City of Richmond
Planning and Development Division

Report to Committee

To:	Planning Committee	**Date:**	March 30, 2007
From:	Jean Lamontagne Director of Development	**File:**	RZ 04-287969
Re:	**Application by Matthew Cheng Architect for Rezoning at 8411 and 8391 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 - 0.7)**		

Staff Recommendation

That Bylaw No. 8234, for the rezoning of 8411 and 8391 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 - 0.7)", be introduced and given first reading.

Jean Lamontagne
Director of Development

JL:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

2071076

Staff Report

Origin

Matthew Cheng Architect has applied to the City of Richmond for permission to rezone 8411 and 8391 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.7) in order to permit the development of 10 townhouse units.

Project Description

The placement of buildings and layout of the site plan is dictated by the existing shape of the site caused by the differing depths of the properties. The building fronting Williams Road contains 7 dwelling units and consists of 3 storeys stepping down to 2 storeys along the east and west edges. The building typology at the rear of the site consists of a triplex building containing 3 units with 2 storey massing. The townhouses access an internal east-west running drive aisle with access to Williams Road through a driveway along the east edge of the site (refer to **Attachment 2** for preliminary site plan and building elevation drawings).

Front yard setbacks are maintained at 6m (19.68 ft.) along Williams Road. Side yard setbacks meet the minimum 3m (9.84 ft.) required in the zone. Rear yard setbacks are maintained at a minimum of 4.57 m (15 ft.).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 3**.

Surrounding Development

To the North: Existing single-family dwellings zoned R1/E.

To the East: Existing single-family dwelling zoned R1/E.

To the South: Existing church zoned for Assembly Use (ASY)

To the West: Existing single-family dwelling zoned R1/E at the corner of Williams Road and Pigott Drive.

Related Policies & Studies

Arterial Road Redevelopment Policy

The sites are located on a portion of Williams Road (local arterial) where residential development is guided by the Arterial Road Redevelopment Policy. This Policy identifies that multi-family residential development will only be considered on a local arterial where the site is in close proximity to a Neighbourhood Service Centre and/or a City Community Centre. The portion of Williams Road between No. 3 Road and Ash Street meets these criteria and can be considered for multi-family townhouse applications as it is situated in proximity to the Broadmoor Shopping Centre and South Arm Community Centre. The subject site also meets the minimum frontage required along a local arterial road (40m or 131 ft.) to be considered for multi-family. The application for townhouses at 8411 and 8391 Williams Road is being brought forward on these merits.

Richmond 2006-2031 Flood Protection Management Strategy
In accordance with the Richmond 2006-2031 Flood Protection Management Strategy, the registration of a Flood Indemnity Covenant with a minimum Building Elevation Requirement of 0.9 m geodetic is required as a condition of final adoption of the rezoning application.

Interim Affordable Housing Strategy
The Interim Affordable Housing Strategy outlines options for applicants to voluntarily develop affordable housing in conjunction with the development or contribute cash-in-lieu based on fees established in the Council Policy. The applicant has voluntarily agreed to a contribute $8,254 ($0.60 per buildable sq. ft.) based on guidelines established in the Interim Affordable Housing Strategy.

Consultation

From August 2004 to June 2006, staff undertook a review of the Arterial Road Redevelopment and Lane Establishment Policies. As part of the process, a number of "hotspot" areas were identified by staff and supported by Council to undertake more intensive consultation. Williams Road between No. 3 and No. 4 Road was designated a hotspot area. Consultation for this portion of Williams Road was conducted, which presented a number of residential redevelopment options for the public to comment on. These options ranged from status quo (existing single-family lots), single-family subdivision in conjunction with a rear lane and multi-family on consolidated properties.

Single-family subdivision in conjunction with a new rear lane was difficult for a majority of Williams Road due to the newer houses, differences in lot depth and orientation of lots, which would be prohibitive to the long-term objective of securing a functioning lane. This situation exists for the block of Williams Road where the subject sites are situated. As a result, multi-family on consolidated lots was recommended by staff as the preferred land use option for a majority of Williams Road on the basis that multi-family projects could provide a sensitive adjacency to existing single-family residences. The revised Arterial Road Redevelopment Policy, contained in the OCP, identifies the north side of Williams Road between No. 3 Road and Ash Street as suitable for multi-family development. Criteria and guidelines were also adopted into the OCP to ensure that adjacencies to existing residential dwellings were properly addressed (i.e., minimum setbacks; maximum building height).

Public Input

Staff have received one letter of opposition to the proposed rezoning (**Attachment 4**), which identifies concerns over the proposed townhouses and related densities. The letter also identifies concerns regarding vehicle access to and from the townhouses and the potential traffic this would generate on Williams Road in conjunction with the vehicles already travelling to and from South Arm Community Centre and nearby Hugh McRoberts Secondary School.

The Transportation Division has indicated that trip generation during peak periods for a multi-family project of this scale is not expected to have a significant impact for traffic volumes on the local arterial road (Williams Road). Potential safety concerns about vehicle access are addressed by limiting the number of driveways to Williams Roads, with the townhouse project traffic circulation arranged through an internal drive-aisle.

Staff Comments

The following concerns have been addressed through the staff review of the application:

- Servicing Capacity Analysis – An engineering analysis has been submitted to address the capacity of the City's storm and sanitary sewer systems. Engineering Planning staff have concurred that upgrades will be required to the City's storm sewer system. No upgrades will be required to the City's sanitary sewer system. Identified upgrades will be required to be completed through the City's Servicing Agreement, which will be a condition of rezoning attached to this application.
- Registration of a cross access easement along the internal drive aisle and driveway access to Williams Road to the neighbouring properties to the east and west that may potentially consolidate and develop (8371 Williams Road to the west along with 8471 Williams Road and any further land assembly to the east).

Analysis

Density and Form of Development

The proposed zoning (R2 – 0.7) and density indicated for the project (0.66 F.A.R.) complies with the Low-Density land use designation contained in the Official Community Plan for development on the City's arterial roads. Densities above the range of 0.6 F.A.R can be considered in conjunction with the subject sites close proximity to a Community Centre and/or Neighbourhood Service Centre. The subject site is within walking distance to both South Arm Community Centre (225 m) and the Broadmoor Shopping Centre (425 m). The form of development has also been able to establish adequate setbacks and massing to neighbouring single-family dwellings.

A conceptual development plan has been submitted to exhibit how neighbouring properties may consolidate and develop into townhouses in the future (copy of the conceptual plan is contained in file RZ 04-287969).

Trees

A tree survey and accompanying arborist report is contained in **Attachment 5**. A summary of the arborist's findings and recommendations is as follows:

	Number of Trees	Compensation Rate	Compensation Required	Comments
Total Bylaw Sized Trees	7	N/A	N/A	
Bylaw Sized Trees to be Removed	6	2:1	12	Tree removal on the basis of poor overall health and condition of trees in conjunction with building and drive aisle conflicts.
Trees to be Retained	1	N/A	N/A	Tree protection measures during site preparation and construction activities to be implemented and monitored.

The forthcoming landscape plan associated with the Development Permit is to incorporate a minimum of 12 appropriately sized replacement trees. Based on a preliminary review of the site plan, sufficient space exists to adequately implement replacement trees on site in accordance with the OCP goal of 2:1 replacement planting.

Amenity Space

An outdoor amenity area is situated along the north property adjacent to the internal drive-aisle, providing additional buffering between the townhouses and existing single-family residences. The outdoor amenity area is adequately sized (104 sq. m) based on OCP guidelines (6 sq. m per unit). Design refinement of the outdoor amenity space will occur through the processing of the Development Permit application.

No indoor amenity space is provided with the subject development, but cash-in-lieu will be secured as a condition of rezoning adoption.

Requested Variances

Based on a preliminary review of the site plan and related development data, a variance is being requested to allow for a total of 5 parking stalls to be parked in tandem arrangement for the units in the building fronting Williams Road. The requested variance will be examined in greater detail through the processing of the Development Permit application. The tandem parking arrangement is being requested to allow for sufficient parking for the site based on the number of units proposed. The resulting massing contains 3 storey elements for portions of the building fronting Williams Road (5 units with tandem parking arrangements); however steps down to 2 storeys for the end units. A restrictive covenant to prohibit the conversion of the tandem parking area into habitable space will be secured through the Development Permit should tandem parking be included in the final proposal.

Development Permit Application – Items for Consideration

The following issues will be examined through the processing of the Development Permit application:

- Landscaping for the subject site including tree plantings to meet a minimum of 12 replacement trees as specified in the arborist report.
- Location of garbage, recycling and mail enclosures along with design details of the outdoor amenity area.
- "Hard" landscaping treatment details (i.e., fencing, pavement treatments).
- Options for universal accessibility.
- Refinement of building elevations and cladding materials.

Conclusion

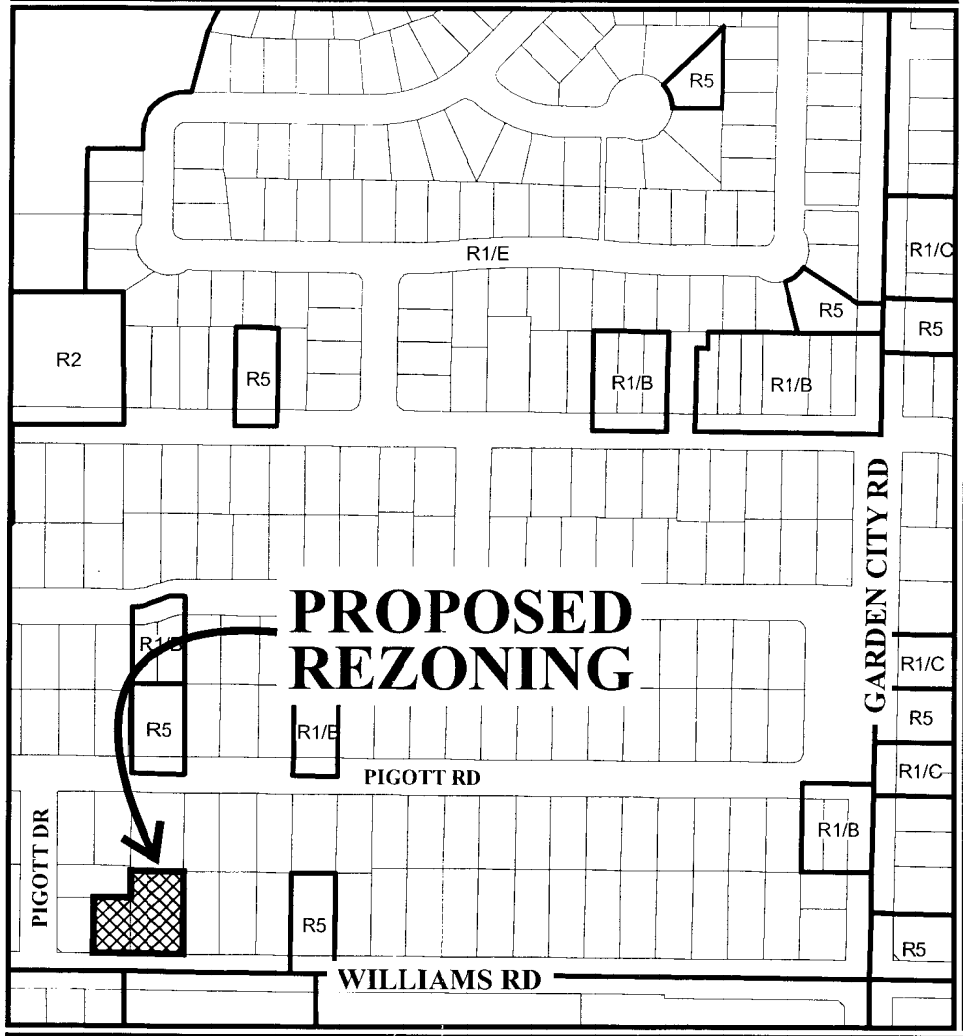
The application to rezone the subject properties to enable the development of 10 townhouse units complies with applicable City policies and objectives contained in the OCP for residential development along this portion of Williams Road. Staff recommend support of the proposed development.

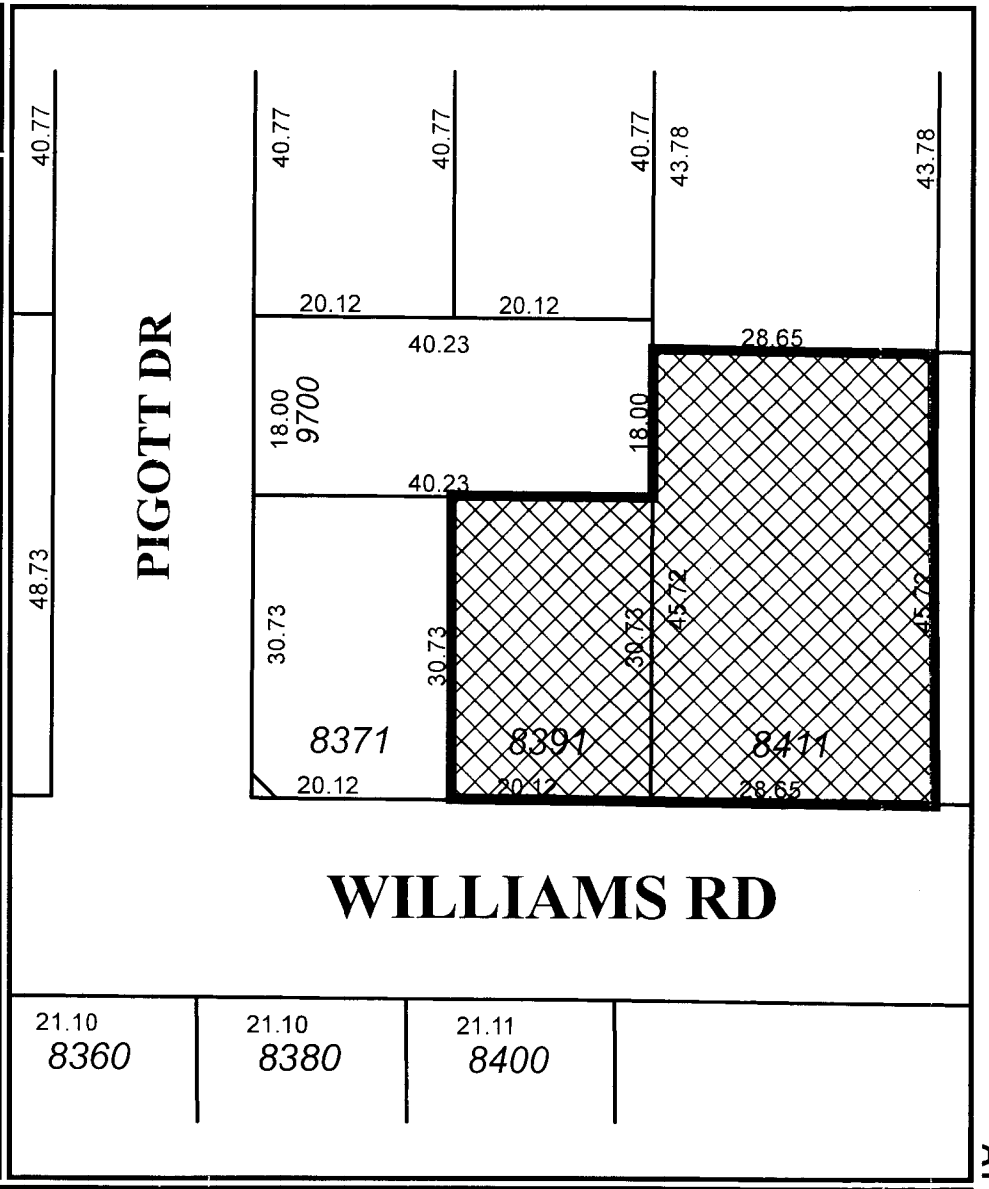
Kevin Eng
Planner 1

KE:cas

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Public Correspondence Received
Attachment 5: Arborist Report
Attachment 6: Rezoning Considerations

City of Richmond





RZ 04-287969

Original Date: 01/13/05

Revision Date: 01/22/07

Note: Dimensions are in METRES

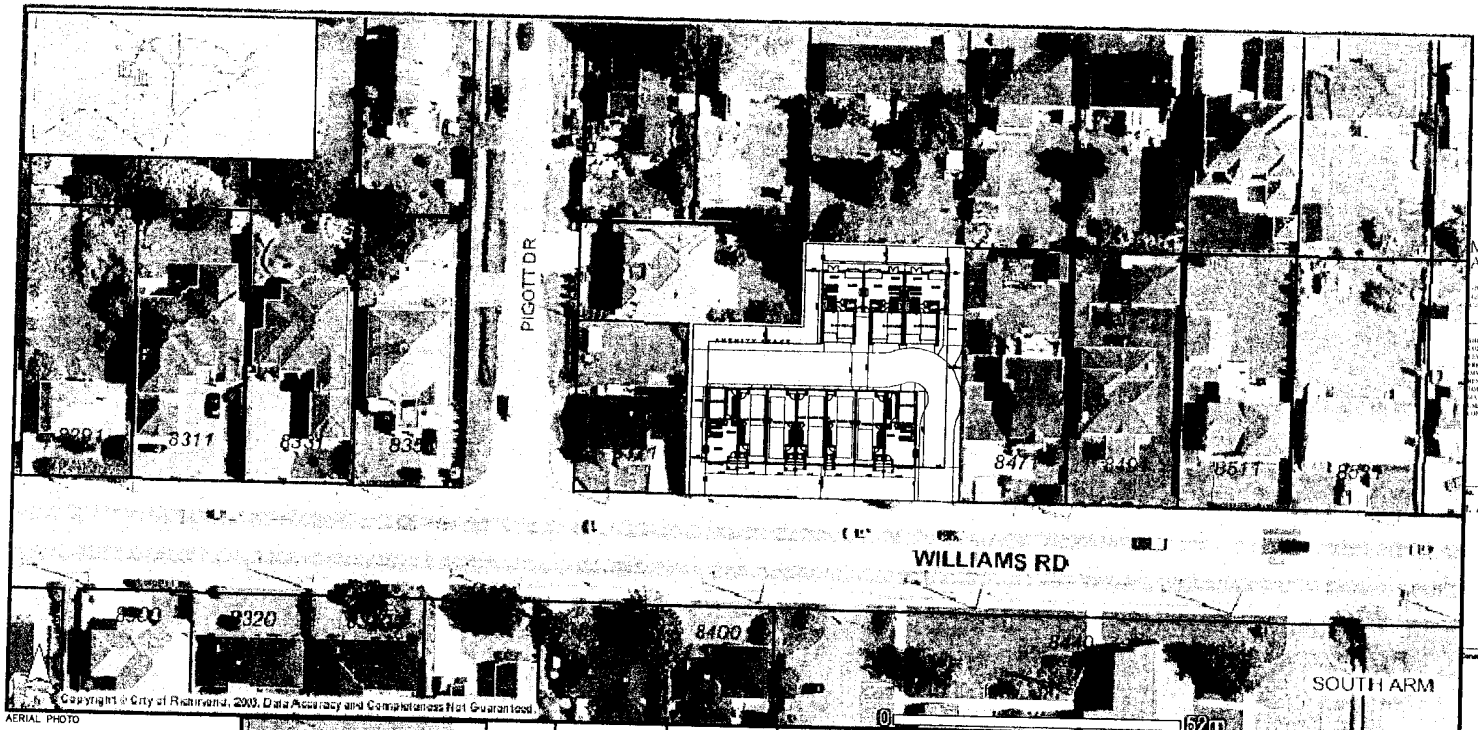
ATTACHMENT 1

RZ 04-287969

Original Date: 03/29/07

Amended Date:

Note: Dimensions are in METRES



AERIAL PHOTO

CONTEXT PLAN

MATTHEW CHENG ARCHITECT INC.

No.	Date	Revision
1.	APR. 7/06	REZONING APPLICATION

Consultants

Project Title
10-UNIT TOWNHOUSE
8411 WILLIAMS
RICHMOND, B.C.

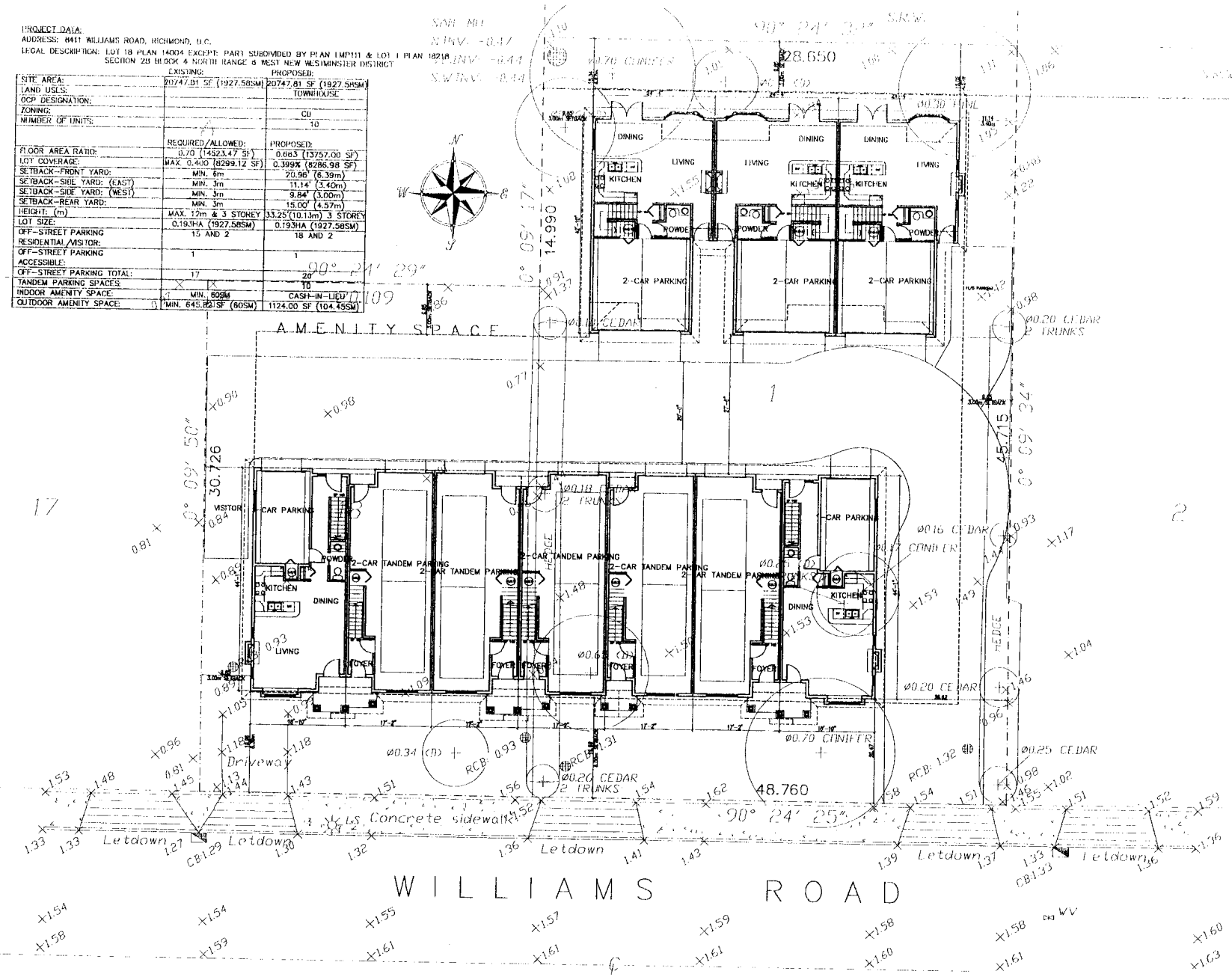
Sheet Title
CONTEXT PLAN
AERIAL PHOTO

Drawn: HC
Checked: MC
Scale: 1/32" = 1'-0"
Project number:
Revision date: MAR. 19, 2007
Print date: MAR. 19, 2007
Dwg. no. A0

ATTACHMENT 2

PROJECT DATA:
ADDRESS: 8411 WILLIAMS ROAD, RICHMOND, B.C.
LEGAL DESCRIPTION: LOT 18 PLAN 14004 EXCEPT: PART SUBDIVIDED BY PLAN LMP111 & LOT 1 PLAN 18218
SECTION 28 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

	EXISTING:	PROPOSED:
SITE AREA:	20747.81 SF (1927.58SM)	20747.81 SF (1927.58SM)
LAND USES:		TOWNHOUSE
OCP DESIGNATION:		
ZONING:		CD
NUMBER OF UNITS:		10
	REQUIRED/ALLOWED:	PROPOSED:
FLOOR AREA RATIO:	0.70 (14523.47 SF)	0.663 (13757.00 SF)
LOT COVERAGE:	MAX. 0.40 (8299.12 SF)	0.399% (8286.98 SF)
SETBACK-FRONT YARD:	MIN. 6m	20.96' (6.39m)
SETBACK-SIDE YARD: (EAST)	MIN. 3m	11.14' (3.40m)
SETBACK-SIDE YARD: (WEST)	MIN. 3m	9.84' (3.00m)
SETBACK-REAR YARD:	MIN. 3m	15.00' (4.57m)
HEIGHT: (m)	MAX. 12m & 3 STOREY	33.25'(10.13m) 3 STOREY
LOT SIZE:	0.193HA (1927.58SM)	0.193HA (1927.58SM)
OFF-STREET PARKING RESIDENTIAL/VISITOR:	15 AND 2	18 AND 2
OFF-STREET PARKING ACCESSIBLE:	1	1
OFF-STREET PARKING TOTAL:	17	20
TANDEM PARKING SPACES:		10
INDOOR AMENITY SPACE:	MIN. 60SM	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	MIN. 645.82 SF (60SM)	1124.00 SF (104.45SM)



MATTHEW CHENG ARCHITECT INC.

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[illegible]

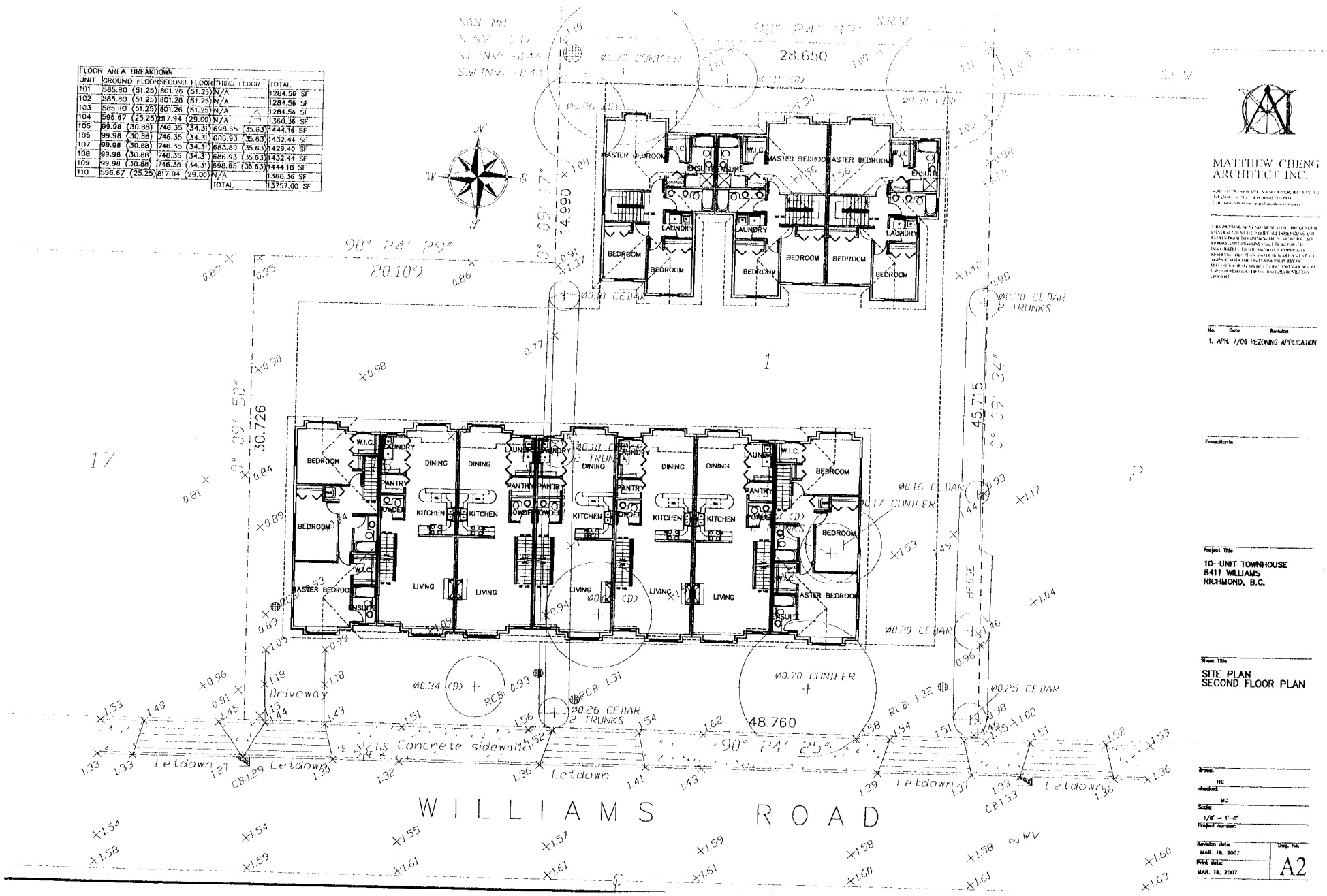
No.	Date	Revision
1.	APR. 7/08	REZONING APPLICATION

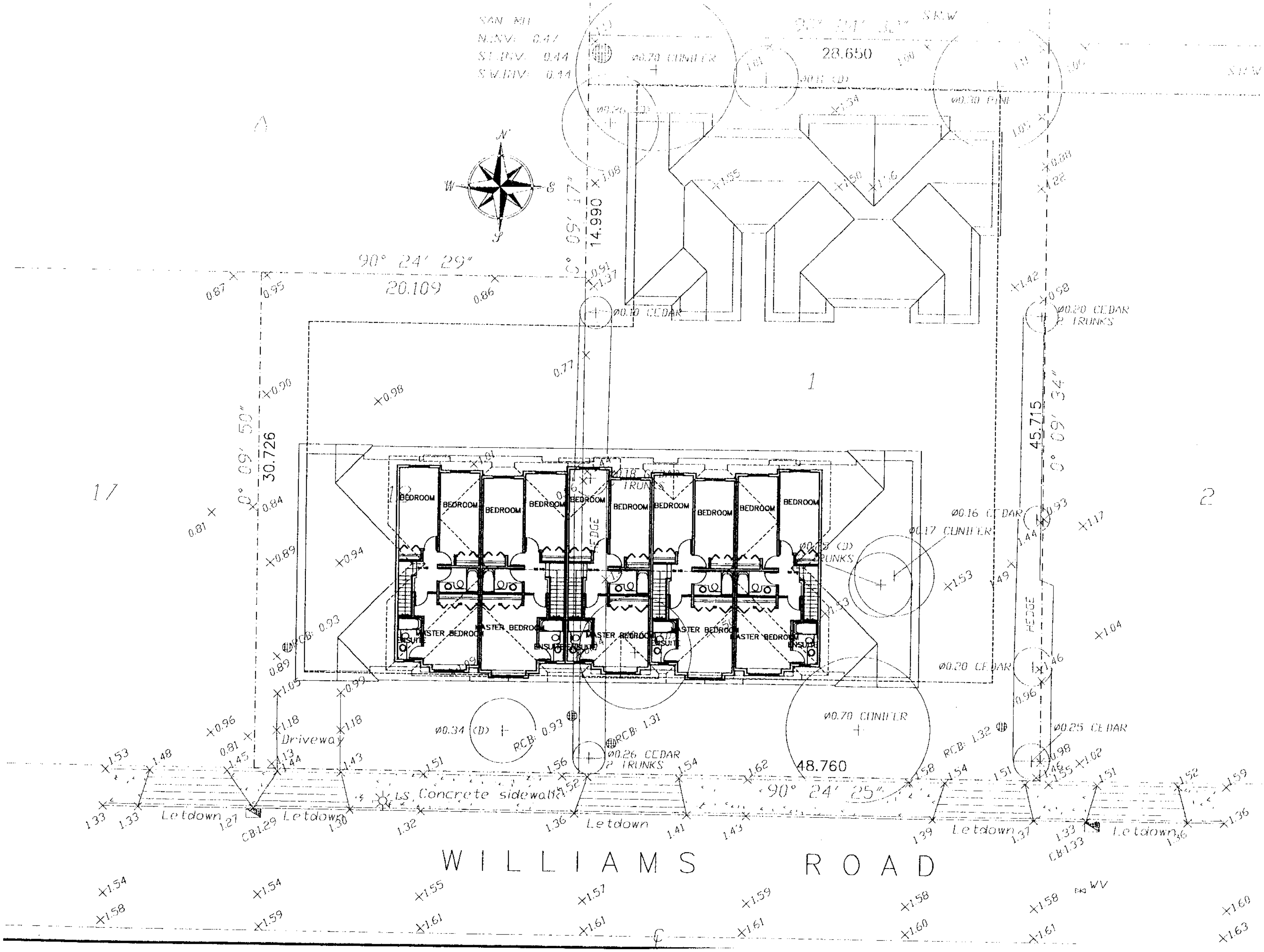
Consultants

Project Title
10-UNIT TOWNHOUSE
8411 WILLIAMS
RICHMOND, B.C.

Sheet Title
SITE PLAN
GROUND FLOOR PLAN

drawn: HC
checked: MC
Scale: 1/8" = 1'-0"
Project number:
Revision date: MAR. 19, 2007
Print date: MAR. 19, 2007
Dwg. no. A1


FLOOR AREA BREAKDOWN
UNIT | GROUND FLOOR | SECOND FLOOR | THIRD FLOOR | TOTAL
101 | 585.80 (51.25) | 801.26 (51.25) | N/A | 1284.56 SF
102 | 585.80 (51.25) | 801.26 (51.25) | N/A | 1284.56 SF
103 | 585.80 (51.25) | 801.26 (51.25) | N/A | 1284.56 SF
104 | 596.67 (25.25) | 817.94 (29.00) | N/A | 1360.36 SF
105 | 99.98 (30.88) | 746.35 (34.31) | 698.65 (35.63) | 1444.16 SF
106 | 99.98 (30.88) | 746.35 (34.31) | 686.93 (35.63) | 1432.44 SF
107 | 99.98 (30.88) | 746.35 (34.31) | 683.89 (35.63) | 1429.40 SF
108 | 99.98 (30.88) | 746.35 (34.31) | 686.93 (35.63) | 1432.44 SF
109 | 99.98 (30.88) | 746.35 (34.31) | 698.65 (35.63) | 1444.16 SF
110 | 596.67 (25.25) | 817.94 (29.00) | N/A | 1360.36 SF
TOTAL | | | | 13757.00 SF
90° 24' 32" SRW
28.650
90° 24' 29"
20.109
90° 24' 25"
48.760
WILLIAMS ROAD
Driveway
1.5 Concrete sidewalk
Letdown
MASTER BEDROOM
ENSUITE
W.I.C.
LAUNDRY
BEDROOM
DINING
KITCHEN
LIVING
PANTRY
POWDER
Ø0.30 CEDAR
Ø0.20 CEDAR
2 TRUNKS
Ø0.16 CEDAR
Ø0.17 CONIFER
Ø0.34 (D)
Ø0.70 CONIFER
Ø0.25 CEDAR
RCB 1.31
RCB 0.93
RCB 1.32
14.990
30.726
45.715
1
2
17
MATTHEW CHENG ARCHITECT INC.
No. Date Revision
1. APR. 7/06 REZONING APPLICATION
Consultants
Project Title
10-UNIT TOWNHOUSE
8411 WILLIAMS
RICHMOND, B.C.
Sheet Title
SITE PLAN
SECOND FLOOR PLAN
drawn: HC
checked: MC
Scale: 1/8" = 1'-0"
Project number:
Revision date: MAR. 19, 2007
Print date: MAR. 19, 2007
Dwg. no. A2



MATTHEW CHENG ARCHITECT INC.

No.	Date	Revision
1.	APR. 7/08	REZONING APPLICATION

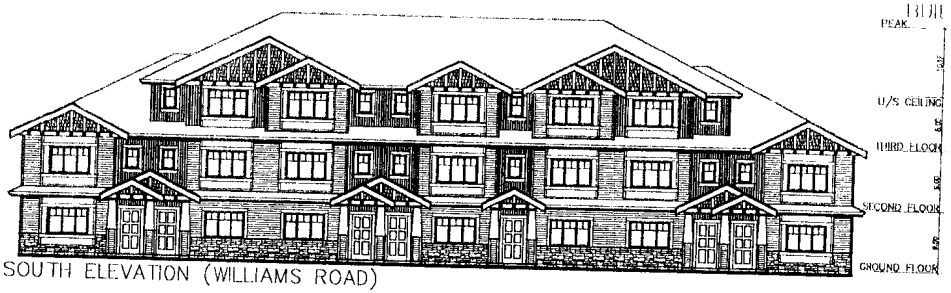
Consultants

Project Title
10-UNIT TOWNHOUSE
8411 WILLIAMS
RICHMOND, B.C.

Sheet Title
SITE PLAN
THIRD FLOOR PLAN

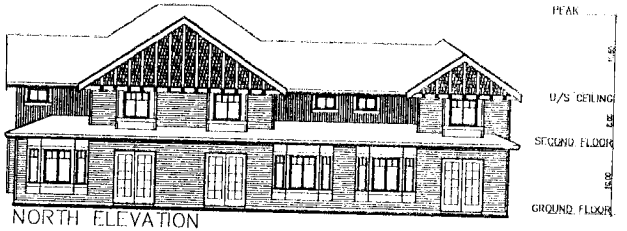
drawn: HC
checked: MC
Scale: 1/8" = 1'-0"
Project number:
Revision date: MAR. 19, 2007
Print date: MAR. 19, 2007
Dwg. no. A3

BUILDING A



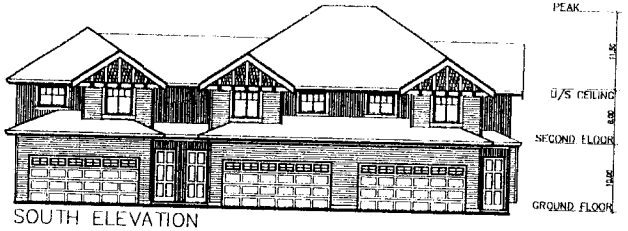
SOUTH ELEVATION (WILLIAMS ROAD)

BUILDING B



NORTH ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

MATTHEW CHENG ARCHITECT INC.

No.	Date	Revision
1.	APR. 7/06	REZONING APPLICATION

Consultants

Project Title
10-UNIT TOWNHOUSE
8411 WILLIAMS
RICHMOND, B.C.

Sheet Title
ELEVATIONS

Drawn: HC
checked: MC
Scale: 1/8" = 1'-0"
Project number:
Revision date: MAR. 19, 2007
Print date: MAR. 19, 2007
Dwg. no. A4

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 04-287969 **Attachment 3**

Address: 8411 and 8391 Williams Road

Applicant: Matthew Cheng Architect

	Existing	Proposed
Owner:	K. Shahi; J&S. Gill; K. Gill; G. Khaira	To be determined
Site Size (m^2):	1,928 sq.m	1,928 sq.m
Land Uses:	2 single-family dwellings	10 unit townhouse development
OCP Specific Land Use Map Designation:	Low Density Residential	No change – complies with designation
Zoning:	R1/E	R2 – 0.7
Number of Units:	2 single-family dwellings	10 units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7 F.A.R	0.66	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. width dimensions):	40 m	48.77 m	none
Setback – Front Yard (m):	Min. 6 m	6 m	none
Setback – Side Yards (m):	Min. 3 m	3 m	none
Setback – Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	12 m	10.13 m	none
Off-street Parking Spaces – Regular:	1.5 per unit	18	none
Off-street Parking Spaces – Visitor:	0.2 per unit	2	none
Off-street Parking Spaces – Total:	17	20	none
Tandem Parking Spaces:	Not identified	5 tandem parking stalls	Variance requested
Amenity Space – Indoor:	70 sq. m or cash-in-lieu	Cash-in-lieu ($1,000 per unit)	none
Amenity Space – Outdoor:	60 sq. m	104 sq. m	none

Please note, this application has not yet been to Planning Committee. It is under review by staff.

ATTACHMENT 4

PC: Sean Lamontagne for attaching to staff report

8740 Pigott Road
Richmond BC
V7A 2C4

November 24, 2006

RECEIVED
NOV 29 2006

Attention: City Clerk

City of Richmond
Urban Development Division
6911 No.3 Road
Richmond BC
V6Y 2C1

Dear Sir,

Re: Rezoning Application File No.RZ04-287969
8411&8391 Williams Road from single family housing district subdivision area (R1/E) to town house district (R2-0.6) in order to permit the development of 10 town house unit

We are writing this letter to express our opinion AGAINST the above proposed Rezoning application. Most of our neighbors are shocked to see the sign board posted in front of 8391/8411 Williams Road. We really can't believe it, "T-E-N" town houses on two single family lots.

We hope you could learn the situation, once the town houses were built, the only way in and the only way out for the people living there is via Williams Road. Furthermore, another similar rezoning application for another "TEN" town houses will keep going on in the nearby area.

As you may have known, the Southarm Community Centre and the Hugh McRoberts School are located on the opposite side of the road. This section of Williams Road (between No.3 & Garden City) is already a very busy arterial road. By increasing the density of housing along Williams Road, which rezoning to Town House District will certainly do, it will only make the traffic even worse.

Therefore, we strongly urge you NOT to permit the Rezoning Application File No. RZ04-287969 and properties fronting Williams Road should NOT be rezoned to Town House District either. We sincerely request Council take the responsibility to prevent aggressive, opportunist developers from over-crowding what is already a densely populated area and making Richmond's arterial roads more dangerous, FOR THE SAFETY AND BENEFIT OF ALL THE RESIDENTS IN OUR NEIGHBORHOOD AND ALL THE ROAD USERS.

Sincerely Yours

Chia-Chiang Chao
Ling-I Chou

c.c. City of Richmond, Councillors' Office
Councillor Evelina Halsey-Brandt

ARBORTECH
CONSULTING
LTD

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

MEMORANDUM:

March 15, 2007 File: 06172

Attn.: **Kul Shahi**
7695 Ash Street
Vancouver BC V6P 3L2

Project: **Proposed Townhouse Project**
8391 and 8411 Williams Road Richmond

Re: **Response to City Review of Arborists Report**

Dear Mr. Shahi,

I have reviewed the information provided in the February letter from the city with regards to our submission of the tree retention report at the above referenced site. The Tree Retention Plan has been revised to reflect the comments from that document. Following are my comments.

- The hedge on the west side is now specified for removal. Indeed, this hedge is on poor condition. A note indicating the need for adjacent owners' approval if the trunks are located on the adjacent property. Based on the survey, the trunks of the hedge trees appear to be wholly located on the subject site, however the property line should be staked accurately before proceeding.
- Two undersized trees were marked on the tree survey with the incorrect trunk diameters. We had measured them and identified the species in our previous site visits, and recently added them to the plan as requested.
- The tree #75 that is proposed to be retained has a dripline radius of 5.0m. The tree protection fence is aligned to coincide with the dripline, meeting the city requirements. I have added dimensions to the plan for clarity.
- The stump for tree # 76 must be removed by low impact method. In order to protect the roots of the adjacent retained tree, I have specified that stump grinder should be used, as noted on the revised plan.
- Only 7 bylaw sized trees are found on this site.

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,

Norman Hol,
Consulting Arborist
ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures; revised tree retention plan

ARBORTECH CONSULTING LTD

MEMORANDUM:

October 3, 2006 File: 06172

Attn.: **Kul Shahi**
7695 Ash Street
Vancouver BC V6P 3L2
Cc:

Project: **Proposed Townhouse Development**
Re: **Tree Retention Study**

Dear Mr. Shahi,

As requested, I have undertaken a detailed review of the existing trees at the above referenced development site. I understand that the design of the project will entail full site coverage within the required building setbacks to accommodate new buildings, underground services and driveways. The perimeter of the site, where yards are planned, is the primary target area for tree retention. Following is a summary of my tree retention findings based on the current health and structural condition of the trees, and considering the proposed land use.

TREE ASSESSMENT

The site contains a variety of landscape trees within the yards of the existing homes. These trees have various defects and past pruning histories that result in the majority of them being rated in poor or very poor condition. The details of these findings are provided in the attached Tree Inventory List for reference. Trees have been tagged for identification in the field.

RECOMMENDATIONS

The majority of the trees are not suited to retention due to pre-existing defects that limit the potential for retention. A lone spruce tree located in the perimeter of the site is suitable for retention.

- Tree #'s 70, 72, 73, 74, 76, and 77 should be removed due to their poor condition and multiple defects as referenced in the attached tree inventory list.
- Tree # 76 Norway Spruce (*Picea abies)* is in fair condition and can be retain following the tree protection guidelines referenced below. In addition, the owner should make certain that underground services and lot re-grading will not be in conflict with the root preservation area required to maintain tree health and stability.
- In addition to the trees, there are two hedges located along the middle lot lint and the east lot line. The middle hedge is located directly within the building envelope and cannot be feasibly retained due to construction conflicts, however the east hedge can be retained at the owners discretion to provide continued privacy screening to the neighbouring property. This hedge retention should be reviewed further with consideration for the design of the project and the health and long term viability of the hedge.

Suite # 200 – 3740 Chatham Street, Richmond, B.C. Canada V7E 2Z3 Ph 604 275 3484 Fax 604 275 9554 On the web at: www.arbortech.bc.ca

TREE REPLACEMENT

While 5 bylaw trees are being removed, the project will be able to accommodate many replacement trees. The actual siting and species choices will be specified by the project landscape architect.

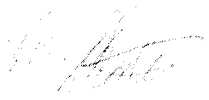
TREE PROTECTION

In order to mitigate the potential for construction impacts to retained trees, they will need to be protected from damage. Note that direct mechanical impacts to trunks, limbs and roots cannot be repaired. A tree will suffer permanent damage from these wounds. Also, indirect damage to roots by excavation too close to the trunk, soil compaction from machinery driving on the soil, changes in the drainage regime, or fill placement suffocating the roots may not show symptoms immediately, but these disturbances could kill or destabilize the tree.

- Install temporary tree protection fencing to the dripline (crown extents) before any land clearing, demolition or construction commences.
- If encroachment into any tree retention area is required for any reason, it should be authorized in advance by the project arborist. Special measures may need to be implemented to allow access, and some activities will not be allowed.
- Underground services, drainage components (especially pipes and swales), and finished grading shall not cause any grade changes (any excavation or fill) within the tree retention areas, and grade changes of surrounding lands that would result in storm water accumulation or depletion within the tree protection zone is not appropriate.
- Activities within and access to the tree retention areas are restricted so that no one may cause or allow the deposit of any soil, spoil, aggregate, construction supplies, construction materials and/or waste materials. Vehicles and equipment may not pass within these zones. The retained trees may not be used to affix signs, lights, cables or any other device. Pruning, root pruning or any other treatment to the retained trees must be performed by a qualified arborist or under the direction of the project arborist.
- Retained trees or tree retention areas should be re-inspected by the project arborist prior to the occupation of the site, and/or whenever the city, the site superintendent or the owner deems necessary.
- During the landscape installation, it is just as important to consider the above criteria and recommendations. Some tree species can be killed by adding as little as 2 inches depth of topsoil to their root zone.
- Additional treatments related to tree protection may be specified at the discretion of the project arborist.

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

Regards,



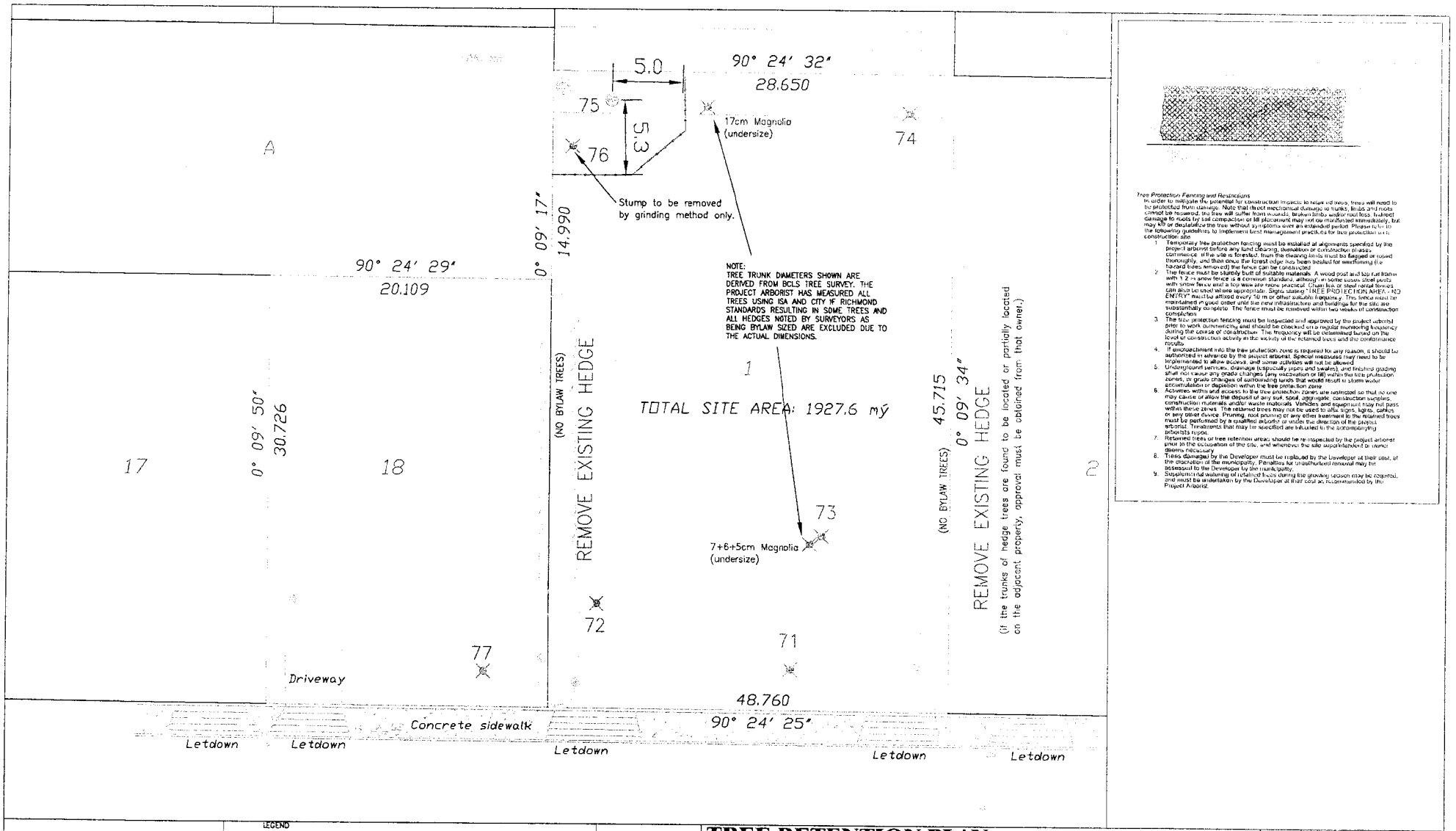
Max Rathburn,
Consulting Arborist, ISA Certified Arborist

TREE INVENTORY

KUL SHAHI
TOWNHOUSE DEVELOPMENT
8391 8411 WILLIAMS ROAD RICHMOND BC

FILE 06172

Tree #	Dbh	Tree Type	Condition	Defect 1	Defect 2	Severity	Comments	Treatment	Rationale
71	70	Prunus lusitanica	Poor	Topped	Decay	Severe	Headed back at main trunk 1m above grade, seasonally sheared in to bell shape	Remove	Condition
72	40	Prunus serrulata	Poor	Decay		High	Girdling grafting union has weakened the structure, bacterial canker is prevalent	Remove	Condition
73	10+15	Magnolia grandiflora	Poor	Topped	Root restriction	High	One sided crown, planted in driveway planter against wall reducing viability	Remove	Condition
74	34	Pinus sylvestris	Very Poor	Lean	Dieback	Severe	Severe lean to the south with bend in trunk at 1m above grade, sparse crown, broken scaffold limbs	Remove	Condition
75	80	Picea abies	Fair				High crown raised to 6m above grade	Retain	
76	36	Prunus serrulata	Poor	Codom leaders	Topped	Severe	Headed harshly and bacterial canker is prevalent	Remove	Condition
77	35	Prunus serrulata	Very Poor	Topped		Severe	Headed back at main trunk at 4m, no lateral limbs remain	Remove	Condition



Tree Protection Fencing and Restrictions

In order to mitigate the potential for construction impacts to retain old trees, trees will need to be protected from damage. Note that direct mechanical damage to trunks, limbs and roots cannot be repaired, the tree will suffer from wounds, broken limbs and/or root loss. Indirect damage to roots by soil compaction or fill placement may not be manifested immediately, but may kill or destabilize the tree without symptoms over an extended period. Please refer to the following guidelines to implement best management practices for tree protection on a construction site:

1. Temporary tree protection fencing must be installed at alignments specified by the project arborist before any land clearing, demolition or construction activity commences. If the site is forested, then the clearing limits must be flagged or roped thoroughly, and then once the forest edge has been isolated for weathering (i.e. hazard trees removed) the fence can be constructed.
2. The fence must be sturdy built of suitable materials. A wood post and top rail frame with 1.2 m snow fence is a common standard, although in some cases steel posts with snow fence and a top wire are more practical. Chain link or sheet metal fences can also be used where appropriate. Signs stating "TREE PROTECTION AREA - NO ENTRY" must be affixed every 10 m or other suitable frequency. This fence must be maintained in good order until the new infrastructure and buildings for the site are substantially complete. The fence must be removed within two weeks of construction completion.
3. The tree protection fencing must be inspected and approved by the project arborist prior to work commencing, and should be checked on a regular monitoring frequency during the course of construction. The frequency will be determined based on the level of construction activity in the vicinity of the retained trees and the conformance results.
4. If encroachment into the tree protection zone is required for any reason, it should be authorized in advance by the project arborist. Special measures may need to be implemented to allow access, and some activities will not be allowed.
5. Underground services, drainage (especially pipes and swales), and finished grading shall not cause any grade changes (any excavation or fill) within the tree protection zones, or grade changes of surrounding lands that would result in storm water accumulation or depletion within the tree protection zone.
6. Activities within and access to the tree protection zones are restricted so that no one may cause or allow the deposit of any soil, spoil, aggregate, construction samples, construction materials and/or waste materials. Vehicles and equipment may not pass within these zones. The retained trees may not be used to affix signs, lights, cables, or any other device. Pruning, root pruning or any other treatment to the retained trees must be performed by a qualified arborist or under the direction of the project arborist. Treatments that may be specified are detailed in the accompanying arborists report.
7. Retained trees or tree retention areas should be re-inspected by the project arborist prior to the occupation of the site, and whenever the site superintendent or owner deems necessary.
8. Trees damaged by the Developer must be replaced by the Developer at their cost, at the discretion of the municipality. Penalties for unauthorized removal may be assessed to the Developer by the municipality.
9. Supplemental watering of retained trees during the growing season may be required, and must be undertaken by the Developer at their cost as recommended by the Project Arborist.

LEGEND

74 denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
denotes tree to be RETAINED
denotes tree to be REMOVED
denotes tree to be REMOVED for hazard mitigation
denotes tree to be TRANSPLANTED for use on or off site
denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.

NORTH

Scale 1: 250

TREE RETENTION PLAN

Client: KUL SHAHI

Project: TOWNHOUSE DEVELOPMENT

Site: 8391 AND 8411 WILLIAMS ROAD RICHMOND

Suite 200 - 3740 Chatham Street
Richmond BC Canada V7E 4L6
ph 604 275 3484 fax 604 275 9554
e-mail trees@arbortech.bc.ca

file 06172 MAR 21 2007

Rezoning Considerations
8411 and 8391 Williams Road
RZ 04-287969

Prior to final adoption of Zoning Amendment Bylaw 8234, the developer is required to complete the following:

1. Lot consolidation of 8411 and 8391 Williams Road into one development parcel.
2. Registration of a cross access easement along the subject sites internal drive-aisle and driveway access to Williams Road enabling access to/from the site for neighbouring properties to the east and west and potentially consolidated lots. Cross access shall be granted in favour of 8371 Williams Road (or any land assembly thereof) and 8471 Williams Road (or any land assembly thereof).
3. Contribution of $10,000 ($1,000 per dwelling unit) in lieu of indoor amenity space.
4. The City's acceptance of the developer's offer to provide voluntary contribution of $8,254 ($0.60 per sq.ft. buildable area) towards the City's affordable housing reserve fund.
5. Registration of a Flood Indemnity Covenant (minimum Building Elevation Requirement of 0.9m).
6. Completion of a Servicing Agreement for the design and construction of storm sewer upgrades as identified in the completed capacity analysis.
7. Submission and processing of a Development Permit (separate application required) to the satisfaction of the Director of Development.

Please note that the following will be a requirement at Building Permit

- Submission of a construction parking and traffic management plan to the Transportation Division including: location for parking services, deliveries, workers, loading, application for request of any lane closures (including dates, time and duration), and proper construction management controls as per Traffic Control Manual for Works on roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[Signed original on file]

Signed _____ Date _____

City of Richmond

Bylaw 8234

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 8234 (RZ 04-287969) 8391 & 8411 WILLIAMS ROAD

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 **TOWNHOUSE DISTRICT (R2 – 0.7).**

   P.I.D. 004-053-613
   Lot 18 Except: Part Subdivided By Plan LMP 111; Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

   P.I.D. 004-255-666
   Lot 1 Section 28 Block 4 North Range 6 West New Westminster District Plan 18218

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8234".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

2136767