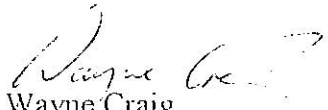




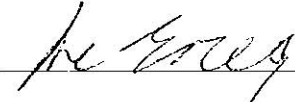
To: Planning Committee **Date:** December 18, 2007
From: Wayne Craig **File:** RZ 07-377838
Acting Director of Development
Re: Application by Malhi Construction Ltd. and Ajit Thaliwal for Rezoning at
8571 Ash Street from Single-Family Housing District, Subdivision Area B
(R1/B) to Single-Family Housing District, Subdivision Area K (R1/K)

Staff Recommendation

That Bylaw No. 8321, for the rezoning of 8571 Ash Street from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.


Wayne Craig
Acting Director of Development

WC:sl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Malhi Construction Ltd. and Ajit Thaliwal have applied to the City of Richmond to rezone 8571 Ash Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family Housing District, Area K (R1/K) in order to create two (2) new Single-Family lots.

Findings of Fact

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

Surrounding Development

The subject property is located in a portion of the Ash Street Sub Area where there is a mix of small and medium sized single-family lots and townhouses. The housing stock is a mix of newer and older homes. The homes surrounding the subject properties are generally older homes and some lots have similar development potential to the subject application.

Related Policies & Studies

Ash Street Sub Area Plan

Redevelopment is dictated by the Ash Street Sub Area Plan Land Use Map, which designates the subject property for 'Low Density Residential'. Numerous single-family rezoning applications to Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District, Subdivision Area A (R1/A) have been/are being processed and approved along this section of Ash Street between Dixon Avenue and Dolphin Avenue according to this Sub Area Plan land use designation (RZ 03-222842, RZ 03-230337, and RZ 07-378855).

Staff Comments

Tree Preservation

A Tree Survey submitted by the applicant indicates the location of seven (7) bylaw-sized trees, in which one (1) of them is located on the subject property, five (5) are shared between the subject site and the adjacent property to the north (8551 Ash Street), and one (1) is located on 8551 Ash Street (**Attachment 3**). A Certified Arborist's report has been submitted by the applicant in support of the application (**Attachment 4**). The Report recommends removal of six (6) bylaw sized trees where three (3) of them are hazardous trees and three (3) are in poor condition and located on the north property line. The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for removal of six (6) bylaw-sized trees on the basis of tree condition. A consent letter from the property owner of 8551 Ash Street for four (4) shared trees and one (1) tree on 8551 Ash Street is on file.

No replacement trees are required for the removal of hazardous trees according to Tree Protection Bylaw No. 8057; however, based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, six (6) replacement trees with a minimum calliper sizes of 6 cm (in a mix of coniferous and deciduous) are required for the removal of three (3) bylaw sized trees. In order to ensure that the landscaping works are undertaken, the City would require a Landscaping

Security in the amount of \$3,000 for planting of six (6) replacement trees on-site prior to final adoption of the rezoning bylaw.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

At future Subdivision stage, the developer will be required to pay Neighbourhood Improvement Charges for future road improvements, Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Analysis


The adjacent properties to the north have the potential to rezone and subdivide. Given that some of the lots in the area are small already and/or have relatively new housing, the character of the neighbourhood should not change dramatically. Staff support the proposed rezoning, as it is consistent with the direction of development already undertaken in the immediate vicinity of the site.

Financial Impact or Economic Impact

None.

Conclusion

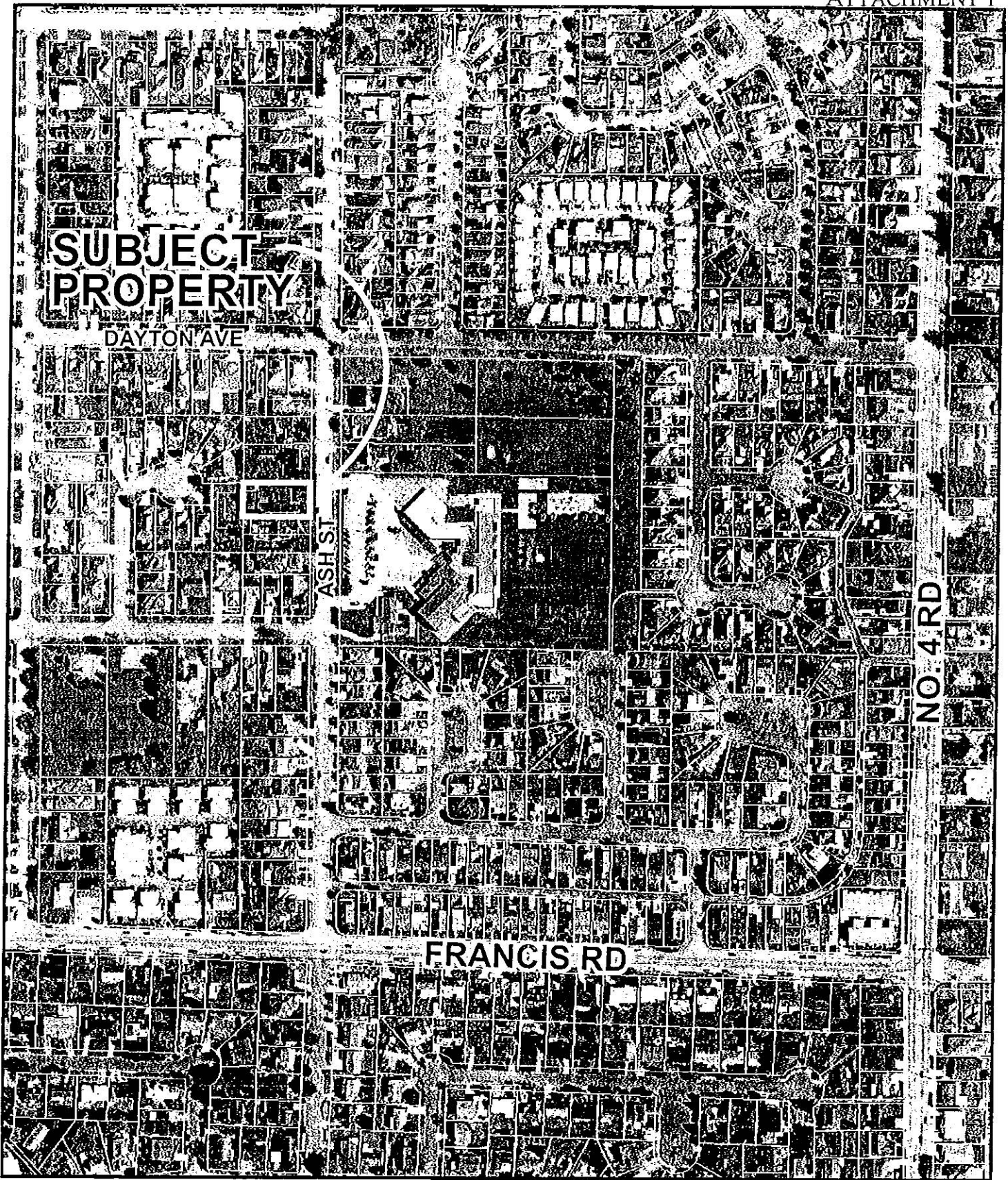
The rezoning application complies with all land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:sl

- Attachment 1:** Location Map and Aerial Photo
- Attachment 2:** Development Application Data Sheet
- Attachment 3:** Proposed Subdivision Layout/Tree Survey
- Attachment 4:** Arborist Report
- Attachment 5:** Rezoning Considerations Concurrence



RZ 07-377838

Original Date: 07/10/07

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 07-377838

Attachment 2

Address: 8571 Ash Street

Applicant: Malhi Construction Ltd. & Ajit Thaliwal

Planning Area(s): Broadmoor Area - Ash Street Sub-Area Plan (Schedule 2.6A)

	Existing	Proposed
Owner:	796246 B.C. Ltd.	To be determined
Site Size (m ²):	1,015 m ² (10,926 ft ²)	507.5 m ² (5,463 ft ²)
Land Uses:	Single-Family Residential	No Change
OCP Designation:	Single-Family Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area B (R1/B)	Single-Family Housing District, Subdivision Area K (R1/K)
Number of Units:	One (1) single-family detached	Two (2) single-family detached

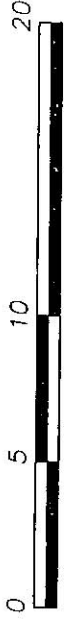
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55 Max.	none permitted
Lot Coverage – Building:	Max. 45%	45% Max.	none
Lot Size (min. dimensions):	270 m ²	507.5 m ²	none
Setback – Front Yard (m):	Min. 6 m	6 m Min.	none
Setback – Side Yard (m):	Min. 1.2 m	1.2 m Min.	none
Setback – Rear Yard (m):	Min. 6 m	6 m Min.	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.

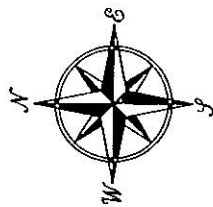
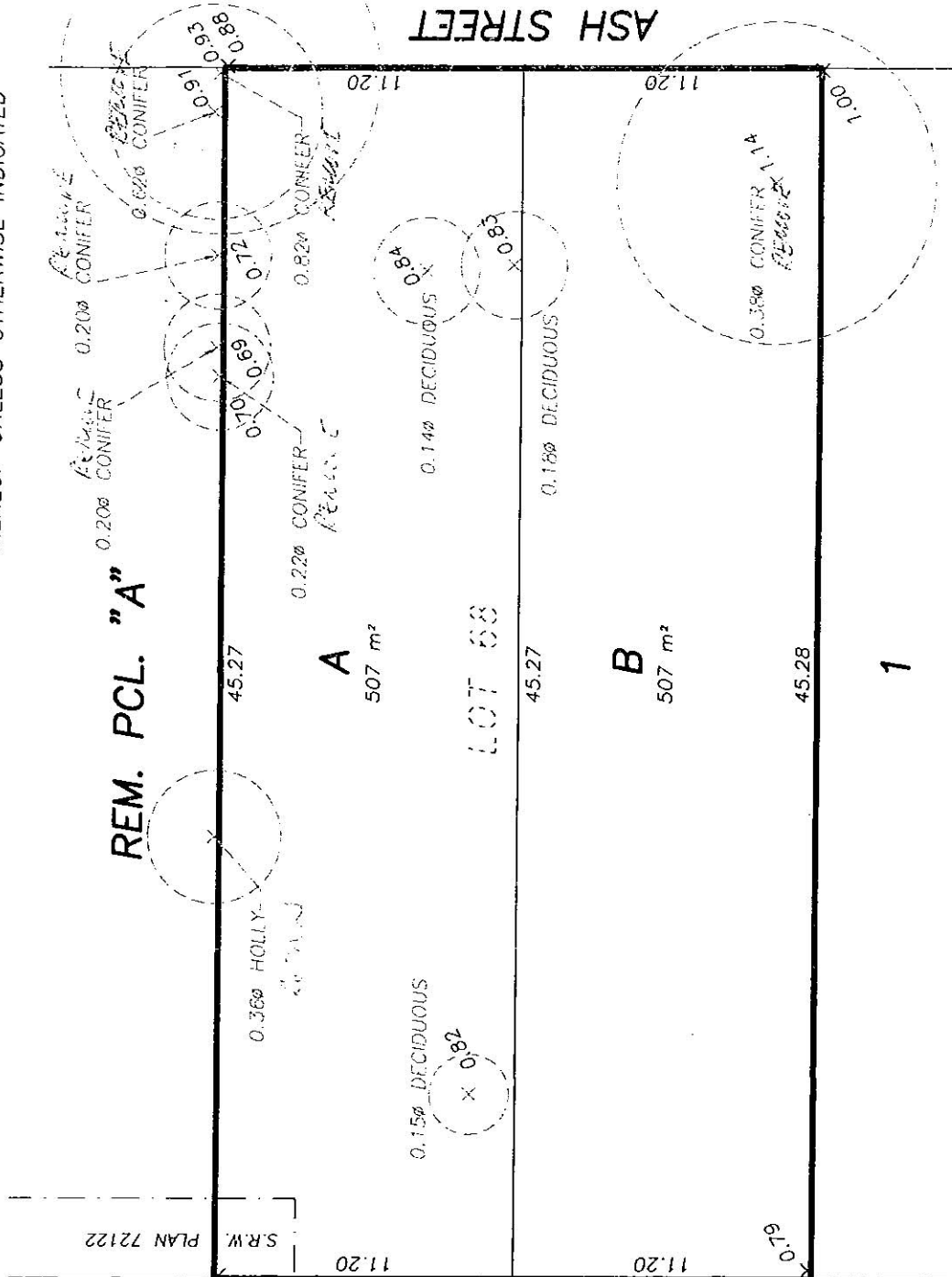
**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF LOT 68 SECTION 22
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 27240**

SCALE: 1:250

#8571 ASH STREET
RICHMOND, B.C.
P.I.D. 001-111-060



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3272
FB-100 P47-48
Drawn By: JT

DWG No. 3272-TREE

AUGUST 29th, 2007.



**ARBORTECH
CONSULTING
LTD**

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3

TREE ASSESSMENT:

June 19, 2007

File:07197

Attn.: Raman Kooner
Unit 2240 4871 Shell Road
Richmond BC V6X 3Z6

Project: 8571 Ash Street Richmond
Re: Tree Retention Assessment

Dear Mr. Kooner,

As requested, I made a site visit on June 19, 2007 to tag and assess the current condition of the existing trees. The site is occupied by the existing home and proposed for a two lot subdivision. I have been provided with plans detailing the proposed development layout, and the location of the existing trees. Following are my recommendations for your consideration.

TREE ASSESSMENT

The existing trees consist of the following tagged trees. Three undersized trees were noted but not assessed.

Recommended Treatment	Tree #	Dbh ¹	Species	Condition	Comments
Remove	899	36+16+40	Leyland Cypress	Hazard	This is a large twin stemmed tree with a smaller subdominant stem growing between the two leaders. The twin leader union has a visible crack and inclusion made worst by the subdominant stem growing through the union. The leaders have been previously topped resulting in large upsweeping scaffold limbs. This tree is high risk for failure as result of the weak stem unions, and it should be removed to mitigate the safety risk to the site. This tree is growing on the property line and there for is considered a shared tree. In addition to city approvals, approval from the neighbour will be needed before the tree is removed.
Remove (off site tree)	900	68	Leyland Cypress	Hazard (once 899 is removed)	This tree has been historically topped resulting in large upsweeping scaffold limbs. The tree shares crown space with tree #899 giving the appearance of one large crown. This tree is not at a high risk for main trunk failure all though it is a high risk for scaffold limb failure due to the large relative size of the upswept multiple leaders and their weak attachments to the main stem. The risk of failure will increase after tree

¹ Dbh denotes the diameter of the trunk measured in cm at a height of 1.4m above grade.

					#899 is removed, and the foliage will be asymmetrical and bare if it were left after that adjacent tree is removed. Removal of this tree is recommended to mitigate safety risk from branch failure toward the active land uses. This tree is an off site tree and the owner of the adjacent property will need to authorize its removal before action is taken.
Remove (Shared ownership)	901 - 903	20 - 22	Arborvitae Cedar Hedge	Poor	The 3 tagged trees are the largest of the row within a 10m (approximate) long hedge. The hedge is comprised of shared and off site ownership trees, and has been affected by neglect. This hedge has not been maintained with proper pruning to maintain its formal appearance or to control its vertical growth. The lower foliage has been removed from the south side. The result is a top heavy hedge that cannot be restored. Restoration of this hedge is not viable and it will always be aesthetically displeasing. The hedge no longer serves its purpose for privacy. Since the hedge cannot be restored, it should be removed and replaced (if desired). These trees are shared by the two properties and therefore approval from the adjacent property owner will be needed before they are removed.
Remove	904	38	Deodar Cedar	Hazard	This tree has been historically topped to the height of 5m. The tree leans approximately 30% to the northeast and a large scaffold limb sweeps over the yard 7m to the east. There is a mound on the opposite side of lean indicating severe root mat heaving and instability. This tree is actively failing and has been rated as an extreme risk, and therefore should be removed on that basis.

Risk Rating Summary:

Based on methods prescribed by the Certified Tree Risk Assessor Certification Program trees rated 10 or higher are considered to be extreme risk trees and trees 7 to 9 are high risk, each risk tree has been rated for hazard risk as follows:

	Tree # 899	Tree # 899	Tree # 904
Probability of Failure (1 to 4 pts):	3	3	4
Size of Defective Part (1 to 3 pts ²):	2	2	2
Target Rating (1 to 3 pts):	3	3	3
Other Risk Factors (0 to 2 pts ³):	0	0	1 (active failure)
Total Rating (3 to 12 pts):	8	8	10

² Size of Defective Part: Up to 10 cm dia = 1 point, 10 to 50 cm dia = 2 points, larger than 50 cm dia = 3 points

³ Other Factor(s): Discretionary added points based on factors observed by the arborist as contributing to increased risk.

CONCLUSIONS

All 5 on-site or shared ownership bylaw trees as well as one offsite tree are deemed to be in very poor health and/or have significant structural defect. Tree # 904 is rated as an extreme risk tree and tree #'s 899 and offsite tree # 900 are both rated high risk for failure. Years of improper tree care has resulted in a specification for removal as the only option for the on site trees in relation to the proposed development.

TREE REPLACEMENT

The removal of the subject trees will require that replacement trees are planted. The city will direct the developer as to the quantity and size of those replacement trees. Specifications for planting will be detailed by the project landscape architect.

A copy of this report and accompanying plan should be submitted to the City of Richmond with the development application to obtain a tree cutting permit before any trees are removed.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,



Max Rathburn, Consulting Arborist
ISA Certified Arborist PN-0599A, Certified Tree Risk Assessor #0159

Enclosures; Tree Assessment Plan

Photographs:



Photo showing the very weak stem union of the leaders on tree #899.

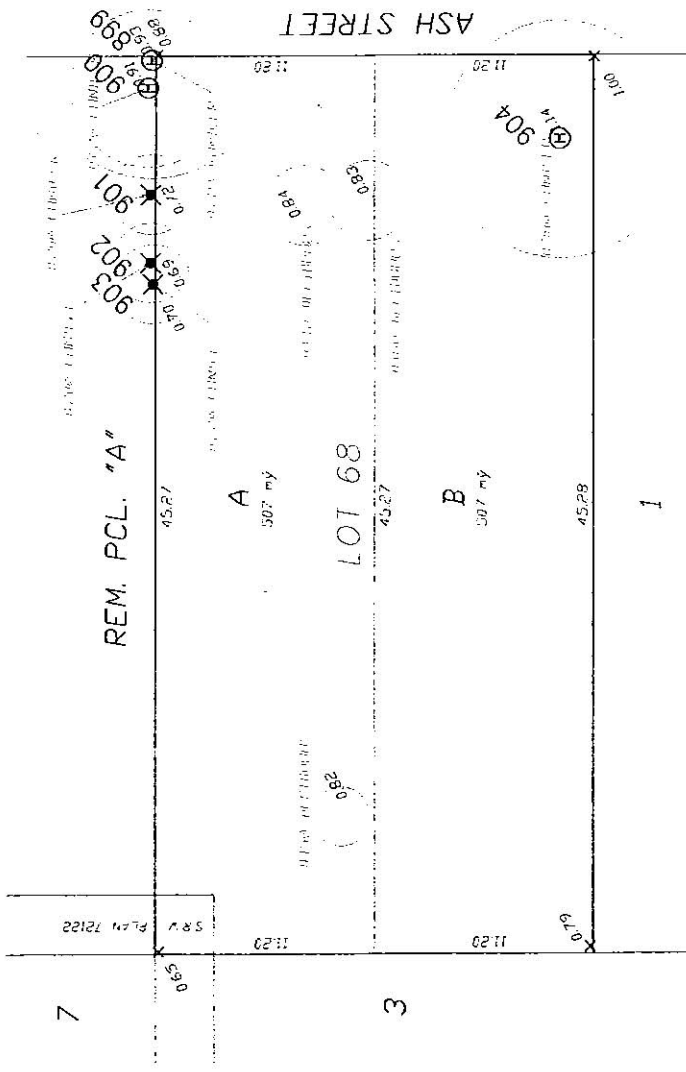


Photo showing the tree #'s 899 and 900 growing as one crown, fully merged and essentially being one tree.



Photo showing the hedge which tree #'s 901, 902 and 903 form a part of. The lower crowns are pruned to the trunks on the south side (facing site) and the upper crowns have been left to grow out of control.

Tree # 904 is leaning and has been topped resulting in permanently impaired form. The soil is heaving on the opposite side of the lean.



LEGEND

- denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
- ⊗ denotes tree to be REMOVED.
- ⊕ denotes tree to be REPLANTED.
- ⊙ denotes tree to be TRANSPLANTED for use on or off site.
- ⊖ denotes tree to be TRANSPLANTED for use on or off site.
- ⊞ denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA).
- ⊠ denotes REPLACEMENT TREE to be planted. Refer to plant list for species and size specifications.

Scale 1:250

TREE RETENTION PLAN

Client: RAMAN KOONER
 Project: PROPOSED TWO LOT SUBDIVISION
 Site: 8571 ASH STREET RICHMOND

ARBORTECH CONSULTING LTD
 Suite 200 - 7740 Dominion Street
 Richmond BC, Canada V7J 1Z3
 Phone: 604-273-8866
 Fax: 604-273-8867
 E-mail: info@arbor-tech.com
 REC 07197 JUNE 20 2007



**ARBORTECH
CONSULTING
LTD**

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3

MEMORANDUM:

November 30, 2007 rev January 4, 2008

File: 07197

Attn.: **Edwin Lee**

City of Richmond

6911 Number Three Road

Richmond BC V6Y 2C1

Project: **RZ 07-377838**
8571 Ash Street
Kooner / Thaliwal

Re: **Tree Retention Plan Revision**

Dear Mr. Lee,

As requested, I have revised the tree retention plan to account for the retention of trees located on the north adjacent property. This memo and the attached revised plan should be appended to the report already submitted by Max Rathburn from this office, detailing the other tree assessment findings.

- Tree # 905: A small holly tree located offsite, within the north adjacent property, that was previously not surveyed is to be retained. This tree has now been surveyed and is reported to be a 36 cm diameter holly. Our measurements find it to be a twin stemmed trunk with 16 and 15 cm dbh, for a size rating by bylaw criteria of 25 cm. This tree is in good health condition, however it has been harshly pruned, affecting its structural form. There is currently a garage foundation within 1.5m of the trunk, and a concrete sidewalk covers the soil in the dripline, right up to the property line. It is likely that very minimal rooting is found beneath the sidewalk. This is a viable tree, and can be retained without impacts to its health if a small protection zone of 0.75m offset from the property line is provided for its roots. The concrete sidewalk will need to be removed with care to avoid digging and excavating the roots.
- Hazard tree #'s 899 and 900, plus the hedge #'s 901 to 903 are consented to be removed by the neighbour who co-owns them (they straddle the property line). A copy of their consent letter is already on file with the city.

If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

Norman Hol,

Consulting Arborist

ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures: Tree Retention Plan (revised)

Rezoning Considerations

8571 Ash Street
RZ 07-377838

Prior to final adoption of Zoning Amendment Bylaw 8321, the developer is required to complete the following:

1. Provide a Landscape Security to the City of Richmond in the amount of \$3,000 for the planting of six (6) replacement trees (minimum 5 cm calliper, in a mix of coniferous and deciduous) on site;
2. Installation of tree protection barriers around the Holly tree to be retained on site prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first. Tree protection barrier dimensions are to be consistent with the recommendations in the Arborist Report included as Attachment 4 in the staff report;
3. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8321 (RZ 07-377838)
8571 ASH STREET

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

- 1. 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 SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K).

P.I.D. 001-111-060

Lot 68 Section 22 Block 4 North Range 6 West New Westminster District Plan 27240

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8321".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER