



To: Planning Committee

Date: March 26, 2007

From: Jean Lamontagne
Director of Development

File: RZ 06-333534

Re: **Application by 450470 B.C. Ltd. for Rezoning at 8671 Heather Street from Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family Housing District, Subdivision Area A (R1/A)**

Staff Recommendation

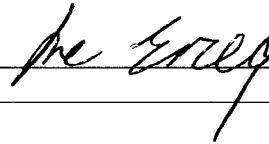
That Bylaw No. 8085, for the rezoning of 8671 Heather Street from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:sl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

450470 B.C. Ltd. has applied to the City of Richmond to rezone 8671 Heather Street (**Attachment 1**) from Single Family Housing District, Area B (R1/B) to Single-Family Housing District, Area A (R1/A) 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 (**Attachment 3**), 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 processed and approved along this section of Heather Street between Dayton Avenue and Dolphin Avenue according to this Sub Area Plan land use designation (RZ 01-198592, RZ 04-255134, and RZ 04-277187).

Staff Comments

Tree Preservation

A Tree Survey is submitted (**Attachment 4**) and four (4) bylaw-sized trees were noted on site. The applicant is proposing to remove two (2) bylaw sized trees on site and an Arborist Report (**Attachment 5**) was submitted in support of the proposed tree removal. Tree Preservation staff have reviewed the Arborist Report and concurred with the recommendations made by the Arborist. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw No. 8057, four (4) replacement trees are proposed on-site (4 replacement trees at 3.5 m tall or 6 cm calliper each).

In order to ensure that the landscaping works are undertaken, the City would require a Landscaping Security in the amount of \$2,000 for planting of the for (4) replacement trees on-site prior to final adoption of the rezoning bylaw. If replacement trees can not be accommodated on-site, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City's Tree Compensation Fund (\$500/tree). The applicant is also required to install tree protection fencing around the drip line of all trees to be retained on-site. Tree protection fencing must be installed prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first, and must remain in place until construction of the future dwellings on the site is complete.

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 & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Analysis

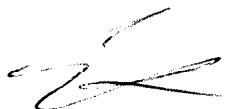
Most of the lots along this block of Heather Street have the potential to rezone and subdivide. Given that some of the lots in the area are small already and/or have relatively new housing, the character of the neighbourhood should not change dramatically. Staff support the proposed rezoning, as it is 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

The following must be completed prior to final adoption of the rezoning bylaw:

- Provide a Landscape Security to the City of Richmond in the amount of \$2,000 for the planting of the four (4) replacement trees on site (minimum 3.5 m tall or 6 cm calliper). If replacement trees can not be accommodated on-site, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City's Tree Compensation Fund (\$500/tree);
- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring onsite; and
- Registration of a flood indemnity covenant on title.

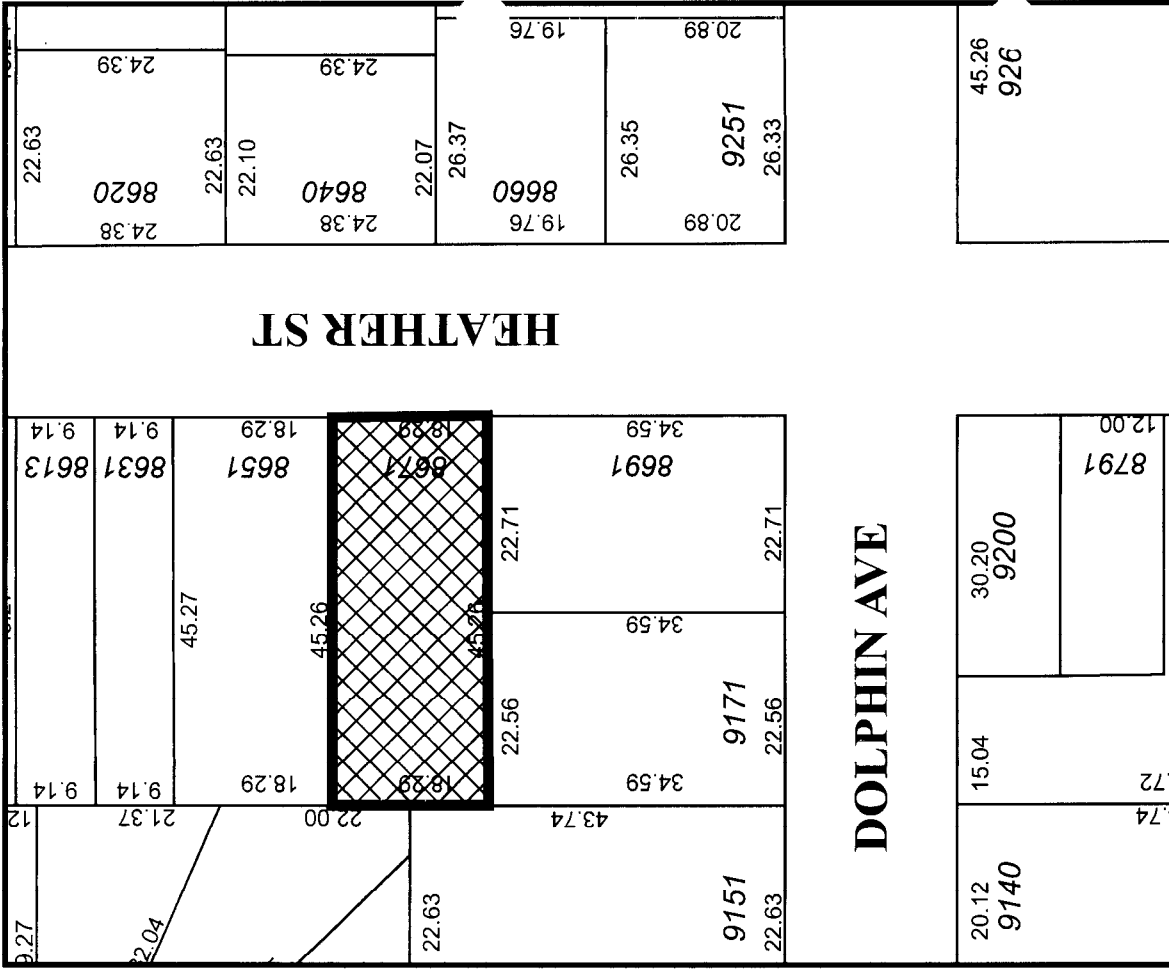
Attachment 1: Location Map and Aerial Photo

Attachment 2: Development Application Data Sheet

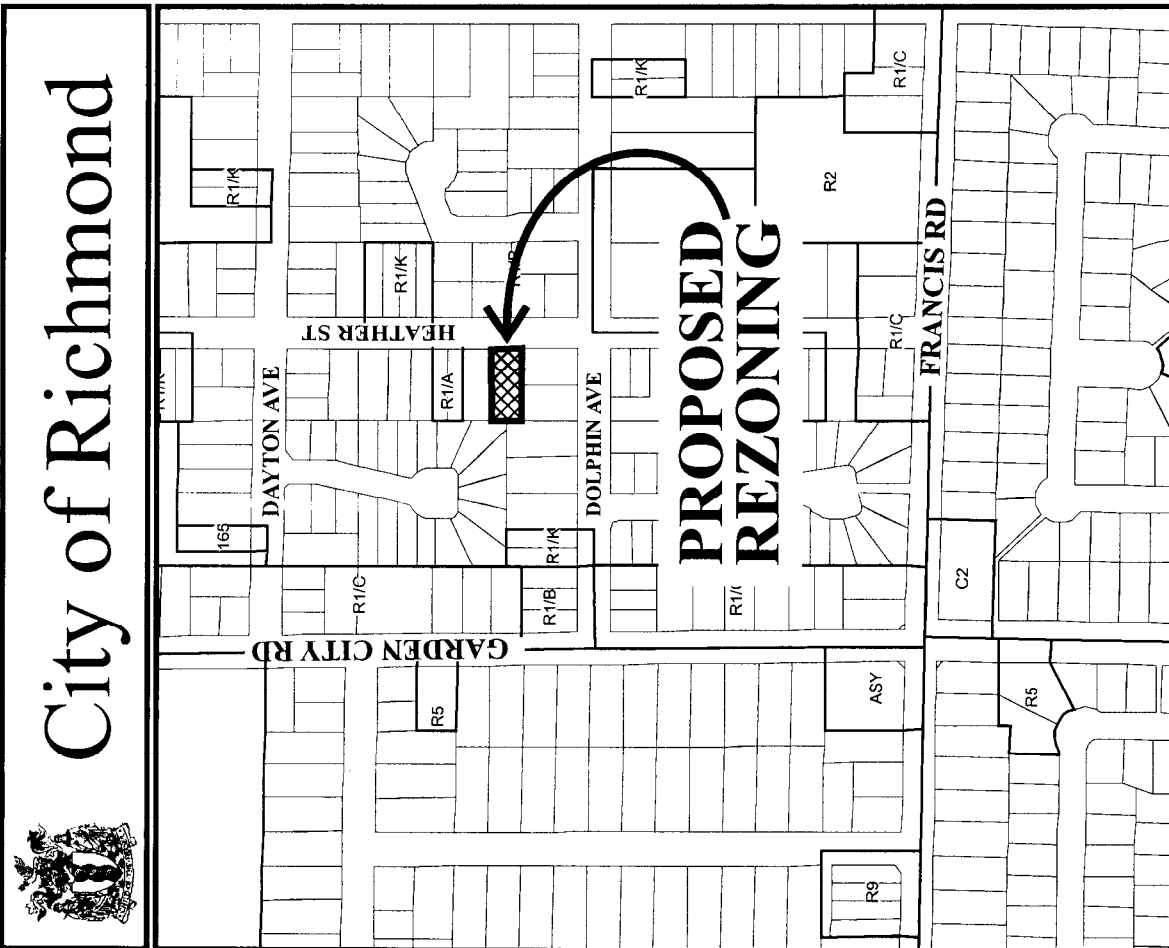
Attachment 3: Ash Street Sub Area Plan Land Use Map

Attachment 4: Proposed Subdivision Layout/Tree Survey

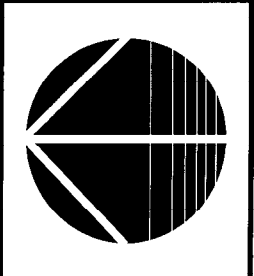
Attachment 5: Arborist Report



Original Date: 05/02/06
 Revision Date:
 Note: Dimensions are in METRES



RZ 06-333534



City of Richmond



RZ 06-333534

Date: 05/02/06

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 06-333534

Attachment 2

Address: 8671 Heather Street

Applicant: 450470 B.C. Ltd.

