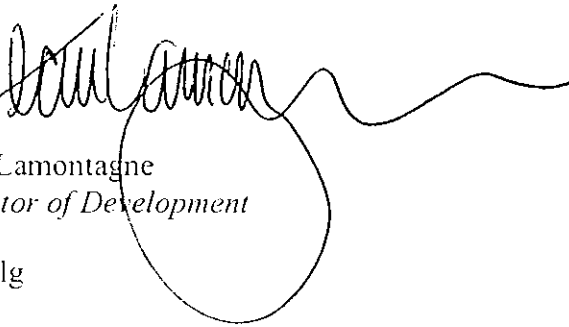




To: Planning Committee *to Planning - July 17, 2007*
 From: Jean Lamontagne Date: June 25, 2007
 Director of Development RZ 07-370928
 Re: Application by William Uy for Rezoning at 8151 No. 3 Road from Single-Family *File: 8000-20-8276*
 Housing District, Subdivision Area E (R1/E) to Single-Family Housing
 District (R1-0.6)

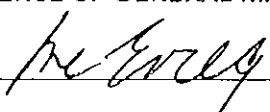
Staff Recommendation

That Bylaw No. 8276, for the rezoning of 8151 No. 3 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


Item	Details
Application	RZ 07-370928
Location	8151 No. 3 Road (Attachment 1)
Owner	William Uy & Louise Uy
Applicant	William Uy
Date Received	April 27, 2007
Acknowledgement Letter	May 10, 2007
Fast Track Compliance	May 24, 2007
Staff Report	June 25, 2007
Planning Committee	July 17, 2007
Site Size	848 m ² (9,128 ft ²)
Land Uses	Existing – One (1) single-family dwelling
	Proposed – Two (2) single-family residential lots, each approximately 424 m ² (4,564 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District (R1-0.6)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) Generalized Land Use Map – Neighbourhood Residential • OCP Specific Land Use Map – Low-Density Residential • OCP Lane Establishment and Arterial Road Redevelopment Policies – Permit rezoning and subdivision along this arterial road due to the existing operational rear lane. <p><i>This application conforms with applicable designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located on the west side of No. 3 Road, between Blundell Road and Francis Road, in an established residential neighbourhood consisting predominantly of older single-family dwellings on lots zoned Single-Family Housing District, Subdivision Area E (R1/E). • Several lots on the west side of No. 3 Road immediately north and south of Sunnymede Gate have redevelopment potential due to the existing rear lane.

<p>Staff Comments</p>	<p><u>Background</u></p> <ul style="list-style-type: none"> The owner/resident of the subject property is applying for permission to rezone and subdivide his property in order to create two residential lots so that he can reside in one of the new future dwellings and build a new future dwelling for his son. A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> A Tree Survey submitted by the applicant indicates the location of eight (8) trees (Attachment 3): <ul style="list-style-type: none"> three (3) bylaw-sized trees and two (2) undersized trees are located on the subject property; one (1) bylaw-sized tree is located on the adjacent property to the north (8131 No. 3 Road), abutting the north property line; and one (1) bylaw-sized tree and one (1) undersized shrub are located on the adjacent property to the south (7995 Sunnymede Gate). Also shown on the Tree Survey is a cedar hedge on City property, abutting the east property line, and a Cedar hedge on the adjacent property to the south (7995 Sunnymede Gate), abutting the south property line. A Certified Arborist's Report has been submitted by the applicant (Attachment 4). The Report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to proposed development plans. The Report recommends the removal of two (2) Plum trees from the rear of the subject property based on their condition (Trees # 1 and # 2). The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations to remove Trees # 1 and # 2 based on their condition. As a condition of rezoning, or prior to demolition of the existing dwelling on the subject property (whichever occurs first), Tree Protection Barriers must be installed: <ul style="list-style-type: none"> around Trees # 3, # 4, and Tree # 5 as per the Arborist's recommendations provided in the report; and around the Cedar hedge on City property, abutting the east property line; <p>Tree Protection Barriers must remain in place until construction of the future dwellings is complete.</p>
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<p>Staff Comments</p>	<ul style="list-style-type: none"> • There is potential for Tree # 3 to be removed following discussion with the adjacent property owner at 8131 No. 3 Road. If the adjacent property owner wishes to remove the tree, a tree-cutting permit would be required with a replacement ratio of 2:1. In the interim, the applicant proposes to retain and protect the tree. • Based on the Official Community Plan's (OCP) tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, the applicant has agreed to plant and maintain four (4) replacement trees [two (2) per future lot], with the following minimum calliper sizes: <ul style="list-style-type: none"> • two (2) trees of 10 cm; and • two (2) trees of 8 cm. • As a condition of rezoning, 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 enhanced. <p><u>Vehicle Access & Site Servicing</u></p> <ul style="list-style-type: none"> • Prior to final adoption of the rezoning bylaw, a restrictive covenant is required to be registered on title to ensure vehicular access to the site is from the rear lane only, with no access permitted to or from No. 3 Road. • There are no servicing concerns or requirements with rezoning. • 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. <p><u>Flood Protection</u></p> <ul style="list-style-type: none"> • 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.
<p>Analysis</p>	<ul style="list-style-type: none"> • 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. 3 Road.

Attachments	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Development Application Data Sheet Attachment 3 – Tree Survey Attachment 4 – Certified Arborist Report</p>
Recommendation	<p>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 Official Community Plan (OCP). Several lots on the west side of No. 3 Road in the immediate area have redevelopment potential due to the existing rear lane. On this basis, staff support the application.</p>



Cynthia Lussier
Planning Assistant
 (Local 4108)

CL:blg

The following items 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 should comply with the guidelines of the Official Community Plan’s Arterial Road Redevelopment Policy, and should include the required four (4) replacement trees [two (2) per future lot] with the following minimum calliper sizes:
 - two (2) trees of 10 cm; and
 - two (2) trees of 8 cm.

2. Installation of the following Tree Protection Barriers around the drip lines of Tree # 3, Tree # 4, and Tree # 5 (identified in the Arborist Report submitted by the applicant and attached to the staff report – Attachment 4):
 - a minimum of 1.2 m south of the north property line (the length of the drip line) around the Birch tree located at 8131 No. 3 Road;
 - a minimum of 4 m from the trunk of the Maple tree located on the subject property;
 - around the drip line of the Locust tree located at 7995 Sunnymede Gate (dimensions are to be submitted in writing by a Certified Arborist); and
 - around the Cedar hedge on City property, abutting the east property line;

Tree protection barriers must be installed to the satisfaction of the City’s Tree Preservation Official prior to final adoption of the rezoning bylaw, or prior to demolition of the existing dwelling on the subject property (whichever occurs first). Tree protection barriers must remain in place until construction of the future dwellings is complete.

3. Submission to the City of Richmond of a contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted on the subject property within the drip line of the Locust tree located at 7995 Sunnymede Gate (identified as Tree # 5 in the Arborist Report submitted by the applicant and attached to the staff report – **Attachment 4**). The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
4. Registration of a restrictive covenant on title to ensure vehicular access to the site at future development stage is from the rear lane only, with no access permitted to or from No. 3 Road.
5. Registration of a flood indemnity covenant on title.

[signed original on file]

Agreement by Applicant
William Uy



RZ 07-370928

Original Date: 05/04/07

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 07-370928 **Attachment 2**

Address: 8151 No. 3 Road

Applicant: William Uy

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	William Uy & Louise Uy	Lot A – Patrick Uy (Applicant's son) Lot B – William Uy & Louise Uy (Applicants)
Site Size (m ²):	848 m ² (9,128 ft ²)	Two (2) lots – each approximately 424 m ² (4,564 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family residential lots
OCP Designation:	<ul style="list-style-type: none"> 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:	OCP Arterial Road Redevelopment Policy permits rezoning and subdivision along this arterial road due to the existing operational rear lane.	No change

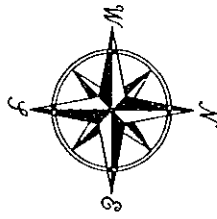
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	424 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 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.

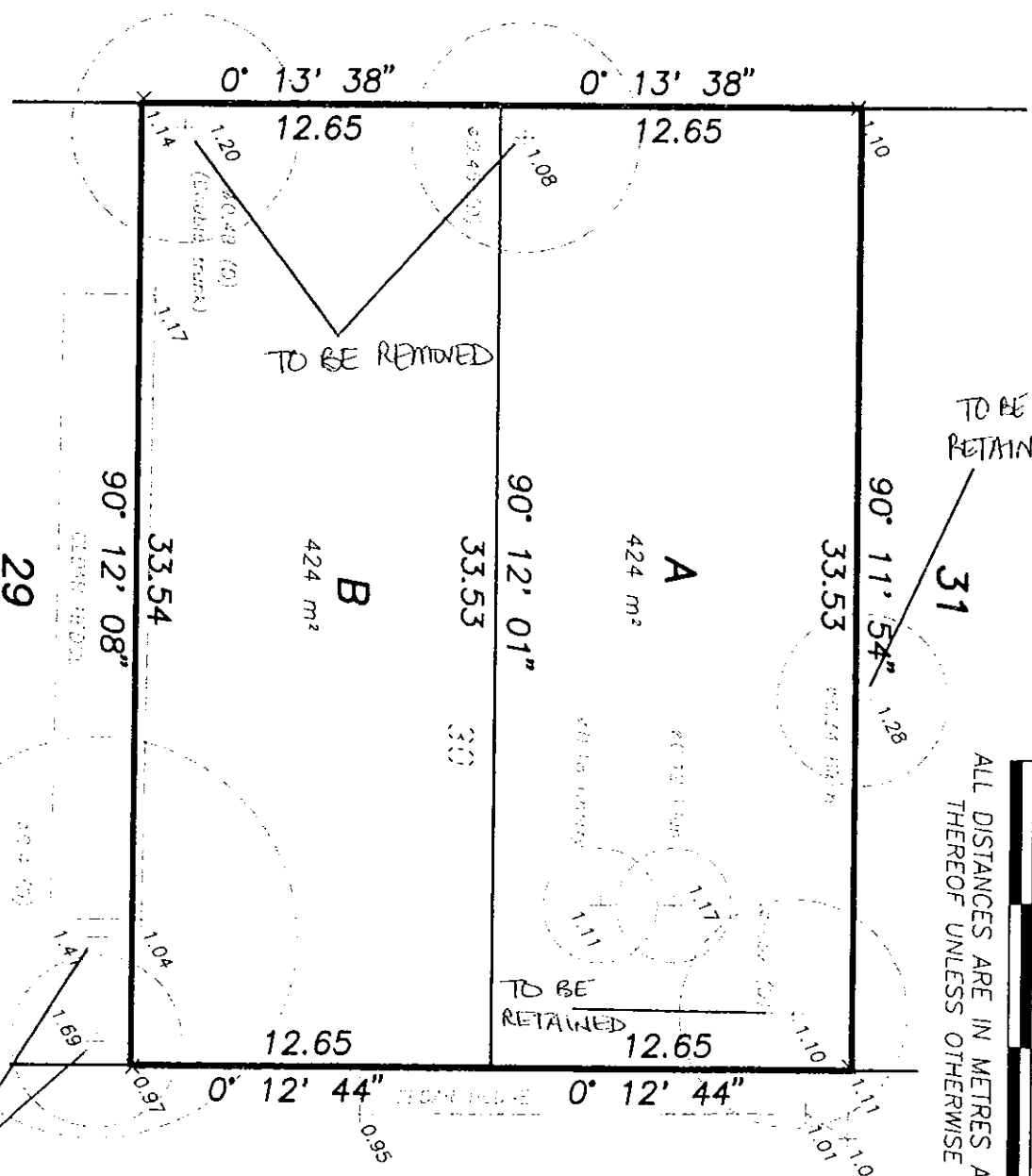
PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF LOT 30 SECTION 20
 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 21352

SCALE: 1:250

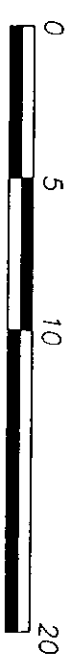
#8151 NO. 3 ROAD,
 RICHMOND, B.C.
 P.I.D. 003-653-501



LANE



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



© Copyright

J. C. Tom 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: jctom@telus.net
 Job No. 3219
 FB-98 P19-25, 35-36
 Drawn By: KA

DWG No. 3219-TREE

LEGEND:
 (D) denotes deciduous tree.

SURVEY COMPLETED ON APRIL 23rd, 2007.

NO. 3 ROAD ENTERED



**ARBORTEC
CONSULTING
LTD**

Suite 100 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3

MEMORANDUM:

April 27, 2007

File:07161

Attn.: William Uy

8151 Number Three Road
Richmond BC V6V 2E4

Project: Two Lot Subdivision
8151 Number Three Road
Re: Tree Retention Assessment

Dear Mr. Uy,

As requested, I made a site visit on April 20 and 25 2007 to assess the current condition of the existing trees. The site is occupied by the existing home. A copy of the site plan and tree survey were supplied for my use in undertaking this study. Following are my recommendations for your consideration.

Tree Assessment

Recommended Treatment	Tree #	Dbh ¹	Species	Condition	Comments
Remove	1	19, 18, 12, 12, 8	Purple-leaved plum	Hazard	This tree has extensive decay observed throughout the trunk resulting from many large heading cuts in its pruning history. Many conks (fruiting bodies) from the heart rot are growing on the lower trunk. The stability of the scaffold limbs and the main trunk is substantially weakened from the decay, and it is highly prone to failure.
Remove	2	37	Purple-leaved plum	Hazard	The main scaffold limbs have been pruned out (headed) leaving long stubs. The scaffold limbs are cracked and decayed, with strong expectations that the main trunk is also decayed. The risk of failure is high.
RETAIN	3	32	European birch	Very Poor	This tree is has suffered the loss of main scaffold branch from historical storm damage, and some decay has colonized the wound. A replacement leader growing near that wound is infested with bronze birch borer, therefore the tree has a limited remaining life as the borer will increase in population and start to kill upper parts of the tree from the top down. This tree may be recommended for removal pending the house design – and pending a re-assessment at the owner's discretion.

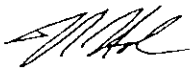
¹ Dbh denotes the diameter of the trunk measured in cm at a height of 1.4m above grade.

RETAIN	4	45	Sycamore maple	Fair	This tree has 3 main scaffolds joined with a strong U-shaped union in the lower bole. The foliage is healthy, however there are some indications of reduced growth rate and minor dieback.
RETAIN	5	~40	Locust	Fair	This offsite tree has suffered past damage from a limb breaking out of its lower crown, however the wound is closing with callus and the remaining portion of the tree remains healthy.
RETAIN	6	Hedge	Western redcedar	Poor	A row of 9 cedars grow along the south property line, within the neighbours property. The upper crown is formed by marm-top replacement leaders growing from 3.5 to 4.0m high, likely the height that the hedge was originally pruned. The north side of the crown has been pruned (sheared and headed) in the past to reduce the overhang of the foliage on the subject site. The roots are restricted from growing into the subject site due to the presence of a concrete footing for a brick fence, and a concrete driveway covers the ground on the subject site next to these trees.
RETAIN	various	undersized	Japanese maple 'Dissectum' Fruit trees Grape plants	Good	These assorted small trees and shrubs can be retained at your discretion and subject to design implications on the new house building envelopes. Note that one apple tree has recently failed from wind storms and is not recoverable.

A copy of this report and accompanying plan should be submitted to the City of Richmond with the subdivision application to obtain a tree cutting permit.

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: Photos Tree Retention Plan

Photographs:



Tree # 1



Tree # 2



Tree # 3



Tree # 4



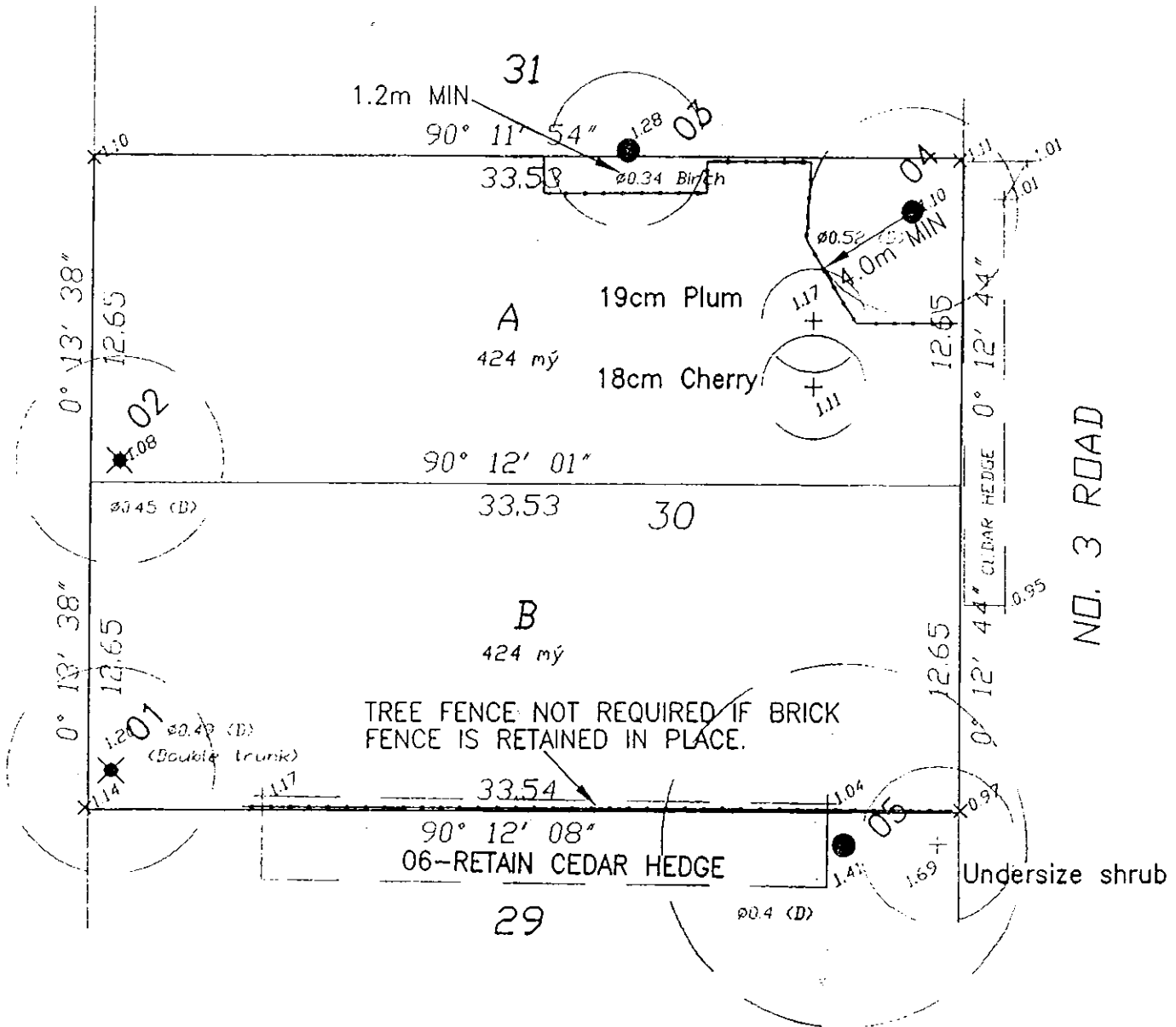
Various trees in yard between house and frontage road.



Cedar hedge along the south property line.

LANE

NO. 3 ROAD



NOTE:
 TREE AND TOPO PLAN PROVIDED BY
 JC TAM AND ASSOCIATES BCLS.

TREE ASSESSMENT PLAN

LEGEND
 (Symbol) denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
 (Symbol) denotes tree to be RETAINED
 (Symbol) denotes tree to be REMOVED
 (Symbol) denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.



Client:
 WILLIAM UY
 Project:
 TWO LOT SUBDIVISION APPLICATION
 Site:
 8151 NUMBER THREE ROAD, RICHMOND BC



ARBORTECH CONSULTING LTD
 Suite 200 - 3740 Chatham Street
 Richmond, BC Canada V7E 2Z3
 P 604 276 3484 F 604 276 9564
 office e-mail trees@arboritech.bc.ca
 file 07161 APRIL 27 2007

Scale 1:250



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8276 (RZ 07-370928)
8151 NO. 3 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. 003-653-501
Lot 30 Section 20 Block 4 North Range 6 West New Westminster District Plan 21352

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8276**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER