



To Council - Oct 22, 2007
To Planning - Oct 16, 2007
Date: October 1, 2007

To: Planning Committee

From: Cecilia Achiam
Acting Director of Development

RZ 06-326863

File: 12-8060-20-8299

Re: **Application by Matthew Cheng Architect Inc. for Rezoning at
9700/9720/9740/9760 No. 3 Road from Single-Family Housing District,
Subdivision Area E (R1/E) to Townhouse District (R2-0.7)**

Staff Recommendation

That Bylaw No. 8299, for the rezoning of 9700/9720/9740/9760 No. 3 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.7)”, 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

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 9700/9720/9740/9760 No. 3 Road (**Attachment 1**) from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.7)” in order to permit the development of 20 townhouse units on the site.

Findings of Fact

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

Surrounding Development

The subject site is located on No. 3 Road between Saunders and William Roads and near a designated Neighbourhood Service Centre. Surrounding development includes:

To the North: A single-family home zoned Single-Family Housing District, Subdivision Area E (R1/E) and an older duplex zoned Two-Family Housing District (R5) beyond;

To the East: Single-family homes zoned Single-Family Housing District, Subdivision Area E (R1/E) fronting onto Pigott Road;

To the South: A vacant site zoned Service Station District (G2); and

To the West: Across No. 3 Road, townhouse development zoned Townhouse District (R2).

Related Policies & Studies

Official Community Plan

The proposed development is consistent with the designated Low-Density Residential land use and the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP).

Arterial Road Redevelopment and Lane Establishment Policies

The rezoning application complies with the City’s Lane Establishment and Arterial Road Redevelopment Policies, as it is a multiple-family residential redevelopment proposal on a major arterial road where there is a predominant presence of other previous approved development of a similar nature. The proposal also meets the location criteria for new multiple-family residential development since the subject site:

- i. is located along a major arterial road;
- ii. exceeds the minimum 50 m frontage with approximately 83.45 m frontage;
- iii. will not be the first one within the block to be developed with townhouses;
- iv. located on the east side of No. 3 Road between Saunders and Williams Roads where all properties within this block have similar development potential for townhouses;
- v. benefits from public transit available along Blundell Road; and
- vi. is within walking distance of commercial services at No. 3 and William Roads.

Richmond 2006-2031 Flood Protection Management Strategy

In accordance with the Richmond 2006-2031 Flood Protection Management Strategy, the registration of a Flood Indemnity Covenant with a minimum Building Elevation Requirement of 0.9 m geodetic is required as a condition of final adoption of the rezoning application.

Affordable Housing Strategy (Interim Strategy)

This application was submitted prior to Council's adoption of the Richmond Affordable Housing Strategy. However, in response to the Interim Affordable Housing Strategy, which was introduced during the course of the review of the development proposal, the applicant has voluntarily agreed to contribute cash-in-lieu in place of the provision of affordable housing on the subject site. Based on the guidelines of the Interim Affordable Housing Strategy, a fee of \$23,444 (\$0.60 per ft² buildable area) is being contributed.

Public Art Program Policy

The applicant has been informed of the City policy on the Public Art Program for residential projects containing a minimum of 20 units, and has elected not to propose a contribution to the Public Art Fund

Staff Comments

No significant concerns have been identified through the technical review. The list of rezoning conditions is included as **Attachment 3**. The developer has agreed to these conditions as evidenced by his signed acceptance (copy on file). A preliminary site plan (**Attachment 4**), streetscape elevations (**Attachment 5**), and landscape plan (**Attachment 6**) are enclosed for reference. Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit and Building Permit.

Site Servicing

An independent review of servicing requirements (storm and sanitary) has concluded that no upgrades to the existing systems are required to support the proposed development. Engineering Department has accepted the findings that no upgrades are required.

The developer is also required to dedicate a 2 m strip of land for Road, along the No 3 Road frontage up to 100 m from Williams Road, per Council Policy. The developer is required to design and construct frontage beautification along their entire No. 3 Road frontage. Works include but not limited to removal of the existing sidewalk and lighting strip and the construction of a grass & treed boulevard and a new and concrete sidewalk along the property line.

Vehicle Access

One driveway is proposed at the centre of the site. The long-term objective is for the driveway access established on No. 3 Road to be utilized by adjacent properties if they ultimately apply to redevelop. A cross-access easement will be secured as a condition of rezoning to facilitate this.

The subject development is responsible for providing fire vehicle access to adjacent property to the south (9900 No 3 Road) at the northeast corner of Williams Road and No. 3 Road when that property redeveloped into residential use. A turning radius of 12 m is required on site and the drive aisle between the vehicle entrance and the south property line must be designed as fire vehicle access route.

Trees Retention and Replacement

A Tree Survey (**Attachment 7**) and an Arborist Report (**Attachment 8**) have been submitted and reviewed by City staff. The following Table summarizes the findings of the Arborist Report.

Tree Summary Table

Item	Number of Trees	Compensation Rate	Compensation Required	Comments
Total on site bylaw trees	39	-	-	
Total off site bylaw trees to be removed	1	2:1	see below	There are 5 bylaw-sized trees located on the adjacent property to the north (9680 No. 3 Road); one of them is co-dominant with trees to be removed on-site.
Bylaw trees to be removed from the subject site	37	2:1	74	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	2	-	-	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.

The applicant is proposing to remove 37 bylaw-sized trees on-site. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 74 replacement trees are required. The preliminary landscape plan (**Attachment 6**) shows that 64 replacement trees will be accommodated on site. The detailed landscape design will be further refined as part of the Development Permit application process. If the rest of the replacement trees (10 trees) cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The applicant is proposing to remove one (1) bylaw-sized tree on the adjacent property to the north (9680 No. 3 Road). Consent letters from the property owner of 9680 No. 3 Road is on file. Separate Tree Cutting Permits and 2:1 replacement are required for the removal of this tree prior to final adoption of the rezoning bylaw.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of onsite indoor amenity space in the amount of \$21,000 as per the OCP and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. Detailed design of the outdoor amenity will occur through the review of the Development Permit.

Analysis

Project Description

The layout of the townhouse units is oriented around one driveway providing access to the site from No. 3 Road and a north-south drive aisle providing access to the unit garages. The amenity area is situated in a central open courtyard at the rear of the site. Buildings consist of a six (6) unit building with three storey massing fronting No. 3 Road. Duplex building typologies (each containing two (2) units) are situated at the rear of the site with 2 storey massing. Every unit has two (2) parking spaces and a two-storey adaptable unit is proposed. A conceptual development plan has been prepared to exhibit how neighbouring lots may consolidate and develop (copy contained in file RZ 06-326863) for reference purposes.

Conditions of Adjacency

The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes and potential future multi-family development. All units immediately adjacent to the neighbouring houses have been reduced in height to two (2) storeys. The front building along No. 3 Road have been stepped down from three (3) storeys to two (2) storeys along the side yards. The duplex units at the rear have been limited to two (2) storeys and a 4.5 m rear yard setback is proposed. The two (2) storey massing will be controlled through the Development Permit process.

Density

A density at 0.643 floor area ratio (F.A.R.) is proposed. Given the subject site is located on an arterial road in close proximity to a designated Neighbourhood Service Centre, the proposed development is providing a permanent access to No. 3 Road for future developments to the north and south, and the limited building height, staff considers the development of townhouses at 0.643 F.A.R. an appropriate use for this site.

Advisory Design Panel

The Advisory Design Panel (ADP) reviewed the application on September 19, 2007. Staff sought the advice of the Panel on the proposed site, architectural, and landscaping design, and the relationship to the street and pedestrian realm. The proposal was unanimously supported, with particular commendation for architectural character and site planning. The ADP recommendations will be incorporated into the Development Permit Application review process.