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

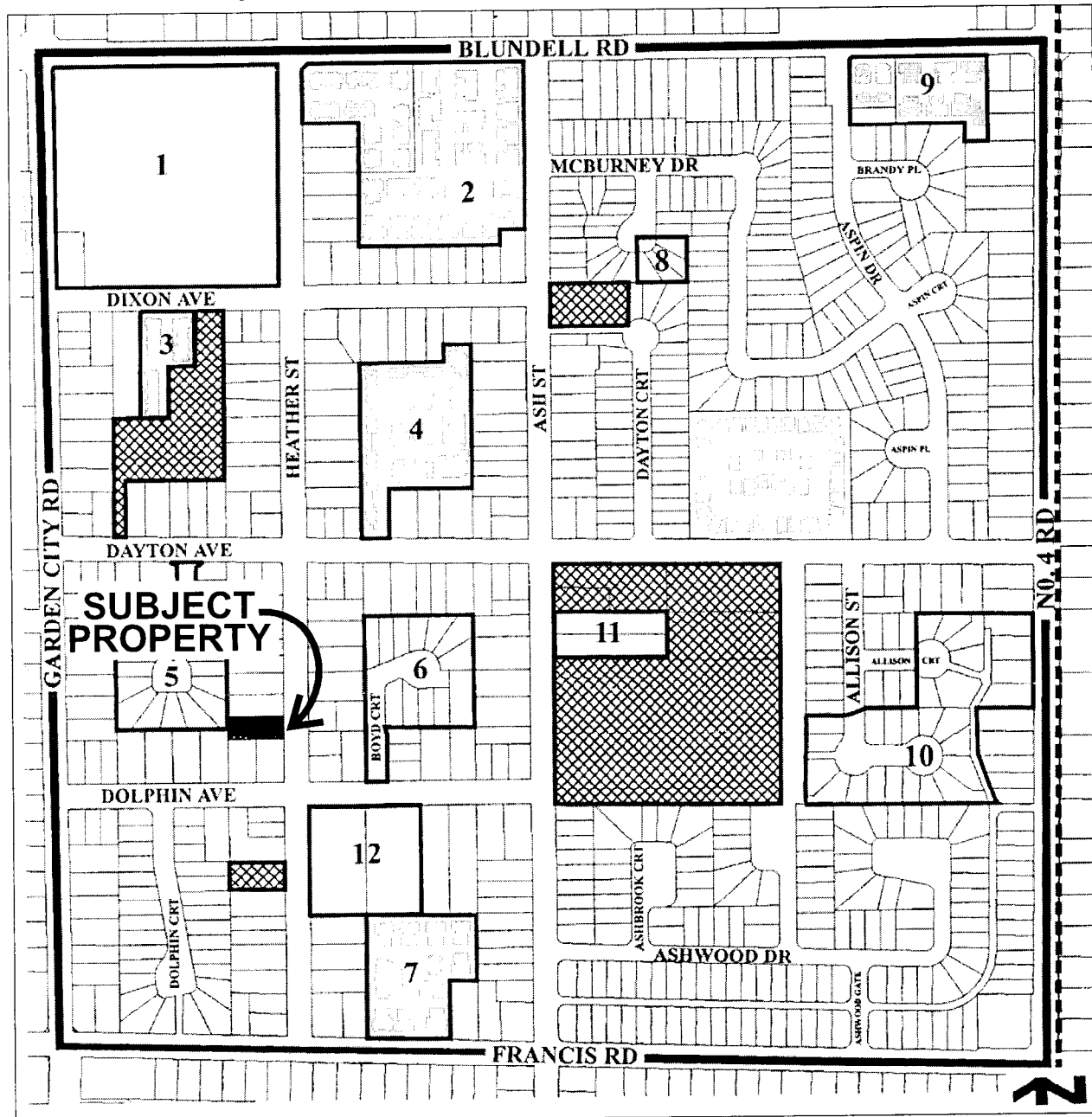
	Existing	Proposed
Owner:	450470 B.C. Ltd.	To be determined
Site Size (m²):	827 m ² (8,902 ft ²)	414 m ² (4,451ft ²)
Land Uses:	Single-Family Residential	No Change
OCP Designation:	Single-Family Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area B (R1/B)	Single-Family Housing District, Subdivision Area A (R1/A)
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	414 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.

City of Richmond

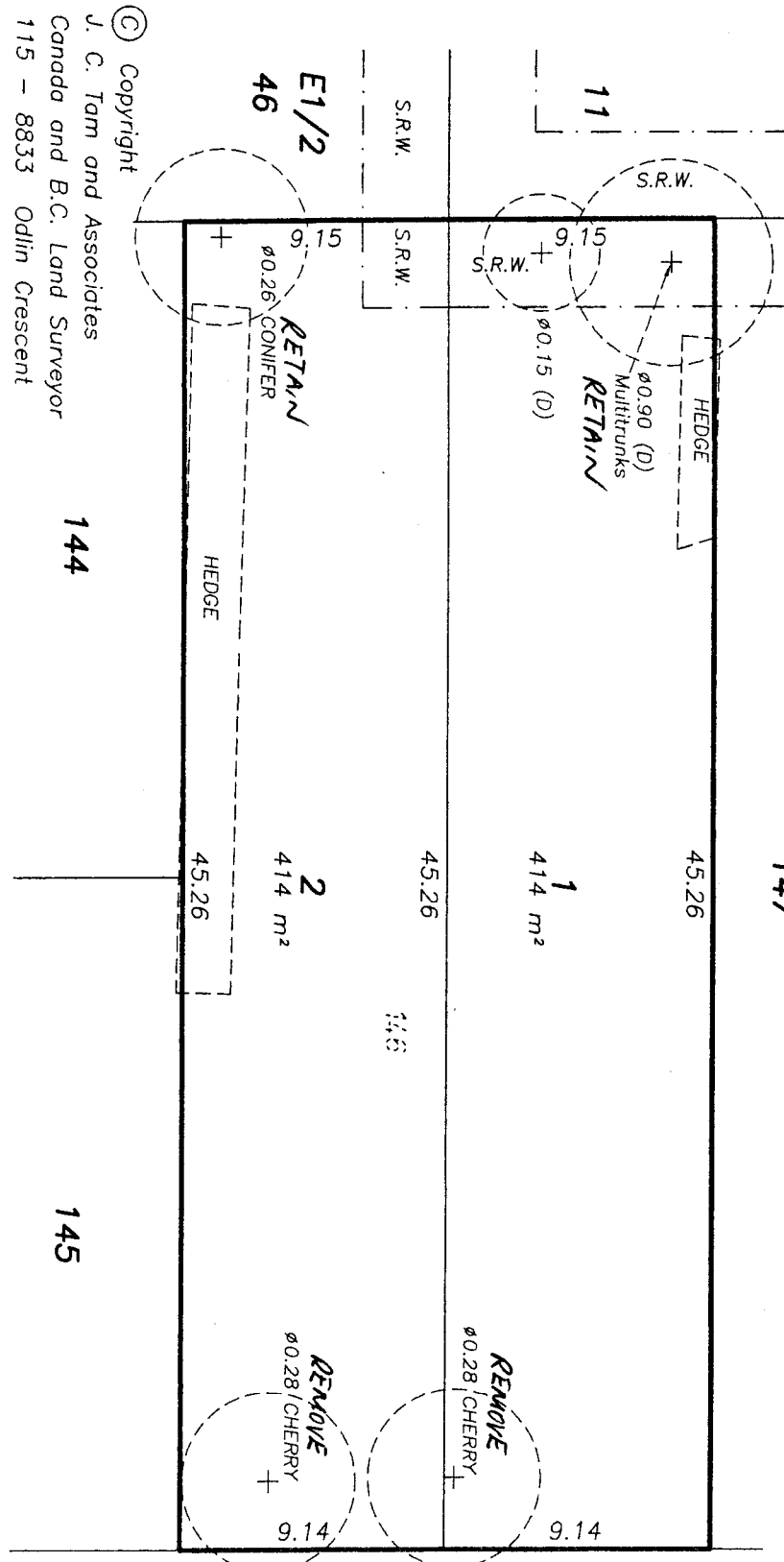
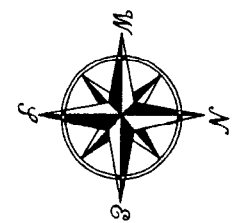
Land Use Map



----- ALR Boundary	———— Area Boundary	
Public, Institutional & Open Space	Low Density Residential	Designated Infill Areas – Refer to Table: 1

**PLAN OF SURVEY OF TREES AND PROPOSED SUBDIVISION OF LOT 146 SECTION 22
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 39476**

RICHMOND, B.C.
#8671 HEATHER STREET
P.I.D. 000-566-055



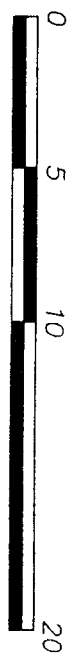
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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 2963
FB-73 17, P22-23
Drawn By: GB

DWG No. 2963-TREE

LEGEND:

tree(D) denotes deciduous tree



SCALE: 1:250

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

SURVEY COMPLETED ON MARCH 16th, 2006.

Evaluation of One Conifer and Four Deciduous Trees

Summary

One Norway Spruce, one Common Hazel, and three Oriental Cherry's grow on the property at 8671 Heather Street in Richmond, BC. They are evaluated for identification, and condition with recommendations.

I recommend removal of all three Oriental Cherry's and the preservation of the Norway Spruce and Common Hazel.

Introduction

Background - On November 17th 2006 I was contacted by Doug Loewen of Pacific coastal homes of 12282 Buchanan street Richmond B.C. for the purpose of an arborist report. The report was for a Rezoning Application. 450470 B.C. LTD has applied to the city of Richmond for permission to rezone 8671 Heather Street from Single Family Housing District, Subdivision Area B (R1/B) to Single Family Housing District, Subdivision Area A (R1/A) in order to create 2 new single family lots. I was asked to inspect one conifer and four deciduous trees and assess their condition and potential for relocation.

On this project I am collaborating with Kelly J Koome (*ISA Certified Arborist #PN-5962A*) of Green Earth Landscaping Co.

Assignment - My assignment is to identify the five trees located on the property (please see attached site map). It is then to evaluate their condition and make recommendations.

Assumptions -

- 1) Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection.
- 2) The inspection includes a visual examination of the subject trees and may include invasive procedures, performed at the sole discretion of the consulting arborist.
- 3) There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject plant may not arise in the future.
- 4) All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress.
- 5) Trees are living biological organisms, and I cannot predict nor guarantee their stability or failure. Sometimes trees fail because they are trees.



Observations

The trees are numbered 1 through 5 on the attached Site Map.

1) Norway Spruce - *Picea abies*

I visited the site on November 23, 2006 and visually inspected the tree. I examined the trunk and branch structure, the root crown, root zone, and condition of the canopy. I digitally photographed the tree.

The DBH is 28 cm and height is 13 meters. This tree is located in the south west corner of the property (Lot #146).

This tree is vigorous.



2) *Prunus serrulata* - Oriental Cherry

This tree is located on the west side of the property.

DBH is 16 cm at 30 cm height from the base of the trunk. The height is 5 meters.

As indicated in the adjacent photograph, a spruce seedling is growing from the tree crotch.



2) Prunus serrulata - Oriental Cherry Observations cont.

As indicated in the adjacent photograph there is undifferentiated tissue formed by the cambium at the base of the trunk.

I also observed poor pruning on a number of the branches.



3) Corylus avellana - Common Hazel

The tree is located on the north west corner of the property.

This multi-stemmed tree is 10 meters in height.

It is vigorous.



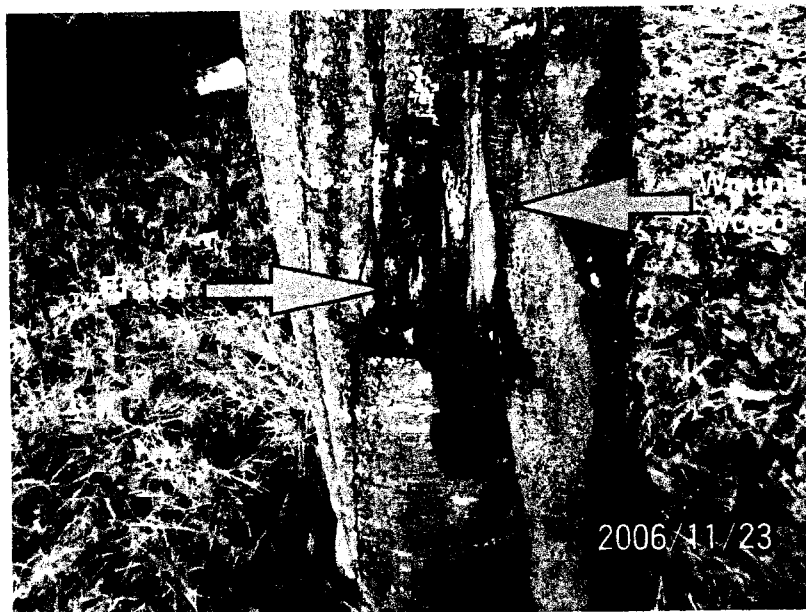
4) *Prunus serrulata* - Oriental Cherry

This tree is located on the south east side of the property facing Heather Street.

DBH is 33 cm. The height is 11 meters.

I observed epicormic shoots growing upward on branches originating from sites of previous pruning.

Numerous scaffold branches were fusing together at different locations. There was included bark observed at more than one crotch union.



5) *Prunus serrulata* - Oriental Cherry

This tree is located on the east side of the property facing Heather Street.

DBH is 31 cm. The height is 11 meters.

As indicated in the adjacent photograph there is wound wood and decay present. I also found insects and frass present in the moist brown area of the trunk. I found a conk located at the base of the trunk. Probing the root flare indicated softness with little resistance.

Discussions and Conclusions

1) Norway Spruce - *Picea abies*

This tree is in vigorous condition. It is thriving in its present location.

2) *Prunus serrulata* - Oriental Cherry

This tree is in decline. It has been subject to previous poor pruning practices. The Spruce seedling growing from the crotch union is indicative of decay in this region. The unusual growth at the base of the tree may be a basal burl. Future growth may be structurally influenced.

3) *Corylus avellana* - Common Hazel

This tree is vigorous. This species is beneficial to urban wildlife due to its annual food production of hazel nuts.

4) *Prunus serrulata* - Oriental Cherry

This tree has numerous epicormic shoots due to inappropriate pruning. It's overall health is marginal. The shallow root system, combined with its declining health and location will further weaken its condition.

5) *Prunus serrulata* - Oriental Cherry

This tree is in a spiral of decline due to its internal trunk decay. Probing around the base of tree indicated root rot as well. This tree is a poor candidate for preservation.

Recommendations

I recommend removal of all three Oriental Cherry's and the preservation of the Norway Spruce and Common Hazel.

Limiting Conditions

- 1) Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural report of surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of co-ordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Glenn D. Easton as to the sufficiency or accuracy of said information.
- 2) 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.
- 3) Loss or alteration of any part of this report invalidates the entire report.
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Glenn D. Easton

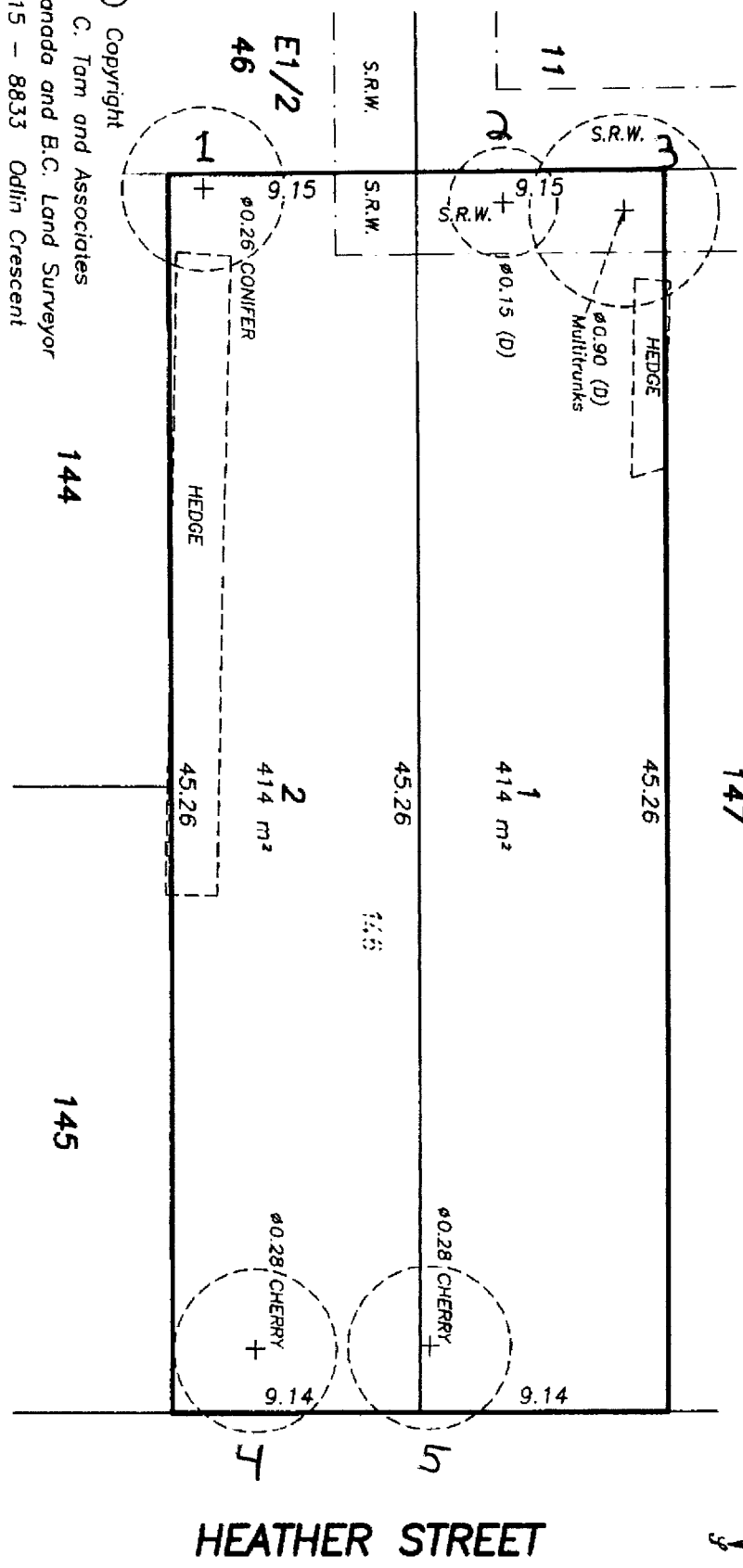
ISA Certified Arborist #PN-2625A

Nov 23, 2006

Date

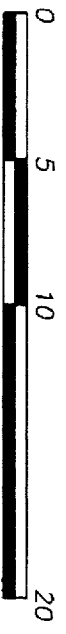
**PLAN OF SURVEY OF TREES AND PROPOSED SUBDIVISION OF LOT 146 SECTION 22
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 39476**

RICHMOND, B.C.
#8671 HEATHER STREET
P.I.D. 000-566-055



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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. 2963
FB-73 17, P22-23
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LEGEND:
tree(D) denotes deciduous tree



SCALE: 1:250

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

DWG No. 2963-TREE

SURVEY COMPLETED ON MARCH 16th, 2006.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8085 (RZ 06-333534)
8671 HEATHER 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 A (R1/A)**.

P.I.D. 000-566-055

Lot 146 Section 22 Block 4 North Range 6 West New Westminster District Plan 39476

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8085”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER