1	2007.03.05	ISSUED FOR PERMIT
2	2007.03.15	REVISIONS TO PERMIT
3	2007.03.20	FINAL PERMIT

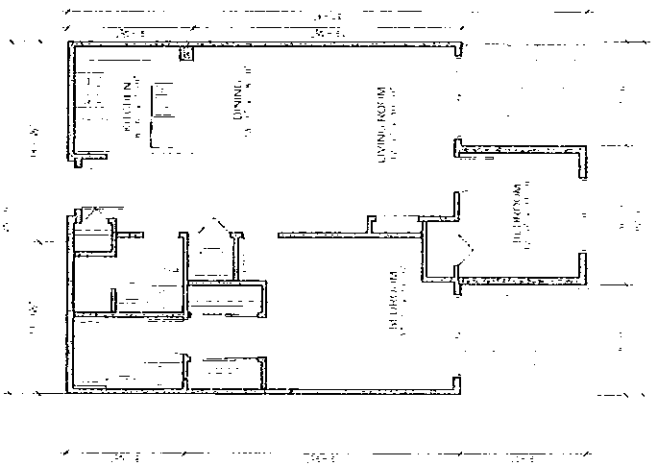
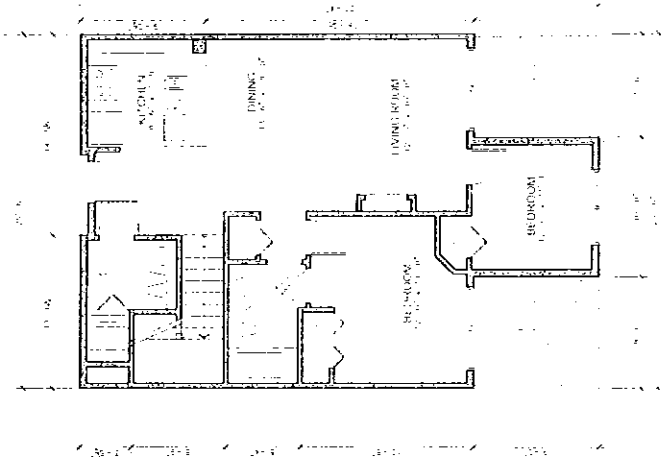
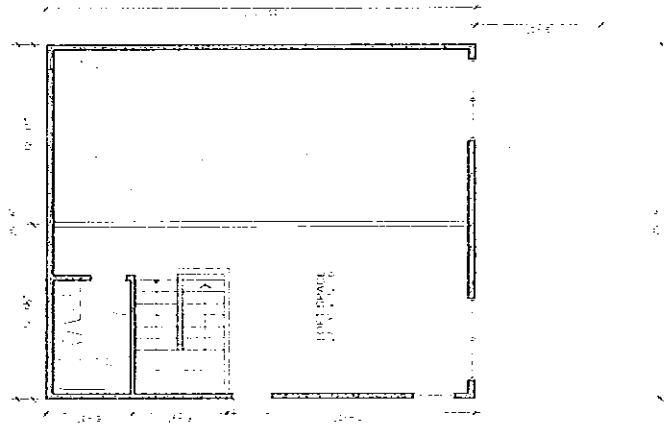
DATE: 2007.03.05  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN

U.S. P. & C. UNIT PLANS

MAR 05 2007

PROJECT: A-251  
 UNIT: G

DL 05312751



1st FLOOR UNIT - 399 Sq Ft  
 (Upper Level)  
 2007.03.05

2nd FLOOR UNIT - 810 Sq Ft  
 (Lower Level)  
 2007.03.05

3rd FLOOR UNIT - 810 Sq Ft  
 (Lower Level)  
 2007.03.05



1. THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT.

2. THIS PLAN IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR SOURCES.

4. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM.

5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR HIS SERVICES.

6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR HIS SERVICES.



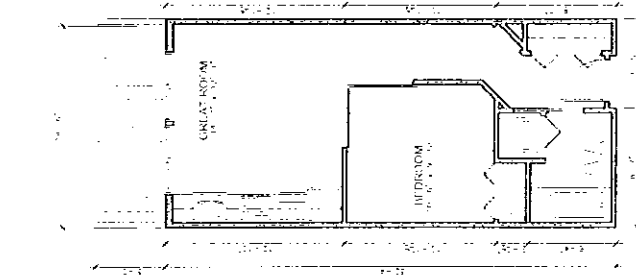
RESIDENTIAL DEVELOPMENT  
 18401 WARD ANDERSON ROAD  
 RICHMOND, B.C.  
 722,280 (PL 11)

DATE: 03/05/2007  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"

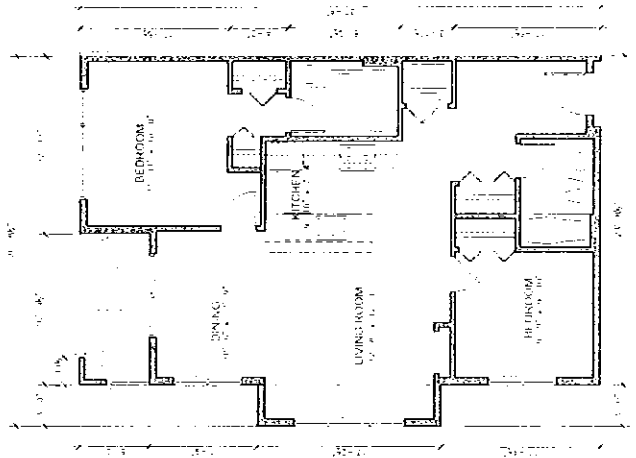
UNIT 1 & UNIT PLANS

MAR 05 2007

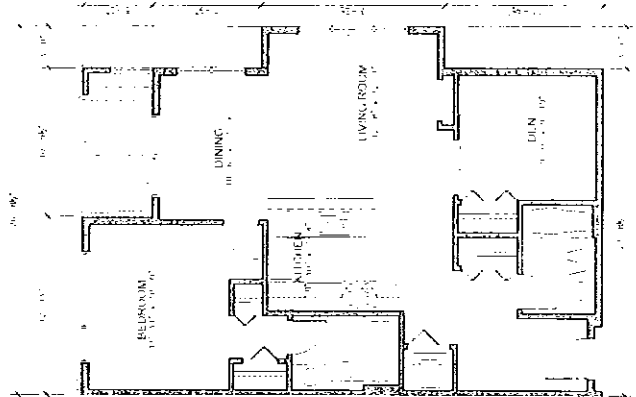
DP 0531A25251G  
 R. [Name]



3. UNIT 1 - 490 Sq. Ft.  
 (AREA)



2. UNIT 2 - 960 Sq. Ft.  
 (AREA)



1. UNIT 3 - 960 Sq. Ft.  
 (AREA)





ANDERSON ROAD

(17) (18) (19)

(14)

(13)

(11)

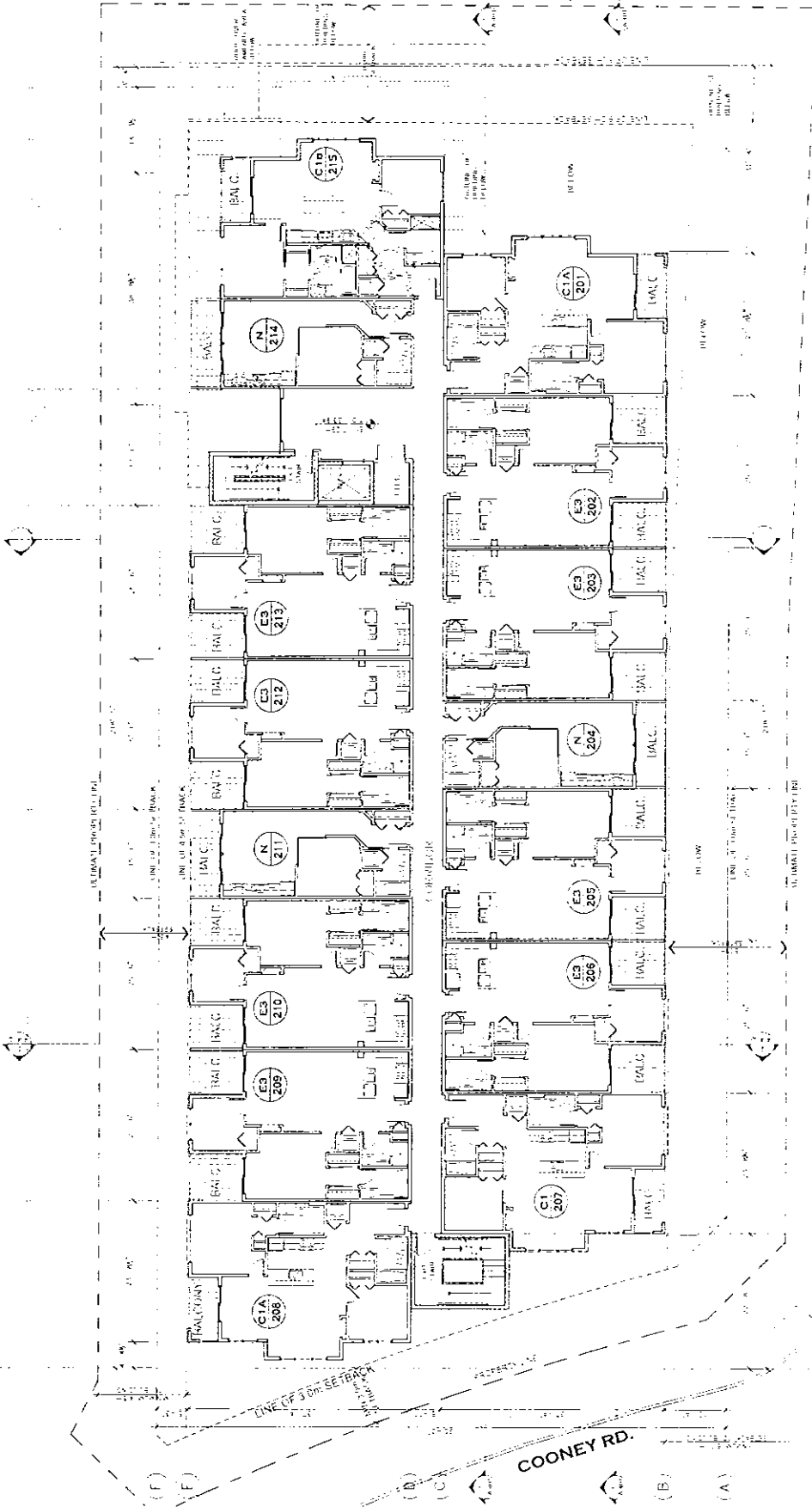
(8)

(7)

(5)

(3)

(2)



LEVEL 2 FLOOR PLAN

MAR 05 2007

G

DP 05312731

GRANVILLE AVE.

(14)

(16)

(15)

(12)

(10)

(9)

(6)

(4)

(2)

(1)

NOTES:

1. CHECK ALL DIMENSIONS AGAINST THE ARCHITECTURAL DRAWINGS.
2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE ARCHITECTURAL DRAWINGS.
3. ALL WALLS SHALL BE CONCRETE BLOCK WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
4. ALL FLOORS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
5. ALL CEILINGS SHALL BE GYPSONUM BOARD WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
6. ALL DOORS SHALL BE 1 1/2" MINIMUM THICKNESS WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
7. ALL WINDOWS SHALL BE 1 1/2" MINIMUM THICKNESS WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
8. ALL STAIRS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
9. ALL ELEVATORS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
10. ALL BATHS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
11. ALL CORRIDORS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
12. ALL RECEPTION AREAS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
13. ALL WAITING AREAS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
14. ALL OFFICE AREAS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
15. ALL STORAGE AREAS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
16. ALL MEETING AREAS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
17. ALL CONFERENCE AREAS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
18. ALL BREAK ROOMS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
19. ALL RESTROOMS SHALL BE CONCRETE WITH INTERIOR FINISHES AS SHOWN ON THE ARCHITECTURAL DRAWINGS.



PROJECT:

ES SUDON NATAL DEVELOPMENT

3000 BROADBANK/SPRING ROAD

Baltimore, P.C.

DATE:

12-08-06

BY:

777-661-1111

DESIGNED BY:

ARCHITECT:

DATE:

BY:

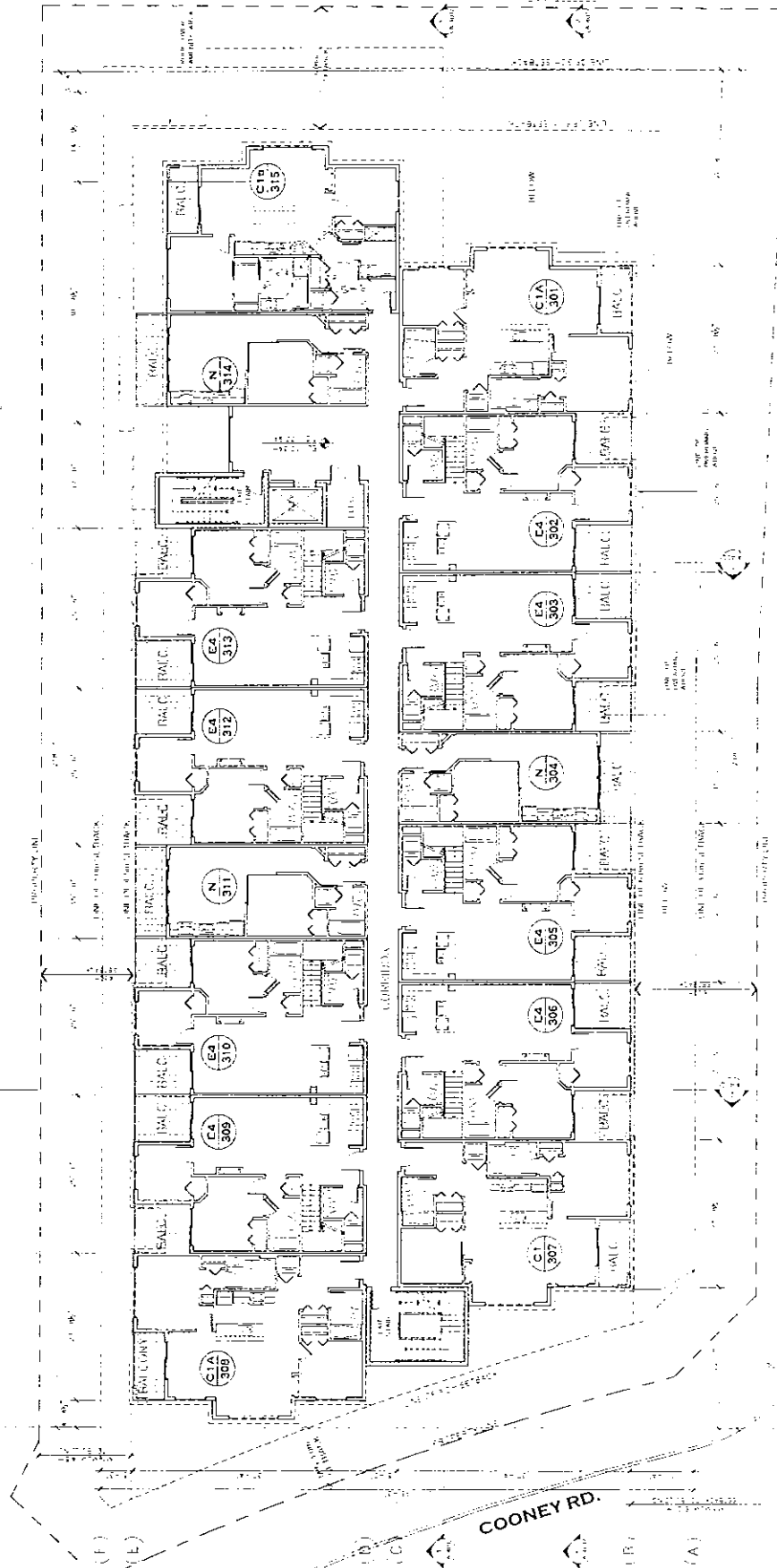
SCALE:

1" = 10'-0"

ANDERSON ROAD

(12) (11) (10) (9) (8) (7) (6) (5) (4) (3) (2)

(17) (18) (19)



THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR DELAYS. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY LEGAL OR TAX CONSEQUENCES. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY OTHER MATTERS.



RESIDENTIAL DEVELOPMENT  
 1800 BROAD ANDERSON ROAD  
 BIRMINGHAM, AL  
 35202  
 772-900-1010

DATE: 03/05/2007  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]

LEVEL 3  
 FLOOR PLAN

MAR 05 2007

DP 105312751 G

(14)

(15)

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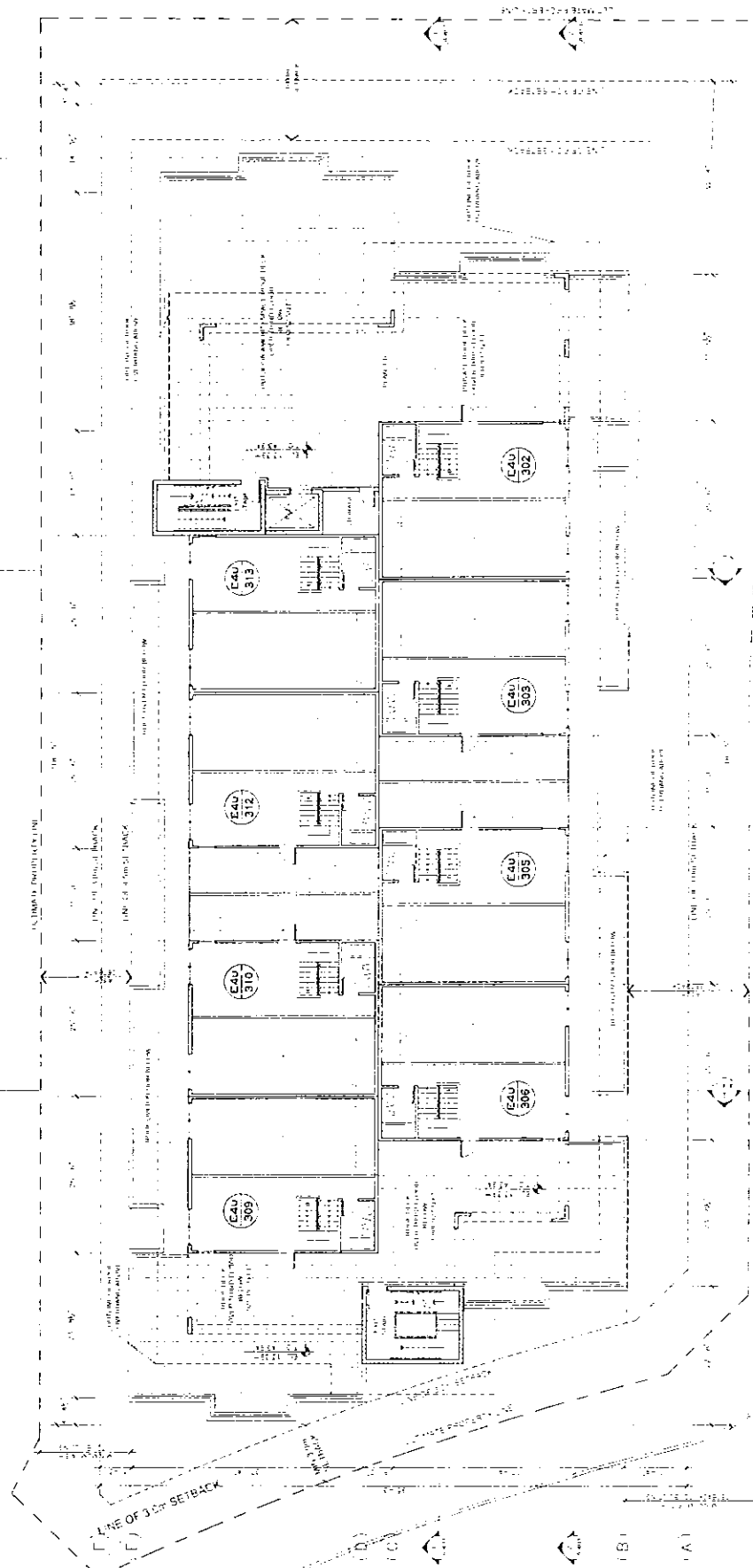
(23)

(24)

GRANVILLE AVE.

COONEY RD.

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20)



PROJECT: RISE RETAIL FROM EQUIPMENT  
SHELBY COUNTY AIRPORT ROAD  
NASHVILLE, TN  
DATE: 03/05/2007  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"

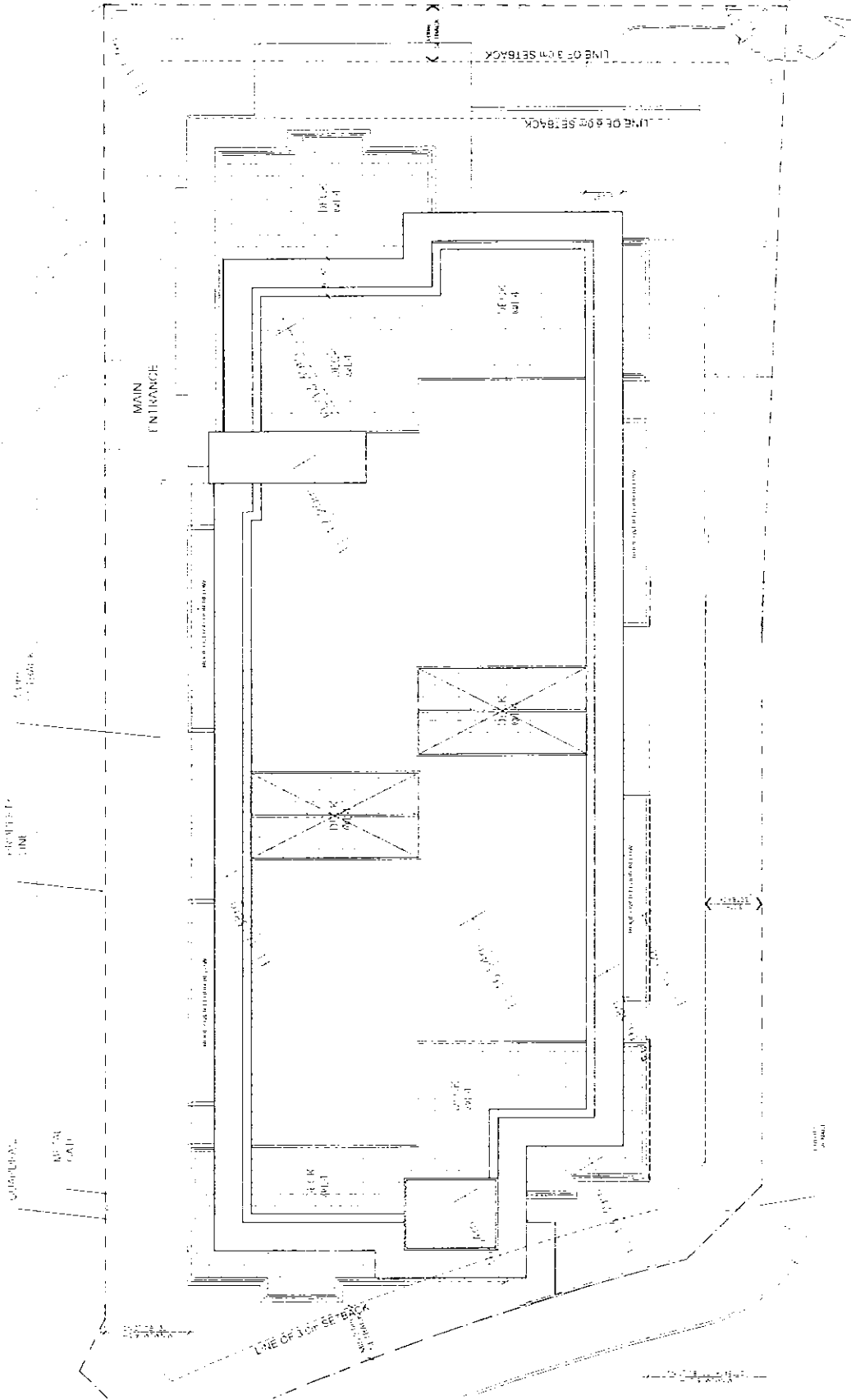
LEVEL 3  
FLOOR PLAN

MAR 05 2007

DP 05312751 G

REVISED

PROVIDE SLOPED ROOF WITH 12% PITCH TO DRAIN TO THE NORTH AND TO PROVIDE ADEQUATE INTERIORS BRANCHED UTILITY



THIS PLAN IS TO BE USED FOR THE PROPOSED DEVELOPMENT OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO ENSURE THAT THE PLAN IS ACCURATE AND COMPLETE. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT IN CONNECTION WITH THE USE OF THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR DISRUPTIONS TO THE PROJECT ARISING FROM THE USE OF THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS ARISING FROM THE USE OF THIS PLAN.

PROJECT: PRESIDENTIAL DEVELOPMENT  
 1800 WASHINGTON ROAD  
 SALEM, N.C.

DATE: 3/15/2007  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"

ROOF PLAN

MAR 05 2007

A-206  
 05315751  
 G

		INT
✓	DW	
	GJ	<i>[initials]</i>
	KY	
	DB	
	WB	

Hiroko Mizoguchi  
#408-8460  
Granville Avenue  
Richmond, BC, V6Y4E7

*DP 05-312751*

Director,  
City Clerk's Office  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

To Whom it may concern,

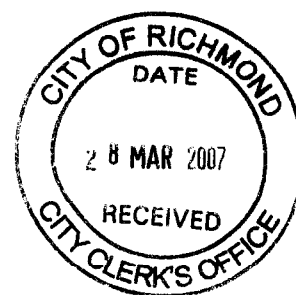
Regarding to a development permit, DP05-312751

I Hiroko Mizoguchi will not able to attend this meeting on the 11th of April, 2007, at 3:30p.m. I will consider to submit on this proposed development if it were only low-rise.

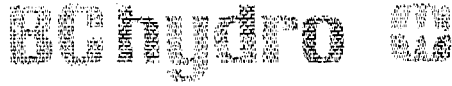
Hiroko Mizoguchi

*[Handwritten signature]*

*27th March, 2007*







reliable power,  
at low cost,  
for generations

		INT
	DW	
✓	GJ	9/5
	KY	
	DB	
	WB	

DP 05-312751

**Kim D. Proudlove, R.I.(B.C.)**  
Phone: (604) 590-7693; Fax: (604) 590-7583  
Cell: (604) 323-3304  
E-mail: kim.proudlove@bchydro.com

28 March, 2007

BCH Files: BCE 1132

**VIA FAX (604-278-5139)**

City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

Attention: Development Permit Panel

Dear Panel:

**Subject: Condominium Delopment at 8400 and 8440 Anderson Road -**

BC Hydro has no objection to the construction of the proposed development. We would however like a guarantee that at no time will access to our Substation site (fenced paved area) off Anderson Road be blocked for any length of time at one time. Guaranteed access is required.

Should you wish to discuss further you may contact me at 604-590-7693/  
kim.proudlove@bchydro.com .

Sincerely,

Kim Proudlove, R.I.(B.C.)  
Property Representative 1

/kdp  
Encl.

