



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Cecilia Achiam
Acting Director of Development
Date: October 31, 2007
File: RZ 07-379913
Re: **Application by Chun Wah Lau for Rezoning at 9651 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. 8303, for the rezoning of 9651 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.

Cecilia Achiam, MCIP, BCSLA
Acting Director of Development

CA:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Chun Wah Lau has applied to the City of Richmond for permission to rezone 9651 No. 1 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6), in order to permit development of two (2) single-family lots with vehicle access from an existing rear lane.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

- To the North: Two (2) single-family dwellings on properties zoned Single-Family Housing District, Subdivision Area K (R1/K) and a number of single-family dwellings on properties zoned Single-Family Housing District (R1-0.6) beyond;
- To the East: Across No. 1 Road, single-family dwellings on properties zoned Land Use Contract (LUC52);
- To the South: A single-family dwelling on property zoned Single-Family Housing District, Subdivision Area E (R1/E) and two (2) single-family dwellings on properties zoned Single-Family Housing District (R1-0.6) beyond; and
- To the West: Lane with single-family dwelling on properties zoned Single-Family Housing District, Subdivision Area E (R1/E) beyond.

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential development proposal with access to an operational lane. A number of properties within this block have already been redeveloped under these Policies, and properties to the south of the subject site have similar development potential due to the existing lane system.

Staff Comments

Tree Preservation and Landscaping

A Tree Survey submitted by the applicant indicates the location of 12 bylaw-sized trees, in which six (6) of them are located on the adjacent property to the south (**Attachment 3**). A Certified Arborist's report has been submitted by the applicant in support of the application (**Attachment 4**). The Report recommends removal of all trees on site.

The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for removal of all bylaw-sized trees on site on the basis of tree condition or conflict with proposed development plans. Staff consider the two (2) bylaw sized trees along the front property line on-site trees, since they are located beyond the City's retaining wall which is built along the property line.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, 12 replacement trees with the following minimum calliper sizes are required:

- Six (6) trees of 9 cm;
- Two (2) trees of 8 cm; and
- Four (4) trees of 6 cm.

Due to the configurations of the future lots and building footprints, it is expected that only eight (8) trees (6 trees at 9 cm calliper and 2 trees at 8 cm calliper) can be planted on the two (2) future lots. The applicant has agreed to provide a voluntary contribution of \$2,000 to the City's Tree Compensation Fund in-lieu of planting the remaining four (4) replacement trees.

As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for the two (2) future lots and a landscaping security based on 100% of the cost estimates 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 eight (8) replacement trees (a mix of coniferous and deciduous). If replacement trees cannot not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The Arborist Report also recommends removal of six (6) bylaw-sized trees located on the adjacent property to the south (9671 No. 1 Road). Consent letters from the property owner of 9671 No. 1 Road are on file. A separate Tree Cutting Permit and 2:1 replacement are required for the removal of these trees prior to final adoption of the rezoning bylaw.

Site Servicing and Vehicle Access

No Servicing concerns. Vehicular access to the site at future development stage is not permitted to or from No. 1 Road as per Bylaw No. 7222.

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 also be required to pay Development Cost Charges (City and GVS&DD), NIC charge (for lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Analysis

All the relevant technical issues can be addressed. The rezoning application also complies with the Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto No. 1 Road.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application complies with all the land use designations contained within the Official Community Plan (OCP). In addition, it complies with the Lane Establishment and Arterial Road Redevelopment Policies, since this is a single-family residential development on an arterial road where an existing municipal lane is fully operational. On this basis, staff recommend that the proposed development be approved.



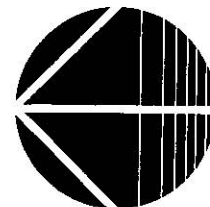
Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Arborist Report

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

1. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund in-lieu of planting four (4) replacement trees;
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction 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 eight (8) replacement trees (6 trees at 9 cm calliper and 2 trees at 8 cm calliper in a mix of coniferous and deciduous). If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required;
3. Issuance of a separate Tree Cutting Permit, including the submission of an application and associated compensations, for the removal of six (6) trees along the north property line of 9671 No. 1 Road; and
4. Registration of a flood indemnity covenant on title.



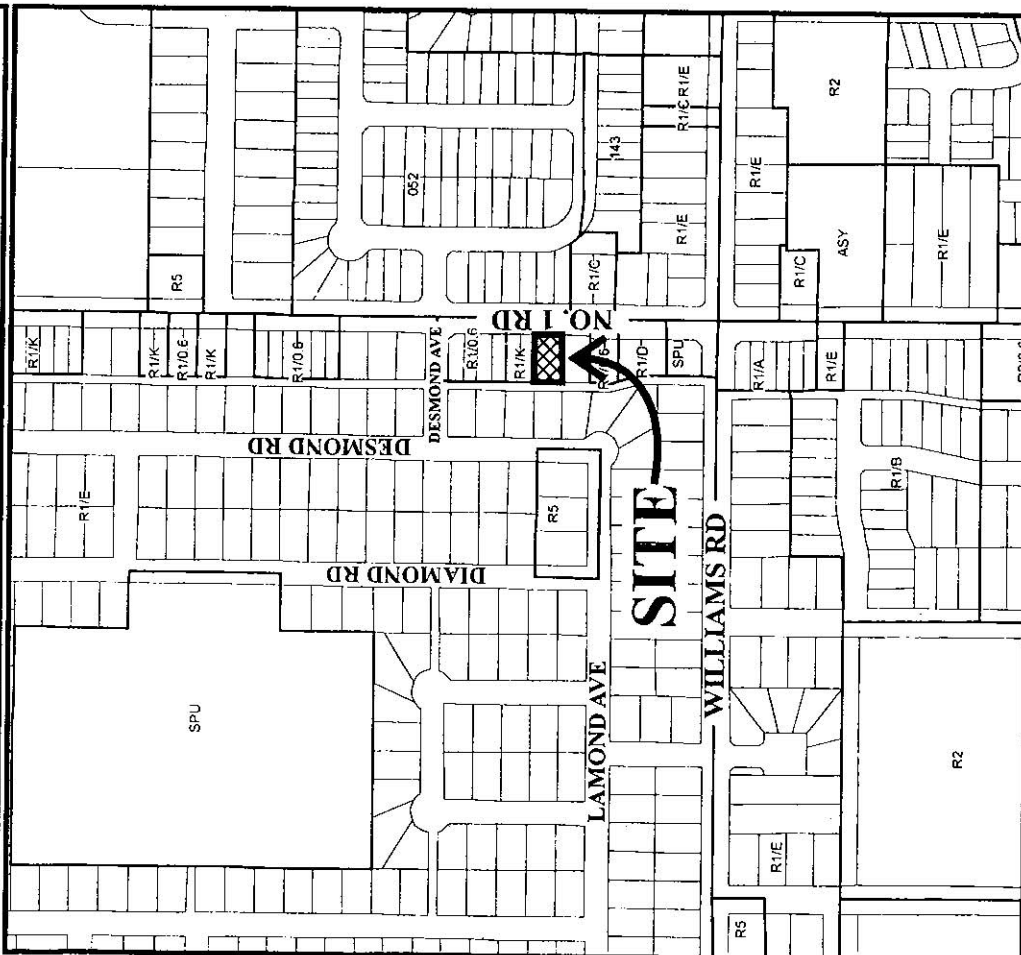
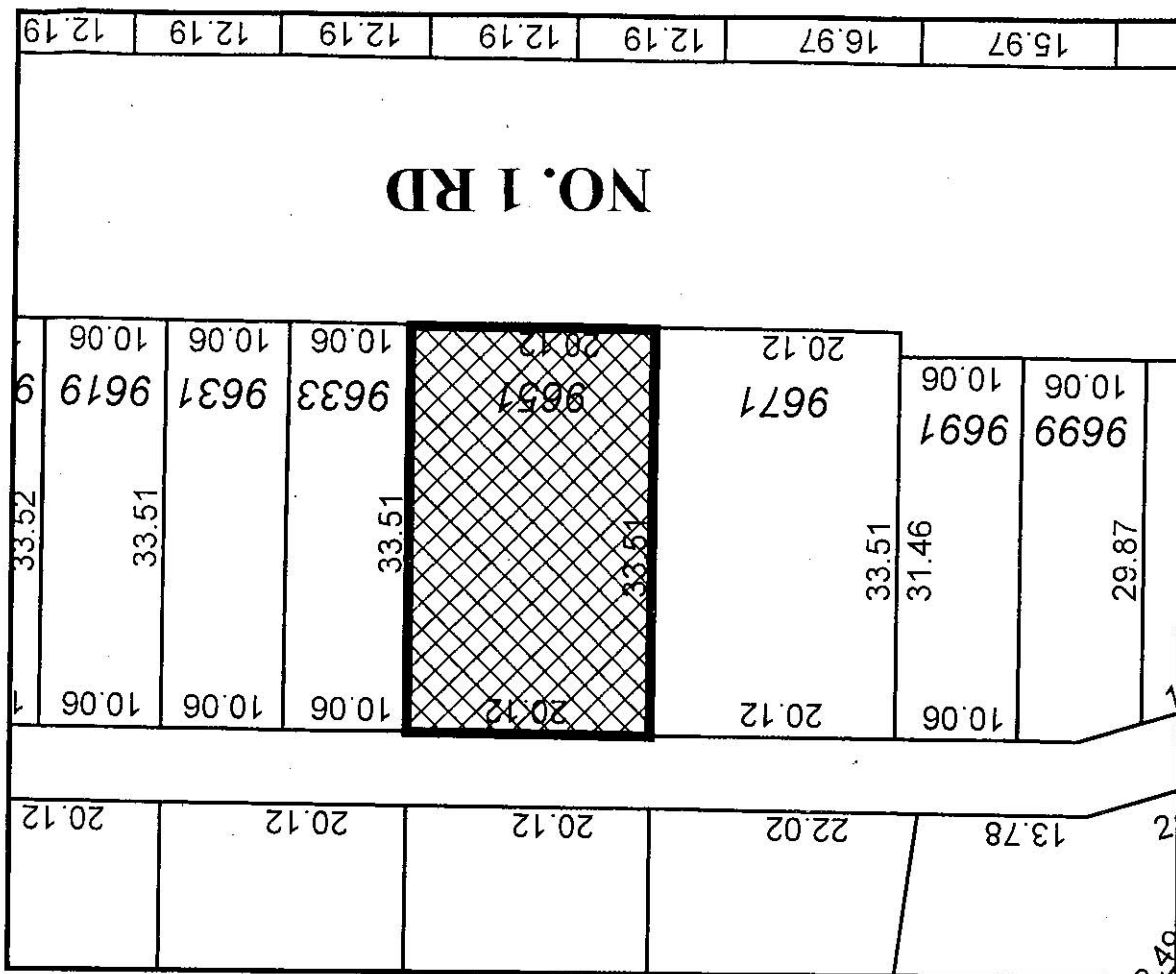
RZ 07-379913

Original Date: 08/01/07

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1





RZ 07-379913

Original Date: 08/01/07

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 07-379913

Attachment 2

Address: 9651 No. 1 Road

Applicant: Chun Wah Lau

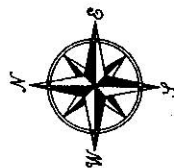
Planning Area(s): N/A

	Existing	Proposed
Owner:	Chun Wah Lau, Hoy Lau, Li Hing Lee	To be determined
Site Size (m²):	674 m ² (7,255 ft ²)	Approx. 337 m ² (3,628 ft ²) each
Land Uses:	One (1) two-family dwelling	Two (2) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood 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)
Number of Units:	1	2

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	337 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	none
Setback – Flanking Side Yard:	Min. 3 m	Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.

9651 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D. 004-058-178



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Canada and B.C. Land Surveyor
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Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3281
FB-100 PB5-86
Drawn By: BA

DWG No. 3281-TREE

SURVEY COMPLETED ON JUNE 27th 2007.

BC PLANT HEALTH CARE INC.

5560 – 96th Street
Delta, B.C. V4K 3N3
Canada

Phone 604- 591-9010
Fax 604- 591-2972

24 Hour Emergency Pager
604-643-0706

Email info@bcplanthealthcare.com
Website: www.bcplanthealthcare.com

September 5, 2007

Ben & Eliza Lau
9651 No. 1 Road
Richmond B.C. V7E 1R8
Tel: 604-275-2835
Cel: 604-612-2066

RE: Tree Inventory and Assessment for Proposed Site Development at 9651 No. 1 Road

A site visit took place on August 29, 2007 to visually assess and locate the trees on 9651 #1 Road in Richmond prior to the proposed development.

There are a total of six trees located on this site (their details are listed in the attached excel spreadsheet). In accordance to the proposed sited drawing, two are found directly within the proposed building envelopes and should be removed and replaced. The remaining found are also candidates for removal and replacement because of their defects, previous poor pruning (topped) and/or are in planted poor locations.

There are six trees located along the south neighbours property line:

- A, B, and E: (3) Lawson cypress – between 8-10m in height, in good health.
- C: (1) Hemlock – 10m in height, in fair health.
- D: (1) Deodora cedar – 13m in height, in fair health.
- F: (1) Cedar – 7m in height, in good health.

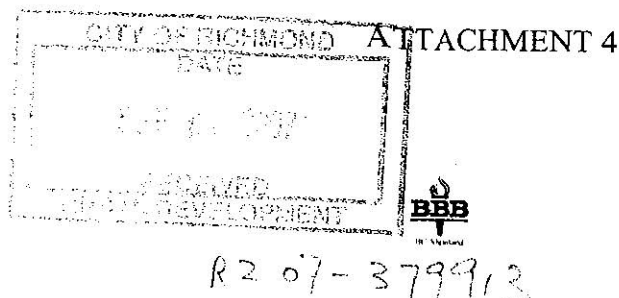
Trees A, B, C, and D may have greater than 30% of their critical root zone damaged during the development which can jeopardize the health and structure of these trees. This would lead to a high risk potential.

The option to proceed if the removal and replacement of these trees with the neighbours consent or change the proposed building design to allow a protection barrier be installed at a minimum of 2m from the trunk of the trees.

Trees E and F can be retained by installing a protective barrier 2.5m from the base of the trees. This will minimize the impacted to the trees health.

Tree Protection Barrier

- a. A protection barrier shall be
 - i) Installed around any tree or groups of trees being retained before any work commences, and remain in place until the construction is completed.
 - ii) Installed at a distance of 12 times the tree trunk diameter or beyond the tree drip line, whichever is greater, and at least 1.2 metres in height;



Ben Lau

9651 No. 1 Road

September 5, 2007

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iii) The protection barrier must be constructed of either snow fencing securely fastened to a (minimum) 2" x 4" wood frame with cross braces, plywood nailed to 2" x 4" wood stakes, or another form of

substantial barrier to the satisfaction of the Director of Permits and Licenses (or the City Engineer on street allowances);

iv) Approved by the Permits Department before any work commences;

- b. No work or storage of materials is permitted within the zone(s) except in accordance with plans and procedures authorized by a Tree Permit.
- c. Trees inside the protection zone must be adequately cared for throughout the construction process, (i.e., they must be watered sufficiently, particularly if the tree's root systems have been disturbed by excavation.)

Thank you for giving me the opportunity to quote on this project. Should you have any questions or concerns, please do not hesitate to call me.

Yours truly,

BC PLANT HEALTH CARE INC.



Aaron Wurts

I.S.A. Certified Arborist - #PN-2792-AT

I.S.A. Certified Tree Risk Assessor #0056

Attachment: Pictures, Spreadsheet, Site Plan



Tag#210-moderate crown die back



Tag#211-weak unions, previously topped



Tag#212 & 211-previously topped at 5m, poor specimens



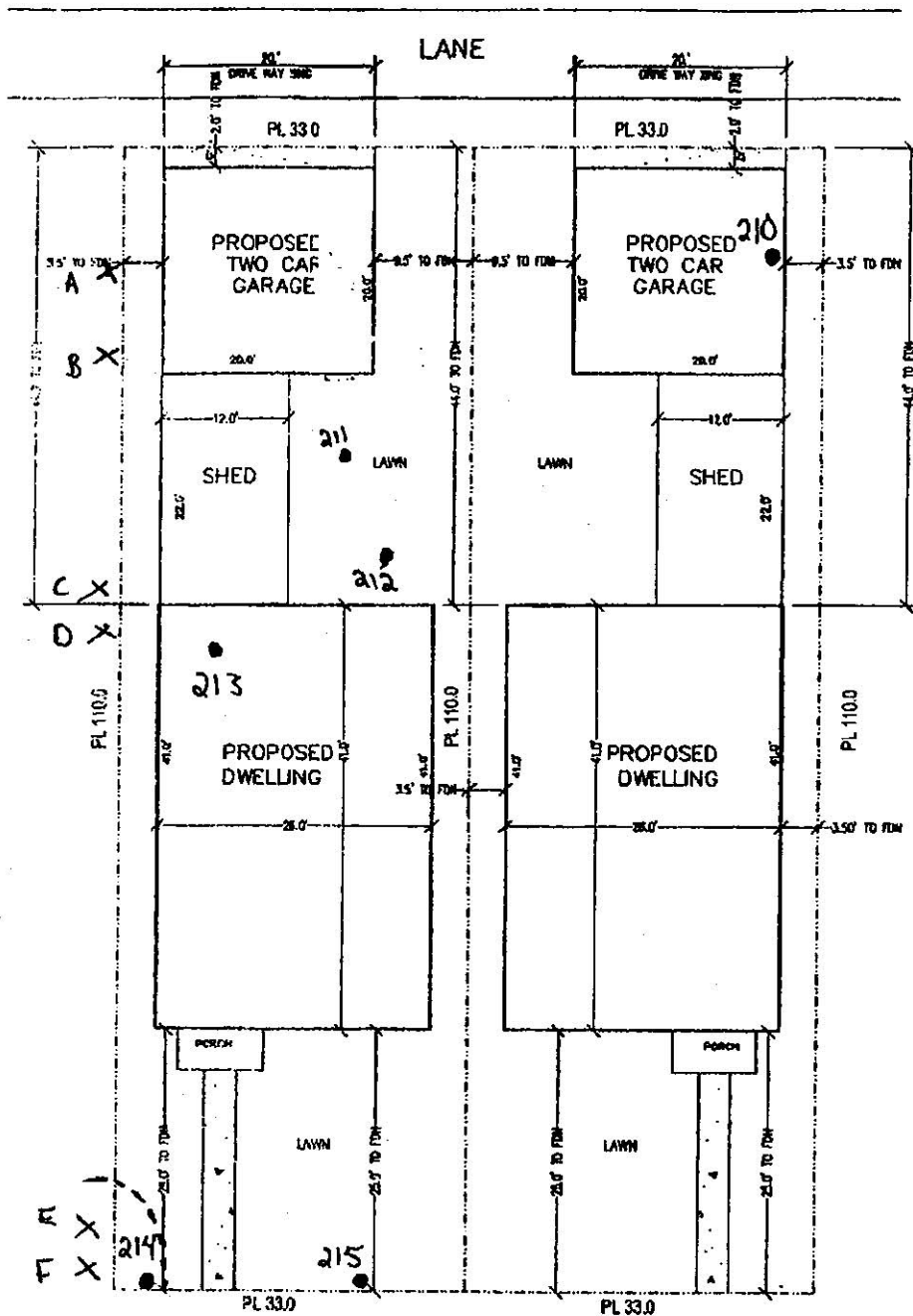
Tag#214-poor location, previously topped



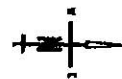
Tag#215-poor location, major decay(below)



Tag#215-poor location, major decay



CIVIC ADDRESS
9651 NO 1 ROAD
RICHMOND, B.C.



SITE PLAN
SCALE: 1/8" = 1'

9651 NO 1 ROAD

SUBDIVISION PLAN FOR 9651 NO 1 ROAD

Tree Tag	Common Name	Botanical Name	Tree Health	Height	DBH	Le Crown R	Lean	Lean Type	Defect 1	Type 1	Ungrd Spd	Severity 1	Defect 2	Type 2	Ungrd Spd	Severity 2	Hazard Rating	Life Value	Significant	Recommend	Notes
210	Plum	Prunus cerasifera	Fair	8	48	>50%	6	Natural	Scaffolds Top	Dead	n/a	Moderate	Scaffolds	Deadwood	n/a	Minor	0	N		Remove	#NAME?
211	Cypress	Chamaecyparis lawsoniana	Good	7	20 16 19	>50%	0		Trunk	Multiple Weak Attachments	n/a	Major	Trunk	Codominants/Forks	n/a	Minor	0	N		Remove	- previously topped - poor specimen - remove and replace
212	Cypress	Chamaecyparis lawsoniana	Good	7	17 16 21	>50%	0		Trunk	Multiple Weak Attachments	n/a	Moderate	Trunk	Codominants/Forks	n/a	Minor	0	N		Remove	- previously topped - poor specimen - remove and replace
213	Hazel	Corylus americana	Good	6	18 5 6 6 7 4	>50%	12	Natural	Trunk	Multiple Weak Attachments	n/a	Minor	None		n/a		0	N		Remove	- pruned from existing house, unbalanced canopy - within building envelope - remove and replace
214	MI Ash	Sorbus aucuparia	Fair	6	12 10 9	40-49%	8	Natural	Trunk	Multiple Weak Attachments	n/a	Minor	Trunk	Decay	n/a	Moderate	0	Medium	N	Remove	- previously topped - poor location, under wires & against retaining wall - remove and replace
215	MI Ash	Sorbus aucuparia	Fair	8	27 5 8	>50%	15	Natural	Trunk	Decay	n/a	Major	Trunk	Multiple Weak Attachments	n/a	Moderate	0	Medium	N	Remove	- poor location, leaning on wires & against retaining wall - remove and replace

Hazard Rating Table -

Failure potential:	1 (low)	2 (medium)	3 (high)	4 (severe)
Size of part:	1 (< 15 cm)	2 (15 - 45 cm)	3 (46-75 cm)	4 (> 75 cm)
Target rating:	1 (occasional use)	2 (intermittent use)	3 (frequent use)	4 (constant use)

Limitations of this Assessment

It is BC Plant Health Care Inc.'s policy to attach the following clause regarding limitations. We do this to ensure that developers or owners are clearly aware of what is technically and professionally realistic in retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground parts of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted in the report, none of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be raised that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather conditions.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree or group of trees or their component parts in all circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8303 (RZ 07-379913)
9651 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. 004-058-178

Lot 21 Block 9 Section 27 Block 4 North Range 7 West New Westminster District Plan 19428

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8303"**.

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