Variance

Based on the review of current site plan for the project, the following variances are being requested:

1. Reduce front yard setback from 6 m (19.68 ft.) to 5.11 m (16.76 ft.) for the south building and the southern portion of the north building due to the required 2 m (6.56 ft.) dedication along No. 3 Road.
2. 16 tandem parking spaces in eight (8) of the townhouse units to reduce the site coverage.

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level.

At the time of Development Permit, details that will need to be addressed include:

- Guidelines for the issuance of Development Permits for multiple-family projects are contained in Section 9.3 (Multiple-Family Guidelines);
- Location and design of garbage and recycling facilities, site signage etc. are to be considered;
- Review of units providing opportunities for conversion to accommodate wheelchair accessibility;
- Enhancement of building articulation, detailing, and fenestration on elevations adjacent to the entrance driveway and outdoor amenity area;
- Uses of accent materials (brick or masonry) on the façades along No. 3 Road; and
- Landscaping design in accordance with the Official Community Plan (OCP).

Financial Impact or Economic Impact

None.

Conclusion

The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Rezoning Considerations Concurrence
- Attachment 4: Preliminary Site Plan
- Attachment 5: Preliminary Elevation Plans
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Tree Survey
- Attachment 8: Arborist Report

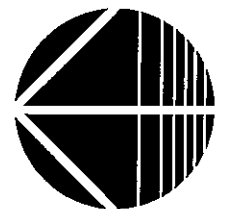
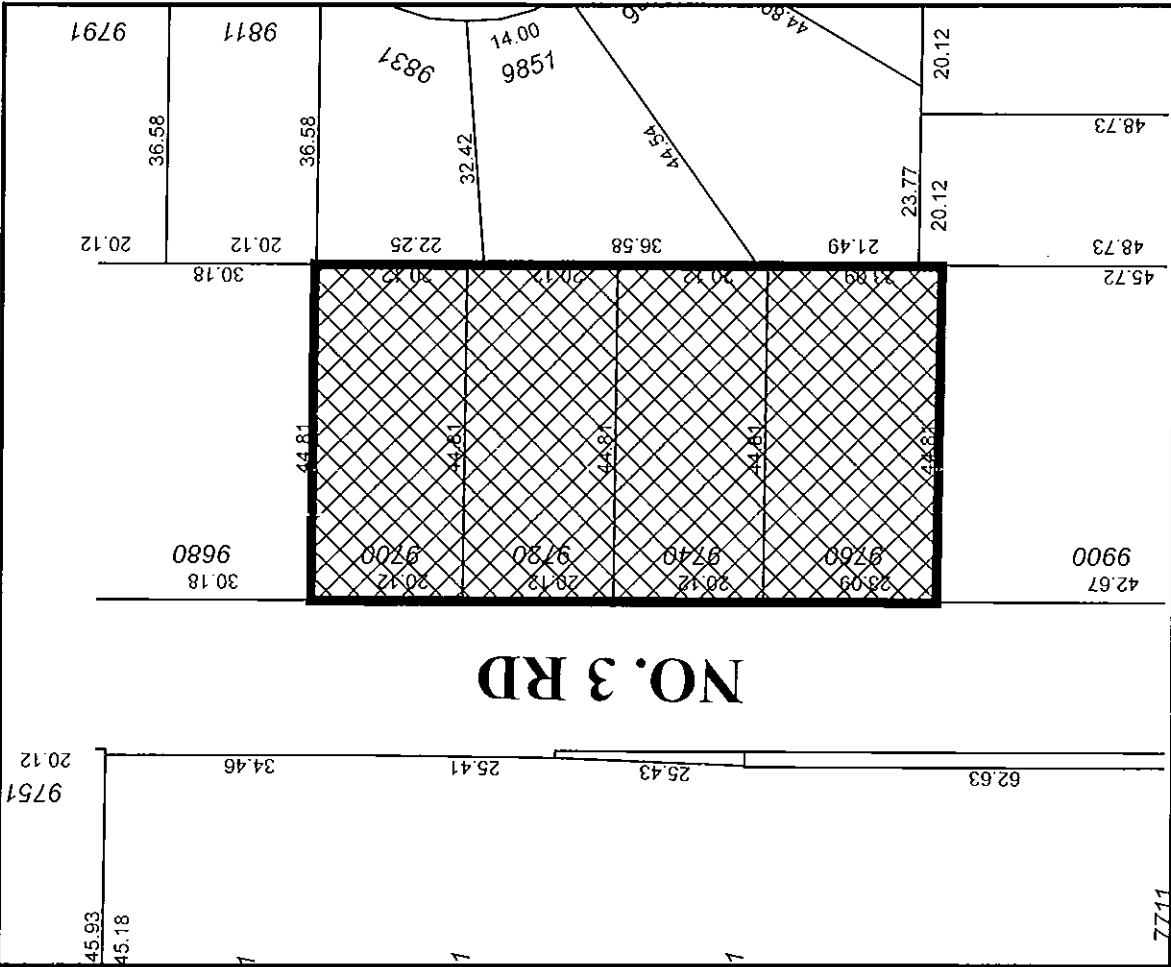
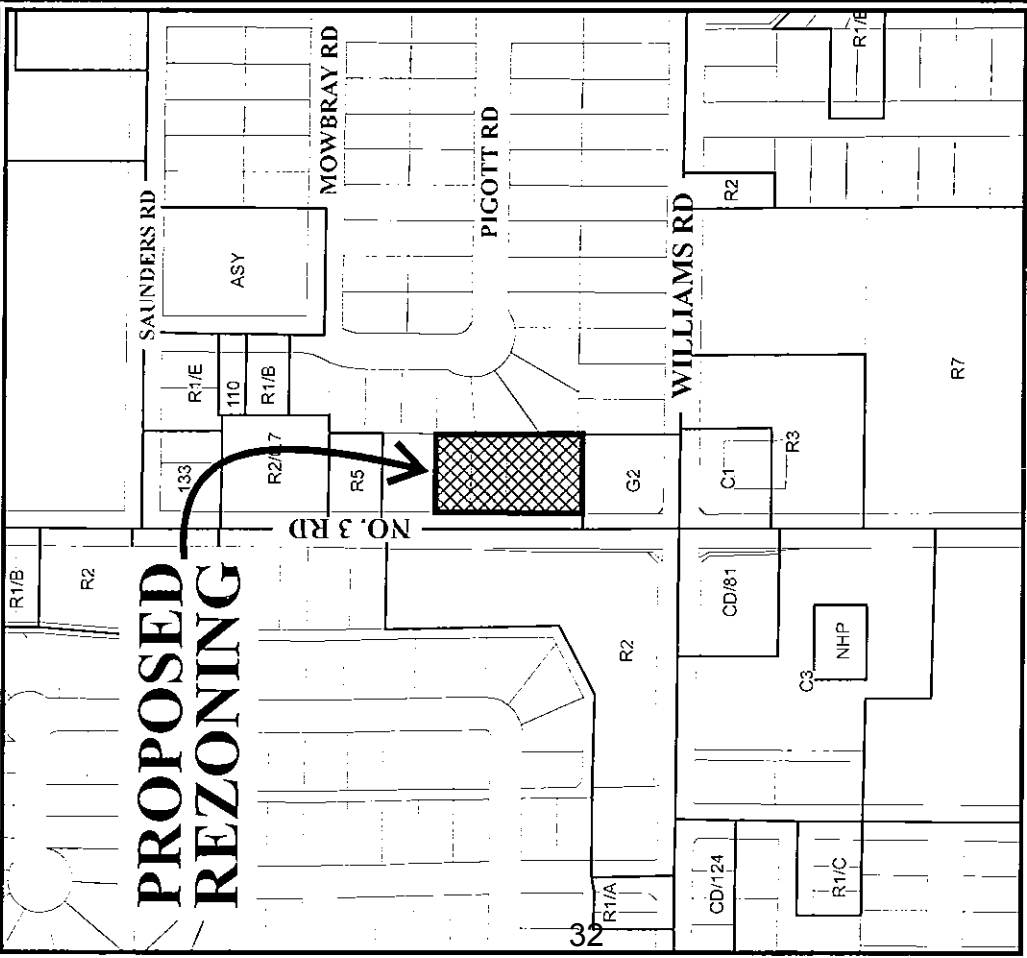
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Revision Date: 10/02/07
Note: Dimensions are in METERS

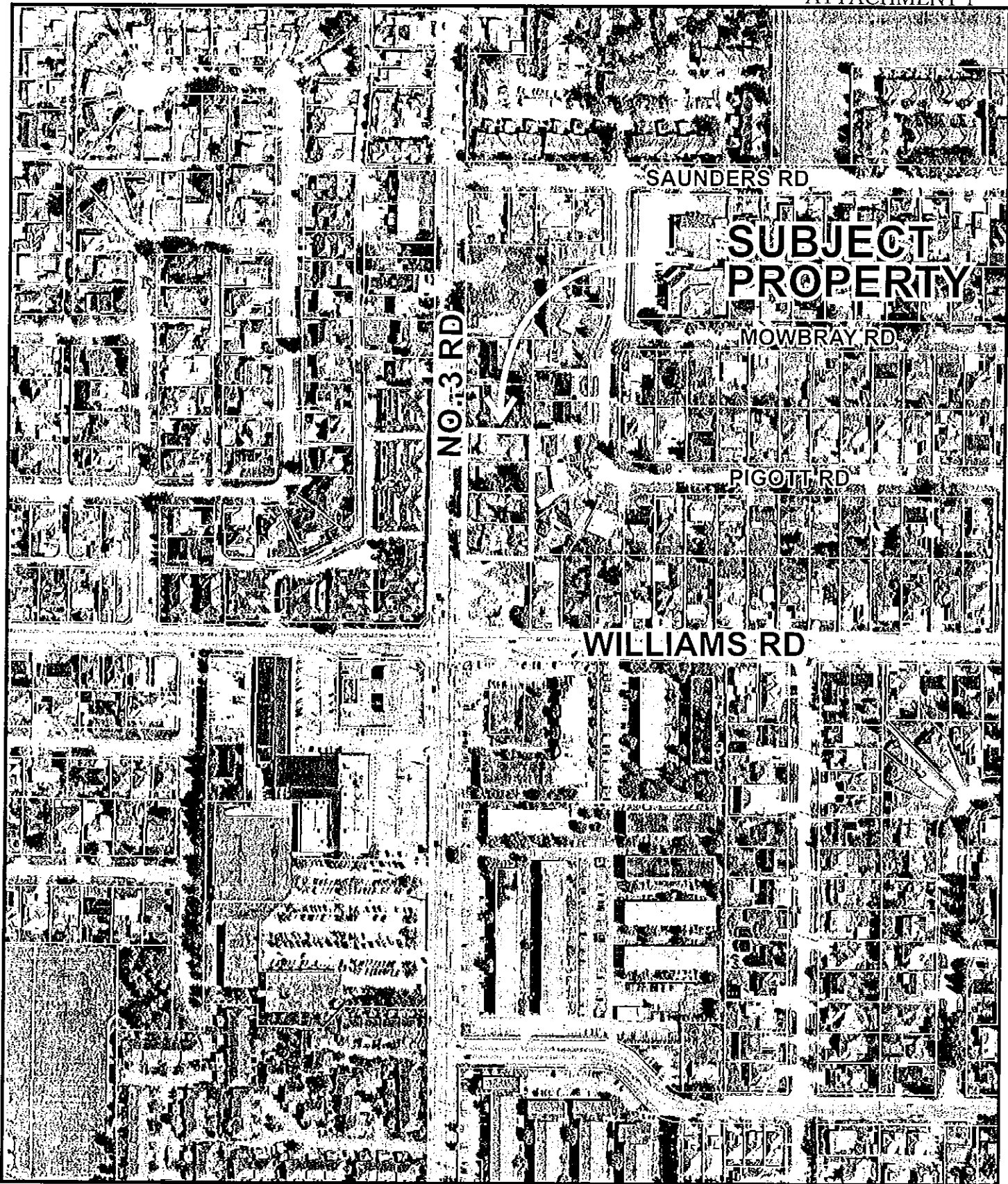
RZ 06-326863

City of Richmond



**PROPOSED
REZONING**





SAUNDERS RD

**SUBJECT
PROPERTY**

MOWBRAY RD

NO. 3 RD

PIGOTT RD

WILLIAMS RD



RZ 06-326863

Original Date: 09/24/07

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 06-326863

Attachment 2

Address: 9700/9720/9740/9760 No. 3 Road

Applicant: Matthew Cheng Architect Inc.

	Existing	Proposed
Owner:	Nissim & Keren Samuel	To be determined
Site Size (m ²):	902 m ² , 901 m ² , 901 m ² & 1034 m ²	3,630 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse District (R2-0.7)
Number of Units:	4	20

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	22 upa	none permitted
Floor Area Ratio:	Max. 0.7	0.643	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. dimensions):	30 m wide x 35 m deep	83.45 m wide x 44.81 m deep	none
Setback – Front Yard (m):	Min. 6 m	5.11 m Min.	0.89 m for the south building and a portion of the north building along No. 3 Road
Setback – Side Yards (m):	Min. 3 m	Min. 3 m	None
Setback – Rear Yard (m):	Min. 3 m	4.5 m	None
Height (m):	11 m	10.73 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Tandem Parking Spaces:	none permitted	16	proposing 16 tandem parking spaces in 8 units
Amenity Space – Indoor:	70 m ² or payment of cash-in-lieu	payment of cash-in-lieu of \$21,000	none
Amenity Space – Outdoor:	6 m ² per unit x 20 units = 120 m ²	120 m ²	none

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

Rezoning Considerations

9700/9720/9740/9760 No. 3 Road RZ 06-326863

Prior to final adoption of Zoning Amendment Bylaw 8299, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. 2 m road dedication along the site's No.3 Road frontage from the site's south property line north to 100 m north of the north right-of-way (ROW) line of Williams Road.
3. Registration of a cross-access agreement on title of 9700/9720/9740/9760 No. 3 Road allowing access to/from the future development site to the north at 9620/9680 No. 3 Road or any consolidation there of and future residential development site to the south at 9900 No. 3 Road.
4. Registration of a flood indemnity covenant on title.
5. Issuance of a Tree Cutting Permit, including the submission of an application and associated compensation, for the removal of tree(s) located on the adjacent property to the north at 9680 No. 3 Road.
6. Installation of appropriate tree protection fencing around Tree # 6 & 7 (identified in the Arborist Report submitted by the applicant and attached to the staff report - **Attachment 8**) prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring on-site.
7. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$23,444) to the City's affordable housing fund.
8. Contribution of \$21,000 in lieu of on-site indoor amenity.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of Building Permit”

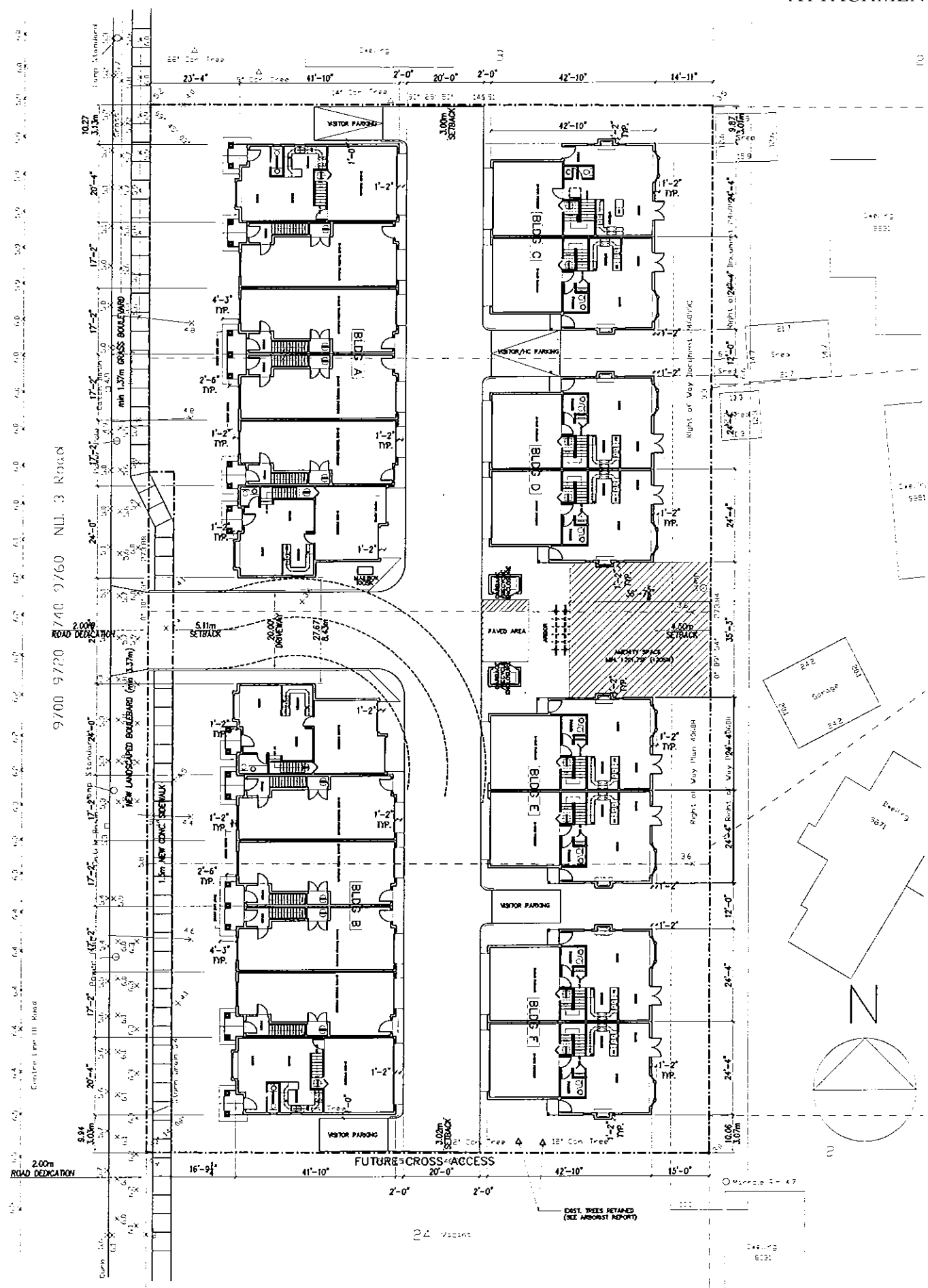
1. The developer is to enter into the City's standard Servicing Agreement* to design and construct frontage beautification along their entire No. 3 Road frontage. Works include removing the existing sidewalk and lighting strip, creating a 1.37 m/3.37 m (where the 2 m dedication happens) grass & treed boulevard pouring a new 1.5 m concrete sidewalk along the property line. All works are at the developer's sole cost; no credits.
2. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

[Signed original on file]

Signed

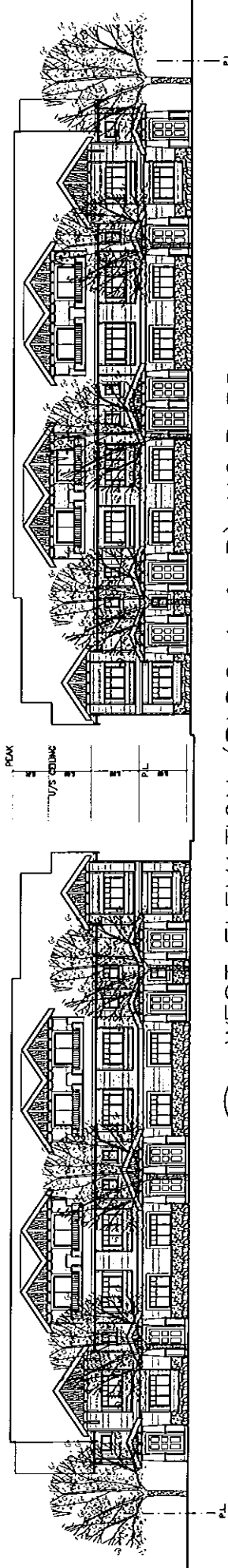
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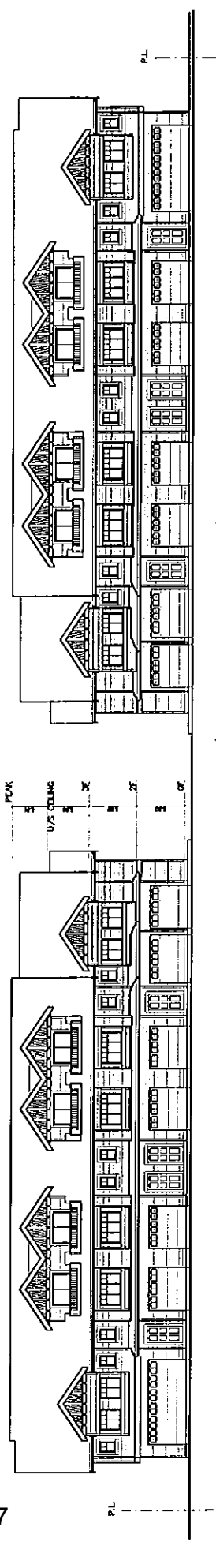
SITE/GROUND FLOOR PLAN

24 Vacants

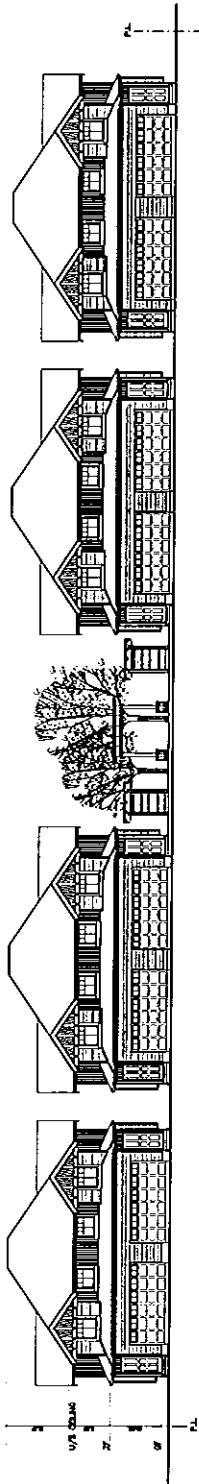
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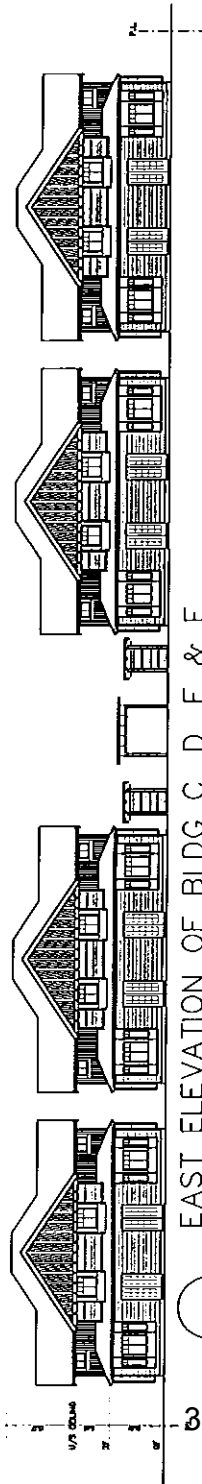
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ELEVATION ALONG NO. 3 ROAD



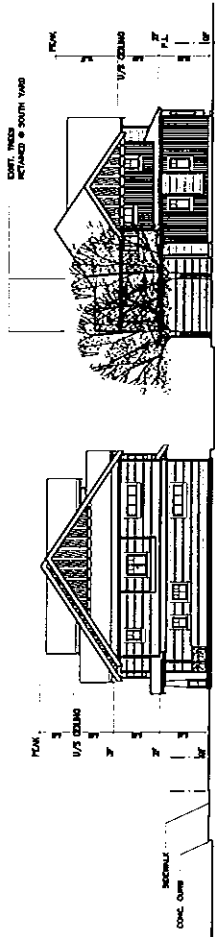
○ EAST ELEVATION (BLDG A & B)
ELEVATION @ DRIVEWAY



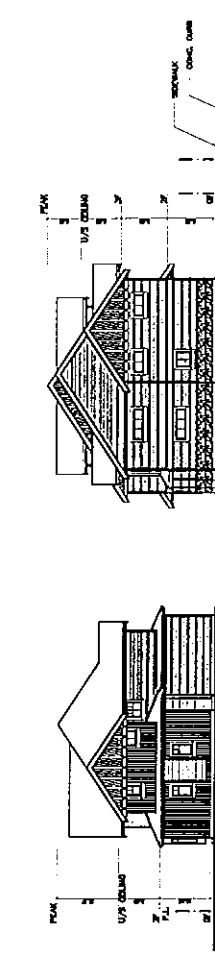
WEST ELEVATION OF C, D, E & F
ELEVATION @ DRIVEWAY



EAST ELEVATION OF BLDG C, D, E & F
ELEVATION @ REAR YARD



SOUTH ELEVATION OF BLDG B & F
NORTH ELEVATION BLDG A & C (SIMILAR)

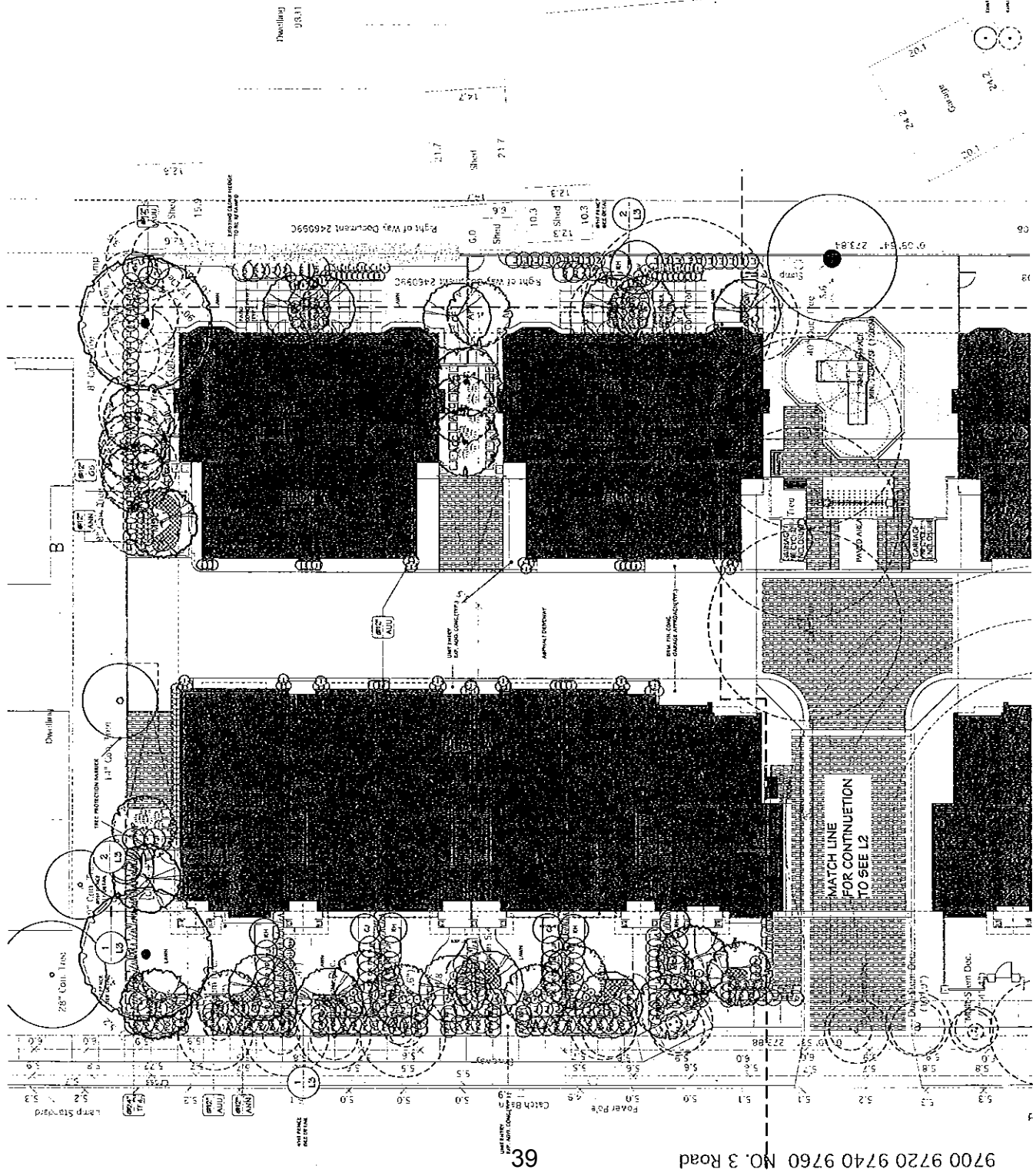


NORTH ELEVATION OF BLDG B & E
SOUTH ELEVATION BLDG A & D (SIMILAR)

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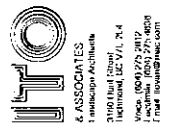
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L1 of 3

March 6, 2007
 Project: 9700 No. 3 Road
 9700 No. 3 Road
 Richmond, B.C.
 Date: 12/20/07
 Issued for: Final Review
 Date: 4/23/08
 Issued for: Final Review
 Project: 9700 No. 3 Road
 9700 No. 3 Road
 Richmond, B.C.



Project:
9700 NO. 3 RD.
RICHMOND, B.C.

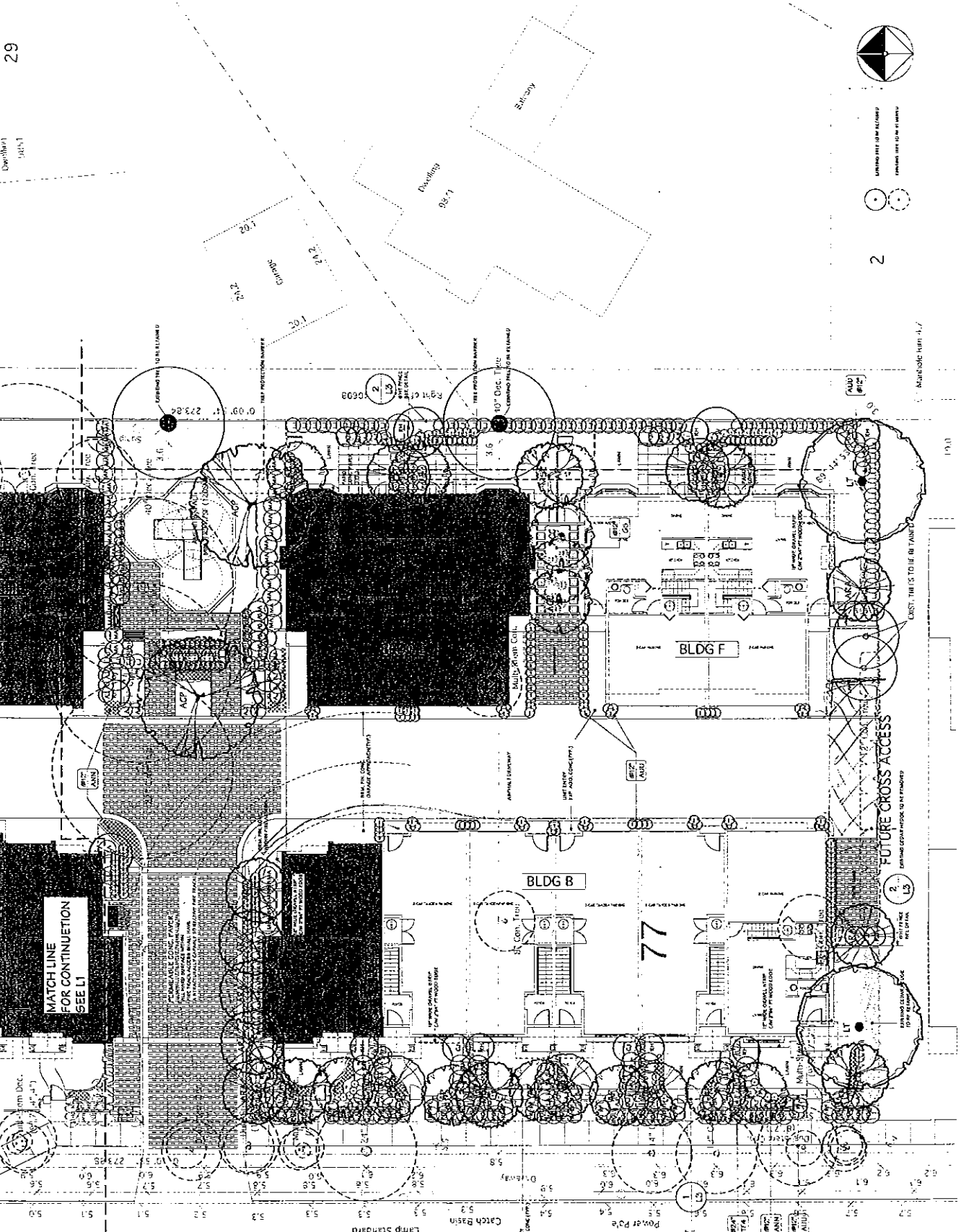
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LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
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2	4/23/08	ISSUED FOR FINAL REVIEW

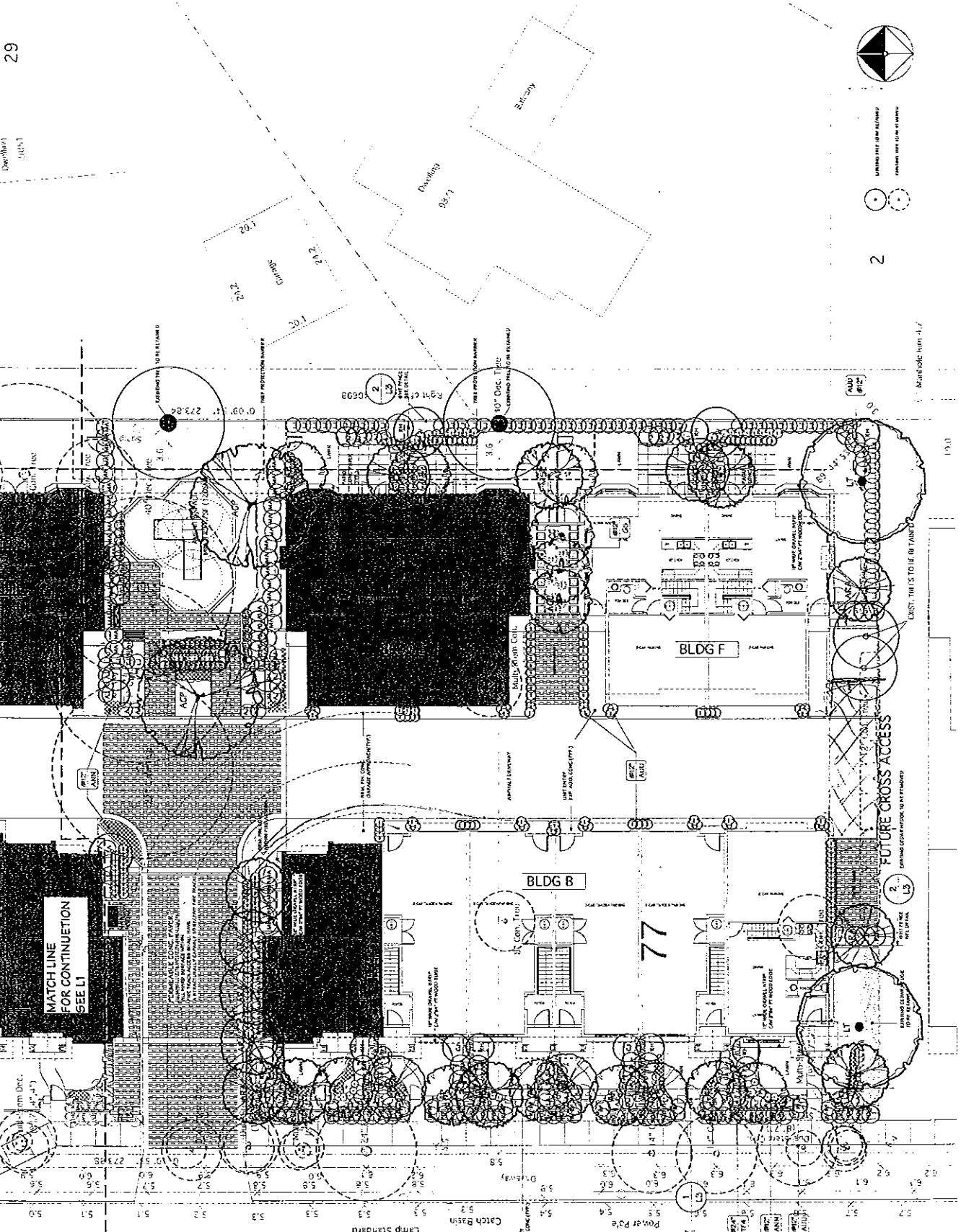
9700 9720 9740 9760 NO. 3 Road

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ATTACHMENT 6



9700 9720 9740 9760 NO. 3 Road



9700 9720 9740 9760 NO. 3 Road

AND ASSOCIATES
 2100 West 4th Street
 Vancouver, BC V6L 2K4
 Tel: 604.275.7915
 Fax: 604.275.7915
 Email: info@andassociates.com

ITO
 9700 NO. 3 RD.
 RICHMOND, B.C.

Project:
 9700 NO. 3 RD.
 RICHMOND, B.C.

LANDSCAPE PLAN

Author	AND ASSOCIATES
Checked	AND ASSOCIATES
Date	2011.06.01
Scale	AS SHOWN
Sheet	2



LANDSCAPE PLAN 1/10/11



Catherine MacDonald Inc.

648 East 5th Street North Vancouver BC V7L 1M7
phone 604.904.0787 cell 604.904.0302 fax 604.904.0706
email catherinemacdonald@shaw.ca

Mr. Matthew Cheng
Matthew Cheng Architect Inc.
201 – 445 West 6th Avenue
Vancouver, BC
V5Y 1L3

23 April 2007

Dear Matthew:

Re: Proposed Development at 9700, 9720, 9740 & 9760 No. 3 Road, Richmond
UPDATED ARBORIST REPORT

Following my original Report of 20 November 2006, based on site visits of 11 October 2006 & 7 March 2007, I am writing to clarify several issues brought to my attention via your office variously by emails from City staff and telephone correspondence with Alphonse Kho. This project consists of 20 proposed town homes on four former single family lots and my work was to assess the condition of the trees on and adjacent to the site relative to the proposed Site Plan.

44 trees are affected by the proposed development and located as shown on the accompanying annotated survey. Please note that this Plan---as it states, is reduced and should not be scaled---dimensions are provided. Drip line information was not provided on the Survey, but has been added for relevant trees since the previous Report. In summary (refer to attached plan *-changes & updates are in italics*):

#9760 No. 3 Road:

1. 9"/8"/7"/7" LABURNUM – This tree is in poor condition. It is at or beyond maturity. It has inclusions, splits in trunk, and decay is evident in main stem. Recommendation: Remove prior to construction.

Matthew Cheng Architect Inc.
9700, 9720, 9740 & 9760 No. 3 Road, Richmond
23 April 2007

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- 2./3./4. 8"/ 7" & 13" & 14" THUJA plicata – These trees are in fair condition. They have been "hedged" (likely topped by Hydro) trees are in good health, but crowding the sidewalk. These have been planted too close to the sidewalk and are not, in my opinion, able to be rehabilitated through pruning. Recommendation: Remove prior to construction.
5. 12" THUJA plicata – This tree is in poor condition. It is a twin stem due to previous topping. Large inclusion present on main stem. Growing very close to foundation of existing house. Recommendation: Remove prior to construction.
- 6./7. *Two 12" THUJA occidentalis – These trees are in good condition; however neither are specimen quality trees. They are beyond size for practical relocation as they are co-dominant trees and cannot be moved together. Previously recommended for removal prior to construction, City staff has directed retention of these two trees, and Alphonse Kho has advised me of parking layout changes that may make this possible. It is not possible to protect them to the drip line (as shown on the Plan), but is it possible to provide a protected root zone area of approximately the same size area. As I have outlined to Alphonse, I am somewhat surprised by City position on this issue, as I expect that the Landscape Plan could provide for specimen quality replacement trees in appropriate species and placement.*
8. 8" THUJA – This tree is dead. Recommendation: Remove prior to construction.
9. 10"/6"/6"/5" multi stem THUJA plicata – This tree is in poor condition. It is a twin stem due to previous topping. Large inclusion present on main stem. Growing very close to foundation of existing house. Recommendation: Remove prior to construction.

Right of Way Plan 40608:

- 10./11. *Two 40" POPULUS – These trees are, as the City Arborist points out, over mature. After a follow up site visit, I am now recommending that these two trees be removed prior to construction.*

#9720 No. 3 Road:

12. 26" PSEUDOTSUGA menziesii – This tree is in decline and in poor condition. It has excessive deadwood and dieback in the crown. Recommendation: Remove prior to construction.

13. 21" PSEUDOSUGA menziesii – This tree is in decline and in poor condition. It has excessive dieback in the crown, pruning stubs, and has an unbalanced and poorly formed crown due to crowding.
Recommendation: Remove prior to construction.
14. 27" PSEUDOSUGA menziesii – *This tree is in good condition, although it has an unbalanced crown due to crowding. It is located in the proposed roadway and is unrelocatable. We had a great deal of discussion about retaining this tree, and examined the area required for retention and impacts on development layout. I supplied information about tree protection requirements for this specific tree and your ensuing discussion with the developer and City staff have concluded that the tree should be removed prior to construction as I recommended.*

#9740 No. 3 Road:

15. 24" AESCULUS – This Horsechestnut tree is in poor condition. It has been repeatedly topped by Hydro. It has numerous inclusions, pruning stubs, suckers from the base and along the branches.
Recommendation: Remove prior to construction.
16. 3"/4"/4" CRATAEGUS – This multistem Hawthorne is in very poor condition. A weed species, it has been poorly pruned and has abundant deadwood, and is totally defoliated by insects.
Recommendation: Remove prior to construction.
17. 10"/9" PRUNUS – This Purple leaf Sandcherry is in poor condition. It has numerous inclusions, deadwood and decay in the main stem.
Recommendation: Remove prior to construction.
18. 7"/6" MALUS – This apple tree is in poor condition. It is in decline and beyond maturity.
Recommendation: Remove prior to construction.

#9720 No. 3 Road:

- 19./20. 9"/7"/4"/4" and 6"/4" – Two multi-stem Fruit trees in poor condition. Both are beyond maturity and decaying.
Recommendation: Remove prior to construction.
- 21./22./23. 16" and 26" and 16" – PICEA – These three Norway Spruce are in poor condition. They are crowded, have deadwood in the crowns and are in decline.
Recommendation: Remove prior to construction.

#9700 No. 3 Road:

- 24./25/26.27. 10"/6"/6" and 8"/8" and 12"/7"/4" and 13"/5" PRUNUS - Four multi-stem Purple-leaf Sandcherries in poor condition. All are leaning, have numerous inclusions, deadwood and decay in the main stems.
Recommendation: Remove prior to construction.

PRIVATELY-OWNED TREES (located north of # 9700):

28. 28" PSEUDOSUGA menziesii – This PRIVATELY OWNED tree located north of #9700 is in good condition, although leaning. Dimensioned tree protection fencing locations are shown on the attached plan for reference.
Recommendation: Retain & protect.
29. 9" PICEA – This PRIVATELY OWNED Colorado Blue Spruce, located north of #9700, is in fair condition, largely due to crowding. It is mostly dead on the west side and has abundant deadwood, and low vigor. Dimensioned tree protection fencing locations are shown on the attached plan for reference. Recommendation: Retain & protect.
30. .6"/4"/4" MAGNOLIA – This tree is in fair condition. It is multi-stem and leaning as typical of the species. It has some pruning stubs, and decay evident. It is unrelocatable. Dimensioned tree protection fencing locations are shown on the attached plan for reference. Recommendation: Retain & protect.
31. 14" PINUS – This tree is in poor condition, due to dieback and previous topping resulting in multiple top growth. Dimensioned tree protection fencing locations are shown on the attached plan for reference.
Recommendation: Retain & protect.

#9700 No. 3 Road:

32. – 41. 9 trees as noted on the Survey – (#39 – 12" Conifer, is JOINTLY OWNED with property owner located north of #9700.) These trees are all in poor condition due to crowding, excessive limbing up, topping, deadwood, and pruning stubs. As they currently provide some screening for the adjoining residence to remain, I recommend that the Landscape Architect consider replacing this screening in the proposed landscape scheme. As well, the property owner's written consent will be required prior to removal of #39. Recommendation: Remove prior to construction.

Please note that only tree #39 is jointly owned with the neighbor to the north. This tree is co-dominant, limbed up and totally unsuitable for retention. I note that the Landscape Architect has planned a

replacement hedge in this area—this should provide amenity and screening for the property owner(s). Consultation with and written permission from the owner is required prior to removal.

Right of Way Plan 2406099C:

42. -- 44. 3 trees as noted on the Survey –These trees, OWNED BY THE CITY OF RICHMOND and located within their Right-of-Way are all in poor condition due to crowding, excessive limbing up, topping, deadwood, and pruning stubs. I recommend that the City consent to their removal and that the Landscape Architect consider replacing this screening in the proposed landscape scheme. *Recommendation: Remove prior to construction.*

If there are any questions, kindly contact me at the above.

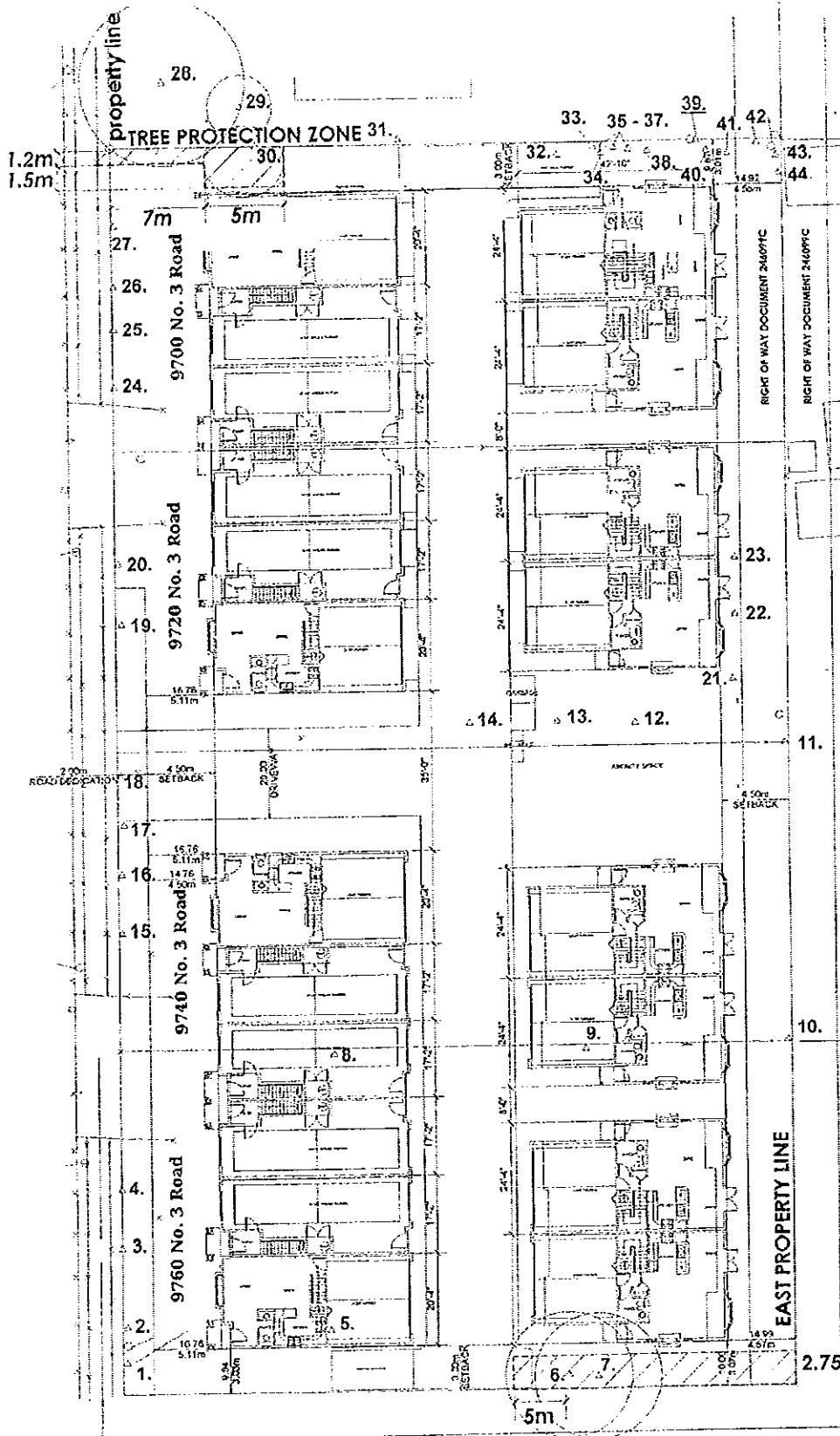
Sincerely,

**Catherine
MacDonald**

Catherine MacDonald Inc.
Catherine MacDonald
ISA Certified Arborist PN-0716A

Digitally signed by Catherine MacDonald
DN: cn=Catherine MacDonald, c=CA, o=Catherine
MacDonald Inc., email=catherinemacdonald@shaw.
ca
Date: 2007.04.24 12:31:32 -07'00'

Attached: Annotated Plan as Page 6.



CATHERINE MACDONALD INC.
 648 EAST 5TH STREET
 NORTH VANCOUVER, BC
 V7L 1M7
 TEL: 604.904.0787
 CELL: 604.904.0302
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TREE REPORT/RETENTION PLAN
 9700,9720,9740 & 9760
 No. 3 Road, Richmond, BC

ARBORIST REPORT
 of 20 November 2006
 AMENDED 23 April 2007

ISA CERTIFIED ARBORIST
 Catherine MacDonald PN-0716A

TREE PROTECTION NOTES:

DO NOT SCALE PLAN. REFER TO DIMENSIONS.

DIMENSION TREE PROTECTION BARRIERS AS SHOWN.
 BARRIERS TO BE AT LEAST 1.2M HIGH & CONSTRUCTED
 OF ORANGE SNOW FENCING SECURELY FASTENED TO
 WOOD OR METAL STAKES, OR, PLYWOOD FASTENED TO
 WOODEN STAKES, OR, OTHER BARRIER SATISFACTORY
 TO PROJECT ARBORIST.

NO MATERIALS STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING
 WITHIN PROTECTION AREA. WORK BY HAND ONLY WITHIN PROTECTION
 AREAS UNDER SUPERVISION OF ARBORIST.

ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC
 LANDSCAPE STANDARD (6TH EDITION) AS A MINIMUM.

ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE
 (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE.

CONSULT PROJECT ARBORIST AND/OR CITY OF RICHMOND
 ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8299 (RZ 06-326863)
9700/9720/9740/9760 NO. 3 ROAD

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it TOWNHOUSE DISTRICT (R2-0.7).

P.I.D. 010-470-026
Lot 22 Section 28 Block 4 North Range 6 West New Westminster District Plan 19253

P.I.D. 004-919-408
Lot 23 Section 28 Block 4 North Range 6 West New Westminster District Plan 19253

P.I.D. 003-549-828
Lot 76 Section 28 Block 4 North Range 6 West New Westminster District Plan 21062

P.I.D. 004-759-036
Lot 77 Section 28 Block 4 North Range 6 West New Westminster District Plan 21062

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8299".

FIRST READING

OCT 22 2007

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
[Signature]
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER