



City of Richmond
Planning and Development Department

Report to Committee

~~To planning - Nov 6, 2007~~
To planning - Oct 16, 2007

To: Planning Committee
From: Cecilia Achiam
Acting Director of Development

Date: October 1, 2007

RZ 06-348261

File: 12-8060-20-8251

Re: **Application by Amarjit S. Chatha, Bikramjit S. Chatha, and Bajinder S. Deol for Rezoning at 9940 and 9960 No. 4 Road, 10020 Albion Road and a portion of Albion Road from Single-Family Housing District, Subdivision Area E (R1/E) and Two-Family Housing District (R5) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8251, for the rezoning of 9940 and 9960 No. 4 Road, 10020 Albion Road and a portion of Albion Road from "Single-Family Housing District, Subdivision Area E (R1/E)" and "Two-Family Housing District (R5)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

Cecilia Achiam, MCIP, BCSLA
Acting Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Real Estate Services..... Y N

Staff Report

Origin

Amarjit S. Chatha, Bikramjit S. Chatha, and Bajinder S. Deol have applied to the City of Richmond for permission to rezone 9960 No. 4 Road from Single-family Housing District, Subdivision Area E (R1/E) and 9940 No. 4 Road, 10020 Albion Road, and a portion of Albion Road from Two-Family Housing District (R5) (**Attachment 1**) to Single-Family Housing District (R1-0.6) in order to permit the properties to be subdivided into five (5) 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: McNair Secondary School across Albion Road;

To the East/South: A majority of older character single-family dwellings on larger Single-Family Housing District, Subdivision Area E (R1/E) zoned lots. Along Williams Road, there are some recently completed single-family dwellings on Single-Family Housing District (R1-0.6) zoned lots and some properties currently in the process of redevelopment (rezoned/rezoning to Single-Family Housing District (R1-0.6) and Coach House District (R9);

To the West: Single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots. There is no subdivision potential along the west side of No. 4 Road.

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. The subject properties are the only properties along the east side of No. 4 Road between Williams Road and Albion Road have subdivision potential under these policies due to the existing lane system and lot configurations.

Staff Comments

Road Closure

Closure of a portion of Albion Road through a Road Closure and Removal of Road Dedication Bylaw will be required prior to the lands being made available for purchase. The Road Closure is subject to a separate report from Real Estate Services. The road closure bylaw must be adopted and the lands must be purchased by the applicant at market value and consolidated with the site prior to final adoption of the rezoning bylaw.

The proposed subdivision plan (**Attachment 3**) attached to this report assumes a successful road closure and sale. In addition to the public notification requirement for the Road Closure and Road Dedication Bylaw, the Public Hearing Notice for this application will also stipulate that the application will entail a closure and sale of the surplus roadway.

Tree Preservation

A Tree Survey (**Attachment 4**) and a Certified Arborist's Report (**Attachment 5**) have been submitted by the applicant in support of the application. Tree Preservation Group staff have reviewed the tree removal proposal and the following table summarizes their recommendations.

Tree Summary Table

Item	Number of Trees	Compensation Rate	Compensation Required	Comments
Total on-site bylaw trees	27	-	-	Staff considers the 10 Western Red Cedar located along the No. 4 Road frontage two (2) rows of hedges.
Total off-site bylaw trees	4	2:1	see below	One (1) located on City property fronting No. 4 Road and three (3) located on the adjacent properties to the south (9980 No. 4 Road and 10051 Williams Road).
Bylaw trees to be removed from the subject site	24	2:1	48	To be removed, due to conflicts with proposed building and driveway locations, or poor health of the tree.
Trees to be retained, based on current site plan	3	-	-	Tree protection barriers to be installed prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring on-site, and will remain on site until the construction of the future dwellings is completed.

Tree Protection

Tree Preservation Group staff recommend that the minimum size of tree protection zone to be 6m by 5.5m for the Cypress tree at the northeast corner of the site and 4.2m by 13.5m for the two (2) Deodar Cedar trees along Albion Road. The applicant is proposing to locate the future dwelling on the corner lot right up against the tree protection zone and has agreed to hire a Certified Arborist to monitor construction works within or immediately adjacent to the tree protection zones.

Replacement Trees

The applicant is proposing to provide 42 replacement trees only since a minimum of six (6) street trees will be required as part of the Servicing Agreement. This can be considered acceptable on the basis that five (5) of the trees proposed to be removed are located within the required road dedication area and would need to be removed as a result of the required frontage improvement along No. 4 Road.

Due to the configurations of the future lots and building footprints, it is expected that only 22 can be planted on the five (5) future lots. The applicant has agreed to provide a voluntary contribution of \$10,000 to the City's Tree Compensation Fund in-lieu of planting the remaining 20 replacement trees.

Removal of City's Trees

The applicant is also proposing to remove a bylaw-sized trees located on City property fronting No. 4 Road. Parks Operations staff has reviewed the Arborist Report and have no concerns on the proposed removal. Before removal of any City trees, the applicant will need to seek formal permission from Parks, Recreation & Cultural Services Department and may need to plant replacement trees or make a contribution to the Tree Planting Fund. Removal and replanting of boulevard trees will be at the owner's cost.

Removal of Trees on Adjacent Properties

Furthermore, the applicant is proposing to remove three (3) bylaw-sized trees on the adjacent properties to the south (9980 No. 4 Road and 10051 Williams Road) to allow for construction to the setback line on the future southernmost lot. Consent letters from the property owners of 9980 No. 4 Road and 10051 Williams Road are on file. Separate Tree Cutting Permits and 2:1 replacement are required for the removal of these trees prior to final adoption of the rezoning bylaw.

Landscaping

To illustrate how the front and side yard of the future corner lot will be treated, the applicant has submitted a preliminary Landscape Plan (**Attachment 6**), which indicates the front yard and flanking side yard will be landscaped with replacement trees and a mixture of shrubs and ground cover. As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for all five (5) of the 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 22 replacement trees (6 trees at 11 cm calliper, 8 trees at 10 cm calliper, and 8 trees at 9 cm calliper). If replacement trees cannot be accommodated, on-site cash-in-lieu (\$500/tree) for off-site planting would be required.

Building Elevation Plans

To illustrate how the future corner lot interface will be treated, the applicant has submitted a set of preliminary Building Elevations (**Attachment 7**). The plans indicate that the main entrance to the future dwelling is off Albion Road. At future development stage, Building Permit plans must be in compliance with zoning.

Vehicular Access

The Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 will ensure no vehicle access is permitted to No. 4 Road. At subdivision stage, a Covenant will be required to ensure that vehicular access to the new corner lot will be from the lane only; with no direct access permitted to Albion Road.

Site Servicing

An independent review of local servicing requirements (storm and sanitary) has concluded that the existing storm sewer from the existing headwall located near the east property line of 10060 Albion Road to existing MH6289 located along the north side of Albion Road must be upgraded to 600mmØ. For sanitary sewer, the undersized pipe segments from MH7331 to the Pump Station must be upgraded or a total voluntary contribution of \$37,728.65 must be provided by the developer. However, if the proposed subdivision is completed after June 30, 2008, the

new Development Cost Charge (DCC) rate will apply and the above voluntary contributions will no longer be required.

Prior to final approval of the rezoning bylaw, the developer is required to dedicate a 2 m strip along the entire No. 4 Road frontage for road widening. A 4 m x 4 m corner cut is needed to be retained as Road at Albion Road where the City is selling excess Road to the developer.

Subdivision

Prior to approval of subdivision, the developer will be required to enter into the City's standard Servicing Agreement for design and construction at their sole cost frontage improvements along No. 4 Road, Albion Road and the existing rear lane. The developer will also be required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing costs.

An existing restrictive covenant limiting the 9940 No. 4 Road/10020 Albion Road to a two-family dwelling only will need to be discharged at subdivision stage as well.

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.

Future Developments

The applicant has approached the property owners of the adjacent properties to the south to include 9980 No. 4 Road and 10051 Williams Road in the proposal to create a total of eight (8) R1-0.6 lots; however, no agreements has been reached. The sizes of these two (2) properties are smaller than the minimum lot size requirement of 550 m² under the current R1/E zone. These two (2) lots may remain as legal non-conforming R1/E lots perpetually or may potentially be rezoned to R1-0.6 with lane access. The proposed development would not affect the development potentials of these two (2) properties.

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. 4 Road or Albion Road.

Financial Impact or Economic Impact

None.

Conclusion

Staff have reviewed the technical merits of the subject application. The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planning Technician - Design

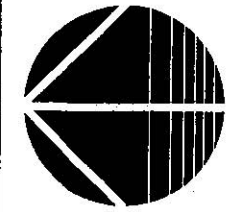
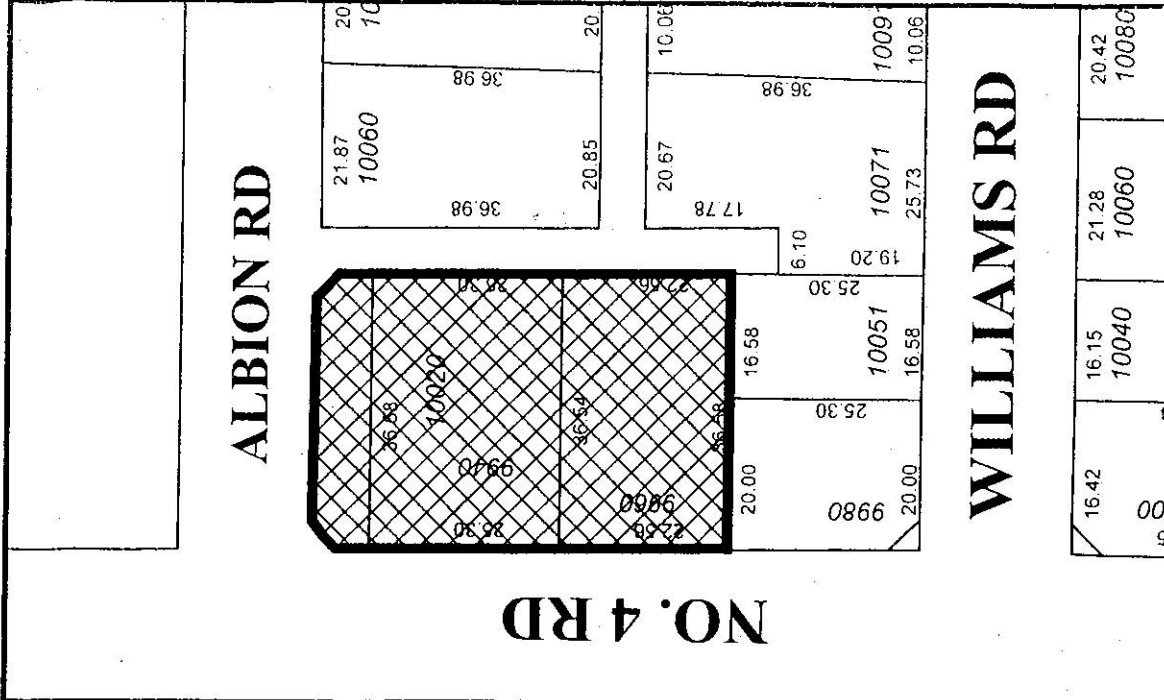
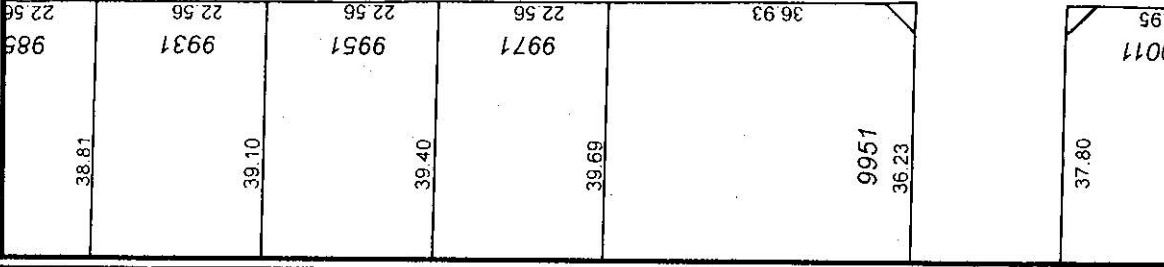
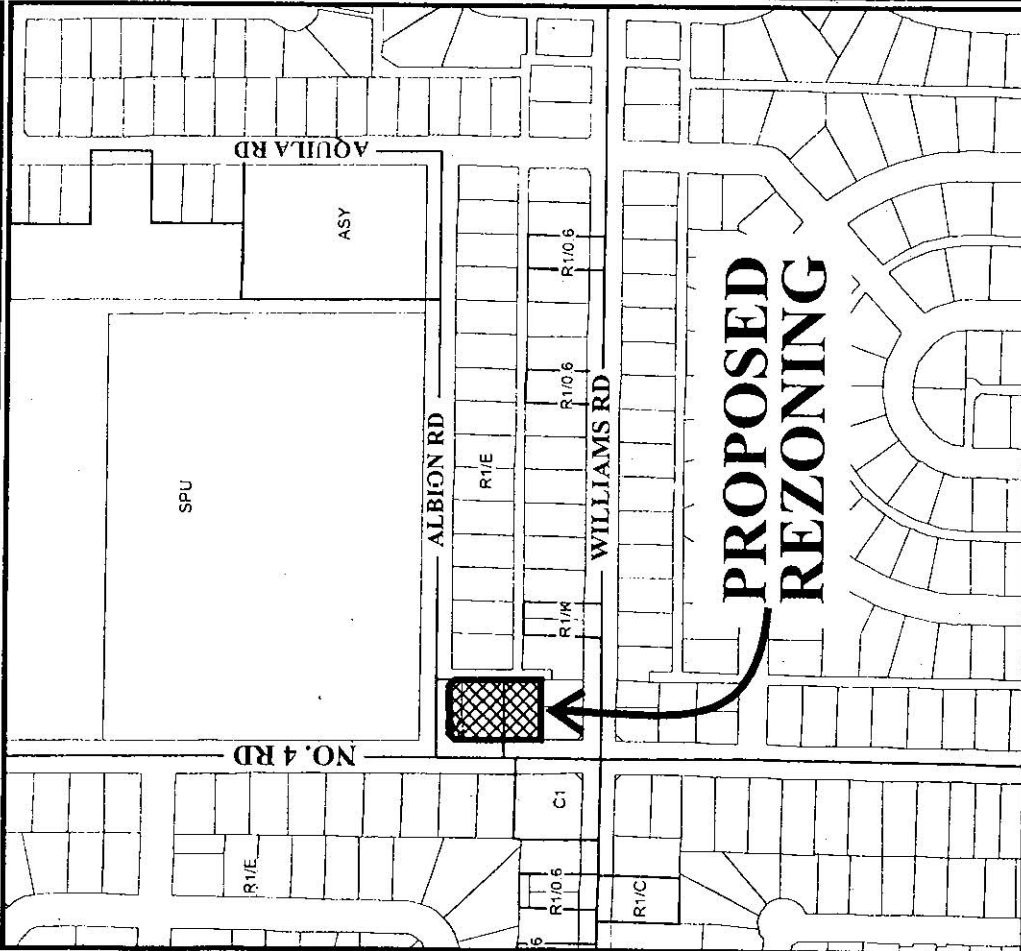
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Attachments:

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Subdivision Layout
- Attachment 4: Tree Survey
- Attachment 5: Certified Arborist Report
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Preliminary Building Elevations
- Attachment 8: Rezoning Considerations



City of Richmond



RZ 06-348261

Original Date: 10/13/06
 Revision Date: 10/19/06
 Note: Dimensions are in METRES



RZ 06-348261

Original Date: 10/13/06

Amended Date: 09/28/07

Note: Dimensions are in METRES



City of Richmond

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

**Development Application
 Data Sheet**

RZ 06-348261

Attachment 2

Address: 9940 & 9960 No. 4 Road, 10020 Albion Road, and a portion of Albion Road

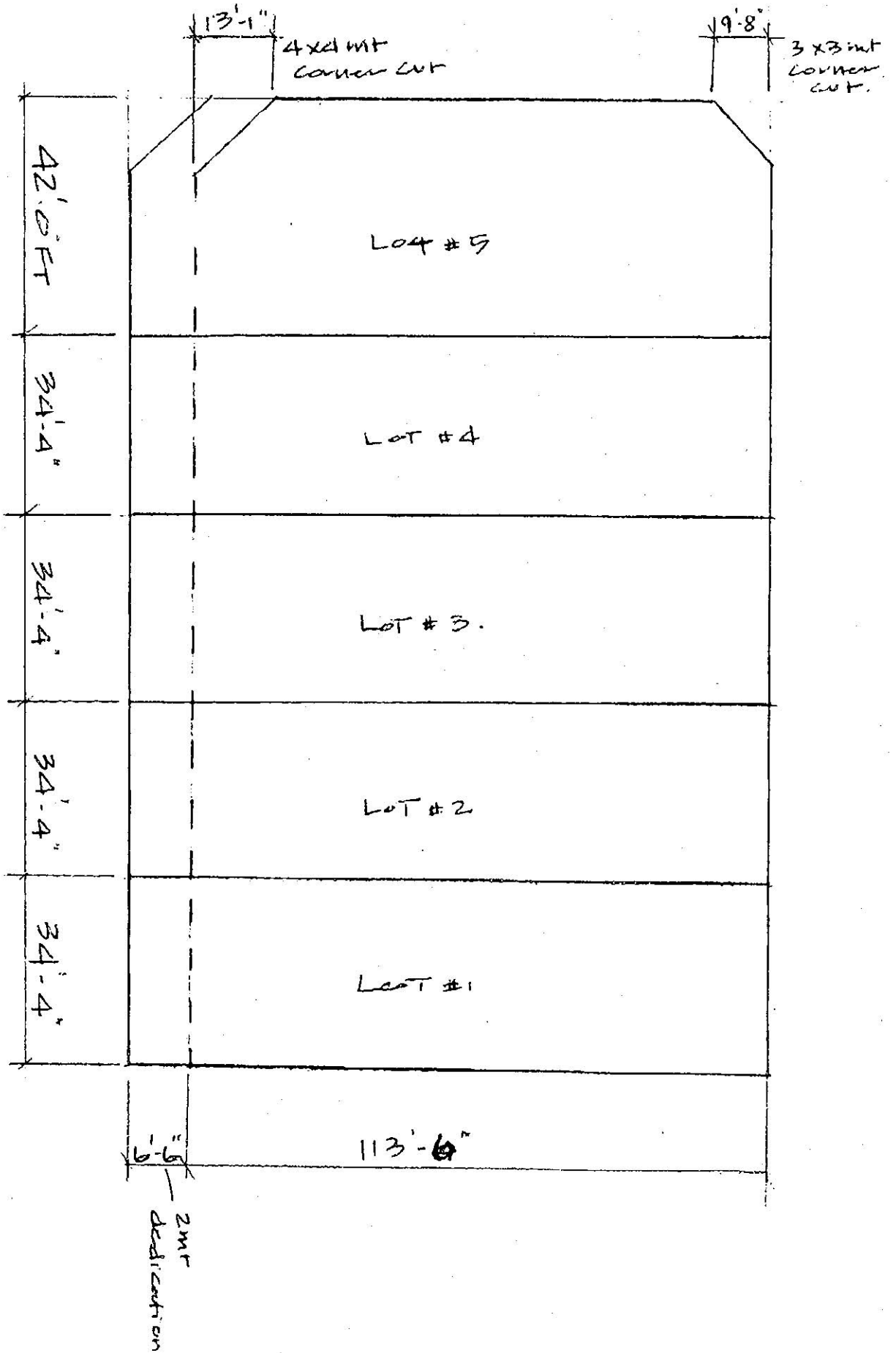
Applicant: Amarjit S. Chatha, Bikramjit S. Chatha, and Bajinder S. Deol

Planning Area(s): N/A

	Existing	Proposed
Owner:	Amarjit S. Chatha, Bikramjit S. Chatha, and Bajinder S. Deol	To be determined
Site Size (m²):	925 m ² , 825 m ² , 223.3 m ²	Approximately 362 m ² to 430 m ² each
Land Uses:	One (1) Two-Family Dwelling and One (1) Single-Family Residential Dwelling	Five (5) Single-Family Residential Lots
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	N/A
702 Policy Designation:	N/A	N/A
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	Two (2) duplex unit and one (1) single-family detached unit	Five (5) single-family detached unit

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none permitted
Lot Size (min. dimensions):	270 m ²	362 m ² - 430 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side & Rear Yards (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 removal of Bylaw-sized trees.



Proposed New Lot Sizes.

- 10020 ALBION RD + ALBION RD SURPLUS.
- 9950 No. 4 Rd.
- 9940 No. 4 Rd

Revised Oct. '07.

MOUNTAIN MAPLE GARDEN & TREE SERVICE

7065 NICHOLSON ROAD
DELTA, BC V4E 1Z9
PHONE: 604-488-4455

ATTACHMENT 5

RECEIVED
FEB 23 2007

BY:.....

February 13, 2007

RE: Arborist Report for Vic Chatha, 9940 & 9960 No. 4 Rd/10020 Albion Rd, Richmond, BC

Arborist Notes: This site was inspected on February 8, 2007. Twenty-nine trees were assessed, and for the purpose of this report will be numbered 1 - 29, rotating counterclockwise around the property. A tree survey is attached. Twenty-five photographs have been included as part of this report.

(Photos available on file # R2 06-348261)

#1) *Chamaecyparis lawsoniana* sp. (Cypress)

Height: 30ft

Spread: 15 ft

Age: Mature

DBH: 180cm combined

Location on property: North-east corner, adjacent to Albion Rd. and laneway.

This tree has no apparent defects. It is a multi-stemmed specimen from the base. The stems have good attachments. The canopy is dense and has not been raised in excess. The proposed garage is within close proximity, and judging from the plan a portion of the root system on the southwest side would be impacted by construction. Tree protection can be four feet away from the stem on that side of the tree, and should just fall inside the drip line on the rest of the sides to help protect the remaining roots from compaction, and the canopy and the stem from mechanical injury provided no excavation occurs on those sides. The canopy can be raised by four feet in an effort to provide better clearance, and the remaining canopy should be thinned by 10-15%.

#2) *Cedrus deodara* (Deodar cedar)

Height: 40ft

Spread: 15ft

Age: Mature

DBH: 45cm (estimated due to fence)

Location on property: North side, adjacent to Albion.

#3) *Cedrus deodara* (Deodar cedar)

Height: 45ft

Spread: 18ft

Age: Mature

DBH: 50cm (estimated due to fence)

Location on property: North side, adjacent to Albion and west of tree #2.

Both of these tree exhibit good trunk taper. Tree #2 has a slightly suppressed and chlorotic canopy in comparison to #3. Both trees have a few old wounds on the stem from the installation of the fence. These wounds are callousing over, and the exposed wood is solid. The tree protection fencing should be eight feet away from the stems on the south sides, and fall just within the drip line on all other sides. The canopies of these trees should also be raised 4-5ft and the remainder thinned by 10% on tree #2 and 15% on tree #3.

#4) *Pinus nigra* (Austrian pine)

Height: 22ft

Spread: 12ft

Age: Mature

DBH: 39cm

Location on property: North-west corner of the property.

This tree has good taper. The canopy is suppressed on the south-east side and leans approximately ten degrees to the north-west, likely due the large spreading canopy of the neighbouring Tulip tree. This tree will likely not be impacted by the proposed construction, tree protection barrier should be placed within the drip line.

#5) *Liriodendron tulipifera* (Tulip tree)

Height: 50ft

Spread: 30ft

Age: Mature

DBH: 71cm

Location on property: Southwest of tree #4.

This tree has no apparent defects. Judging from the plan this tree will be about 3m away from the proposed building envelope on lot #5. It is possible to retain this tree, provided the tree protection barrier falls just outside of 7ft from the stem on the east side, preferably with no excavation on the south, west and north sides. The canopy will need to be raised by 8ft, and the remainder thinned by 10-15%. I have been advised that there is to be a grade change; elevation of the lot is to be higher nearest No. 4 Rd, and sloping to meet the existing grade at the eastern side of the property. The grade change could be more than one foot, which will eventually kill the tree. This species has a tendency of growing fast and has been known to far exceed its anticipated size and form, which could prove to be a problem in the future if located too close to a house. Consideration should be given to the removal of this specimen, and replanted with a 7cm caliper deciduous upon completion of the development.

#6) *Thuja plicata* (Western Red Cedar)

Height: 25ft

Spread: 15ft

Age: Mature

DBH: 46cm

Location on property: South of Tree #5.

This tree's root system is very exposed and close to the surface. The canopy has been raised higher on one side to provide clearance to the existing house. It is also competing for canopy space as the neighbouring Tulip tree is dominant. It will be within close proximity of the proposed building on lot #4, and should be considered for removal. Should retention be considered, the tree will require tree protection fencing 5ft away from the stem and the canopy should be raised and thinned by 15% to prevent windsail.

#7) *Pseudotsuga menziesii* (Douglas fir)

Height: 20ft

Spread: 20ft

Age: Mature

DBH: 80cm (estimated due to fence)

Location on property: West of tree #6, adjacent to No. 4 Rd.

This tree has been previously topped due to the hydro line above. The road side branches have been trimmed off for sidewalk and vehicular traffic. The tree is beyond restorative pruning and should be removed prior to construction, it is not worth retaining.

#8) *Thuja plicata* (Western Red cedar)

Height: 20ft

Spread: 30ft

Age: Mature

DBH: 15cm - 30cm

Location on property: Along the west side of the property, adjacent to No. 4 Rd.

#9) *Thuja plicata* (Western Red cedar)

Height: 20ft

Spread: 30ft

Age: Mature

DBH: 15cm - 31cm

Location on property: East of the southern most tree in #8.

There are 12 trees that form the Hedge #8, and 5 trees that form Hedge #9. Together the hedges form an "L" shape. The road side branches on #8 have been removed to the stem. A few of the trees that form #8 would need to be removed to provide access to the front of the proposed building on lot #4. These hedges should be removed and replanted upon completion of the development.

#10) *Pseudotsuga menziesii* (Douglas fir)

Height: 20ft

Spread: 15ft

Age: Mature

DBH: 42cm

Location on property: South of the trees in #8, adjacent to No. 4 Rd.

#11) *Pseudotsuga menziesii* (Douglas fir)

Height: 20ft

Spread: 12ft

Age: Mature

DBH: 39cm

Location on property: South of Tree #10, adjacent to No. 4 Rd.

#12) *Picea abies* (Norway spruce)

Height: 20ft

Spread: 12ft

Age: Mature

DBH: 35cm

Location on property: South of Tree #11, adjacent to No. 4 Rd.

#13) *Pseudotsuga menziesii* (Douglas fir)

Height: 20ft

Spread: 12ft

Age: Mature

DBH: 33cm

Location on property: South of Tree #12, adjacent to No. 4 Rd.

#14) *Chamaecyparis* (Cypress sp.)

Height: 10ft

Spread: 6ft

Age: Mature

DBH: 56cm combined (multi-stemmed)

Location on property: South-west corner of property, adjacent to No. 4 Rd.

All of these tree have been previously topped due to being planted underneath a hydro line. The road side branches have also been trimmed off to allow for sidewalk and road clearance. They are in poor condition, beyond restorative pruning and should be removed prior to development as they are not worth protecting. Replanting should be considered.

#15) *Thuja plicata* sp. (cedar sp.)

Height: 10ft

Spread: 6ft

Age: Mature

DBH: 61cm combined

Location on property: East of #14, next to the property line on neighbouring lot.

This tree requires to be reported on due to its close proximity to the property line. This tree has multiple stems, and its condition appears good. A small area extending into proposed lot #1 will be required to protect the tree roots and canopy. Consideration should be given to the removal of the stem leaning into lot #1. The tree protection barrier should be three feet from the base of the tree.

#16) *Thuja plicata* sp. (cedar sp.)

Height: 25ft

Spread: 12ft

Age: Mature

DBH: 69cm combined

Location on property: East of #11, next to existing house.

This tree is co-dominant at the base, included bark is noted. The canopy has been trimmed on the east side due to its close proximity to the existing house, the canopy is heaviest to the west. It is probable that the area of inclusion will cause a portion of the tree to fail at some point, it is not worth it to cable and brace. This tree should be removed due its to poor form.

#17) *Prunus sp.* (plum tree)

Height: 15ft

Spread: 10ft

Age: Mature

DBH: 56cm combined

Location on property: Adjacent to south side of property line, east of tree #15.

This tree has multiple branches or stems at 3ft. It does not appear on the tree survey. It is a fruiting plum tree, that has not been cared for, it looks diseased. There is a small cavity noted on the stem. I recommend this tree be removed.

#18) *Thuja plicata* (Western Red cedar)

Height: 20ft

Spread: 12ft

Age: Mature

DBH: 25cm

Location on property: South east corner of property, adjacent to laneway.

#19) *Thuja plicata* (Western Red cedar)

Height: 22ft

Spread: 15ft

Age: Mature

DBH: 35cm

Location on property: South east corner of property.

These two trees are in good condition, and are worth retaining. Tree #16 has a basal sweep to the west. The canopies are full and dense. Tree protection fencing should be four feet away from the base of the trees. The canopies may require to be raised to help prevent damage to the canopy, and the remaining canopy should be thinned by 15% to prevent windsail.

#20) *Prunus sp.* (wild cherry tree)

Height: 20ft

Spread: 10ft

Age: Mature

DBH: 53cm combined

Location on property: Adjacent to east side of property line, north of tree #19.

This tree appears to be a volunteer. It is not on the tree survey. It is multi-stemmed at the base, is unsightly and has not been cared for. This tree should be removed as it would block access to the proposed garage on lot #1.

#21) *Prunus sp.* (Japanese flowering plum)

Height: 20ft

Spread: 10ft

Age: Mature

DBH: 41cm combined

Location on property: North west of tree #20.

Another small multi-stemmed tree that does not appear on the tree survey. It is damaged, leaning and has not been cared for. It would be within close proximity of the envelope of the proposed garage on lot #2. It is not worthwhile for retention and should be removed.

#22) *Pinus nigra* (Austrian pine)

Height: 25ft

Spread: 20ft

Age: Mature

DBH: 55cm

Location on property: North-west corner of the property.

#23) *Pinus sylvestris* (Scots pine)

Height: 25ft

Spread: 20ft

Age: Mature

DBH: 47cm

Location on property: North-west corner of the property.

Both of these trees have been previously topped, their canopies are rather one sided to the west. Both are within the the envelope of the proposed garage on lot #2, and therefore should be removed.

#24) *Picea abies* (Norway spruce)

Height: 2ft

Spread: 12ft

Age: Mature

DBH: 39cm

Location on property: On the east side of property, adjacent to lane way.

This tree is mostly covered in ivy. There is some healthy looking foliage at the top. Overall it lookssparse from being choked out by the ivy. It should be removed as it would block access to the proposed garage on lot #2.

#25) *Chamaecyparis* (Cypress sp.)

Height: 10ft

Spread: 6ft

Age: Mature

DBH:

Location on property: North of tree #20.

This tree was hard to identify from within the yard, but could be done so from the lane way. It is almost completely consumed and choked out by the ivy growing on it. This tree should be removed.

#26) *Fagus grandifolia* (Beech tree)

Height: 30ft

Spread: 15ft

Age: Mature

DBH: 37cm

Location on property: West of tree #21.

This tree does not exhibit any major defects. There is ivy proceeding up the stem that requires removal. This tree straddles the property line between proposed lot #2 and 3. It is possible to retain this tree, it appears that it will fall outside of the proposed building envelope for the garage on either side, possibly by as much as 3m. If retained the tree protection fencing should allow for about four feet on all sides, and the canopy should be raised. The retention of this tree could prove to be problematic in the future due to its potential size and location between two garages; right tree, wrong location.

#27) *Thuja plicata* (Western Red cedar)

Height: 30ft

Spread: 20ft

Age: Mature

DBH: 25cm, 25cm and 41cm

Location on property: North -west of tree #22.

There are 3 cedars planted in a row, but not maintained as a hedge. One has co-dominant stems and measures at 41cm dbh. No defects have been noted. They are within the proposed building envelope of the garage on lot #3. Therefore they should be removed.

#28) *Pinus nigra* (Austrian pine)

Height: 20ft

Spread: 20ft

Age: Mature

DBH: 39cm

Location on property: North-west of #23.

This tree has a 10 degree lean to the west. It looks to be missing its original top, but does not appear to have been topped. The canopy is one sided to the west. The east side of the tree has been pruned to provide clearance for the garage. This tree is within the proposed building envelope of lot #3, and should be removed.

#29) *Prunus sp.* (Japanese flowering plum)

Height: 20ft

Spread: 20ft

Age: Mature

DBH: 126cm


Location on property: Adjacent to east side of property line, north-east of tree #24.

This plum tree has six stems commencing at 2ft. One stem in the centre of the tree is dead and decaying. Included bark is noted. It has been poorly maintained and is not worth retaining or protecting, and should be removed. It is within the envelope of the proposed garage on lot #4.

I hereby relinquish any responsibility regarding the retention of the trees mentioned in this report. The intention of this report is to provide guidance for retention where possible, and does not imply that the trees will survive or not be prone to environmental factors when the removal of any portion of the root system has occurred.

This report is based on a visual assessment, from the ground only. No core or tissue samples were taken, no root crown excavations were performed. This report provides no undertakings regarding the future condition or behavior of the trees reviewed in it. Tree hazards and conditions do change overtime, and the evaluation period for this report is valid for the day on which it was performed only. No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

Yours truly,

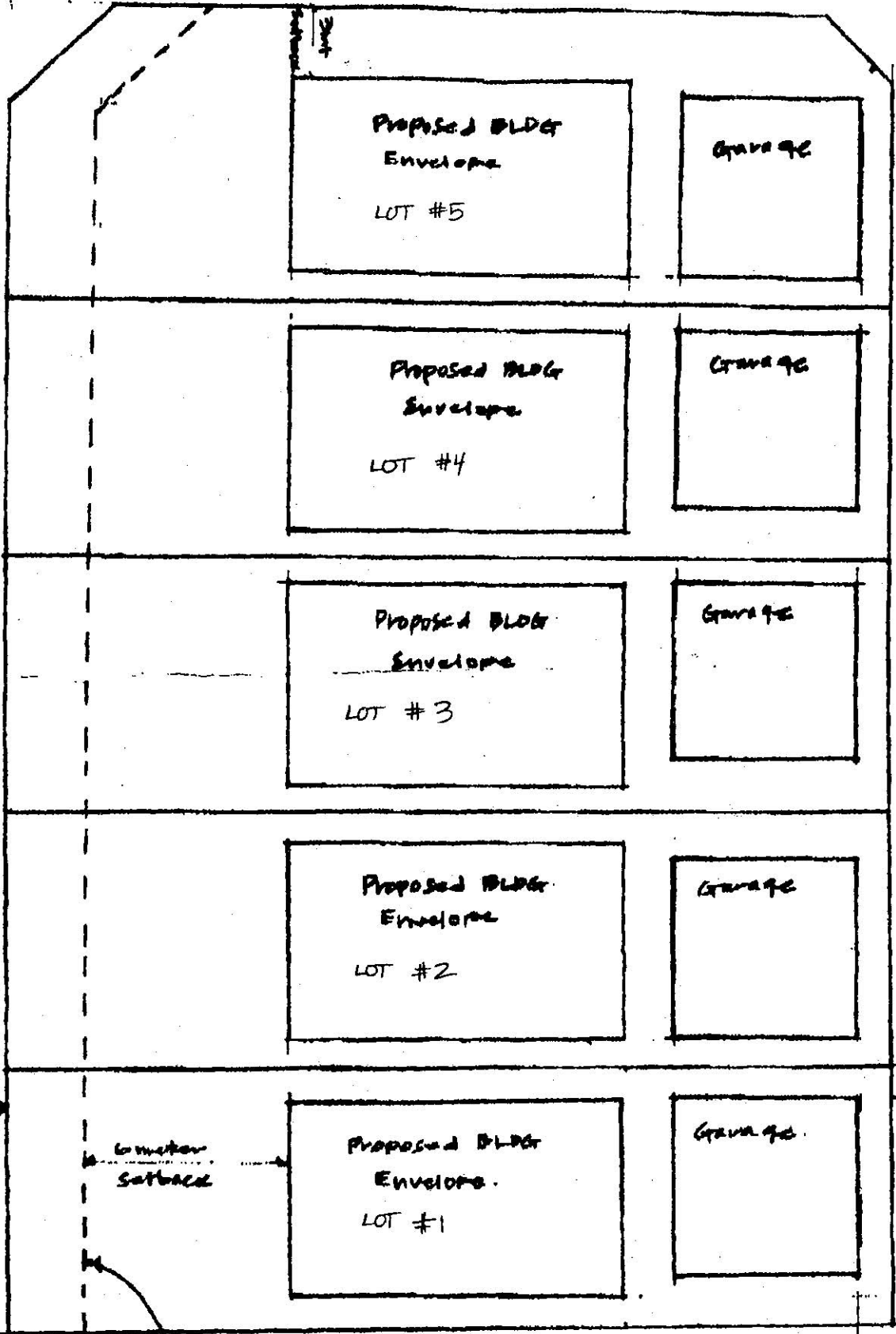


Kerin Matthews
ISA Certified Arborist #PN-5648A
ISA Certified Tree Risk Assessor #0123
Wildlife/Danger Tree Assessor #P498

ALBION ROAD

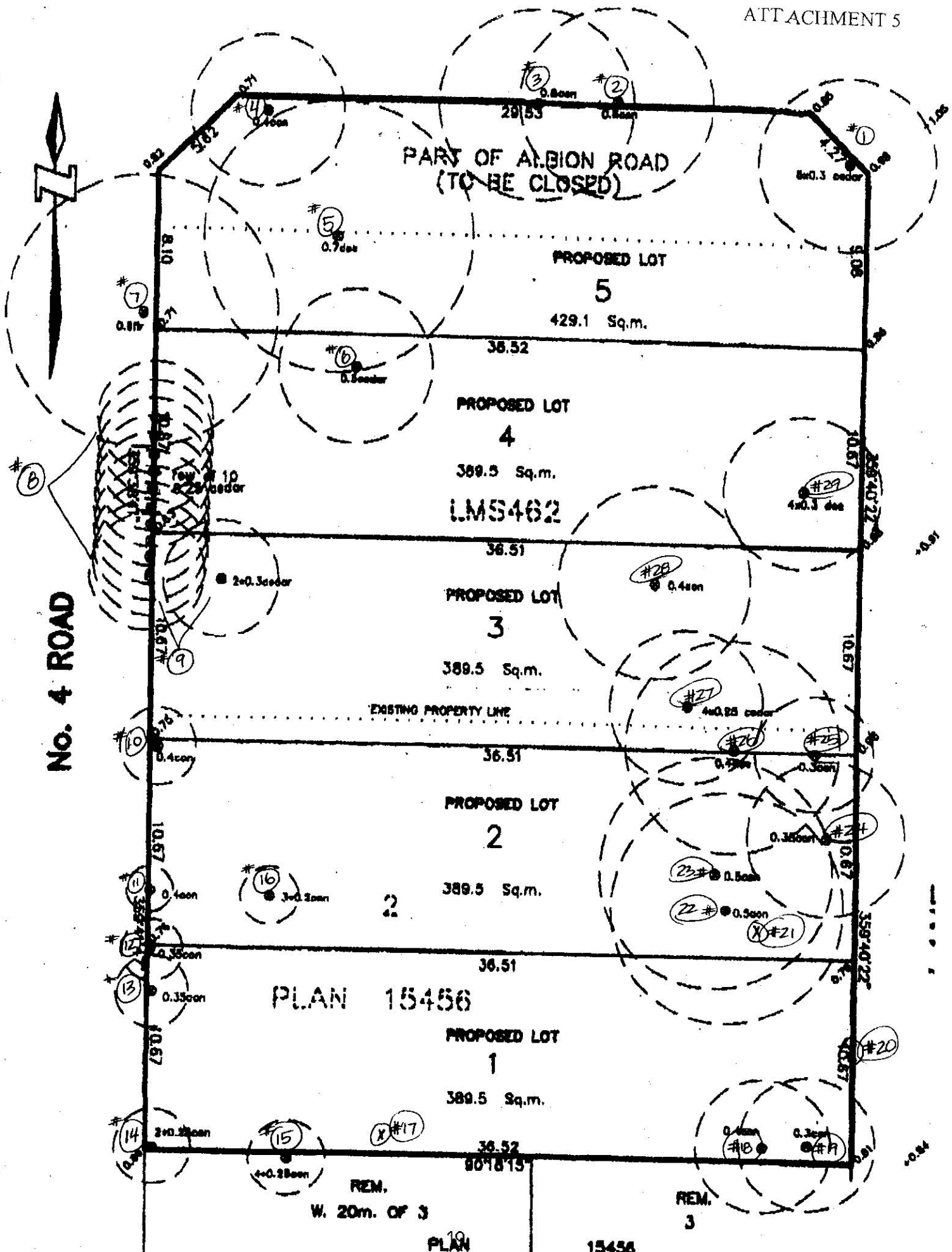


NO. 4 RD.



Existing Property

Proposed Property AFTER C Require. Review



No. 4 ROAD

PART OF ALBION ROAD (TO BE CLOSED)

PROPOSED LOT

5

429.1 Sq.m.

PROPOSED LOT

4

389.5 Sq.m.

LMS462

PROPOSED LOT

3

389.5 Sq.m.

EXISTING PROPERTY LINE

PROPOSED LOT

2

389.5 Sq.m.

PLAN 15456

PROPOSED LOT

1

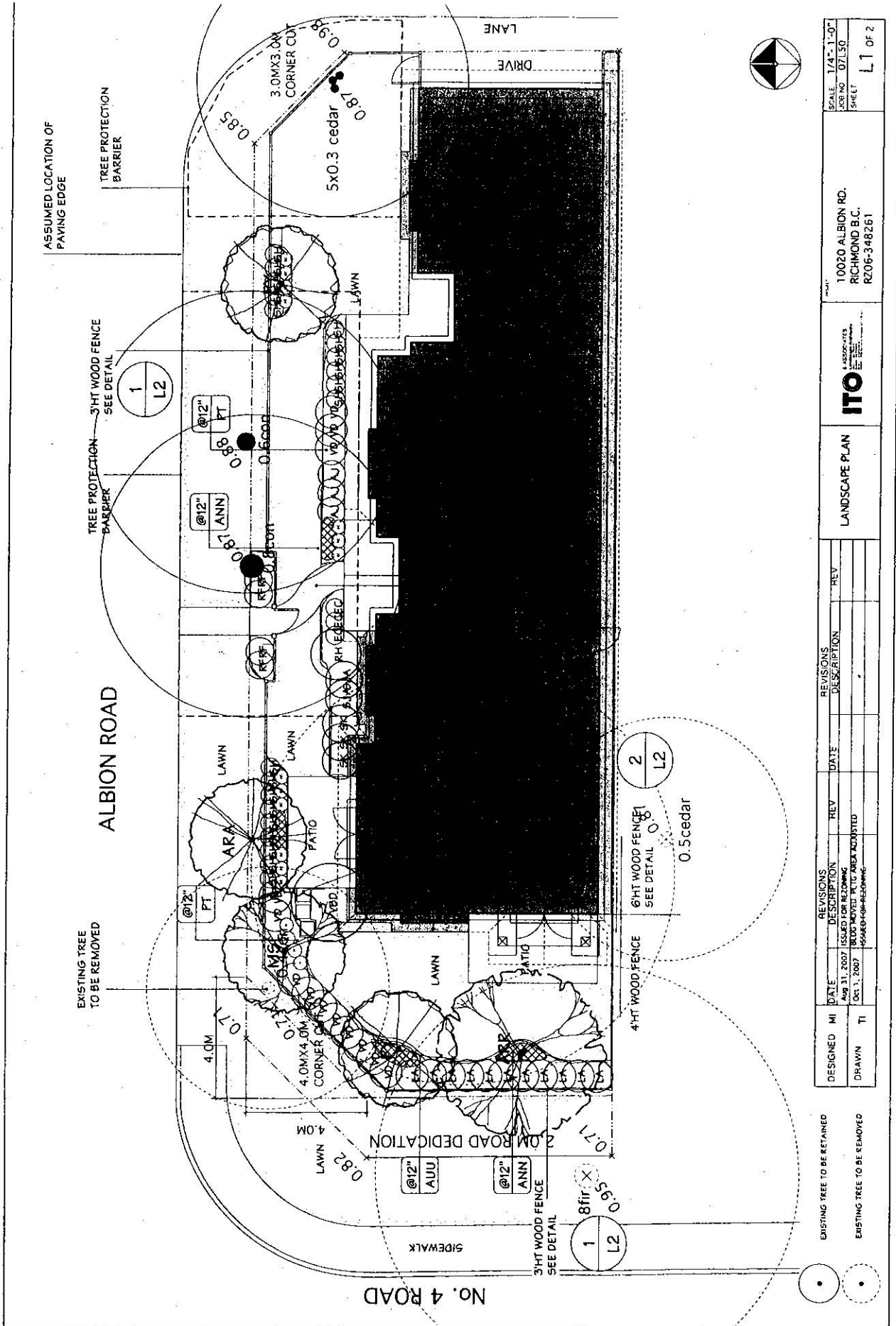
389.5 Sq.m.

REM. W. 20m. OF 3

REM. 3

PLAN

15456



SCALE: 1/4" = 1'-0"
 JOB NO: 07150
 SHEET: L1 OF 2

10020 ALBION RD.
 RICHMOND B.C.
 R206-348261



LANDSCAPE PLAN

DESIGNED	MI	DATE	REVISIONS	DESCRIPTION	REV	DATE	REVISIONS	DESCRIPTION	REV
		Aug 31, 2007	ISSUED FOR REZONING						
		Oct 1, 2007	BLOCK MOVED INTO AREA ADJUSTED						
			ISSUED FOR RESONING						

EXISTING TREE TO BE RETAINED
 EXISTING TREE TO BE REMOVED

PLANT LIST

PROJECT ADDRESS 10020 ALBION RD. RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ARA	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	11.0cm CAL B&B 1.8m STD.
ARR	1	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	11.0cm CAL B&B 1.8m STD.
MSL	1	MAGNOLIA SOULANGIANA 'RUSTIC RUBRA'	PURPLE SAUCEUR MAGNOLIA	8.0cm Cal B&B
PY	2	PRUNUS YEDDENSI 'AKEBONO'	DAYBREAK CHERRY	11.0cm CAL B&B 1.8m STD.
SHRUBS				
AJ	3	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	3	ERIC CARNEA	WINTER HEATHER	#2 POT
LA	1	LEUCODENDRON VILVARIS	COAST LEUCOTHOE	#2 POT
RH	1	RHOXODENDRON **	ROSE	#3 POT
RF	4	ROSA FLOWER CARPET	FLOWER CARPET	#3 POT
SH	20	SARCOCOCCA HIMALIS	HIMALAYAN SARCOCOCCA	#2 POT
SK	3	SKIMMIA JAPONICA	SKIMMIA	#2 POT
SJA	2	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#2 POT
VD	13	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT
VBD	1	VIBURNUM X BODNANTENSE 'DAWN'	DAWN VIBURNUM	#5 POT

GROUND COVERS

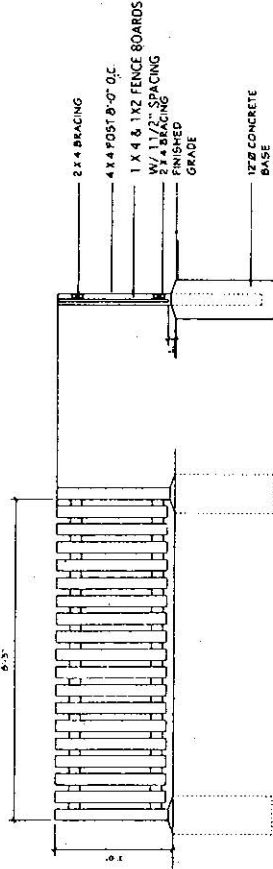
AJU	30	ARCTOSTAPHYLOS UVA URSI	KINKINNICK	#SP3 POT
PT	80	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#SP3 POT

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

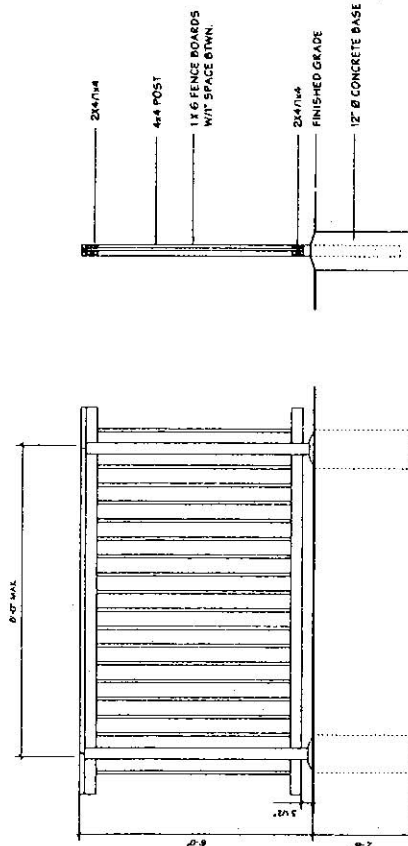
BC	13	BERGENIA CRASSIFOLIA	HEARTLEAF BERGENIA	#1 POT
H	4	HEMEROCALLIS STELLA D'ORO	GOLD DAY LILY	#1 POT
ANN	50	ANNUALS **		#SP3 POT

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNRA STANDARDS FOR NURSERY STOCK AND THE BC LNA STANDARDS FOR CONTAINER GROWN PLANTS.
 ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
 ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
 THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.



3' HT WOOD FENCE
 SCALE - 3/4"=1'-0"

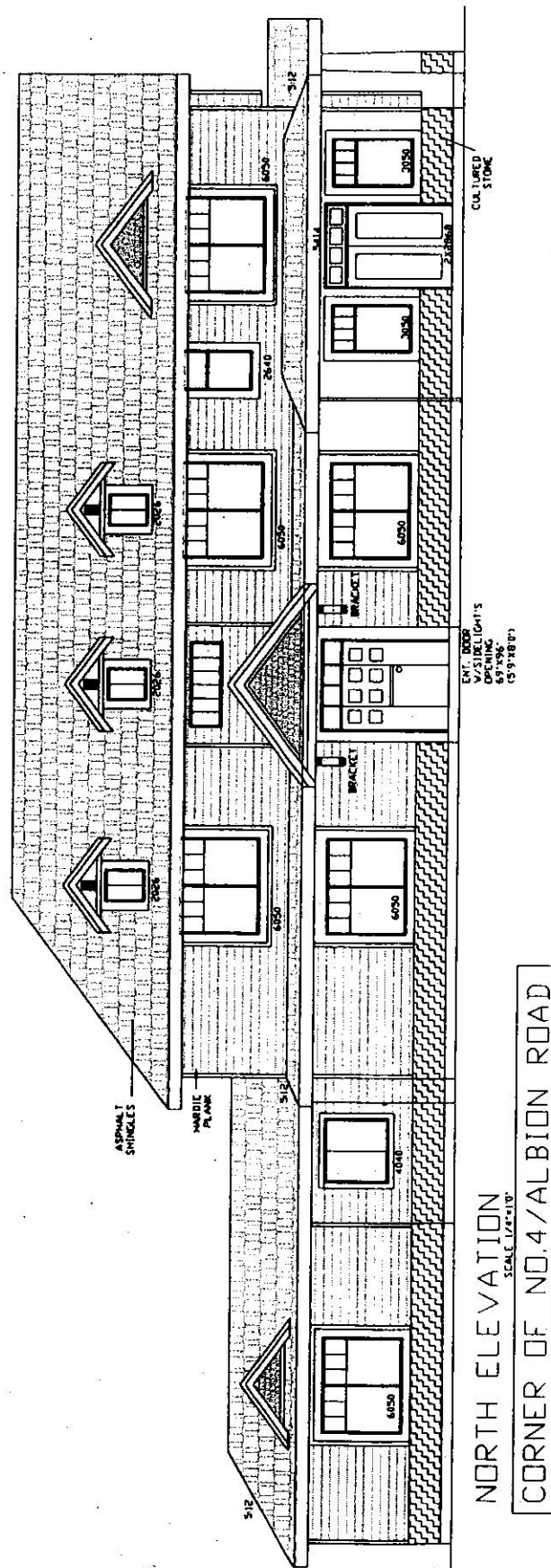


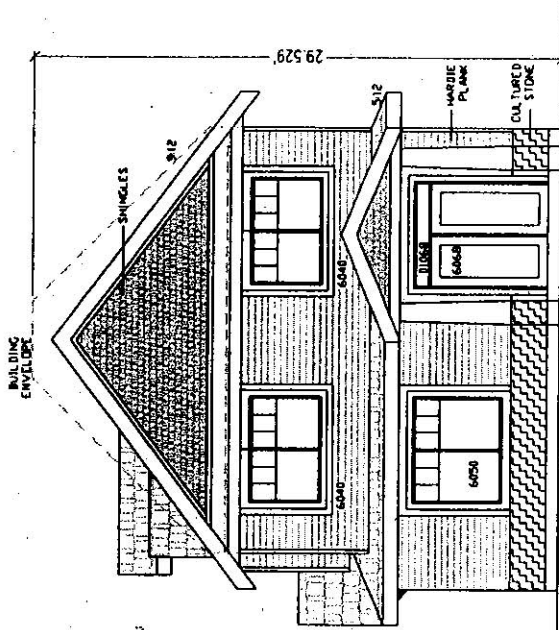
4' HT LATTICE/6' HT WOOD FENCE
 SCALE - 3/4"=1'-0"

DESIGNED	MI	DATE	REVISIONS	DESCRIPTION	REV	DATE	REV	DESCRIPTION	REV
		Aug 31, 2007	ISSUED FOR BIDDING						
		Oct 1, 2007	BIDS NOTED "PLC AREA ADJUSTED"						
			ISSUED FOR BIDDING						

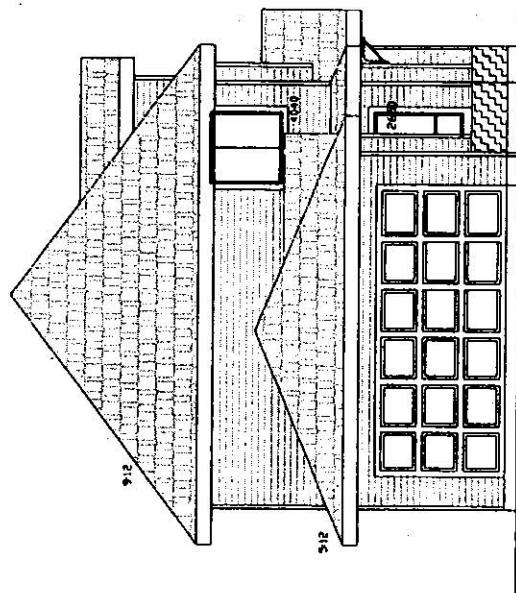
SCALE	AS SHOWN
JOB NO.	07150
SHEET	L2 OF 2

DETAILS/ PLANT LIST	ITO ASSOCIATES LANDSCAPE ARCHITECTS	10020 ALBION RD. RICHMOND B.C. R2D6-348261
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WEST ELEVATION
SCALE 1/4"=1'-0"



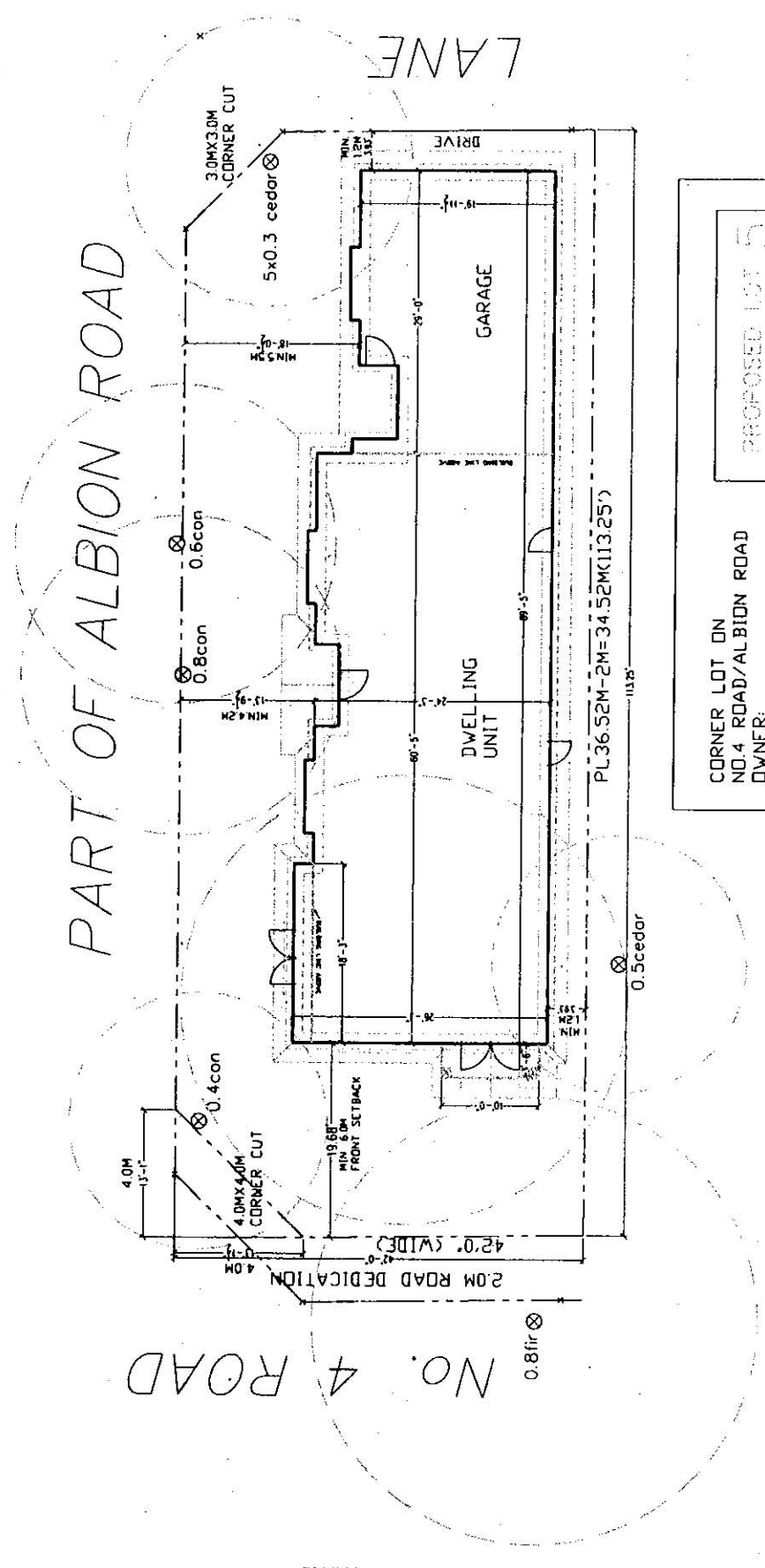
EAST ELEVATION
SCALE 1/4"=1'-0"

CORNER OF NO. 4 / ALBION ROAD

PART OF ALBION ROAD

No. 4 ROAD

LANE



CORNER LOT ON
 NO. 4 ROAD/ALBION ROAD
 OWNER:
 BIKRAMJIT
 (CELL) 778 389 0013

PROPOSED LOT 5
 42'0" WIDE

Rezoning Considerations
9940/9960 No. 4 Road and 10020 Albion Road
RZ 06-348261

Prior to final adoption of Zoning Amendment Bylaw 8251, the developer is required to complete the following:

1. Acquire 223.3 m² of Albion Road from the City, and consolidate all "lots" into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Installation of appropriate tree protection fencing around Tree # 1, 2, & 3 (identified in the Arborist Report submitted by the applicant and attached to the staff report - **Attachment 5**) prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring on-site.
3. Provide proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject property within the dripline of or adjacent to Tree # 1, 2, & 3 (identified in the Arborist Report submitted by the applicant and attached to the staff report - **Attachment 5**) including demolition of existing structures on site and construction of building foundation, building projection, retaining walls, and perimeter drainage, as well as for any pruning works deemed necessary. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
4. City acceptance of the developer's offer to voluntarily contribute \$10,000 to the City's Tree Compensation Fund in-lieu of planting 20 replacement trees.
5. 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 22 replacement trees (6 trees at 11 cm calliper, 8 trees at 10 cm calliper, and 8 trees at 9 cm calliper). If replacement trees could not be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting would be required.
6. Issuance of a Tree Cutting Permit, including the submission of an application and associated compensation to the satisfaction of Parks, Recreation & Cultural Services Department, for the removal of one (1) City boulevard tree (Tree # 7 as identified in the Arborist Report submitted by the applicant and attached to the staff report - **Attachment 5**).
7. Issuance of separate Tree Cutting Permits, including the submission of applications and associated compensations, for the removal of one (1) tree along the north property line of 9980 No. 4 Road and two (2) trees along the north property line of 10051 Williams Road.
8. Enter into a Servicing Agreement for the design and construction the following works at their sole cost. Works include, but are not limited to:
 - a. Storm Upgrades: Existing storm sewer from the existing headwall located near the east property line of 10060 Albion Road to existing MH6289 located along the north side of Albion Road must be upgraded to 600mmØ.
 - b. No. 4 Road: Remove the existing sidewalk creating a 1.5 m sidewalk along the NEW property line. Between the existing curb and the sidewalk create a grass & treed boulevard (approximately 3.4 m wide).

- c. Albion Road: Starting at the newly established property line, a 1.5 m concrete sidewalk, with a grass & treed boulevard north of that, with a curb and gutter edge placed on the south side of Albion Road, along with possible minor road widening (Transportation to determine exact width required for Albion Road travel surface). Also required along Albion Road is a storm sewer system and street lighting. Also note that there is an AC Watermain approximately 6 m from the new property line - if compaction is required in this area, the watermain will need to be renewed at the developer's cost.
 - d. Lane: to be built to full current standard with 5.1 m asphalt, roll curb & gutter on both sides, lane street lighting and storm sewer. Also the sanitary sewer will need to be extended in the lane, to service all five (5) proposed lots.
 - e. Fire Hydrant: Additional fire hydrant(s) will be required along the development site frontage to comply with City specifications.
9. The City acceptance of the developer's offer of a contribution to the City in the amount of \$37,728.65 for the upgrades of the undersized sanitary pipe segments from MH7331 to the Pump Station. This contribution is no longer required should the proposed development be subjected to the new DCC Bylaw No. 8024.
10. 2 m road dedication along the entire No. 4 Road frontage for road widening.
11. Registration of a flood indemnity covenant on title.

Please note that prior to approval of Subdivision the developer is required to do the following:

- 1. Registration of a restrictive covenant to ensure vehicular access for the future corner lot is from the rear lane at south property line, with no access permitted to/from No. 4 Road or Albion Road.
- 2. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.
- 3. Discharge of Covenants No. BE64790 registered on title;

Prior to Building Permit Issuance:

Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic 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 _____



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8251 (RZ 06-348261)
9940 & 9960 NO. 4 ROAD, 10020 ALBION ROAD, AND A PORTION
OF ALBION 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. 017-856-442

Strata Lot 1 Block 7 Section 26 Block 4 North Range 6 West New Westminster District Strata Plan LMS462 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

P.I.D. 017-856-451

Strata Lot 2 Block 7 Section 26 Block 4 North Range 6 West New Westminster District Strata Plan LMS462 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

P.I.D. 007-526-091

Lot 2 Block 7 Section 26 Block 4 North Range 6 West New Westminster District Plan 15456

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8251”**.

FIRST READING

NOV 13 2007

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



Road Closure and Removal of Road Dedication for Portion of Albion Road – Bylaw 8248

The Council of the City of Richmond enacts as follows:

1. The lands described as Parcel A on the Reference Plan prepared by Louis Ngan Land Surveying Inc., B.C.L.S. attached as Schedule A shall be stopped up and closed to traffic, cease to be a public road and the road dedication shall be removed.
2. Parcel A shall be disposed of to the owners of 10020 Albion Road for consolidation with their adjoining development lands at 10020 Albion Road, Richmond.
3. This Bylaw is cited as “**Road Closure and Removal of Road Dedication Bylaw Number 8248**”.

FIRST READING

NOV 13 2007

SECOND READING

NOV 13 2007

THIRD READING

NOV 13 2007

ADVERTISED ON

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

REFERENCE PLAN TO ACCOMPANY
 THE CITY OF RICHMOND ROAD CLOSING AND
 REMOVAL OF ROAD BY-LAW NO. 8248 OF PART
 ROAD DEDICATED BY THE DEPOSIT OF PLAN 15456
 BLOCK 7, SECTION 26, BLOCK 4 NORTH
 RANGE 6 WEST, NEW WESTMINSTER DISTRICT

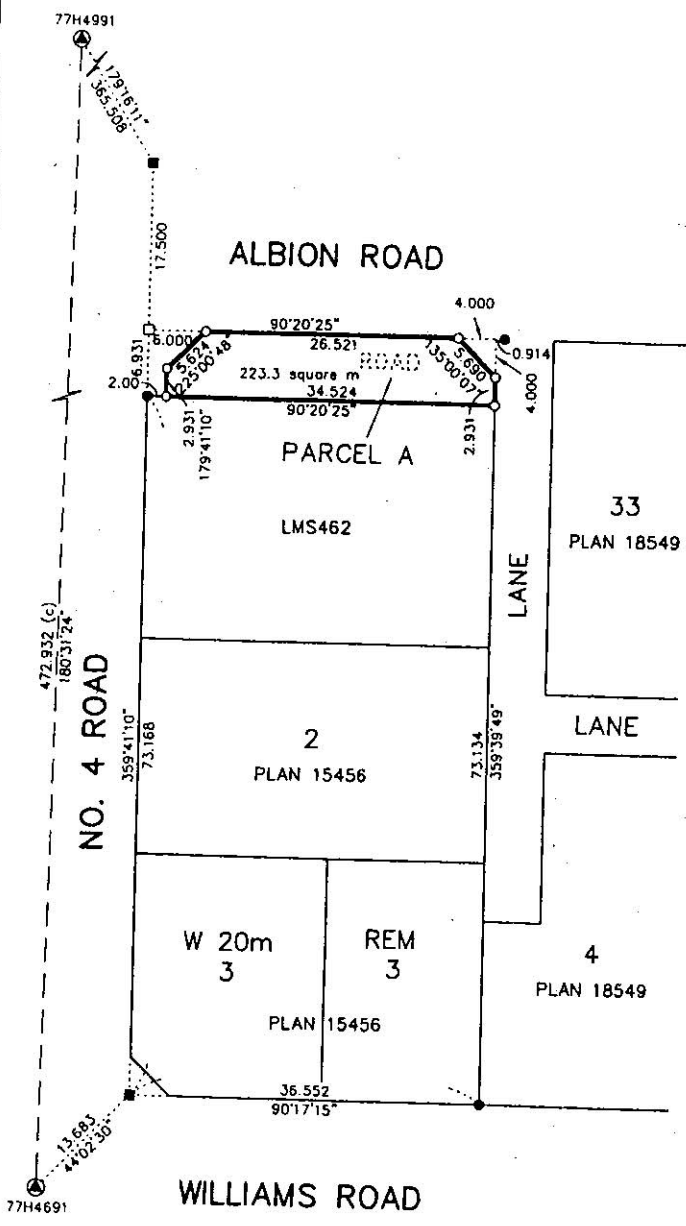
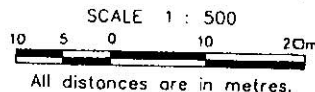
Pursuant to sec 120, Land Title Act, and sec 40, Community Charter
 BCGS 92C.015

PLAN BCP

Deposited in the Land Title Office
 at New Westminster, B.C.
 This _____ day of _____, 2007

REGISTRAR

REF: _____



PARTY(IES) SIGNATURE(S)
 CITY OF RICHMOND BY ITS
 AUTHORIZED SIGNATURES

MAYOR: MALCOM D. BRODIE
 AUTHORIZED SIGNATORY

CLERK: DAVID WEBER
 AUTHORIZED SIGNATORY

COMMISSIONER FOR
 TAKING AFFIDAVITS FOR B.C.
 CITY OF RICHMOND
 6911 NO. 3 ROAD
 RICHMOND, B.C.
 V6Y 2C1
 PHONE: (604)276-4000

AS TO THE THE SIGNATURE OF DAVID WEBER
 THIS _____ DAY OF _____, 2007

OFFICER CERTIFICATION: your signature constitutes a
 representation that you or a solicitor, notary public
 or other person authorized by the Evidence Act
 R.S.B.C. 1996, C. 124, to take affidavits for
 use in British Columbia and certifies the
 matters set out in Part 5 of the Land title Act
 as they pertain to the execution of this instrument.

I, LOUIS S.Y. NGAN, a British Columbia
 land surveyor, of Vancouver, in British
 Columbia, certify that I was present at
 and personally supervised the survey
 represented by this plan, and that the
 survey and plan are correct. The field survey
 was completed on the 15th day of September,
 2007. The plan was completed and checked,
 and the checklist filed under #
 on the day of _____, 2007.

B.C.L.S.

*This plan lies within the
 Greater Vancouver Regional District*

LOUIS NGAN LAND SURVEYING

4938 VICTORIA DRIVE
 VANCOUVER, B.C., V5P 3T6
 (604) 327-1535



LEGEND:

Integrated survey area No. 18, Richmond, NAD83(CSRS).
 Grid bearings are derived from geodetic control
 monuments 77H4691 and 77H4991.
 This plan shows horizontal ground-level distances except
 where otherwise noted. To compute grid distances, multiply
 ground-level distances by combined factor 0.9996037.

- ⊙ denotes control monument found.
- denotes standard iron post found.
- denotes standard iron post placed.
- denotes lead plug found.
- denotes lead plug placed.
- p.p. denotes posting plan.

FILE: R4-9940REF