



**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** November 8, 2011  
**File:** DP 11-593370  
**Re:** Application by Oval 8 Holdings Ltd. for a Development Permit at  
PID 028-696-174 (Lot 9), PID 028-696-182 (Lot 10) and PID 028-696-191 (Lot 11)

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**Staff Recommendation**

That a Development Permit be issued which would permit pre-construction site preparation works on a portion of PID 028-696-174 (Lot 9), PID 028-696-182 (Lot 10) and PID 028-696-191 (Lot 11) of ASPAC's Village Green development which includes an area designated Environmentally Sensitive Area (ESA).

A handwritten signature in black ink that reads 'Brian Jackson'.

Brian J. Jackson, MCIP  
Director of Development

BJJ:dcb  
Att. 13

## Staff Report

### Origin

Oval 8 Holdings Ltd. has applied to the City of Richmond for permission to undertake pre-construction site preparation works on a portion of PID 028-696-174 (Lot 9), PID 028-696-182 (Lot 10) and PID 028-696-191 (Lot 11) which contains a designated Environmentally Sensitive Area (ESA). A location map is provided in **Attachment 1**.

The development site currently has an Environmentally Sensitive Area designation across significant portions of the site (i.e. across portions of parcels 9, 10, 11 and 13) and a Department of Fisheries and Oceans established a 15m wide Riparian Management Area buffer around the ditch channel adjacent to the western side of Gilbert Road (i.e. across portions of parcels 11 and 13) (**Attachment 2**).

Pre-construction activities (i.e. site clearing, preloading, dewatering containment) proposed at this time will result in impacts to habitat features on a portion of the site within the designated Environmentally Sensitive Areas (ESA) as well as impacts to a number of trees associated with the historic Samuel Brighthouse estate.

This report outlines a proposed approach for managing and sequencing the impacts and compensation requirements associated with the proposed pre-construction works. It also recommends the issuance of a ESA Development Permit for the specific areas being impacted in this phase of the development based upon the approach outlined in this document.

### Development Information

The site has recently been Rezoned under RZ 09-460962 (adopted October 24, 2011) to accommodate the phased future construction of a high-density, high-rise, mixed residential/commercial development, including affordable housing, childcare, new streets and public open space. The overall development will ultimately include the following:

Consolidation and subdivision of the subject site to provide for:

- Five new lots, including three on the north fronting onto the dike and two on the south fronting “new” River Road (aligned with the portion of River Road south of the Oval);
- Public road improvements including the construction of “new” River Road, a new road across the subject site, upgrades to Gilbert Road and Hollybridge Way, a temporary road linking existing River Road east of Gilbert Road with “new” River Road (if not implemented by others), and various traffic signals, pedestrian amenities, and related features; and
- Public park and related improvements, including raising the dike to 4.7 m geodetic, a new riverfront park and public pier, the restoration and interpretation of the City-owned, heritage/ESA-designated lot at 6900 River Road, greenway construction, and related mitigation and compensation.

Phased construction of a high-rise, high-density development, including:

- Residential: 114,821.05 m<sup>2</sup> (1,235,964 ft<sup>2</sup>), including 3,943.6 m<sup>2</sup> (42,450 ft<sup>2</sup>) of affordable (low-end market rental) housing secured by a Housing Agreement;
- Pedestrian-oriented retail: 3,257.91 m<sup>2</sup> (35,069 ft<sup>2</sup>); and
- A child care facility: 464.50 m<sup>2</sup> (5,000 ft<sup>2</sup>).

A Development Application Data Sheet is provided in **Attachment 3**. Note that future non-ESA Development Permits will be submitted by the proponent to address design components associated with each lot's buildings and site landscaping. The data provided in **Attachment 2** was drawn from the Rezoning application. Refinements will be made via subsequent design related Development Permit applications for each parcel.

A conceptual site plan is provided in **Attachment 4**. The site plan shows both the extent of development across the subject property itself and the associated off-site improvements (e.g., a new waterfront pier structure, dike improvements, road realignment and street enhancements, public walkways and landscape enhancements, etc.) that will ultimately be developed. The scope and scale of the project is such that it will be undertaken over five phases (**Attachment 5** Phasing Map) spanning more than five years.

The phased development approach means that impacts to the environmental features and tree stands will occur at different times. This fact, coupled with the City's preference to retain substantive vegetation and trees until their removal is required, has necessitated an approach that responds to the development sequencing both in terms of when impacts will occur and when compensation measures will be provided for under this project.

At this time, pre-construction works affecting environmental features and significant trees on the site are as follows:

- Clearing of Lot 9 to accommodate pre-load works (approx. late 2011/early 2012);
- Partial clearing of Lot 10 for the installation of a dewatering/sediment control pond and construction staging areas (approx. Jun. 2012);
- Tree removal and clearing of Lot 11 to accommodate pre-load works (approx Aug. 2016).

The environmental features and tree stands impacted by these works are generally contained within the area shown on the **Attachment 5** Phasing Map as "ESA-1". The Analysis section of this report provides greater detail on the environmental features within ESA-1 and outlines the approach for mitigation and compensation efforts that respond to the time sequencing of the impacts to this area.

## Background

Development surrounding the subject site is as follows:

To the North: The Middle Arm of the Fraser River, dike, and related public amenities/park.

To the East: A City-owned, heritage/ESA-designated lot at 6900 River Road (the restoration and interpretation of which is a subject of ASPAC's rezoning), beyond which is Gilbert Road and light industrial properties designated under the City Centre Area Plan (CCAP) for future use as a major riverfront park.

To the West: Hollybridge Way and canal, across which are lands zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)", including the Richmond Oval, ASPAC's riverfront marketing building at "Lot 6" (5111 Hollybridge Way, which is slated for future restaurant and related uses), and various development sites including:

- 6031 River Road (“Lot 2”) – ASPAC’s first phase of construction, which has received approval for 458 residential units in four (4) high-rise buildings oriented towards a large water/landscape feature and views of the river and mountains (DP 08-429756); and
- 6051 and 6071 River Road (“Lots 3 & 4”) – The location of ASPAC’s pending Zoning Text Amendment application (ZT 09-492885) and the site of a future 86,445.6 m<sup>2</sup> (930,523.1 ft<sup>2</sup>) high-rise, high-density, multiple-family development.

To the South: River Road, across which are existing light industrial properties designated under the City Centre Area Plan (CCAP) for future high-rise, high-density, mixed use development. Recent development activity in this area includes the approved development of Onni’s “Ora” project at 6951 Elmbridge Way, including 324 units in three towers over ground floor retail (RZ 07-380222, DP 10-520511), and a rezoning application for a high-rise, high-density, mixed use development at 5440 Hollybridge Way (RZ 09-506904), which is under staff review.

### Rezoning and Public Hearing Results

During the rezoning process, a requirement and terms of reference were established for the proponent in consultation with staff to prepare an “Environmental Conservation Plan” for the site. Although that Plan was prepared for the overall development, elements within the document are directly applicable to this Development Permit application. Notably:

- A Tree Inventory, Removal & Replacement Plan;
- An Understorey Inventory, Removal & Replacement Plan;
- An Impact Assessment & Compensation Enhancement Plan;
- A Maintenance Plan;
- Preliminary Costing; and
- A Development Coordination Schedule.

Each of these elements have contributed to the solution derived for this application.

The Public Hearing for the rezoning of this site was held on May 16<sup>th</sup>, 2011. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Preservation and re-planting of significant trees, and particularly about the removal and replacement plan of trees attributed to the Samuel Brighthouse family along the existing River Road and on-site given that the site would need to be raised, making it impossible to preserve the trees: and
- Concerns by the Vancouver Airport Authority regarding the appropriateness of this development for residential development given high levels of aircraft noise in the area and the need for appropriate mitigation measures.

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

#### *Tree Replacement*

The applicant proposes to remove 56 bylaw sized trees from the area shown as ESA-1 in the **Attachment 5** Phasing Map. Working with the applicant, a replacement ratio of 3 to 1 has been defined for these 56 trees. This is consistent with the recommendations provided by the Richmond Heritage Commission in respect to the rezoning of the subject site (meeting minutes of November 17, 2010 – see **Attachment 13**).

The removal of the 56 trees will not trigger a requirement for a Heritage Alteration Permit, as these trees are not specifically included within the City's Heritage Inventory. Nevertheless, because of the heritage and cultural significance of the trees being removed, in addition to a 3 to 1 replacement ratio (which will result a total of 168 replacement trees being planted on and around the subject site), for each tree removed:

- One replacement tree will be a larger calliper specimen oak tree or equivalent as determined to the satisfaction of the City, for a total of 56 specimen trees; and
- Two replacement trees will be of the standard size required by the City (i.e. typically about 6 cm in diameter), for a total of 112 trees.

#### *Aircraft Noise Concerns*

The issue of aircraft noise was addressed through the site's Rezoning requirements which included:

- Requirements for registration of Aircraft Noise Covenants on title;
- Submission of acoustic reports identifying measures needed to satisfy the Official Community Plan "Noise Management" standards;
- Installation of mechanical ventilation and central air conditioning; and
- Provision of all required noise mitigation measures to the satisfaction of the City.

Separate Development Permits for each lot's building designs will address these measures in further detail.

#### **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 "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" zoning schedule. No variances are being sought through this ESA Development Permit application.

#### **Advisory Design Panel Comments**

As the scope of this Development Permit does not involve any building design components, the application has not been reviewed by the Advisory Design Panel and no comments will be forthcoming.

#### **Analysis**

##### *Site Assessment and Analysis*

Assessment and analysis of the environmental features on the site were determined by:

- A site-wide tree inventory and assessment conducted by a registered Arborist; and
- A detailed environmental assessment conducted by a registered Biologist.

A preliminary site-wide environmental assessment narrowed the area of greatest environmental significance to be primarily located within "ESA-1" as shown on **Attachment 5**, the Development Phasing Map.

Trees found inside the existing ESA designation area, but outside ESA-1, were reviewed by the consulting biologist and were classified as tertiary habitat corridors from an environmental perspective – in effect, these areas are not dissimilar to a row of street trees over manicured grass such as can be found along most Richmond urban street. These areas are identified as TRP-2, TRP-3 and part of TRP-4 on **Attachment 5**. After internal review with the Director of Development Applications and the City's Tree Protection Officer, it was agreed that the trees within TRP-2, 3 and 4 could be most efficiently addressed through the City's standard Tree Removal Permit process which provides for bonding and replacement trees at a minimum two for one ratio.

#### *Tree Inventory and Assessment*

As noted earlier in this report, approximately 56 bylaw sized tree are located within the area shown as ESA-1 in the **Attachment 5** Phasing Map (see **Attachment 6**). Of the 56 by-law sized trees within ESA-1, the consulting Arborist has rated their condition as follows:

#### **ESA-1 Tree Condition Ranking**

| <b>Condition Ranking</b> | <b>Number of Trees</b> | <b>Percentage of Total</b> |
|--------------------------|------------------------|----------------------------|
| Hazardous                | 2                      | 3%                         |
| Very Poor                | 25                     | 45%                        |
| Poor                     | 14                     | 25%                        |
| Fair                     | 15                     | 27%                        |
|                          | <b>56 Trees Total</b>  | <b>100%</b>                |

The overall low quality of the existing trees and the proposed grade changes to raise both the site and the adjacent dikes means that retention or relocation of these trees is not practical.

Although not specifically identified in the City's Heritage Registry of Significant Trees, the majority of the 56 trees have been noted for their cultural significance as trees planted by the family of Samuel Brighthouse. The desire to recognize these historical roots was taken into account in the 3 to 1 replacement ratio for these trees and more specifically with one of each of the tree replacement trees designated to be a specimen Oak tree or acceptable equivalent. In addition, the proponent has committed to attempting a timber recovery program for about 24 of the existing Oak trees for value added purposes throughout the development (e.g., furniture, finishing, art, etc.).

#### *ESA-1 Detailed Environmental Assessments*

The detailed environmental assessments conducted by the consulting Biologist reviewed the site for its Valued Ecosystem Components (VEC). This is a systematic approach typically utilized for Canadian Environmental Assessment Agency (CEAA) reviews to assess the important environmental characteristics of a site.

Valued Ecosystem Components (VEC) assessed for ESA-1 included the following resources:

- Fish Habitat
- Vegetation
- Wildlife Habitat
- Species and Ecosystems at Risk
- Archaeological Resources

**VEC: Fish Habitat**

Two issues were identified for VEC Fish Habitat: control of sediment discharges through storm drains and the need for treatment dewatering systems to control iron levels in any discharges that lead to the Fraser River. These issues will be addressed through the River Green Construction and Environmental Management Plan (CEMP) and parcel-specific soil erosion and sedimentation control plans (ESCP) which will be prepared prior to construction and reviewed by both the City and the Department of Fisheries and Oceans.

**VEC: Vegetation and Wildlife Habitat**

Fourteen subzones representing similar plant community characteristics were identified within ESA-1 by the consulting Biologist (**Attachment 7**). These subzones were used to provide an overview of five different habitat types present within ESA-1 and as a means of identifying what valued vegetation components exist and what contributions they provide as habitat for birds, animals and other organisms using the site.

The habitat types found range from disturbed areas or manicured lawns and gardens to areas with significant trees and moderate quality understorey habitat. Within each the range of birds, animals, insects and other organisms typically supported and any limitations are identified in the Environmental Management Plan submission.

