



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Cecilia Achiam
Acting Director of Development
Date: November 30, 2007
File: RZ 07-369301
Re: **Application by Harinder Hayer for Rezoning at 10300 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8267, for the rezoning of 10300 Williams 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
Acting Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Harinder Hayer has applied to the City of Richmond for permission to rezone 10300 Williams 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 a subdivision to create two (2) residential 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 3**)

Surrounding Development

- To the North: Across Williams Road, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots, as well as some recently developed Single-Family Housing District (R1-0.6) zoned lots.
- To East and West: Along the south side of Williams Road, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots, as well as recently developed Single-Family Housing District (R1-0.6) zoned lots.
- To the South: Single-Family dwellings on large lots zoned Single-Family Housing District, Subdivision Area E (R1/E);

Related Policies & Studies

Lot Size Policy 5443

The subject property is located within the Single-Family Lot Size Policy No. 5443 (adopted by Council December 17, 1990/amended December 18, 2006 (**Attachment 2**)). This Policy permits subdivision of lots fronting Williams Road to Single-Family Housing District (R1-0.6) or Coach House District (R9) (minimum 9 m or 29.5 ft. wide) providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots, each approximately 10.21 m wide, with lane access.

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 in the 10000 and 11000 block of Williams Road are currently in the process of redevelopment (to Single-Family Housing District (R1-0.6) or Coach House District (R9)). The majority of the lots in these two blocks have similar development potential due to the existing lane system.

Staff CommentsTrees & Landscaping

A Tree Survey submitted by the applicant indicates the location of eleven (11) trees (**Attachment 4**):

- one (1) bylaw-sized tree on the subject property;
- six (6) bylaw-sized trees on the adjacent property to the east (10320 Williams Road);
- one (1) undersized tree previously located on the adjacent property to the west (10280 Williams Road), which was approved for removal through a separate rezoning application (RZ 06-340380); and
- three (3) undersized street trees on City property fronting Williams Road.

A Certified Arborist's report has been submitted by the applicant in support of the application (**Attachment 5**). The Report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal. The Report recommends:

- removal of one (1) bylaw-sized tree from the subject property (Tree # 1);
- removal of five (5) bylaw-sized trees from the adjacent property to the east on the basis of their condition and conflict with proposed development plans (Trees # 2-6 at 10320 Williams Road);
- protection of one (1) bylaw-sized tree from the adjacent property to the east (Tree # 7 at 10320 Williams Road), and maintenance of the existing grade within its tree protection zone; and
- protection of the three (3) undersized street trees on City property fronting Williams Road.

The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for tree removal on the basis of tree condition and conflict with proposed development plans. Since the adjacent property owner does **not** consent to removal of trees from their property, the Project Arborist proposed a 0.5 m wide Tree Protection Zone (TPZ) from the east property line. An addendum to the Arborist Report and a revised Tree Retention Plan is provided (**Attachment 6**). The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations based on the present branch spread and the distance of the trunk from the property line.

Adjacent to Trees #5 and #6 as identified on the Tree Retention Plan, there is asphalt paving to the edge of the property line. Removal of this material must be done carefully to avoid damaging the tree roots anchoring the trees. Once the asphalt has been removed the TPZ must be immediately installed to 1.2 m (4 ft.) from the property line and no further excavation of soil or piling of soil or materials can occur in this area. Once demolition has been completed moving the TPZ to allow access for construction can be considered. Digging for retaining walls and perimeter drainage must be carefully done to avoid destabilizing any of the trees and to avoid injuries to workers. Hand-digging may be required. The applicant has agreed to hire a Certified Arborist to monitor the removal of asphalt, demolition of the existing dwelling, and construction

of retaining wall and perimeter drainage within the dripline of the six trees located on the adjacent property to the east (Trees # 2-7 at 10320 Williams Road).

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:

- to City standards, around the drip line of the three (3) street trees on City property fronting Williams Road;
- on the subject property, around the drip line of the Scots Pine (Tree # 7) located on the adjacent site to the east (10320 Williams Road). Dimensions for this tree protection zone are to be 2 m from the east property line and 4 m from the south property line as recommended in the Certified Arborist's Report.
- on the subject property, around the drip line of the Tree # 2 to #3 located on the adjacent site to the east (10320 Williams Road). Dimensions for this tree protection zone are to be 0.5 m from the east property line and 5.3 m from the north property line as recommended in the Certified Arborist's Report.
- on the subject property, around the drip line of the Tree # 4 to #6 located on the adjacent site to the east (10320 Williams Road). Dimensions for this tree protection zone are to be 0.5 m from the east property line and extend approximately 13.7 m from one end to the other as recommended in the Certified Arborist's Report.
- once the asphalt adjacent to Trees #5 to #6 has been removed the TPZ must be immediately installed to 1.2 m (4 ft.) from the east property line.

Based on the Official Community Plan's (OCP's) tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, two (2) replacement trees each at a minimum of 6 cm calliper are required to be planted and maintained. 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. The applicant has agreed to provide a mix of coniferous and deciduous trees on site.

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning. Vehicular access to the site at future development stage will not be permitted to or from Williams Road as per Bylaw 7222. Access is to be from the existing rear lane only.

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 development 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 Charges, Address Assignment Fee, and Servicing Costs.

Analysis

The rezoning application complies with the Lane Establishment and Arterial Road Redevelopment Policies. This 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 Williams Road.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.

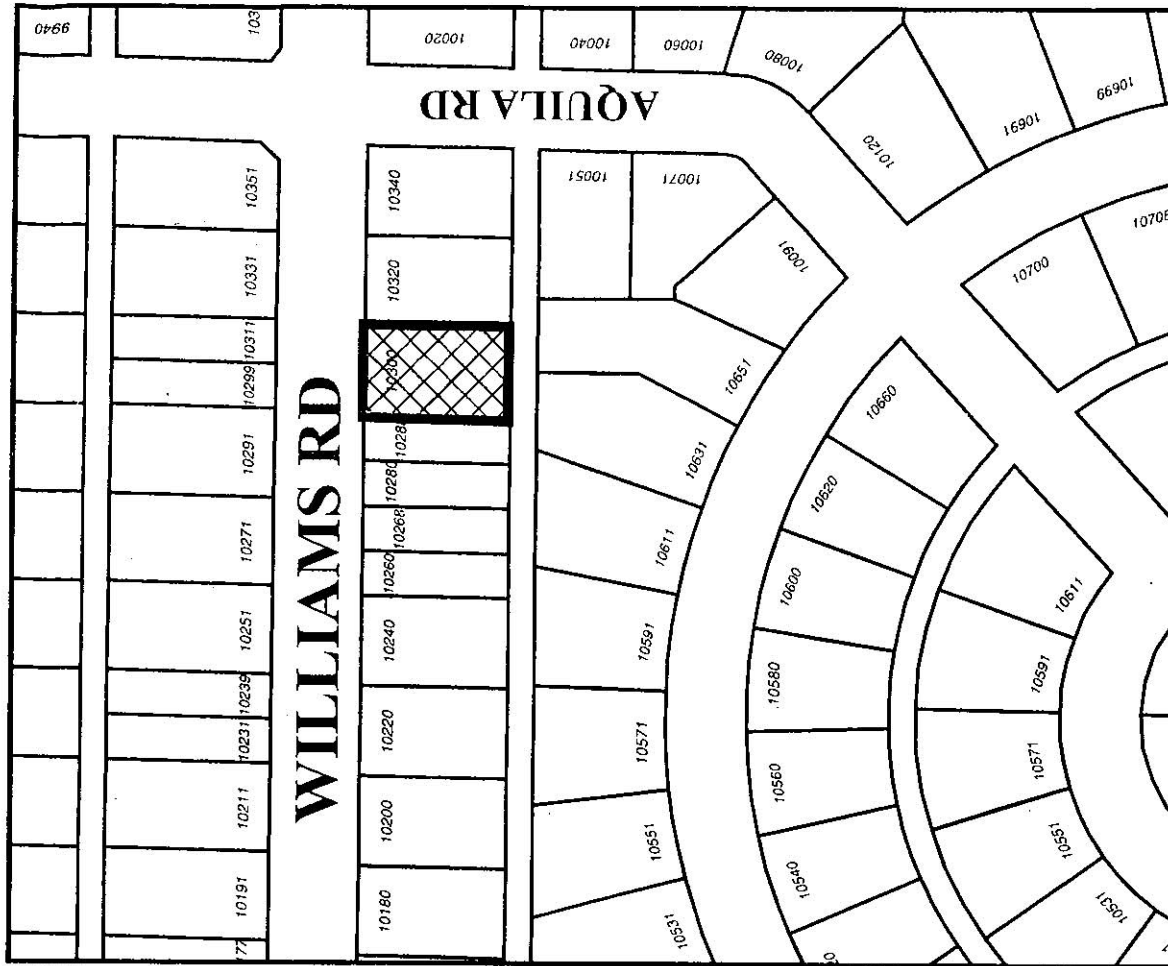


Edwin Lee
Planning Technician – Design
(Local 4121)

EL:sl

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Lot Size Policy 5443
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Survey
- Attachment 5: Certified Arborist's Report
- Attachment 6: Addendum to the Arborist Report
- Attachment 7: Rezoning Considerations Concurrence

City of Richmond

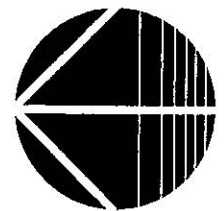


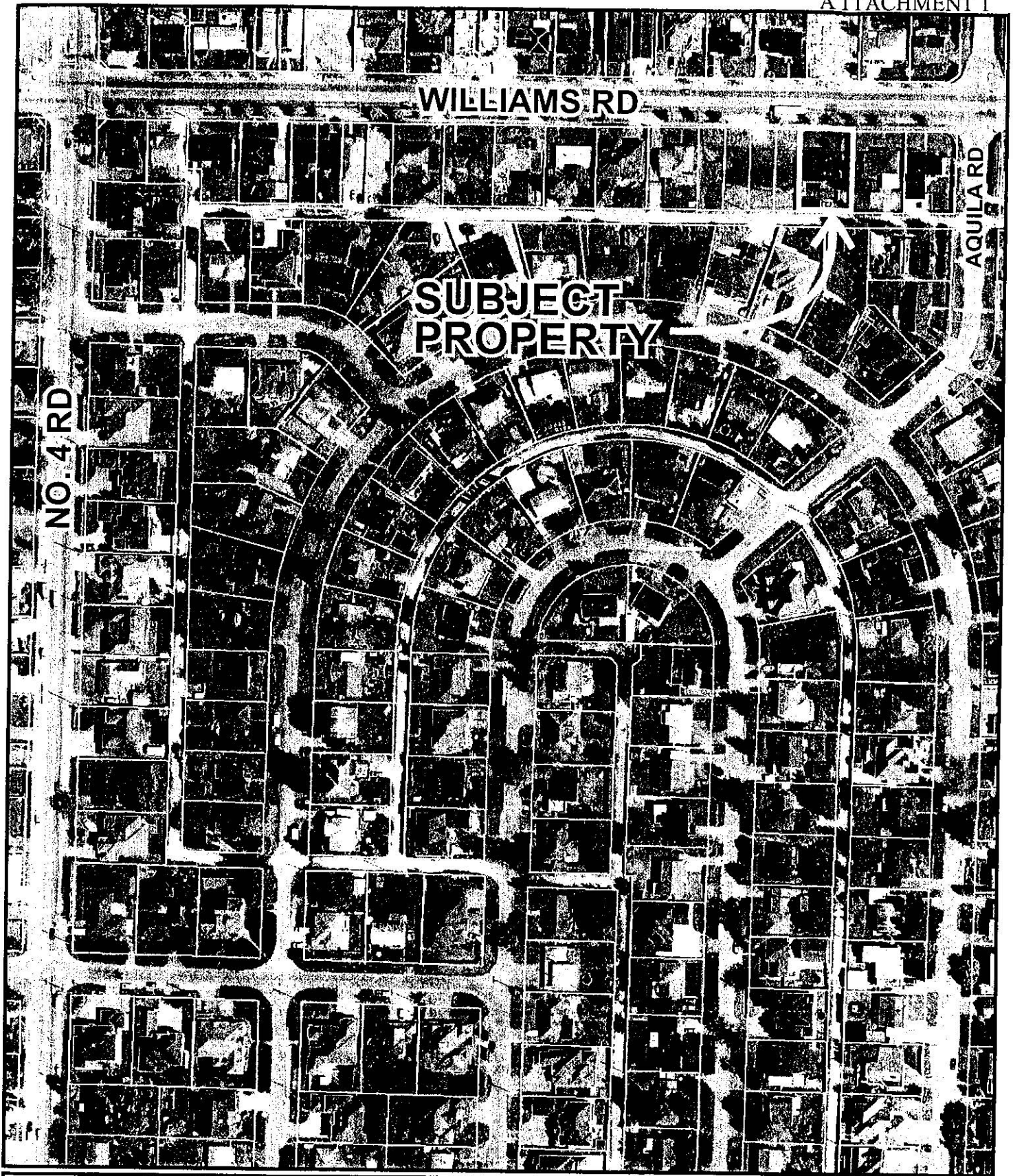
RZ 07-369301

Original Date: 05/04/07

Revision Date: 11/27/07

Note: Dimensions are in METRES





RZ 07-369301

Original Date: 05/04/07

Amended Date: 11/27/07

Note: Dimensions are in METRES

**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: December 17, 1990
Amended by Council: December 18, 2006

POLICY 5443

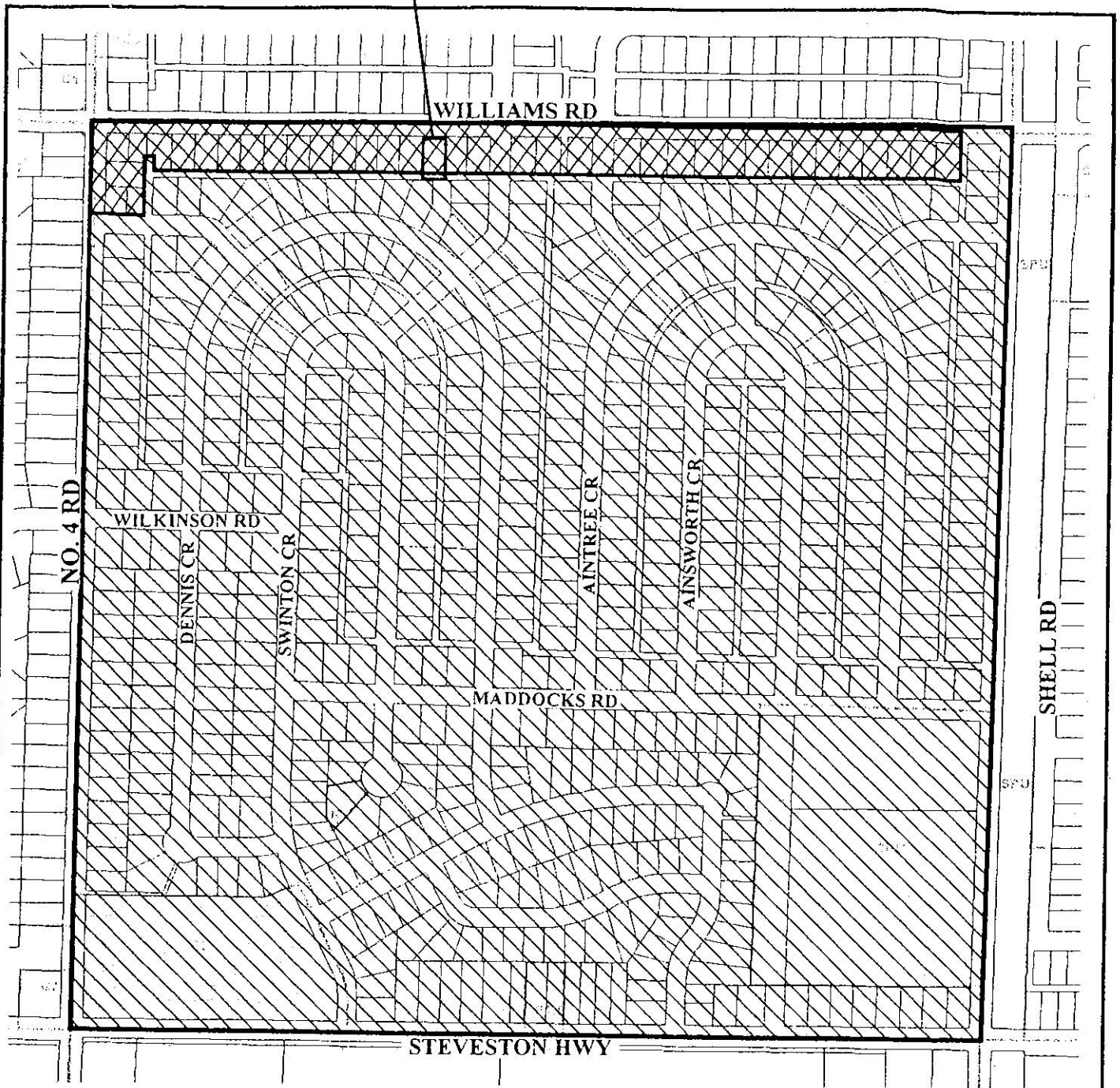
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6**POLICY 5443:**

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by **Steveston Highway, Shell Road, No. 4 Road and Williams Road**:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
 - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.

SUBJECT PROPERTY



Subdivision permitted as per **R1/E**.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Policy 5443 Section 35, 4-6

Adopted Date: 12/17/90

Amended Date: 12/18/06



City of Richmond

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

Development Application Data Sheet

RZ 07-369301

Attachment 3

Address: 10300 Williams Road

Applicant: Harinder Hayer

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Harinder Hayer & Harroop Kooner	To be determined
Site Size (m²):	6712 m ² (7,223 ft ²)	Two (2) lots – each approximately 336 m ² (3,619 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
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:	Lot Size Policy 5443 permits rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9).	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Other Designations:	Official Community Plan (OCP) Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment 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	336 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.

**PROPOSED SUBDIVISION PLAN OF
LOT 21 BLOCK 1 SECTIONS 26 & 35 B4N R6W
NEW WESTMINSTER DISTRICT PLAN 18549.**

Current Civic Address:

10300 Williams Road
Richmond, B.C.

SCALE : 1:250

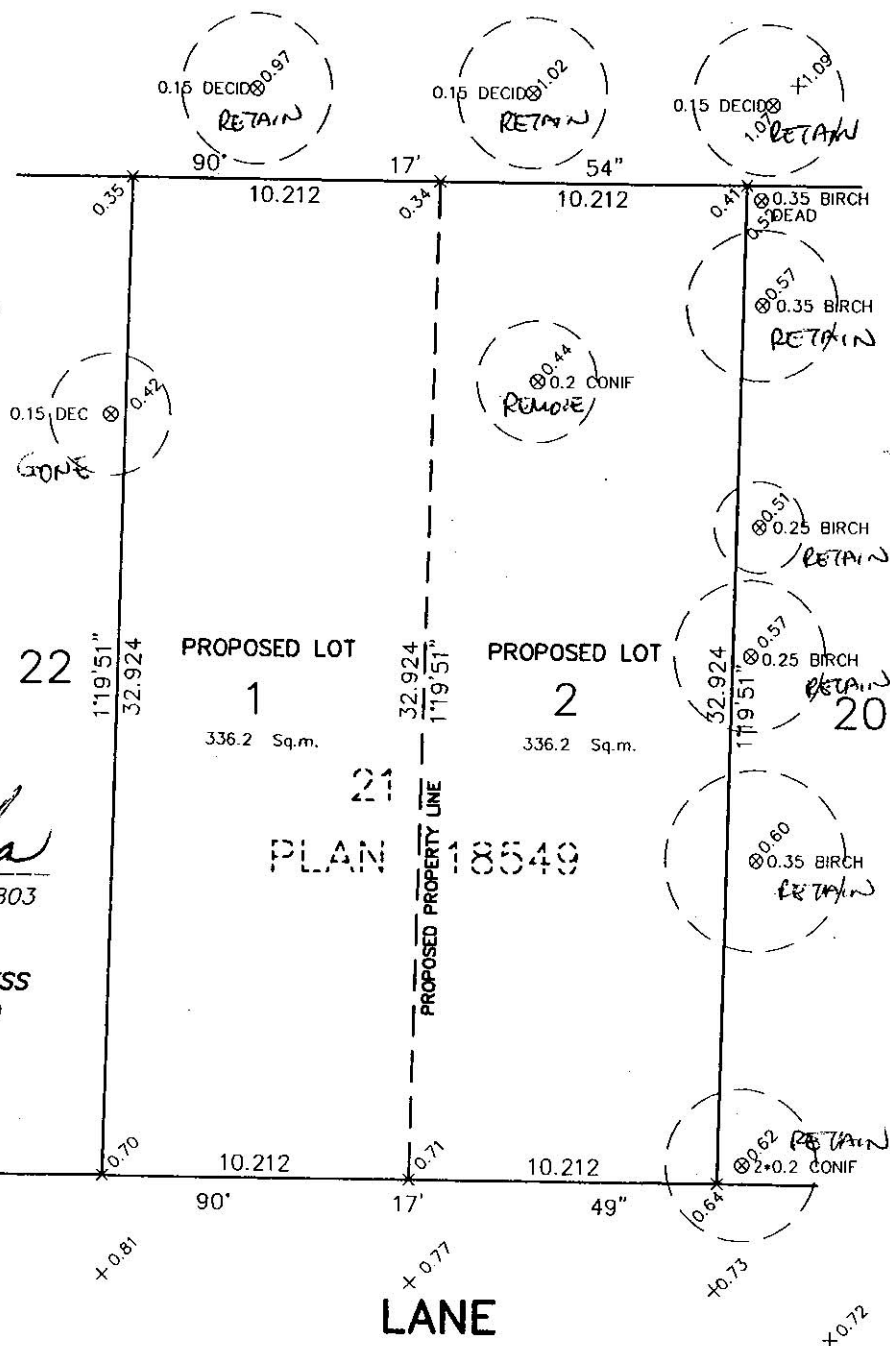
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MAY 23 2007



WILLIAMS ROAD

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.
- Elevations are based on City of Richmond Geodetic datum, Monument No. 77H4691- Elevation = 1.183m



Date of Survey
11th day of April 2007

Gene Nikola
GENE NIKULA
C.L.S. 803
COMMISSION No. 803

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

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**DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.**

121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188

Fax: 604 501-6189

File: 0704002-PS1.DWG



**ARBORTECH
CONSULTING
LTD**

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

ATTACHMENT 5

TREE RETENTION REPORT:

May 23, 2007

File: 07183

Attn.: Raman Kooner

5680 Colville Road
Richmond BC V7C 3E8

cc:

Project: Harinder Hayer
10300 Williams Road

Re: Two Lot Subdivision

Dear Mr. Kooner,

As requested, I have undertaken a detailed assessment of the existing tree resource assessment at the above referenced project. The site is comprised of an existing home and large yard with 10 trees in the vicinity. Only one existing tree is found on the subject property. Six trees are found along the east property line but wholly within the east adjacent private property, and 3 City-owned street trees are growing in the frontage along Williams Road. This study relates to the application by the owners to subdivide the site to accommodate two new building lots.

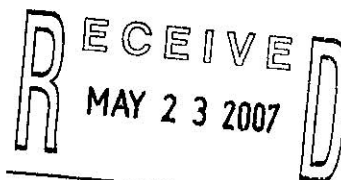
I have been provided with plans detailing the proposed development layout, the existing topographic features, and the location of the existing trees. My field inspections were undertaken in May 2007 to collect details of the size, type and condition of existing trees. Based on the results of the field analysis, and the review of the proposed land use, I have prepared a tree retention and removal scheme. The following report and attachments summarize my study findings, including my recommendations for treatments, methods for 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. Following is a list of the subject trees for reference.

Table 1. Tree Inventory List

Treatment	Tree #	Dbh	Species	Condition	Comments
Remove	1	23	Serbian spruce	Very Poor	This tree has been choked out by ivy growing to near the top of the tree, resulting in minimal live foliage concentrated in the top 1.5m of the tree height only. The ivy is very invasive and will also add substantial weight to the tree. This tree is not viable for retention as a result of the ivy infestation, and it is located within the building envelope.



Remove Off-Site	2	35	European birch	Dead	Succumbed to bronze birch borer infestation.
Remove Off-Site	3	35	European birch	Dead	Succumbed to bronze birch borer infestation.
Remove Off-Site	4	25	European birch	Dead	Succumbed to bronze birch borer infestation.
Remove Off-Site	5	25	European birch	Dying	The tree has been previously topped and replacement leaders have grown with weak form and decay has infected the wounds. Some of the leaders are dead from bronze birch borer and the remaining leaders are infested. The tree is predicted to die completely within a few years.
Remove Off-Site	6	35	European birch	Dying	The tree has been previously topped and replacement leaders have grown with weak form and decay has infected the wounds. Some of the leaders are dead from bronze birch borer and the remaining leaders are infested. The tree is predicted to die completely within a few years.
Retain Off-Site	7	17, 18	Scots pine	Fair	This tree has slightly impaired structure due to codominant leaders joined near the base, however it is viable at this time.

The 3 City street trees in the frontage are observed to be in good condition. All are sweet gum specimens, and they are growing within sidewalk planters located between the sidewalk and the road. Tree protection fencing may be required by the city. The builders are encouraged to establish all access and make all deliveries to and from the site from the lane access along the south side of the property to avoid impacts to the street trees.

TREE RETENTION RECOMMENDATIONS

Proposed Retained Trees:

- Three city-owned sweet gum trees in frontage.
- Tree # 7 located at the southwest corner of the east adjacent lot. This tree will require protection to maintain existing grade by designing the garage and driveway in such a way that original grade can be maintained for 2m setback from the east property line for 4.0m length adjacent to the tree.

Proposed Removal Trees (due to condition):

- The on site tree # 1 is not viable.
- The off-site tree #'s 2, 3, 4, 5 and 6 are dead or dying and should be removed. Approval from the owner should be sought. The hazard risks to the site are considered high for the dead trees. The dying trees are

low risk at present, however they will die of natural causes and become high risk as well.

GENERAL TREE PROTECTION GUIDELINES

Any treatments to the retained trees must be undertaken under the direction of or by a qualified arborist Certified by the International Society of Arboriculture. While some pruning and root pruning can be tolerated by most trees, wounds to trunks, limbs and roots cannot be repaired, and a tree will suffer permanent damage from such treatments. Indirect damage to roots by excavation too close to the trunk, soil compaction from machinery driving on the soil and roots, changes in the drainage regime, or fill placement suffocating the roots may not show symptoms immediately. However, these disturbances could eventually kill or destabilize a tree. In order to mitigate the potential for construction impacts to retained trees, they will need to be protected from damage via installation of a temporary tree protection fence or approved equivalent (i.e. hoarding or security fence) to an alignment that meets the project arborist and/or municipal requirements. Guidelines for tree protection and fencing are provided on the attached plan(s) for your information and reference.

Trees that are selected for retention may require special measures to make up for the changes in the growing environment that may result from the construction of the project. Some of these are described below:

Root Pruning - The trees being retained in close proximity to any excavation will require monitoring and inspection during the excavation process. Roots that are encountered must be pruned cleanly at the excavation limits, in order protect the roots from being damaged at a point closer to the tree, and to initiate re-growth of roots. Further detail of root pruning methods will be provided if the treatment is required.

Pruning - The retained trees can be pruned in order to meet site safety and landscape objectives, for example to clean deadwood from the crown and to increase lines of sight by crown raising (removing lower limbs). Other treatments such as remedial pruning may be required if branches are wounded or damaged. Trees that may be increased exposure to wind and that have dense crowns may need to be thinned by light spiral pruning methods. All treatments would require hiring a tree service company, and would be restricted to completion by a qualified arborist who can demonstrate competency in proper pruning techniques. The full scope of the treatments can be provided in a specification developed by the project arborist.

Mulching - Trees that may be affected by disturbance may benefit from a protective layer of mulch over their root zones. Trees that have new direct sun exposure to the soil caused by the removal of adjacent trees, or that may have soil desiccation related to adjacent excavation may require treatment. Placement of 75 mm of bark mulch over the root zone of affected trees may be prescribed by the project arborist.

Supplemental Watering - The retained trees may be prone to drought stress from changes to their growing environment. Along with other factors, impacts from root loss, lateral drainage from soil exposed to excavations, and partial clearing of a site causing increased evaporation from the soil may require intervention. In some cases, retained trees may require manual watering of their root zones for an interim period as they adjust to the new disturbance around them. This may require a water source close by, or the use of a water truck. A contractor may need to be hired to provide such services.

Tree Planting – In some cases, trees that are exposed to increased wind and sunlight due to removal of adjacent trees may require new trees to be planted near them to provide wind diffusion and shading to the soil and plant parts that are exposed.



TREE REPLACEMENT

The proposed development will require replacement trees to meet city guidelines. The project landscape architect will specify replacement trees to suit.

CONCLUSIONS

Based on my findings, 1 existing on-site tree and 5 existing off-site trees are specified to be removed due to their poor health and structure, and 1 viable off-site tree is proposed to be retained and protected. Three city street trees must be retained and protected during construction. Replacement trees are required, and will be specified by the project landscape architect.

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.

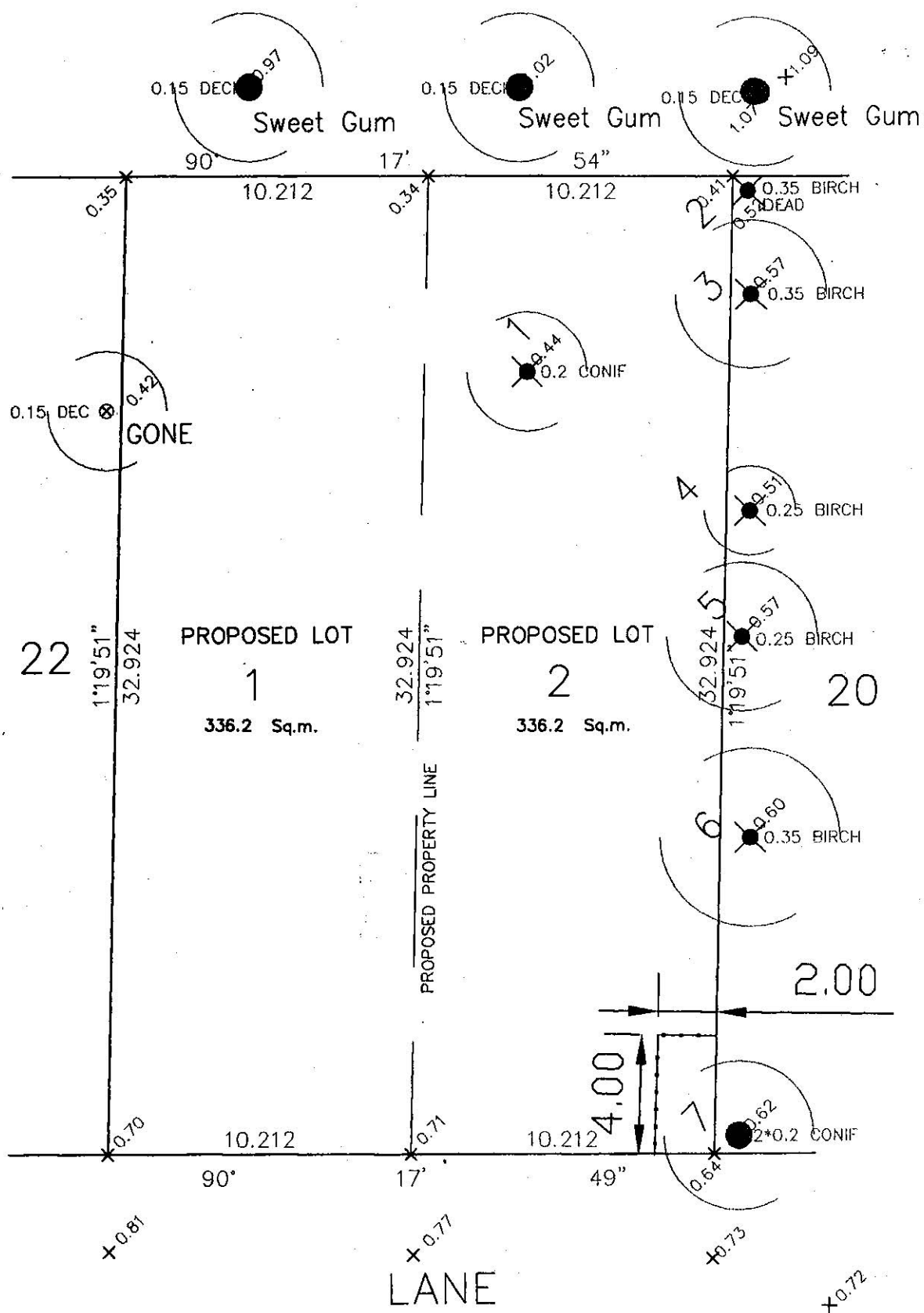
Regards,



Norman Hol,
Consulting Arborist
ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor
Enclosures; Tree Retention Plan

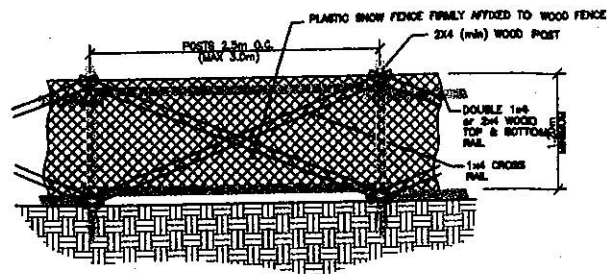


WILLIAMS ROAD



TREE PROTECTION FENCE DETAIL

NOT TO SCALE



Tree Protection Fencing and Restrictions

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

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

LEGEND

25 denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.

● denotes tree to be RETAINED

⊗ denotes tree to be REMOVED

⊕ denotes tree to be REMOVED for hazard mitigation

⊞ denotes tree to be TRANSPLANTED for use on or off site

→ denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.

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MAY 23 2007



Scale 1:200

TREE RETENTION PLAN

Client:

RAMAN KOONER - HARINDER HAYER

Project:

TWO LOT SUBDIVISION

Site:

10300 WILLIAMS ROAD RICHMOND

112



ARBORTECH
CONSULTING
LTD

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3
P 604 278 3484 F 604 275 9554
office e-mail trees@arboritech.bc.ca

file 07183

MAY 23, 2007



**ARBORTECH
CONSULTING
LTD**

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

MEMORANDUM:

November 30, 2007

File: 07183

Attn.: **Edwin Lee**

City of Richmond

6911 Number Three Road
Richmond BC V6Y 2C1

Project: **RZ 07-369301**
10300 Williams Road
Kooner

Re: **Tree Retention Plan Revision**

Dear Mr. Lee,

As requested, I have revised the tree retention plan to account for the retention of trees located on the east adjacent property. This memo and the attached revised plan should be appended to the report already submitted from this office, as well as a letter dated June 29 2007 detailing the tree assessment findings. While a setback of 0.5m from the property line is considered to be sufficient to protect from toppling potential, the tree protection zone setbacks specified herein supersede previously specified ones.

The subject trees consist of a row of birch trees located on the east adjacent property. Some are completely dead and some are dying from bronze birch borer attack and previous topping. Their retention is only being undertaken because that neighbour has not yet agreed to their removal. I have personally notified a resident in that home of the hazard risks and asked for the homeowner to contact me. Since they have not responded, the retention of these trees is considered to be at their own risk and peril. I further note that worker safety will be addressed at the time of construction, and the neighbour will again be approached before construction commences to seek authorization for risk mitigation (i.e. removal of dead tree parts).

- Tree #'s 2 and 3 will have a protection zone of 0.5m offset from the property line.
- Tree #'s 4, 5 and 6 will have a protection zone setback of 1.2m from the property line. Note that the asphalt hard surfaces within that protection zone will need to be removed with care to avoid excavation that could harm tree roots that will be found beneath. Once the hard surfaces are removed, the tree protection fences can be installed.

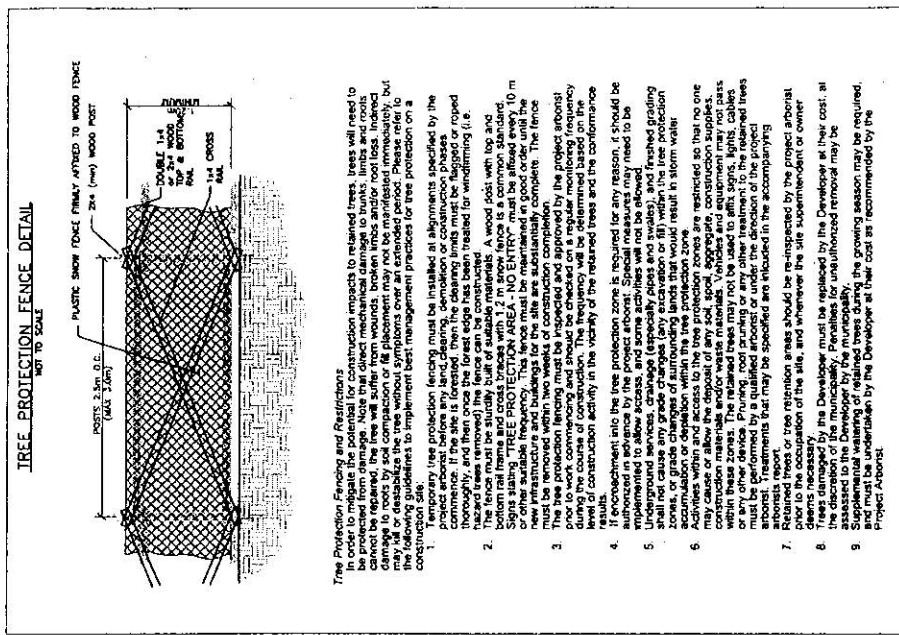
If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

Norman Hol,
Consulting Arborist

ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures; Tree Retention Plan (revised)



UCS-900

Service TREE NUMBER. Refer to tree inventory for type, size and condition.

☐ Service tree to be REMOVED

☒ Service tree to be RETAINED

☒ Service tree to be REMOVED for hazard mitigation

☒ Service tree to be REMOVED for utility clearance

☒ Service TREE PROTECTION FENCE to be installed to Tree Retention Area

Notes:

Scale 1:200

TREE RETENTION PLAN

Client: RAMAN KOONER - HARINDER HAYER
Project: TWO LOT SUBDIVISION
Site: 10700 WILLIAMS ROAD RICHMOND

**ARBORTECH
CONSULTING
LTD**

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File 07183

Rezoning Considerations

10300 Williams Road RZ 07-369301

Prior to final adoption of Zoning Amendment Bylaw 8267, the developer is required to complete the following:

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 (OCP's) Arterial Road Redevelopment Policy, and should include a mix of coniferous and deciduous trees, and two (2) replacement trees each with a minimum of 6 cm calliper sizes.
2. Installation of tree protection barriers around:
 - a. the drip lines of the three (3) street trees on City property fronting Williams Road;
 - b. on the subject property, around the drip line of the Scots Pine located at 10320 Williams Road (identified as Tree # 7 in the Arborist's Report included as Attachment 5 in the staff report). Tree protection barrier dimensions are to be consistent with the Arborist's recommendations (2 m from the east property line and 4 m from the south property line).
 - c. on the subject property, around the drip line of the trees as identified as Tree # 2-3 in the Arborist's Report included as Attachment 5 in the staff report, located at 10320 Williams Road. Tree protection barrier dimensions are to be consistent with the Arborist's recommendations (0.5 m from the east property line and 5.3 m from the north property line).
 - d. on the subject property, around the drip line of the trees as identified as Tree # 4-6 in the Arborist's Report included as Attachment 5 in the staff report, located at 10320 Williams Road. Tree protection barrier dimensions are to be consistent with the Arborist's recommendations (0.5 m from the east property line and extend approximately 13.7 m from one end to the other).
 - e. once the asphalt paving adjacent to Trees #5 to #6 has been removed the TPZ must be immediately installed to 1.2 m (4 ft.) from the east property line.
3. Submission of a contract, to the satisfaction of the City's Tree Preservation Official, entered into between the applicant and a Certified Arborist for supervision of on-site works including but not limited to removal of asphalt, demolition of the existing dwelling, and construction of retaining wall and perimeter drainage, conducted within the drip line of the six trees located at 10320 Williams Road (identified as Tree # 2-7 in the Arborist's Report included as Attachment 5 in the staff report). 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 flood indemnity covenant on title.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8267 (RZ 07-369301)
10300 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 002-973-804

Lot 21 Block 1 Sections 26 and 35 Block 4 North Range 6 West New Westminster District Plan 18549.

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8267"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING


THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 