



City of Richmond

Planning and Development Department

To Council - Dec 19, 2007

Report to Committee

To Planning - Oct 18, 2007

To: Planning Committee

Date: November 26, 2007

From: Cecilia Achiam
Acting Director of Development
Terry Crowe
Manager, Policy Planning

RZ 05-314267

File: 8060-20-8309/8317

Re: Application by Matthew Cheng Architect Inc. for Rezoning at 10911, 10931, 10951, 10971 and 10991 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/194)

Staff Recommendation

- 1) That Official Community Plan Amendment Bylaw No. 8317, to redesignate 10911, 10931, 10951, 10971 and 10991 Steveston Highway from "Low-Density Residential" to "Medium-Density Residential" in Attachment 2 to Schedule 1 of Official Community Plan Bylaw No. 7100 (Specific Land Use Map), be introduced and given first reading.
- 2) That Bylaw No. 8317, having been considered in conjunction with:
 - a) The City's Financial Plan and Capital Program;
 - b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
- 3) That Bylaw No. 8317, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.
- 4) That Bylaw No. 8309:
 - a) To create "Comprehensive Development District (CD/194)"; and
 - b) For the rezoning of 10911, 10931, 10951, 10971 and 10991 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/194)"

be introduced and given first reading.

Cecilia Achiam
Cecilia Achiam, MCIP, BCSLA
Acting Director of Development

SB:big
Att.

Terry Crowe
Terry Crowe
Manager, Policy Planning

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

John E. Eves

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to:

1. Amend the Richmond Official Community Plan (OCP) to re-designate 10911, 10931, 10951, 10971 and 10991 Steveston Highway (**Attachment 1**) from “Low-Density Residential” to Medium-Density Residential” in the OCP Specific Land Use Map, Attachment 2 to Schedule 1 of Bylaw No. 7100;
2. Create “Comprehensive Development District (CD/194)”; and
3. Rezone the development parcel from “Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/194)” in order to permit the development of 25 townhouses on the site with access to Shell Road.

Findings of Fact

Project Description

The proposed rezoning is intended to facilitate the construction of a 25-unit townhouse project in the Shellmont Area, abutting Thomas Kidd Neighbourhood Park with vehicle access from Shell Road. The provision of cross-access is a condition of rezoning to provide access from Shell Road to the properties between the subject development parcel and the road allowance to the west to facilitate future redevelopment: 10851, 10871 and 10891 Steveston Highway or any consolidation including any of the noted properties.

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

Development surrounding the Shellmont development parcel includes:

- To the North: Thomas Kidd Neighbourhood Park and Elementary School, zoned “School & Public Use District (SPU)”;
- To the East: Across Shell Road, Trail and Ditch, are lane access single-family homes fronting onto Steveston Highway, under “Land Use Contract (LUC 007)”;
- To the South: Across Steveston Highway in the Agricultural Land Reserve (ALR) is agricultural property and the small decommissioned Crestwood school, zoned “Agricultural District (AG1)”. A rezoning application has been submitted for consideration on the former Crestwood school site (RZ 05-301611) to permit the former Crestwood school site to be used as an ecology centre; and
- To the West: Between the development site and an unbuilt road access to Thomas Kidd Neighbourhood Park, are single-family homes, zoned “Single-Family Housing District, Subdivision Area E (R1/E)”.

Related Policies & Studies

Official Community Plan

On the Richmond Official Community Plan (OCP) Specific Land Use Map, the proposed Shellmont Area site is designated "Low-Density Residential" which has a defined maximum floor area ratio (FAR) of 0.7. As the subject project proposes a higher FAR of 0.76, amendments are required to re-designate the proposed site from "Low-Density Residential" to "Medium-Density Residential". An analysis of the merit of amending the OCP is contained in the Analysis section below.

The proposed site is also located in an area designated "Multiple-Family Residential Development" in the Arterial Road Redevelopment Policy contained in the OCP (**Attachment 3**). The proposed land use complies with the designation.

The proposed development will provide cross-accesses to the three (3) single-family lots between the development site and the not built road access to Thomas Kidd Neighbourhood Park to allow for the future completion of the multi-family block pattern.

Floodplain Management Implementation Strategy

In accordance with the City's Floodplain Management Implementation Strategy (Policy 7000), the applicant is required to register a Flood Indemnification Covenant on title as a condition of rezoning, referencing the minimum habitable elevation for the area, which is 0.9 m (geodetic). The proposed development building grade elevation satisfies the required Flood Plain Construction Elevation in the area.

Consultation

The Board of Education of School District No. 38

According to OCP Bylaw Preparation Consultation Policy 5043, City staff are to consult with The Board of Education on proposed OCP amendments. The Board of Education has advised staff that residential developments which generate less than 50 school aged children do not need to be referred (e.g., typically around 295 multiple-family housing units). This application only involves 25 multiple-family housing units, so it was not referred to the Board of Education.

Public Input

A development sign has been posted on site as public notification of the intent to rezone this site. Staff has received some inquiries on this application. No concerns regarding the rezoning were expressed to staff.

Staff Comments

A preliminary site plan, unit plans, and streetscape elevations are enclosed for reference (**Attachment 4**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

Analysis

Land Use

As discussed above, amendments to the Official Community Plan (OCP) are required to change the designation of the proposed site from “Low-Density Residential” to “Medium-Density Residential” in the OCP Specific Land Use Map. On the basis of the OCP Arterial Road Redevelopment Policy “Multiple-Family Residential Development” designation, discussed above, and the project particulars, the amendment is acceptable to staff. Project particulars include providing residential density on a major arterial road in close proximity to bus routes and neighbourhood amenities, Thomas Kidd neighbourhood park improvements, provision of cross-access for future redevelopment of adjacent properties, contribution towards the City’s Affordable Housing Strategy and road dedication on two major arterial roads.

As discussed above, the proposed townhouse development complies with the Richmond OCP Arterial Road Redevelopment Policy and allows for the future completion of the development pattern for this block.

Density and Form

- The proposed development complies with the OCP Arterial Road Redevelopment Policy, which designates the subject portion of Steveston Highway for Multiple-Family Residential Development (between Shell Road and Southport Road).
- The proposed development complies with Smart Growth principles of increasing residential density along bus routes and in close proximity to neighbourhood amenities such as schools and neighbourhood parks.
- The density is higher than some of the Steveston Highway Multi-Family developments approved in the past several years, which have a rear yard interface with lower density single-family properties. As the proposed development is located at the intersection of two (2) major arterial roads, achieves a functional layout, provides adequate private and common outdoor space, is adjacent to community amenities of a neighbourhood park and elementary school, and is providing substantial park improvements, staff can support the higher floor area ratio (FAR).
- The proposed site layout provides for a pedestrian-oriented streetscape of townhouses fronting Steveston Highway. The size and location of the common open space in the central portion of the site bordering on the park is appropriate in protecting the play space from Steveston Highway and increasing the open landscape along the park edge.
- Townhouse rows are oriented east-west, so that all units benefit from north-south exposures, increasing daylight while providing improved control of direct westerly sun.
- The proposed townhouse street wall expression with three-storey building height is consistent with arterial road redevelopment elsewhere in the City. The street wall expression defines the edge of the public road.

Amenities

- The developer is proposing a voluntary contribution in the amount of \$185,000 towards improvements in the adjacent Thomas Kidd Neighbourhood Park as a condition of rezoning. Improvements include a picnic shelter, a marked perimeter walking path, soccer field drainage and grading, playground equipment and Shell Road trail tree planting. This is acceptable to Parks staff.
- On-site indoor amenity space is not included in the proposal. The developer is proposing a contribution in-lieu of on-site indoor amenity space for the 25-unit townhouse development in compliance with the OCP and Council policy (e.g. \$31,000 for 25 dwelling units).
- On-site outdoor amenity space is proposed at a central location, and meets the OCP requirements for size, location, visual surveillance and access. The design of a children's play area and landscape details will be refined as part of the required Development Permit application.

Affordable Housing

- The applicant has committed to a voluntary contribution of \$0.60 per buildable ft² (e.g. \$17,829) towards affordable housing, in accordance with the Richmond Affordable Housing Strategy for applications received prior to July 1, 2007.

Transportation

- Vehicular access is proposed to be from Shell Road with cross-access provided across the site for the benefit of 10851, 10871 and 10891, or any consolidation thereof. Cross-access for the future redevelopment of the properties to the west and a restrictive covenant prohibiting access to Steveston Highway (except for emergency vehicles) are conditions of the rezoning.
- The developer is required to provide road dedication of 2 m along the entire Steveston Highway and Shell Road frontages and a 4 m x 4 m corner cut at the intersection as conditions of the rezoning.
- The developer is required to design and construct transportation infrastructure through a Servicing Agreement required as a condition of the rezoning (**Attachment 6**). Transportation infrastructure works include, but are not limited to:
 - a. Steveston Highway Frontage Improvements: Removal of existing sidewalk pouring a 1.5 m concrete sidewalk at the new property line, creating a grass boulevard with trees between the sidewalk and the existing curb and gutter. Also, a landing pad is to be created for the existing bus stop and installation of a decorative bus shelter (still at concept stage with City).
 - b. Shell Road Frontage Improvements: Road widening as required, complete with creation of a right turn lane, removal of existing sidewalk pouring a 1.5 m concrete sidewalk at the new property line, creating a grass boulevard with trees and davit arm street lights between the sidewalk and the new curb and gutter.

- Visitor parking for the townhouse development lot is provided on-site in compliance with the Zoning & Development Bylaw requirement and is accessed from the internal drive aisle.
- Garbage and recycling are consolidated at a single location, accessed for pick-up from the internal drive aisle. Design development is required to the locations and design of: the garbage and recycling enclosure, mailboxes and visitor parking through the forthcoming required Development Permit application process.
- Pedestrian routes through the site are provided to Steveston Highway, Shell Road and Thomas Kidd Neighbourhood Park.

Tree Management and Site Vegetation

An Arborist report and tree survey (**Attachment 5**) has been submitted and reviewed by City staff, with recommendations for tree removal within the net site after the required road dedications and protection measures for the adjacent Oak trees in Thomas Kidd Neighbourhood Park. The findings of the report are summarized in the table below.

Parks Department staff are concerned about compounded impact of construction activity on the long term health of the Red Oak trees. Successful protection will need coordination between the contractor, site arborist and Parks Operations staff as the work space in the tree management zone is tight. Heavy mulch is required in the tree protection and management areas to protect the root structure of the Red Oak trees. The site arborist is required to coordinate any pruning of parks trees with Parks Operations staff. The site perimeter drainage along this edge will need to be carefully detailed during the forthcoming required Development Permit process.

Parks Department staff have reviewed and support the applicant's proposal to replace the older Poplar trees with new Red Oak trees in Thomas Kidd Neighbourhood Park adjacent to the northwest portion of the development site. The applicant has agreed to include in the required Servicing Agreement works to remove the Poplar trees and replace them with the planting of new Red Oak trees to continue the spacing already established.

A landscape plan, designed by a registered Landscape Architect is required to be provided as part of the Development Permit application submission. A Landscape Security will also be a requirement of the Development Permit. The security will cover onsite landscaping works and an appropriate amount for the protection of the existing park Red Oak trees. Staff will be seeking a 2:1 replacement for trees removed from the development site with consideration given to an appropriate interface with the adjacent park Oak trees and a mix of deciduous and Evergreen trees in the landscape plan.

Trees located within the road widening land dedication along Steveston Highway and Shell Road conflict with required infrastructure improvements being secured through the required Servicing Agreement process. Staff will also be seeking compensation for the removal of these trees at a 2:1 replacement ratio through the forthcoming Development Permit process.

Tree Summary Table

Item	Number of Trees	Retention Trees	Compensation Required	Comments
On-site bylaw trees	8	0	16	To be removed, due to conflicts with proposed building locations, internal roadways and driveways, or poor health of the tree
Off-site boulevard trees adjacent to site	12 trees & 2 hedges	0	24 and hedges require further measurement	Located within excavation and construction zones for road works as part of the Servicing Agreement application process
Off-site park trees adjacent to the site	5 Red Oak 15 Poplar	5 Red Oak	Replace 15 Poplar with continuation of Red Oak	Works to be detailed as part of the Servicing Agreement application process.

Agricultural Land Reserve (ALR) Adjacency

- The OCP designates Steveston Highway from No. 2 Road to Shell Road as a residential edge of the Agricultural Land Reserve (ALR) to be buffered with special landscape treatment to define the urban/rural edge between residential and farming. The owner is aware of this designation and the buffer landscaping will be designed and reviewed as a part of the forthcoming required Development Permit application process.
- The owner has agreed to register a restrictive covenant on title as a requirement of rezoning to ensure that landscaping within the agricultural buffer along Steveston Highway cannot be removed or modified without City approval. The restrictive covenant is intended to ensure landscaping is provided to limit any impact from normal farm operations (e.g. dust, odour, noise, spraying, etc.).
- The rezoning scheme was presented to the Agricultural Advisory Committee at their meeting of December 14, 2006. The committee supported the ALR buffer scheme for the development, subject to the submission of a more detailed planting and buffer scheme to the Agricultural Advisory Committee (AAC) for review and comment through the future Development Permit application. The buffer landscaping will be reviewed by the Committee as a part of the forthcoming required Development Permit application process.

Accessible Housing

- The applicant has committed to provide one (1) unit that is designed with conversion for universal accessibility in mind. Conversion would provide access to all three (3) floors of the unit and at least one (1) adaptable bathroom. Details of opportunities for providing enhanced accessibility and aging in place will be reviewed at the required Development Application stage.

Servicing Capacity

- Storm Sewer: The City has reviewed the developer's storm analysis and upgrades have been identified. A storm sewer upgrade across the Shell frontage and northward (approximately 83 m of 900 mm sized pipe to 1200 mm from manhole 100511 to 100508) is included in the Servicing Agreement, which is a requirement of the rezoning. Alternatively, the owner may consider cash-in-lieu of works as estimated by and acceptable to Engineering staff.
- Sanitary Sewer: The City has reviewed the developer's site sanitary analysis and the sewer has been identified as undersized. The owner has agreed to a servicing contribution in the amount of \$95,160. toward the future upgrading of the undersized downstream sanitary system, which is a requirement of the rezoning.

Design Review and Future Development Permit Application Considerations

A Development Permit Application is to be processed to the satisfaction of the Director of Development as a condition of rezoning. Review by the Advisory Design Panel will be required as part of the Development Permit process. As noted above in the *Agricultural Land Reserve (ALR) Adjacency* section, review of the ALR buffer treatment by the Agricultural Advisory Committee will also be required as part of the Development Permit process.

The applicant has developed a preliminary design for this site (**Attachment 4**). The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and architectural character. Design development is needed throughout the project and particularly to improve the Shell streetscape elevation to harmonize proportions and emphasize pedestrian orientation;
- Detailed dimensions of parking stalls on plans, with a minimum 11 m clear space for stalls in tandem arrangement within a garage (e.g. a small car stall in tandem arrangement within a garage will not be accepted). Stall dimensions, including accessible spaces, to be in accordance with the City Zoning and Development Bylaw, Division 400;
- Detailed landscaping design, including an ALR buffer along Steveston Highway and an internal on-site outdoor amenity area with children's play equipment;
- Careful detailing of the site perimeter drainage along the northeast edge of the site, which is within the drip line of existing Red Oak trees in the adjacent Thomas Kidd neighbourhood park. As noted previously, Parks Department staff are concerned about compounded impact of construction activity on the long term health of the adjacent park Red Oak trees. Successful protection will need coordination between the contractor, site arborist and Parks Operations staff as the work space in the tree management zone is tight; and
- Review of units providing opportunities for aging in place (including providing blocking in bathroom walls for future installation of grab rails).

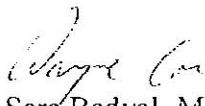
Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines).

Financial Impact or Economic Impact

None.

Conclusion

An Official Community Plan (OCP) amendment is required to accommodate the proposed townhouse development. The proposal is in conformance with Smart Growth principles of providing denser residential development in close proximity to bus routes and neighbourhood amenities such as parks and schools. The proposal for park improvements, road dedication, frontage improvements and cross-access arrangements for the future redevelopment of the properties to the west support the vision for this area. Overall, the project should be a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.

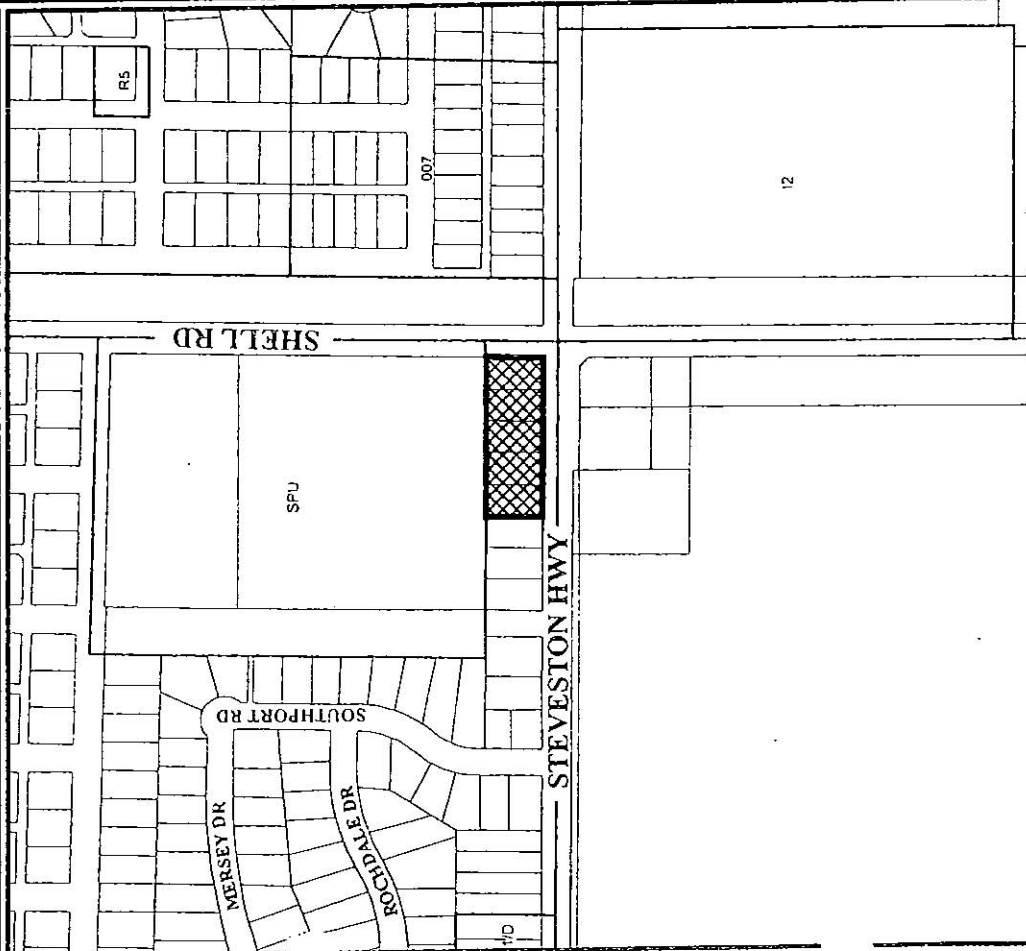
for 
Sara Badyal, M.Arch.
Planner I
(Local 4282)

SB:blg

See Attachment 6 for legal and development considerations agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

- Attachment 1: Location Map and Site Context - GIS 2005 Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Arterial Road Redevelopment OCP Policy Site Context
- Attachment 4: Preliminary Site Plan, Streetscape Elevations, and Reference Floor Plans
- Attachment 5: Arborist Report
- Attachment 6: Rezoning Considerations Concurrence



STEVESTON HWY

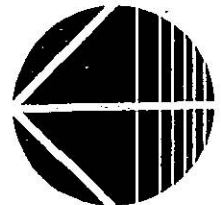
SHELL RD

Original Date: 10/05/05

Revision Date:

Note: Dimensions are in METRES

RZ 05-314267





RZ 05-314267

Original Date: 11/23/07

Amended 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

RZ 05-314267

Attachment 2

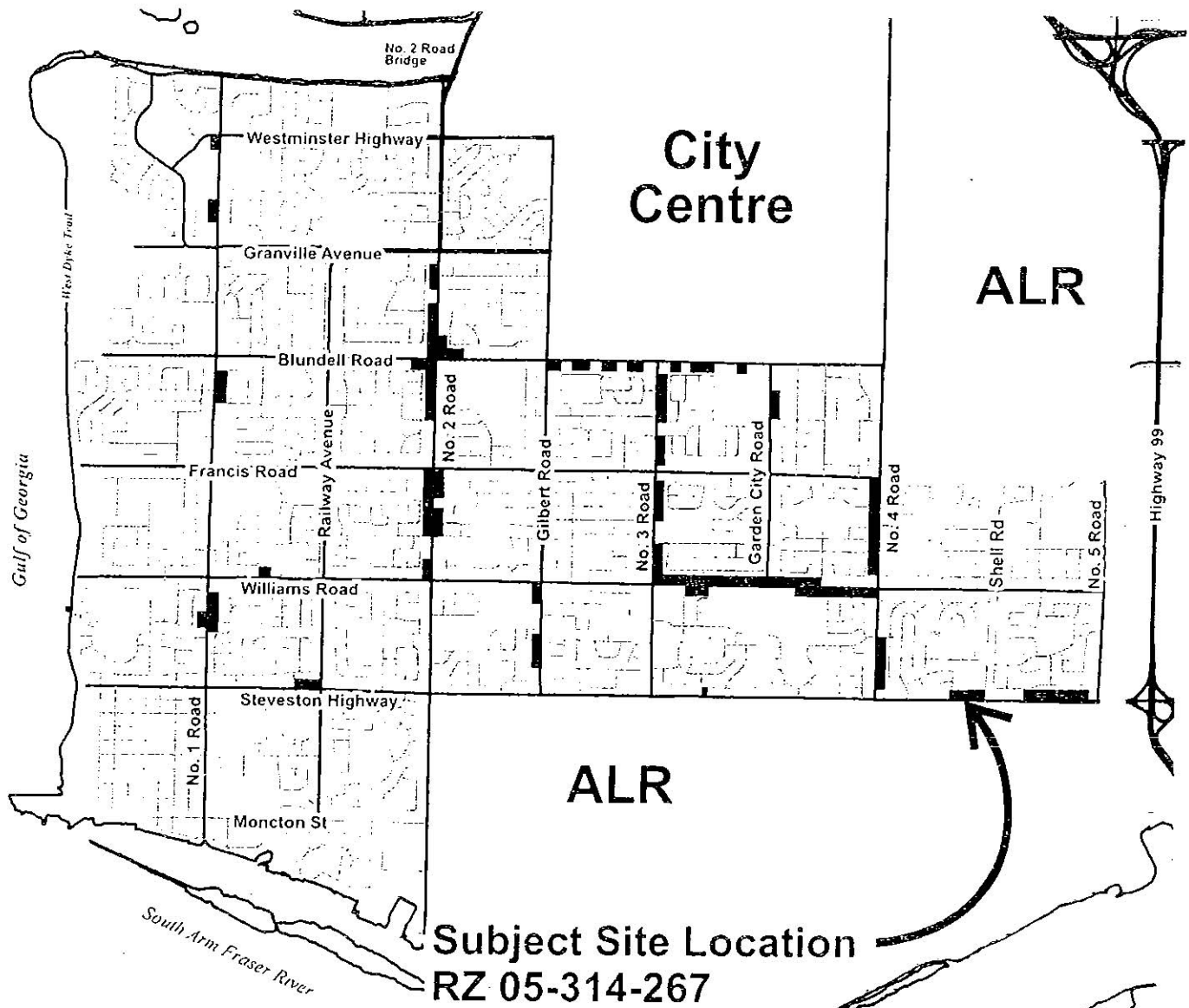
Address: 10911, 10931, 10951, 10971 and 10991 Steveston Highway

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): Shellmont Area

	Existing	Proposed	
Owner:	M & S Malhi and Steveston Villas Inc.	Unknown	
Site Size (m ²):	3,730.6 m ²	Development Lot	3,449.4 m ²
		Road Dedication	281.2 m ²
Land Uses:	Formerly Single-Family Residential	Multi-Family Residential	
OCP Designation:	Low-Density Residential	Medium-Density Residential	
Zoning:	R1/E	CD/194	
Number of Units:	Formerly 5 homes	25 townhouses	
Other Designations:	ALR urban/rural boundary special landscape treatment	No change	
On Future Consolidated Lot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.76	0.76	None permitted
Lot Coverage – Building:	Max. 43%	42.5%	None
Lot Size (min. dimensions):	Min. 90 m Width & Min. 34.5 m Depth	100 m Width & 34.5 m Depth	None
Setback – Steveston Highway:	Min. 5.1 m	5.1 m Min.	None
Shell Road:	Min. 4.3 m first storey Min. 5.25 m	4.3 m first storey 5.25 m Min.	
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 3 m	None
Height (m):	Max. 12 m & three-storey	12 m Max. & three-storey	None
Off-street Parking Spaces – Resident and Visitor:	38 and 5	49 and 5	None
Off-street Parking Spaces – Accessible:	1	1	None
Off-street Parking Spaces – Total:	43	54	None
Tandem Parking Spaces:	Permitted	26 spaces in 13 units	None
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	Min. 150 m ²	150 m ²	None

Multiple-Family Residential Development



This map is for conceptual purposes and is based on 2006 information.

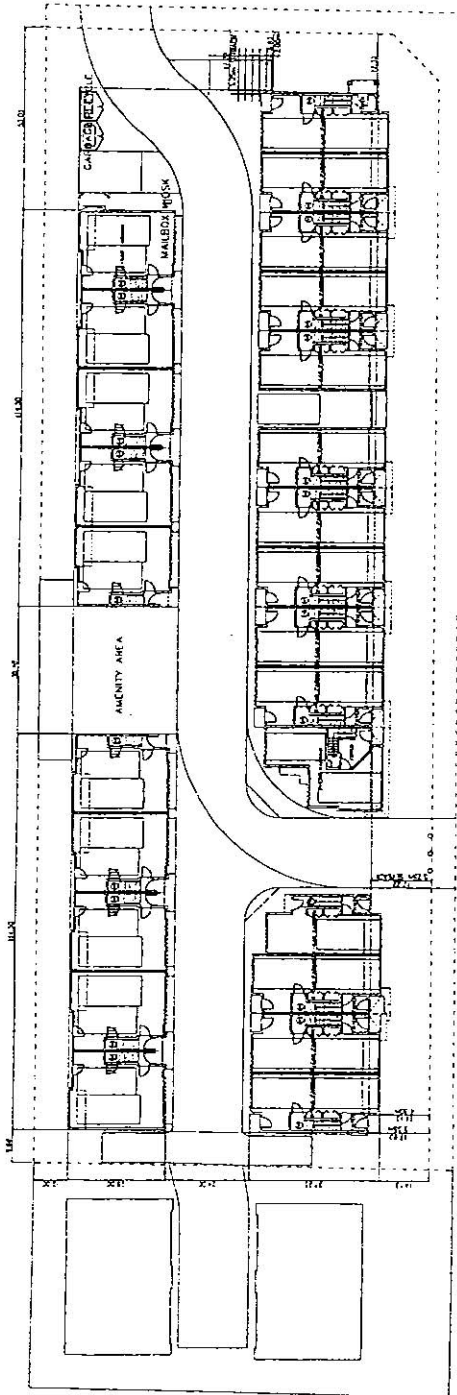


OCP Arterial Road Redevelopment Policy Conceptual Map

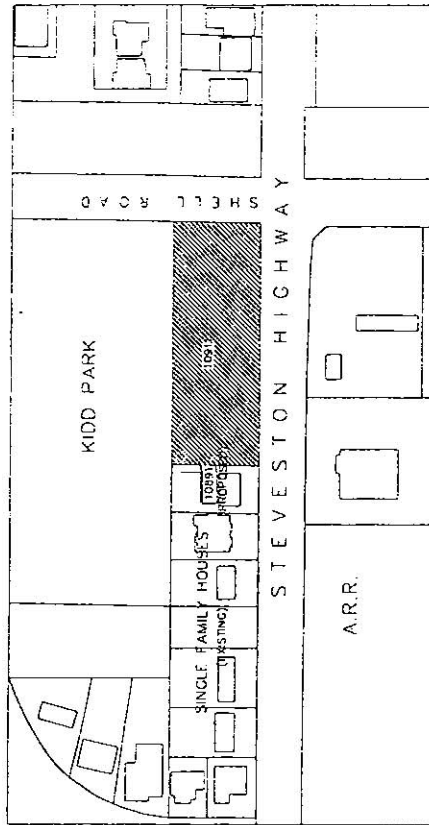
Original Date: 11/27/07

Revision Date:

Note: Dimensions are in METRES




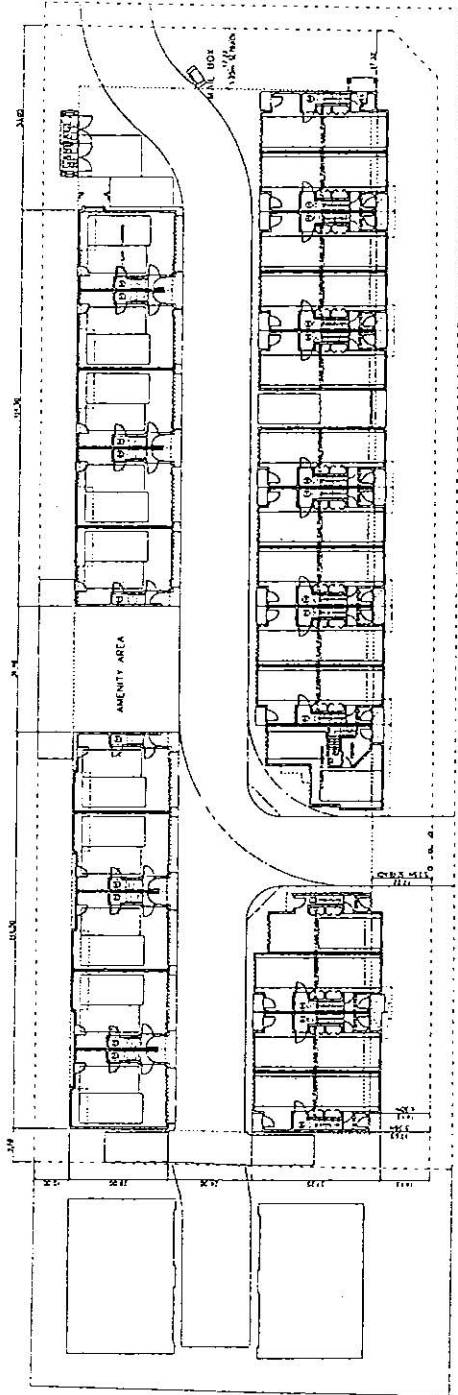
○ SITE/GROUND FLOOR PLAN



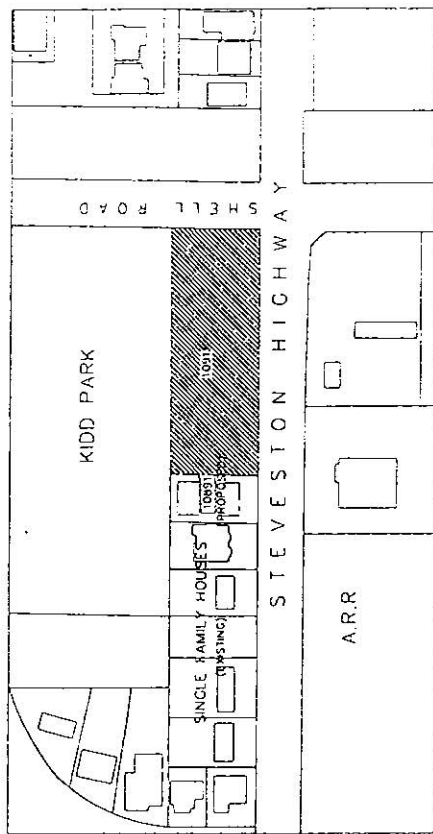
○ CONTEXT PLAN

PRELIMINARY PROPOSAL


 <p>MATTHEW CHENG ARCHITECT INC. 100-10160 164th Ave. Suite 101 Richmond, B.C. V6V 2G9 Tel: (604) 273-8888 Fax: (604) 273-8889 www.matthewchengarchitect.com</p>	<p>Project Name: 25-UNIT TOWNHOUSE DEVELOPMENT 10911 STEVESTON HWY RICHMOND, B.C.</p>	<p>Project Number: D02</p>
	<p>Site/Ground Floor Plan PROJECT DATA CONTEXT PLAN</p>	<p>Author: [Blank] Checked: [Blank] Date: [Blank]</p>

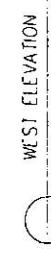
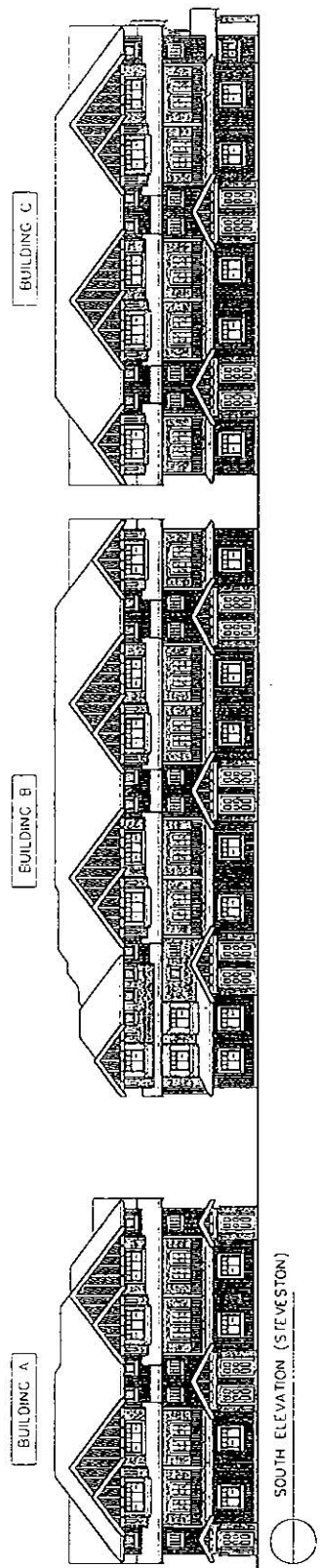
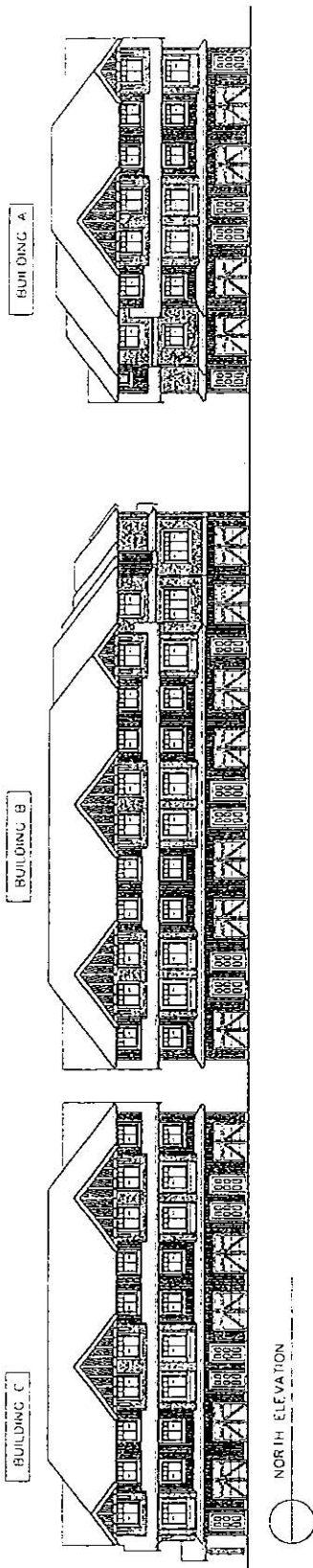



○ SITE/GROUND FLOOR PLAN



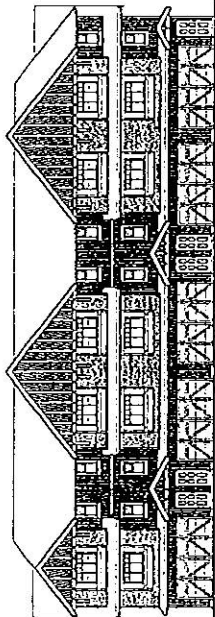
○ CONTEXT PLAN

 <p>MATTHEW CHENG ARCHITECT INC. 100-10150 101st Avenue, Suite 101 Richmond, B.C. V6V 1K1 Tel: (604) 273-1111 Fax: (604) 273-1112 Email: info@matthewcheng.ca</p>	<p>THIS PLAN IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>Project Name: 29-UNIT TOWNHOUSE DEVELOPMENT 10911 STEVESTON HWY RICHMOND, B.C.</p>	<p>Project Type: SITE/GROUND FLOOR PLAN PROJECT DATA CONTEXT PLAN</p>	<p>Client: M.C.</p> <p>Architect: M.C.</p> <p>Scale: 1/8" = 1'-0"</p> <p>Project Number: D02</p>
---	--	---	---	---



 <p>MATTHEW CHENG ARCHITECT INC. 10911 SILVESTON HWY RICHMOND, B.C. V6X 3E7 TEL: (604) 273-1111 FAX: (604) 273-1112 WWW.MCHARCHITECT.COM</p>	<p>THESE ELEVATIONS HAVE BEEN PREPARED BY THE ARCHITECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE ELEVATIONS.</p>	<p>25-UNIT TOWNHOUSE DEVELOPMENT 10911 SILVESTON HWY RICHMOND, B.C.</p>	<p>ELEVATIONS</p>	<p>Project Name: 25-UNIT TOWNHOUSE DEVELOPMENT Project No.: 25-UNIT TOWNHOUSE DEVELOPMENT Date: 2011-11-11 Scale: 1/8" = 1'-0"</p>	<p>D04</p>
	<p>Project Name: 25-UNIT TOWNHOUSE DEVELOPMENT Project No.: 25-UNIT TOWNHOUSE DEVELOPMENT Date: 2011-11-11 Scale: 1/8" = 1'-0"</p>				

BUILDING D



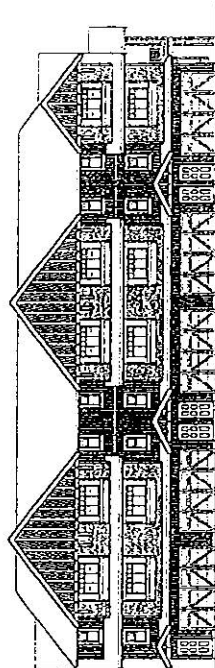
SOUTH ELEVATION

BUILDING E

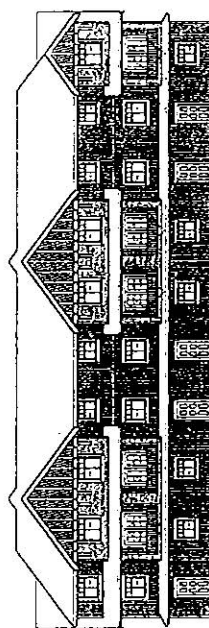


SOUTH ELEVATION

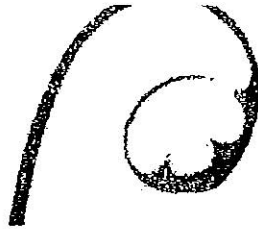
BUILDING C



BUILDING D



 <p>MATTHEW CHENG ARCHITECT INC. 100-10177 104 Avenue, Suite 100 Richmond, B.C. V6V 1K2 Tel: (604) 273-1111 Fax: (604) 273-1112</p>	<p>THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>NO DATE</p>	<p>NO DATE</p>	<p>NO DATE</p>	<p>Project Name 25-UNIT TOWNHOUSE DEVELOPMENT 10911 STEVESTON HWY RICHMOND, B.C.</p>	<p>Service Type ELEVATIONS</p>	<p>Client M.C.P. 10911 STEVESTON HWY RICHMOND, B.C. Project Number D05</p>
--	--	----------------	----------------	----------------	--	--	--



Catherine MacDonald Inc.

648 East 5th Street North Vancouver BC V7L 1M7
phone 604.904.0787 cell 604.904.0302 fax 604.904.0706
email catherinemacdonald@shaw.ca

Mr. Matthew Cheng
Matthew Cheng Architect Inc.
201 – 445 West 6th Avenue
Vancouver, BC
V5Y 1L3

25 October 2006

Dear Matthew:

Re: Proposed Development at 10911 – 10991 Steveston Hwy, Richmond
RZ 05-314267 - REVISED ARBORIST'S REPORT

With regard to the above project site, and in reference to an email from the City of Richmond Tree Preservation Coordinator, Nancy Stairs, dated 28 September, I am providing a Revised Arborist Report. This revised report follows an additional Survey by Louis Ngan dated 7 September 2006.

With reference to Ms. Stairs' letter:

1. A Site Plan provided by the Architect has been overlayed with the updated Survey in order to provide more relevant recommendations regarding trees.
2. The previous Survey was missing at least 22 significant trees (measuring 20cm DBH or greater) that are located on the site. The previous Report was on 7 site trees and 19 trees located on City property. The updated Survey has located 24 trees on the development site and 20 on City property.
3. The revised Report does not designate any trees as 'hazard'. ISA evaluation procedures have been followed in assessing all trees.
4. Regarding the "lack of tree preservation plan in the previous Report". A Plan was provided with the previous Report, and it has been updated with the new information and submitted as attached.

Matthew Cheng Architect Inc.
10911 - 10991 Steveston Hwy, Richmond
25 October 2006

Page 1 of 6

In summary, all 24 trees on the development site should be removed. All are pioneer, or volunteer/weed species with numerous structural defects and damage due to topping (by Hydro and private landowners), poor pruning and mechanical damage. Many exhibit decay and disease problems and other symptoms typical of poorly maintained trees and/or the particular species.

TREE ASSESSMENT & RECOMMENDATIONS:

Initial Site assessment conducted 25 august 2006
(Refer to attached Plan for locations)

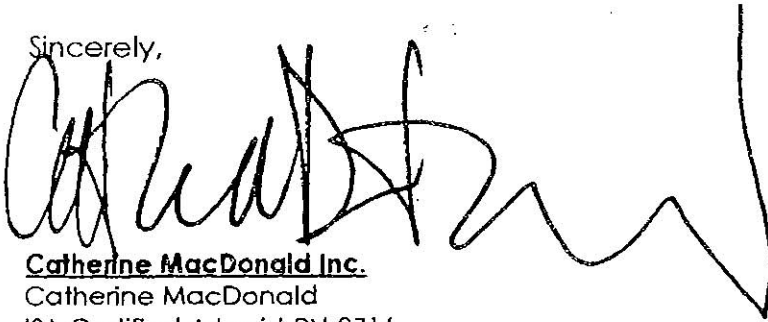
1. .3m Conifer - Norway Spruce: Previously topped by Hydro. Poor species choice for location. Structural defects as a result of topping. Root cutting and fill added over root zone due to recent construction. Recommendation: Remove prior to construction.
2. .25m Deciduous –Ornamental Cherry: Top-grafted species, poor pruning in the past. Fair condition, undesirable species, unrelocatable. Recommendation: Remove prior to construction.
3. .4m Conifer – Western Red Cedar: Previously topped by Hydro. Poor species choice for location. Structural defects as a result of topping. Recommendation: Remove prior to construction.
4. .15m Deciduous – Ornamental Cherry: Top-grafted species, poor pruning in the past. Fair condition, undesirable species, unrelocatable. Recommendation: Remove prior to construction.
5. .7m Deciduous – Weeping Willow: At or beyond maturity. Typical condition of older specimen: poor crotches, deadwood, low vigor, etc. Recommendation: Remove prior to construction.
6. .25m Deciduous – Ornamental Pear: Poorly pruned in the past, has Pear Trellis rust, decay evident in main stem. Recommendation: Remove prior to construction.
7. 1.0m Deciduous – Birch: At or beyond maturity. Typical condition of older specimen: dieback at top of crown, evidence of borer, etc. Recommendation: Remove prior to construction.
8. Fifteen .10m – .20m Cypress/Cedars: JOINTLY OWNED WITH CITY OF RICHMOND - This hedge has been poorly maintained and has condition typical of species: low vigor, deadwood throughout inside of crown. Undesirable species. Recommendation: Remove prior to construction with permission of City of Richmond.

9. .15m Fruit Tree: At or beyond maturity. Typical condition of older specimen: dieback in crown, decay, etc. Recommendation: Remove prior to construction.
10. .5m Douglasfir: Previously topped, multiple tops, inclusions. Growing between 2 existing houses. Recommendation: Remove prior to construction.
11. Twelve .10m – .20m Cypress/Cedar: JOINTLY OWNED WITH CITY OF RICHMOND - This "hedge" has been poorly maintained (topped by Hydro, etc.) and has condition typical of species: low vigor, deadwood throughout inside of crown. Undesirable species for this location. Recommendation: Remove prior to construction with permission of City of Richmond.
12. .35m Western Red Cedar: OWNED BY THE CITY OF RICHMOND – Part of the above "hedge" – poorly maintained. Undesirable species for this location. Recommendation: Remove prior to construction with permission of City of Richmond.
13. .40m Western Red Cedar: OWNED BY THE CITY OF RICHMOND - Part of the above "hedge" – poorly maintained. Undesirable species for this location. Recommendation: Remove prior to construction with permission of City of Richmond.
14. .3m "Deciduous" – (Jointly owned—private & City of Richmond) previously topped Western Red Cedar (covered with English Ivy): JOINTLY OWNED WITH CITY OF RICHMOND – Part of a "hedge", previously topped by Hydro. Poor species choice for location. Structural defects as a result of topping. Recommendation: Remove prior to construction with permission of City of Richmond.
15. .10 m Conifer – OWNED BY THE CITY OF RICHMOND - Part of the above Cypress/Cedar "hedge": Poorly maintained. Poor species for this location. Remove prior to construction with permission of City of Richmond.
16. .10m Conifer – OWNED BY THE CITY OF RICHMOND - Part of the above Cypress/Cedar "hedge": Poorly maintained. Poor species for this location. Recommendation: Remove prior to construction with permission of City of Richmond.
17. .40m Conifer – OWNED BY THE CITY OF RICHMOND, - Part of the above Cypress/Cedar "hedge": Poorly maintained. Poor species for this location. Recommendation: Remove prior to construction with permission of City of Richmond.

18. .15m Conifer – OWNED BY THE CITY OF RICHMOND - Part of the above Cypress/Cedar "hedge": Poorly maintained. Poor species for this location. Recommendation: Remove prior to construction with permission of City of Richmond.
19. .20m Conifer – Fir - JOINTLY OWNED WITH CITY OF RICHMOND - Part of the above Cypress/Cedar "hedge": Poorly maintained. Poor species for this location. Recommendation: Remove prior to construction with permission of City of Richmond.
20. .30m Conifer – Hemlock: Poorly pruned, in decline. Structural defects. Unsuitable species. Recommendation: Remove prior to construction.
21. .20m (Conifer) – Cypress: Poor condition, in decline. Typical of species (low vigour, deadwood in crown). Recommendation: Remove prior to construction.
22. .40m Deciduous – Purple-leaf Sandcherry: Poor structure, decay evident. Recommendation: Remove prior to construction.
23. .5m Deciduous – Poplar: at or beyond maturity. Typical condition of older specimen: deadwood, breaking branches. Cannot be maintained by pruning. Recommendation: Remove prior to construction.
24. .40m Deciduous – Birch - OWNED BY THE CITY OF RICHMOND: Poor condition Topped. Recommendation: Remove prior to construction with permission of City of Richmond.
25. Five .70m – 1.0m Deciduous Quercus rubra/Red Oak – OWNED BY THE CITY OF RICHMOND: For the record, the Oaks are in good condition and located in parklands. However, the crowns are not achieving full form due to close spacing. These trees should be protected with fencing as dimensioned as on the attached Plan.
26. Fifteen .50m – .9m Deciduous Populus/Poplar – OWNED BY THE CITY OF RICHMOND: For the record: Typical condition of older specimens: deadwood, breaking branches. Cannot be maintained by pruning. These trees should be protected with fencing as dimensioned as on the attached plan. I recommend the City of Richmond Arborist evaluate them prior to occupancy.

If there are any questions regarding these trees or any other arboriculture issues for this project, kindly contact me at the above.

Sincerely,

A large, stylized handwritten signature in black ink, likely belonging to Catherine MacDonald, positioned above her printed name and title.

Catherine MacDonald Inc.
Catherine MacDonald
ISA Certified Arborist PN-0716

Encl. Annotated survey plan as page 6. of this Report.

TREE PROTECTION NOTES:

DO NOT SCALE PLAN. REFER TO DIMENSIONS.

DIMENSION TREE PROTECTION BARRIERS AS SHOWN. BARRIERS TO BE AT LEAST 1.2M HIGH & CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO WOOD OR METAL STAKES, OR, PLYWOOD FASTENED TO WOODEN STAKES, OR, OTHER BARRIER SATISFACTORY TO PROJECT ARBORIST.

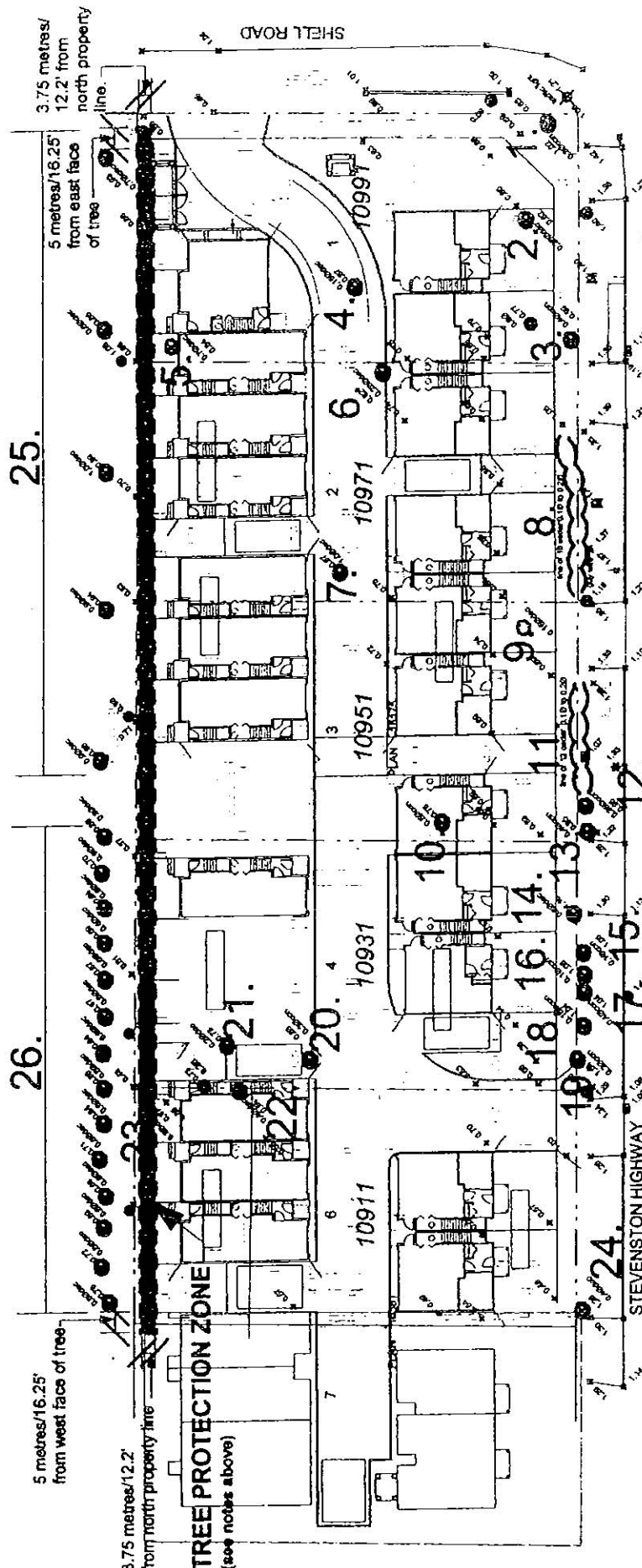
NO MATERIALS STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING WITHIN PROTECTION AREA. WORK BY HAND ONLY WITHIN PROTECTION AREAS UNDER SUPERVISION OF ARBORIST.

ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC LANDSCAPE STANDARD (6TH EDITION) AS A MINIMUM.

ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE.

CONSULT PROJECT ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

REFER PROMPTLY TO CITY OF RICHMOND ARBORIST IF IN DOUBT ABOUT ANY ISSUES REGARDING CITY OWNED TREES ON MUNICIPAL BOULEVARDS OR PARK LANDS.



CATHERINE MACDONALD INC.
648 EAST 5TH STREET
NORTH VANCOUVER, BC
V7L 1M7

TEL: 604.904.0787
CELL: 604.904.0302
FAX: 604.904.0706
EMAIL: catherinemacdonald@shaw.ca

TREE SURVEY/RETENTION PLAN

10911 - 10991 Stevenson Hwy, Richmond

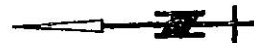
as part of REVISED Arborist Report

Issued: 25 October 2006

ISA CERTIFIED ARBORIST

PNW-0716A

Catherine MacDonald

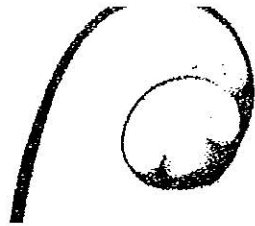


DATED THE 7TH DAY OF SEP., 2006
LOUIS BROWN LAND SURVEYING
1075-1116 VICTORIA AVENUE
RICHMOND, B.C. V6X 3M4
604.275.3688
COUNCILOR
10911-10991 STEVENSON HIGHWAY
RICHMOND, B.C.
SURVEY PLAN OF LOTS 1 TO 4, PLAN 10119 AND LOT 5, PLAN 10851
SECTION 16, BLOCK 4 NORTH, RANGE 8 WEST
NEW WESTMINSTER DISTRICT

NOTES:

- Lot dimensions are defined from field survey.
- Boundaries are based on the Columbia District of Richmond and the City of Richmond.
- For detailed survey, see current measurement of field data.
- All dimensions shown on this plan are in metres.
- All trees have been marked as required by Bylaw 8207.

1 denotes standard tree pit
 2 denotes tree pit
 3 denotes tree pit
 4 denotes tree pit
 5 denotes tree pit
 6 denotes tree pit
 7 denotes tree pit
 8 denotes tree pit
 9 denotes tree pit
 10 denotes tree pit
 11 denotes tree pit
 12 denotes tree pit
 13 denotes tree pit
 14 denotes tree pit
 15 denotes tree pit
 16 denotes tree pit
 17 denotes tree pit
 18 denotes tree pit
 19 denotes tree pit
 20 denotes tree pit
 21 denotes tree pit
 22 denotes tree pit
 23 denotes tree pit
 24 denotes tree pit



Catherine MacDonald Inc.

648 East 5th Street North Vancouver BC V7L 1M7
phone 604.904.0787 cell 604.904.0302 fax 604.904.0706
email catherinemacdonald@shaw.ca

Mr. Matthew Cheng
Matthew Cheng Architect Inc.
201 - 445 West 6th Avenue
Vancouver, BC
V5Y 1L3

16 July 2007

Dear Matthew:

Re: Proposed Development at 10911 - 10991 Steveston Hwy, Richmond
(RZ-05-314267) & Tree Protection for 5 Trees in Thomas Kidd Neighborhood Park
ARBORIST REPORT

Following our meetings and correspondence with City Staff, I am providing this Report regarding five City owned trees (.70m - 1.0m Red Oak or *Quercus rubra*) all located in City parkland north of the development site and affected by this proposed project. Please refer to the attached drawings for reference.

The primary issue is the need to build to the edge of the 3.02 meter wide Sewer Right-of-Way across the top of the site. The trees all stand approximately 2± meters north of the north property line. In my opinion, this distance (5.2± m) and the large amount of open space (permeable root space) in the park should provide adequate root zone for the long term health of these trees.

In order to provide tree protection and adequate work space for the development, I am proposing "two level" tree protection. First, a *Tree Protection Zone* (TPZ) 3 meters south from the south face of the tree trunks is proposed. This is a "no go" zone as per City bylaws and guidelines (Bulletin TREE-3 issued 2006-06-29). Secondly, I am proposing a second *Tree Management Area* (TMA) extending 2.38 meters further south from the TPZ. In this area I will be available to supervise work, including excavation, backfilling, etc.

Matthew Cheng Architect Inc.
10911 - 10991 Steveston Hwy, Richmond
16 July 2007

Page 1 of 2

Further, it will be necessary to prune back the Park trees to clear the buildings. Recent site visits determined that 3 – 6 <6" diameter branches should be pruned from each tree in order to clear the buildings. This should, in my opinion, have minimal impact on tree health. This pruning should be done under my supervision and according to current industry standards (i.e., branches pruned back to branch collars, not merely tipped back to the property line). The attached drawings include schematic sections showing impacts—but note that with the amount of foliage present due to the trees behind, it is difficult to accurately depict this graphically.

I am also proposing that the trees be pruned for deadwood (>2" diameter branches) at the same time, to establish a baseline appearance that I will document with digital photographs (and will continue to do so during construction meetings and site visits).

During construction I suggest that various remediation methods may be required, including root pruning, mulching, or the use of straw protection mats to protect the exposed root matt edge, depending on the season of construction. I am prepared to make recommendations as required during the project and also to liaise with City staff during the project, and document following any site visits.

I can recommend my preferred tree service to our client to perform the work. Naturally, the City and Parks staff will have to approve this in writing prior to work being performed.

Please forward this to staff at your convenience. If there are any questions, kindly contact me at the above.

Sincerely,

**Catherine
MacDonald**

Digitally signed by Catherine MacDonald
DN: cn=Catherine MacDonald, c=CA, o=Catherine
MacDonald Inc., email=catherinemacdonald@shaw
ca
Date: 2007.07.17 00:15:54 -07'00'

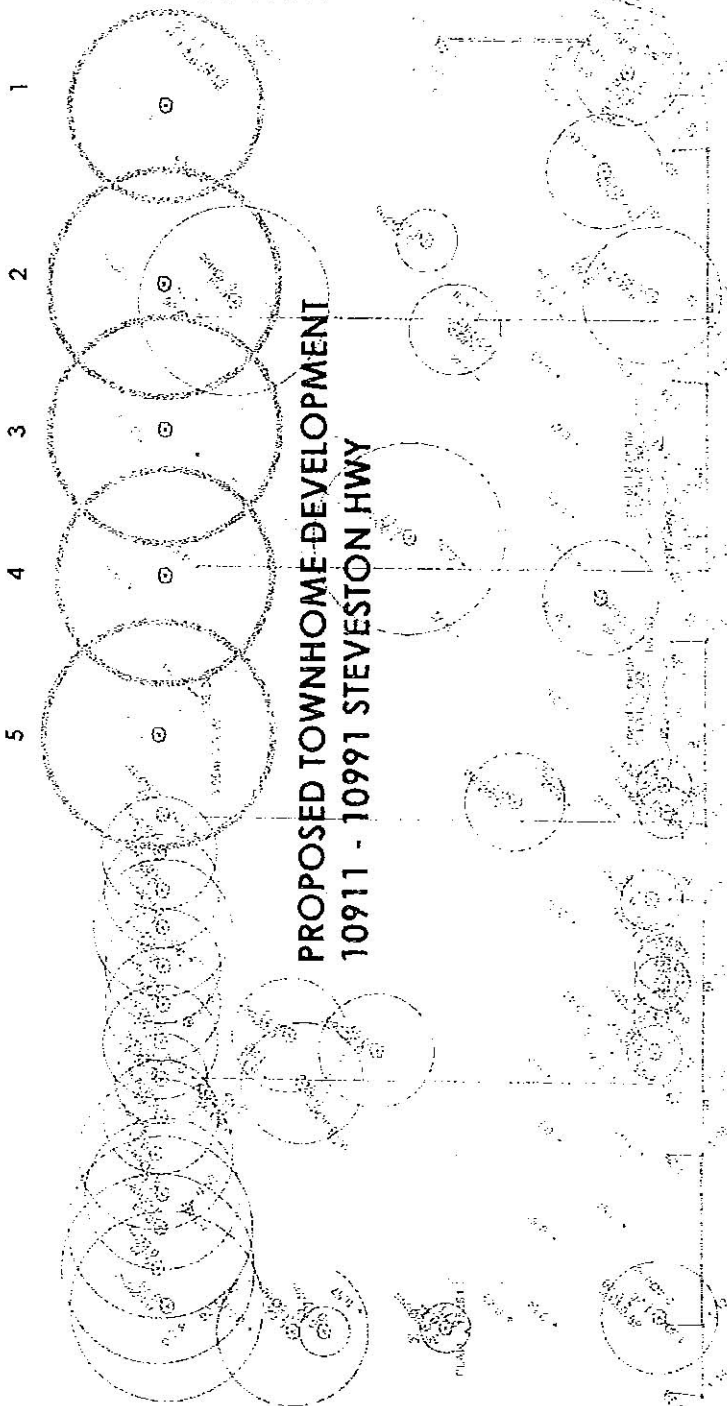
Catherine MacDonald Inc.

Catherine MacDonald
A.O.C.A., B.A., B.L.A.
ISA Certified Arborist PN-0716A
ISA Certified Tree Risk Assessor #212

Attachment: 7 pages as part of PDF document.

**THOMAS KIDD NEIGHBOURHOOD PARK
10851 SHELL ROAD**

5 CITY OF RICHMOND OWNED OAKS TO BE PROTECTED




**PROPOSED TOWNHOME DEVELOPMENT
10911 - 10991 STEVESTON HWY**

**10911-10991
STEVESTON HIGHWAY
RICHMOND**

**ARBORIST REPORT
PARK TREES LOCATION PLAN**

DATE: 16 JULY 2007

 NORTH
NOT TO SCALE
DRAWING 1/7

Catherine MacDonald Inc
648 East 5th Street
North Vancouver, BC V7L 1M7
tel: 604.904.0787
cell: 604.904.0302
fax: 604.904.0706

email:
catherinemacdonald@shaw.ca
Catherine MacDonald
ISA Certified Arborist FN 0716A
ISA Certified Tree Risk Assessor #212

NOTES:

DO NOT SCALE PLAN.

LEGEND:

TREE PROTECTION ZONE

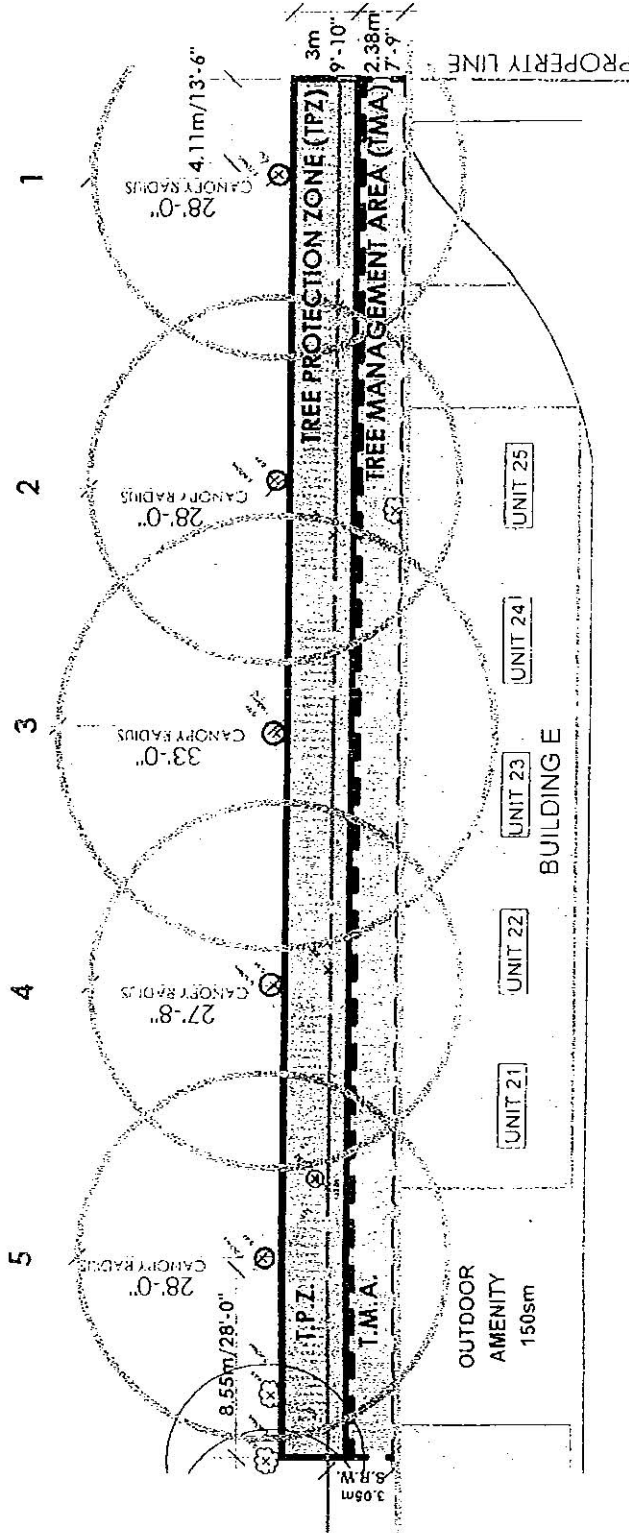


TREE MANAGEMENT AREA



PROPERTY LINE

BUILDING SET BACK LINE



NOTES:

DO NOT SCALE PLAN. REFER TO DIMENSIONS. MEASURE FROM FACE OF TREE TRUNK.

TREE PROTECTION ZONE: NO ENTRY (ACCESS, WORK OR STORAGE OF ANY KIND) PERMITTED IN THIS AREA. DIMENSION TREE PROTECTION BARRIERS AS SHOWN. BARRIERS TO BE AT LEAST 1.2M HIGH AND CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO WOOD 2x4's OR SOLID MATERIAL SUCH AS PLYWOOD FASTENED TO 2x4 STAKES & FRAMING WITH SIGNAGE AS PER ATTACHED EXAMPLE AND CITY OF RICHMOND TREE-3 BULLETIN (2007-03-13 ISSUE). REFER TO ARBORIST REPORT DATED 16 JULY 2007 FOR FURTHER DETAILS.

TREE MANAGEMENT AREA: WORK UNDER SUPERVISION OF PROJECT ARBORIST ONLY. NO MATERIALS STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING WITHIN MANAGEMENT AREA. BARRIERS & SIGNAGE AS ABOVE. REFER TO ARBORIST REPORT DATED 16 JULY 2007 FOR FURTHER DETAILS.

ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE AND/OR BC LANDSCAPE STANDARD (6TH EDITION) AS A MINIMUM.

CONSULT PROJECT ARBORIST OR MUNICIPAL ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

Catherine MacDonald Inc
648 East 5th Street
North Vancouver, BC V7L 1M7
tel: 604.904.0787
cell: 604.904.0302
fax: 604.904.0706
email: catherine@macdonaldshaw.ca

Catherine MacDonald
ISA Certified Arborist PN-C71AA
ISA Certified Tree Risk Assessor #212

10911-10991
STEVESTON HIGHWAY
RICHMOND

ARBORIST REPORT
TREE PROTECTION AREA

TREE MANAGEMENT ZONE
PLAN

DATE: 16 JULY 2007

NORTH

NOT TO SCALE
DRAWING 2/7

LEGEND:

SOUTH FACE OF TREE TRUNK

PROPERTY LINE

TREE PROTECTION ZONE T.P.Z.

TREE MANAGEMENT AREA T.M.A.

BUILDING SET-BACK LINE

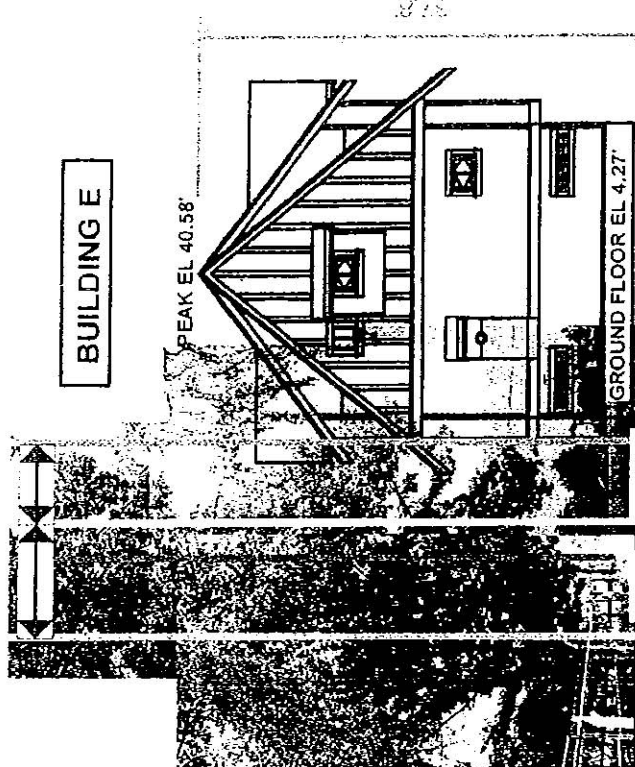
100% TREE REMOVAL ZONE



100% TREE REMOVAL ZONE

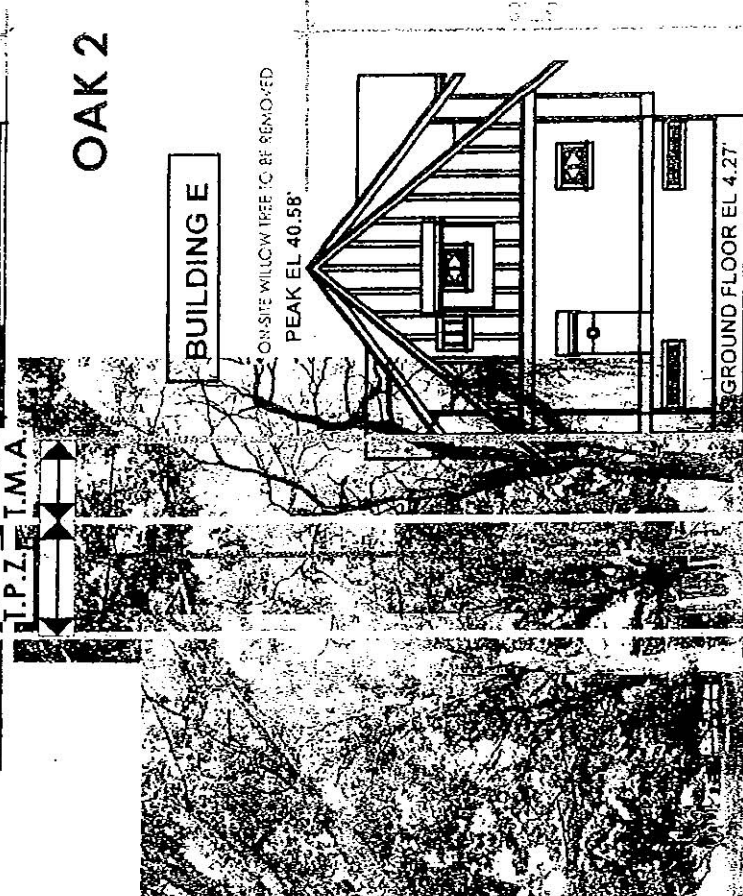
OAK 1

T.P.Z. T.M.A.



OAK 2

T.P.Z. T.M.A.



Catherine MacDonald Inc
648 East 5th Street
North Vancouver, BC V7L 1M7
tel: 604.904.0787
cell: 604.904.0302
fax: 604.904.0706
email: catherinemacdonald@show.ca

Catherine MacDonald
ISA Certified Arborist PA-07154
ISA Certified Tree Risk Assessor #212

NOTES:

DO NOT SCALE PLAN. REFER TO DIMENSIONS (DRAWING 2).

PROPOSED PRUNING AS PER ARBORIST REPORT & UNDER SITE SUPERVISION OF PROJECT ARBORIST.

TREE PROTECTION ZONE: NO ENTRY (ACCESS, WORK OR STORAGE OF ANY KIND) PERMITTED IN THIS AREA. DIMENSION TREE PROTECTION BARRIERS AS SHOWN. BARRIERS TO BE AT LEAST 1.2M HIGH AND CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO WOOD 2x4", OR SOLID MATERIAL SUCH AS PLYWOOD FASTENED TO 2x4 STAKES & FRAMING WITH SIGNAGE AS PER ATTACHED EXAMPLE AND CITY OF RICHMOND TREE-3 BULLETIN (2007-03-13 ISSUE). REFER TO ARBORIST REPORT DATED 76 JULY 2007 FOR FURTHER DETAILS.

TREE MANAGEMENT AREA: WORK UNDER SUPERVISION OF PROJECT ARBORIST ONLY. NO: MATERIALS STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING WITHIN MANAGEMENT AREA. BARRIERS & SIGNAGE AS ABOVE. REFER TO ARBORIST REPORT DATED 16 JULY 2007 FOR FURTHER DETAILS.

ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE AND/OR BC LANDSCAPE STANDARD (6TH EDITION) AS A MINIMUM.

CONSULT PROJECT ARBORIST OR MUNICIPAL ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

10911-10991
STEVESTON HIGHWAY
RICHMOND
ARBORIST REPORT
PRUNING SECTIONS 1 & 2

DATE 16 JULY 2007

NOT TO SCALE
DRAWING 3/7

LEGEND:

SOUTH FACE OF TREE TRUNK

PROPERTY LINE

TREE PROTECTION ZONE T.P.Z.

TREE MANAGEMENT AREA T.M.A.

BUILDING SET-BACK LINE

T.P.Z. T.M.A.

T.P.Z. T.M.A.

OAK 3

BUILDING E

PEAK EL 40.58'

GROUND FLOOR EL 4.27'

OAK 4

BUILDING E

PEAK EL 40.58'

GROUND FLOOR EL 4.27'

Catherine MacDonald Inc
648 East 5th Street
North Vancouver, BC V7L 1M7
Tel: 604.904.0787
cell: 604.904.0302
fax: 604.904.0706
email: catherinemacdonald@shaw.ca

Catherine MacDonald
ISA Certified Arborist: PN 0716A
ISA Certified Tree Risk Assessor: #212

NOTES:

DO NOT SCALE PLAN. REFER TO DIMENSIONS (DRAWING 2).

PROPOSED PRUNING AS PER ARBORIST REPORT & UNDER SITE SUPERVISION OF PROJECT ARBORIST.

TREE PROTECTION ZONE: NO ENTRY (ACCESS, WORK OR STORAGE OF ANY KIND) PERMITTED IN THIS AREA. DIMENSION TREE PROTECTION BARRIERS AS SHOWN. BARRIERS TO BE AT LEAST 1.2M HIGH AND CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO WOOD 2x4's, OR, SOLID MATERIAL SUCH AS PLYWOOD FASTENED TO 2x4 STAKES & FRAMING WITH SIGNAGE AS PER ATTACHED EXAMPLE AND CITY OF RICHMOND TREE-3 BULLETIN (2007-03-13 ISSUE). REFER TO ARBORIST REPORT DATED 16 JULY 2007 FOR FURTHER DETAILS.

TREE MANAGEMENT AREA: WORK UNDER SUPERVISION OF PROJECT ARBORIST ONLY. NO: MATERIALS STORAGE OF ANY KIND. VEHICLE TRAFFIC OR PARKING WITHIN MANAGEMENT AREA. BARRIERS & SIGNAGE AS ABOVE. REFER TO ARBORIST REPORT DATED 16 JULY 2007 FOR FURTHER DETAILS.

ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE AND/OR BC LANDSCAPE STANDARD (6TH EDITION) AS A MINIMUM.

CONSULT PROJECT ARBORIST OR MUNICIPAL ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

10911-10991
STEVESTON HIGHWAY
RICHMOND
ARBORIST REPORT
PRUNING SECTIONS 3 & 4

DATE: 16 JULY 2007

NOT TO SCALE
DRAWING 4/7

LEGEND:

SOUTH FACE OF TREE TRUNK

PROPERTY LINE

CONTRACTOR'S PROPERTY LINE

TREE PROTECTION ZONE

T.P.Z.

TREE MANAGEMENT AREA

T.M.A.

BUILDING SET-BACK LINE

CONTRACTOR'S PROPERTY LINE

T.P.Z. T.M.A.

OAK 5

BUILDING E

PEAK EL 40.58'

GROUND FLOOR EL 4.27'

Catherine MacDonald Inc
548 East 5th Street
North Vancouver, BC V7L 1M7
Tel: 604.904.0787
Cell: 604.904.0302
Fax: 604.904.0706
email: catherinemacdonald@shaw.ca

Catherine MacDonald
ISA Certified Arborist PN 0716A
ISA Certified Tree Risk Assessor #212

NOTES:

DO NOT SCALE PLAN. REFER TO DIMENSIONS (DRAWING 2).

PROPOSED PRUNING AS PER ARBORIST REPORT & UNDER SITE SUPERVISION OF PROJECT ARBORIST.

TREE PROTECTION ZONE: NO ENTRY (ACCESS, WORK OR STORAGE OF ANY KIND) PERMITTED IN THIS AREA. DIMENSION TREE PROTECTION BARRIERS AS SHOWN. BARRIERS TO BE AT LEAST 1.2M HIGH AND CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO WOOD 2x4 S. OR SOLID MATERIAL SUCH AS PLYWOOD FASTENED TO 2x4 STAKES & FRAMING WITH SIGNAGE AS PER ATTACHED EXAMPLE AND CITY OF RICHMOND TREE 3 BULLETIN (2007-03-13 ISSUE). REFER TO ARBORIST REPORT DATED 16 JULY 2007 FOR FURTHER DETAILS.

TREE MANAGEMENT AREA: WORK UNDER SUPERVISION OF PROJECT ARBORIST ONLY. NO MATERIALS STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING WITHIN MANAGEMENT AREA. BARRIERS & SIGNAGE AS ABOVE. REFER TO ARBORIST REPORT DATED 16 JULY 2007 FOR FURTHER DETAILS.

ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE AND/OR BC LANDSCAPE STANDARD (6TH EDITION) AS A MINIMUM.

CONSULT PROJECT ARBORIST OR MUNICIPAL ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

10911-10991
STEVESTON HIGHWAY
RICHMOND

ARBORIST REPORT
PRUNING SECTION 5

DATE: 16 JULY 2007

NOT TO SCALE
DRAWING 5/7

EXAMPLE OF TPZ SIGNAGE (11" x 17") TO BE MOUNTED SECURELY ON FENCE 30' ON CENTRE

NOT TO SCALE
DRAWING 6/7

TREE PROTECTION ZONE

DO NOT ENTER
DO NOT REMOVE FENCE
DO NOT STORE MATERIALS

EXAMPLE OF TMA SIGNAGE (11" x 17") TO BE MOUNTED SECURELY ON FENCE 30' ON CENTRE

TREE MANAGEMENT AREA

DO NOT ENTER UNLESS PROJECT ARBORIST IS PRESENT
DO NOT REMOVE FENCE
DO NOT STORE MATERIALS

Rezoning Considerations

10911, 10931, 10951, 10971 and 10991 Steveston Highway ("the lands")

Prior to final adoption of Zoning Amendment Bylaw 8309, the developer is required to complete the following:

1. Installation and maintenance of protective tree fencing, including periodic inspection, during construction to the satisfaction of the City's Tree Preservation Coordinator.
2. Consolidation of all the lots into one (1) development parcel.
3. Road dedication of 2 m along the entire Steveston Highway and Shell Road frontages and a 4 m x 4 m corner cut at the intersection.
4. Registration of a flood indemnity covenant on title to the lands (0.9 m GSC).
5. Registration of a restrictive covenant on title to the lands ensuring that the only means of access is to Shell Road and that the access to Steveston Highway be restricted to emergency vehicles only.
6. Registration of a restrictive covenant on title to the lands ensuring that the agricultural landscape buffer along Steveston Highway cannot be removed or modified without consent of the City. The purpose of the landscape buffer is to limit potential impacts from normal farm operations (e.g. dust, odour, noise, spraying, etc.).
7. Registration of a restrictive covenant on title to the lands prohibiting the conversion of tandem parking area into habitable area.
8. Registration of a legal agreement on title to the lands on the driveway and internal drive aisles for emergency access allowing access to/from the future development sites to the west at 10891 Steveston Highway, including future assembly potential with 10851 and 10871 Steveston Highway. This requirement is intended for vehicle and pedestrian access purposes only. City not responsible for utilities or maintenance.
9. Registration of a legal agreement on title to the lands on the driveway and internal drive aisles allowing access to/from the future development sites to the west at 10891 Steveston Highway, including future assembly potential with 10851 and 10871 Steveston Highway. This requirement is intended for vehicle and pedestrian access purposes only. City not responsible for utilities or maintenance.
10. Contribution of cash-in-lieu of on-site indoor amenity space, in compliance with the OCP (e.g. \$31,000 for 25 units).
11. Enter into a Servicing Agreement* for works, including but not limited to, the design and construction of:
 - a. Steveston Highway Frontage Improvements: Removal of existing sidewalk pouring a 1.5 m concrete sidewalk at the new property line, creating a grass boulevard with trees between the sidewalk and the existing curb and gutter. Also a landing pad is to be created for the existing bus stop and also installation of a decorative bus shelter (still at concept stage with City).
 - b. Shell Road Frontage Improvements: Road widening as required, complete with creation of a right-turn lane, removal of existing sidewalk pouring a 1.5 m concrete sidewalk at the new property line, creating a grass boulevard with trees and davit arm street lights between the sidewalk and the new curb and gutter.

- c. Thomas Kidd Park Tree Planting: Removal of Poplar trees in park adjacent to northwest portion of site, planting of new Red Oak trees in park to continue spacing established adjacent to northeast portion of site and reinstatement of ground.
 - d. Storm Sewer Upgrade: As identified in the capacity analysis, upgrade undersized storm sewer from manhole 100511 to manhole 100508 from existing 900 mm to 1200 mm and restoration works on Shell Road. Alternatively, cash-in-lieu of works may be permitted as determined by the City's Engineering Department and are a receivable cost.
12. The City's acceptance of the developer's voluntary offer of a servicing contribution in the amount of \$95,160. towards the future upgrading of the undersized downstream sanitary system.
 13. The City's acceptance of the developer's voluntary offer of an amenity contribution to the City in the amount of \$185,000.00, to go towards improvements in the adjacent Thomas Kidd Neighbourhood Park. Improvements include a picnic shelter, a marked perimeter walking path, soccer field drainage and grading, playground equipment and Shell Road trail tree planting.
 14. The City's acceptance of the developer's voluntary offer of an amenity contribution for affordable housing in the amount of \$0.60 per buildable ft² (e.g. \$17,829) towards the City's Affordable Housing Strategy. This complies with the strategy for applications received before July 1, 2007.
 15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

[Signed original on file]

M. Malhi, President, Steveston Villas Inc.

Date

Prior to future Development Permit* issuance, the developer is required to complete the following:

16. Proof of a contract with a registered arborist (with a minimum of four (4) site visits through construction) to ensure proper protection of retention and neighbouring trees to the west and in Thomas Kidd Park to the north.
17. Receipt of a Letter of Credit for landscaping (amount to be determined at submission of final Development Permit drawings).

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

18. Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.
19. Submit a construction parking and traffic management plan* to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).

*Note: This requires a separate application.



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8317 (RZ 05-314267)
10911, 10931, 10951, 10971 AND 10991 STEVESTON HIGHWAY**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing "Low-Density Residential" land use designation in Attachment 2 to Schedule 1 thereof of the following area and by designating it "Medium-Density Residential".

P.I.D. 004-910-877

Lot 6 Section 35 Block 4 North Range 6 West New Westminster District Plan 15381

P.I.D. 004-168-917

Lot 4 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

P.I.D. 010-051-058

Lot 3 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

P.I.D. 002-839-113

Lot 2 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

P.I.D. 004-910-770

Lot 1 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8317".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 19 2007



MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8309 (RZ 05-314267)
10911, 10931, 10951, 10971 AND 10991 STEVESTON HIGHWAY**

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 Section 291.194 thereof the following:

"291.194 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/194)"

The intent of this zoning district is to accommodate townhouses.

291.194.1 PERMITTED USES

RESIDENTIAL, limited to Townhouses;
BOARDING & LODGING, limited to two persons per dwelling unit;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, but excluding secondary suites.

291.194.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio: 0.76; PLUS

- (a) an additional 50 m² (538.2 ft²) per dwelling unit (either for the exclusive use of individual units or for the total development) for use as accessory buildings and off-street parking;
- (b) an additional 0.1 floor area ratio provided that it is entirely used to accommodate Amenity Space; and
- (c) 10% of the floor area ratio for the lot in question, which area must be used exclusively for covered areas of the principal building which are open on one or more sides;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) per dwelling unit which is to be used exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.194.3 MAXIMUM LOT COVERAGE: 43%

291.194.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Public Road Setback: 5.1 m (16.7 ft.);

- (a) portions of the principal **building** less than 6 m (19.7 ft.) in **building height** and containing no more than one-storey may project into the **public road** setback for a distance of not more than 0.8 m (2.6 ft.);
- (b) portions of the principal **building** which are less than 5 m (16.4 ft.) in height and are open on those sides which face a **public road** may project into the **public road** setback for a distance of not more than 1.5 m (5.0 ft.);
- (c) bay windows may project into the required **public road** setback for a distance of not more than 0.6 m (2.0 ft.); and
- (d) Notwithstanding the limitations imposed above, gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** may be located within the public road setback, but shall be no closer to a **property line** than 2 m (6.6 ft.).

.02 Side & Rear Yards: 3 m (9.8 ft.);

- (a) balconies, bay windows, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 1.5 m (5.0 ft.) and the **rear yard** for a distance of not more than 0.6 m (2.0 ft.).

291.194.5 MAXIMUM HEIGHTS

.01 Buildings and Structures: Three storeys but not to exceed 12 m (39.4 ft.).

.02 Accessory Buildings: 5 m (16.4 ft.).

291.194.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** having a width of less than 90 m (295.2 ft.) or a depth of less than 34.5 m (113.2 ft.).

291.194.7 OFF STREET PARKING

.01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw EXCEPT THAT

- (a) Off-street parking shall be provided at the rate of:
 - (i.) For residents: 1.5 spaces per **dwelling unit**; and
 - (ii.) For visitors: 0.2 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."

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 area and by designating it COMPREHENSIVE DEVELOPMENT DISTRICT (CD/194).

P.I.D. 004-910-877

Lot 6 Section 35 Block 4 North Range 6 West New Westminster District Plan 15381

P.I.D. 004-168-917

Lot 4 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

P.I.D. 010-051-058

Lot 3 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

P.I.D. 002-839-113

Lot 2 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

P.I.D. 004-910-770

Lot 1 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8309"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 19 2007



MAYOR

CORPORATE OFFICER