



To: Planning Committee *to Planning - Jan 16, 2007*
 From: Jean Lamontagne Date: December 15, 2006
 Director of Development RZ 06-327611
 Re: Application by Am-Pri Development (2004) Ltd. for Rezoning at 9400 Ferndale *File: 12-8060-20-8181*
 Road from Single-Family Housing District, Subdivision Area F (R1/F) to
 Comprehensive Development District (CD/167)

Staff Recommendation

That Bylaw No. 8181, to reduce the minimum lot size from 0.300 ha (0.741 acre) to 0.117 ha (0.289 acre) in "Comprehensive Development District (CD/167)", and to rezone 9400 Ferndale Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/167)", as amended, be introduced and given first reading.

Jean Lamontagne
Jean Lamontagne
Director of Development

JL:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>[Signature]</i>

Staff Report

Origin

Am-Pri Development (2004) Ltd. has applied to the City of Richmond for permission to rezone 9400 Ferndale Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/167) in order to permit the development of eight (8) townhouse units on the site.

A zoning textural amendment to Comprehensive Development District (CD/167) is also being proposed to accommodate the subject rezoning application.

Findings of Fact

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

Surrounding Development

The subject site is in the McLennan North Sub-Area (**Attachment 3**) south of Ferndale Road. The site is within Residential Area 2 of the McLennan North Sub-Area Plan, which allows for development of residential uses (2, 3 & 4-storey Townhouses, Low-rise Apartments (4-storeys maximum), with a base density of 0.95 Floor Area Ratio (F.A.R.). The existing development surrounding the site is described as follows:

- To the North: an approved development at 9411/9431 Ferndale Road (RZ 04-274082 and DP 05-292191) to develop 48 townhouses, zoned Comprehensive Development District (CD/164)
- To the East: newly constructed townhouse development at 9420 Ferndale Road (RZ 04-270154 and DP 05-297694) with 24 townhouse units, zoned Comprehensive Development District (CD/167)
- To the South: an approved development at 6288 Katsura Street (DP 05-302414) to develop 232 dwelling units, zoned Comprehensive Development District (CD/68)
- To the West: Katsura Park

Related Policies & Studies

- Official Community Plan (OCP) designation: McLennan North Sub-Area Plan, Schedule 2.10C.
- OCP McLennan North Sub-Area Land Use Map (**Attachment 3**): 2, 3 & 4-storey Townhouses, Low-rise Apartments (4-storeys maximum), 0.95 base F.A.R.
- Development Permit Guidelines: In the lower-density multiple-family residential areas, the Guidelines call for consistent setbacks and building heights, regular, small gaps between buildings, and building forms which strongly orient to adjacent streets and public open spaces.

Staff Comments

No significant concerns have been identified through the technical review. Preliminary architectural drawings (site plan and elevations, **Attachment 4**) and landscape plan (**Attachment 5**) are enclosed for reference. Separate from the rezoning process, the applicant is required to submit a separate application for a Development Permit and Building Permit.

Proposed Zoning Text Amendment

The applicant is requesting to amend Comprehensive Development District (CD/167) as this zone is considered to be the most appropriate one for this proposal, except for the minimum lot size. The developments to the east were completed according to this zone. However, the subject site is smaller in area than the neighbouring properties to the east and the minimum lot size stated in the zoning. A reduction to minimum lot size stated in the zoning is proposed to take into account the smaller lot area of the subject site, which is 1,177 m² compared to the existing minimum lot size of 3,000 m².

Trees

A tree survey is submitted (**Attachment 6**) and no bylaw-sized trees were noted on site. One (1) Birch tree on the adjacent property to the west (Katsura Park) is noted very close to the common property line and has twigs encroaching into the subject property. An Arborist Report (**Attachment 7**) recommending that tree protection barriers be installed at a minimum of 2 m away from the trunk-base of the tree has been submitted and the tree protection barriers has already been installed on site according to the recommendation. The tree protection barriers will remain on site until the construction of the proposed townhouse development is completed.

Another city's tree is noted along the front property line near the northwest corner of the site. This Cedar tree has already been removed to accommodate the frontage improvement works initiated by the adjacent townhouse development to the east.

One (1) deciduous and one (1) Cherry tree are also noted on the adjacent property to the east. The deciduous tree has already been removed as per DP 05-297694 for the adjacent townhouse development to the east. The Cherry tree, according to the applicant's arborist, is located sufficient distance from the subject site and will not likely be impacted by the future development activities on subject property. Therefore, no on-site tree preservation measures is required.

The preliminary landscape design (**Attachment 5**) will be further refined as part of the Development Permit process.

Frontage Improvements

Frontage Improvements are being provide through SA 05-309395 as part of the townhouse development to the east (9420 Ferndale Road), which was developed by the same applicant.

Vehicular Access

Vehicular access to the subject site is to be through the shared driveway in the developments to the east (9420 & 9440 Ferndale Road). Cross access easement granting the subject site access through 9420 & 9440 Ferndale Road has already been registered on title.

Latecomer Fee for Storm Sewer Upgrades

This site is included in the latecomer group for drainage upgrade and the developer is required to make a contribution to the upgrades required for the west side of the McLennan North catchments. The applicant has agreed to pay the latecomer fee of \$2,358 prior to the final adoption of the rezoning bylaw.

Amenity Space

The applicant has agreed on a payment-in-lieu for onsite indoor amenity space in the amount of \$8,000. Outdoor amenity space is being provided adjacent to Katsura park. The amenity space meets the minimum area requirements as requested by the OCP. The detailed design of this space will be further refined as part of the Development Permit application to ensure the space relates to the park.

Affordable Housing

In accordance with the Interim Affordable Housing Strategy, the applicant has agreed to the payment of a contribution of \$0.60 per buildable square-foot (e.g., \$6,562) towards the City's Affordable Housing Reserve Fund.

Aircraft Noise

The subject site is located within the Aircraft Noise Sensitive Development Policy Area. An Aircraft Noise Exposure Covenant, therefore, is required prior to adoption of rezoning bylaw.

Flood Indemnity Covenant

In accordance with the City's Interim Flood Management Strategy, a Flood Indemnity Covenant is required as a condition of rezoning.

Analysis

Project Description

The subject site is a single lot surrounded by new multi-family residential developments in the McLennan-North Sub Area. The proposed development can be considered as an extension of the townhouse development to the east. Similar to the adjacently development, the front building contains three (3) three-storey townhouse units and one (1) two-storey townhouse unit. The rear building contains four (4) three-storey townhouse units. Every unit has two (2) parking spaces and the two-storey unit is an adaptable unit.

McLennan North Sub-Area Plan

The proposal is consistent with the objectives of the McLennan North Sub-Area Plan in terms of unit type, density, and scale. In particular:

- The proposed site layout provides for an attractive pedestrian oriented streetscape of townhouses fronting Ferndale Road, which is consistent with the guidelines for Residential Area 2.
- The setback from Ferndale Road is consistent with the front yard setback of the neighbouring townhouse developments at 9420 & 9440 Ferndale Road.
- The proposed three-storey height of units is acceptable within this sub-area to achieve a consistent scale with other recent development to the east along Ferndale Road.
- The two-storey end unit at the northeast corner of the site mirrors the two-storey end unit in the adjacent development to the east and provides a nice break on the streetscape.

- The proposed density of 0.83 F.A.R., significantly below the 0.95 base F.A.R. for this area, is an appropriate density for this location.

Amendment to Comprehensive Development District (CD/167)

The proposed amendment to Comprehensive Development District (CD/167) would accommodate development of small orphan sites in McLennan North -- Residential Area 2, such as the subject site, which are sufficient in size to accommodate the allowable density of 0.86 FAR, while providing appropriate open space and lot site coverage.

Future Development Permit Application

At the time of Development Permit, details that will need to be addressed include:

- Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.10 of Bylaw 7100 (City Centre Area Plan);
- Detailed review of building form and character including pedestrian frontage along Ferndale Road;
- Location of garbage and recycling facilities, site signage etc. are to be considered;
- Review of units providing opportunities for conversion to accommodate wheelchair accessibility; and
- Landscaping design in accordance with the Official Community Plan (OCP).

Proposed Variance

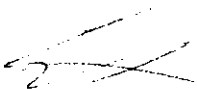
A variance to reduce the minimum Ferndale Road setback from 6.0 m to 5.50 m to permit 0.5 building projections into the setback area is requested. This variance can be considered through the forthcoming Development Permit process if integrated into a high quality streetscape design with appropriate screening and buffering.

Financial Impact or Economic Impact

None.

Conclusion

The proposed project is consistent with Richmond's planning and development objectives and is expected to be an attractive and fitting addition to McLennan North's multiple-family neighbourhood. The proposed use of Comprehensive Development (CD/167) is consistent with the McLennan North Sub-Area and with previously approved projects in the immediate vicinity. Overall, the project appears to be well designed and a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application and amendment to Comprehensive Development (CD/167) be approved.



Edwin Lee
Planning Technician - Design
EL:rg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: McLennan North Sub-Area Land Use Map

Attachment 4: Preliminary Site Plan and Elevations

Attachment 5: Preliminary Landscape Plan

Attachment 6: Tree Survey

Attachment 7: Arborist Report

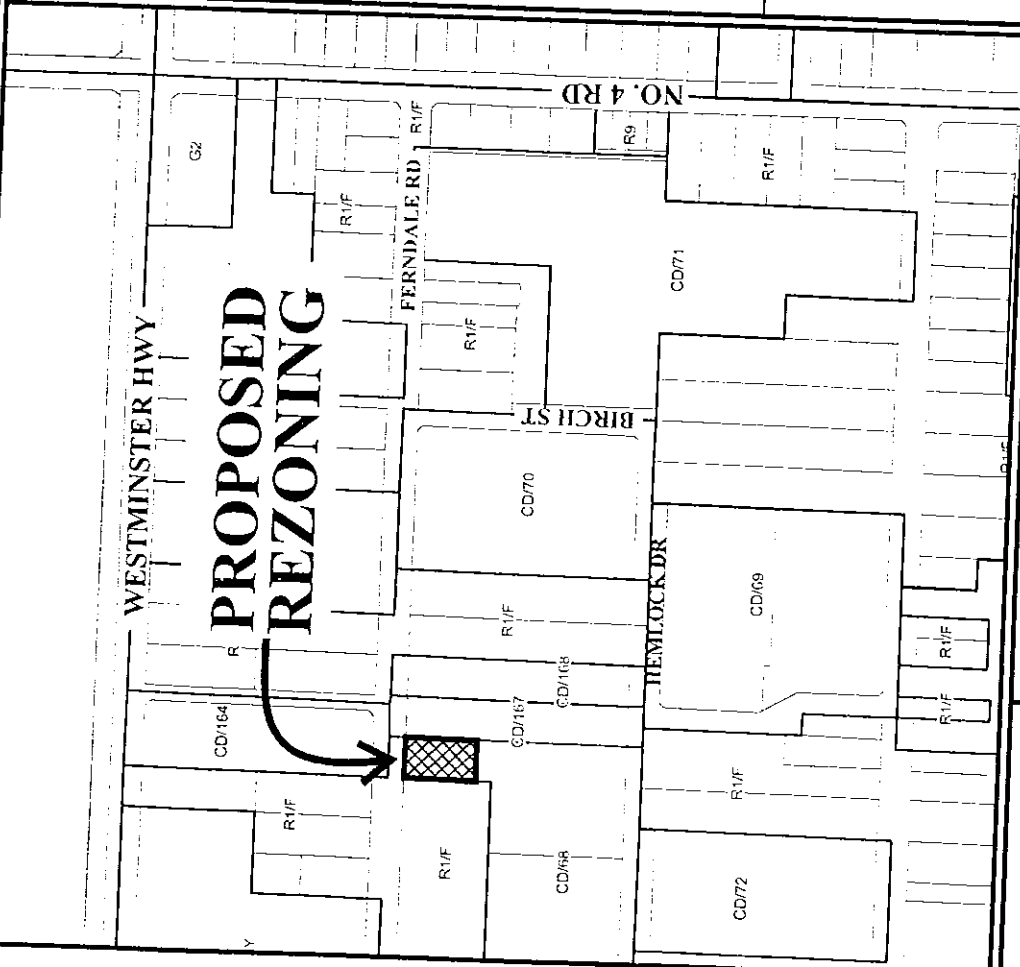
Attachment 8: Conditional Rezoning Requirements



City of Richmond

WESTMINSTER HWY

PROPOSED REZONING



12.71

72.68

72.74

72.64

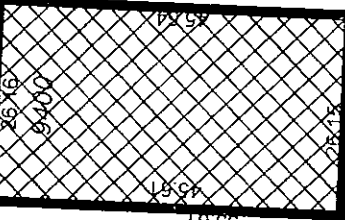
9357
26.15

9391
26.17

38.32

9451
26.17

FERNDALE RD



26.16
9440

26.16
9420

26.16
9400

55.61

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

45.51

NO. 4 RD

45.49

140.79

140.79

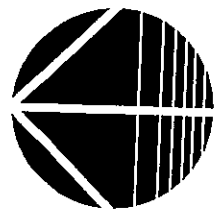
140.79

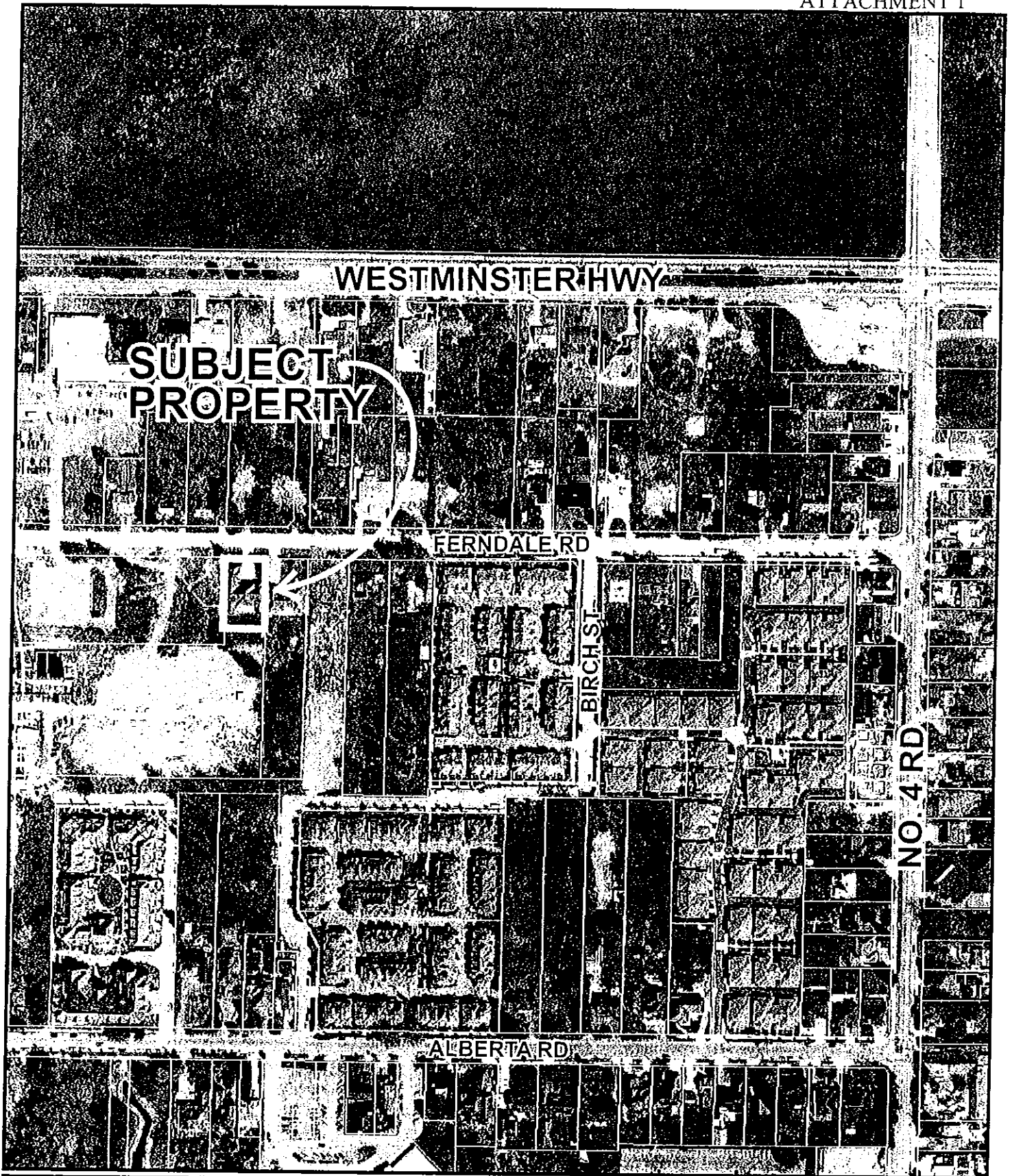
Original Date: 02/22/06

Revision Date:

Note: Dimensions are in METERS

RZ 06-327611





RZ 06-327611

Original Date: 12/18/06

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 06-327611

Attachment 2

Address: 9400 Ferndale Road

Applicant: Am-Pri Development (2004) Ltd.

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

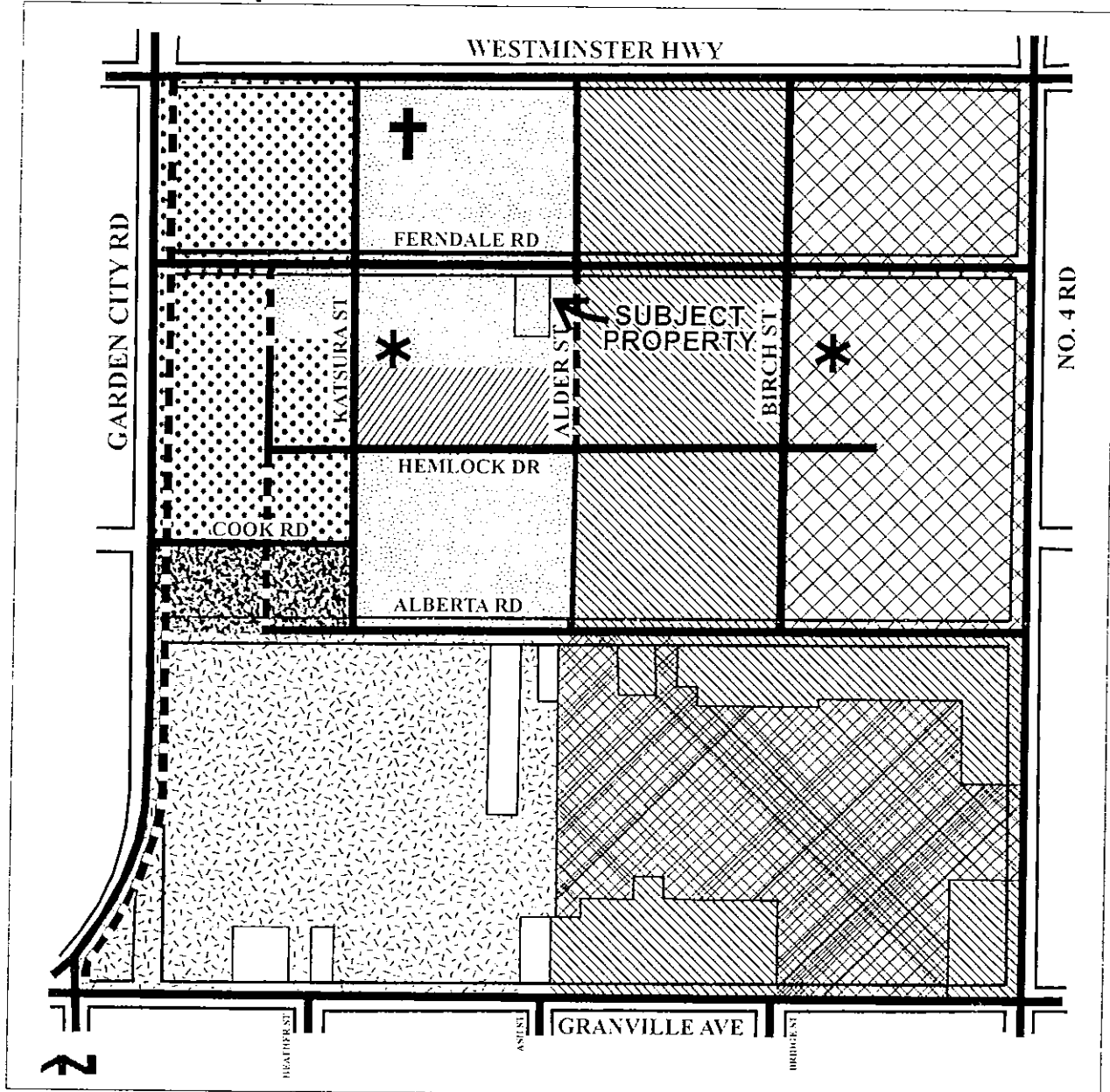
	Existing	Proposed
Owner:	Am-Pri Development (2004) Ltd.	No Change
Site Size (m ²):	1,177 m ² (12,670 ft ²)	No Change
Land Uses:	Single-Family Residential	Townhouse Residential
OCP Designation:	Residential	No Change
Area Plan Designation:	Residential Area 2, 0.95 base F.A.R., 2, 3 & 4-storey Townhouse, Low-rise Apts. (4-storeys max.)	No Change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/167) – permits townhouses at 0.86 F.A.R.
Number of Units:	1 Single-family dwelling	8 Townhouse units
Other Designations:	Airport Noise Sensitive Development Area 4	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	27.5 u.p.a.	none required
Floor Area Ratio:	Max. 0.86 F.A.R.	0.83 F.A.R.	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. dimensions):	1,170 m ² (after proposed amendment)	1,177 m ²	none
Setback – Front Yard (m):	Min. 6 m	5.5 m Min.	0.5 m projection
Setback – Side & Rear Yards (m):	Min. 3.0 m for 3-storeys Min. 2.0 m for 2-storeys Min. 1.5 m for 1-storey	Min. 3.0 m for 3-storeys Min. 2.0 m for 2-storeys Min. 1.5 m for 1-storey	none
Height (m):	12 m, no more than 3 storeys	11.3 m, 3 storeys	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none

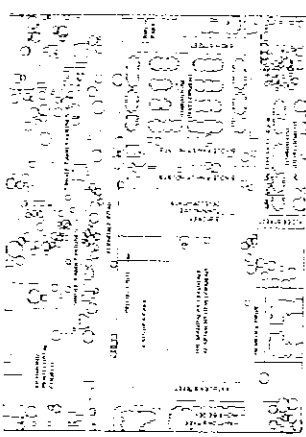
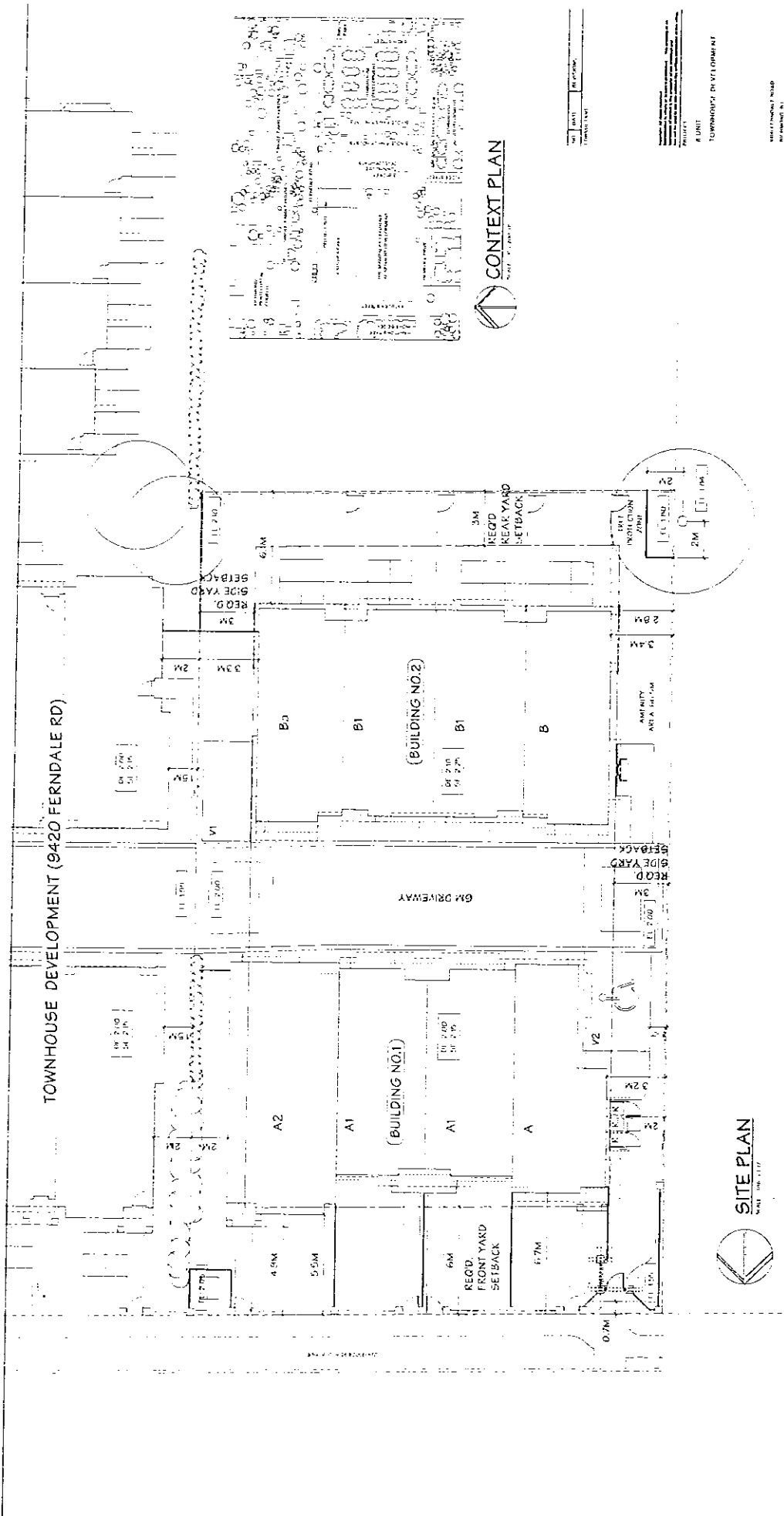
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	14	18	none
Tandem Parking Spaces:	permitted where two parking spaces provided per single dwelling unit	16 spaces for 8 units	none
Amenity Space – Indoor:	70 m ² or payment of cash-in-lieu	payment of cash-in-lieu of \$8,000	none
Amenity Space – Outdoor:	6 m ² per unit x 8 units = 48 m ²	66 m ²	none

City of Richmond

Land Use Map



	Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) Mid-rise Apts. (Up to 8-storeys) High-rise Apts. (Up to 45 m)		Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2 -storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved).		School
	Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)		Residential Area 5 0.55 base F.A.R. One-Family Dwelling		Neighbourhood Parks
	Residential Area 2A 0.95 base F.A.R. 2, 3, 4 & 5-storey Townhouses, low-rise apts. (5-storey max. Up to 19 m)		Mixed Residential/ Retail-Community Uses		Trail
	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses		Community Park		Principal Roads
					Church



CONTEXT PLAN
SCALE: 1:1000

DATE: 10/15/17
PROJECT: TOWNHOUSE DEVELOPMENT

SITE PLAN
SCALE: 1:100

tomizo yamamoto architect inc.

STATISTICS:

NET DEVELOPMENT AREA	1,200 SQ. M.
NET DEVELOPMENT AREA	1,200 SQ. M.
NET DEVELOPMENT AREA	1,200 SQ. M.
NET DEVELOPMENT AREA	1,200 SQ. M.
NET DEVELOPMENT AREA	1,200 SQ. M.
NET DEVELOPMENT AREA	1,200 SQ. M.

PARKING:

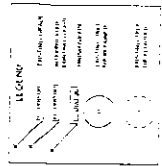
PROPOSED	10
EXISTING	0
TOTAL	10

F.A.R.:

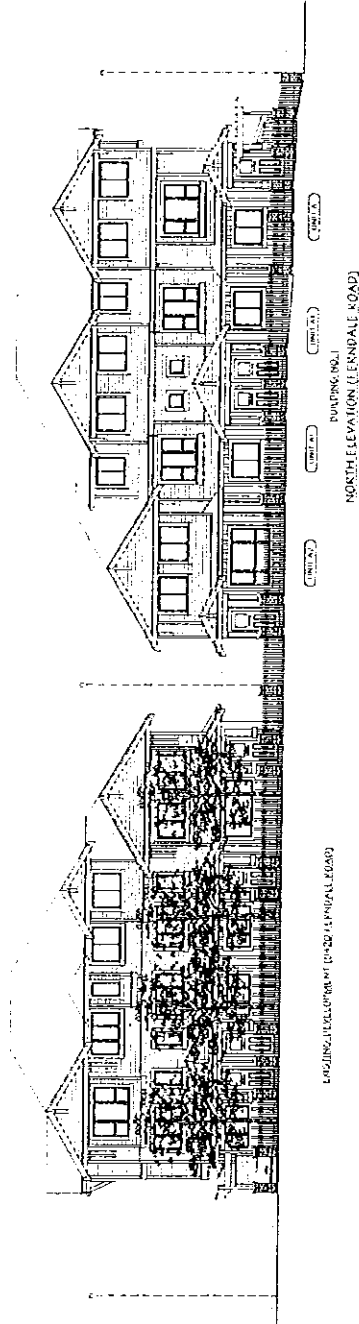
MAXIMUM FLOOR AREA	1,200 SQ. M.
MAXIMUM FLOOR AREA	1,200 SQ. M.
MAXIMUM FLOOR AREA	1,200 SQ. M.
MAXIMUM FLOOR AREA	1,200 SQ. M.
MAXIMUM FLOOR AREA	1,200 SQ. M.
MAXIMUM FLOOR AREA	1,200 SQ. M.

PROPOSED FLOOR AREA:

TYPE	AREA (SQ. M.)	PERCENTAGE (%)
RESIDENTIAL	1,000	83.33
COMMERCIAL	200	16.67
TOTAL	1,200	100.00

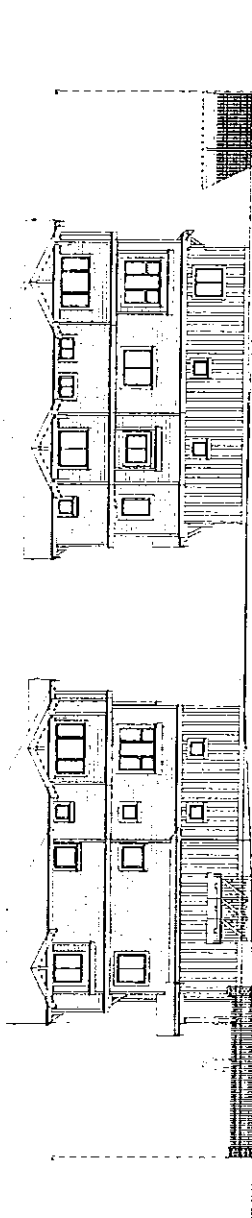


DATE	10/15/17
PROJECT	TOWNHOUSE DEVELOPMENT
SCALE	1:100
PROJECT NO.	1



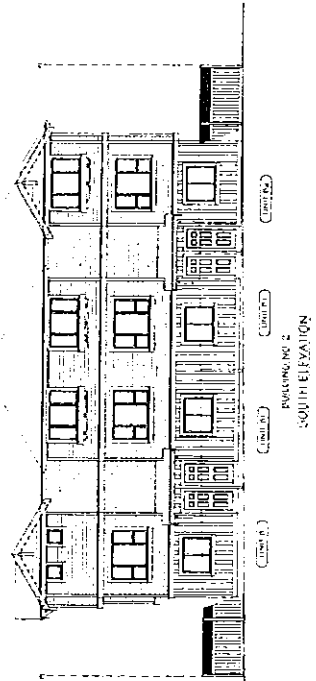
NORTH ELEVATION (LERNDALE ROAD)

EAST ELEVATION (LERNDALE ROAD)



WEST ELEVATION

SOUTH ELEVATION



SOUTH ELEVATION

NO. 1 UNIT
TOWNHOUSE

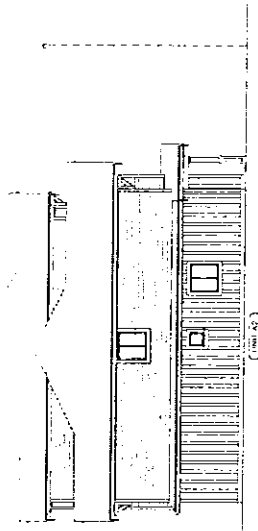
PROJECT
TOWNHOUSE DEVELOPMENT
100 LERNDALE ROAD
LERNDALE, NY 11530

tomizo
yamamoto
architect inc.

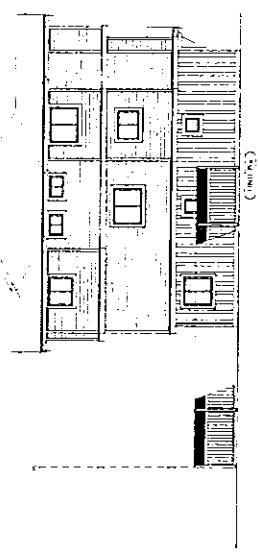
DATE: 08/11/11
DRAWN BY: [Name]
CHECKED BY: [Name]

ELEVATIONS

SCALE: 1/8" = 1'-0"	DATE: 08/11/11
PROJECT NO. 11111	SHEET NO. 5
TITLE: ELEVATIONS	DATE: 08/11/11

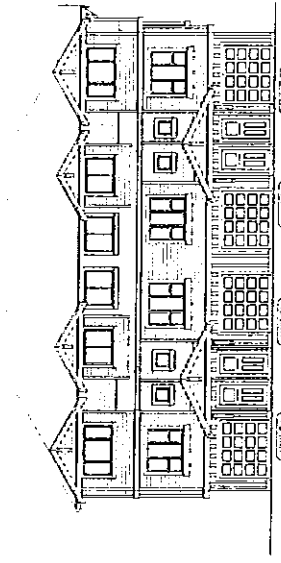


PBUILDING NO. 1
(Township 2)

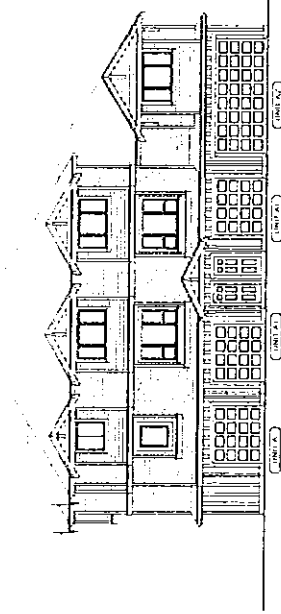


PBUILDING NO. 2
(Township 3)

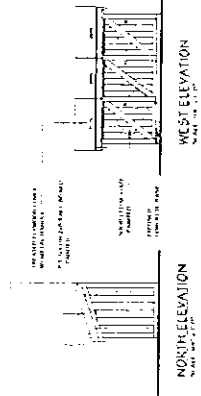
W. ELEVATION



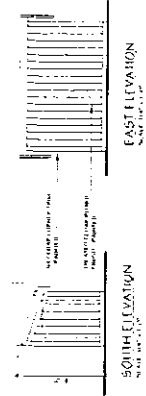
PBUILDING NO. 2
NORTH ELEVATION



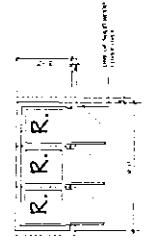
PBUILDING NO. 1
SOUTH ELEVATION



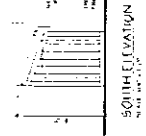
WEST ELEVATION



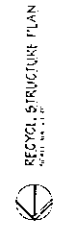
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



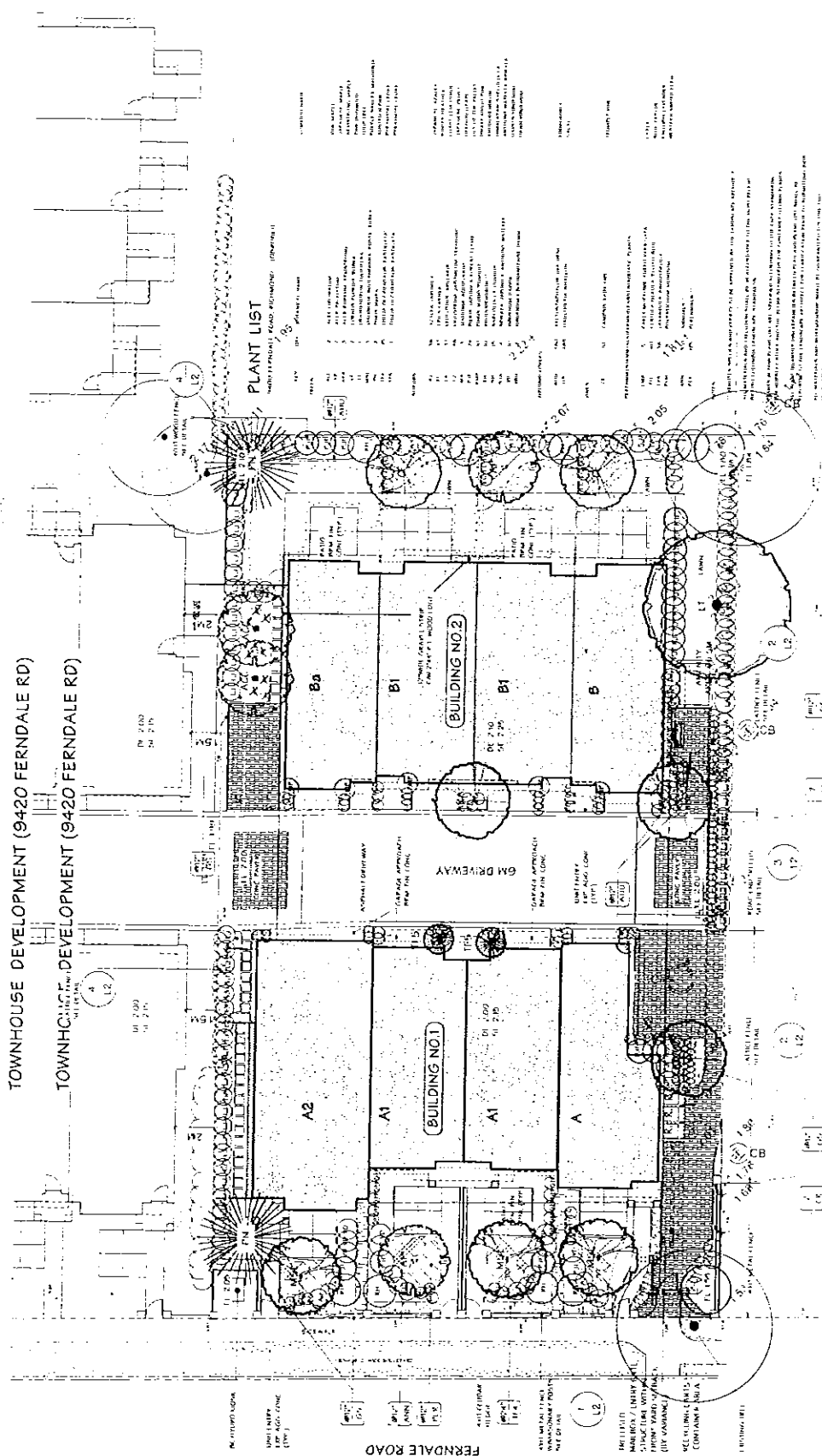
NO. 1 UNIT
TOWNSHIP 2

A UNIT
TOWNHOUSE DEVELOPMENT
1000 1000 1000 1000
1000 1000 1000 1000

tomizo
yamamoto
architect inc.

DATE: 10/10/10
DRAWING TITLE: ELEVATIONS

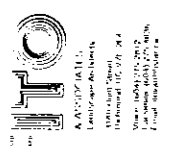
DATE: 10/10/10	6
TITLE: ELEVATIONS	
PROJECT: 1000 1000 1000 1000	



PLANT LIST
 TOWNHOME DEVELOPMENT (9420 FERNDAL RD)

NO.	SYMBOL	PLANT NAME	PLANT SIZE	PLANT QUANTITY
1	Symbol 1	PLANT NAME	PLANT SIZE	PLANT QUANTITY
2	Symbol 2	PLANT NAME	PLANT SIZE	PLANT QUANTITY
3	Symbol 3	PLANT NAME	PLANT SIZE	PLANT QUANTITY
4	Symbol 4	PLANT NAME	PLANT SIZE	PLANT QUANTITY
5	Symbol 5	PLANT NAME	PLANT SIZE	PLANT QUANTITY
6	Symbol 6	PLANT NAME	PLANT SIZE	PLANT QUANTITY
7	Symbol 7	PLANT NAME	PLANT SIZE	PLANT QUANTITY
8	Symbol 8	PLANT NAME	PLANT SIZE	PLANT QUANTITY
9	Symbol 9	PLANT NAME	PLANT SIZE	PLANT QUANTITY
10	Symbol 10	PLANT NAME	PLANT SIZE	PLANT QUANTITY
11	Symbol 11	PLANT NAME	PLANT SIZE	PLANT QUANTITY
12	Symbol 12	PLANT NAME	PLANT SIZE	PLANT QUANTITY
13	Symbol 13	PLANT NAME	PLANT SIZE	PLANT QUANTITY
14	Symbol 14	PLANT NAME	PLANT SIZE	PLANT QUANTITY
15	Symbol 15	PLANT NAME	PLANT SIZE	PLANT QUANTITY
16	Symbol 16	PLANT NAME	PLANT SIZE	PLANT QUANTITY
17	Symbol 17	PLANT NAME	PLANT SIZE	PLANT QUANTITY
18	Symbol 18	PLANT NAME	PLANT SIZE	PLANT QUANTITY
19	Symbol 19	PLANT NAME	PLANT SIZE	PLANT QUANTITY
20	Symbol 20	PLANT NAME	PLANT SIZE	PLANT QUANTITY

DATE: 01/20/2006
 PROJECT: TOWNHOUSE DEVELOPMENT (9420 FERNDAL RD)
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



CLIENT:
 MIRON FERNDALE HD
 HIGH REND, D.C.

LANDSCAPE PLAN

L1

PARK



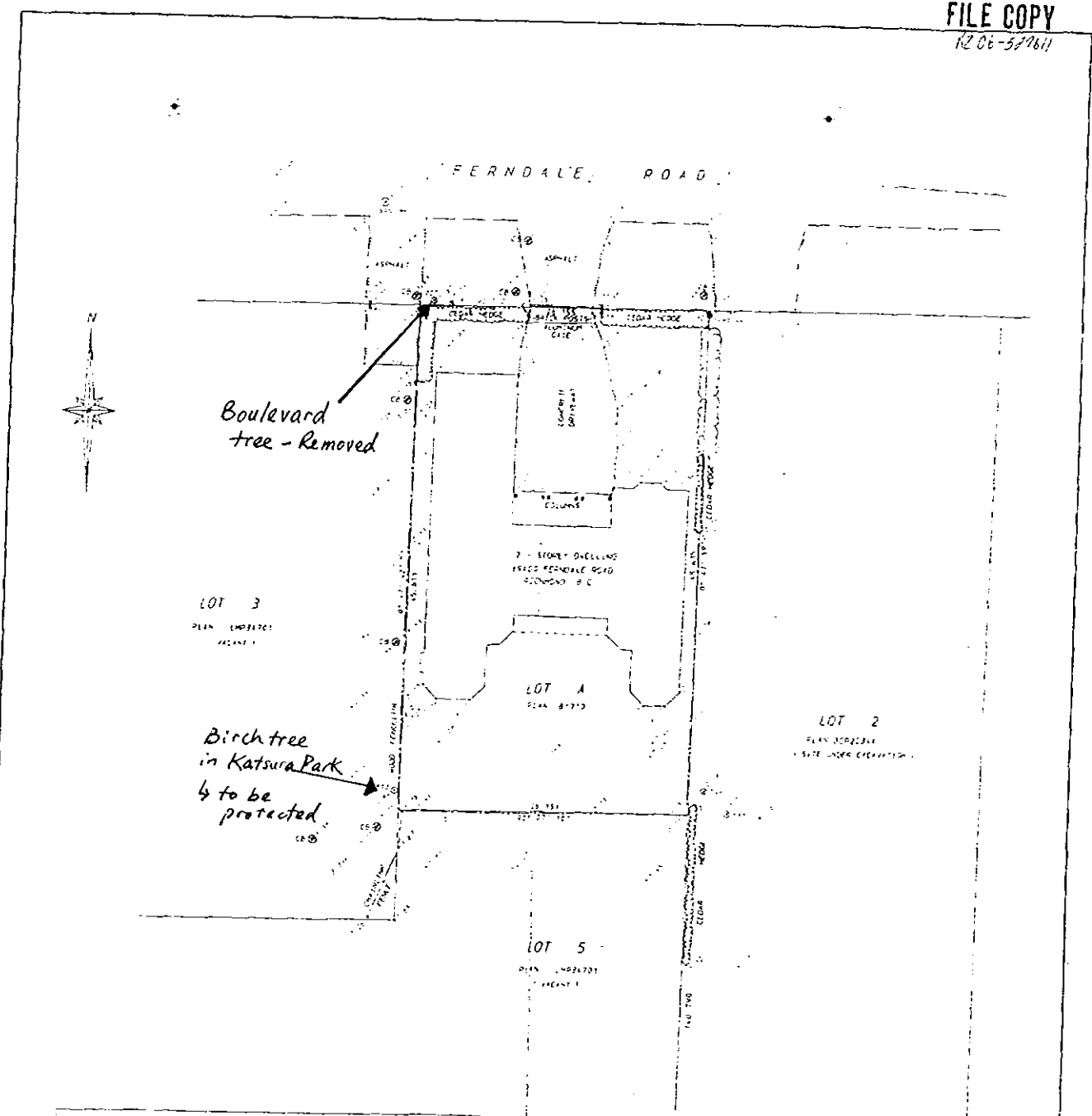
FERNDALE ROAD

UNIT ENTRY
 (SEE PLAN)

BUILDING NO. 1
 BUILDING NO. 2

THE CLIENT HAS REQUESTED THAT THE LANDSCAPE DESIGN BE AESTHETICALLY PLEASING AND FUNCTIONAL. THE LANDSCAPE DESIGN SHOULD BE SUSTAINABLE AND EASY TO MAINTAIN. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S LANDSCAPE DESIGN GUIDELINES. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S PLANTING SCHEDULE. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S TREE PROTECTION BY-LAW. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S SIGNAGE BY-LAW. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S PARKING BY-LAW. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S TRASH AND RECYCLING BY-LAW. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S WATER AND SEWERAGE BY-LAW. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S ELECTRICAL BY-LAW. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S GAS BY-LAW. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S FIRE ALARMS BY-LAW. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S OCCUPATIONAL SAFETY AND HEALTH BY-LAW. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S BUILDING BY-LAW. THE LANDSCAPE DESIGN SHOULD BE IN ACCORDANCE WITH THE CITY OF TORONTO'S ZONING BY-LAW.

FILE COPY
12 06-577611



TREE TABLE

TREE NO.	SPECIES AND/OR DESCRIPTION	FORM DIA (FT)	DATA (LINE 10)
227	CEPAIN	0 50	1
228	CECIDIUM	0 30	2
229	CECIDIUM	0 30	2
232	BIRCH	0 30	2

PLAN SHOWING TREES AND TOPOGRAPHY OF
LOT A, SECTION 10, B. 4 N., R. 6 W.,
NWD, PLAN B1710
CITY OF RICHMOND
SCALE: 1" = 250' (NAD 83)
FIELD SURVEY COMPLETED JANUARY 23, 2006

STEPHEN D. MILNER
R.C. LAND SURVEYOR
2103-5527 1318 AVENUE
DELTA B.C. V4R 1T9
TEL: 604-261-1788
FAX: 604-261-1788

THIS PLAN, DAY OF JANUARY, 2006
S. D. Milner
S.D. MILNER R.C.L.S.

NOTES
ELEVATIONS ARE ON GEODETIC DATUM, SHOWN IN METRES,
AND ARE DERIVED FROM RICHMOND'S GEODETIC DATUM
ELEVATION = 1 870 m
DENOTES ELEVATION

○ DENOTES TREE # NUMBER AND ELEVATION
--- DENOTES EDGE OF ASPHALT
--- DENOTES EDGE OF CONCRETE SLAB
--- DENOTES FENCELINE
--- DENOTES NON-PERMANENT STRUCTURE
--- DENOTES LINE OF STAY WALK OR EASEMENT
--- DENOTES PAINTED TRAFFIC LINE

FILE 9711
MAP 12044-6



VanArbor Vegetation Consulting Ltd.
Consulting Arborist & Urban Forest Resources

Arboriculture Report

Date of Report: November 24, 2006
Project Address: 9400 Ferndale Road, Richmond, BC
Arborist: Ken Bell, P.Ag., CAC, ISA Certified Arborist
Distribution: AM – PRI Construction Ltd.
T. Yamamoto Architect Inc.
City of Richmond

Introduction

AM – PRI Construction Ltd. has applied to the City of Richmond for permission to rezone 9400 Ferndale Road from single-family housing District, Subdivision Area F (RI/F) to Comprehensive Development District (CD) in order to permit the development of 12 townhome units . File No. RZ 06-327611. There are two protected trees located on the neighbouring properties that require preservation.

The purpose of this Arborist report is to provide a *Tree Preservation Plan* and provide compliance with the City of Richmond Tree Protection By-law No. 8057. The report includes a tree survey, tree inventory and a tree protection plan. Tree replacement calculations are not required for this subdivision proposal. The Landscape Architect is to provide a landscape scheme for the proposed development that may include replacement trees.

Tree Survey

VanArbor conducted the field work to review trees and site conditions on November 23, 2006. Appendix 1 Site Plan shows the location of protected trees documented by the project BC Land Surveyor on January 27, 2006. The Site Plan also shows the proposed townhouse layout and tree preservation notes. Protected trees have not been field identified with numerical tree tags.

Site Conditions and Tree Assessment

The site at 9400 Ferndale Road is presently occupied by an existing house. The house is proposed for demolition and removed from site to enable townhome development. The ground area is relatively flat and there are no water courses or any other significant environmental features to report. The building lot contains no protected trees however there are 2 Pyramid cedar hedgerows on the building lot.



Photograph 1 shows a panorama view of the residential lot at 9400 Ferndale Road proposed for subdivision and townhouse development.

The Site Plan shows four (4) protected sized trees located on neighbouring lots and Municipal Easements. However, two (2) trees have been removed to enable underground infrastructure improvements in Municipal Easements or townhome development.

Appendix 1 Site Plan shows 4 protected sized trees that were documented January 27, 2006. Table 1 provides base line information for the protected trees.

Table 1

Tree #	Species	Trunk Diameter (m)	Drip Line (m)	Comments
727	Cedar	≈.5	≈4	Tree removed from municipal right-of-way to enable underground infrastructure works
736	Deciduous	≈.2	≈3	Tree removed from neighbouring townhouse development (9420 Ferndale Rd.)
737	Cherry	≈.3	≈3	Tree located sufficient distance from proposed subdivision and will not likely be impacted future development activity on proposed subdivision lot
812	Birch	24.0	≈4	Tree located on parks property near property line Tree has lean orientation away from the proposed subdivision property. Tree to be on-site preserved.

Tree Preservation Plan

Pyramid cedar hedgerows on the proposed subdivision site are proposed to be removed.

Trees # 727 and 736 have already been removed to enable Municipal infrastructure upgrading and or townhome development works.

Cherry Tree # 737 is located on the neighbouring Townhouse Development site at 9420 Ferndale Road. The tree is located a sufficient distance away from the proposed subdivision site and is not expected to be impacted by development activities on the proposed subdivision lot.

Birch tree # 812 is located on Parks property next to the property line fence and is proposed for on-site preservation. It is **recommended**:

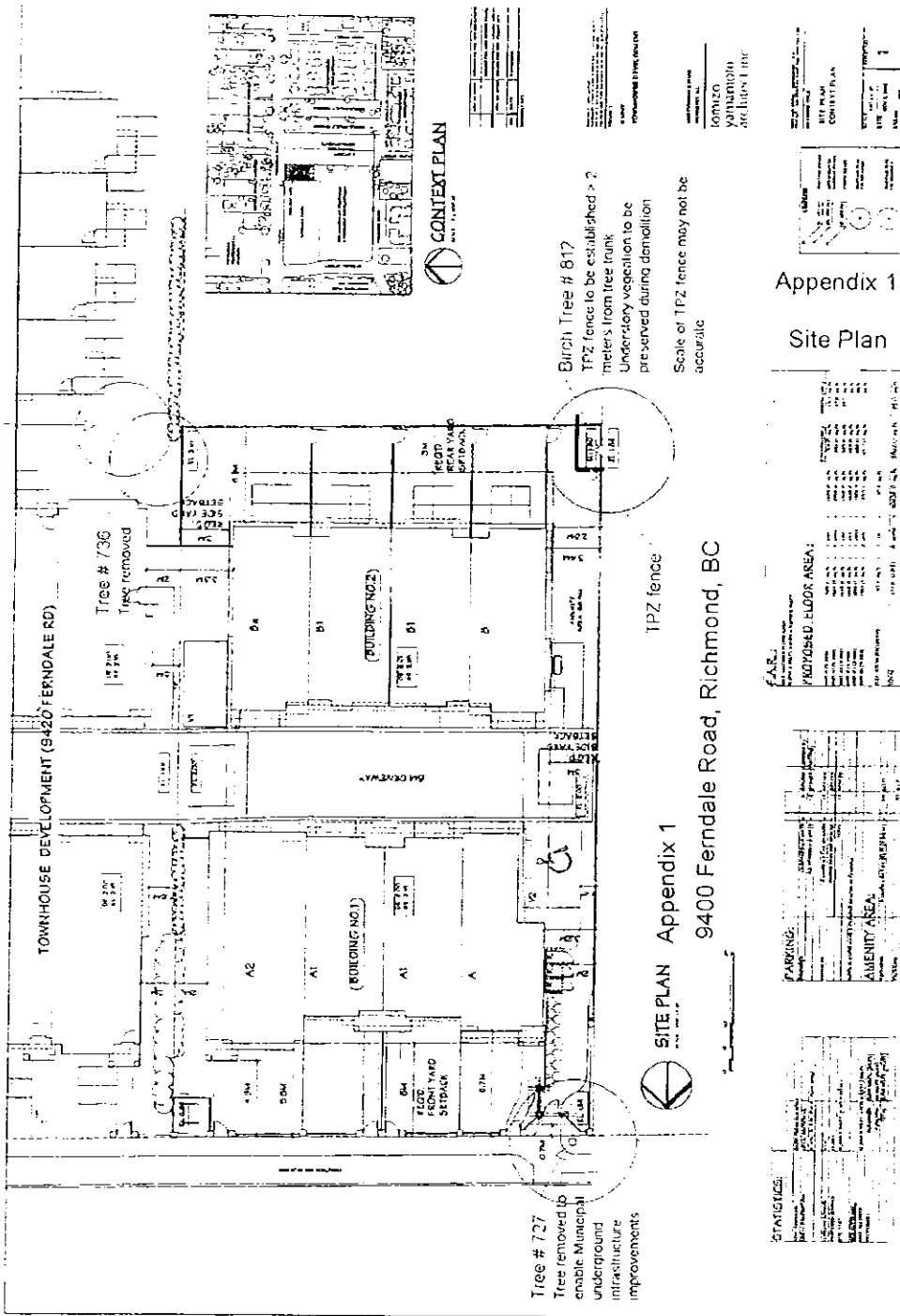
1. A tree protection zone (TPZ) fence be established ≥ 2 meters radius from the trunk-base of the tree
2. Rhododendron shrubs and other understory vegetation located within the TPZ on the proposed subdivision site are to be preserved during demolition of the house. If the shrubs within the TPZ are not desired after demolition, then the understory plants may be removed by hand digging; thereafter, the bare ground is to be covered with a 4" inch layer of standard bark mulch to help enhance the root system of the Birch tree.
3. Preload concrete blocks are to be placed outside the TPZ fence



Photograph 2 shows Birch Tree # 812.

The removal of Trees # 727 and 736 from municipal easements or neighbouring properties are not the result of this proposed subdivision activities. Replacement trees should not be imposed for the removal of the subject trees. Therefore tree replacement calculations are not included with this report.

Tree # 737 Tree located too far from proposed subdivision development to be impacted by construction activities.



Tree # 727
Tree removed to enable Municipal underground infrastructure improvements

Birch Tree # 817
TPZ fence to be established > 2 meters from tree trunk
Understory vegetation to be preserved during demolition

Scale of TPZ fence may not be accurate

CONTEXT PLAN
NOT TO SCALE

SITE PLAN Appendix 1
9400 Ferndale Road, Richmond, BC

STATISTICS:

Lot Area	10,000 sqm
Building Area	2,000 sqm
Site Coverage	20%
Setback	3m
Yield	1.0
Other	

PARKING:

Minimum	10
Maximum	15
Actual	12

AMENITY AREA:

Minimum	50
Maximum	100
Actual	75

FAIR:

Minimum	100
Maximum	200
Actual	150

Appendix 1 Site Plan

Scale of TPZ fence may not be accurate

Yanarbor Vegetation Consulting Ltd.

Assumptions and Limiting Conditions

1. Except as expressly set out in this report and in these Assumptions and Limiting Conditions, VanArbor Vegetation Consulting Ltd. ("VanArbor") makes no guarantee, representation or warranty (express or implied) with regard to: this report; the findings, conclusions and recommendations contained herein; or the work referred to herein.
2. This report has been prepared, and the work undertaken in connection herewith has been conducted, by VanArbor for AM-PRI Construction Ltd. (the "Client"). It is intended for the sole and exclusive use by the Client for the purpose(s) set out in this report. Any use of, reliance on or decisions made based on this report by any person other than the Client, or by the Client for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. VanArbor accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person other than the Client as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution or publication of this report (except for the internal use of the Client) without the express written permission of VanArbor (which consent may be withheld in VanArbor's sole discretion) is prohibited. VanArbor retains ownership of this report and all documents related thereto both generally and as instruments of professional service.
3. The findings, conclusions and recommendations made in this report reflect VanArbor's best professional judgement in light of the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report as at the date of this report. Except as expressly stated in this report, the findings, conclusions and recommendations set out in this report are only valid for the day on which the assessment leading to such findings, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date (which they are likely to do), modifications to the findings, conclusions, and recommendations in this report may be necessary. VanArbor expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.
4. Conditions affecting the trees subject to this report (the "Conditions", including without limitation structural defects, scars, decay, fungal fruiting bodies, evidence of insect attack, discoloured foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise expressed: information contained in this report covers only those Conditions and trees that are expressly stated to be subject to this report and only reflects such Conditions and trees at the time of inspection; and the inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing, or coring. While every effort has been made to ensure that the trees recommended for retention are both healthy and safe, no

guarantees, representations or warranties are made (express or implied) that those trees will remain standing or will not fail. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree, or group of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. VanArbor expressly excludes any duty to provide any such modification if Conditions change or additional information becomes available.

5. Nothing in this report is intended to constitute or provide a legal opinion, and VanArbor expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title to and ownership of real or personal property and matters relating to cultural and heritage values). VanArbor makes no guarantee, representation or warranty (express or implied) as to the requirements of or compliance with applicable laws, rules, regulations, or policies established by federal, provincial, local government or First Nations bodies (collectively, "**Governmental Bodies**") or as to the availability of licences, permits or authorizations of any Governmental Body. Revisions to any regulatory standards (including by-laws, policies, guidelines and any similar directions of a Government Bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. VanArbor expressly excludes any duty to provide any such modification if any such regulatory standard is revised.
6. The client agrees that VanArbor 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. In preparing this report, VanArbor has relied in good faith on information provided by certain persons, Governmental Bodies, government registries and agents and representatives of each of the foregoing, and VanArbor assumes that such information is true, correct and accurate in all material respects. VanArbor accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of or information provided by such persons, bodies, registries, agents and representatives.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
9. Loss or alteration of any part of this report invalidates the entire report.

Qualifications of Author

Ken Bell, P.Ag., CAC

14778 Thrift Avenue
White Rock, BC
V4B 2J5

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

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

Conditional Rezoning Requirements

9400 Ferndale Road

RZ 06-327611

Prior to final adoption of Zoning Amendment Bylaw 8181, the developer is required to complete the following requirements:

1. Submission of the latecomer fee in the amount of \$2,358.
2. Contribution of \$1,000 per dwelling unit (e.g. \$8,000) in-lieu of on-site indoor amenity.
3. Contribution of \$0.60 per buildable square foot (e.g. \$6,562) towards the City's affordable housing fund.
4. Registration of an Aircraft Noise Exposure Covenant.
5. Registration of a flood indemnity covenant (minimum 0.9 m geodetic).
6. Registration of a Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area.
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8181 (RZ 06-327611)
9400 FERNDALE 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 replacing the Minimum Lot Size provisions in Comprehensive Development District (CD/167) subsection 291.167.6.01 with the following:

“.01 A **building** shall not be constructed on a **lot** which is less than 0.117 ha (0.289 ac) in area.”

- 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/167)**.

P.I.D. 014-779-668

Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan 81710

- 3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8181**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER