



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee

**From:** Jean Lamontagne  
Director of Development

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

*To Council - Jan 23, 2007*  
*to Planning - Jan 16, 2007*  
Date: December 11, 2006

RZ 04-272735

*File: R-8060-20-8119.*

**Staff Recommendation**

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

*Jean Lamontagne*  
for Jean Lamontagne  
Director of Development

DN:blg  
Att.

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

*[Signature]*

## Staff Report

### Origin

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

### Findings of Fact

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

### Surrounding Development

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

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

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

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

### Related Policies & Studies

#### Official Community Plan (OCP)

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

#### City Centre Area Plan (CCAP)

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

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

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

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

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

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

#### Affordable Housing Strategy – Interim Strategy

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

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

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

#### Floodplain Management Implementation Strategy

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

#### **Consultation**

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

#### **Public Input**

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

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

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

### **Staff Comments**

No significant concerns have been identified through the technical review.

### **Analysis**

#### Background

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

#### Proposed Comprehensive Development (CD) Bylaw

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

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

#### Tree Preservation

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

#### Parking

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

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

#### Road Dedications and Transportation

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

#### Servicing Capacity and Upgrades

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

#### Flood Indemnity Covenant

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

Aircraft Noise

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

Amenity Space

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

Proposed Development Permit (DP 05-312751)

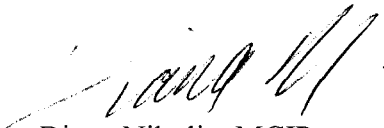
- The proposed form of development both complies with the City Centre Area Update Study and responds to the residential context.
- The development has responded to comments from both the Advisory Design Panel and staff related to form, character and massing.
- The applicant is required to provide a landscape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

**Financial Impact or Economic Impact**

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

**Conclusion**

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



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

DN:blg

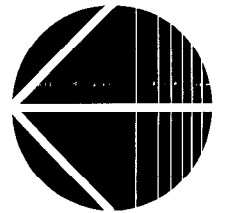
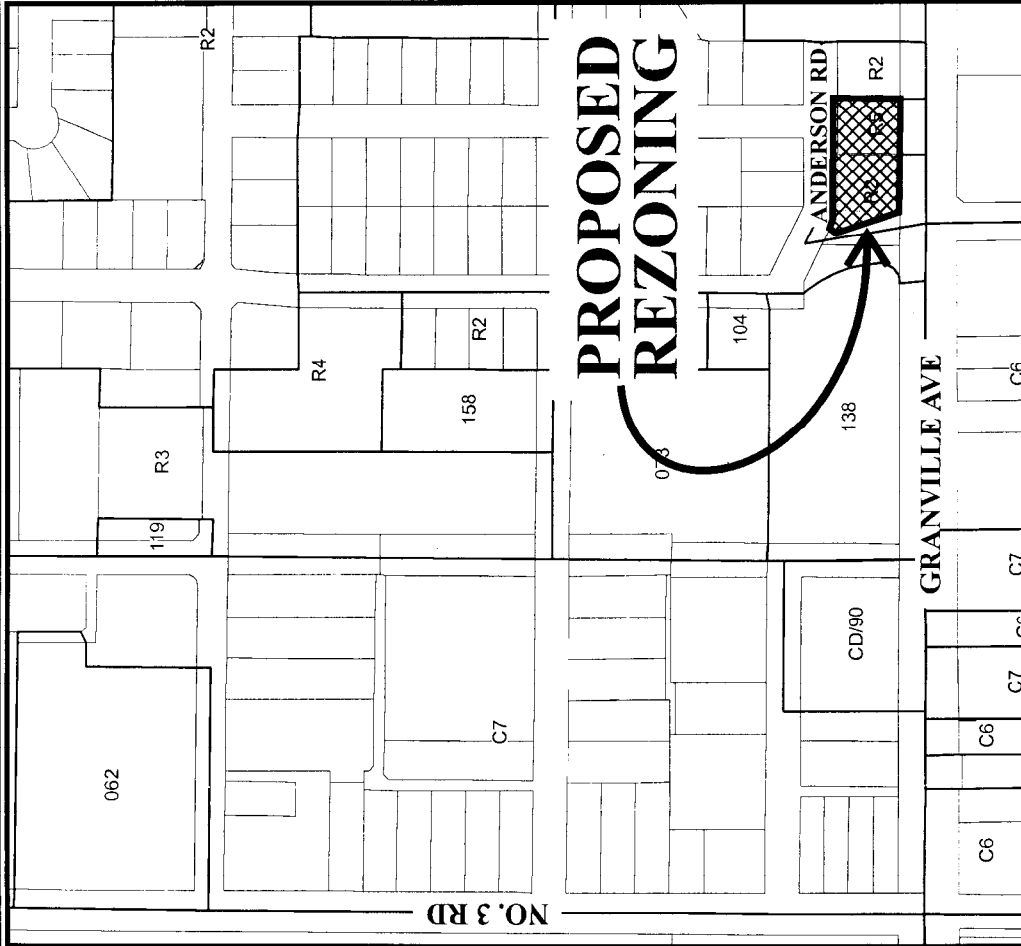
Attachment 1: Location Map  
Attachment 2: Conceptual Development Plans

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





# City of Richmond



RZ 04-272735

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



RZ 04-272735

Original Date: 12/14/06

Amended Date:

Note: Dimensions are in METRES

ANDERSON ROAD RESIDENTIAL DEVELOPMENT

8400 - 8440 ANDERSON ROAD  
RICHMOND, BRITISH COLUMBIA

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

DRAWING LIST:

* COVER	A-301	NORTH & SOUTH ELEVATIONS
* SURVEY	A-302	EAST & WEST ELEVATIONS
A-100 SITE PLAN	A-401	SECTION 1
A-101 SITE CONTEXT PLAN	A-402	SECTION 2 & 3
A-201 PARKING LEVEL/SITE PLAN	A-403	IMPACT ON EASTERN SIDE
A-202 LEVEL 1 FLOOR PLAN	A-404	H/C ADAPTABLE UNIT
A-203 LEVEL 2 FLOOR PLAN		
A-204 LEVEL 3 FLOOR PLAN		
A-205 LEVEL 4 FLOOR PLAN		
A-206 ROOF PLAN		
A-210 LEVEL 1,2,3 & 4 AREA OVERLAYS		

DEVELOPMENT DATA:

PROPOSED RESIDENTIAL DEVELOPMENT: 8400 - 8440 Anderson Road, Richmond, B.C.										
ZONING: R7 / MR		DENSITY: 1.44 FAR		Date: 15-Dec-06						
SITE AREA:	GROSS:	27,116.00 Sq. Ft.	55% Coverage	69 units/acre	28 units/hectare					
	NET:	23,245.59 Sq. Ft.								
SITE COVERAGE: PROPOSED:		15,914.49 Sq. Ft.	55.2%							
FAR: PROPOSED:		1.44 Sq. Ft.	0.00							
BUILDING AREA SUMMARY:										
TOTAL	No. Storeys	4	Gross Floor Area (Sq. Ft.)	Net Floor Area (Sq. Ft.)	Average Unit Size (Sq. Ft.)	No. of Units	Parking Ratio	Parking Required	Parking Proposed	
			35,131	25,500	876	43	1.25	54	54	
UNIT COUNT SUMMARY:										
TOTAL	1 Unit Type	1	2-BEDROOM	27	82.9%	8	1.00%	8	18.6%	
	2 Bedroom	27								
TOTAL	2 Bedroom & Unit + upper lot	8	100%	100%	100%	43	1.00%	43	100%	
PARKING SUMMARY:										
TOTAL	1 Unit Type	1	2-BEDROOM	27	82.9%	8	1.00%	8	18.6%	
	2 Bedroom	27								
TOTAL	2 Bedroom & Unit + upper lot	8	100%	100%	100%	43	1.00%	43	100%	

REFER TO A-210

540-255-1100 (NO. 5-9PM)  
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ECKERSLEY RD

PROPOSED  
4 STOREY TOWNHOUSE  
(BY OTHERS)

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

NOTE: IF THIS TOWNHOUSE PROJECT PROCEEDS  
AND THE ULTIMATE PROPERTY LINE IS LOCATED TO  
ADJACENT TO THE PROPOSED 4 STOREY TOWNHOUSE

ANDERSON ROAD

ULTIMATE CURB LINE

2.0m SW

1.5m BLVD.

PROPERTY LINE  
(PROPOSED)

PROPERTY LINE  
(EXISTING)

COONEY RD

PROPOSED 4 STOREY  
RESIDENTIAL BUILDING  
OVER 1 LEVEL OF PARKING

EXISTING 2 STOREY  
RESIDENTIAL BUILDING  
OVER 1 LEVEL OF PARKING

PROPERTY LINE  
(EXISTING)

GRANVILLE AVE.

1.5m BLVD.

ULTIMATE CURB LINE



1	REVIEW FOR THE DEVELOPER
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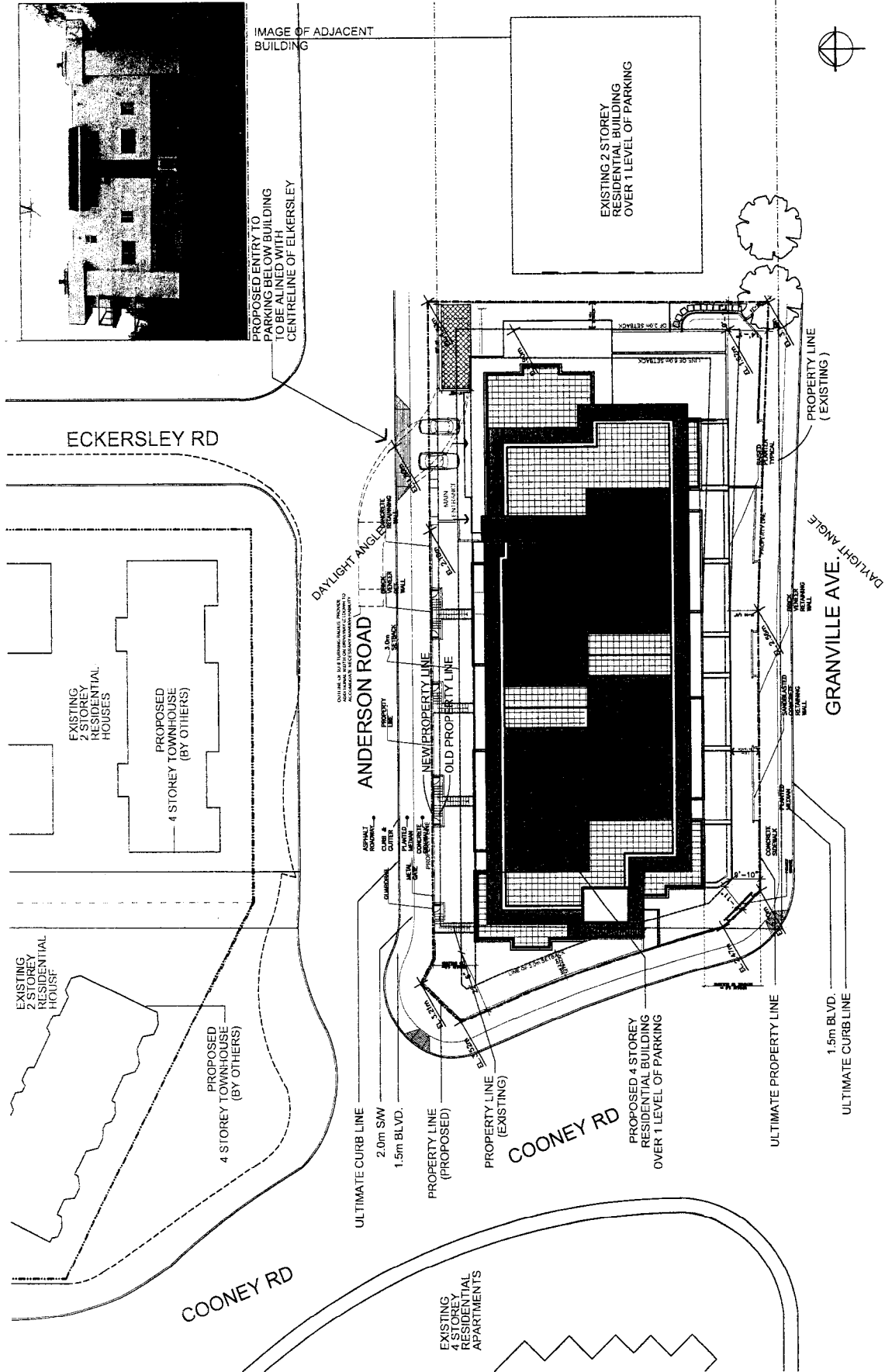
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E-MAIL: info@patrick.ca  
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PROJECT  
RESIDENTIAL DEVELOPMENT  
8400, 8440 ANDERSON ROAD  
Richmond, B.C.

CLIENT  
712380 BC LTD.

DATE  
7/12/2010

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SITE CONTEXT PLAN

4 STOREY  
MULTI-FAMILY RESIDENTIAL  
ON 2 LEVEL OF PARKING  
(BY OTHERS)

EXISTING  
14 STOREY  
RESIDENTIAL  
HIDRRISE TOWER

Sheet No. **A-101** of **G**

NO.	DESCRIPTION	DATE
1	ISSUED FOR INFORMATION	10/10/2010
2	ISSUED FOR INFORMATION	10/10/2010
3	ISSUED FOR INFORMATION	10/10/2010
4	ISSUED FOR INFORMATION	10/10/2010
5	ISSUED FOR INFORMATION	10/10/2010
6	ISSUED FOR INFORMATION	10/10/2010
7	ISSUED FOR INFORMATION	10/10/2010
8	ISSUED FOR INFORMATION	10/10/2010
9	ISSUED FOR INFORMATION	10/10/2010
10	ISSUED FOR INFORMATION	10/10/2010

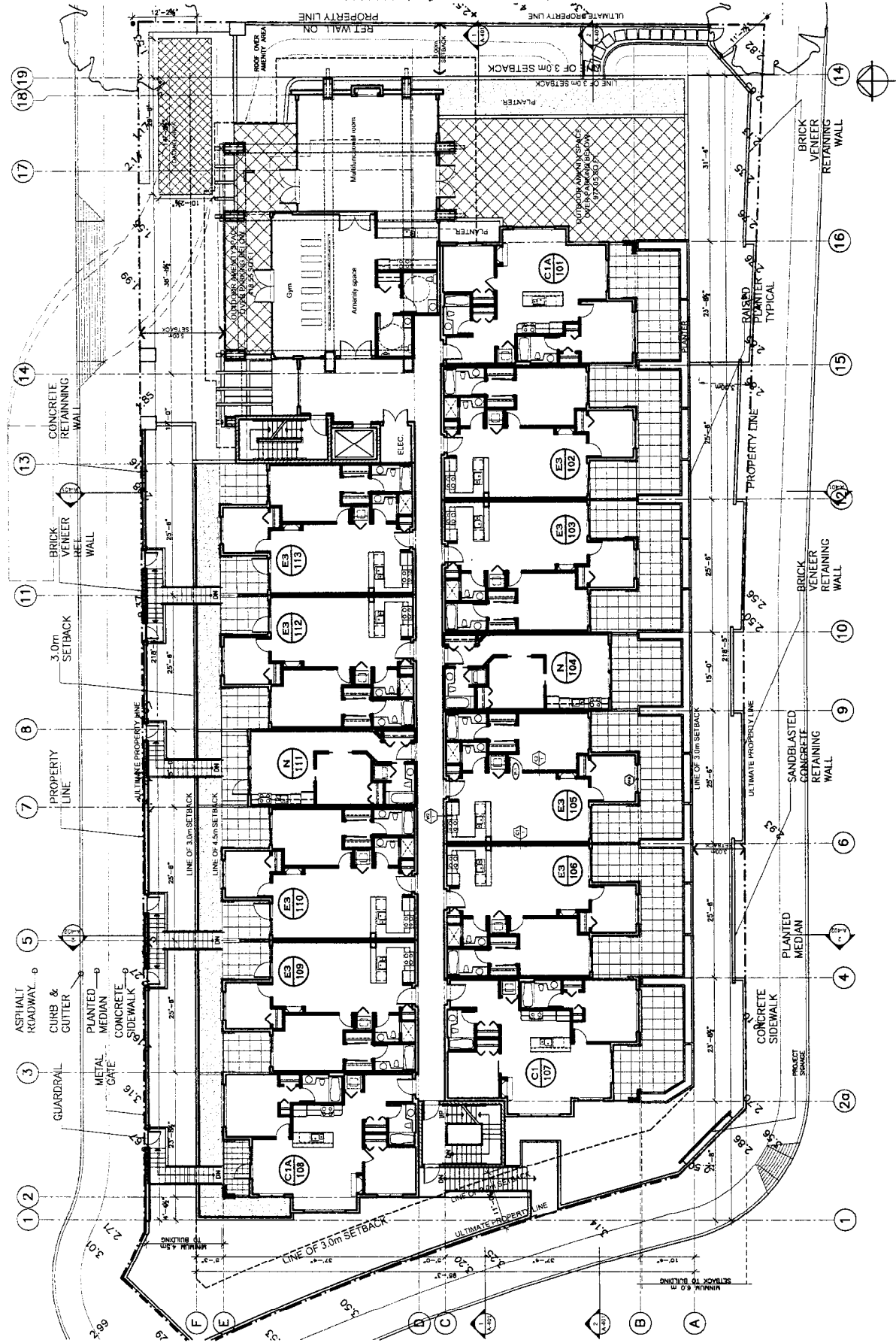


**Patrick Group**  
1000 WEST 10TH AVENUE  
RICHMOND, BC V6X 3P7  
TEL: (604) 273-1111  
FAX: (604) 273-1112  
E-MAIL: info@patrickgroup.com  
WEB: www.patrickgroup.com

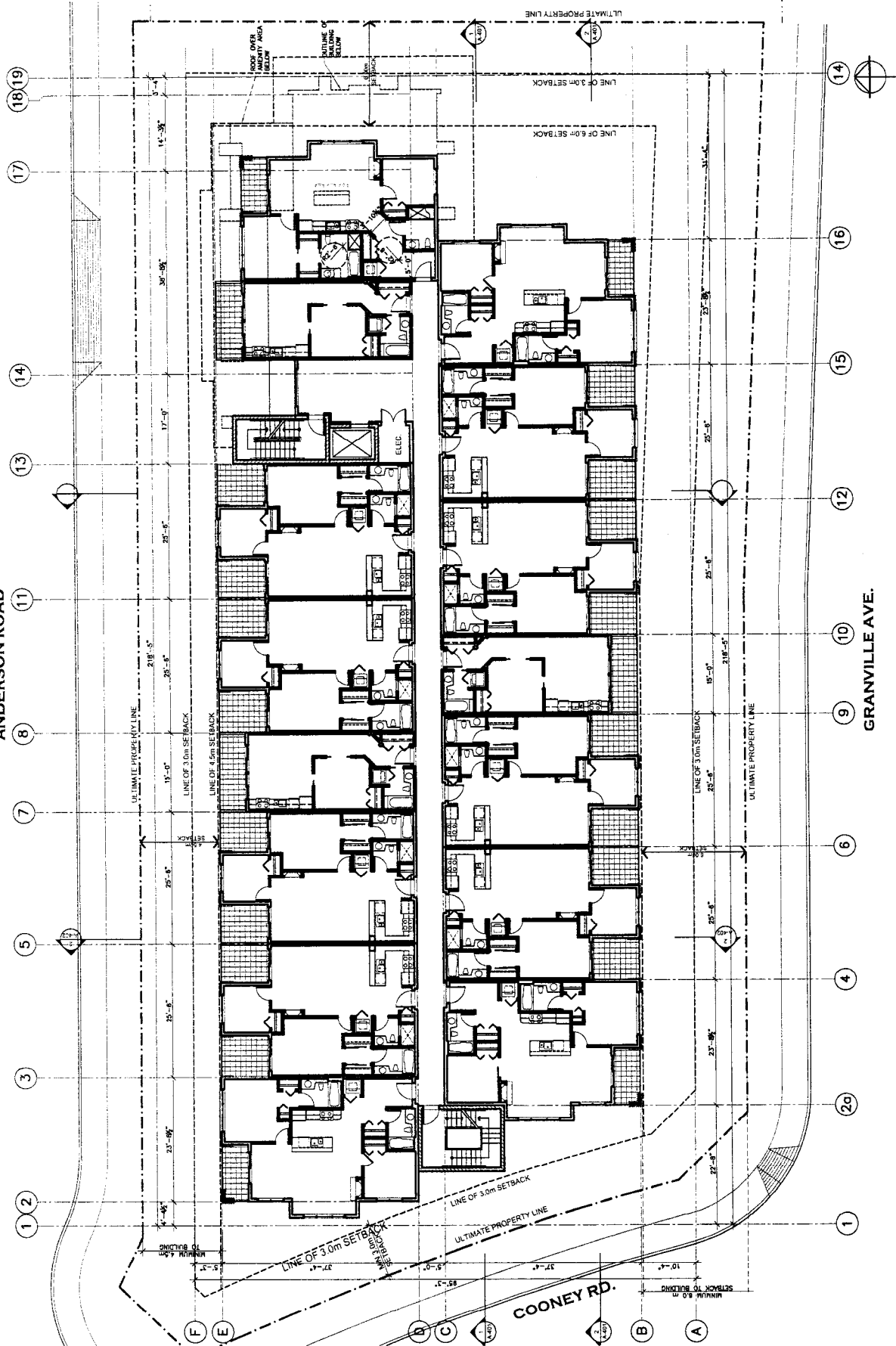
**RESIDENTIAL DEVELOPMENT**  
8400, 8440 ANDERSON ROAD  
RICHMOND, B.C.  
712380 BC LTD.

NO.	DESCRIPTION	DATE
1	ISSUED FOR INFORMATION	10/10/2010
2	ISSUED FOR INFORMATION	10/10/2010
3	ISSUED FOR INFORMATION	10/10/2010
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8	ISSUED FOR INFORMATION	10/10/2010
9	ISSUED FOR INFORMATION	10/10/2010
10	ISSUED FOR INFORMATION	10/10/2010









LEVEL 2  
FLOOR PLAN

**GRANVILLE AVE.**

A-203	G
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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**Patrick Collier**  
 1300 275 1100 AND 9 ROAD  
 8020 MARKHAM, ONTARIO L3R 9V7  
 TEL (905) 272 1477  
 FAX (905) 272 1471  
 CEL (905) 277 9651  
 E MAIL info@colliercollects.com  
 WEB www.colliercollects.com

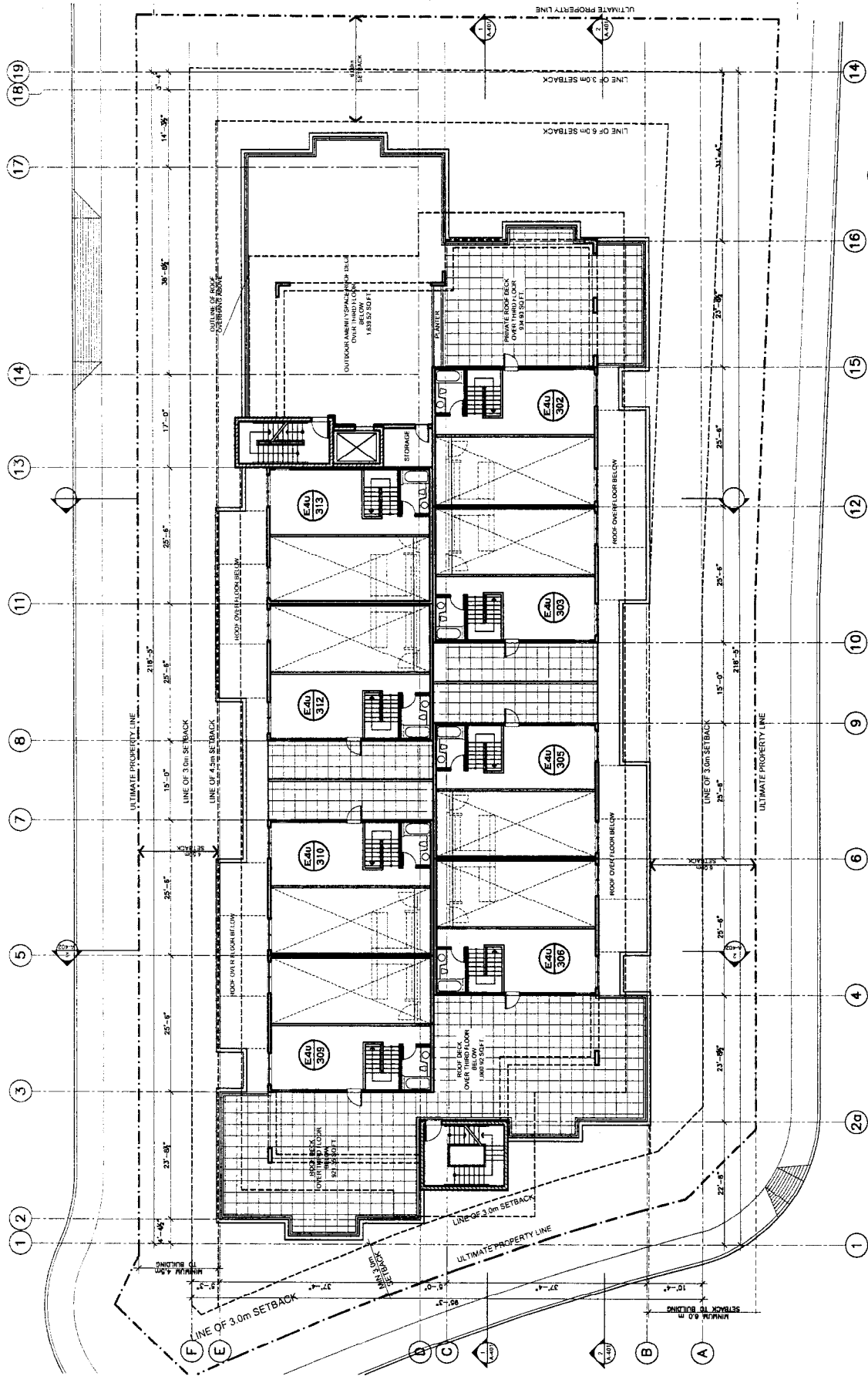
**RESIDENTIAL DEVELOPMENT**  
3400, 8440 ANDERSON ROAD  
Richmond, B.C.

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SCALE		
DATE		

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PROJECT NO. 60





NOTES

ADDITIONAL WIDTH ON DRIVEWAY & CLOSURE TO  
ACCOMMODATE NECESSARY MANUEVERABILITY

ASPHALT  
ROADWAY

GUARDRAIL

CURB &  
GUTTER

PLANTED  
MEDIAN

CONCRETE  
SIDEWALK

METAL  
GATE

MINIMUM 6.0m  
TO BUILDING

LINE OF 3.0m SETBACK

MINIMUM 3.0m  
TO DRIVEWAY

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RETAINING  
WALL

BRICK  
VENEER  
RET.  
WALL

3.0m  
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PROPERTY  
LINE

MAIN  
ENTRANCE

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Palitka Group  
1100 MARINO DRIVE SUITE 100  
VICTORIA, BC V8M 1A1  
TEL: (250) 383-1141  
FAX: (250) 383-1142  
WWW.PALITKAGROUP.COM  
RESIDENTIAL DEVELOPMENT  
8400, 8440 ANDERSON ROAD  
RICHMOND, B.C.  
712380 BC LTD.

NO.	DESCRIPTION	DATE
1	REVISION	10/10/2011
2	REVISION	10/10/2011
3	REVISION	10/10/2011
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7	REVISION	10/10/2011
8	REVISION	10/10/2011
9	REVISION	10/10/2011
10	REVISION	10/10/2011

ROOF PLAN







[illegible]

Unit 235, 11300 NO. 5 RD  
ROCKMOUNT, NC 27678-317  
TEL (606) 272-1472  
FAX (606) 272-1473  
CEN (606) 377-9454  
E-MAIL [info@officialchina.com](mailto:info@officialchina.com)  
WEB [www.officialchina.com](http://www.officialchina.com)

RESIDENTIAL DEVELOPMENT  
400, 8440 ANDERSON ROAD  
Richmond, B.C.  
12380 BC LTD.

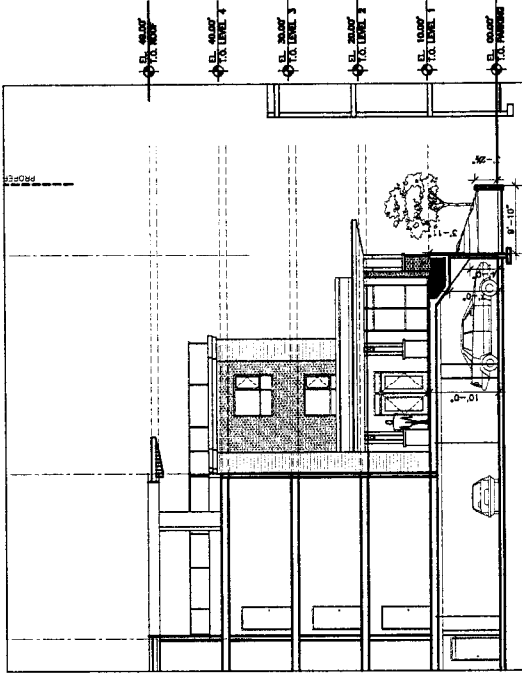
12380 BC LTD.

DATE	1/10/87
TIME	10:00 - 11:00
REVISION	P.L.
PROJECT	ARCHITECT'S INITIAL CONSULT

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SECTION 2-2

SECTION 2-2

A-401 G	REF.
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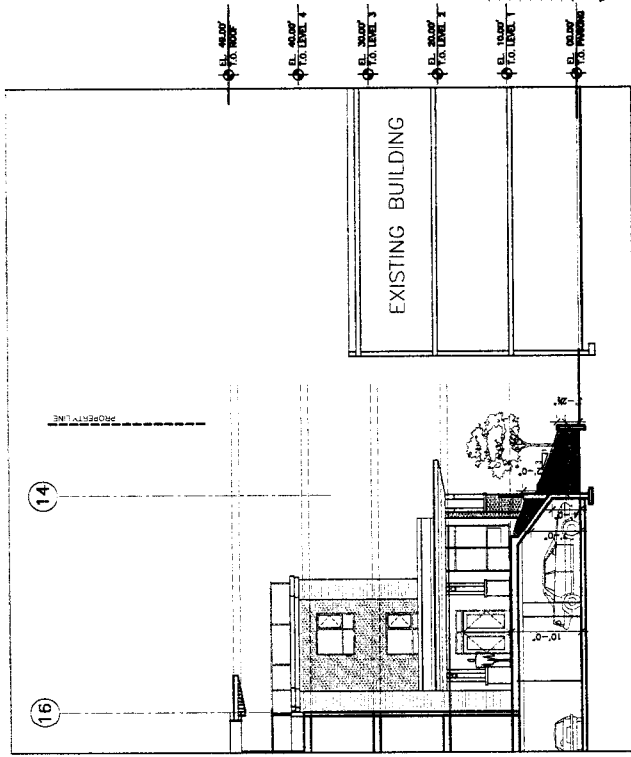
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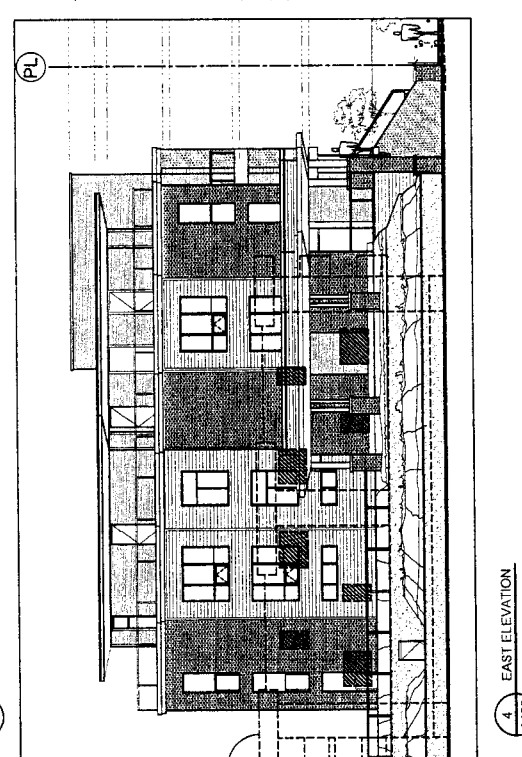




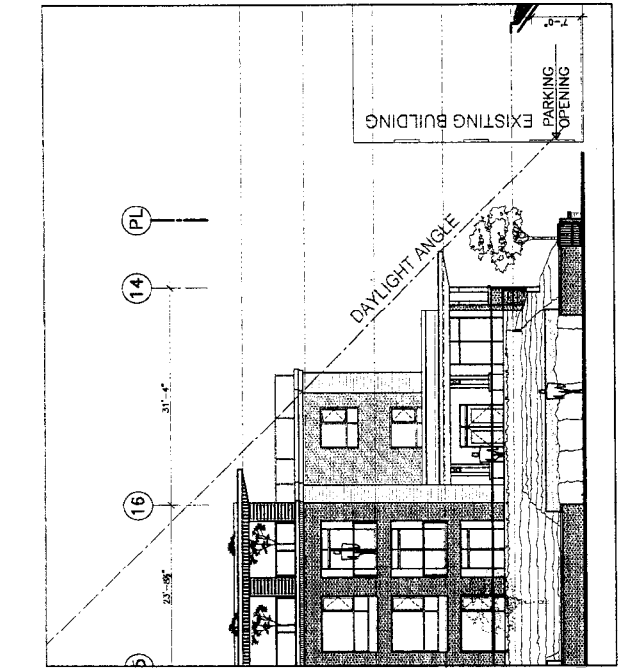
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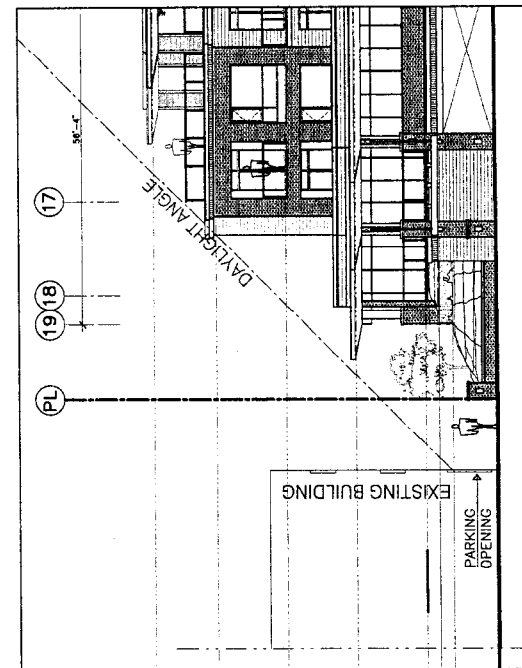
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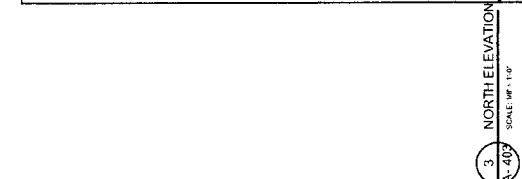
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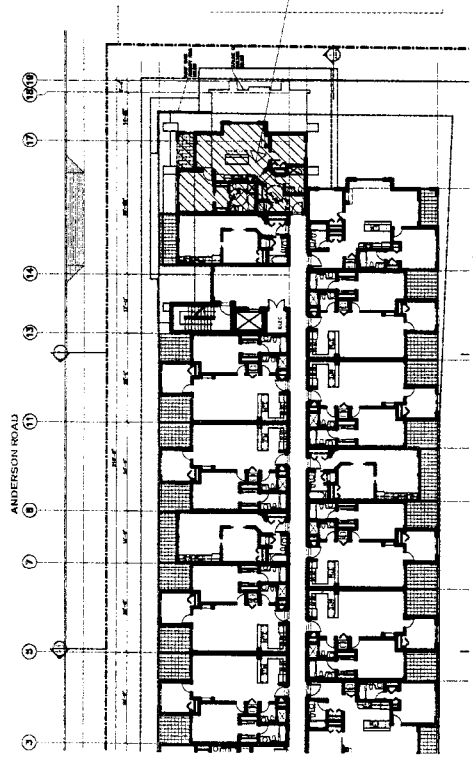


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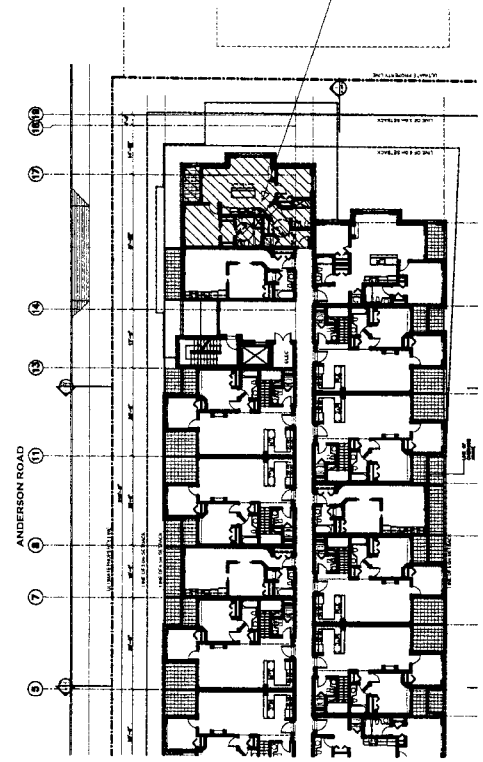
1. UNIT BUILT AS AMPABLE UNIT ON LEVEL 2

2. UNIT BUILT AS AMPABLE UNIT ON LEVEL 3

3. TOTAL 2 AMPABLE UNITS



2ND LEVEL



3RD LEVEL

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

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

Laundry and closet open fully for access from outside

Door provides Required maneuvering dimension on both sides of the door

Island could be removed for full access to kitchen

Shower unit with low threshold and built-in seat

Bathroom layout provides clear area in front of shower

NO.	REVISION	DATE
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RESIDENTIAL DEVELOPMENT  
8400 8440 ANDERSON ROAD  
Richmond, B.C.

712380 BC LTD.

712380 BC LTD.

712380 BC LTD.

HANDICAP ADAPTABLE SUITE



1 HANDICAP ADAPTABLE UNIT C1  
A404 SCALE 1/4" = 1'-0"

A404 G



## City of Richmond

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

## Development Application Data Sheet

**RZ 04-272735**

**Attachment 3**

Address: 8400 and 8440 Anderson Road

Applicant: Patrick Cotter Architect Inc.

Planning Area(s): City Centre

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

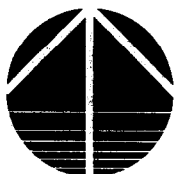
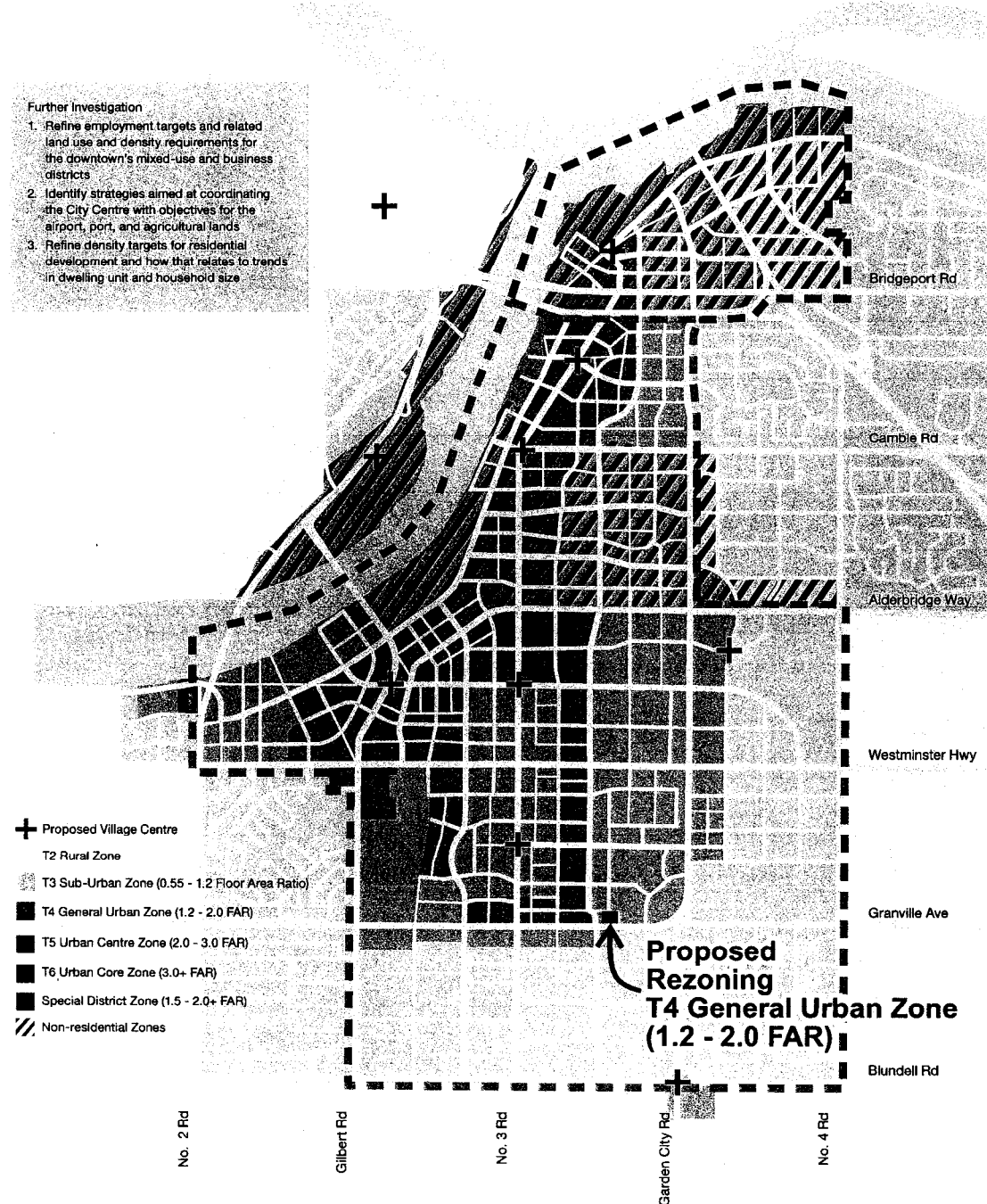
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.3 F.A.R. - Additional 0.15 F.A.R. for dwelling units with an area less than 50 m <sup>2</sup> (538.196 ft <sup>2</sup> (Affordable Housing)) - Additional 0.05 F.A.R. for amenity space	1.3 F.A.R. - Additional 0.15 F.A.R. 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	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 in good health.

## A. Land Use & Density

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



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

Original Date: 11/17/06

Amended Date:

Note: Dimensions are in METRES



**Policy 5006:**

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

**City Wide Policy:**

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

**City Wide Policy – Excluding The West Cambie Alexandra Area:**

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

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

September 29, 2005

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

Attention: Cecilia Aclam, Planner

Cc: Pin Wang – Patrick Cotter Architects

Dear Ms. Aclam

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.

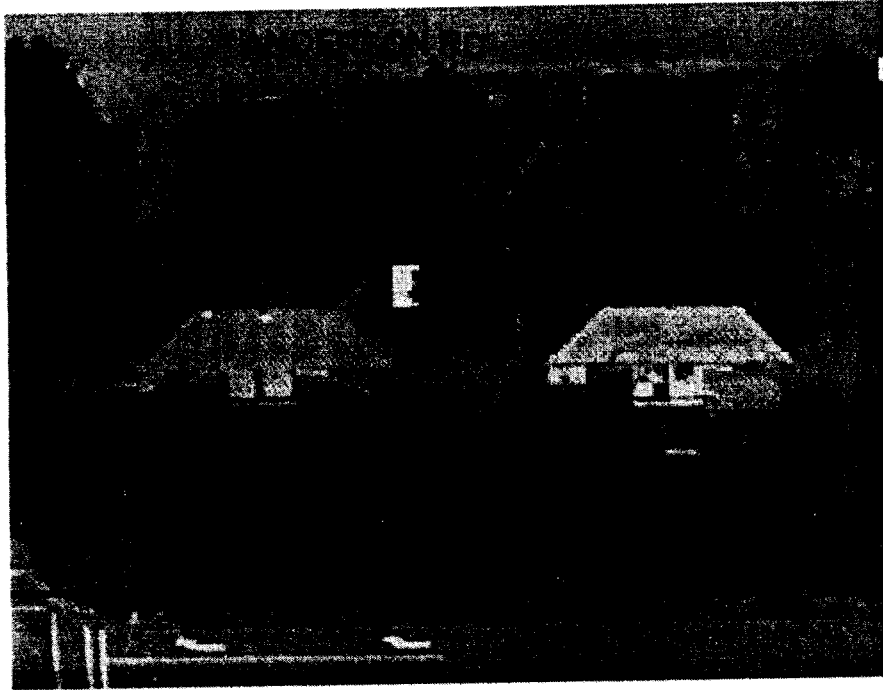


Figure 1. Aerial photo of subject properties - from the City of Richmond's online mapping and GIS website - <http://www.richmond.ca/discover/maps.htm>

## 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.

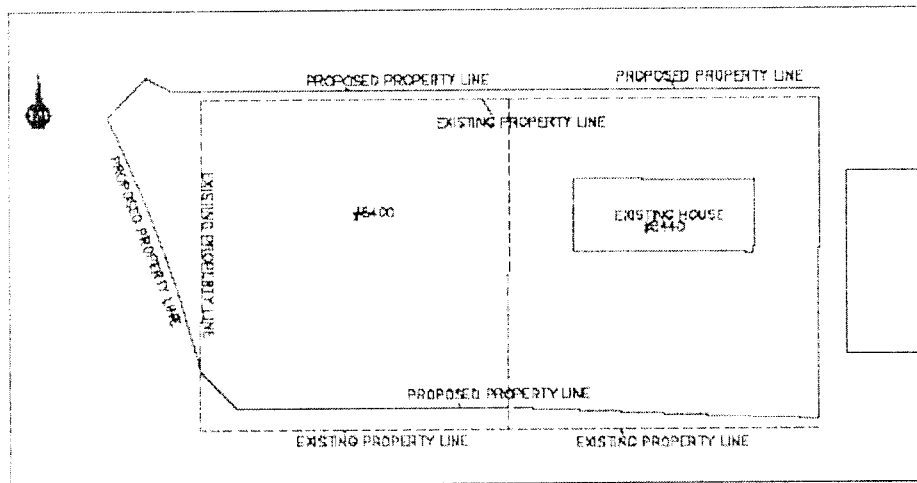


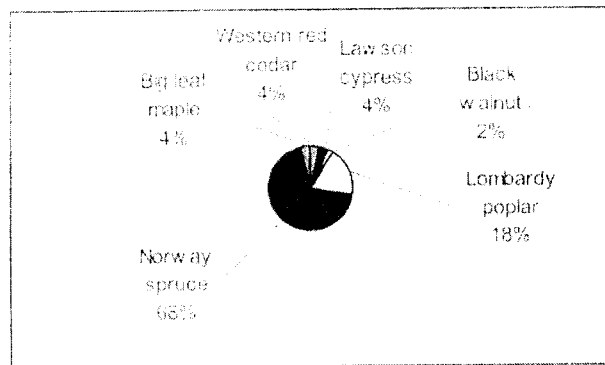
Figure 2. Existing and proposed property lines at 8400 and 8440 Anderson Rd.

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.

A handwritten signature in cursive script, appearing to read 'Jeremy Gye'.

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

### ASSUMPTIONS AND LIMITING CONDITIONS

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

# Gye and Associates Ltd.

Consultants in Urban Forestry and Arboriculture

APPENDIX 1  
TREE INVENTORY TABLE

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

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



# Gye and Associates Ltd.

Consultants in Urban Forestry and Arboriculture

## APPENDIX 1 TREE INVENTORY TABLE

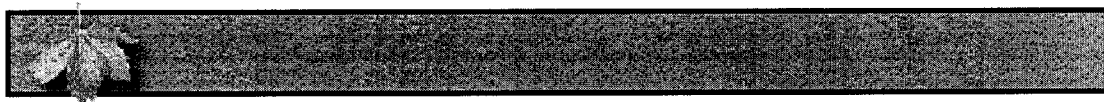
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1050	Norway spruce	23	30	2	Good	Good	Remove	Road Widening	Topped
1051	Norway spruce	21	30	2	Good	Good	Remove	Road Widening	Topped
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***Gye and Associates Ltd.***  
*Consultants in Urban Forestry and Arboriculture*



December 14, 2006

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

**Attention: Diana Nikolic, Planner**

Cc. Edward Abboud – Patrick Cotter Architects

Dear Ms. Nikolic:

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

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

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

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

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

Edward Abboud, P. Eng., F.R.S.B., F.A.S.T., F.C.A.S.T., F.C.A.S.T. BC, V6Y 2G6  
City of Richmond, 6911 No. 3 Rd, Richmond, BC V6Y 2C1  
Tel: (604) 273-1111 Fax: (604) 273-1111  
www.gyeandassociates.com

Vancouver Office:  
Phone: (604) 628-2139 Fax: (250) 544-4159

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', with a stylized, cursive script.

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

R33'-0"

3 SPACES @ 2.65m (8.69ft.)

VISITOR  
SMALL  
CAR

VISITOR

VISITOR

VISITOR

AD  
Y

3 SPACES @ 2.65m (8.69ft.)

8

7

OR

VISITOR

VISITOR

MECHANICAL  
ROOM

EXIT

3.00m  
SETBACK

ULTIMATE PROPERTY LINE

1  
A-401

EL. 0.77m  
2.53'

EL. 1.20m  
(PROP) 3.94'

6'-7 3/8"

11'-7 1/4"

EL. 0.96m  
3.15'

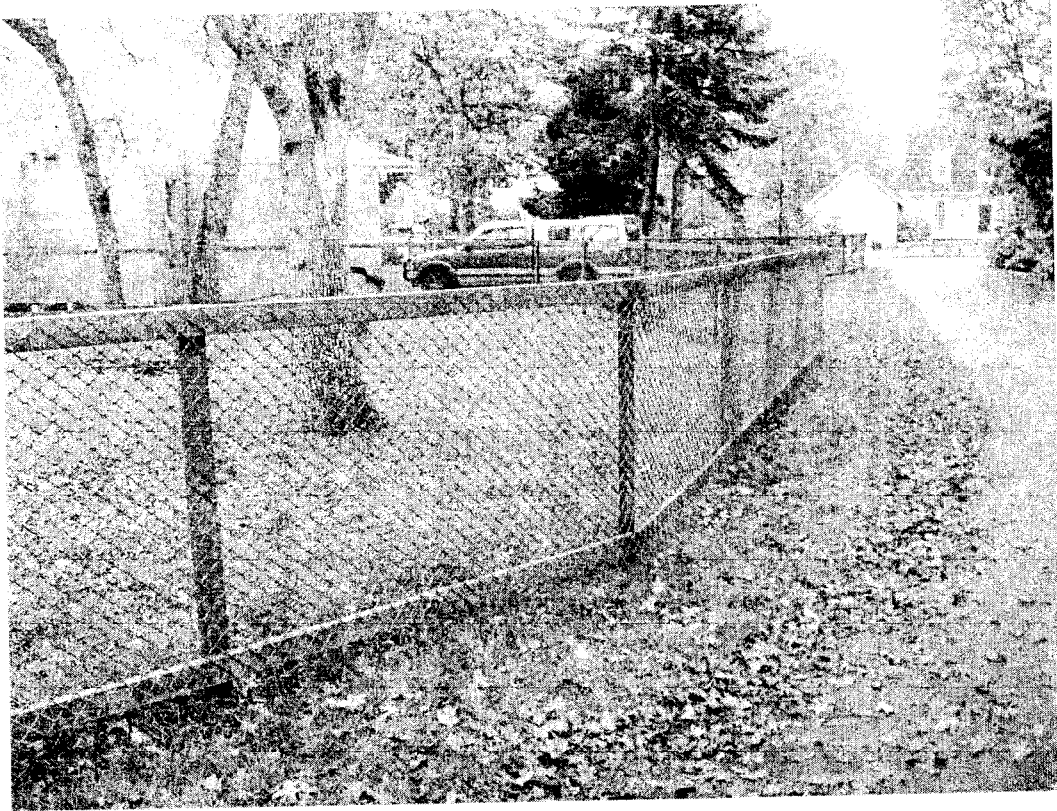
### **Appendix -3: Tree Protection Fencing Detail**

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



### Appendix –3: Tree Protection Fencing Detail

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



STRATA  
PLAN  
NW1247

COONEY ROAD

## SECTION 9

**B4N R6W**

53

PLAN 16523

ECKERSLEY  
ROAD

22 PLAIN

23  
5523

15  
PLAN 16523

ANDERSON ROAD

**69.4 sq.m.OF ROAD TO BE CLOSED & ACQUIRED BY APPLICANT**

STRATA  
PL 7

**APPLICANT TO PURCHASE 158 sq.m. SURPLUS**

2	00
3	00
4	00
5	15

100

27

79	2526.1 m2	B
----	-----------	---

23

STRATA  
PLAN NW2291

S 300'  
W 1/2 9  
PLAN 302  
EXPL PLAN 14428

ROAD

1578.4 m<sup>2</sup>  
TOTAL ROAD AREA  
TO BE DEDICATED

15

 $m_2$ 

190

**MATSON PECK & TOPLISS**  
**SURVEYORS & ENGINEERS**

CONVEYORS & ENGINE  
#210 - 8171 COOK ROAD  
RICHMOND, B.C.

RICHAMUNE  
V6Y 3T8

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 14626--AREAS.FLX

R-06-14626-AREAS

**D** 151 sq.m. TO BE DEDICATED TO THE CITY

(GRANVILLE AVENUE)

### LEGEND

SCALE 1:500

10 0 10 20 30

ALL DISTANCES ARE IN METRES

MAY 3, 2006



## Conditional Rezoning Requirements

### 8400 and 8440 Anderson Road

### RZ 04-272735

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

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

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

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

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

[Signed original on file]

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Signed

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Date



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

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

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

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

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

**291.170.1 PERMITTED USES**

- .01 The following **uses** are permitted:

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

**291.170.2 PERMITTED DENSITY**

- .01 Subject to subsection .02, herein, the maximum **Floor Area Ratio** shall be: 1.3 plus
  - (a) an additional 0.15 **Floor Area Ratio** provided that it is entirely **used** to accommodate **dwelling unit(s)** each having an individual gross floor area less than 50 m<sup>2</sup> (538.196 ft<sup>2</sup>); and
  - (b) an additional 0.05 **Floor Area Ratio** provided that it is entirely **used** to accommodate **Amenity Space**.
- .02 **Floor Area Ratio** excludes the following:
  - (a) **buildings** or portions of a **building** that are **used** for off-street parking, loading, and bicycle storage;
  - (b) common stairwells and elevator shafts above the ground floor level; and
  - (c) unenclosed balconies.

**291.170.3 MAXIMUM LOT COVERAGE**

- .01 Maximum **Lot Coverage**: 56%

**291.170.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road** Setback:

- (a) Granville Avenue: 6.0 m (20 ft.);
- (b) Cooney Road: 3.0 m (10 ft.);
- (c) Anderson Road: 4.5 m (15 ft.); and
- (d) Parking **structures** may project into the **public road** setback, but shall be no closer to a property line than 3.0 m (10 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the City.

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

**291.170.5 MAXIMUM HEIGHTS**

- .01 **Buildings**: 16.5 m (54 ft.).
- .02 **Accessory Buildings** and **Structures**: 5 m (16 ft.).

**291.170.6 MINIMUM LOT SIZE**

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

**291.170.7 OFF-STREET PARKING AND LOADING**

- .01 Off street parking shall be provided in accordance with Division 400 of the Richmond Zoning and Development Bylaw 5300, except that:
- (a) off-street parking shall be provided at the rate of:
    - (i) For residents: 1.1 spaces per **dwelling unit**; and
    - (ii) For visitors: 0.15 spaces per **dwelling unit**;
  - (b) where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle; and
  - (c) the minimum manoeuvring aisle width shall be 6.7 m (21.982 ft.).

**291.170.8 SIGNAGE**

- .01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560 as it applies to development in the "Townhouse District (R2)" Zone."
2. The Zoning Map of the city of Richmond, which accompanies and forms part of Richmond zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/170)**.
- P.I.D. 004-277-686  
Lot 72 Section 9 Block 4 North Range 6 West New Westminster District Plan 18444
- P.I.D. 010-374-281  
Lot 71 Section 9 Block 4 North Range 6 West New Westminster District Plan 18444
- The area shown cross-hatched on "Schedule A" attached to and forming part of Bylaw No. 8179
3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8179**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

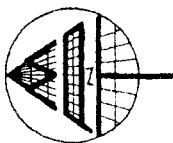
OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 22 2007

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

**SUBDIVISION PLAN OF PART OF SECTION 9  
BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT**  
B.C.G.S. 92G.015



**LANDS SUBDIVIDED**

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

**PLAN BCP**

REF. NO. \_\_\_\_\_

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

DEPUTY REGISTRAR

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

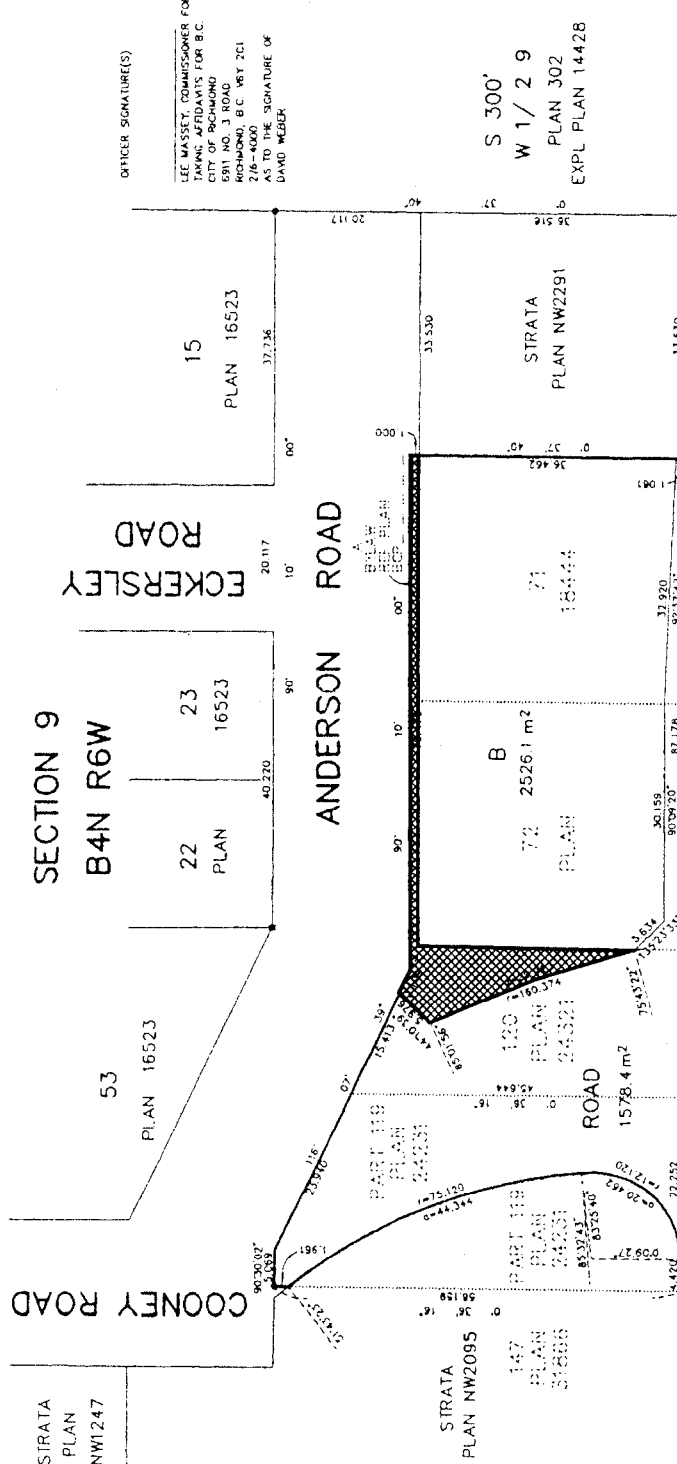
EXECUTION DATE

Y	M	D

PARTY(IES) SIGNATURE(S)  
CITY OF RICHMOND  
BY ITS AUTHORIZED SIGNATORY

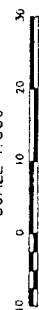
MALCOLM D. BROOK  
MAYOR, AUTHORIZED SIGNATORY

DAVID WEBER  
CORPORATE OFFICER, AUTHORIZED SIGNATORY



SRW PLAN 915  
(GRANVILLE AVENUE)

**LEGEND**  
SCALE 1:500



ALL DISTANCES ARE IN METRES  
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS  
7714687 AND 7714688, NAD(83) INTEGRATED SURVEY AREA NO. 18, RICHMOND

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST PLACED

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE  
OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL  
DISTANCES BY COMBINED FACTOR 0.998040

AREA OF ROAD DEDICATED ON THIS PLAN IS 1578.4 m²

**MATSON PECK & TOPLISS**  
SURVEYORS & ENGINEERS  
#210 - 871 COOK ROAD  
RICHMOND, B.C.  
V6Y 3T8  
PH: 604-270-9331  
FAX: 604-270-4137

CADFILE 14426-1-SUBDIVISION FLX  
R-06-14626-1-SUBDIVISION

0212380 B.C. LTD. INC. NO. 0712380

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS AS TO BOTH SIGNATURES

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

I, WILLIAM P. WONG, A BRITISH COLUMBIA LAND SURVEYOR, OF  
THE CITY OF BURNABY, IN BRITISH COLUMBIA, CERTIFY THAT I  
WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY  
REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN  
ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

THE PLAN WAS COMPLETED AND CHECKED, AND THE  
CHECKLIST FILED UNDER # \_\_\_\_\_ ON \_\_\_\_\_  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

B.C.L.S. (#697)

To Public Hearing
Date: FEB 19, 2007
Item # 3
Re: Bylaw 8179

**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Monday, 12 February 2007 12:41 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #119)

**Send a Submission Online (response #119)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	2007-02-12 12:40:19 AM

**Survey Response**

Your Name:	Mrs. S. Watson
Your Address:	#508, 8460 Granville Ave. Richmond, BC V6Y 4E7
Subject Property Address OR Bylaw Number:	Bylaw8179(RZ 04-272735)
Comments:	<p>Thank you for giving me an opportunity to voice my opinion. I am afraid that if this residential apartment is built, traffic will be increased in the area. I am also concerned that the trees will be destroyed. How sad! I bought my apartment nearly because I wanted to enjoy the view of the Mountains. I hardly travel because I don't have the means. I pleaded with you, please do not let them build a 4 storey residential apartment. Yours Sincerely S Watson</p>



To Public Hearing
Date: FEB 19, 2007
Item # 3
Re: Bylaw 8179

**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Saturday, 10 February 2007 10:14 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #118)

**Send a Submission Online (response #118)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-02-10 10:13:51 AM

**Survey Response**

Your Name:	Liana Biasutti
Your Address:	6631 Eckersley Rd.
Subject Property Address OR Bylaw Number:	Bylaw 8179
Comments:	<p>This submission is in opposition of the by-law amendment. The increased density in this neighborhood is outrageous. It appears as though these applications are being blindly approved at break neck speed. My overall enjoyment of life in Richmond is deteriorating. There seems to be no regard for the single family home, ridiculous congestion, and the overall strain of an EXTREME amount of high density housing in a small area causes. Again, it appears as though these decisions are purely financially motivated. The amount of application signs and ones already approved is out of control.</p>