City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To Council - Apr 23, 2007
To Planning - Apr 17, 2007

To: Planning Committee
Date: March 27, 2007

From: Jean Lamontagne
Director of Development

RZ 07-359348
File: 12-8060-20-8223

Re: **Application by Malhi Construction Ltd for Rezoning at 8451 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8223, for the rezoning of 8451 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

Jean Lamontagne
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

The following are to be dealt with prior to final adoption:

1. Submission of a Landscape Plan prepared by a Registered Landscape Architect to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan and landscaping security should include the required (4) replacement trees with the following minimum calliper sizes:
   - two (2) trees of 8 cm; and
   - two (2) trees of 6 cm
2. The City's acceptance of the applicant's offer to provide a voluntary contribution of $6,000 in-lieu of planting 12 replacement trees towards the City's Tree Compensation Fund.
3. Registration of a flood indemnity covenant on title.

[signed original on file]

Agreement by Applicant
Malhi Construction Ltd.

Item	Details
Application	RZ 07-359348
Location	8451 No. 1 Road (**Attachment 1**)
Owner	Malhi Construction Ltd.
Applicant	Malhi Construction Ltd.

Date Received	January 22, 2007
Acknowledgement Letter	February 26, 2007
Fast Track Compliance	March 12, 2007
Staff Report	March 27, 2007
Planning Committee	April 17, 2007

Site Size	650 m^2 (6,997 ft^2)
Land Uses	Existing – One (1) single-family residential dwelling
	Proposed – Two (2) single-family residential lots, each approximately 352 m^2 (3,498 ft^2).
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed – Single-Family Housing District (R1-0.6) – minimum width 9 m or 29.5 ft.
Planning Designations	• Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential • OCP Specific Land Use Map – Low-Density Residential • Area Plan or Sub-Area Plan – None • Lane Establishment and Arterial Road Redevelopment Policies – Permit rezoning and subdivision along this arterial road. *This application conforms with applicable designations and policies.*
Surrounding Development	• The subject property is located on the west side of No.1 Road between Pacemore Avenue and Youngmore Road. To the immediate north and west are older dwellings zoned Single-Family Housing District, Subdivision Area E (R1/E). To the south is an older dwelling zoned Single-Family Housing District, Subdivision Area E (R1/E) that is the subject of a rezoning application to Single-Family Housing District (R1-0.6) that is currently under review (reference file RZ 06-335516). To the east, across No. 1 Road, is a multi-family complex zoned Townhouse & Apartment District (R3).

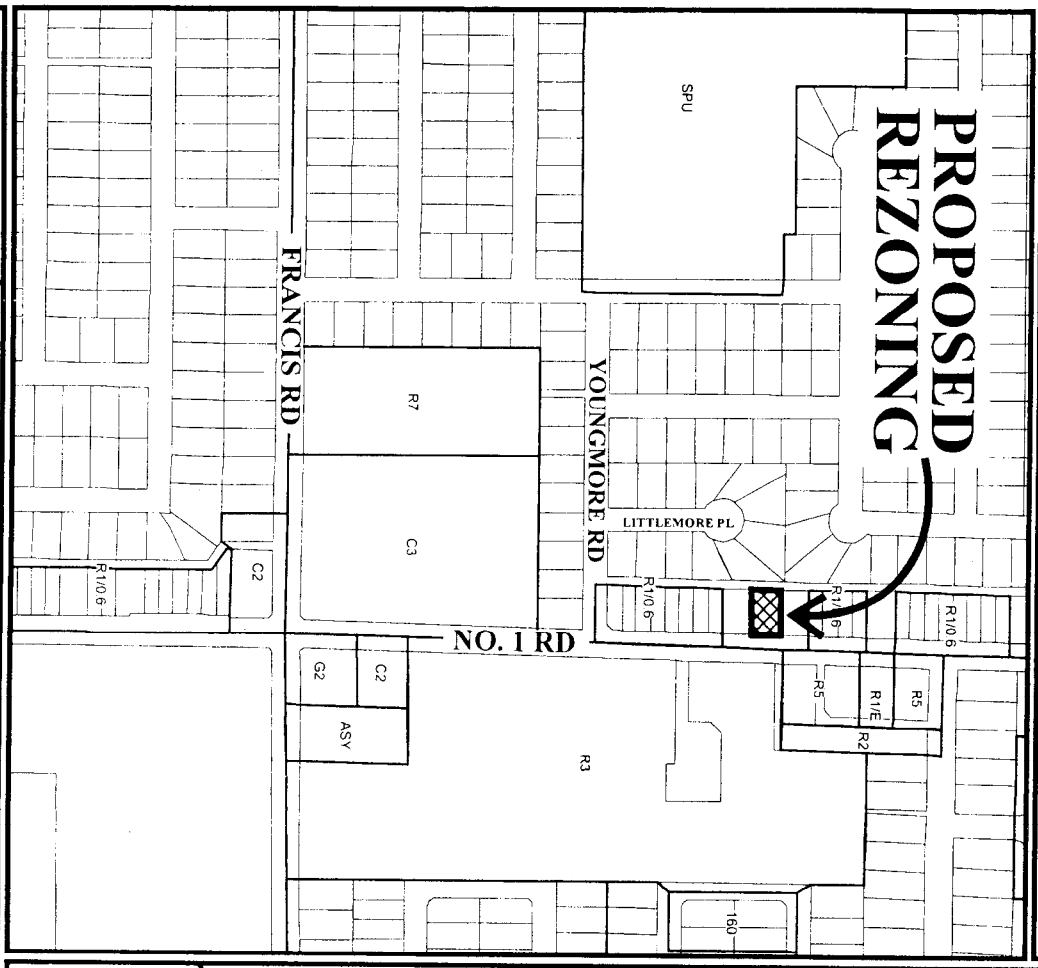
Surrounding Development (cont'd)	• In recent years, the west side of this block of No. 1 Road, between Blundell Road and Francis Road, has undergone considerable redevelopment to new single-family dwellings on lots zoned Single-Family Housing District (R1-0.6) or Single-Family Housing District, Subdivision Area K (R1/K). Nine (9) older single-family dwellings on lots zoned Single-Family Housing District, Subdivision Area E (R1/E) remain on the west side of this block. All have redevelopment potential due to the existing rear lane system.
Staff Comments	• A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**). • A Tree Survey has been submitted by the applicant indicating the location of eight (8) trees (**Attachment 3**). Additional undersized trees are also present on the property. • A Certified Arborist Report has also been submitted by the applicant in support of tree removal (**Attachment 4**). The report assesses the condition and retention potential of nine (9) trees (one of which was omitted in the Tree Survey, and one (1) of which is undersized and has not been included as part of tree compensation requirements). All of the assessed trees (and undersized trees) are proposed to be removed on the basis of their poor to hazardous conditions, or conflict with proposed development plans. • The City's Tree Preservation Official has reviewed and concurred with the recommendations to remove all trees based on their condition, low retention value, and proposed development plans. • Based on the OCP's tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, 16 replacement trees are required, with the following minimum calliper sizes: - 14 trees of 6 cm; and - two (2) trees of 8 cm • Due to the difficulty of accommodating all replacement trees on-site, the applicant proposes to plant and maintain four (4) trees (two per future lot, including both calliper sizes required). A voluntary contribution of $6,000 to the City's Tree Compensation Fund is being provided in-lieu of planting the remaining replacement trees ($500/tree).

Staff Comments (cont'd)	• As a condition of final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provided by the landscape architect) to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced. • There are no servicing concerns or requirements with rezoning. Access to the site at future development stage will be from the existing operational rear lane. • At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS&DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. • In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.
Analysis	This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane. The future lots will have vehicle access to the lane, with no access being permitted to or from No. 1 Road.
Attachments	**Attachment 1** – Location Map/Aerial Photo **Attachment 2** – Development Application Data Sheet **Attachment 3** – Tree Survey **Attachment 4** – Arborist Report
Recommendation	This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations contained within the OCP and is consistent with the established redevelopment pattern in the surrounding area. On this basis, staff support the application.

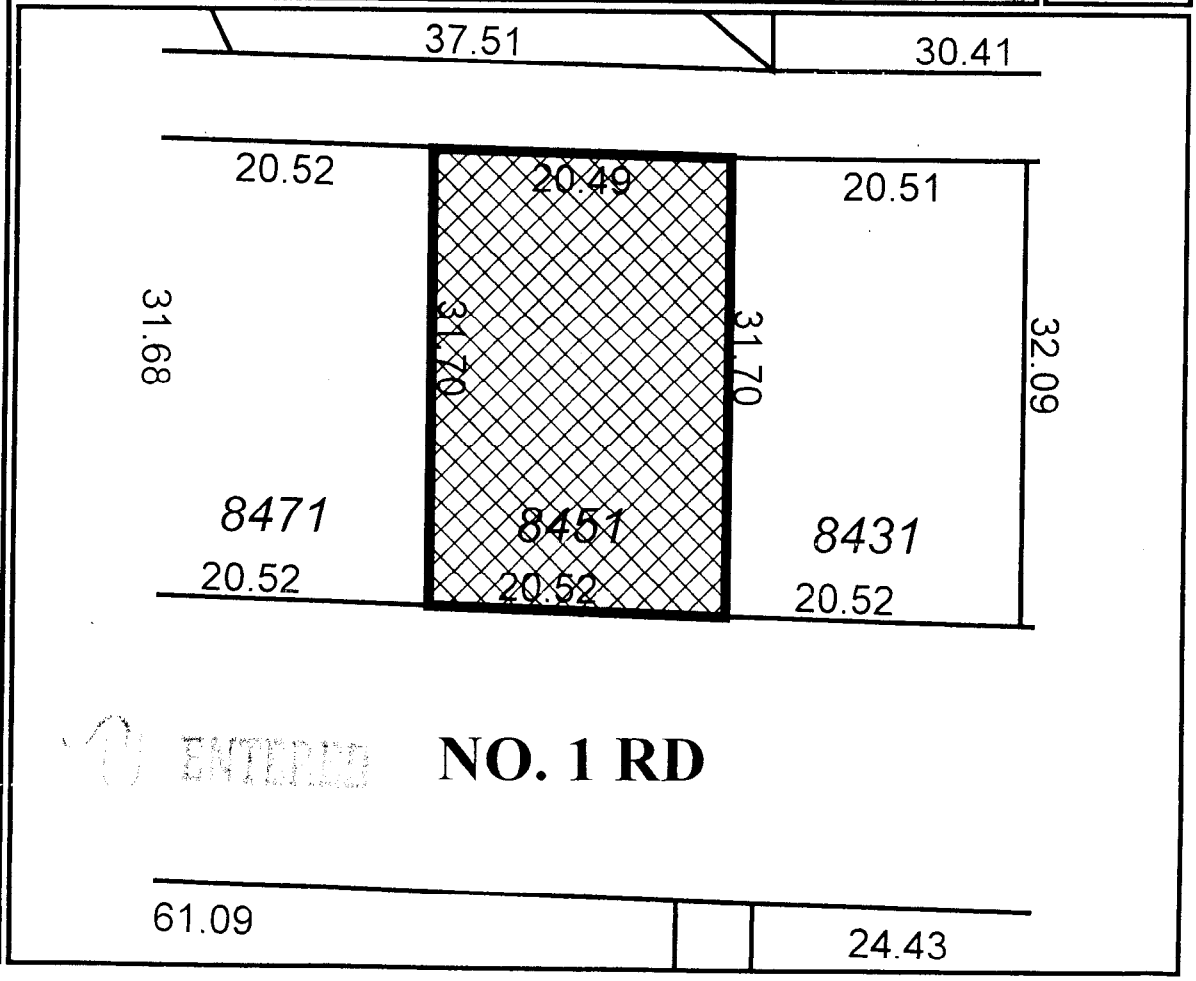
Cynthia Lussier
Planning Assistant
(Local 4108)

CL:blg

City of Richmond



RZ 07-359348



Original Date: 02/13/07

Revision Date:

Note: Dimensions are in METRES

RZ 07-359348

Original Date: 02/13/07

Amended Date:

Note: Dimensions are in METRES

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

Development Application Data Sheet

RZ 07-359348 **Attachment 2**

Address: 8451 No. 1 Road

Applicant: Malhi Construction Ltd

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Malhi Construction Ltd	To be determined
Site Size (m^2):	650 m^2 (6,997 ft^2)	Approx. 352 m^2 (3,498 ft^2) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	• Generalized Land Use Map – Neighbourhood Residential • Specific Land Use Map – Low-Density Residential	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	The Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment where there is access to an existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 50%	50%	none
Lot Size (min. dimensions):	270 m^2	352 m^2	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

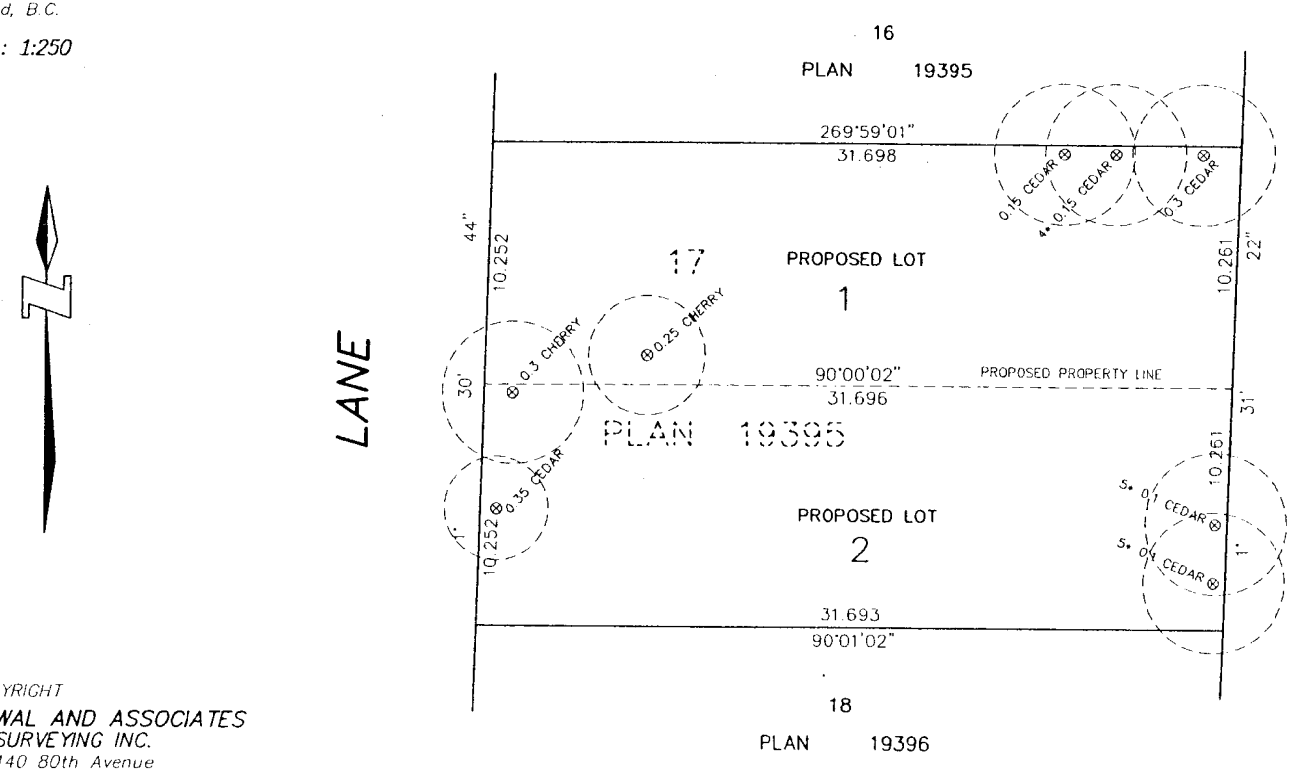
ATTACHMENT 3

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 17 SECTION 22 B4N R7W NEW WESTMINSTER DISTRICT PLAN 19395.

Current Civic Address:

8451 No. 1 Road
Richmond, B.C.

SCALE : 1:250



Note: All trees to be removed

Note:

- *All dimensions are in metres*
- *This plan is NOT to be used for location of property lines.*
- Only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.

DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0608002-1R1.DWG

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

Date of Survey:
08th day of August, 2006.

GENE PAUL NIKULA B.C.L.S. 803

ARBORTECH
CONSULTING
LTD

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

TREE RETENTION REPORT:

March 12, 2007

File: 07142

Attn.: **Gurmeet Mahli**
Mahli Construction Ltd
6366 Williams Road
Richmond BC V7E 1K5

cc: Ajit Thaliwal

Project: **Two Lot Subdivision**
8451 Number One Road

Re: **Arborists Requirements for Re-Zoning**

Dear Mr. Mahli,

As requested, I have undertaken a detailed assessment of the existing trees located at the above referenced project. The site is presently occupied by one existing home, with 8 bylaw sized trees found in the landscaped yard. This report provides tree retention study findings to accompany the application by the owners to re-zone the property to allow a subdivision into two new residential lots.

I have been provided with plans detailing the proposed development layout, the existing topographic features, and the location of the existing trees. My field inspections were undertaken on March 10 2007 to collect details of the size, type and condition of existing trees. Based on the results of the field analysis, and the review of the proposed land use, I have prepared a tree retention scheme. The following report and attachments summarize my recommendations for treatments, tree protection and the rationale for the removal of trees that are not proposed to be retained.

TREE ASSESSMENT

All existing bylaw trees have been assessed and inventoried for size, species and condition. They consist of two cedar hedgerows in the front yard, with two individual cherry trees and a cedar tree in the rear yard. All subject trees were found to be in poor to very poor condition, and not well suited for retention. Following is a list of the existing trees for reference.

Tree condition ratings include, hazard (risk to the site), very poor (severe decline or defect), poor (moderate decline or defect), fair (minor defect) and good (no apparent defect). Trees that are in poor or worse condition generally should not be considered for retention.

Table 1. Tree Inventory List

Treatment	Tree #	Dbh[1]	Species	Condition	Comments
Remove	**028**	multi	Western redcedar	Poor	This tree is part of a hedgerow with tree # 029, and is formed by 5 stems growing from the base, all less than 15 cm dbh each. The crown is wide spreading and merged with adjacent trees. The main leaders have been topped at a height of 4.5m high, and several small leaders have developed.
Remove	**029**	multi	Western redcedar	Poor	This tree is part of a hedgerow with tree # 028, and is formed by 9 stems growing from the base, all less than 15 cm dbh each. The crown is wide spreading and merged with adjacent trees. The main leaders have been topped at a height of 4.5m high, and several small leaders have developed.
Remove	**030**	25	Western redcedar	Very Poor	Part of a hedgerow with tree #'s 031 and 032.The trunk of this tree splits into two at a height of 2.5m and these stems have been topped at 4.5m high and multiple leaders have formed.
Remove	**031**	multi	Western redcedar	Very Poor	Part of hedgerow with tree #'s 030 and 032. A total of 9 stems, all smaller than 20 cm dbh that have been topped at a height of 4.5m.
Remove (non-bylaw)	**032**	18	Western redcedar	Very Poor	This undersized tree is part of the hedgerow and has split stems originated from 4.5m high and weakly attached at the union.
Remove	**033**	23	Cherry	Poor	Well formed structure however the trees are heavily infected with bacterial blight and several stem and limb cankers were observed. This tree is expected to suffer serious decline in the next several years due to the disease infection.
Remove	**034**	27	Cherry	Hazard	This tree has twin stems with a very weak union that has included bark at a height of 0.8m and decay present in the vicinity of the union. There is also heavy infection of bacterial blight and cankers observed.
Remove	**035**	36	Western redcedar	Hazard	This cedar tree has been topped many years ago at a height of 4m, and the multiple leaders have grown relatively large. The trunk is severely decayed in the upper portion from the old topping wound, with a crack extending 1.5m below the top. The replacement leaders are now highly prone to breaking out.
Remove	**No Tag**	23	Purple plum	Poor	This bylaw sized plum tree is located in the front yard, but was missed by the surveyor. I have shown the approximate location of the tree for reference. The main structure has been impaired from being headed back (topped) several years ago.

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

TREE RETENTION RECOMMENDATIONS

Based on several factors, including the existing condition of the subject trees along with the land use and project design, a tree retention scheme has been prepared. Note that the only potential retention trees consist of the hedgerows (tree #'s 028 to 032) in the front yard, only if the development design permitted. However, the owner reports that the site will be filled to match the grades of the sidewalk. The subject trees are growing at 0.8m below the sidewalk grade, and the proposed fill would suffocate the root system and cause trunk decay. The use of a tree well is not practical considering the low retention value of these trees (they have poor to very poor condition ratings), and the ease of replacement with more appropriate species choices and better specimens that could grow into the site.

Proposed Removal Trees due to low viability:

- Tree #'s 033, 034 and 035 are not suitable for retention considering their poor to very poor condition ratings.

Proposed Removal Trees due to conflict with design:

- Tree #'s 028 to 032 are to be removed due to the fill required in the front yard. While viable, these trees are rated in poor to very poor condition.

CERTIFIED TREE RISK ASSESSMENT

Risk Rating Summary:

Based on methods prescribed by the Certified Tree Risk Assessor Certification Program, each hazard rated tree has been apportioned a risk rating as follows:

	Tree # 034	Tree # 035
Probability of Failure (1 to 4 pts):	3	3
Size of Defective Part (1 to 3 pts[2]):	2	2
Target Rating (1 to 3 pts):	3	3
Other Risk Factors (0 to 2 pts):	0	0
Total Rating (3 to 12 pts):	**8**	**8**

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

TREE REPLACEMENT

The proposed development will accommodate 2 replacement trees to be planted per lot. Note that in the concept design, the rear yards will be fully covered with the garage and driveway infrastructure for the two new lots. The front yards are available for planting, however the yards are small and overhead power lines restrict the planting to ornamental species that grow small in size at maturity.

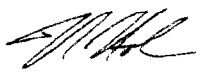
The city will specify the required number of replacement trees that will be required, and the landscape design consultant will need to specify them on their plans. We are available as a resource to discuss species choices.

CONCLUSIONS

Based on our findings, 8 existing bylaw trees were found on site and assessed for retention in relation to the proposed development. I have specified all 8 trees to be removed due to their poor health and structure, and due to conflicts with the proposed design. Since 4 of these bylaw trees are considered to be part of an existing hedge, the quantity of replacement trees is to be determined by discretion by city staff. An unknown quantity of replacement trees are required, however 4 trees are proposed to be planted.

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 #PN-0730A, Certified Tree Risk Assessor #0076, Qualified Wildlife and Danger Tree Assessor

Enclosures; Photographs, Tree Retention Plan

Photographs:

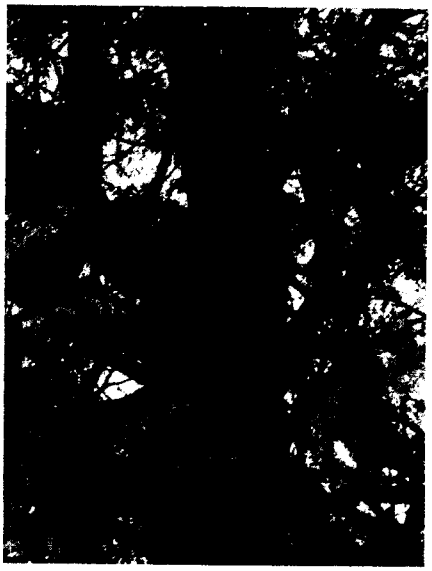
Tree #'s 028 and 029 forming a hedge along the southeast frontage of the subject property.

Tree #'s 030 to 032 forming a hedge along the northeast side yard of the subject property.

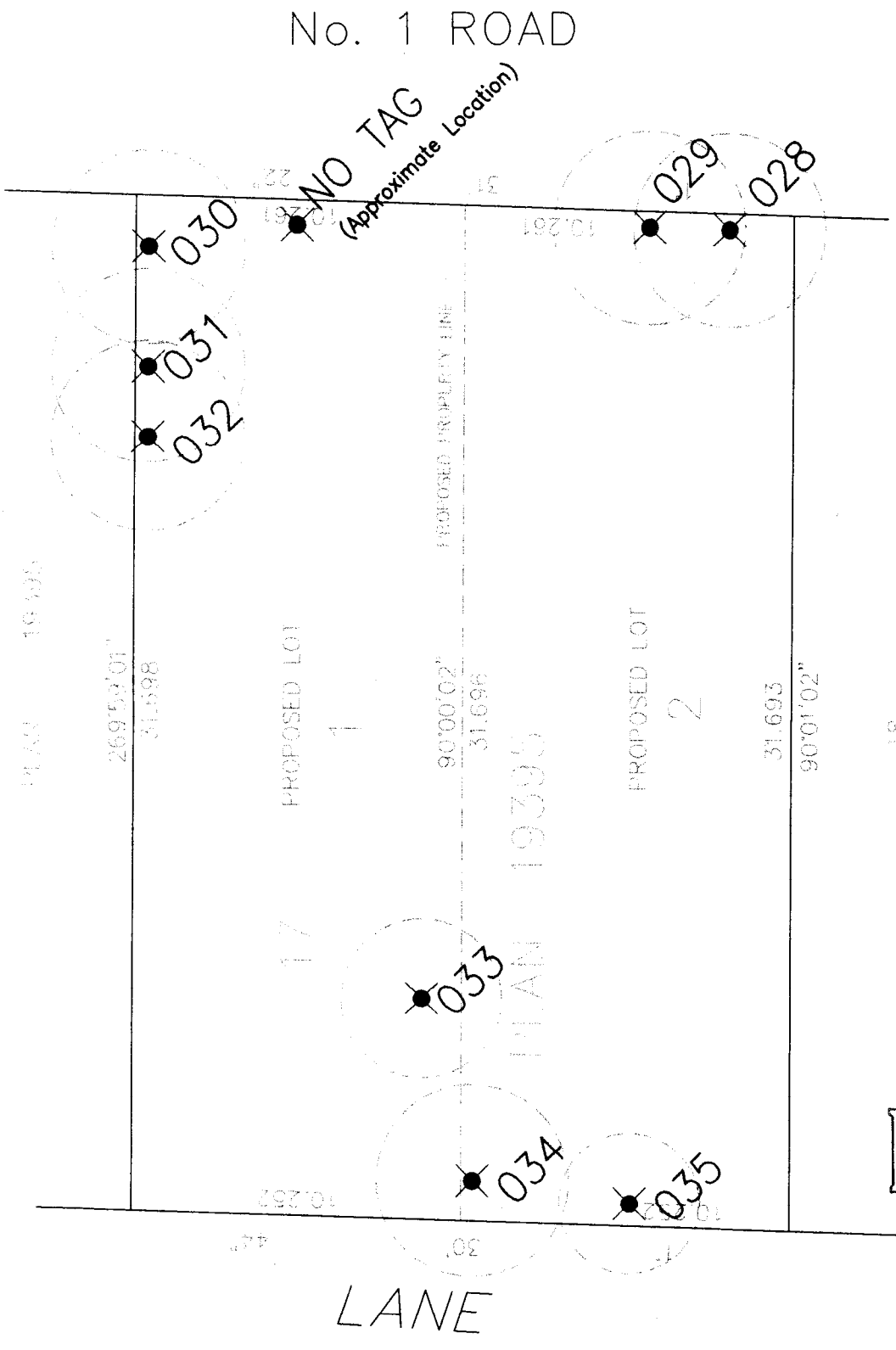
Rear yard trees #'s 033, 034 and 035.

Tree # 033 cherry tree with cankers from bacterial blight infection.

Tree # 034 cherry with twin stems having a weak union from included bark and decay.



Tree # 035 cedar tree showing the old topping wound, the decayed trunk, and the weakly attached leaders attached to the decayed trunk.



RECEIVED

BY:

NORTH

Scale 1:200

TREE RETENTION PLAN

LEGEND

- 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 PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.

Client: MAHLI CONSTRUCTION LTD
Project: TWO LOT SUBDIVISION
Site: 8451 NUMBER ONE ROAD RICHMOND

ARBORTECH CONSULTING LTD
Suite 200 - 3740 Chatham Street
Richmond BC Canada V7E 2Z3
P 604 275 3484 F 604 275 9554
office e-mail trees@arbortech.bc.ca

file 07142 March 12 2007

City of Richmond

Bylaw 8223

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 8223 (RZ 07-359348) 8451 NO. 1 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 **SINGLE-FAMILY HOUSING DISTRICT (R1-0.6).**

   P.I.D. 003-695-158
   Lot 17 Block 4 Section 22 Block 4 North Range 7 West New Westminster District Plan 19395

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8223".**

FIRST READING	APR 2 3 2007
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

2132822