



To Council - Sept 10, 2007

To Planning - Sep 6, 2007
Date: August 10, 2007

To: Planning Committee
From: Wayne Craig
Acting Director of Development

RZ 07-378855

File: 12-8060-20-8290

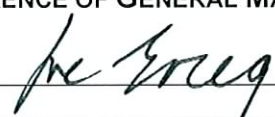
Re: **Application by Drew Arnot for Rezoning at 8371 Ash Street from Single-Family Housing District, Subdivision Area B (R1/B) to Single-Family Housing District, Subdivision Area K (R1/K)**

Staff Recommendation

That Bylaw No. 8290, for the rezoning of 8371 Ash Street from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be introduced and given first reading.


Wayne Craig
Acting Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


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

1. Provide a Landscape Security to the City of Richmond in the amount of \$3,000 for the planting of six (6) replacement trees on-site (2 trees at 11 cm calliper, 2 trees at 10 cm calliper, and 2 trees at 8 cm calliper). If replacement trees cannot be accommodated on-site, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City’s Tree Compensation Fund (\$500/tree);
2. Issuance of a Tree Cutting Permit, including the submission of an application and associated compensation to the satisfactory of Parks, Recreation & Cultural Services Department, for the removal of one (1) city boulevard tree;
3. Installation of appropriate tree protection fencing around the City’s tree adjacent to the north-east corner of the subject site prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring on-site; and
4. Registration of a flood indemnity covenant on title.

[signed original on file]

Agreement by Applicant
Drew Arnot

Item	Details
Application	RZ 07-378855
Location	8371 Ash Street (Attachment 1)
Owner	Roderick Drew Arnot & Sharon Ruth Arnot
Applicant	Drew Arnot

Date Received	June 22, 2007
Acknowledgement Letter	July 9, 2007
Fast Track Compliance	July 27, 2007
Staff Report	August 10, 2007
Planning Committee	September 6, 2007

Site Size	920 m ² (9,903 ft ²)
Land Uses	Existing – One (1) single-family residential dwelling
	Proposed – Two (2) single-family residential lots, each approximately 460 m ² (4,951.5 ft ²).
Zoning	Existing – Single-Family Housing District, Subdivision Area B (R1/B) – minimum width 12 m or 39 ft.
	Proposed – Single-Family Housing District, Subdivision Area K (R1/K) – minimum width 10 m or 33 ft.
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential • Ash Street Sub-Area Plan – Low Density Residential <i>This application conforms with applicable designations and policies.</i>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located in a portion of the Ash Street Sub Area where there is a mix of small and medium sized single-family lots and townhouses. • The housing stock is a mix of newer and older homes. • The homes surrounding the subject properties are generally older homes and some lots have similar development potential to the subject application.
• Staff Comments	<u>Background</u> <ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Staff Comments (Cont.)	<p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey submitted by the applicant indicates the location of five (5) trees (Attachment 3): <ul style="list-style-type: none"> • three (3) bylaw-sized trees are located on the subject property; and • two (2) bylaw-sized tree are located on the City boulevard. • An Arborist Report (Attachment 4) is submitted in support of the application. The Report recommends removal of all of the three (3) bylaw-sized trees noted on-site. • Tree Preservation Group staff have reviewed the Arborist Report and concurred with the recommendations for tree removal due to their condition and ability to contribute to the site post-construction. • Based on the 2:1 tree replacement ratio goal stated in the OCP and the size requirements for replacement tree in the Tree Protection Bylaw #8057, six (6) replacement trees with the following minimum calliper sizes are required: <ul style="list-style-type: none"> • two (2) trees of 11 cm; • two (2) trees of 10 cm; and • two (2) trees of 8 cm. • If all replacement trees cannot be accommodated on-site, a voluntary contribution to the City's Tree Compensation Fund will be provided in-lieu of planting the remaining replacement trees (\$500/tree). The applicant understands that a proposal to plant only the smaller replacement trees and provide contribution in-lieu of planting the larger replacement trees will not be accepted. • To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$3,000 prior to final adoption of the rezoning bylaw. • The Arborist Report also recommends removal of the Plum tree located on the City's boulevard in front of the subject property. Parks Operations Section staff have reviewed the Arborist Report and has no concerns on the proposed removal. • Before removal of any City's 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.
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<p>Staff Comments (Cont.)</p>	<ul style="list-style-type: none"> No comments were provided on the City's tree located adjacent to the north-east corner of the subject site. Tree protection barriers around this tree must be installed on-site prior to final adoption or prior to demolition of the existing dwelling on the subject property (whichever occurs first), and remain on-site until the construction of the future dwellings is completed. <p><u>Site Servicing</u></p> <ul style="list-style-type: none"> No servicing concerns at rezoning. At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. <p><u>Flood Protection</u></p> <p>In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.</p>
<p>Analysis</p>	<ul style="list-style-type: none"> The proposal to rezone and subdivide the subject property into two (2) single-family residential lots is consistent with all applicable land use designation guiding development in this block. It is similar to developments already undertaken in the immediate vicinity of the site. Most of the lots along this block of Ash Street have the potential to rezone and subdivide. Given that some of the lots in the area are small already and/or have relatively new housing, the character of the neighbourhood should not change dramatically.
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo; Attachment 2 – Development Application Data Sheet; Attachment 3 – Tree Survey; and Attachment 4 – Certified Arborist's Report.</p>
<p>Recommendation</p>	<p>The rezoning application complies with all land use designations contained within the OCP and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.</p>



Edwin Lee
 Planning Technician - Design
 (Local 4121)

EL:blg

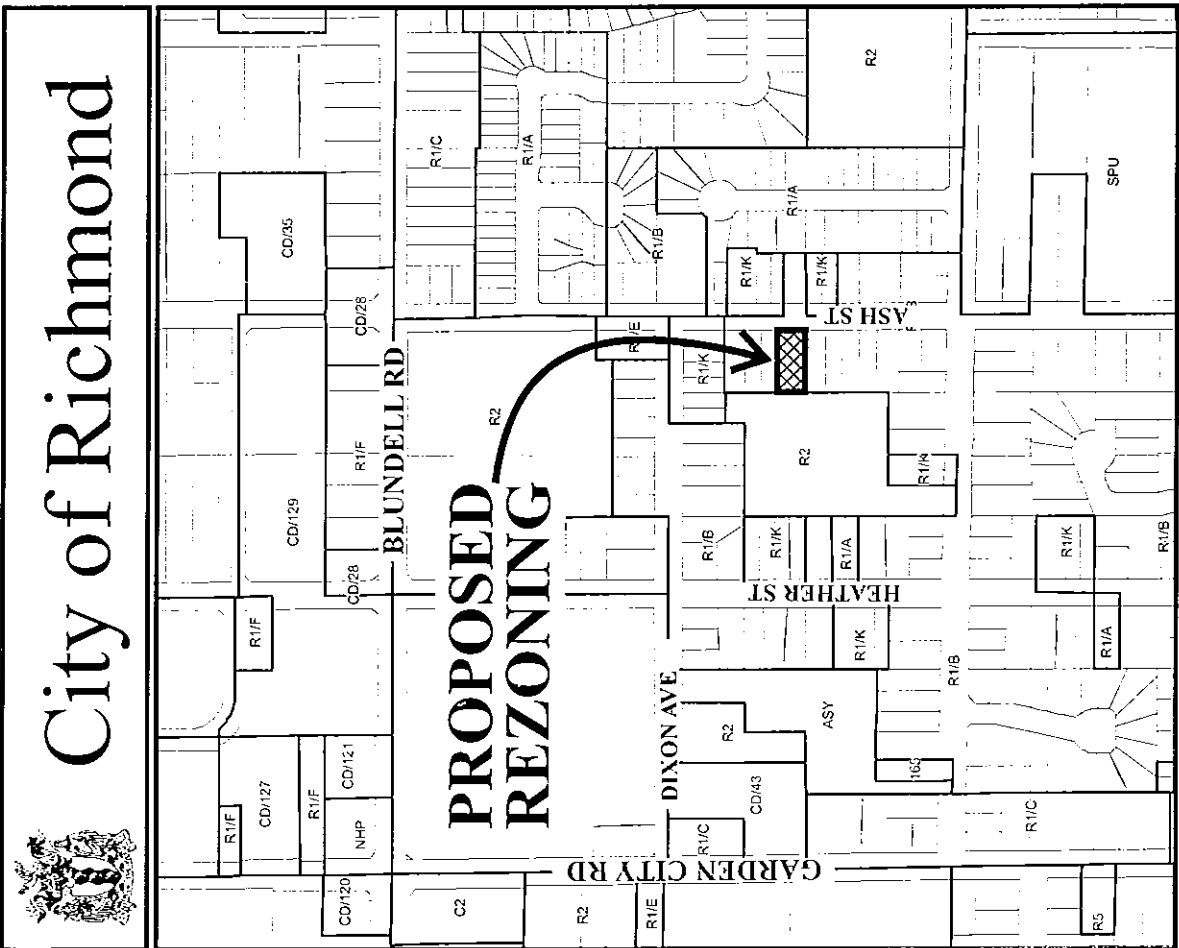
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11.46	8288	11.46	8288	11.46	8288	11.46
16.15	8260	16.15	8260	16.15	8260	16.15
10.03	8228	10.03	8228	10.03	8228	10.03
10.03	8226	10.03	8226	10.03	8226	10.03
20.66	8220	20.66	8220	20.66	8220	20.66

ASH ST

Original Date: 07/12/07

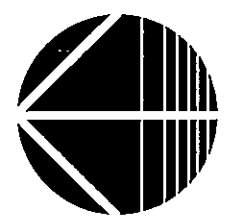
Revision Date: 07/17/07

Note: Dimensions are in METRES



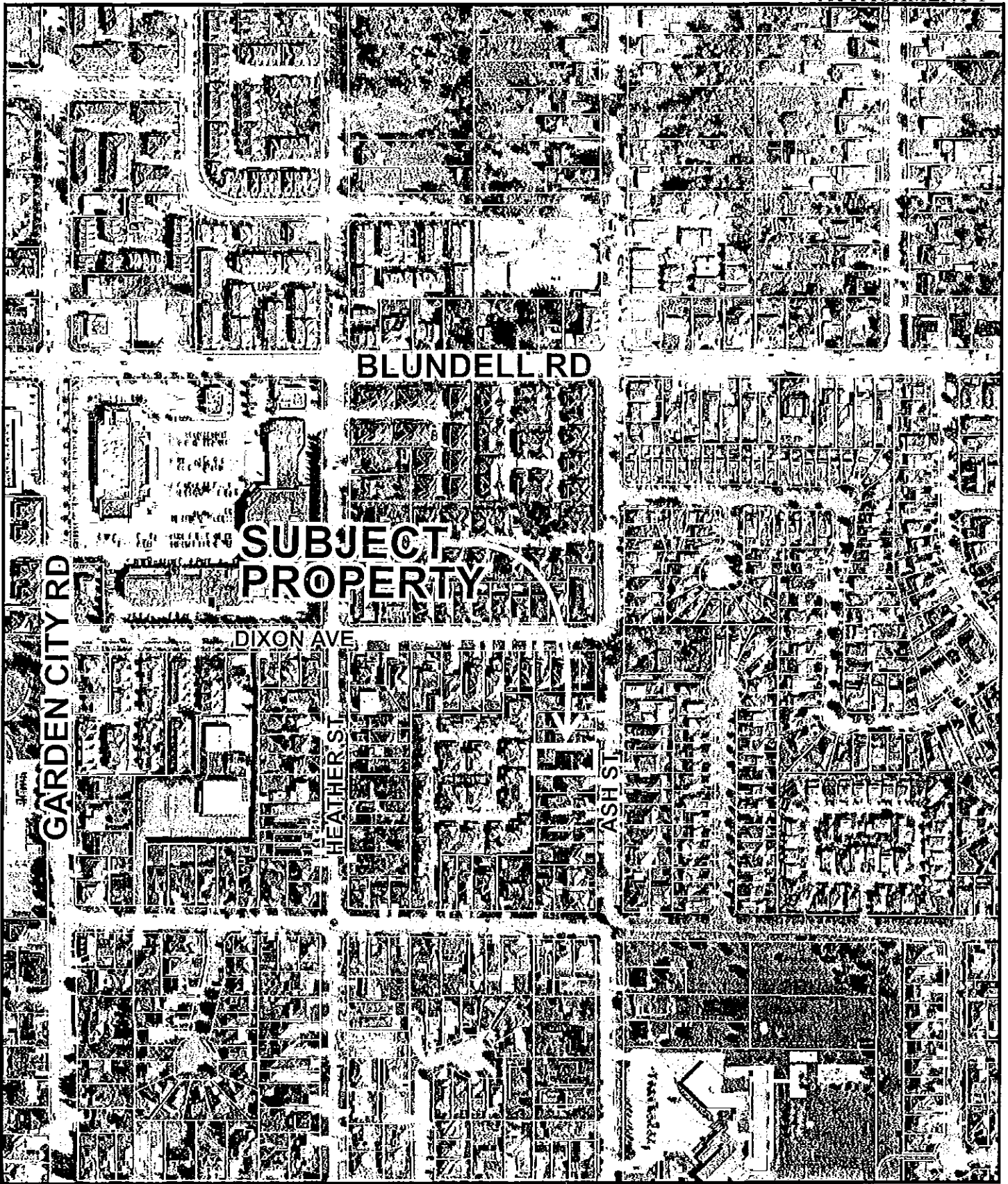
PROPOSED REZONING

RZ 07-378855



City of Richmond





RZ 07-378855

Original Date: 07/16/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

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

**Development Application
 Data Sheet**

RZ 07-378855

Attachment 2

Address: 8371 Ash Street

Applicant: Drew Arnot

Planning Area(s): Ash Street Sub-Area Plan (Schedule 2.6A)

	Existing	Proposed
Owner:	Roderick Drew Arnot & Sharon Ruth Arnot	To be determined
Site Size (m²):	920 m ² (9,903 ft ²)	Two lots – approx 460 m ² (4,951.5 ft ²) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	Ash Street Sub-Area Plan – Low Density Residential	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area B (R1/B)	Single-Family Housing District, Subdivision Area K (R1/K)
Number of Units:	1	2

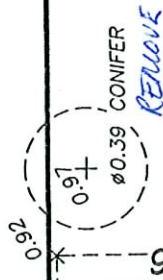
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m ²	Approx. 460 m ² each	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF LOT 2 SECTION 22
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP33815**

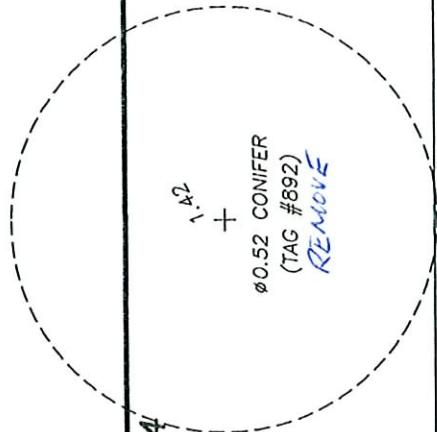
#8371 ASH STREET,
RICHMOND, B.C.
P.I.D. 023-809-078

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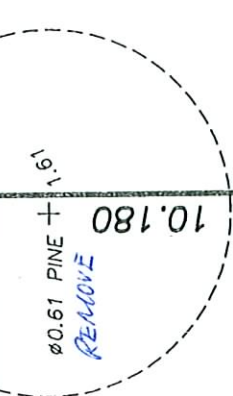
45.254

LOT 1
460 m²



45.255

LOT 2
460 m²



45.256

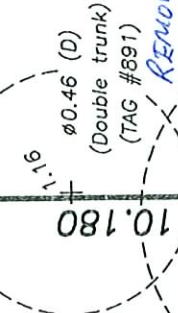
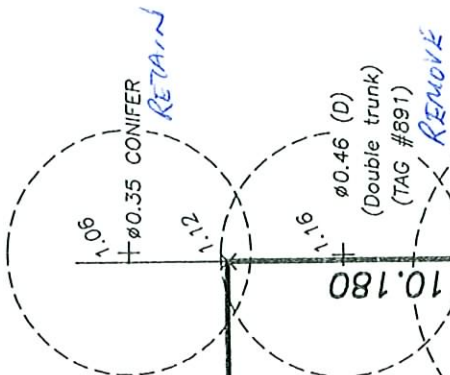
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STRATA
PLAN
NWS2965

PLAN LMP33815

10.166
CEDAR HEDGE

ASH STREET



10.180



SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LEGEND:
(D) denotes deciduous tree.

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3271
FB-100 P49-51
Drawn By: KA

DWG No. 3271-TREE

SURVEY COMPLETED ON JUNE 15th, 2007.



**ARBORTECH
CONSULTING
LTD**

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

MEMORANDUM:

June 14, 2007

File: 07194

Attn.: Drew Arnot
8371 Ash Street
Richmond BC V6Y 2S4

Project: Proposed Two Lot Subdivision
8371 Ash
Re: Tree Retention Assessment

Dear Mr. Arnot,

As requested, I made a site visit on June 14 2007 to tag and assess the current condition of the existing trees. The site is occupied by an existing home, however there is a proposal to subdivide it into two new building lots. A tree location plan and lot layout have been provided by JC Tam BCLC for our use in preparing the necessary documentation for the subdivision application to the city. Following are my recommendations for your consideration.

TREE ASSESSMENT

The site trees are detailed below for reference.

Recommended Treatment	Tree #	Dbh ¹	Species	Condition	Comments
Remove	891	15+15+12	Plum	Very Poor	Bacterial Blight and black knot canker visible throughout the crown. Decay and cavities at the old pruning wounds. There is strong potential for the stems to split apart, however the risk of damage or injury is low due its small size. This tree has limited remaining life and is not viable for retention in a development of the site.
Remove	892	71	Austrian Pine	Hazard	A large (40cm dia) scaffold limb is attached at 2.5m high, with a weak union and a visible crack. This scaffold limb is equal to the height of the tree and is very prone to breaking out when wind stresses are perpendicular to the attachment. The tree also has multiple tops, all with very poor attachment unions that have narrow angles of attachment and included bark. A large girdling root is visible at the top of the root crown, and it may be restricting root growth and reducing the structural buttressing at the trunk collar. The crown is very dense and with the above noted defects the tree is considered to be a high risk for failure and should be

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

					removed to mitigate the risk to the site.
Remove	893	53	Deodar Cedar	Hazard	This tree has been previously topped several times at various heights resulting in multiple tops and several decaying wounds at the old topping sites. There is a large kink at approximately 4m and the entire tree leans toward the east. The foliage is stunted and there is general dieback indicating that it is severely stressed and thus non-viable for retention. This tree has suffered years of improper maintenance and the structure is now impaired beyond restoration. There is high risk that a large leader could break out and fail due to the weak form and the decay in the stems. This tree is also located in the building envelope and cannot be retained in any case.
Remove	894	38	Colorado Spruce	Hazard	This large vigorous tree with a full and dense crown is in good health. However, it is leaning northeast approximately 20%. The root plate is bulging on the south and west sides indicating root heaving. This tree is actively failing via root mat failure most likely due to the shallow rooting atypical with this species, and due to the inadequate soil conditions to support the structural integrity of such a large tree. This tree should be removed to mitigate the safety risks to the site and surrounding lands.

Risk Rating Summary:

Based on methods prescribed by the Certified Tree Risk Assessor Certification Program, each tree has been rated for hazard risk as follows:

	Tree # 892	Tree # 893	Tree # 894
Probability of Failure (1 to 4 pts):	3	3	4
Size of Defective Part (1 to 3 pts ²):	2	2	2
Target Rating (1 to 3 pts):	3	3	3
Other Risk Factors (0 to 2 pts ³):	0	1 (dieback)	1 (failure in progress)
Total Rating (3 to 12 pts):	8	9	10

² Size of Defective Part: Up to 10 cm dia = 1 point, 10 to 50 cm dia = 2 points, larger than 50 cm dia = 3 points

³ Other Factor(s): Discretionary added points based on factors observed by the arborist as contributing to increased risk.

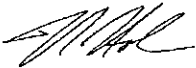
Tree Replacement

The removal of the subject trees will require that replacement trees are planted. The city will direct the owner as to the quantity and size of the replacement trees. The planting specifications can be detailed by the project landscape architect, or on our plan after the relevant information is received.

A copy of this report and accompanying plan should be submitted to the City of Richmond with the development application to obtain a tree cutting permit before any trees are removed.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,



Norman Hol,
Consulting Arborist
ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures; Photos, Tree Retention Plan

Photographs:

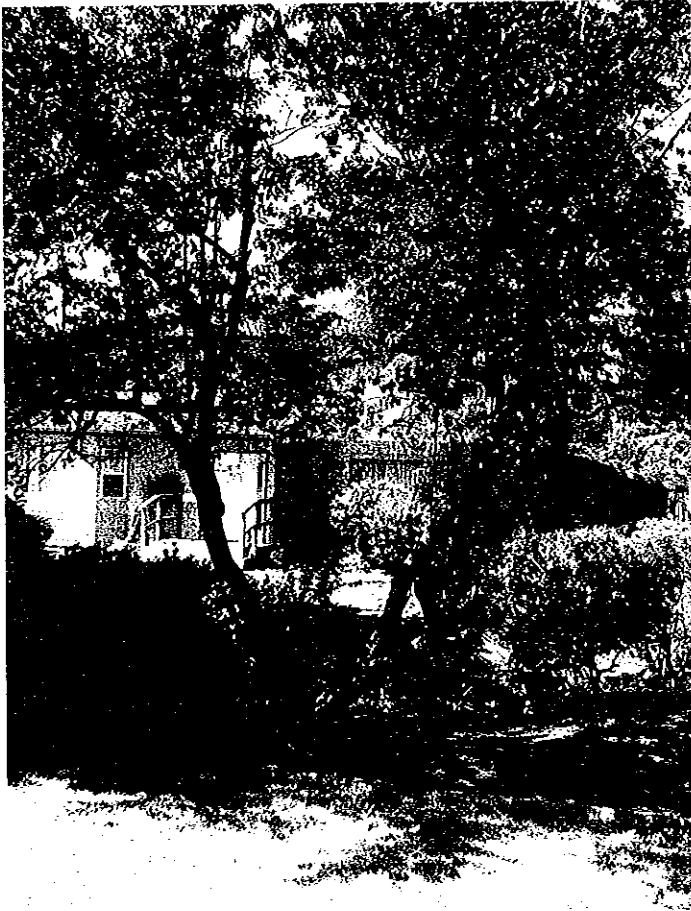


Photo showing plum tree # 891 with spreading form and multiple leaders.

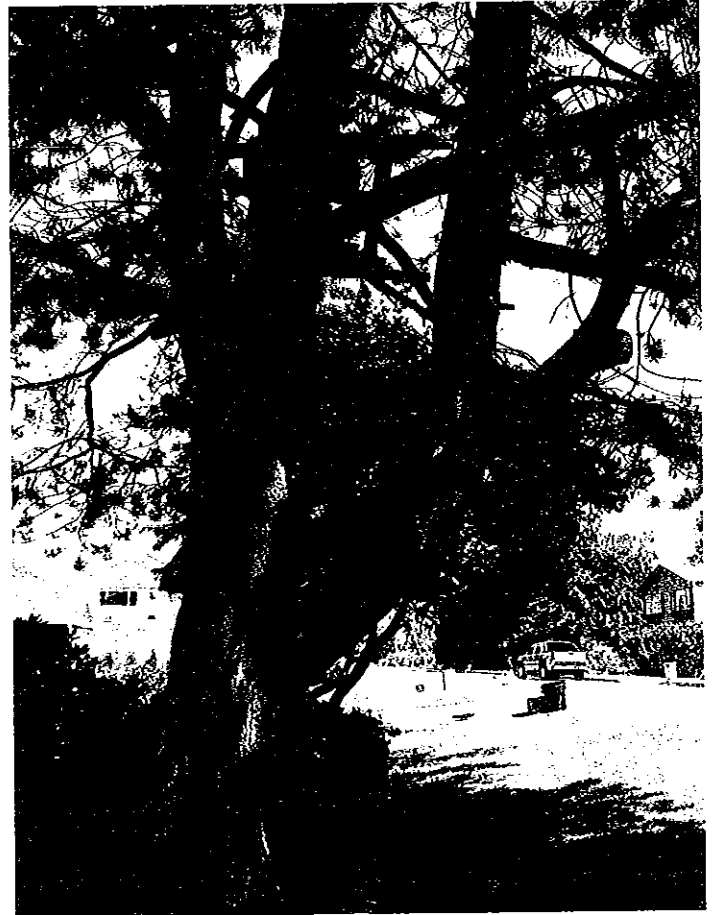


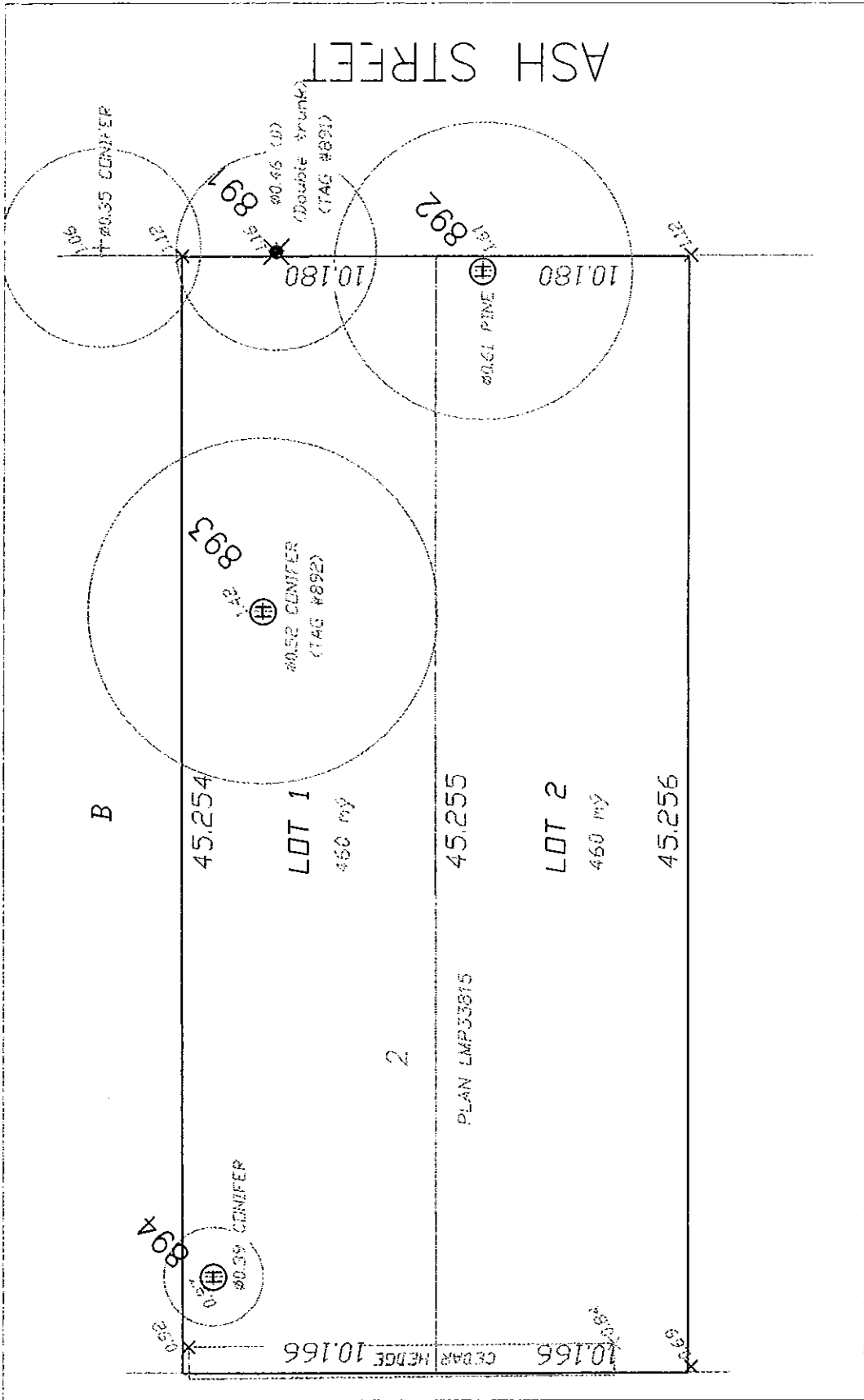
Photo showing the subdominant leader from tree # 892 on the east (right) side of the tree. With its weak attachment, the large size and its full exposure to north-south winds, it is high risk to peel out.



Photo showing Deodar cedar tree # 893 with multiple leaders and weak structural form. Note the lateral branch with several upright branches making it very heavy. Combined with the weak attachments and the decay, the limbs are high risk to break out.



Photo showing tree # 894 leaning toward the northeast. This large crown is a huge windsail and it could easily topple completely in future wind storms.



LEGEND

- ↖ 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.

TREE RETENTION PLAN

Client:
DREW ARNOT
Project:
PROPOSED TWO LOT SUBDIVISION
Site:
8371 ASH STREET RICHMOND

Scale 1:250



**ARBORTECH
CONSULTING
LTD**

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

file 07194 JUNE 20 2007



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8290 (RZ 07-378855)
8371 ASH STREET

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, SUBDIVISION AREA K (R1/K).

P.I.D. 023-809-078

Lot 2 Section 22 Block 4 North Range 6 West New Westminster District Plan LMP33815

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8290".

FIRST READING

SEP 10 2007

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by E.C., APPROVED by Director or Solicitor with signature.

MAYOR

CORPORATE OFFICER