



To: Planning Committee

To Planning - Feb 21, 2006

Date: February 2, 2006

From: Jean Lamontagne
Director of Development

RZ 04-268223

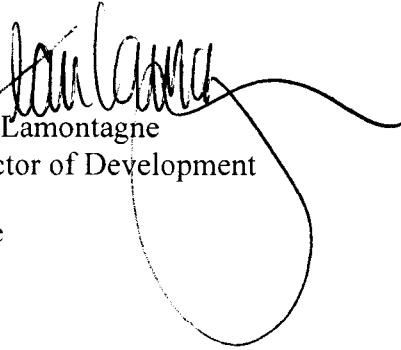
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File: 12-8060-20-7911

Re: **Application by Silverado Homes Ltd. for Rezoning at 5411 and 5431 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) and Single-Family Housing District, Subdivision Area C (R1/C)**

Staff Recommendation

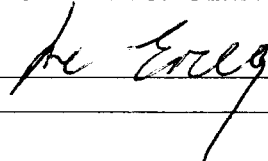
1. That based on the public consultation and survey undertaken along this portion of Steveston Highway, the following recommendations be forwarded to Public Hearing:
 - a. That Single-Family Lot Size Policy 5420 in section 36-4-7, adopted by Council on August 21, 1995 be amended to only permit the westerly 13.5 m of 5411 Steveston Highway to rezone to Single-Family Housing District, Subdivision Area C (R1/C).
2. That Bylaw No. 7911, for the rezoning of 5411 and 5431 Steveston Highway from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)" and "Single-Family Housing District, Subdivision Area C (R1/C)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:ke
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Silverado Homes Ltd. has applied to the City of Richmond for permission to rezone 5411 & 5431 Steveston Highway (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) and Single-Family Housing District, Subdivision Area C (R1/C) in order to permit a 4 lot residential subdivision (three lots fronting Lassam Road and one lot fronting Steveston Highway).

An amendment to Lot Size Policy 5420 is also being brought forward for consideration

Background of Applications

- July 2004 – Council reviewed a four lot residential proposal with access through a rear lane running along the rear property line out to Lassam Road. The proposal was referred immediately prior to the Public Hearing due to concerns over a rear lane and was ultimately put on hold because of the review of the Arterial Road Redevelopment and Lane Establishment Policies.
- August 2004 to September 2005 – Application was amended to a 9-unit townhouse proposal. Through the staff processing of this proposal, numerous concerns were raised by residents of the neighbourhood opposing the redevelopment of the property into townhouses.
- December 2005 – Based on further consultation with the applicant and immediate surrounding residents, the current rezoning application proposes a four lot residential subdivision with **no** provision for a new rear lane. The proposed subdivision will have three lots fronting Lassam Road and one lot fronting Steveston Highway.

Background of Public Consultation

- July 2004 – As part of the original application for a four lot single-family residential subdivision with provisions for new rear lane, a Lot Size Policy amendment process was initiated to amend the policy to generally allow the properties along the arterials to redevelop in conjunction with a lane. Due to public objection, the application and Lot Size Policy amendment was referred immediately prior to the Public Hearing.
- June 2005 – As part of the overall review of the Arterial Road Redevelopment and Lane Establishment Policies, this portion of Steveston Highway was designated as a “Hot Spot” area and the City conducted an open house to present residential redevelopment options. At the time, staff could not determine a definitive direction from the public comments received on residential redevelopment in the area nor to the proposed 9-unit townhouse proposal for the subject properties.
- October 2005 – A petition was received by staff signed by numerous property owners in the quarter-sections on the north and south side of Steveston Highway (36-4-7; 1-3-7) objecting to the townhouse redevelopment proposal.
- November 2005 – Staff met with some residents in the neighbourhood that had voiced concerns about redevelopment on the subject site. As a result, staff sent out a neighbourhood survey outlining two single-family development options (Option 1 – five lot subdivision with a lane; Option 2 – four lot subdivision with no lane). Based on the results of the survey, which favoured Option 2, the application has been amended to a four lot proposal with **no** provisions for a lane.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 2**.

Surrounding Development

To the North: Small lot single-family lots (R1/A) with a mixture of larger R1/B and R1/E lots further north

To the East: Two single-family dwellings zoned R1/E on the opposite side of Lassam Road.

To the South: Single-family properties under Land Use Contract 157 with rear yards fronting Steveston Highway

To the West: Existing single-family properties zoned R1/E.

Related Policies & Studies

Steveston Area Plan

The Land Use Map in the Steveston Area Plan designates the subject property for “single-family”. The four lot single-family proposal complies with this designation.

Lot Size Policy 5420

The Lot Size Policy (**Attachment 3**) for the area generally restricts subdivision to R1/B throughout the quarter section. For the portion of Steveston Highway, the Lot Size Policy further restricts subdivision to larger R1/E properties. Under the existing policy, a proposal to subdivide the subject properties to three R1/B lots fronting Lassam Road and one R1/E lot fronting Steveston Highway could be considered without any amendments to the Lot Size Policy. However, the applicant has indicated that it would be preferable to have all lots comparable in area and frontage. As a result, a minor amendment to Lot Size Policy 5420 is being proposed, which would allow the western portion (13.5 m) of 5411 Steveston Highway to rezone and subdivide to R1/C. This Lot Size Policy amendment would allow the creation of a narrower R1/C (13.5 m minimum width) lot on Steveston Highway rather than restricting it to an R1/E (18 m minimum width)(refer to **Attachment 4** for a copy of the proposed Lot Size Policy amendment).

Staff are willing to support this minor amendment to the Lot Size Policy on the following basis:

- The existing Lot Size Policy would allow a four lot subdivision (three lots fronting Lassam Road; one lot fronting Steveston Highway). The proposed amendment does not change the intent and simply permits a smaller lot to front Steveston Highway with the same four lot configuration.
- An R1/C lot is wide enough to be designed in such a manner as to allow garages to be situated and designed to minimize their streetscape appearance. The zoning also requires a larger front yard setback and hammerhead driveway to ensure vehicles do not back onto Steveston Highway.

Arterial Road Redevelopment and Lane Establishment Policy Review – Revised Interim Strategy

This application is considered “In Stream” and was referred by Council in 2004 and has gone through changes as a result of the policy review. The proposal is consistent with the Revised Interim Strategy as a majority of the surrounding neighbourhood concerns (based on consultation and survey results) are addressed by a single-family subdivision with no provisions for a lane.

Consultation

Staff undertook two forms of Neighbourhood Consultation:

- **Open House (June 2005)**– As part of the Arterial Road and Lane Policy review, an open house was held to outline residential redevelopment options for this portion of Steveston Highway generally bounded by Lassam Road to the east and Ransford Gate to the west. At the open house, numerous residential development options were presented (i.e. multi-family, single-family with a lane). Staff were unable to determine a clear consensus from the neighbourhood about the multi-family residential options through the open house; however, in October 2005 a petition was received by Staff detailing concerns and objections to the multi-family residential proposal from a large number of neighbourhood residents.
- **Neighbourhood Survey (November 2005)** – As a result of the petition received opposing multi-family development, staff mailed a letter and survey outlining two single-family residential redevelopment options. Option 1 proposed a five lot subdivision with a new lane running along the rear property line. Option 2 proposed a four lot subdivision with no provisions for a lane (refer to **Attachment 5** for a copy of the letter and survey. The results of the survey indicated that a vast majority of the neighbourhood supported Option 2 (4 lot subdivision with no lane). A detailed table presenting the survey responses and results is outlined below:

	Total	Percentage of Total Lots Surveyed
Number of Lots in Survey Area	32	100%
Number of Respondents	18	56%
Option 1 (five lots with Lane)	1	3%
Option 2 (four lots with no Lane)	17	53%*
<i>*94% of the survey responses received preferred Option 2</i>		
Number of Lots along Steveston Highway	12	38%
Number of respondents	4	13%
Option 1 (five lots with lane)	1	3%
Options 2 (four lots with no lane)	3	10%

Public Input

The surveys and related comments to the current four lot proposal is contained in Attachment 6. There was public correspondence submitted in relation to the previous proposals for multi-family and single-family with a lane. The previous correspondence is not attached to the staff report as it related to development proposals that are no longer being considered. Copies of this correspondence are located in the file and can be reviewed upon request. Staff have also been in contact with neighbourhood residents who initially voiced strong opposition to the proposed rear lane and multi-family scheme to inform them of the current proposal and forthcoming process.

Staff Comments

Staff Technical Review comments are contained in **Attachment 7**. No significant concerns have been identified through the technical review.

Analysis

The proposed four lot single-family subdivision is consistent with the existing subdivision pattern in the area with single-family dwellings fronting Lassam Road and larger lots fronting Steveston Highway. A tree survey and Arborist report was submitted outlining the location and health of existing trees. The report also recommends a replacement rationale and tree protection measures (**Attachment 8**). Staff support the recommendations of the Arborist report based on the number of trees being retained (1 large cedar; 22 cedars forming a hedgerow along Steveston Highway) and 8 replacement trees to be planted.

This rezoning application has gone through significant changes due to a combination of factors involving a review of pertinent policies, neighbourhood objection to various residential proposals and resulting consultation undertaken by staff. Through the process, the neighbourhood has clearly voiced concern and objection to single-family developments with provisions for a new rear lane and multi-family developments. The rezoning application has been amended to a four lot single-family residential subdivision as a result.

Financial Impact or Economic Impact

None anticipated.

Conclusion

The rezoning application to permit a four lot single-family residential subdivision is the result of consultation with the surrounding neighbourhood residents. A minor Lot Size Policy amendment applicable to the westerly portion of 5411 Steveston Highway only is necessary to accommodate the proposed subdivision of lots. Staff recommend support of the Lot Size Policy amendment and rezoning application.



Kevin Eng
Planner 1

KE:cas

Attachment 1: Location Map

Attachment 2: Development Data

Attachment 3: Lot Size Policy 5420

Attachment 4: Proposed amendment to Lot Size Policy 5420

Attachment 5: Neighbourhood letter and survey

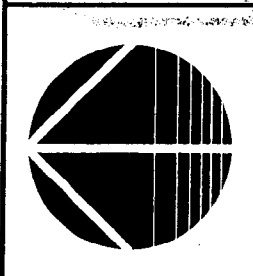
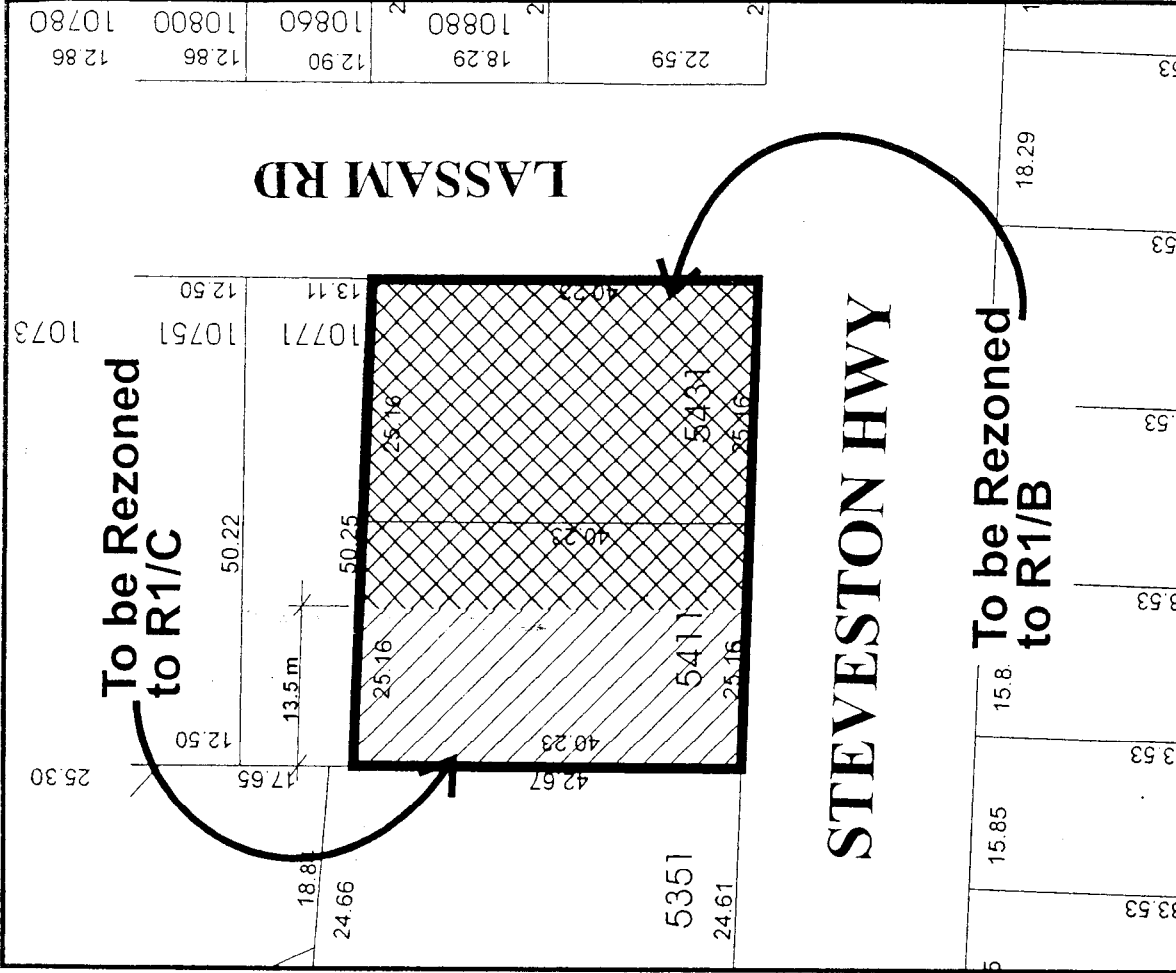
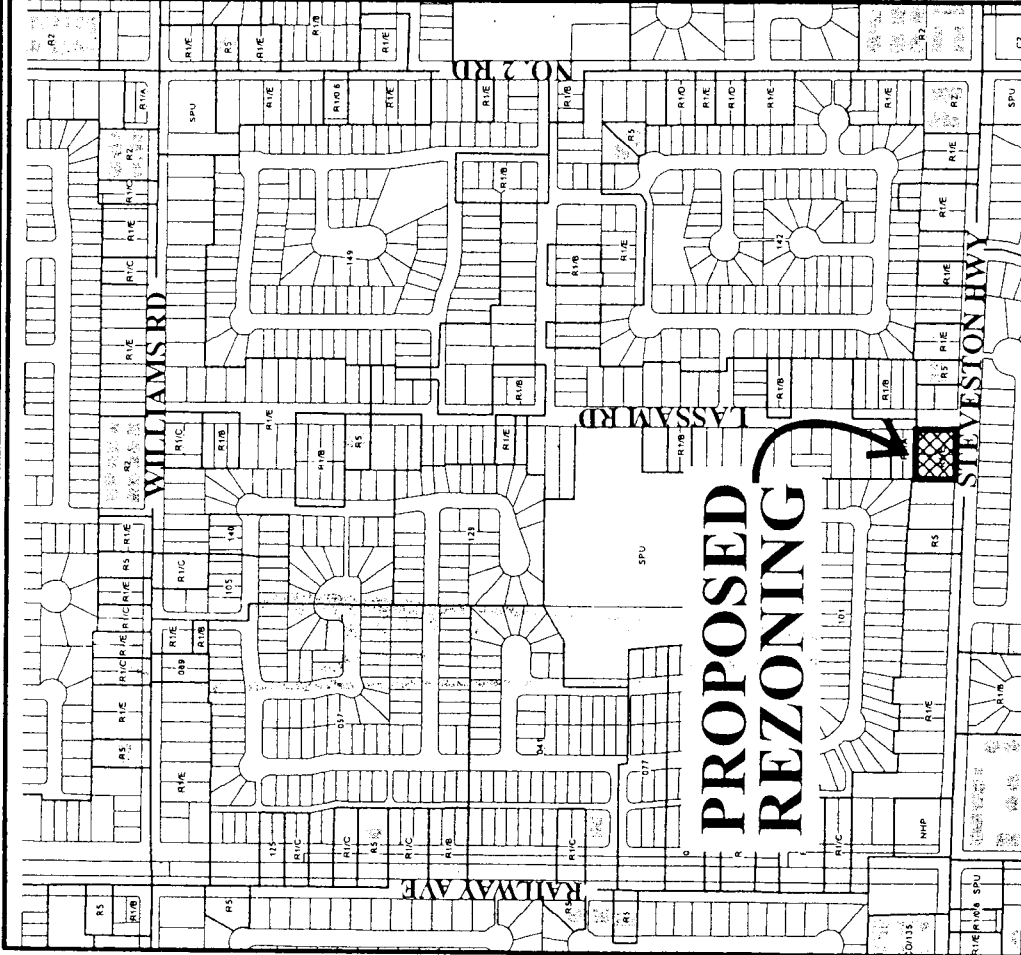
Attachment 6: Public correspondence, petitions and survey responses

Attachment 7: Staff Technical Review comments

Attachment 8: Tree survey and Arborist report



City of Richmond



RZ 04-268223

ATTACHMENT 1

Original Date: 04/15/04

Revision Date: 02/02/06

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet

RZ 04-268223

Attachment 2

Address: 5411 and 5431 Steveston Highway

Applicant: Silverado Homes Ltd.

	Existing	Proposed
Owner:	Silverado Homes Ltd.	To be determined
Site Size (m²):	2020 m ²	2012 m ² (after dedications)
Land Uses:	2 single-family lots	4 single-family lots 1 lot – 543 m ² 1 lot 507 m ² 2 lots 482 m ²
OCP Designation:	Neighbourhood Residential	No change – Complies with designation
Steveston Area Plan Designation:	Single-Family	No change – Complies with designation
702 Policy Designation:	Subdivision to R1/B along Lassam Road and R1/E along Steveston Highway	Amend to allow one R1/C lot on west portion of 5411 Steveston Highway
Zoning:	Both lots zoned R1/E	3 lots zoned R1/B along Lassam Road 1 lot zoned R1/C along Steveston Highway

Tree retention and replacement compensation required as per the Arborist report
Other: submitted and attached to this staff report (**Attachment 8**)



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: October 16, 1989 Amended by Council: August 17, 1992 Lassam Rd. Adopted by Council: August 21, 1995	POLICY 5420
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7	

POLICY 5420:

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

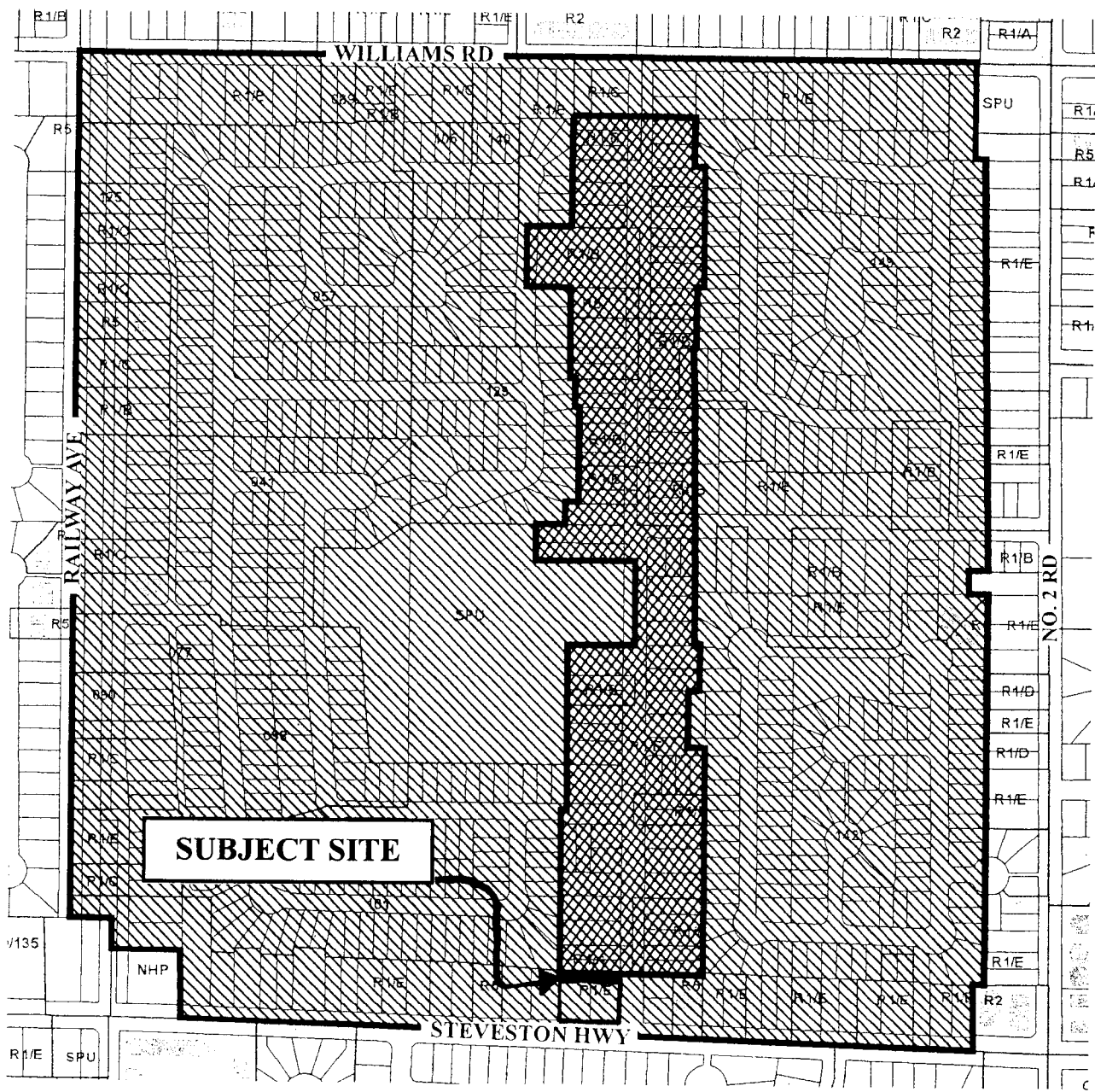
That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:



- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

Note: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

Note: There are two adoption dates for two separate portions of Policy 5420.



-  Subdivision permitted as per **R1/B** (date of adoption 08/21/95).
-  Subdivision permitted as per **R1/B** (date of adoption 10/16/89).

1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.



Policy 5420

Section 36-4-7

Adopted Date: 10/16/89
 Amended Date: 08/17/92
 Lassam Rd.
 Adopted Date: 08/21/95
 Note: Dimensions are in METRES



Page 1 of 2	Proposed Amended Policy	POLICY 5420
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7	

POLICY 5420:

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That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E) with the following exception;

That the westerly 13.5m (44.291 ft.) of 5411 Steveston Highway will be permitted Single-Family Housing District, Subdivision Area C (R1/C)

- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

Note: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

Note: There are two adoption dates for two separate portions of Policy 5420.



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

November 16, 2005

File: RZ 04-268223

Urban Development Division

Fax: (604) 276-4052

Dear Property Owner and/or Resident:

Re: Rezoning Proposal at 5411 and 5431 Steveston Highway

Background

This letter provides an update on the rezoning application at 5411 and 5431 Steveston Highway (corner of Lassam Road and Steveston Highway). A survey is attached to this letter to allow residents to note their preferred development option and comments on the proposal.

Staff received significant opposition from neighbourhood residents for a 9-unit multi-family residential development. As a result, 2 single-family residential redevelopment options are being presented for neighbourhood comments. The options presented also indicate the impact this development proposal will have on remaining properties along this block of Steveston Highway.

Option 1 – Five lot subdivision with lane access

This development option would enable the creation of five single-family residential lots with lane access. All five lots would front Steveston Highway and would be accessed by an operational laneway constructed along the north property line. Staff are currently exploring a “Green Grass Swale” lane standard that could be implemented along this block (refer to **Attachment 1** for a diagram). Future development options available to lots along this portion of Steveston Highway will be single-family subdivision in conjunction with continuation of the operational laneway.

Option 2 – Four lot subdivision with no lane access

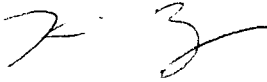
This development option would enable the creation of four single-family residential lots. Creation of a new lane would not be implemented with this proposal. The proposed subdivision enables the creation of three lots fronting Lassam Road, with one remaining lot accessing Steveston Highway. Under this option, there will be no development potential other than retaining existing single-family lots along this portion of Steveston Highway.

Please review this letter and the attached survey sheet. Completed survey forms can be submitted by:

- Enclosing the completed survey in the postage paid envelope included in this package.
- Dropping the completed survey off at City Hall (6911 No. 3 Road, Richmond, BC V6Y 2C1).
- Please ensure you respond no later than **December 2nd, 2005**.

Please feel free to contact myself if you have any questions about the enclosed survey by phone (604-247-4626) or email (keng@richmond.ca).

Yours truly,

A handwritten signature in black ink, appearing to be 'K. Eng', written in a cursive style.

Kevin Eng
Planner 1

pc: Holger Burke, Acting Director of Development



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

Arterial Road Redevelopment Options

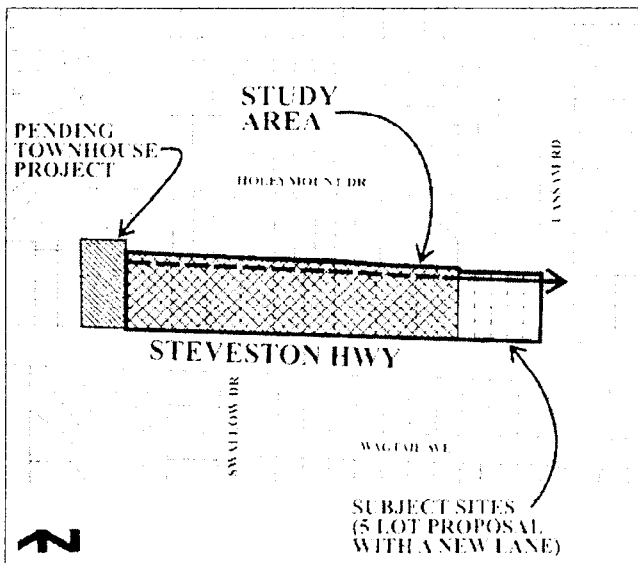
Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

Name: _____ Address: _____

Option 1 – Five Lot Subdivision with Lane Access



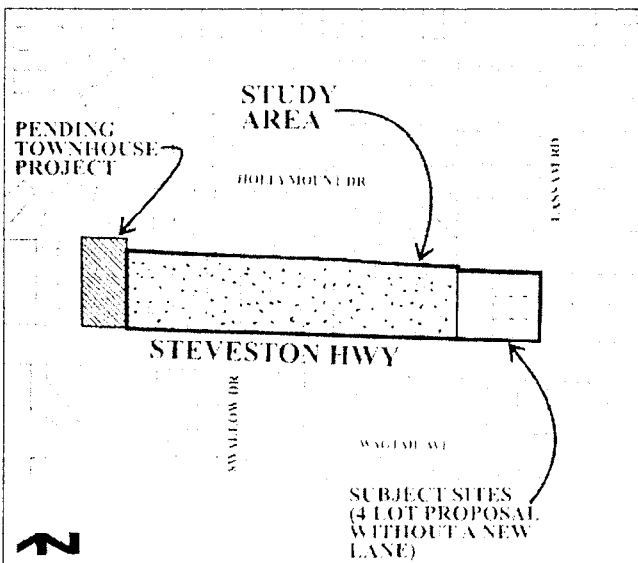
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

➔ New Lane

--- Future Lane

▨ Potential Residential Subdivision with a Lane

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

▨ No Development Potential (Retain as Existing Single-Family Lots)

Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: _____

The results of this survey will be used by City staff and Council to determine redevelopment options for the subject site and remaining properties in the study area. Neighbourhood responses will be included in a public report to Council.

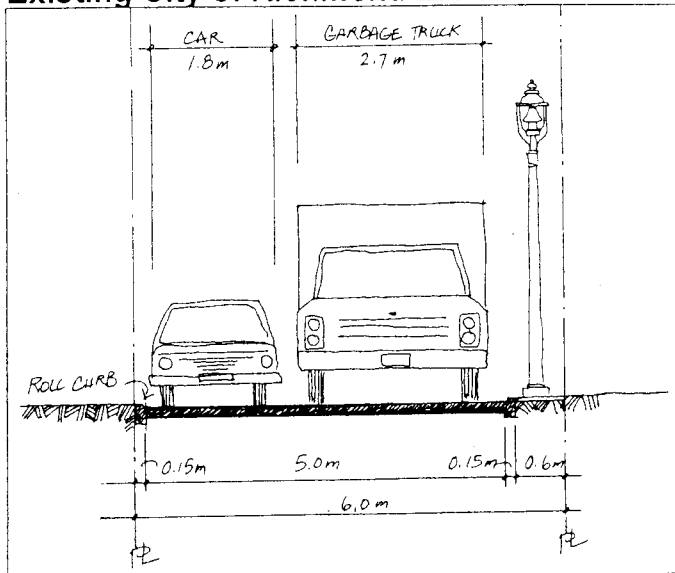
Thank you for taking the time to complete the survey. **Please return the completed survey (using the enclosed postage paid envelope) by December 2, 2005** or drop the survey off at Richmond City Hall (6911 No. 3 Road, Richmond, BC).

Please contact **Kevin Eng, Planner**, at (604) 247-4626 if you have any questions regarding the survey.

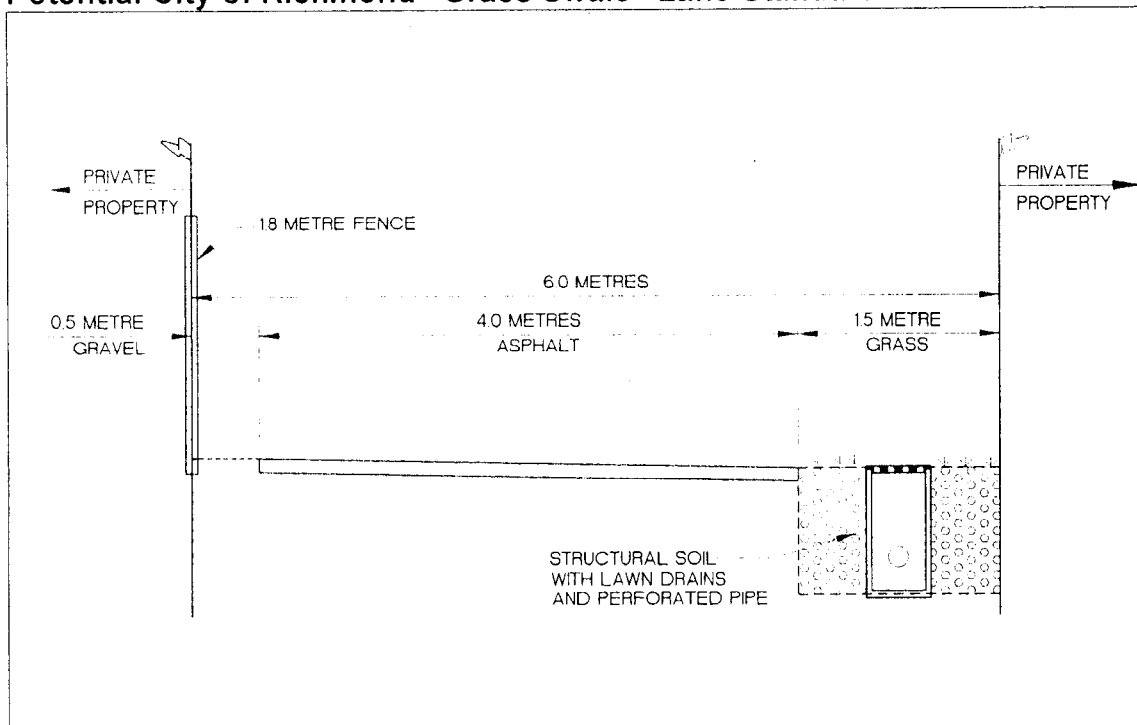
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請與中僑互助會聯絡
電話 : (604) 279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
(604) 279-7160 ਤੇ ਫੋਨ ਕਰੋ

Existing City of Richmond Lane Standard



Potential City of Richmond "Grass Swale" Lane Standard



Survey Responses to Single-Family Options



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

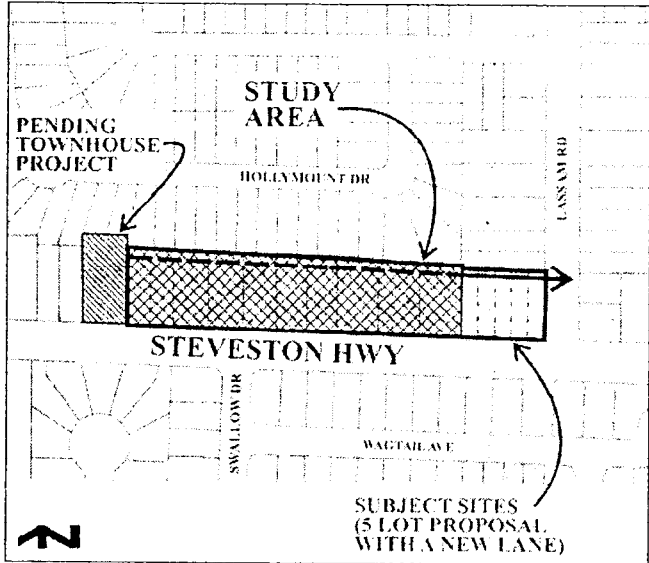
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

Name: J. CARVALHO Address: 5191 STEVESTON HWY.

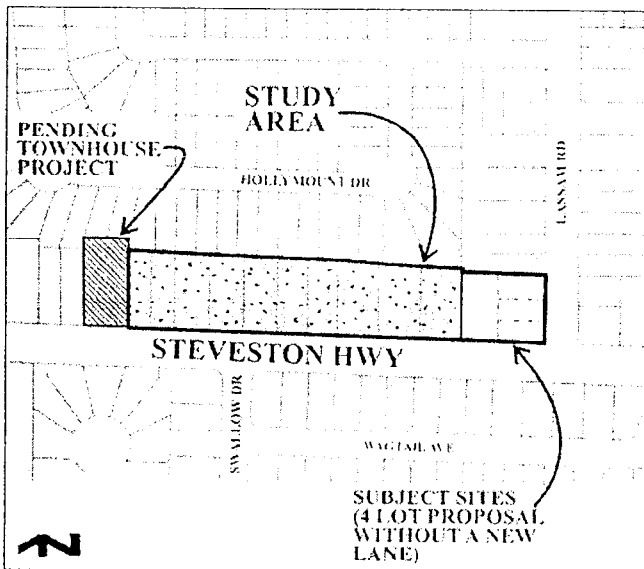
Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

	New Lane
	Future Lane
	Potential Residential Subdivision with a Lane

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

	No Development Potential (Retain as Existing Single-Family Lots)
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Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: _____

The results of this survey will be used by City staff and Council to determine redevelopment options for the subject site and remaining properties in the study area. Neighbourhood responses will be included in a public report to Council.

Thank you for taking the time to complete the survey. **Please return the completed survey (using the enclosed postage paid envelope) by December 2, 2005** or drop the survey off at Richmond City Hall (6911 No. 3 Road, Richmond, BC).

Please contact **Kevin Eng, Planner**, at (604) 247-4626 if you have any questions regarding the survey.

For translation assistance:

如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話：(604) 279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
(604) 279-7160 ਤੇ ਫੋਨ ਕਰੋ



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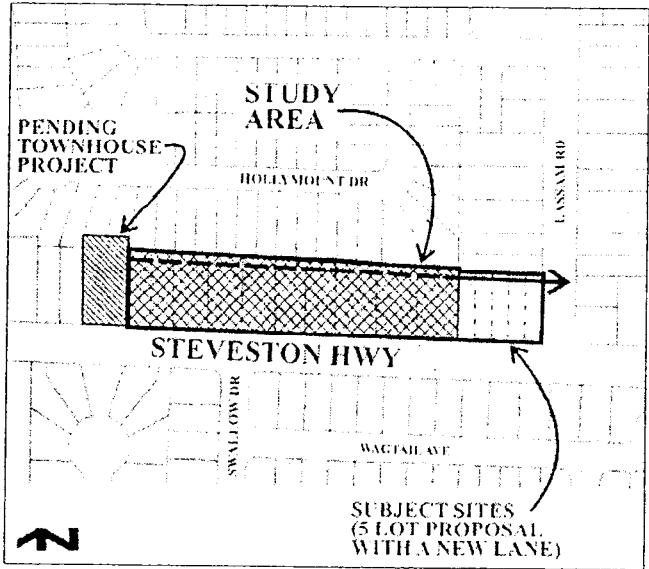
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

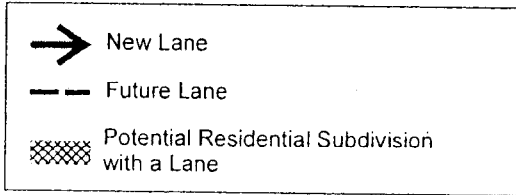
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Name: Red White Address: 10880 LASSAM ROAD

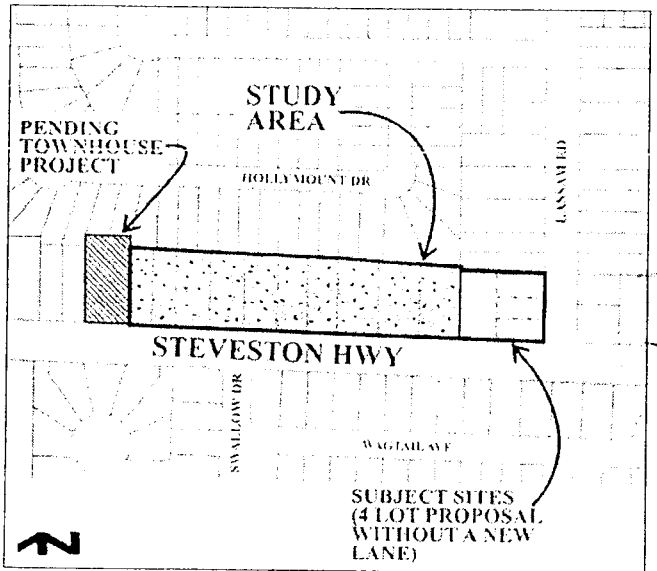
Option 1 – Five Lot Subdivision with Lane Access



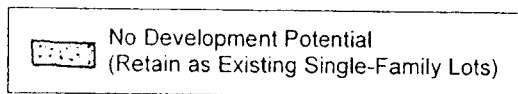
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

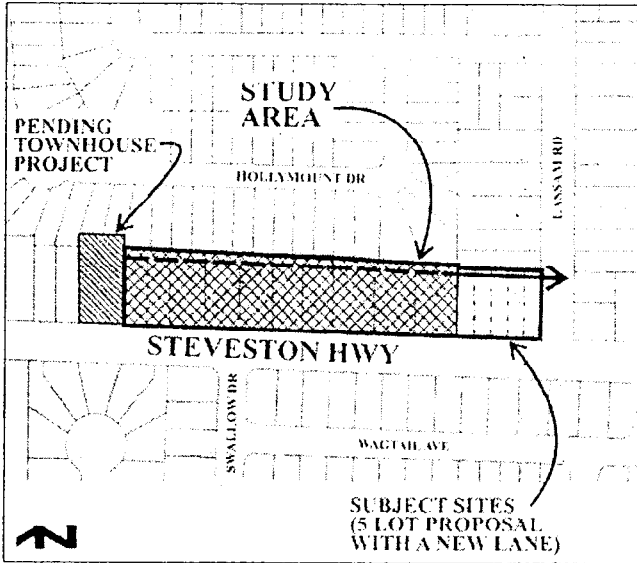
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

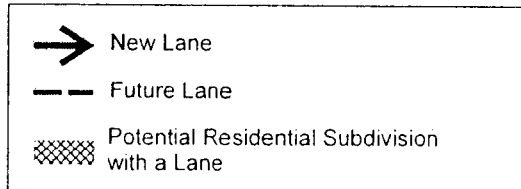
To ensure that your response is valid, please fill in the following:

Name: LIU, PHICHI & K.C. LEUNG Address: 16781 HOLLYMOUNT DR RICHMOND
BC. V7Z 4Z3

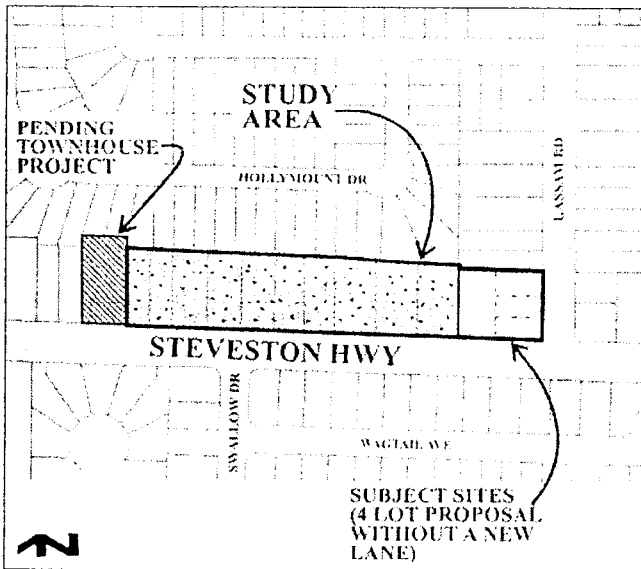
Option 1 – Five Lot Subdivision with Lane Access



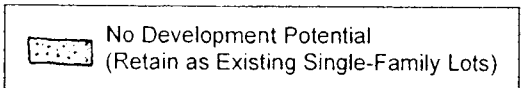
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: ALTHOUGH WE ARE NOT IN FAVOUR
OF ALL THE HIGH DENSITY DEVELOPMENTS IN OUR
ARBA OPTION 2 (NO LAKE) WOULD BE THE ONLY
ACCEPTABLE CHOICE.

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For translation assistance:

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電話：(604) 279-7180

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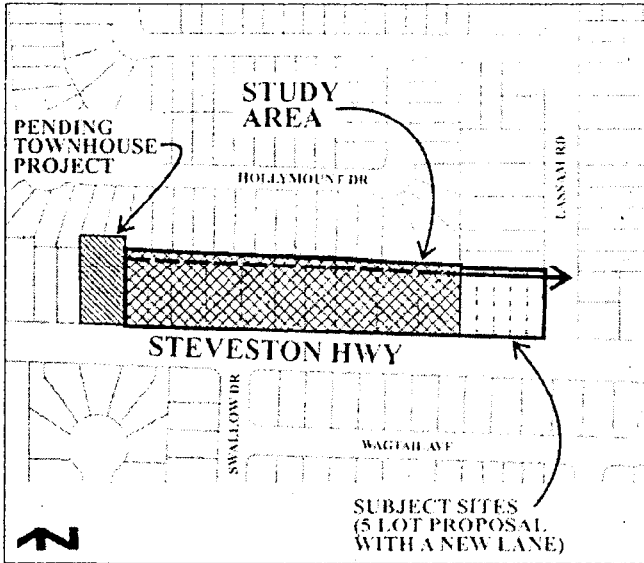
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

Name: MURRAY HORSBURGH Address: 5251 STEVESTON HWY

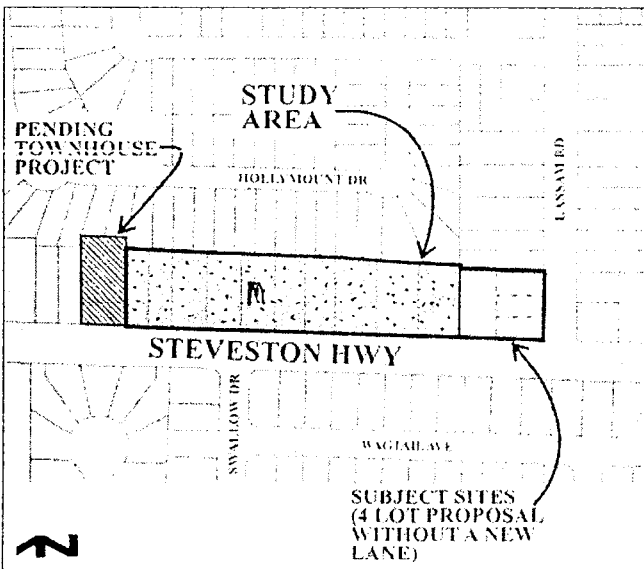
Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

	New Lane
	Future Lane
	Potential Residential Subdivision with a Lane

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

	No Development Potential (Retain as Existing Single-Family Lots)
--	--

Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: ACCORDING TO THE CITY PLANS
THE SEWER EASEMENT IS 1.5 M ON MY
PROPERTY AND 4.5 ON THE NEIGHBOURS BEHIND
MY LOT. IS THIS WHERE THE LANE WOULD
BE BUILT?

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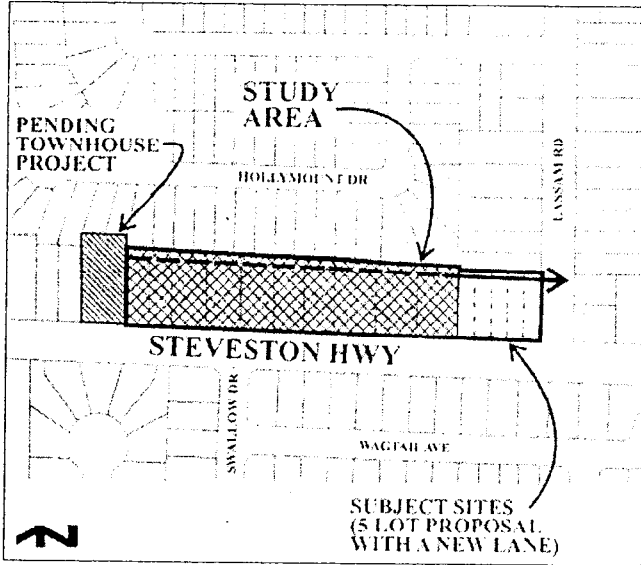
Arterial Road Redevelopment Options Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

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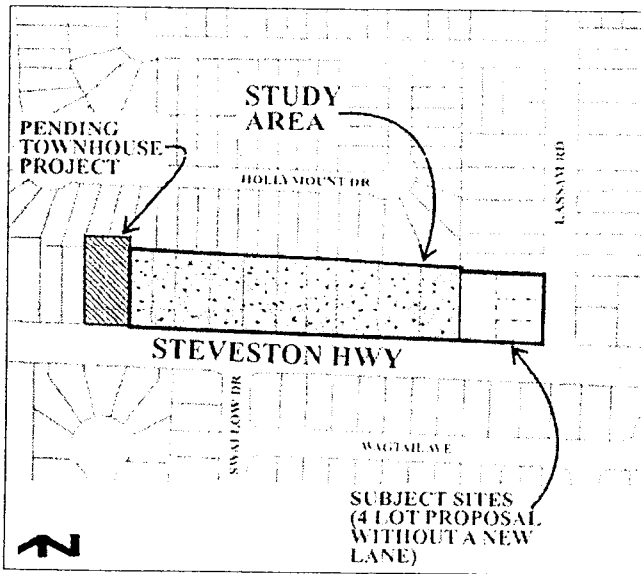
Name: LEUNG JOYCE YUK PING
CHAN JULIAN KAI CHEUNG Address: 10751 LASSAM ROAD RICHMOND
V7E 2C2

Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: _____

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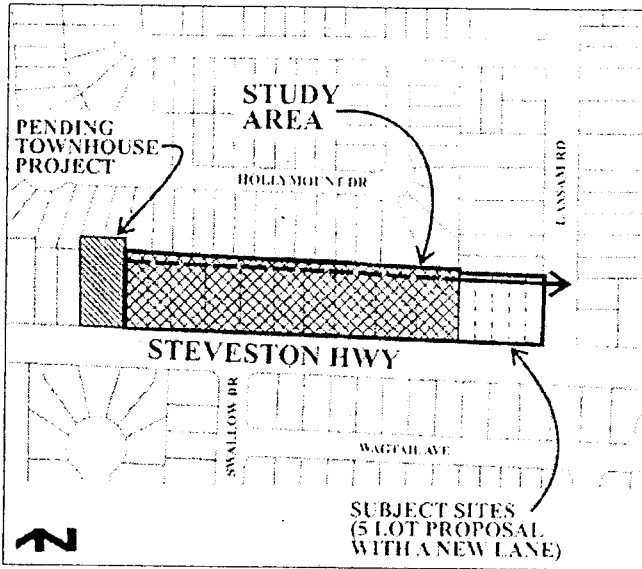
Arterial Road Redevelopment Options Policy Planning Department

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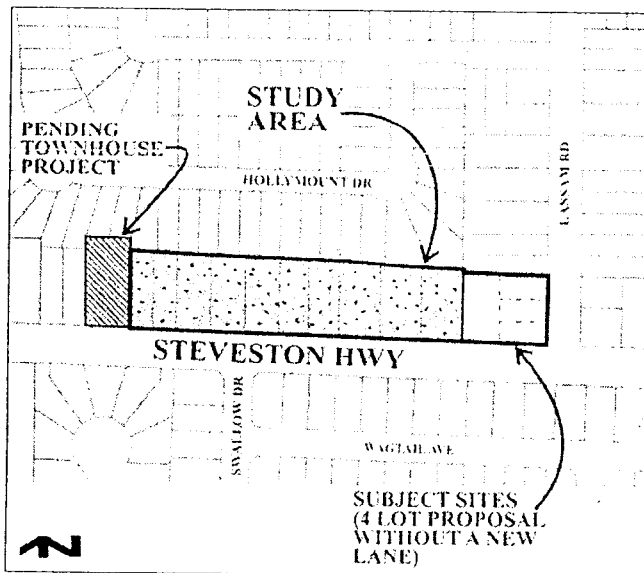
Name: Y. K CHAN, BING CHAN Address: 10771 HOLLYMOUNT DR. RICHMOND
B.C V7E 4Z3

Option 1 – Five Lot Subdivision with Lane Access



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- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

Option 2 – Four Lot Subdivision with No Lane



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Please indicate which option you prefer:

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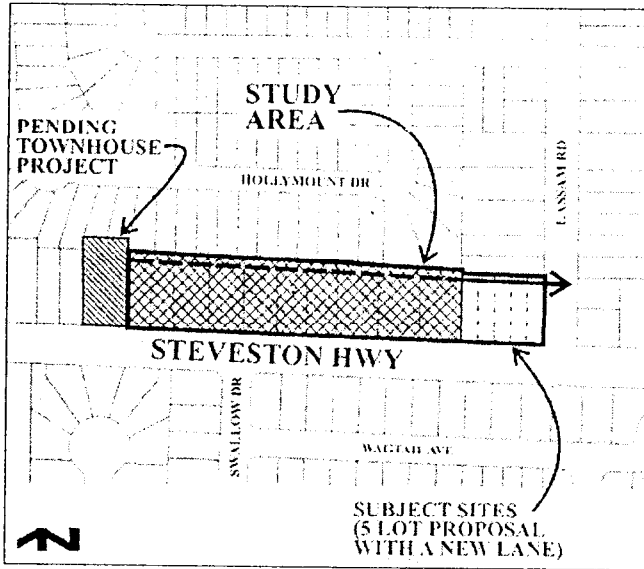
**Arterial Road
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 Policy Planning Department

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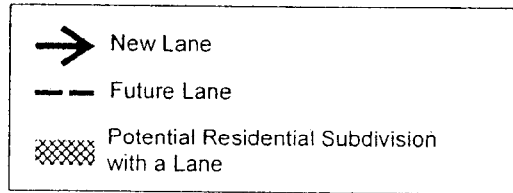
To ensure that your response is valid, please fill in the following:

Name: PIERRE BUTER Address: 10691 HOLLYMOUNT DR.

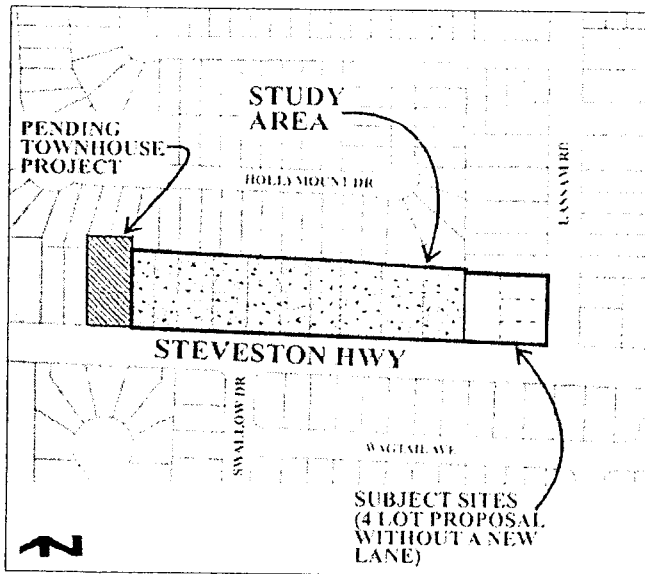
Option 1 – Five Lot Subdivision with Lane Access



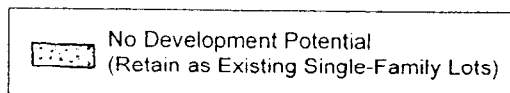
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: _____

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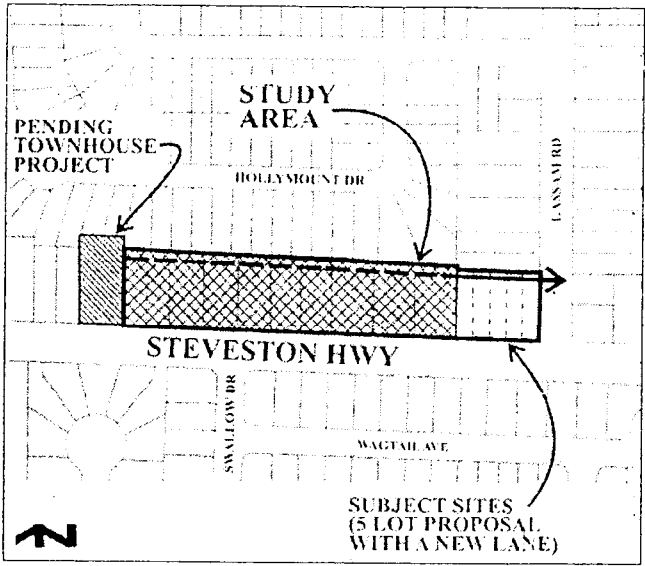
**Arterial Road
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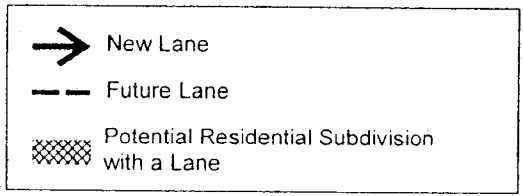
To ensure that your response is valid, please fill in the following:

Name: GARRY STRINGFELLOW Address: 5273 STEVESTON HWY

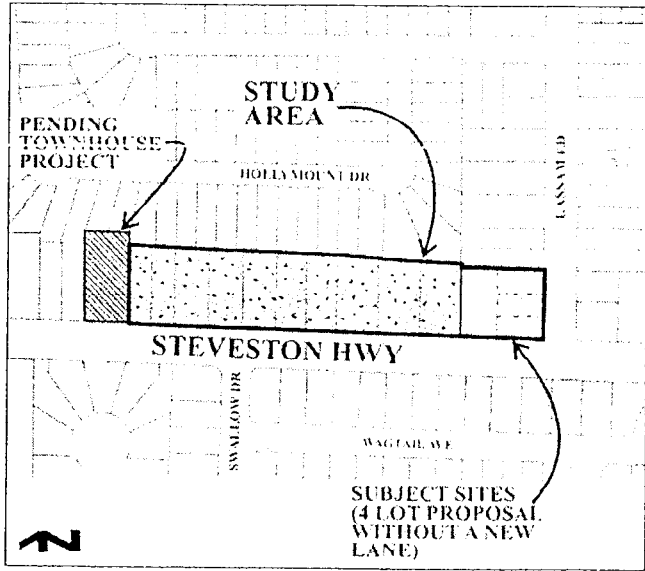
Option 1 – Five Lot Subdivision with Lane Access



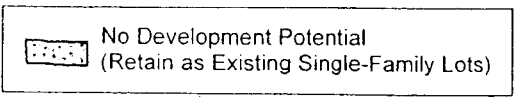
- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: _____

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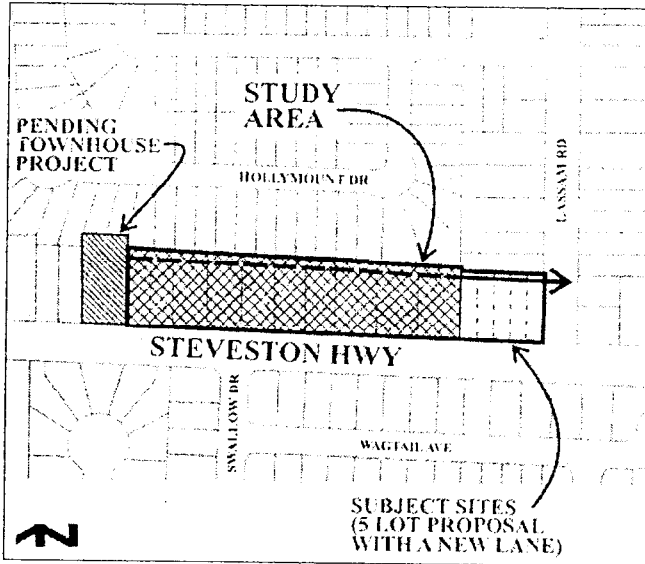
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

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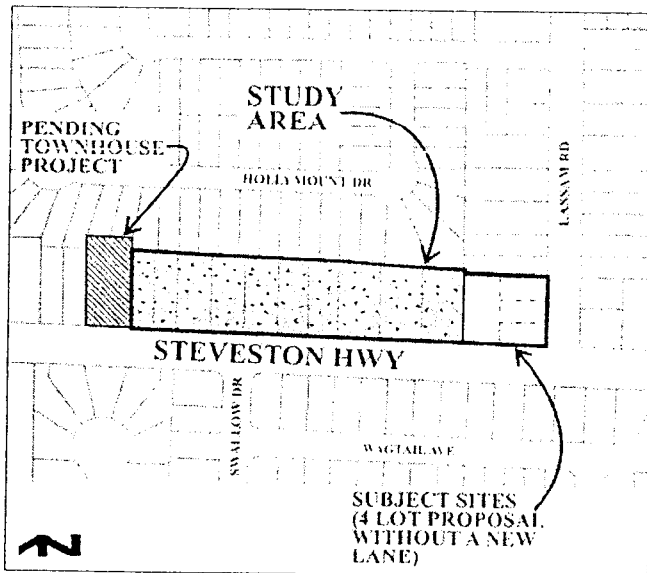
Name: _____ Address: _____

Option 1 – Five Lot Subdivision with Lane Access



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- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

Option 2 – Four Lot Subdivision with No Lane



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- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

Please indicate which option you prefer:

Option 1

Option 2

Additional Comments: We continue to be disappointed with the potential high density growth in the area, benefiting only developers. More than one residence on a previous single property adds not only to increased traffic but pressure on our already costly services. Further, adding lanes to redirect vehicular flow would not help in reducing traffic concerns.

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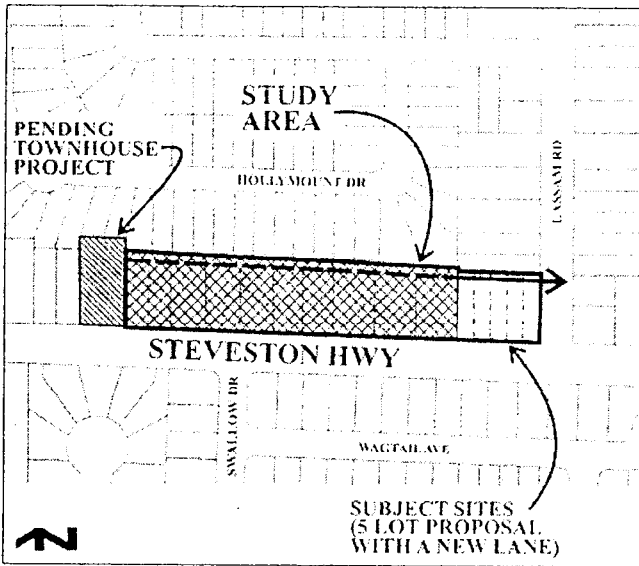
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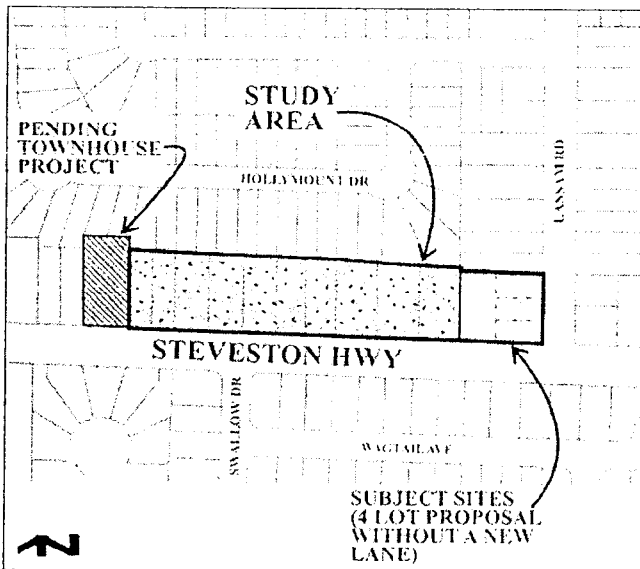
Name: Andy Lee Address: 10960 Lassam Rd, RMD, V7E 2C3

Option 1 – Five Lot Subdivision with Lane Access



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Option 2 – Four Lot Subdivision with No Lane



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Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: _____

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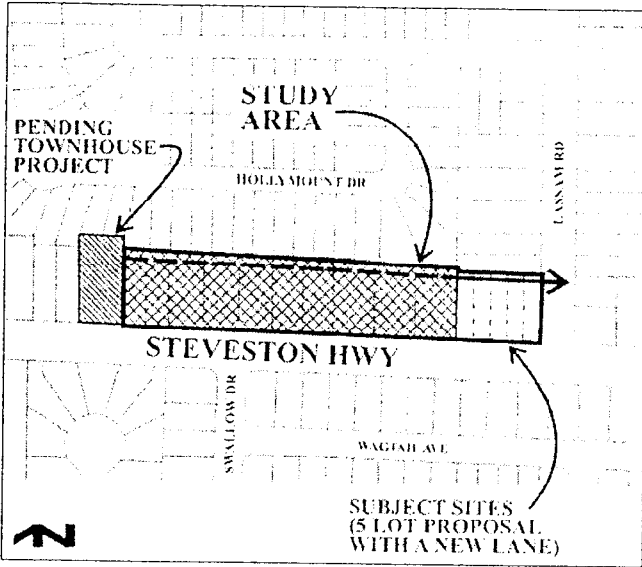
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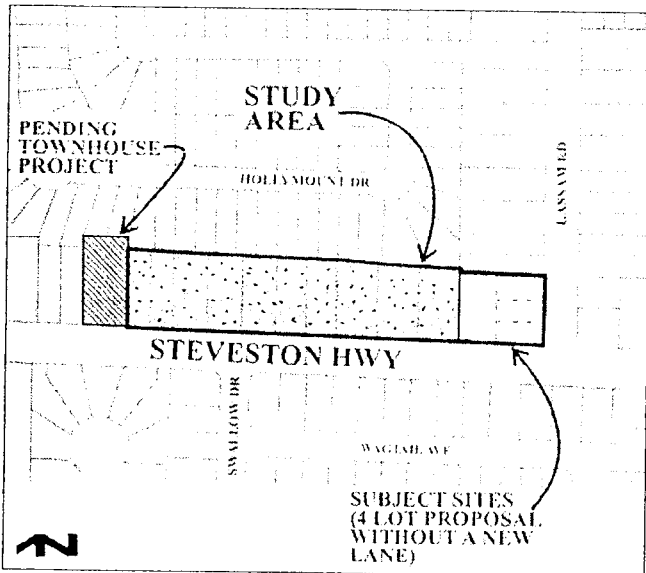
Name: KEVIN ENG Address: 10711 HOLLYMOUNT DR, RICHMOND

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Please indicate which option you prefer:

~~Option 1~~ **Option 2**

no way

Additional Comments: _____

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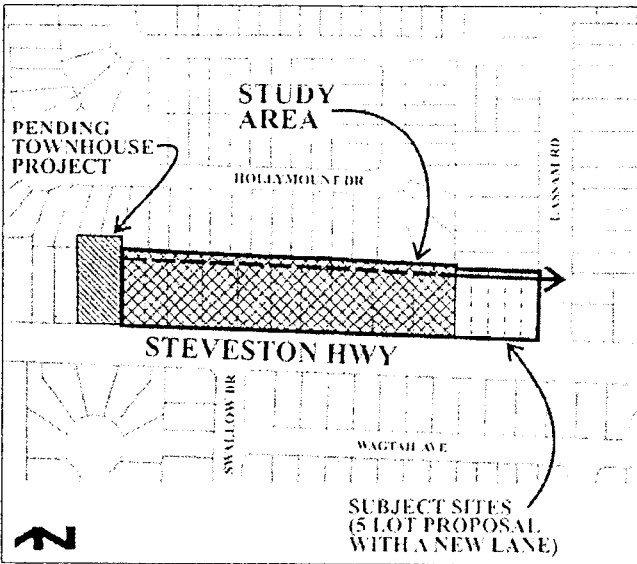
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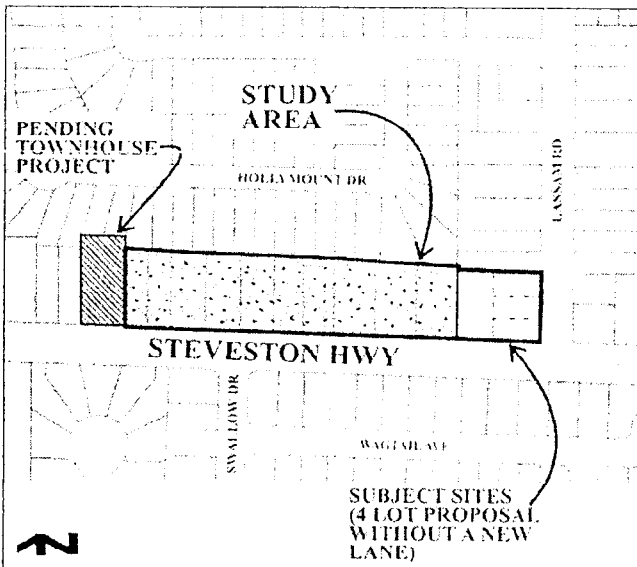
Name: Darryl Turner Address: 10681 HOLLYMOUNT DR

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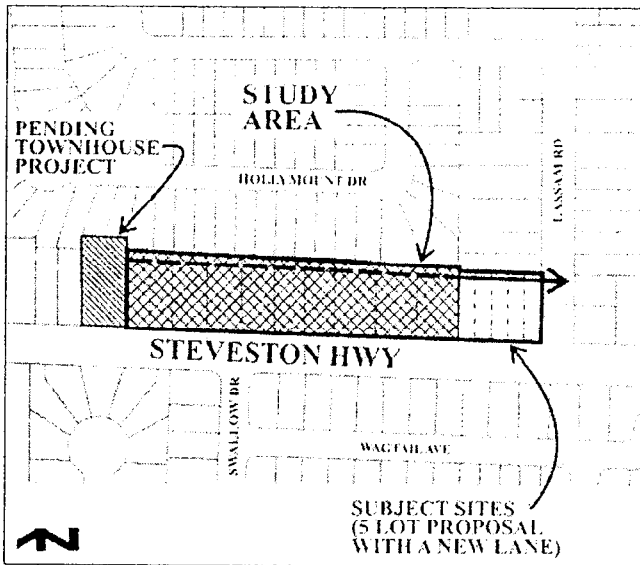
Arterial Road Redevelopment Options Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

Name: GLEN SMALE Address: 10771 LASSAM ROAD

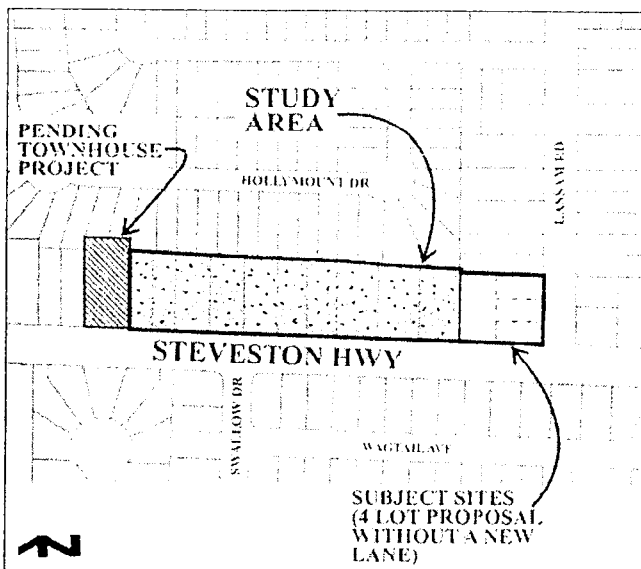
Option 1 – Five Lot Subdivision with Lane Access



- 5 lots fronting Steveston Highway.
- New lane implemented off Lassam Road.
- Potential redevelopment of lots along Steveston Highway in conjunction with lane development.

	New Lane
	Future Lane
	Potential Residential Subdivision with a Lane

Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

	No Development Potential (Retain as Existing Single-Family Lots)
--	--

Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: _____

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For translation assistance:

如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話：(604) 279-7180

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(604) 279-7160 ਤੇ ਫੋਨ ਕਰੋ



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 (604) 276-4000

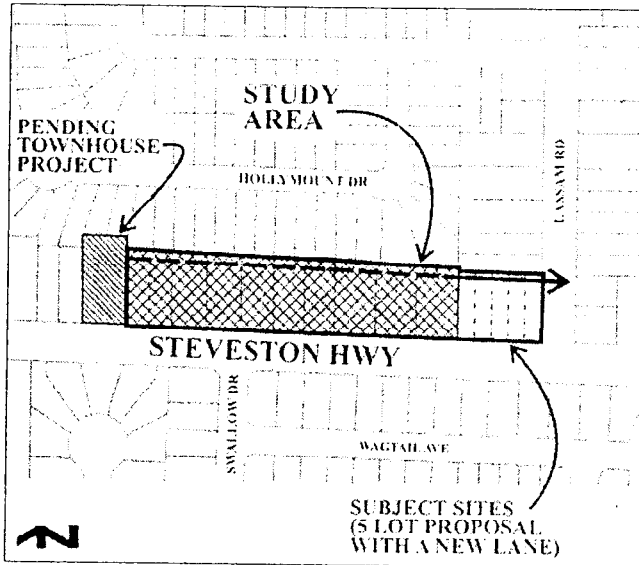
**Arterial Road
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Contact Kevin Eng (604) 247-4626 / (604) 276-4000

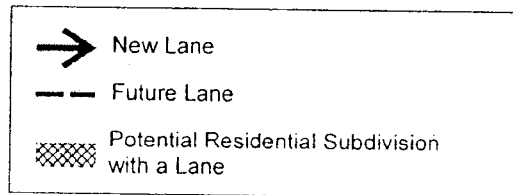
To ensure that your response is valid, please fill in the following:

Name: Lorann Lead Address: 5351 Steveston Highway Road
Marjorie Lead

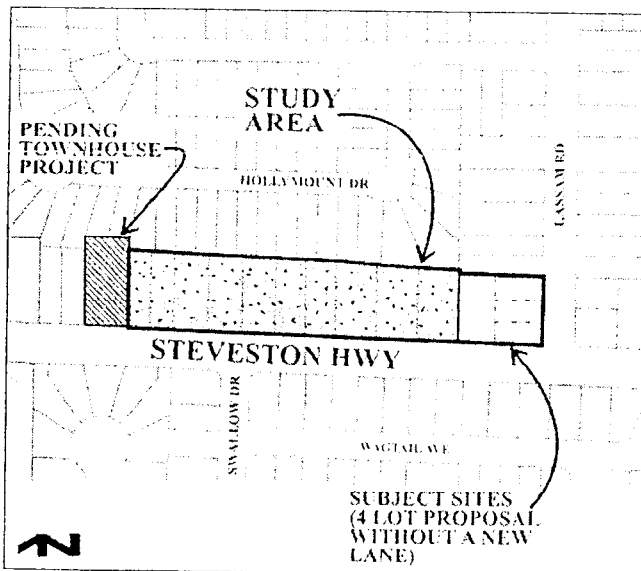
Option 1 – Five Lot Subdivision with Lane Access



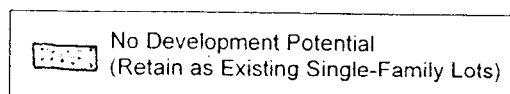
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Option 2 – Four Lot Subdivision with No Lane



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- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: Attachment 1 shows 0.5 meters of gravel along the property line - this gravel area must be sealed over with asphalt or equivalent to stop grass and weeds from growing - I will not consider anything less

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 6911 No. 3 Road
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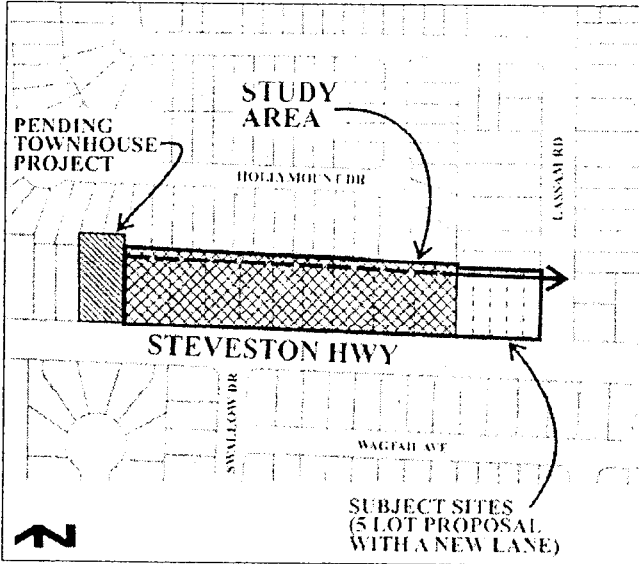
**Arterial Road
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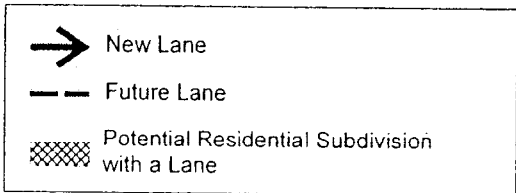
To ensure that your response is valid, please fill in the following:

Name: Bob + Sheila Price Address: 10741 Hollymount Drive

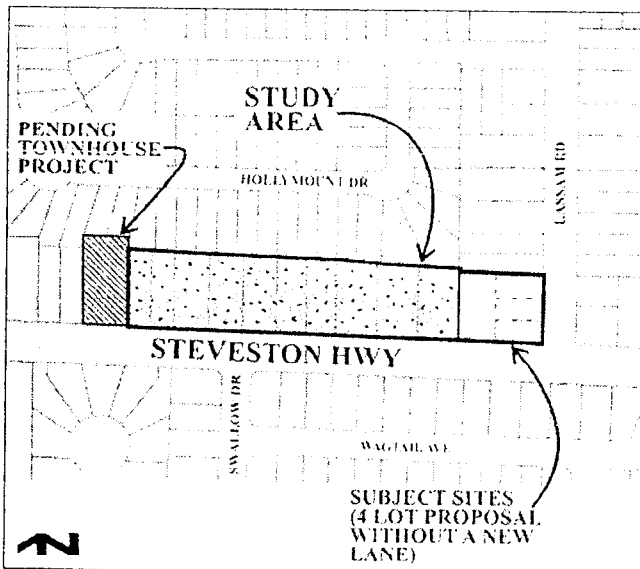
Option 1 – Five Lot Subdivision with Lane Access



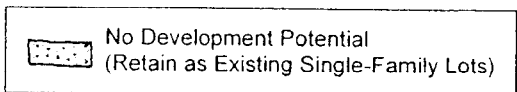
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Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: No. Lane reserved for security,
Neighbourhood priority

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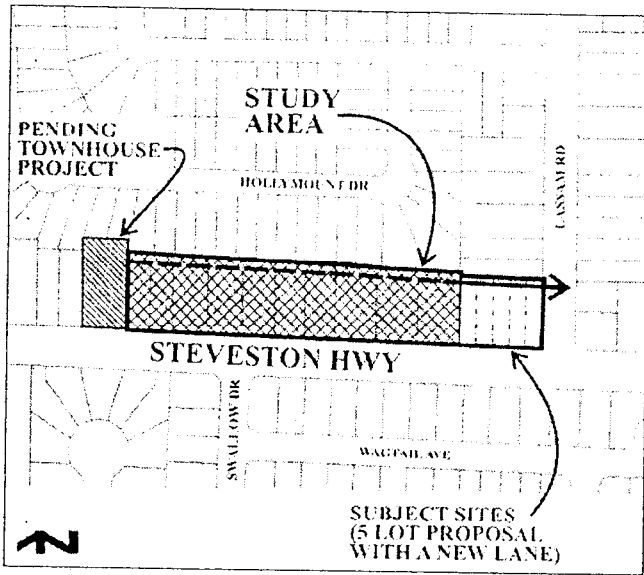
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

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To ensure that your response is valid, please fill in the following:

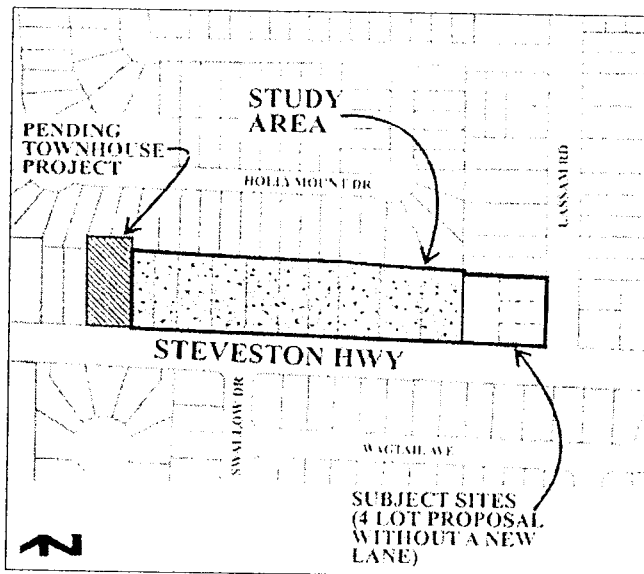
Name: Zenia Y LAU Address: 3927 30TH AVE^W W. Van. BC
V6S 1X2

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Option 1 Option 2

Additional Comments: _____

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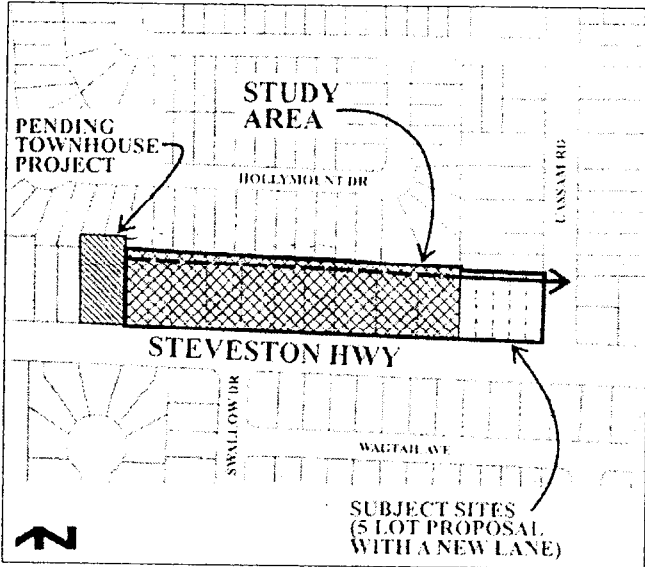
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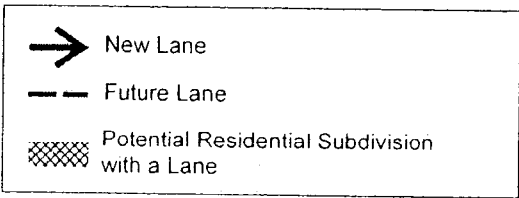
To ensure that your response is valid, please fill in the following:

Name: THIN CHONG HUI / AH L001 Sec Address: 10751 HOLLYMOUNT DRIVE, RICHMOND, B.C.

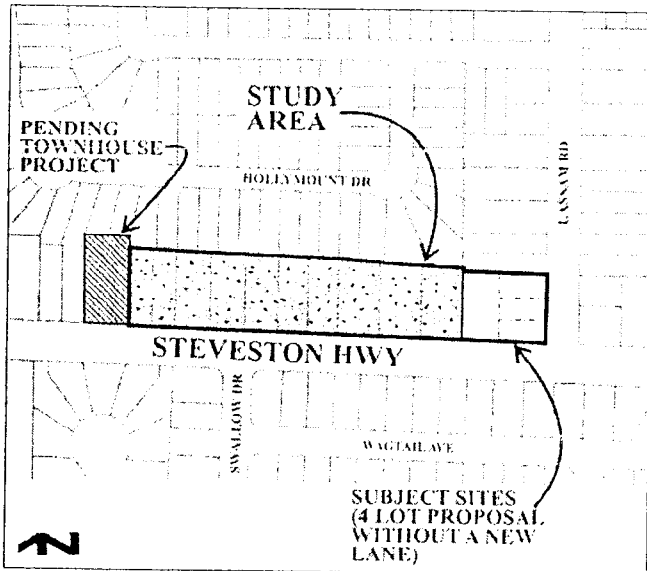
Option 1 – Five Lot Subdivision with Lane Access



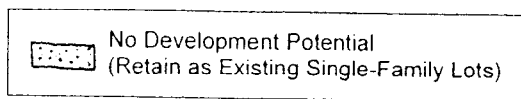
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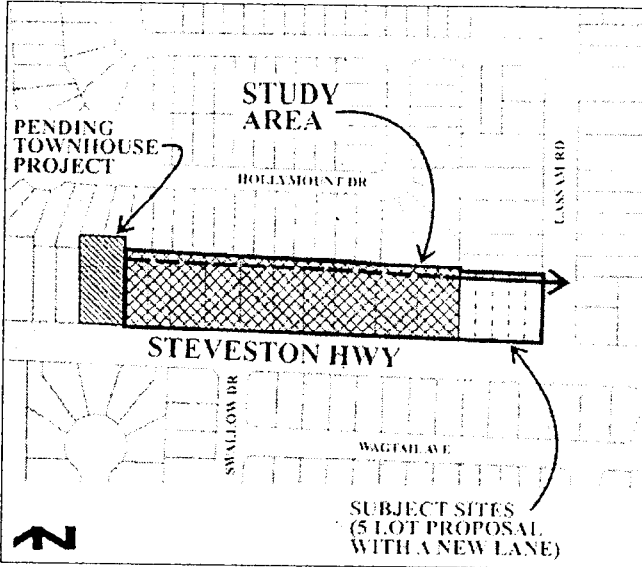
**Arterial Road
 Redevelopment Options**
 Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

To ensure that your response is valid, please fill in the following:

Name: Nolan DeGiroilamo Address: 10791 Hollymount Dr

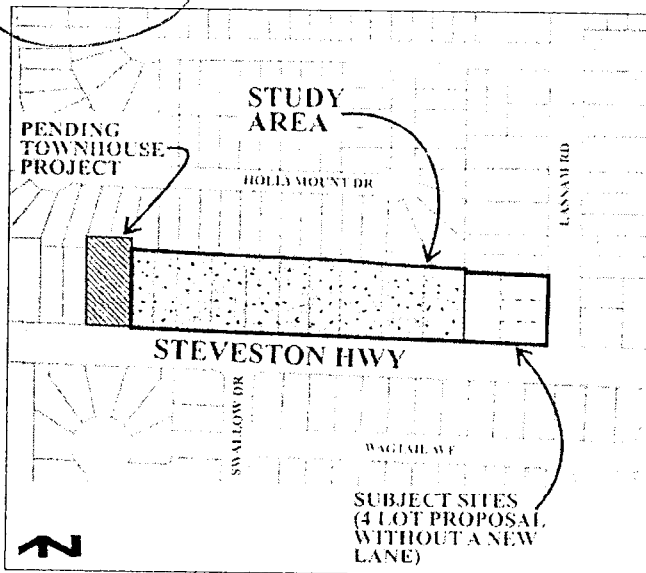
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New Lane
 Future Lane
 Potential Residential Subdivision with a Lane

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- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.

No Development Potential (Retain as Existing Single-Family Lots)

Please indicate which option you prefer:

Option 1 Option 2

Additional Comments: LANES ARE:

- COST TO CITY

- USUALLY NOT MAINTAINED -

- UNSAFELY

- MOST COMMON ACCESS TO PROPERTIES FOR B&E'S

- COLLECT UNDESIRABLES

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(604) 279-7160 ਤੇ ਫੋਨ ਕਰੋ

Toz Kevin Eng

PHN = 410-4092



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Richmond, BC V6Y 2C1
(604) 276-4000

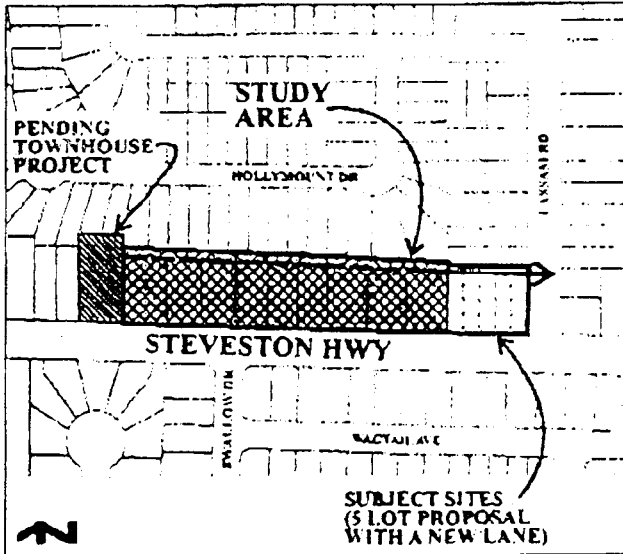
Arterial Road Redevelopment Options Policy Planning Department

Contact Kevin Eng (604) 247-4626 / (604) 276-4000

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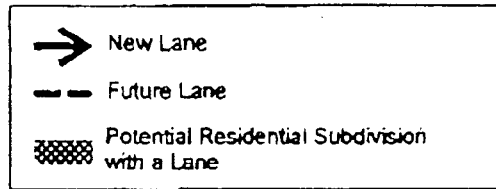
Name: Pendlebury Holdings Ltd Address: 5291 + 5311 Steveston Hwy
Richmond, B.C.

Option 1 – Five Lot Subdivision with Lane Access

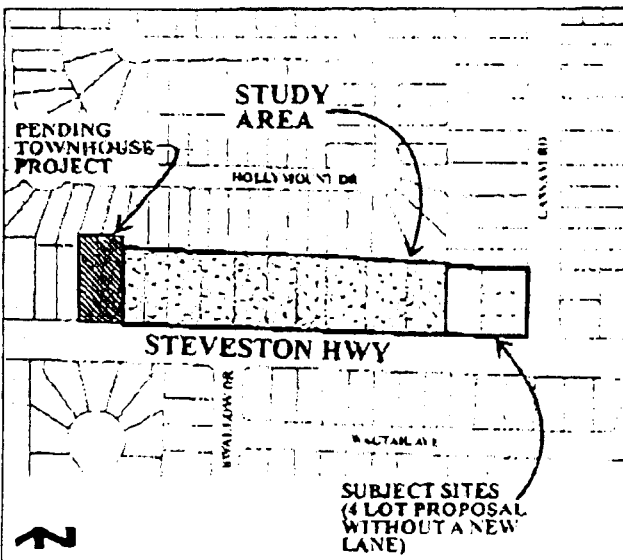


- 5 lots fronting Steveston Highway.
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frontage = min 29' or 5 meters



Option 2 – Four Lot Subdivision with No Lane



- 4 single-family lots (3 lots fronting Lassam Road; 1 lot fronting Steveston Highway).
- No new lane.
- No redevelopment potential for remaining lots along Steveston Highway.



Please indicate which option you prefer:

Option 1 Option 2

Eng, Kevin

From: Eng, Kevin
Sent: Friday, 2 December 2005 8:38 AM
To: 'neil hsueh'
Subject: RE: Opinion towards Rezoning Proposal at 5411 and 5431 Steveston Highway

Thank You for your reply to the survey. A copy of this email will be attached as correspondence to this rezoning application. If you like, please take a moment to fill out the survey and drop it in the mail in the postage paid envelope contained in the original letter.

Regards,
Kevin Eng
Policy Planning Department
Ph: (604) 247-4626
Fx: (604) 276-4052
keng@richmond.ca

-----Original Message-----

From: neil hsueh [mailto:neil00hsueh@hotmail.com]
Sent: Thursday, 1 December 2005 8:00 PM
To: Eng, Kevin
Subject: Opinion towards Rezoning Proposal at 5411 and 5431 Steveston Highway

Dear Kevin Eng:

I have received your letter regarding the rezoning application at 5411 and 5431 Steveston Highway . My opinions are as followed.

I am against this application 1(five lot subdivision with lane access) due to the potential vandalism it would cause on our property and our neighbors.

Adding onto this, it will also jeopardize the safety of the youngsters around our neighborhood.

Thank you for your attention.

Chen Hui-Chen
Hsueh Po-Wen
Neil Hsueh
Emerson Hsueh
Sophia Hsueh

10701 Hollymount Dr
V7E 1k6
Richmond B.C.

Eng, Kevin

From: Eng, Kevin
Sent: Tuesday, 22 November 2005 8:56 AM
To: 'tanyeung'
Subject: RE: "Rezoning Proposal at 5411 and 5431 Seteveston Highway"

Greetings,

Thank you for the response and comments on the single-family options presented in the survey. Your email will form part of survey results. If you would like more information about the forthcoming process or timing of the rezoning application, please feel free to contact myself.

Regards,
Kevin Eng
Policy Planning Department
Ph: (604) 247-4626
Fx: (604) 276-4052
keng@richmond.ca

From: tanyeung [mailto:tanyeung@hotmail.com]
Sent: Tuesday, 22 November 2005 7:32 AM
To: Eng, Kevin
Subject: "Rezoning Proposal at 5411 and 5431 Seteveston Highway"

Hi Kevin,

We got your letter regarding "Rezoning Proposal at 5411 and 5431 Seteveston Highway" that make us very upset.

We strongly disagree with with the option that would create a back lane in our backyard which will totally affecting our safety. We bought this location because it does not have a back lane originally. We just don't understand how can that can be proposed since it would affect so many neighbors around us. Like Vancouver City, the back lane create so many crime happened and we definitely do not want to see that happen in our backyard.

For sure we will protest till the end if you guys accept the proposal to create a back lane in our backyard!!!

Thank you for your attention.

Tom Yeung
Alice Yeung
Aaron Yeung
Leanne Yeung
10711 Hollymount Dr,
Richmond,
V7E 4Z3

Staff Technical Comments

Engineering Works Design

Prior to approval of the subdivision, the following is required:

- ❑ Dedication of a 4m x 4m corner cut at Steveston Highway and Lassam Road.
- ❑ Registration of restrictive covenant to ensure that the vehicle access and driveway crossing for the proposed new corner lot at the Steveston Highway and Lassam Road intersection is situated along the north property line of the proposed lot.
- ❑ Submission of a landscaping bond (\$4,000) for the implementation of replacement plantings and tree protection measures.
- ❑ Tree protection measures (tree protection fencing and limited excavation) must be implemented prior to approval of the subdivision as outlined in the submitted Arborist report.

Transportation

- ❑ Design of driveway crossings to conform with the City's Bylaw 7222 (Residential Lot Access Regulation).
- ❑ For the proposed lot at the corner of Lassam Road and Steveston Highway, the driveway crossing and access is to be located along the north property line.

Policy Planning

- ❑ A tree survey and Arborist report was submitted outlining the location and health of existing trees. The report also recommends a replacement rationale and tree protection measures (Attachment 8). A summary of the tree survey and report is as follows:
 - 41 existing tree on site.
 - 23 trees to be retained and protected (includes 1 large Western Red Cedar along Lassam Road and the large healthy hedge along Steveston Highway)
 - 18 trees to be removed
 - 8 replacement trees planted at 7cm minimum calliper.
 - Tree protection measures (fencing) and a landscaping bond will be a required prior to approval of the subdivision application.
- ❑ Staff deem the tree retention and replacement rationale to be sufficient based on the small size of the site (single-family development and limited space for replacement planting) and proposed tree retention.



**Froggers Creek
Tree Consultants Ltd.**

7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 Fax: 604-437-0970

February 2, 2006

Kevin Eng
CITY OF RICHMOND
Urban Development Division
6911 No 3 Road
Richmond, BC
V6Y 2C1

Cc. Peter Thiessen

Re: 5411, 5431 Steveston Hwy Richmond, BC.
Tree Protection Report
City of Richmond File # RZ 04-268223

Please find enclosed a **Tree Preservation Report** as part of the City of Richmond rezoning application requirements and Tree Protection Bylaw # 8014. I am also attaching as an appendix to the Report, a **Tree Protection Plan drawing** for reference purposes.

1. TREE PRESERVATION SUMMARY

41	Trees on the site
23	Trees to be retained and protected
18	Trees to be removed
8	Replacement Trees Proposed

2. TREE PRESERVATION REPORT

We have been provided with a tree survey of the 2 subject properties and a subdivision layout that will create 4 lots in total. I have been provided with a tree survey of the subject properties. I have visited the site and assessed the tree resource. All the trees have been tagged and information recorded concerning their species, stem size, canopy radius, height, health, structural condition and retention value.

Tree Resource:

Forty-one trees are inventoried in total. The table below indicates the species composition.

Type	
Western Red Cedar	23
Cherry	5
English Holly	5
Pear	3
Black Walnut	1
Common Horse Chestnut	1



Hazelnut	1
Lawson Cypress	1
Western Hemlock	1
Total	41

Details of this tree inventory are provided in the table attached as Appendix—1.

Four of the forty-one trees are located on city property along Lassam Street. All four of these trees have been topped many years ago to avoid the overhead wires. They have regrown new tops and are now located within inches of the overhead wires. Only one of the four trees has any potential to be retained, tree number 351. Tree number 353 is dead and number 352 is in poor condition. Tree number 355 is in suitable for retention but is located in the middle of lot 4 and will be critically impacted by the construction of the driveway.

The Cedar hedge along the south side of the property along Steveston Highway appears to be located on both city and private property. The hedge, which is comprised of 22 Western Red Cedars, is in excellent condition and has a high retention value. It is located far enough away from the building envelopes and would make a good choice for retention. The five English Hollies are located within or very close to the building envelopes and cannot be retained. The Black Walnut tree number 58 is located within the building envelope. There are nine fruit trees located in the back yards of both properties. Eight of the nine are either located within the proposed building envelopes or are diseased and in a state of irreversible decline (#363 and #364). Tree # 365, a 20cm Pear Tree, is located within the sanitation sewer right of way and there is also a proposed grade change of .35m around the tree. Even if the services can be re-routed around the tree the grade change will critically impact the tree.

Replacement Trees

There are 23 trees larger than 10cm in diameter being retained and 18 trees being removed from the site and on city property. There is not a lot of space to plant replacement trees at a ratio of 2 trees for every tree removed. I am recommending that a total of 8 Replacement Trees be planted. This works out to about 2 trees per lot. Here is a list of replacement trees:

Type	Number	Size
Katsura	2	7cm
Crimson King Maple	2	7cm
Dawyck Beech	4	7cm

Drawings

A Tree Protection Plan drawing (which plots the tree resource in relation to the proposed site layout) is attached as Appendix—3. The drawing also indicates the location of the proposed Replacement Trees.

Tree Protection Measures:

The following steps are recommended to minimize damage or impact to the protected trees on site:

1. Install tree protection fencing around the retained trees before any work begins on site. Leave the fencing up until all construction is complete. The location of the protection



- fencing is attached as Appendix—3 and a Tree Protection Fencing detail is attached as Appendix—2.
2. Mulch the protection area with 4 inches of composted bark mulch before any construction begins.
 3. Install all sidewalks and driveways within the protected areas on grade using permeable materials. This is especially important around tree number 351 the large Western Red Cedar located on Lassam Street. The proposed driveway is located about 1 metre to the south of the tree. If possible the existing driveway should not be removed and should be used as a foundation for the new driveway. There can be no excavation within the 5.5m dripline or the tree may need to be removed.
 4. No access by vehicles or personnel is permitted with the fenced-off area. Storage of materials or soil is also not permitted inside this area. In the eventuality that the site supervisor requires access to the tree protection area, an Arborist should be consulted beforehand.
 5. Excavation for services needs to be kept outside the protected areas. Trees may need to be removed if underground services are required within the protected areas.
 6. An arborist must closely monitor any excavation within the canopies of the retained trees. The Arborist will attend to the pruning of any significant woody roots impacted by the excavation. These roots will be pruned cleanly back to sound tissue before back filling.
 7. Consult an Arborist before any grade changes are performed within the protection areas. This includes landscape grade changes that take place after construction.
 8. Carefully hand-dig any landscape plantings within the protection area.
 9. The protected trees will need to be watered regularly during the summer when there is no rain for more than 2 weeks.

Estimated Cost of Replacement Trees and Tree Protection Measures

The cost of the replacement trees and protection measures would be approximately \$4000. See chart below:

Item	Units	Price/unit	Total Cost
7cm Replacement Tree	8	\$250	\$2,000
Delivery	1	\$100	\$100
Planting Cost (Labour)	8	\$150	\$1,200
Total Planting Cost			\$3,300
Tree Protection Fencing	1	\$150	\$150
Wood framing	1	\$100	\$100
Labour	4	\$40	\$160
Total Fencing Cost			\$410
Mulch or wood Chips	1	\$100	\$100
Labour	3	\$40	\$120
Total Mulching Cost			\$220
Total Cost			\$3,930



Froggers Creek Tree Consultants Ltd.

End Report.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Froggers Creek Tree Consultants Ltd.
Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B

Dated: February 2, 2006



ASSUMPTIONS AND LIMITING CONDITIONS

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



Froggers Creek Tree Consultants Ltd.

**APPENDIX—1
TREE INVENTORY TABLE**

#	Type	Action	Reason for Removal	dbh cm	Ht Metres	Crown Radius metres	Retention Value	Health	Structure	Notes
351	Western Red Cedar	Retain		73	22	5.5	Moderate	Good	Fair	Tree has been topped, growing up against power lines
352	Western Hemlock	Remove	Poor location	62	17	7	Low	Fair-poor	Fair	Tree has been topped, growing up against power lines
353	Lawson Cypress	Remove	Dead	50	10	3	Low	Dead	Poor	Dead
354	English Holly	Remove	Within building envelope	40	8	2	Moderate	Good	Good	No apparent defects
355	Common Horse Chestnut	Remove	Poor location	58	17	2	Moderate	Fair-good	Fair	Tree has been topped, growing up against power lines
356	English Holly	Remove	Within building envelope	18/12	8	8	Moderate	Good	Good	No apparent defects
357	English Holly	Remove	Within building envelope	25	7	3.5	Moderate	Good	Good	No apparent defects
358	Black Walnut	Remove	Within building envelope	64	17	3	High	Fair-good	Good	No apparent defects, dead branches in canopy
359	Pear	Remove	Within building envelope	38	8	3.5	Mod-low	Fair-poor	Fair	No apparent defects, diseased
360	Pear	Remove	Within building envelope	32	7	3.5	Mod-low	Fair-poor	Fair	No apparent defects, diseased
361	Cherry	Remove	Within building envelope	22	10	1.5	Mod-low	Fair	Fair	Growing out of stump
362	Cherry	Remove	Within building envelope	28	12	5	Moderate	Fair	Good	No apparent defects
363	Cherry	Remove	Poor condition	12	5	3	Low	Poor	Poor	Cankers on stem
364	Cherry	Remove	Poor condition	55	12	3	Low	Fair-poor	Fair	No apparent defects, diseased
365	Pear	Remove	Underground septic and grade changes required.	20	8	4	Moderate	Fair	Fair	No apparent defects
366	Cherry	Remove	Within building envelope	15/15/15	8	2.5	Low	Fair-poor	Fair	Multi-stemmed, growing out of old stump



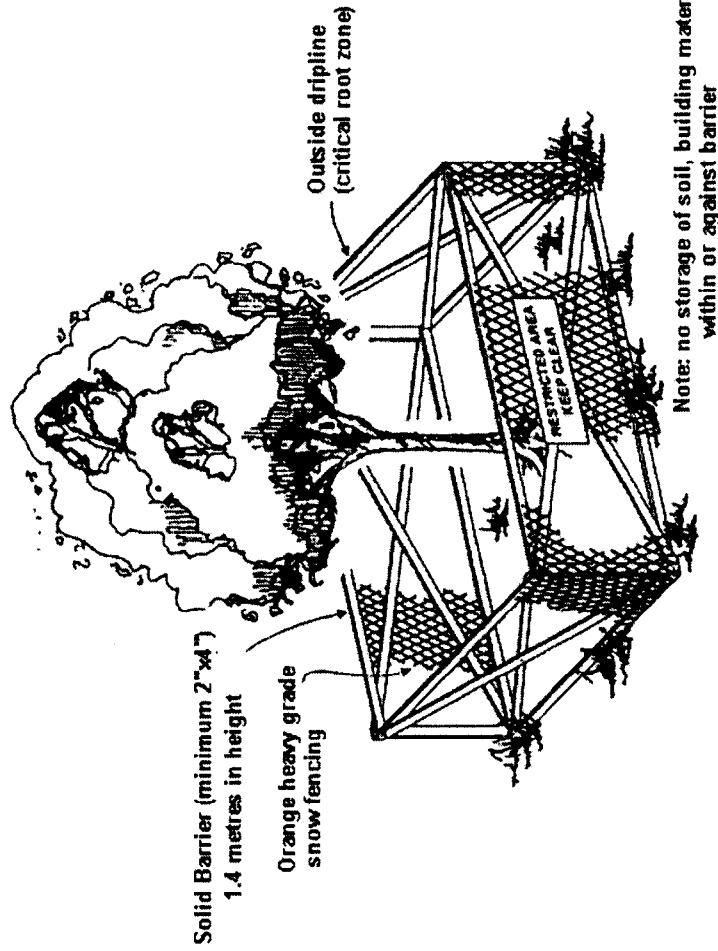
Froggers Creek Tree Consultants Ltd.

#	Type	Action	Reason for Removal	dbh cm	Ht Metres	Crown Radius metres	Retention Value	Health	Structure	Notes
367	Hazelnut	Remove	Within building envelope	35/10/10	8	2.5	Moderate	Fair	Fair	Multi-stemmed
368	English Holly	Remove	Within building envelope	20	7	1	Moderate	Good	Good	No apparent defects
369	English Holly	Remove	Too close to building envelope	20	7	1	Moderate	Good	Good	No apparent defects
370	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
371	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
372	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
373	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
374	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
375	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
376	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
377	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
378	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
379	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
380	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
381	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
382	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
383	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
384	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
385	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
386	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
387	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
388	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
389	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
390	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects
391	Western Red Cedar	Retain		15	5	1	High	Good	Good	Hedge, no apparent defects

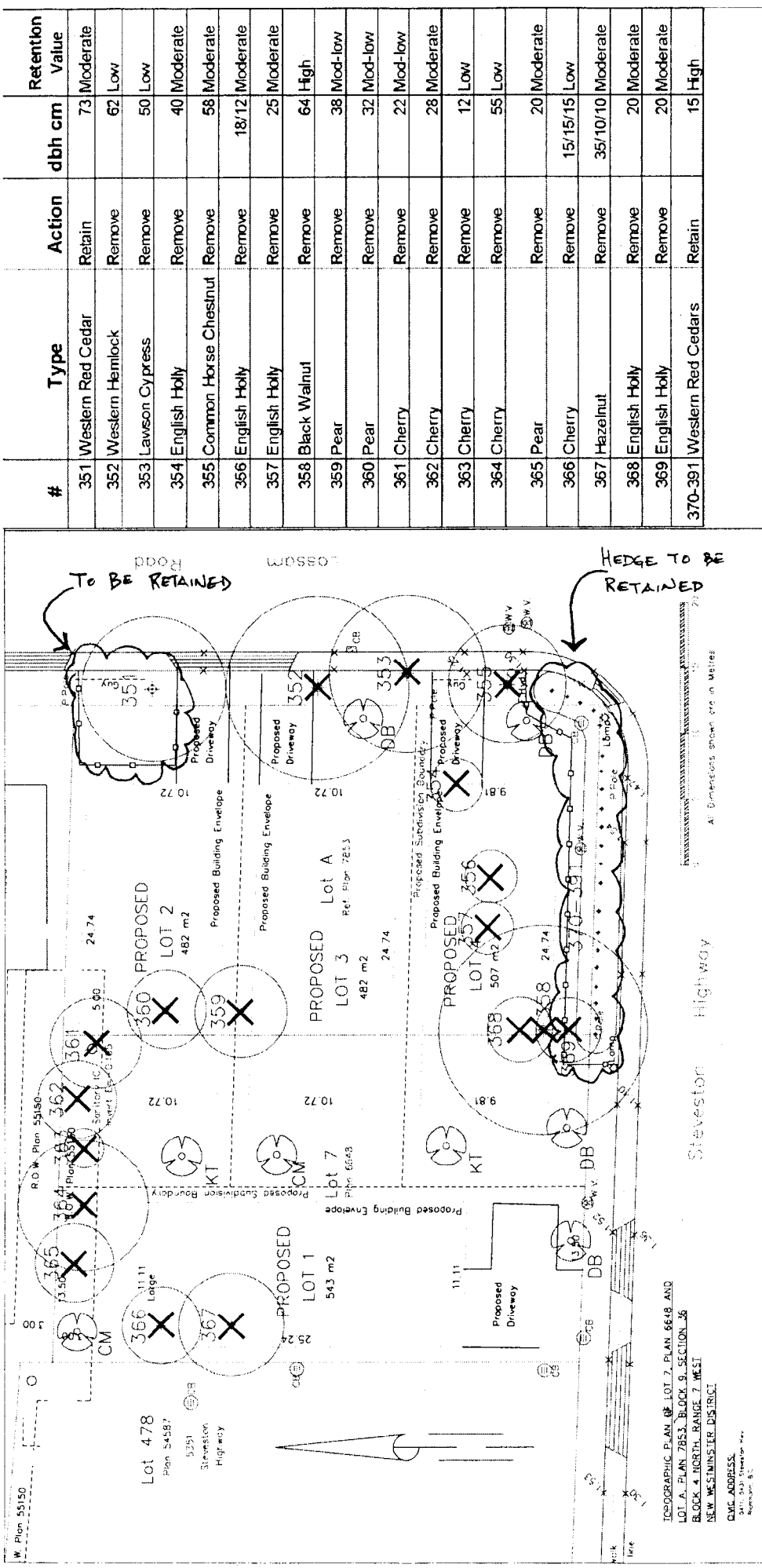


APPENDIX—2 TREE PROTECTION FENCING DETAIL

Tree Protection Fencing Detail



TREE PROTECTION AND REPLACEMENT PLAN



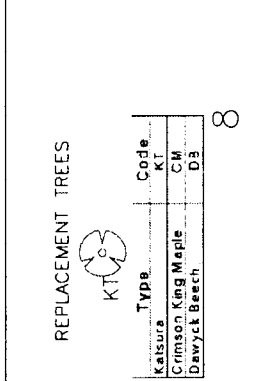
#	Type	Action	dbh cm	Retention Value
351	Western Red Cedar	Retain	73	Moderate
352	Western Hemlock	Remove	62	Low
353	Lawson Cypress	Remove	50	Low
354	English Holly	Remove	40	Moderate
355	Common Horse Chestnut	Remove	58	Moderate
356	English Holly	Remove	18/12	Moderate
357	English Holly	Remove	25	Moderate
358	Black Walnut	Remove	64	High
359	Pear	Remove	38	Mod-low
360	Pear	Remove	32	Mod-low
361	Cherry	Remove	22	Mod-low
362	Cherry	Remove	28	Moderate
363	Cherry	Remove	12	Low
364	Cherry	Remove	55	Low
365	Pear	Remove	20	Moderate
366	Cherry	Remove	15/15/15	Low
367	Hazelnut	Remove	35/10/10	Moderate
368	English Holly	Remove	20	Moderate
369	English Holly	Remove	20	Moderate
370-391	Western Red Cedars	Retain	15	High

NOTES:

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER PLAN 55150, 55150-1, 55150-2.
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. PROPOSED TREE REMOVAL AND REPLACEMENT REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.

Progers Creek Tree Consultants Ltd.
7552 McGUIRE AVENUE, BURNABY BC
5111, 5437 STEVENSON HWY., RICHMOND BC

TREE PROTECTION AND REPLACEMENT PLAN DRAWING
Showing All Trees Proposed For Retention and Proposed Replacement Trees in Relation to the Proposed Site Layout
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: JANUARY 27, 2008





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7911 (RZ 04-268223)
5411 & 5431 STEVESTON HIGHWAY**

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 C (R1/C) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**.

That area shown hatched and cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7911"

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7911**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

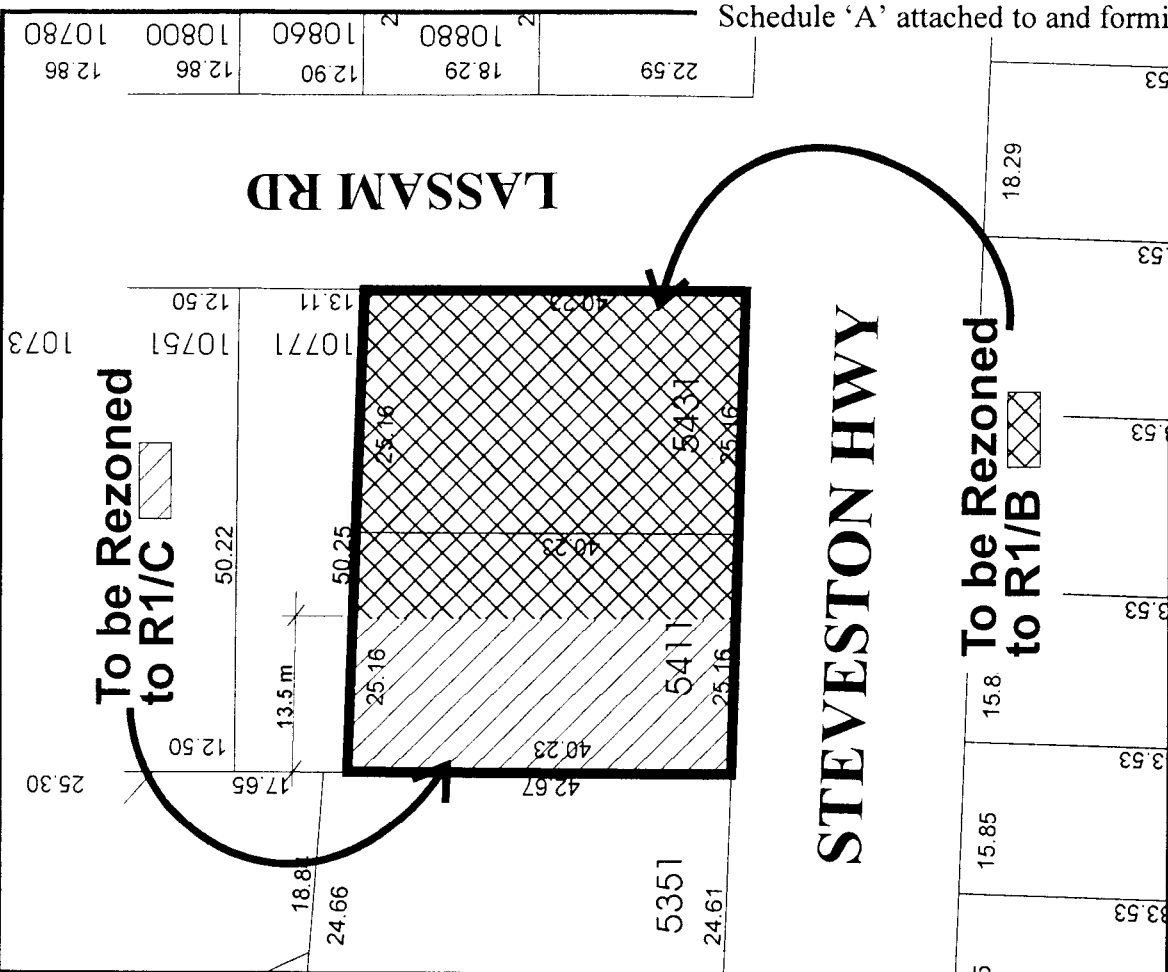
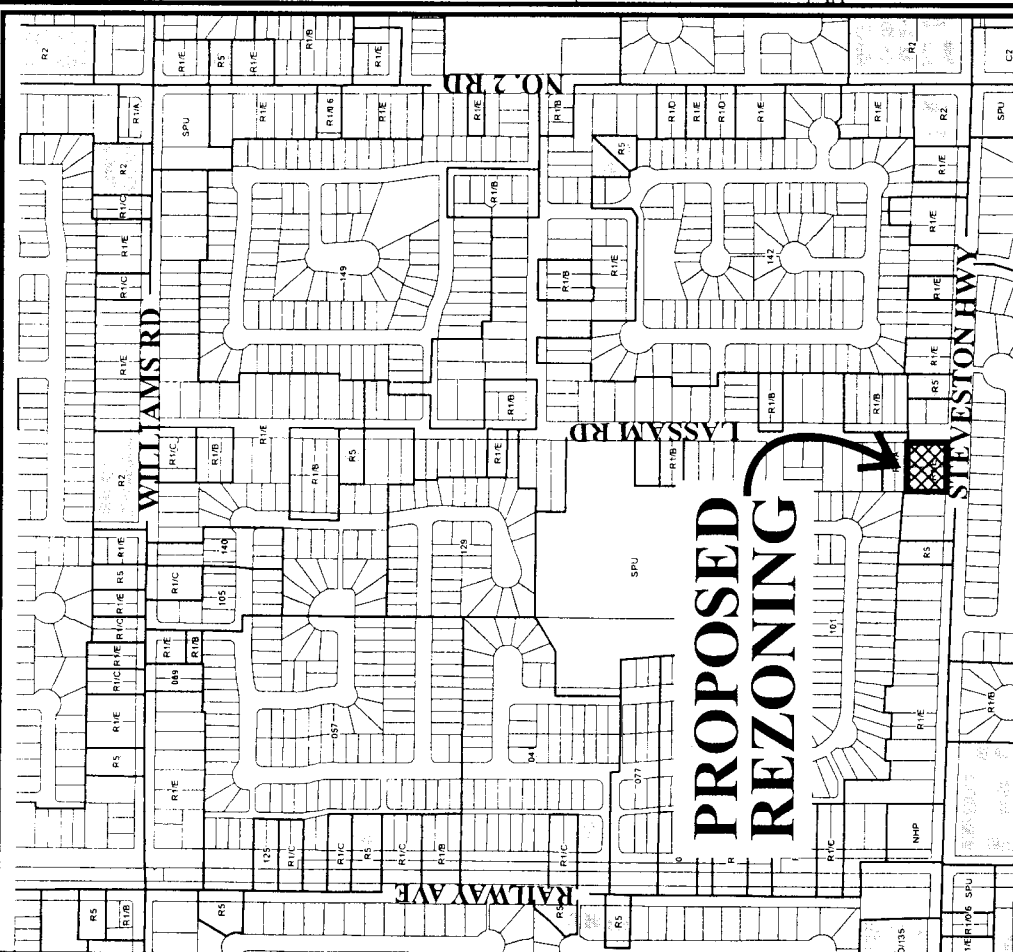
CITY OF RICHMOND
APPROVED by KE
APPROVED by Director or Solicitor /L.

MAYOR

CORPORATE OFFICER



City of Richmond



Schedule 'A' attached to and forming part of Bylaw 7911

Original Date: 04/15/04

Revision Date: 02/09/06

Note: Dimensions are in METRES

RZ 04-268223