**Habitat Types Assessed Within ESA-1**

| ESA-1 HABITAT TYPES   | AREA (m <sup>2</sup> )    | PERCENT OF ESA-1 |
|---|---------------------------|------------------|
| Significant Trees with Moderate Quality Understorey Habitat | 870                       | 15               |
| Significant Trees and/or Low Quality Understorey Habitat    | 1234                      | 22               |
| Significant Trees with Minimal Understorey Habitat          | 318                       | 6                |
| Himalayan Blackberry Thicket                                | 1381                      | 25               |
| Disturbed Area or Manicured Lawn/Garden                     | 1824                      | 32               |
| <b>TOTALS</b>   | <b>5627 m<sup>2</sup></b> | <b>100%</b>      |

As suggested by the above comments, the assessment indicates that the five habitat types are not equal in value in terms of their contribution to habitat. The assessment indicates, for example, that “more than 50% of the understorey within ESA-1 is characterized by manicured lawns and/or invasive Himalayan blackberry thickets”. The isolated and fragmented nature of these areas further limits their contributions as viable habitat. Despite these concerns, the assessment identifies the fact that their removal will result in a number of impacts including:

- Loss of wildlife corridors;
- Loss of or disturbance to active bird nests;
- Loss of a significant wildlife tree;
- Loss of trees, including heritage trees; and
- Potential introduction / promotion of invasive plant populations.

Valuation of, and compensation for, these losses are addressed later in this section of the report.

VEC: Species and Ecosystems at Risk

The site was assessed for Species At Risk (SAR) from both the Provincial and Federal SAR perspectives. No plant SAR species were identified within ESA-1. In addition, the assessment indicates that ESA-1's isolation, fragmentation characteristics and lack of critical habitat suitable for any of the listed SAR species in the broader area make it very unlikely that any of these SAR species would regularly frequent this location.

VEC: Archaeological Resources

An Archaeological Impact Assessment (AIA) was prepared by Arrowstone Archaeological Research and Consulting Ltd. (July 2009). The proponent has committed to implementing all mitigation and management strategies recommended in the AIA.

*Phased Mitigation and Compensation Plan*Phased Impacts

The overall site development plan indicates that all of ESA-1 is proposed to be removed. Clearing of ESA-1 is being proposed to occur in four phases as shown in **Attachment 9**. The timing for each of these phases is generally outlined in **Attachment 10** and spans over five years from 2011 to 2016. The phasing approach helps address the City's desire to retain trees and vegetation as long as practical.

Tree Removal Phasing and Compensation Securities

Approximately 38% of the trees within ESA-1 will be removed in Phases 1 and 2 with the balance to be removed in Phases 3 and 4. Tree removals in Phase 1 and 2 are to be bonded through this Development Permit taking into account a replacement ratio of 3 for 1 with one of each of these replacements being a specimen sized Oak (or equivalent as agreed to by the City). The total security for tree removals from Phases 1 and 2 will be \$52,500.

Trees removed in Phases 3 and 4 will require a standard Tree Removal Permit but will also incorporate replacement at a ratio of 3 for 1. Bonding will be secured to include 1 specimen tree and 2 standard calliper sized trees.

In total, 168 trees will be provided in compensation for the tree removals from ESA-1.

Landscape Vegetation Removal Phasing and Compensation Securities

All of the understorey landscape securities for Phases 1 through 4 will be bonded as a condition of this Development Permit although understorey for Phase 3 will not be removed until the Tree Removal Permit for Phase 3 has also issued. Protective fencing will be installed between Phase 2 and Phase 3 prior to the clearing of Phase 2 to ensure that the understorey in Phase 3 is retained. Staff have agreed that a dewatering pipe could be placed through the Phase 3 area in a location which minimizes any vegetation impacts in order to permit water discharges to the Fraser River from the dewatering facility that will be placed on parcel 10.

Landscape Vegetation Valuation Strategy

As noted earlier the vegetation and wildlife habitat assessments indicate that significant differences exist in the habitat quality between the five habitat types found within ESA-1. In consideration of these differences in quality compensation ratios were assigned to each of the different habitat types in order to determine the area of landscape compensation needed for impacts within ESA-1.

A summary of the compensation ratios is provided in **Attachment 8**. In general, the areas with greater invasive species present have lower valuations whereas areas with significant trees and moderate understorey have higher valuations.

The recommended compensation approach is being proposed in consideration of the other habitat enhancements that will take place within the Gilbert Road canal, the City owned property at 6900 River Road and along the waterfront as part of dike upgrades and bioswale development. Although the net impacts to ESA-1 will result in a net loss of habitat area of approximately 1,971m<sup>2</sup> net of any Disturbed Area or Manicured Lawn/Garden areas, overall the ASPAC developers will be attempting to achieve a habitat net gain of approximately 2.4 to 1.

In total, bonding for 1,832 m<sup>2</sup>, as determined using the compensation ratios provided in **Attachment 8**, will be secured for the impacts to ESA-1. Valuation for compensation planting has been provided by the consulting Biologist who estimated that replacement vegetation and installation would cost \$8.00/m<sup>2</sup>. Because there will be a time lag between the impacts to the existing vegetation and when the replacement landscaping can be reinstated, landscape compensation is proposed to be bonded at 150%. On this basis, the combined landscape compensation bond for all Phases totals \$21,984.

Securities are also proposed for five years of landscape maintenance. The bonding for this is based upon the estimate provided by the consulting Biologist as one day per year, at \$1,500 per day, for a total landscape maintenance bond of \$7,500.

In total, a landscape security in the amount of \$81,984 covering tree removals in Phases 1 and 2, understorey landscape removals in all four Phases and landscape maintenance costs over five years, will be provided as a condition of approval for this Development Permit.

Tree removal permits for removals in Phases 3 and 4 will total \$87,500 but will not be required until 2013 – 2016 per **Attachment 10**. Encroachments within the Riparian Management Area (RMA) will be subject to DFO approval and any requirements thereof.

#### *Candidate Compensation Locations*

Replacement trees will be located across the development site as determined via City-approved Development Permits for the development and landscaping of the affected areas. Landscape compensation sites will occur in several locations, as indicated in **Attachment 11**, including:

- Phase 1 (approximately 30 m<sup>2</sup>) landscape compensation will be incorporated into the Gilbert Road (road widening) Servicing Agreement area (SA 11-564833).
- Phases 2 and 3 (approximately 1802 m<sup>2</sup>) landscape compensation will be located as follows:
  - First priority: Waterfront park between Hollybridge & Gilbert (dike bench & bioswale);
  - Second priority: Waterfront park adjacent to Parcel 2 and/or Lot C (dike bench) west of the Richmond Oval; and
  - Third priority: To be determined to the satisfaction of the City if the first and second priority locations are inadequate.

The timing for installation of the landscape compensation areas will be dependent upon the approval and construction of dike improvements and the waterfront park development.

Landscape compensation vegetation will typically consist of native species to the area. Plans will be required to be submitted and approved by the City of Richmond and the Department of Fisheries and Oceans (as required).

Staff will monitor the Servicing Agreements and subsequent Development Permits to ensure that all the required compensation is carried across to these subsequent applications and agreements.

#### *Summary of Compensation*

The key elements of the compensation plan for ESA-1 are as follows:

- Existing trees and vegetation will be retained until necessary to be removed;
- Tree protection barriers will be provided by the applicant to protect Phase 3 understorey vegetation and trees until they are required to be removed;
- 1,832 m<sup>2</sup> of landscape vegetation compensation planting will be provided at the applicant's sole cost;
- Landscape benches will be constructed at the developer's sole cost along the raised foreshore dike as part of off-site Servicing Agreements and related works (e.g., park, dike) to accommodate off-site landscape compensation;
- 168 trees will be planted in place of the 56 removed (3:1), including 56 larger calliper specimen oak trees or equivalent as determined via City-approved Development Permits for the subject site;
- A timber harvest recovery will be undertaken from 24 existing Oak trees for value added purposes across the development site; and
- A Construction and Environmental Management Plan (CEMP) and parcel-specific soil erosion and sedimentation control plans (ESCP) will be completed to the satisfaction of both the City and the Department of Fisheries and Oceans.

#### **Conclusions**

Extensive assessments of both the environmental habitat and culturally significant trees have been prepared for the ASPAC development site and particularly the area shown as ESA-1 on **Attachment 5**.

A compensation package has been provided that addresses the City's desire to retain trees and vegetation as long as possible on the site by phasing the impacts over a period of five years. It also provides for compensation planting areas and a net gain in the number and quality of trees over the existing conditions.

On the basis of the compensation package outlined in this report, Staff are recommending support for the ESA Development Permit application.

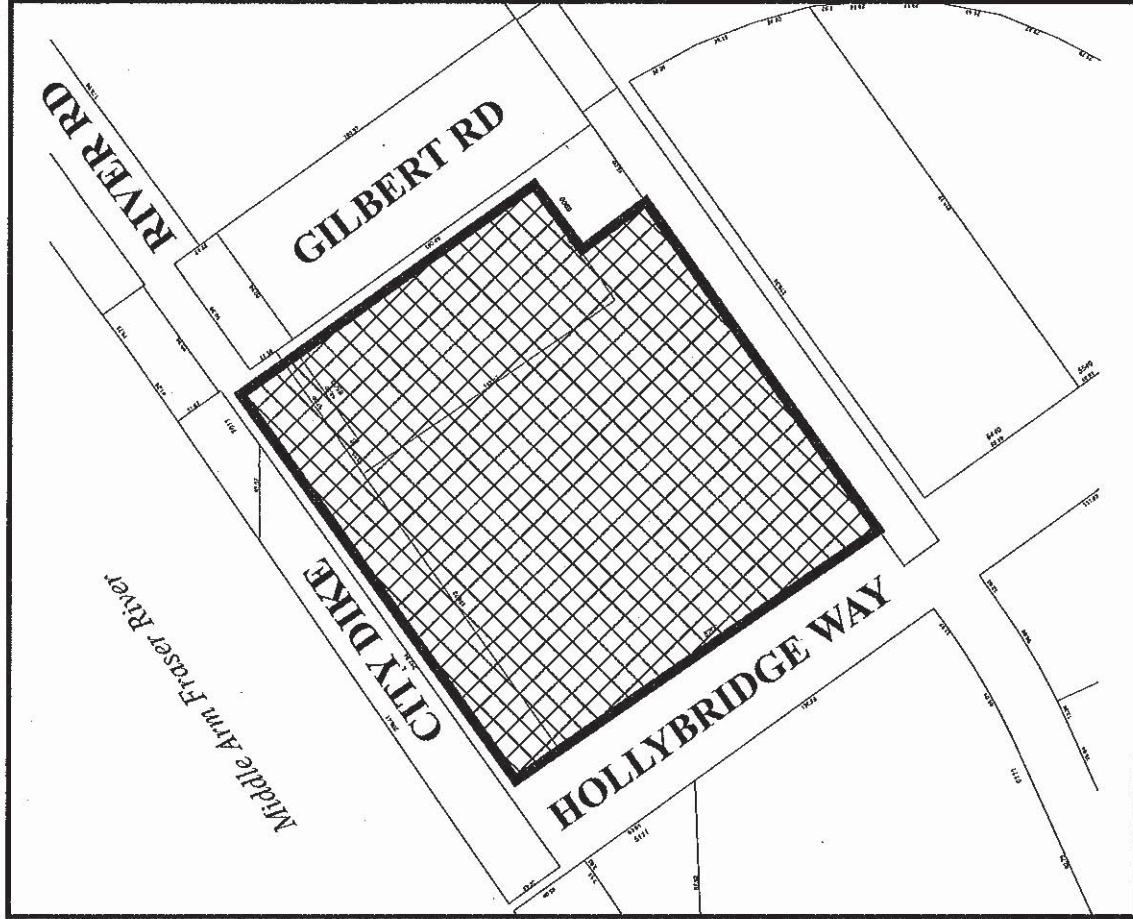
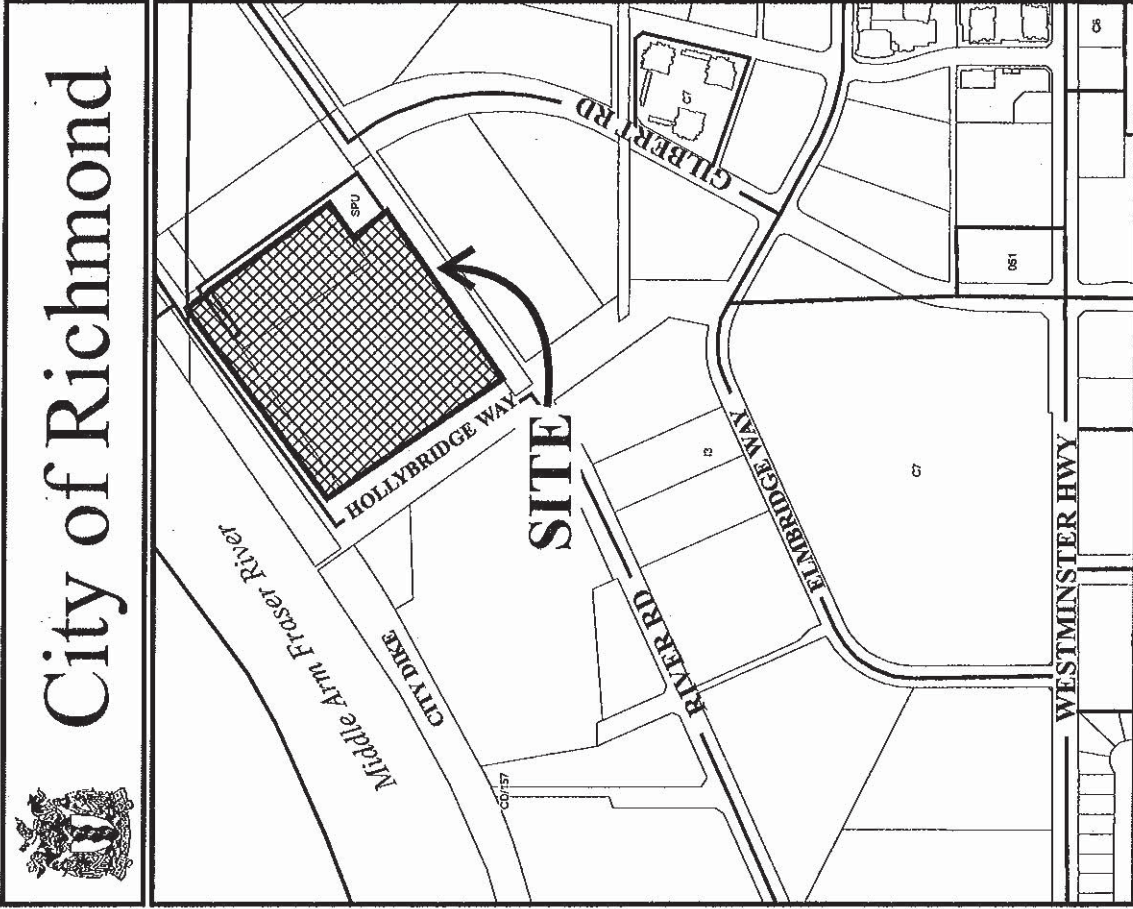


David Brownlee  
Planner 2

DCB:cas

**List of Attachments**

|                      |  |
|----------------------|--|
| <b>Attachment 1</b>  | Location Map   |
| <b>Attachment 2</b>  | ESA and RMA Designation Areas                                |
| <b>Attachment 3</b>  | Development Application Data Sheet                           |
| <b>Attachment 4</b>  | Conceptual Site Plan   |
| <b>Attachment 5</b>  | Development Phasing Map                                      |
| <b>Attachment 6</b>  | Tree Inventory Map and Inventory                             |
| <b>Attachment 7</b>  | Plant Community Subzones                                     |
| <b>Attachment 8</b>  | Habitat Quality and Recommended Compensation                 |
| <b>Attachment 9</b>  | Proposed Clearing Phases                                     |
| <b>Attachment 10</b> | Environmental Impact and Compensation Sequence and Valuation |
| <b>Attachment 11</b> | Candidate Compensation Planting Areas                        |
| <b>Attachment 12</b> | Development Permit Considerations                            |
| <b>Attachment 13</b> | Richmond Heritage Commission Minutes of November 17, 2010    |



# Location Map

Original Date: 11/08/11

Revision Date:

Note: Dimensions are in METRES





## City of Richmond

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

## Development Application Data Sheet

Development Applications Division

**RZ 09-460962 /DP 11-593370**

Address: 5200 Hollybridge Way, 6300, 6380, 6500 & a portion of 6900 River Road, & a portion of the River Road right-of-way between Hollybridge Way and Gilbert Road

Applicant: Oval 8 Holdings Ltd. (ASPAC Developments) Owner: City of Richmond

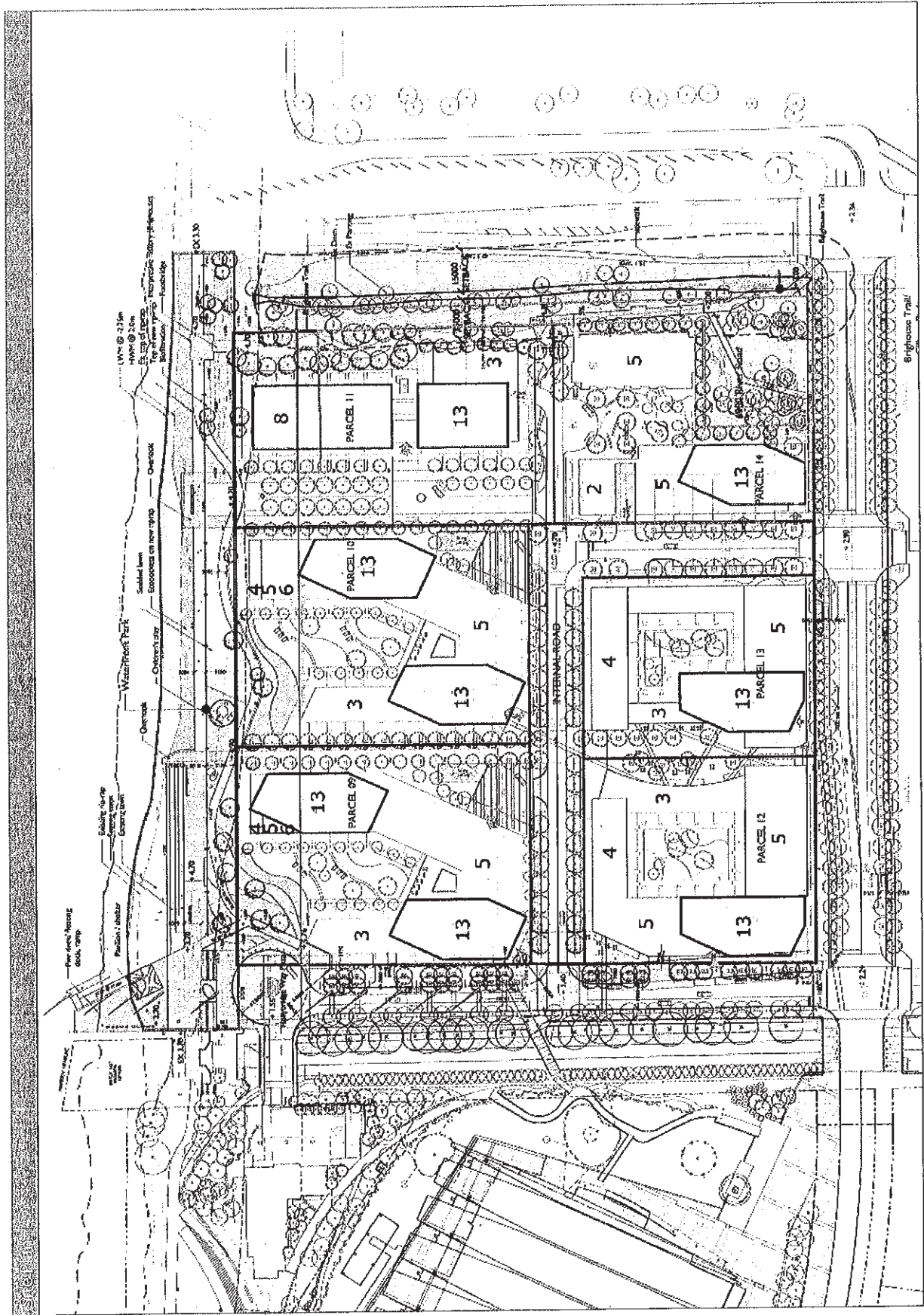
Planning Area(s): City Centre Area (Oval Village)

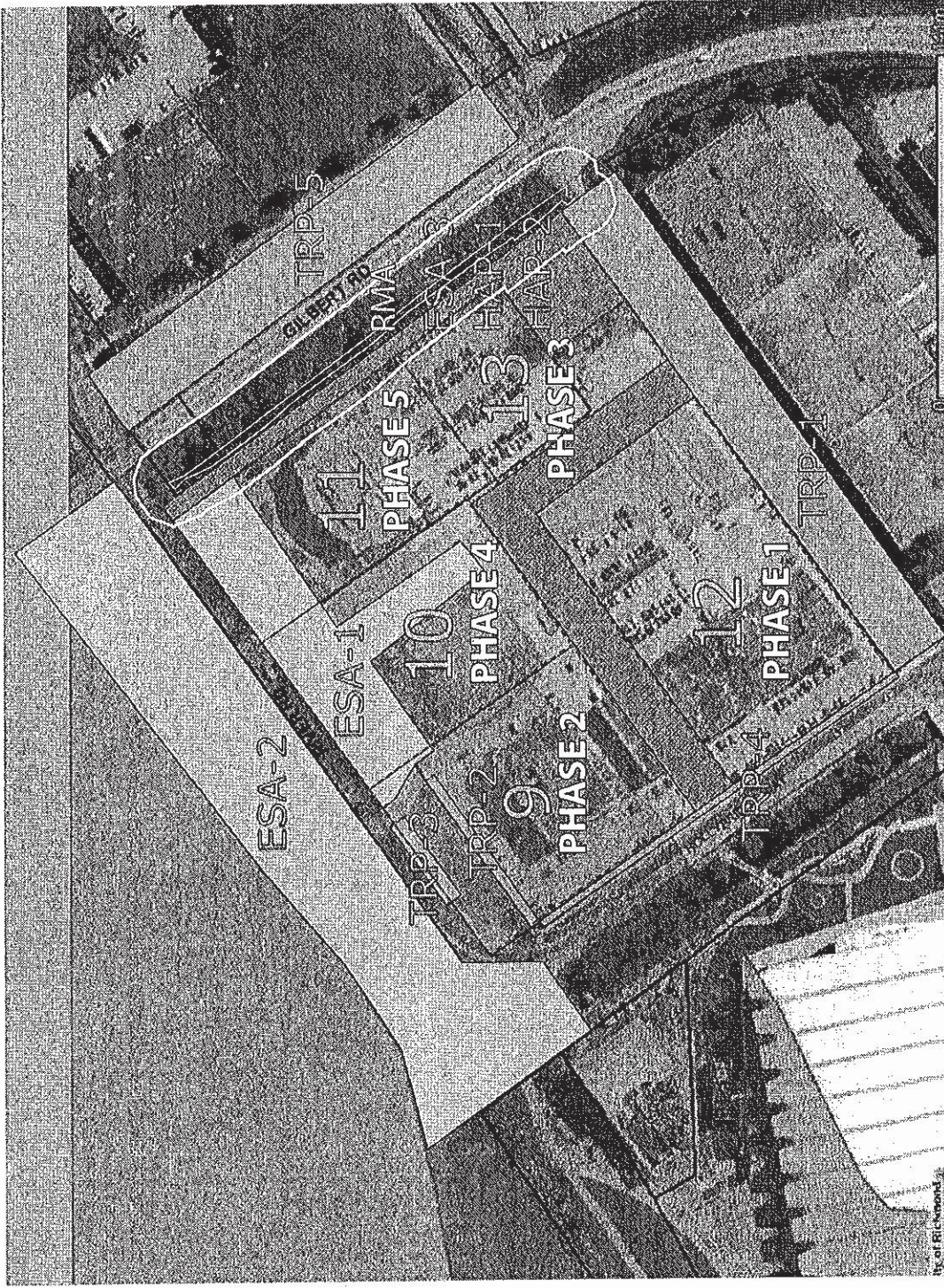
Floor Area 118,083.0 m<sup>2</sup>, excluding standards zoning exclusions (e.g., parking)

| Existing                                    |  | Proposed  |
|---|--|---|
| Site Area                                   | Existing 2 lots (ASPAC): 38,612.0 m <sup>2</sup><br>Part of River Road (City): 4,885.5 m <sup>2</sup><br>Part of 6900 River Road (City): 371.2 m <sup>2</sup><br>TOTAL: 43,868.7 m <sup>2</sup>  | New lots (5): 39,361.0 m <sup>2</sup><br>Road dedication: 4,507.7 m <sup>2</sup>  |
| Land Uses                                   | Vacant & office building   | High-rise, mixed-use over below-grade parking & public open space   |
| City Centre Area Plan (CCAP) Designation    | <ul style="list-style-type: none"> <li>"General Urban T5 (45 m &amp; 25 m): 2 FAR max. (100% residential permitted)</li> <li>"Village Centre Bonus": 1 FAR (limited to 100% commercial)</li> <li>"Pedestrian-Oriented Retail Precincts"</li> </ul>   | As per existing, EXCEPT: <ul style="list-style-type: none"> <li>"Pedestrian-Oriented Retail Precincts – Secondary Retail Streets &amp; Linkages" is removed from the riverfront, internal street, and a portion of Hollybridge Way.</li> </ul>  |
| Aircraft Noise Sensitive Development (ANSD) | <ul style="list-style-type: none"> <li>Residential "buildable square footage (BSF)" is limited to 2/3 of total permitted.</li> <li>"Area 2": All aircraft noise sensitive uses are permitted, provided that: <ol style="list-style-type: none"> <li>ANSD covenant is registered on title;</li> <li>Acoustics report is prepared;</li> <li>Mechanical ventilation &amp; central air conditioning (or a City-approved equivalent) are provided; and</li> <li>Noise mitigation measures are satisfactorily incorporated.</li> </ol> </li> </ul> | No change: <ul style="list-style-type: none"> <li>Based on the proposed rezoning, BSF shall be calculated "bridge-to-bridge" (i.e. between No. 2 Road and Gilbert Road, north of "New" River Road): <ol style="list-style-type: none"> <li>Residential: 296,873.2 m<sup>2</sup> (65%)</li> <li>Non-residential: 161,083.6 m<sup>2</sup> (35%)</li> </ol> </li> </ul>  |
| Zoning                                      | <ul style="list-style-type: none"> <li>"Industrial Business Park (IB1)"</li> <li>"School &amp; Institutional Use (SI)"</li> </ul>  | <ul style="list-style-type: none"> <li>"High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)", as amended by both: <ol style="list-style-type: none"> <li>Zoning Amendment Bylaw No. 8686 (ZT 09-492885) for 6051 &amp; 6071 River Road ("Lots 3 &amp; 4") regarding subdivision &amp; related changes</li> <li>Subject rezoning regarding the addition of lands east of Hollybridge Way &amp; related use, density &amp; form of development considerations</li> </ol> </li> </ul> |
| Number of Units                             | Nil  | +/-944<br>(To be confirmed @ DP stage)  |

|                                   | Existing Zoning<br>(Excluding City Land & Road)   | Proposed Zoning<br>@ Net Development Site   | Variance         |
|-----------------------------------|---|---|------------------|
| Floor Area Ratio                  | <ul style="list-style-type: none"> <li>1.2 FAR</li> </ul>   | <ul style="list-style-type: none"> <li>3 FAR max., regardless of subdivision</li> </ul>   | None permitted   |
| Max. Permitted Floor Area         | <ul style="list-style-type: none"> <li>Residential: Nil</li> <li>Office/light industry: 46,334.4 m<sup>2</sup></li> <li>Total: 46,334.4 m<sup>2</sup></li> </ul>              | <ul style="list-style-type: none"> <li>Residential: 114,821.1 m<sup>2</sup></li> <li>Commercial: 3,261.9 m<sup>2</sup></li> <li>Total: 118,083.0 m<sup>2</sup> (excluding child care)</li> </ul>  | None permitted   |
| Lot Coverage (max.)               | <ul style="list-style-type: none"> <li>Buildings: 90%</li> </ul>  | Buildings: <ul style="list-style-type: none"> <li>Along riverfront: 45%</li> <li>Along "new" River Road: 90%</li> </ul>   | None anticipated |
| Setback @ Road                    | <ul style="list-style-type: none"> <li>3.0 m min.</li> </ul>  | <ul style="list-style-type: none"> <li>3.0 m min., except this may be reduced to 0 m along the Hollybridge Way greenway, as per an approved DP</li> </ul>   | None anticipated |
| Setback @ Side & Rear Yard        | <ul style="list-style-type: none"> <li>0 m min., except 3.0 m min. is required adjacent to residential</li> </ul>   | <ul style="list-style-type: none"> <li>3.0 m min.</li> </ul>  | None anticipated |
| Height                            | <ul style="list-style-type: none"> <li>25 m max., except that may be increased to 35 m as per an approved DP</li> </ul>   | Where a portion of a building is: <ul style="list-style-type: none"> <li>Greater than 50 m from the dike: 47 m geodetic</li> <li>50 m or less from the dike: 25 m max., except this may be increased to 47 m geodetic as per an approved DP</li> </ul>  | None anticipated |
| Lot Size (min.)                   | <ul style="list-style-type: none"> <li>2,400 m<sup>2</sup></li> </ul>   | <ul style="list-style-type: none"> <li>"Lot 9": 7,800 m<sup>2</sup></li> <li>"Lot 10": 8,100 m<sup>2</sup></li> <li>"Lot 11": 7,400 m<sup>2</sup></li> <li>"Lot 12": 10,000 m<sup>2</sup></li> <li>"Lot 13": 4,900 m<sup>2</sup></li> </ul>   | None anticipated |
| Off-Street Parking                | <ul style="list-style-type: none"> <li>As per Richmond Zoning Bylaw</li> </ul>  | <ul style="list-style-type: none"> <li>As per Richmond Zoning Bylaw, except:               <ol style="list-style-type: none"> <li>66 commercial parking for "Lot 6" (5111 Hollybridge Way shall be provided on "Lot 12"</li> <li>Residential visitor parking required for "Lots 9, 10, 11 &amp; 13" may, in part, be located on "Lot 12" in order to facilitate its "sharing" with commercial parking for "Lot 12 &amp; 6"</li> </ol> </li> </ul> | None anticipated |
| Minimum Habitable Floor Elevation | As per Richmond's Flood Construction Level Bylaw: <ul style="list-style-type: none"> <li>For non-residential uses: 0.3 m min. above the crown of the fronting road</li> </ul> | Satisfies Richmond's Flood Construction Level Bylaw: <ul style="list-style-type: none"> <li>Typically 2.9 m geodetic, except 0.3 m above the crown of the fronting road for common lobbies &amp; commercial uses along Hollybridge Way</li> </ul>   | None anticipated |

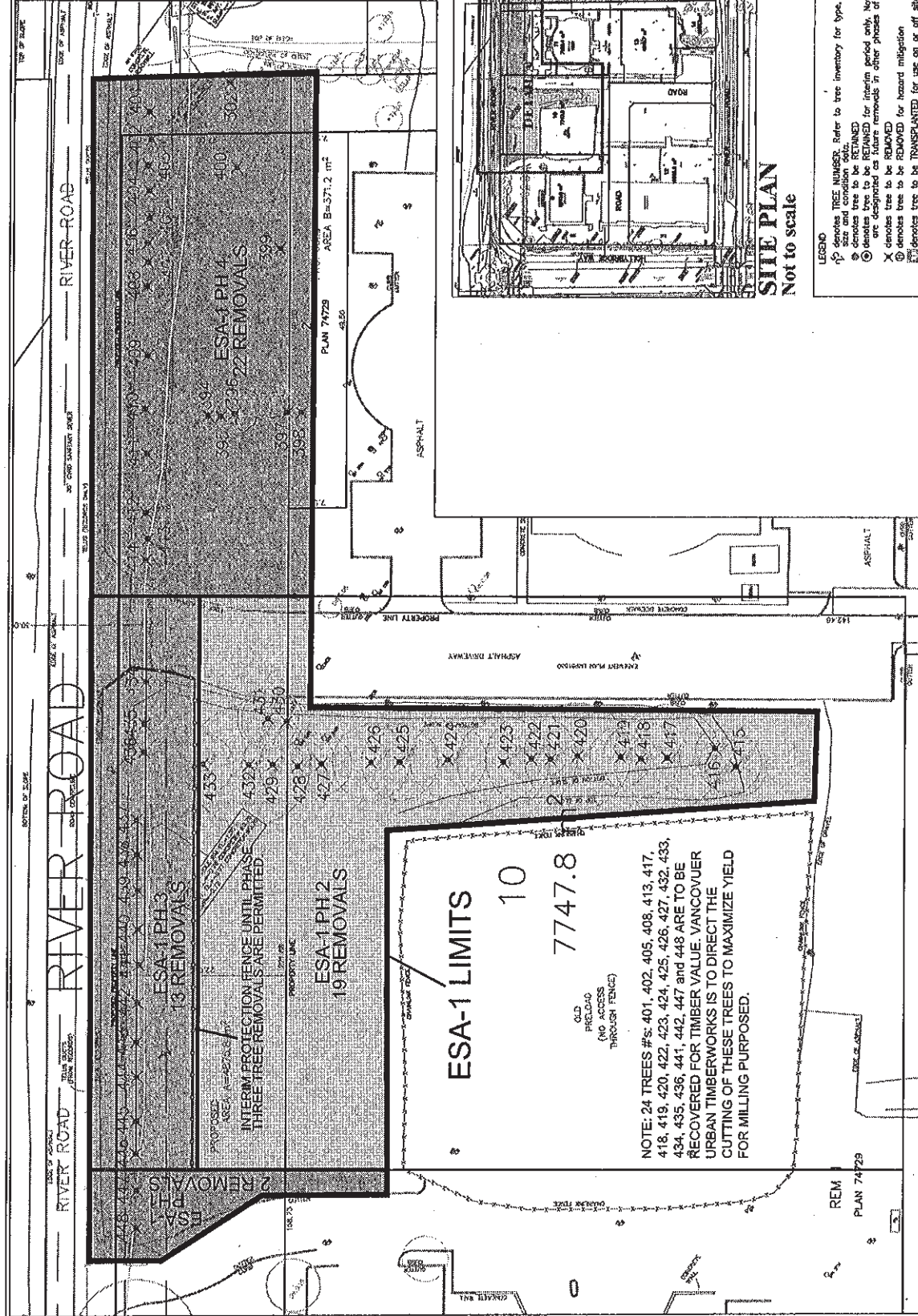
1102 525 2011





**River Green  
Development Phasing Lot 9-13**

| Development Permit<br>Issuance &<br>Occupancy Phasing | Lot    | Associated Park Work                          |
|---|--------|---|
| Phase 1   | Lot 12 |   |
| Phase 2   | Lot 9  | Portion of waterfront park adjacent to Lot 9  |
| Phase 3   | Lot 13 | Portion of 6900 River Road adjacent to Lot 13 |
| Phase 4   | Lot 10 | Portion of waterfront park adjacent to Lot 10 |
| Phase 5   | Lot 11 | Portion of waterfront park adjacent to Lot 11 |
|   |        | Portion of 6900 River Road adjacent to Lot 11 |

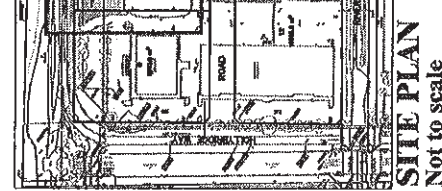


ESA-1 LIMITS

10  
7747.8

NOTE: 24 TREES #S: 401, 402, 405, 408, 413, 417, 418, 419, 420, 422, 423, 424, 425, 426, 427, 432, 433, 434, 435, 436, 441, 442, 447 and 448 ARE TO BE RECOVERED FOR TIMBER VALUE. VANCOUVER URBAN TIMBERWORKS IS TO DIRECT THE CUTTING OF THESE TREES TO MAXIMIZE YIELD FOR MILLING PURPOSED.

DETAIL A  
SCALE 1:500



SITE PLAN  
Not to scale

- LEGEND**
- ① denotes TREE NUMBER. Refer to tree inventory for type, size and condition code.
  - ② denotes tree to be RETAINED.
  - ③ denotes tree to be REMOVED.
  - ④ denotes tree to be REMOVED for hazard mitigation.
  - ⑤ denotes tree to be TRANSPANTED for use on or off site.
  - ⑥ denotes tree to be WILDLIFE TREE cut to specified height in meters.
  - ⑦ denotes UNDERSIZE tree to be removed.
  - ⑧ denotes ESA1 PHASE 1 TREE REMOVAL AREA.
  - ⑨ denotes ESA1 PHASE 2 TREE REMOVAL AREA.
  - ⑩ denotes ESA1 PHASE 3 TREE REMOVAL AREA.
  - ⑪ denotes ESA1 PHASE 4 TREE REMOVAL AREA.

|                              |  |                                  |  |   |                               |                                |
|------------------------------|--|----------------------------------|--|---|-------------------------------|--------------------------------|
| <b>ESPA 1 PERMIT DRAWING</b> |  | <b>Client:</b> ASPAC DEVELOPMENT | <b>Project:</b> RIVER GREEN - ESPA PERMIT AREA | <b>Address:</b> RIVER ROAD - HOLLYBRIDGE TO GILBERT | <b>Date:</b> 02 NOVEMBER 2011 | <b>Our File:</b> 09105TRP ESA1 |
|                              |  | <b>Muni File:</b>                |  |   |                               |                                |

Scale As Noted

**ACL**  
arborescent consulting ltd  
arborescent consulting ltd  
P 604 275 3484  
F 604 275 9554  
Suite 200 - 3740 Connaught Street  
Richmond BC Canada V6E 2Z3  
email: tree@arborescent.ca

## ESA 1 TREE INVENTORY LIST

ASPAC DEVELOPMENTS LTD  
RIVER GREEN: PARCELS 9-13

FILE:09105

### NOTE:

Trees are tagged in the field for identification

Tree numbers refer to the tree assessment plan prepared by Arbortech. Tree locations provided by surveyor.

Dbh denotes the diameter of the trunk, measured in cm at 1.4 m above grade.

Condition Rating scale: Hazardous, Very Poor, Poor, Fair, Good.

| Action | Tree Tag | Dbh   | Species        | Condition | Notes   |
|--------|----------|-------|----------------|-----------|---|
| Remove | 302      | 45    | Cherry         | Hazardous | This tree is a 7m high snag tree.   |
| Remove | 394      | 26    | Beech          | Very poor | There is a major wound-cavity with visible decay from base to 5m, dead 3m top, and no scaffold limbs.         |
| Remove | 395      | 45    | Beech          | Very poor | Wounds on trunk at 2 to 4m with an asymmetric crown. Dead 4m top, and the crown is mostly dead.               |
| Remove | 396      | 32    | Beech          | Very poor | Dead 6m top, and mostly dead crown.   |
| Remove | 397      | 43    | Beech          | Very poor | Dead 6m top, and mostly dead crown.   |
| Remove | 398      | 40    | Beech          | Very poor | Dead 6m top, and mostly dead crown.   |
| Remove | 399      | Multi | Japanese Maple | Very poor | Mostly dead, and all the stems have cavities with decay, and dead tops.                                       |
| Remove | 400      | Multi | Linden         | Poor      | Multi stems attach at basal unions.   |
| Remove | 401      | 46    | English oak    | Fair      | Asymmetric crown.   |
| Remove | 402      | 72    | English oak    | Poor      | Large dead scaffold limbs.  |
| Remove | 403      | 39    | English oak    | Poor      | The crown is sparse.  |
| Remove | 404      | 44    | English oak    | Poor      | The crown is sparse.  |
| Remove | 405      | 60    | English oak    | Poor      | Dead limbs at the top with 10% dieback.   |
| Remove | 406      | 35    | English oak    | Very poor | Kinked stem and dieback at the top.   |
| Remove | 407      | 25    | English oak    | Very poor | Damaged top at 6m, with suppressed crown.   |
| Remove | 408      | 68    | English oak    | Fair      | Previously headed branch tips, high % of deadwood throughout the crown.                                       |
| Remove | 409      | 69    | Horsechestnut  | Very poor | There is a cavity and wound at the base on the north side of the tree. Approximately 60% of the tree is dead. |
| Remove | 410      | 90    | Horsechestnut  | Very poor | There is a cavity and wound at the base on the north side of the tree. Approximately 60% of the tree is dead. |
| Remove | 411      | 21    | English oak    | Fair      | The top is slightly bent.   |
| Remove | 412      | 19+12 | English oak    | Poor      | Suppressed and asymmetric crown.  |
| Remove | 413      | 73    | English oak    | Very poor | Large wound at 2m above grade, large dead scaffold limbs and Topps.   |
| Remove | 414      | 28    | English oak    | Poor      | Top is kinked to the north, and the crown is suppressed.  |
| Remove | 415      | 34x2  | White poplar   | Very poor | Twin leaders at the basal union with inclusions within the union. The trunk flare is buried.                  |
| Remove | 416      | 22    | White poplar   | Very poor | One sided and leaning to the east.  |
| Remove | 417      | 70    | English oak    | Fair      | Growing in a tightly spaced tree row.   |
| Remove | 418      | 52    | English oak    | Poor      | Growing in a tightly spaced tree row.   |
| Remove | 419      | 39    | English oak    | Very poor | Dead top and scaffold limbs.  |
| Remove | 420      | 85    | English oak    | Fair      |   |
| Remove | 421      | 25    | English oak    | Hazardous | Dead  |

## ESA 1 TREE INVENTORY LIST

ASPAC DEVELOPMENTS LTD  
RIVER GREEN: PARCELS 9-13

FILE:09105

**NOTE:**

Trees are tagged in the field for identification

Tree numbers refer to the tree assessment plan prepared by Arbortech. Tree locations provided by surveyor.

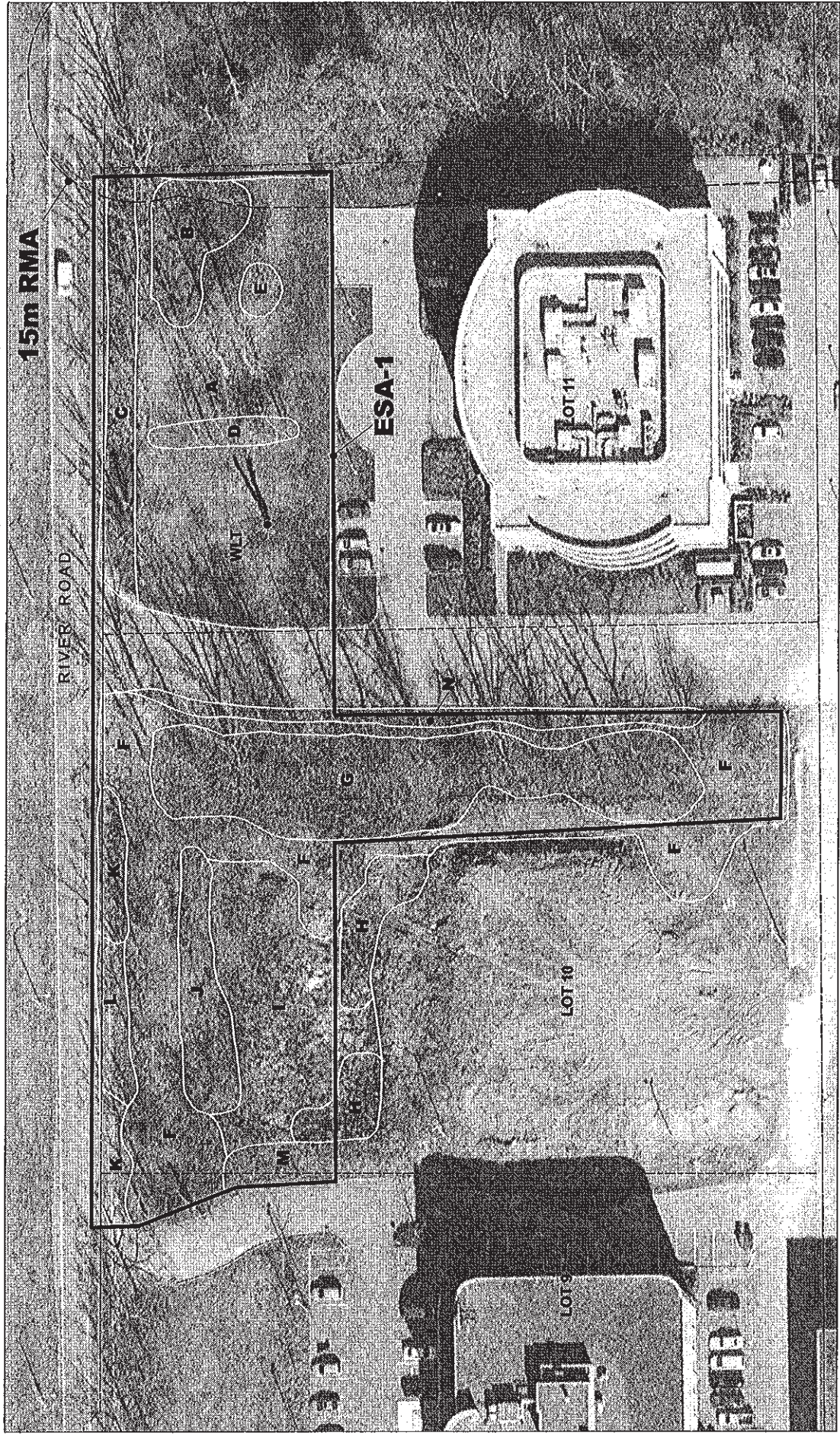
Dbh denotes the diameter of the trunk, measured in cm at 1.4 m above grade.

Condition Rating scale: Hazardous, Very Poor, Poor, Fair, Good.

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| Remove | 302      | 45    | Cherry         | Hazardous | This tree is a 7m high snag tree.   |
| Remove | 394      | 26    | Beech          | Very poor | There is a major wound-cavity with visible decay from base to 5m, dead 3m top, and no scaffold limbs.         |
| Remove | 395      | 45    | Beech          | Very poor | Wounds on trunk at 2 to 4m with an asymmetric crown. Dead 4m top, and the crown is mostly dead.               |
| Remove | 396      | 32    | Beech          | Very poor | Dead 6m top, and mostly dead crown.   |
| Remove | 397      | 43    | Beech          | Very poor | Dead 6m top, and mostly dead crown.   |
| Remove | 398      | 40    | Beech          | Very poor | Dead 6m top, and mostly dead crown.   |
| Remove | 399      | Multi | Japanese Maple | Very poor | Mostly dead, and all the stems have cavities with decay, and dead tops.                                       |
| Remove | 400      | Multi | Linden         | Poor      | Multi stems attach at basal unions.   |
| Remove | 401      | 46    | English oak    | Fair      | Asymmetric crown.   |
| Remove | 402      | 72    | English oak    | Poor      | Large dead scaffold limbs.  |
| Remove | 403      | 39    | English oak    | Poor      | The crown is sparse.  |
| Remove | 404      | 44    | English oak    | Poor      | The crown is sparse.  |
| Remove | 405      | 60    | English oak    | Poor      | Dead limbs at the top with 10% dieback.   |
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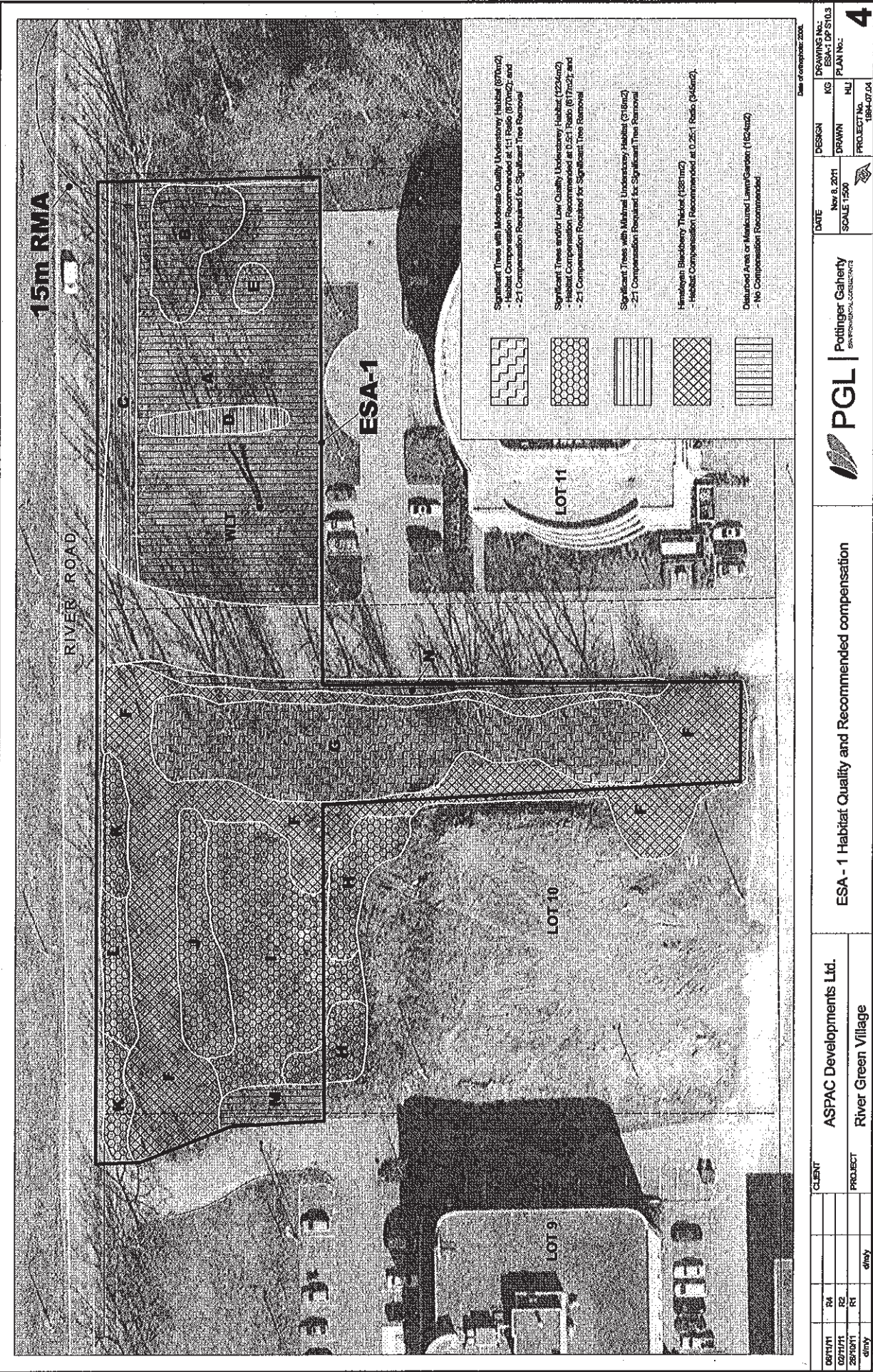
15m RMA

RIVER ROAD



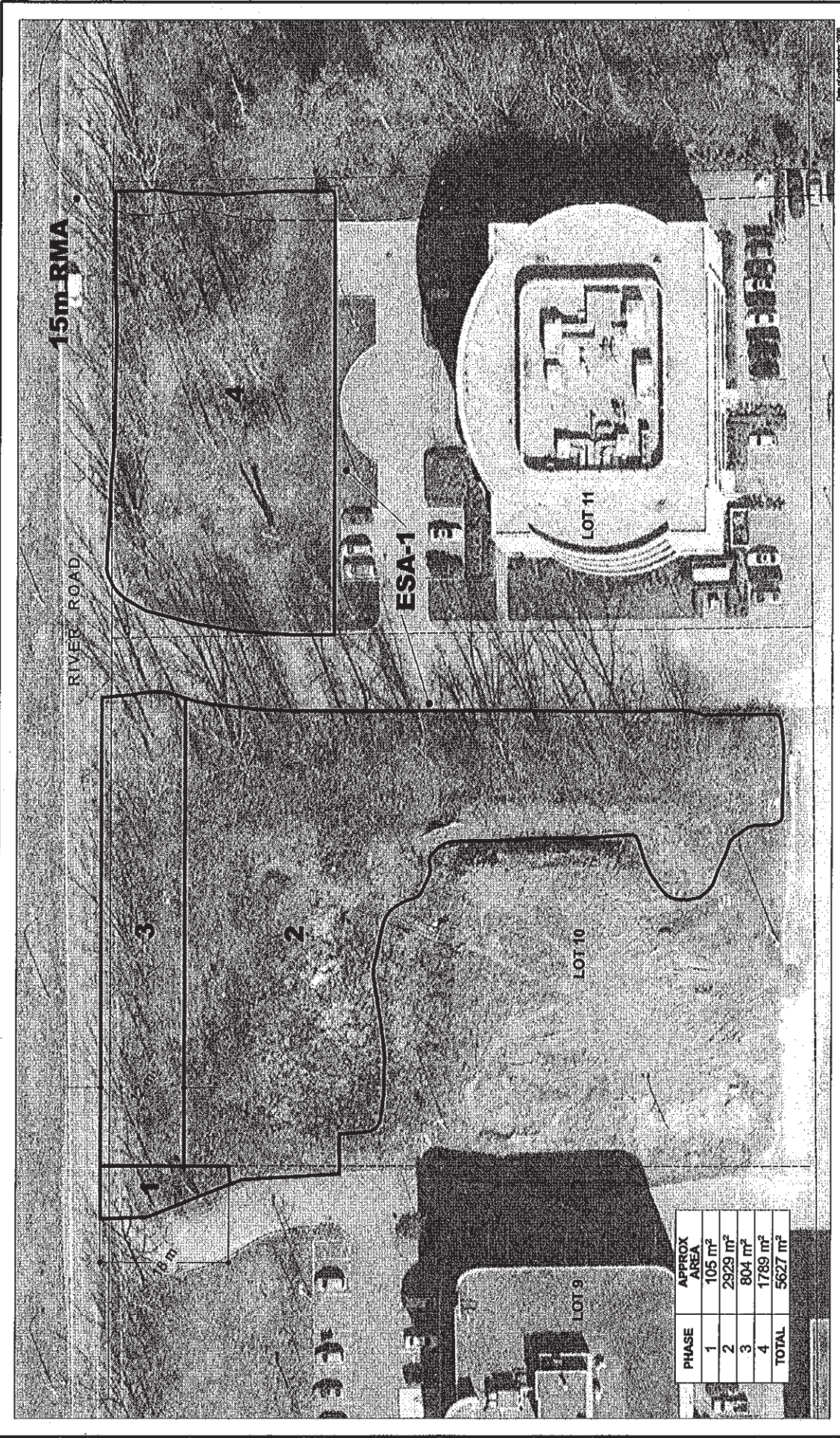
Note: See ESA-1 Development Permit Application Report for subzone descriptions (PGL November 2011).

|                                  |             |                    |                    |
|----------------------------------|-------------|--------------------|--------------------|
| DATE                             | DESIGN      | DRAWING No.        | DATE of completion |
| Oct 28, 2011                     | KG          | ESA-1 DP 510.2     | 2011               |
| SCALE 1:500                      | DRAWN       | PLAN No.           |                    |
|                                  | HJ          |                    |                    |
|                                  | PROJECT No. |                    |                    |
|                                  | 185-07-04   |                    |                    |
| PGL   Pottinger Gaherty          |             | 3                  |                    |
| ENVIRONMENTAL ASSOCIATES         |             | ORIGINAL IN COLOUR |                    |
| ESA - 1 Plant Community Subzones |             |                    |                    |
| CLIENT                           |             |                    |                    |
| ASPAC Developments Ltd.          |             |                    |                    |
| PROJECT                          |             |                    |                    |
| River Green Village              |             |                    |                    |



Date of completion: 2008

|             |        |                   |                         |        |
|-------------|--------|-------------------|-------------------------|--------|
| DATE        | DESIGN | DRAWING No.       | PROJECT                 | CLIENT |
| Nov 8, 2011 | K0     | ESA-1 DP 510.3    | ASPAC Developments Ltd. |        |
| SCALE 1:500 | DRAWN  | PLAN No.          | River Green Village     |        |
|             | HU     | PROJECT No.       |                         |        |
|             |        | ESA-09-04         |                         |        |
|             |        | <b>4</b>          |                         |        |
|             |        | ORIGINAL IN COLOR |                         |        |



|   |  |  |  |                                       |  |   |  |   |  |
|---|--|--|--|---------------------------------------|--|---|--|---|--|
| CLIENT<br>ASPAC Developments Ltd.<br>PROJECT<br>River Green Village |  | PGL   Pottinger Gaherty<br>ENVIRONMENTAL CONSULTANTS |  | DATE<br>NOV 8, 2011<br>SCALE<br>1:500 |  | DESIGN<br>KG<br>DRAWN<br>RB<br>PROJECT NO.<br>188-01-04 |  | DRAWING NO.<br>ESA-1 DP S11.1<br>PLAN NO.<br><b>5</b> |  |
|---|--|--|--|---------------------------------------|--|---|--|---|--|

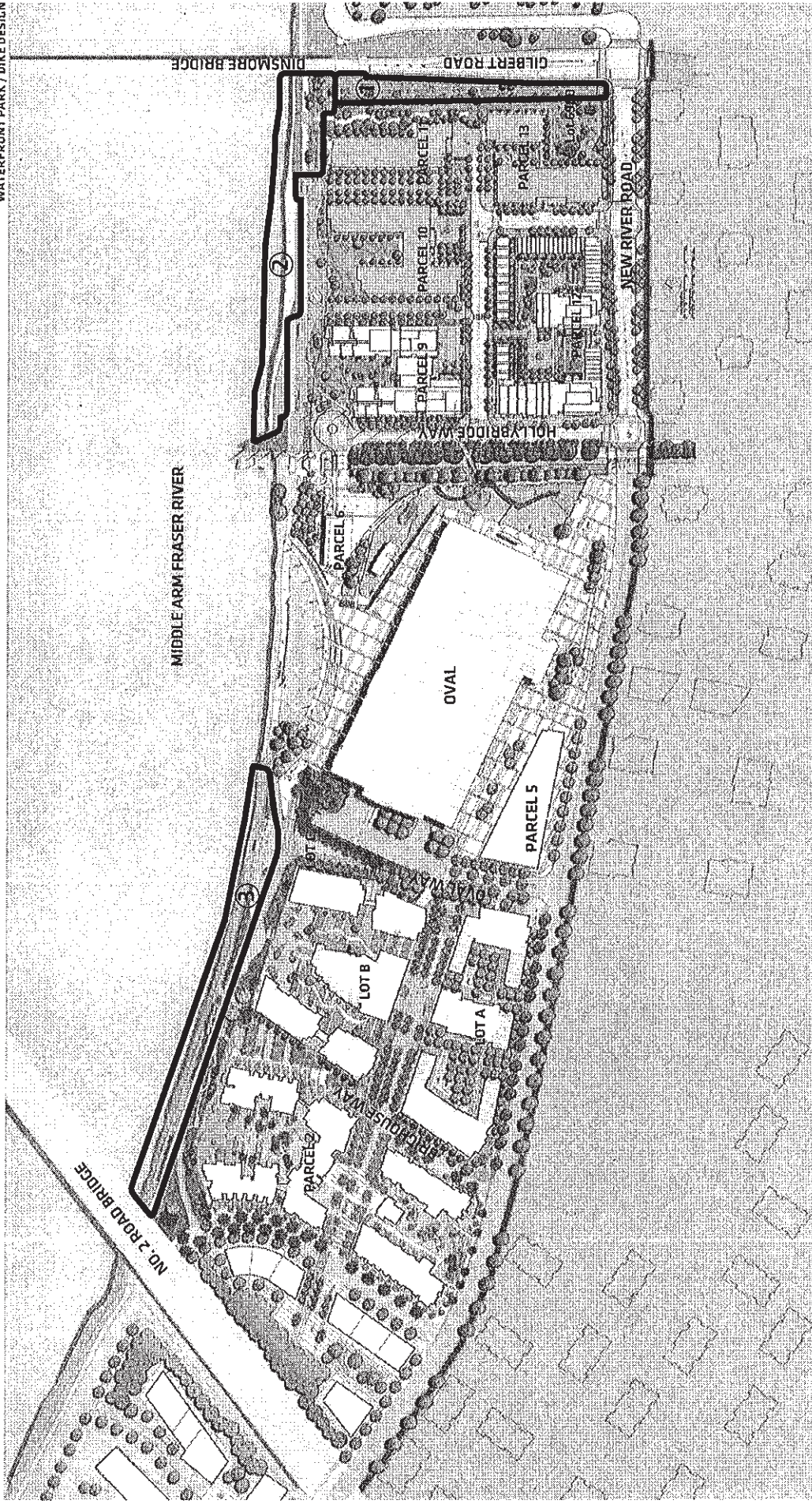
DATE OF ORIGIN: 2008 ORIGINAL IN COLOR

## ENVIRONMENTAL IMPACT AND COMPENSATION SEQUENCE AND VALUATION

| PHASE   | ENVIRONMENTAL IMPACT  | ESA-DP SECURITY                 | TREE REMOVAL PERMIT SECURITY <sup>a</sup> |
|---|---|---------------------------------|---|
| <b>Phase 1</b><br>(construction late 2011/early 2012) | Tree Removals: 2<br>Landscape compensation <sup>c</sup> : 30 m <sup>2</sup>   | \$5,000<br>\$360                |   |
| <b>Phase 2</b><br>(construction 2012)                 | Tree Removals: 19<br>Landscape compensation <sup>c</sup> : 1,580 m <sup>2</sup><br>5 years Landscape Maintenance <sup>b</sup> | \$47,500<br>\$18,960<br>\$7,500 |   |
| <b>Phase 3</b><br>(construction 2013)                 | Tree Removals: 13<br>Landscape compensation <sup>c</sup> : 222 m <sup>2</sup>   | NIL<br>\$2,664                  | \$32,500                                  |
| <b>Phase 4</b><br>(construction 2016)                 | Tree Removals: 22<br>Landscape compensation: 0 m <sup>2</sup>   | NIL<br>NIL                      | \$55,000                                  |
| <b>TOTALS</b>   |   | \$81,984                        | \$87,500                                  |

## Notes:

- a Valuations for Tree Removal Permit Securities will be reassessed at time of application to reflect current cost estimates of tree replacements. Securities are based upon 3 for 1 replacements with one of the three replacements rated as a specimen tree (current value of \$1,500/tree) and the remaining two replacements rated as standard trees (current value of \$500/tree).
- b Five year maintenance based upon one day per year post-implementation estimated at \$1,500/day.
- c Landscape compensation security values are based upon the RP Biologist's cost estimate of \$8.00/m<sup>2</sup> for materials and installation, times 150%.



### CANDIDATE COMPENSATION PLANTING AREAS, ESA DP 11-593370

| Locations |  | Proposed Area of Required Compensation Planting |
|-----------|--|---|
| 1         | Gilbert Road Servicing Agreement Area  | 30 m2   |
| 2         | Waterfront park between Hollybridge Way & Gilbert Road (dike bench & bioswale) | 1802 m2   |
| 3         | Waterfront park adjacent to Parcel 2 and/or Lot C (dike bench)                 |   |



**Development Permit Considerations**

**PID 028-696-174 (LOT 9), PID 028-696-182 (LOT 10) and PID 028-696-191 (LOT 11)  
(formerly 5200 Hollybridge Way and 6500 River Road)  
DP 11-593370**

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Submission of Landscape securities in the amount of \$81,984 based upon the landscape compensation and tree replacement ESA-DP Security outlined in the Table of Impacts and Compensation.
2. Concurrence that all existing trees and understorey within proposed Clearing Phase 3 as shown in the ESA-1 Proposed Clearing Phases Map will be not be cleared and will be retained in-situ until such time as a tree removal permit has been issued. Tree protection fencing is to be erected between Phase 2 and Phase 3 prior to Phase 2 trees and understorey are cleared. Security valuations will be reassessed at the time of application for the Tree Removal Permit with regard to the City's standard tree removal/replacement fees, but will not be less than the values provided in the Table of Impacts and Compensation.
3. Concurrence that all existing trees within proposed Clearing Phase 4 as shown in ESA-1 Proposed Clearing Phases Map will be not be cleared and will be retained in-situ until such time as a tree removal permit has been issued. Security valuations will be reassessed at the time of application for the Tree Removal Permit with regard to the City's standard tree removal/replacement fees, but will not be less than the values provided in the Table of Impacts and Compensation.
4. Concurrence that dike bench features to accommodate off-site landscaping commitments as outlined in the Table of Impacts and Compensation are to be incorporated into the foreshore dike designs and constructed at the proponent's sole cost.
5. Concurrence that appropriate sediment control measures will be installed along the eastern property boundary between lot 11 and 6900 River Road prior to excavation, preloading or construction and will be incorporated as part of any request for tree removal permit for Lot 11.
6. Submission of a letter of commitment that a Qualified Environmental Profession is to supervise the placement of all excavation and pre-load facilities and structures to ensure that no portion of these are permitted to encroach into or impact trees within 6900 River Road or unless the appropriate authorizations have been obtained from both the City of Richmond and the Department of Fisheries and Oceans.
7. Concurrence that Construction and Environmental Management Plan (CEMP) and parcel-specific soil erosion and sedimentation control plans (ESCP) to be completed to the satisfaction of both the City and the Department of Fisheries and Oceans prior to excavation, preloading or construction commencing.
8. Submission of a letter of commitment to implement all mitigation and management strategies recommended in the Archaeological Impact Assessment (AIA) as prepared by Arrowstone Archaeological Research and Consulting Ltd. in their report of July 2009.
9. Concurrence that all landscape compensation plans are to be submitted and approved by the City of Richmond and the Department of Fisheries and Oceans (as required).
10. Concurrence that ESA compensation-related works required to accommodate the required compensation planting (e.g., construction of the dike benches ) and representing a cost premium over and above what would otherwise have been the cost of the park, dike, and related features shall be the sole responsibility of the developer. Costs to be determined via the waterfront park and related design processes. Any Letter of Credit required in this regard shall be secured prior to Servicing Agreement approval or permit issuance in respect to the affected areas.

Prior to Building Permit\* Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

*[Signed Copy on File]*

Signed \_\_\_\_\_

Date \_\_\_\_\_



City of Richmond

Minutes

## RICHMOND HERITAGE COMMISSION

Held Wednesday, November 17<sup>th</sup> 2010  
 Room M 2.004  
 Richmond City Hall

Present: Laurie Wozny, Chair  
 Andrea Hajdo Forbes  
 Ray Froh  
 Michael Gurney, Vice-Chair  
 Carl Hibbert  
 Michele Haapamaki  
 Teresa Murphy

Also Present: Terence Brunette, Planner  
 Jodi Allesia, Committee Clerk

Absent: Councillor Greg Halsey-Brandt, Council Liaison  
 Teri Barr  
 Jo-Anne Rocque

ASPAC Team Guests:  
 (Presenting) Gary Andrishak, Architect, IBI Group  
 Chris Phillipps, Landscape Architect, Phillipps Farevaag Smallerberg

(Attending) Lin Lin, Landscape Architect, Phillipps Farevaag Smallerberg  
 Jamie Lum, ASPAC

The Chair called the meeting to order at 6:00 pm.

### 1. MINUTES

It was moved and seconded

*That the minutes of the meeting of the Richmond Heritage Commission held on Wednesday, October 20<sup>th</sup> 2010, be adopted.*

**CARRIED**

**RICHMOND HERITAGE COMMISSION**  
**Wednesday, November 17<sup>th</sup> 2010**

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**2. DESIGN REVIEW – Oval Village Holdings/ASPAC Rezoning**

Since last meeting a Subcommittee of the Commission has been formed and has met with staff to assess heritage impacts, proposed mitigation/compensation strategies and formulate draft recommendations to Council. Members of ASPAC met today to discuss a variety of site issues, in addition to heritage. It was noted that staff is seeking heritage-specific comments on the development to address the impacts, compensation, and consistency with OCP and City Centre Area Plan (CAP) objectives.

It was noted that the purpose of this meeting would be to form a resolution incorporating key recommendations on heritage conservation measures to be included in the staff report to Council. Staff thanked the Subcommittee for their dedicated work and perceptive comments.

ASPAC addressed both the “Draft Recommendation for Consideration by The Commission” and questions from the Commission, noting the following points:

- The option of having clusters of trees instead of rows (Sub-Committee Item #2a) is an achievable option and they will be looking into ways of doing this.
- The replacement of lost trees will exceed a 1:1 ratio, but is not expected to meet the 3:1 ratio recommended by the Sub-Committee.
- In regards to the requirement for ongoing maintenance, ASPAC will fully comply with monitoring and maintenance requirements set by Department of Fisheries & Oceans (DFO) and Richmond Parks.
- Interpretive planning and other means of presenting the heritage of the site may be both literal and/or analogical.
- For The Draft Recommendations – Item B, the ASPAC Team discussed their strategies for conserving and interpreting the various heritage resources or features onsite. It was noted that they will support interpretation of the history of the CPR Right of Way (as outlined in Item B). Discussion also ensued on an interpretive centre – function, location, form and presentation. A suggestion was made to have a series of interpretive panels interpreting the heritage of the site at the termination of Hollybridge Way, on the dike.

Following ASPAC’s presentation, an open discussion occurred regarding the project, with clarifications and amendments to the draft recommendations.

- The Commission briefly reviewed their role as an advisory body with regard to the subject application. Staff noted that heritage resources on the onsite would also be the subject of a recommendation from the Department of Fisheries and Oceans (DFO) and Richmond’s Parks and Sustainability staff. Staff assured the Commission that its recommendations would be attached to the rezoning report, but that it was Council that would make the final decision regarding the scope of the developer’s responsibilities.

**RICHMOND HERITAGE COMMISSION**  
**Wednesday, November 17<sup>th</sup> 2010**

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- Discussion ensued on having two interpretive installations to present the onsite heritage resources. It was recommended that one would be placed along the dike for the walking traffic and one in association with the “heritage” trees near the intersection of Gilbert and new River Road.
- It was noted that adequate compensation for impacts to or loss of heritage resources should be substantive, and that an interpretive installation could serve to enhance the presentation and accessibility of Richmond’s heritage significantly.
- It was noted that new trees and a plaque may not adequately cover the history of Samuel Brighthouse. Discussion ensued regarding the breadth and substance of interpretive materials that should be included along the walkway to enhance the effectiveness of the proposed boardwalk as a method of conservation and interpretation. An idea was raised to have a design competition in the Public Art plan that could speak to the history of Samuel Brighthouse.
- A small amendment was made to Item B of the Draft Recommendations to change “cluster” to “clusters”.
- It was recommended to change Item C of the Draft Recommendations from “gardens” to “community gardens” (as recognition of the area’s former farming community), and it was noted that such “community gardens” may be provided at grade and/or on rooftops.
- Commission members further recommended that the interpretive centre needs to be put back into the staff resolution document as a “marketing centre that the public would be invited in, and would make the public more aware of the amenities they have inside.” Discussion ensued on the details of the interpretive centre.
- Discussion ensued on the ratio of trees replaced, the feasibility of the maximum replacement amount, space constraints and Richmond’s Tree Protection Bylaw and related OCP policies.
- Discussion ensued on having a replica of Samuel Brighthouse’s house as an adjunct to a “community garden”. It was noted that the house could be used as interpretive space and for various functions. It was noted that this would be a strong, recognizable emblem with respect to heritage.
- Commission members also recommended acknowledging the history before and after Samuel Brighthouse (including aboriginal heritage).
- Discussion ensued on the maintenance of, and responsibility for the public areas and whether or not it would fall to the developer or the City.
- It was noted that an item had been omitted from the Draft Recommendations in error (Item B) and should read: “An interpretive facility should be provided by the developer, preferably located on the dike at the north end of Hollybridge Way, that provides for shelter, is easily accessible by the public and is evocative of the significance at the site and the heritage of the Brighthouse homestead and trees.”

**RICHMOND HERITAGE COMMISSION**  
**Wednesday, November 17<sup>th</sup> 2010**

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It was moved and seconded

*That the Richmond Heritage Commission supports RZ 09-460962 moving forward to Planning Committee of Council taking into account the following considerations:*

A. The following general considerations should be satisfied:

- Any loss of heritage resources must be minimized;
- There should be "no net loss" to heritage as a result of the subject development;
- The subject development should demonstrate a "net gain" to heritage;
- The developer should be responsible for all required heritage compensation and enhancement; and
- The applicable Heritage Revitalization Agreement, legal agreements, statements of significance, and related information necessary to facilitate and effectively manage the subject development's heritage resources, compensation, and enhancement and associated City resources should be provided to the Commission for information.

B. The following specific considerations should be satisfied:

- Within the proposed riverfront park, the mature oak trees removed from River Road should be replaced with clusters of large-growing trees;
- Interpretive walks through and around the subject site should be established concurrently with development and include, among other things, at least two interpretive signs commemorating Samuel Brighthouse, including one on the dike and the other near the corner of Gilbert Road and "new" River Road;
- Special street tree planting along the Hollybridge Way "greenway" and "new" River Road, the latter of which should be oak trees;
- Existing trees removed as a result of the subject development, both on-site and off-site, should be replaced at a ratio of at least 3:1;
- The developer should be responsible for monitoring and maintenance of heritage features as determined to the satisfaction of the City; and
- Interpretive features (e.g., signage, public art) related to CP Rail and the Interurban line should be incorporated into the design and construction of "new" River Road.
- An interpretive facility should be provided by the developer, preferably located on the dike at the north end of Hollybridge Way, that provides for shelter, is easily accessible by the public and is evocative of the significance at the site and the heritage of the Brighthouse homestead and trees.

C. The applicant should take into consideration the following comments via the project's on-going design review and approval processes:

- Interpretive features (e.g., public art, community gardens, hedgerows) should be incorporated into the design of the subject site that are reminiscent of the Brighthouse farm.

**CARRIED**



**City of Richmond**  
Planning and Development Department

**Development Permit**

**No. DP 11-593370**

To the Holder: OVAL 8 HOLDINGS LTD.

Property Address: PID 028-696-174 (LOT 9), PID 028-696-182 (LOT 10) and  
PID 028-696-191 (LOT 11)

Address: 101 - 6500 RIVER ROAD  
RICHMOND, BC, V6X 4G5

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.: site clearing and compensation landscaping shall be constructed generally in accordance with Plans #1 to #2 and Table 1 attached hereto.
4. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$81,984.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
5. 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.

**No. DP 11-593370**

To the Holder: OVAL 8 HOLDINGS LTD.

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PID 028-696-191 (LOT 11)

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RICHMOND, BC, V6X 4G5

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6. 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

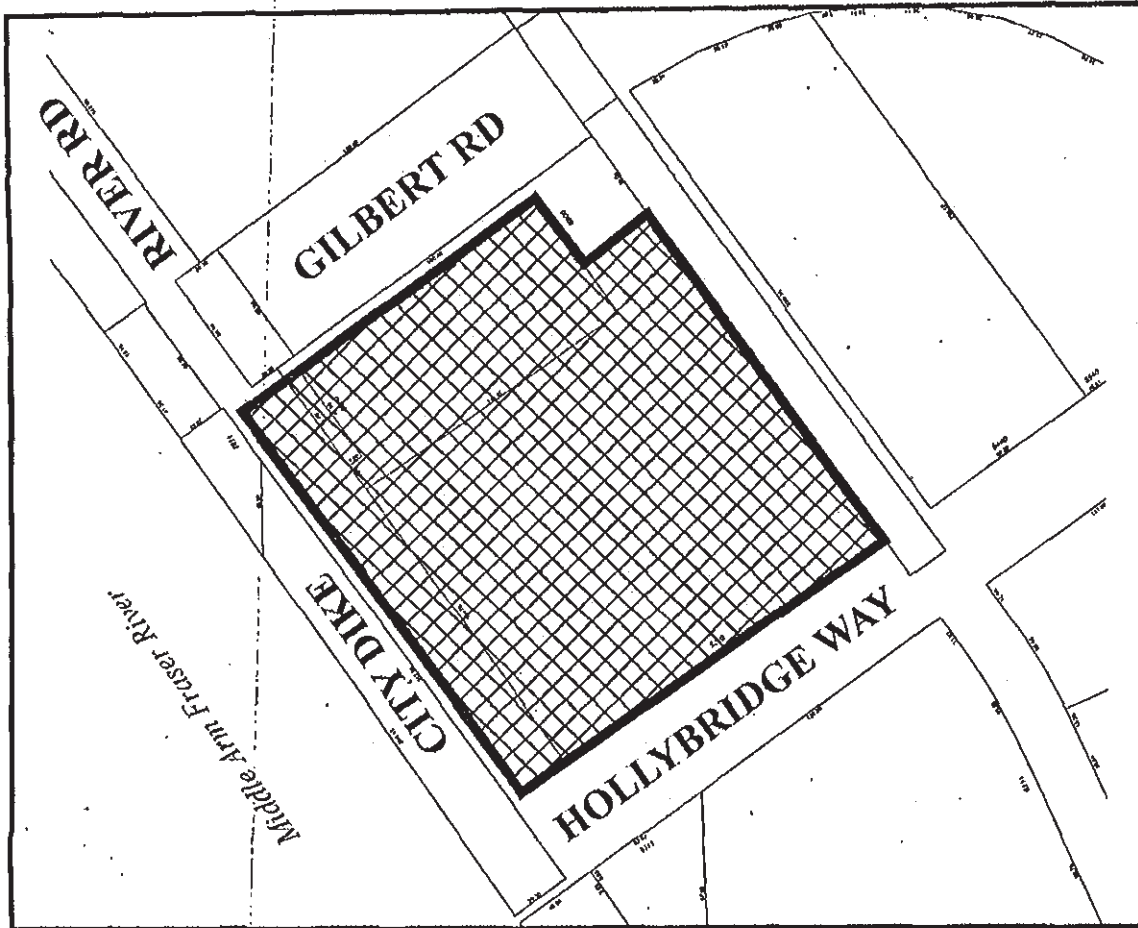
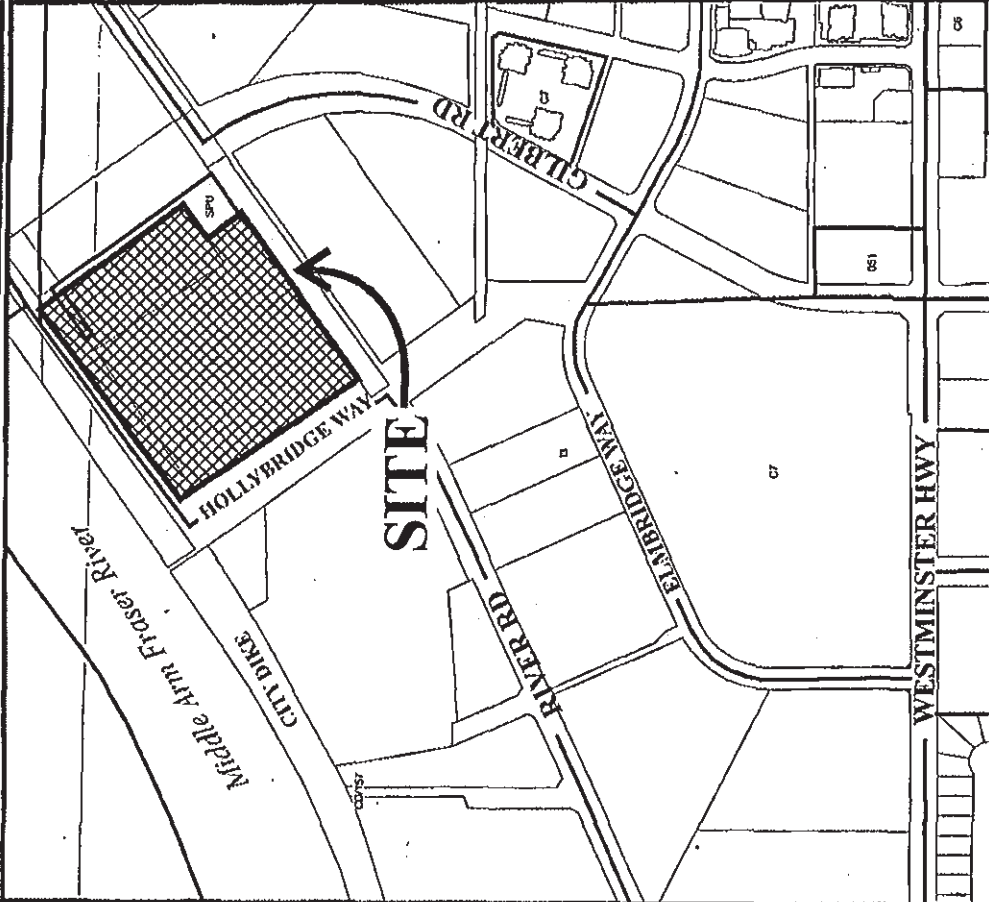
DELIVERED THIS DAY OF , .

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MAYOR



City of Richmond

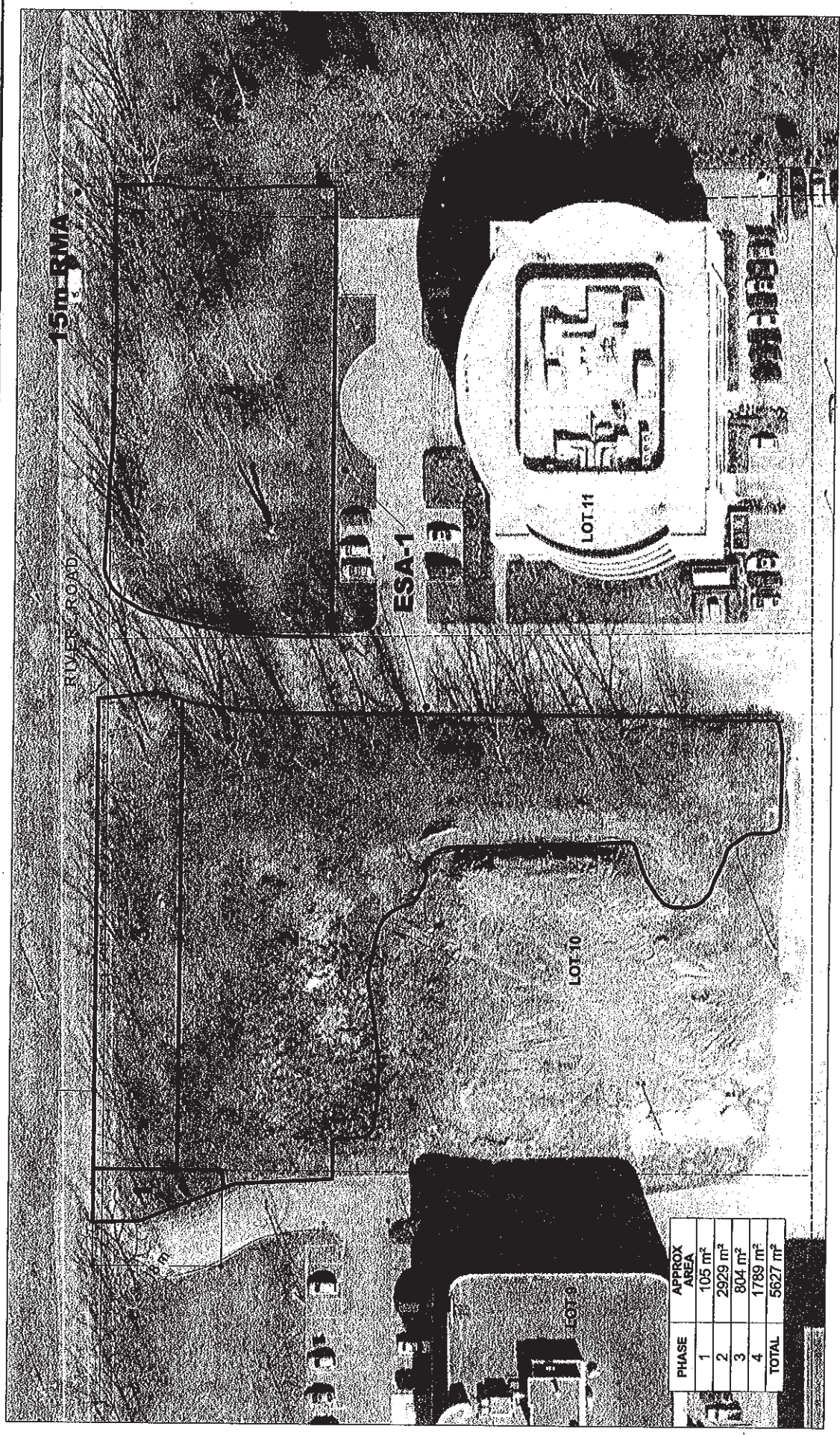


# DP 11-593370 SCHEDULE "A"

Original Date: 11/04/11

Revision Date:

Note: Dimensions are in METRES



| PHASE | APPROX AREA         |
|-------|---------------------|
| 1     | 105 m <sup>2</sup>  |
| 2     | 2929 m <sup>2</sup> |
| 3     | 804 m <sup>2</sup>  |
| 4     | 1789 m <sup>2</sup> |
| TOTAL | 5627 m <sup>2</sup> |

|             |  |                         |  |                           |  |                     |  |
|-------------|--|-------------------------|--|---------------------------|--|---------------------|--|
| CLIENT      |  | ASPAC Developments Ltd. |  | PROJECT                   |  | River Green Village |  |
| DATE        |  | NOV 8, 2011             |  | SCALE                     |  | 1:500               |  |
| DESIGN      |  | NOV 8, 2011             |  | DRAWN                     |  | NOV 8, 2011         |  |
| DRAWING NO. |  | ESA-1 DP S11.1          |  | PROJECT NO.               |  | 1894-07.04          |  |
| PGL         |  | Pottinger Gaherty       |  | ENVIRONMENTAL CONSULTANTS |  | 5                   |  |
| PLAN #1     |  | DP 11593370             |  | ORIGINAL IN COLOUR        |  | NOV 30 2011         |  |

**TABLE 1: TABLE OF IMPACTS AND COMPENSATION**

| PHASE        | AUTHORIZED IMPACTS  | COMPENSATION REQUIRED   | ESA-DP SECURITY                 | TREE REMOVAL PERMIT SECURITY |
|--------------|---|---|---------------------------------|------------------------------|
| Area/Phase 1 | Tree Removals: 2<br>Landscape Removals: 105 m <sup>2</sup>          | Tree Replacements <sup>a</sup> : 6<br>Landscape compensation <sup>c</sup> : 30 m <sup>2</sup>   | \$5,000<br>\$360                |                              |
| Area/Phase 2 | Tree Removals: 19<br>Landscape Removals: 2,929 m <sup>2</sup>       | Tree Replacements <sup>a</sup> : 57<br>Landscape compensation <sup>c</sup> : 1,580 m <sup>2</sup><br>5 years Landscape Maintenance <sup>b</sup> | \$47,500<br>\$18,960<br>\$7,500 |                              |
| Area/Phase 3 | Tree Removals: 13<br>Landscape Removals: 804 m <sup>2</sup>         | Tree Replacements <sup>a</sup> : 39<br>Landscape compensation <sup>c</sup> : 222 m <sup>2</sup>   | NIL<br>\$2,664                  | \$32,500                     |
| Area/Phase 4 | Tree Removals: 22<br>Landscape Removals: 1,789m <sup>2</sup>        | Tree Replacements <sup>a</sup> : 66<br>Landscape compensation <sup>c</sup> : 0 m <sup>2</sup>   | NIL<br>NIL                      | \$55,000                     |
| TOTALS       | Total Tree Removals: 56<br>Landscape Removals: 5,627 m <sup>2</sup> | Total Tree Replacements: 168<br>Total Landscape Compensation: 1,832m <sup>2</sup><br>5 years Landscape Maintenance                              | \$81,984                        | \$87,500                     |

**Notes:**

- Valuations for Tree Removal Permit Securities will be reassessed at time of application to reflect current cost estimates of tree replacements. Securities are based upon 3 for 1 replacements with one of the three replacements rated as a larger caliper specimen tree (Oak or alternate to the City's satisfaction as determined in coordination with City-approved design for the subject site; current value of \$1,500/tree) and the remaining two replacements rated as standard trees (current value of \$500/tree).
- Five year maintenance based upon one day per year post-implementation estimated at \$1,500/day/year.
- Landscape compensation security values are based upon the RP Biologist's cost estimate of \$8.00/m<sup>2</sup> for materials and installation, times 150%.

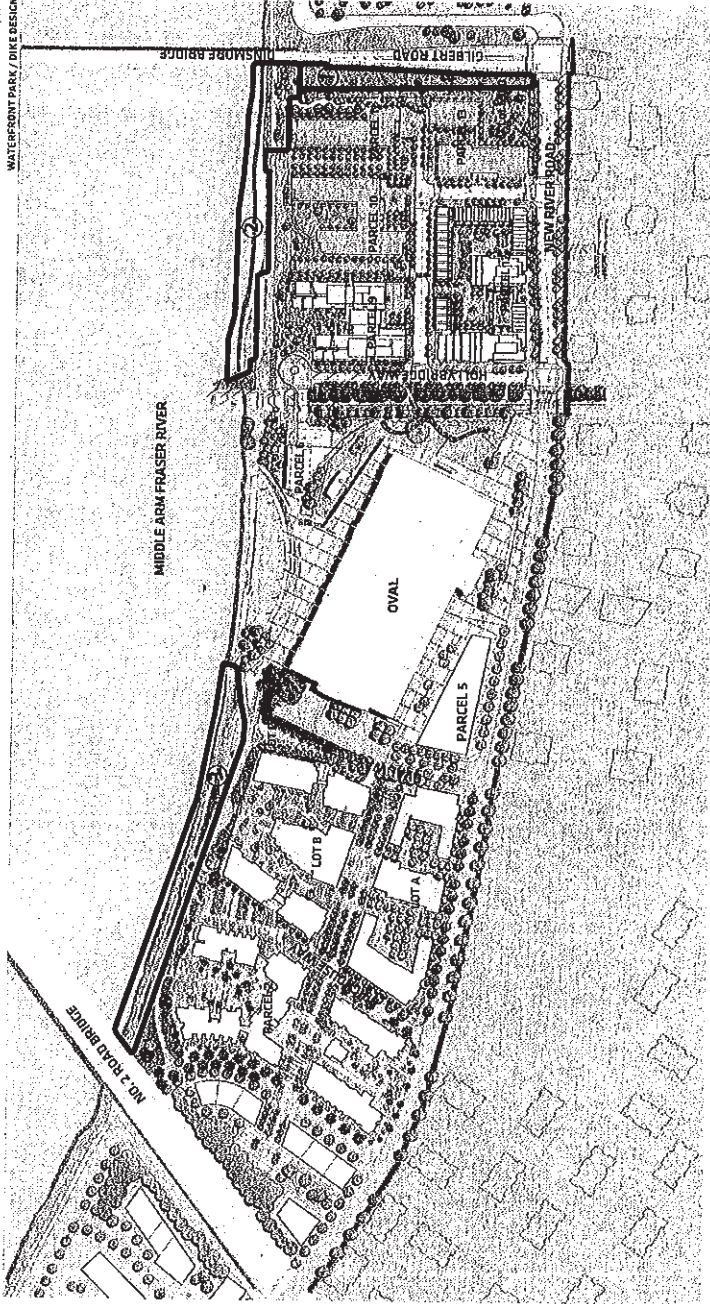
**Additional Requirements:**

- Protective fencing is required between Area/Phase2 and 3 prior to the clearing of Phase 2.
- RMA compensation as required to the satisfaction of DFO and the City for encroachments adjacent to 6900 River Road.
- ESA compensation planting (i.e. 1,832m<sup>2</sup>) to be installed within:
  - Area 1: Gilbert Road Servicing Agreement Area (30 m<sup>2</sup>) and waterfront park between Hollybridge & Gilbert (dike bench & bioswale, area to be determined)
  - Area 2: Waterfront park adjacent to Parcel 2 and/or Lot C (dike bench, balance of 1832 m<sup>2</sup> as required)
  - Area 3: To be determined to the satisfaction of the City if Area 1 and Area 2 cannot accommodate the full 1832 m<sup>2</sup> requirement
- ESA compensation-related works required to accommodate the required compensation planting (e.g., construction of the dike benches) and representing a cost premium over and above what would otherwise have been the cost of the park, dike, and related features shall be the sole responsibility of the developer. Costs to be determined via the waterfront park and related design processes. Any LOC required in this regard shall be secured prior to SA approval or permit issuance in respect to the affected areas.

DP 11593370  
TABLE #1

RIVER GREEN - WATERFRONT PARK  
BRIDGE TO BRIDGE SITE PLAN

ASPA/STAFF  
START-UP MEETING NOV. 7, 2011  
WATERFRONT PARK / DIKE DESIGN



CANDIDATE COMPENSATION PLANTING AREAS, ESA DP 11-593370

| Locations |  | Proposed Area of Required Compensation Planting |
|-----------|--|---|
| 1         | Gilbert Road Servicing Agreement Area  | 30 m <sup>2</sup>                               |
| 2         | Waterfront park between Hollybridge Way & Gilbert Road (dike bench & bioswale) | 1802 m <sup>2</sup>                             |
| 3         | Waterfront park adjacent to Parcel 2 and/or Lot C (dike bench)                 |   |



Plan #2 DP 11593370

NOV 30 2011