



City of Richmond
Planning and Development Department

Report to Committee

To Council - Feb 25, 2008
To Planning - Feb 19, 2008

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development

Date: January 31, 2008

RZ 06-345524

File: 8060-20-8304

Re: **Application by Sohan S. Mann for Rezoning at 7611 Bridge Street from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/139)**

Staff Recommendation

That Bylaw No. 8304, for the rezoning of 7611 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/139)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

BJ:ef
Att. 9

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Sohan S. Mann has applied to rezone 7611 Bridge Street (**Attachments 1 & 2**) from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/139)" in order to permit a subdivision to create a maximum of four (4) single-family lots: one large lot fronting on Bridge Street and up to three (3) new lots fronting onto a new extension of Armstrong Street extending north from Keefer Avenue along the west edge of the subject site (**Attachment 6**). The development will dedicate lands and construct a portion of the new north-south road (Armstrong Street).

Access to the three new backland lots will be from Ash Street and along Keefer Avenue (**Attachments 4 & 5**). Keefer Avenue is to be dedicated and constructed, and the adjacent portion of Armstrong Street is to be dedicated, with funds provided for its construction, with the rezoning application for 7660 and 7680 Ash Street (RZ 06-331914), and which must be adopted prior to adoption of the subject application.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: A neighbourhood of older existing single-family homes on large lots (typically 18 m wide or wider), fronting Bridge Street, and zoned as Single-Family Housing District, Subdivision Area F (R1/F).

To the West: A site proposed for subdivision into seven single family lots fronting a new east-west portion of Keefer Avenue, to be constructed through the application, and dedicating a portion of the new north-south road (Armstrong Street) under RZ 06-331914, currently at third reading.

To the East: A mix of older and several newer existing single-family homes on large lots (typically 18 m wide or wider), fronting Bridge Street, and zoned as Single-Family Housing District, Subdivision Area F (R1/F).

To the South: A mix of newer and older existing single-family homes on large lots (typically 18 m wide or wider), fronting Ash Street, and zoned as Single-Family Housing District, Subdivision Area F (R1/F), as well as a recently completed 29 unit 2 1/2 storey townhouse development (DP 04-274972) fronting Ash Street, zoned Comprehensive Development District (CD/35).

Related Policies & Studies

- Official Community Plan (OCP) designation: McLennan South Sub-Area Plan, Schedule 2.10D

- OCP Sub-Area Land Use Map (**Attachment 4**): Residential, "Historic Single-Family", two and a half storeys maximum, maximum density 0.55 F.A.R.
- Roads (**Attachment 5**): The plan intends that developers will build a number of new roads, with the final alignments "subject to development" (e.g. their locations may vary as a result of opportunities and/or constraints that arise as residential development proceeds). Dedication and construction of the full road width for Armstrong Street, and frontage improvements to Bridge Street are required to be completed with this development. These road works will be done via a Service Agreement prior to Subdivision approval. ^
- Development Permit Guidelines: Not applicable to single-family development. However, Comprehensive Development District (CD/139) has been developed specifically for this sub-area, and includes regulations to promote improved building appearance and landscaping.

The proposal to subdivide and develop single-family homes is consistent with the objectives of the McLennan South Sub-Area Plan in terms of land use, lot size, density, and road network.

Staff Comments

A subdivision plan is enclosed for reference (**Attachment 6**). Separate from the rezoning process, the applicant is required to submit separate applications for Subdivision, Servicing Agreement (street frontage improvements and new road construction) and Building Permit.

Analysis

Lot Size Policy Consistency

The proposal to develop single-family homes is consistent with the amendments to the McLennan Sub-Area Plan establishing a lot size policy, adopted by Council, April 18, 2005. The policy permits the 11.3 m wide lots which front on new roads providing access to the back lands of existing lots fronting Bridge Street, and minimum 18 m wide lots fronting Bridge Street, as proposed.

Density and Form

The proposed subdivision layout provides for an attractive pedestrian oriented streetscape of single-family homes fronting the proposed new north-south street, and maintains the wide frontage of the established subdivision pattern along Bridge Street.

Building Appearance - Comprehensive Development District (CD/139)

Comprehensive Development District (CD/139), as amended by Bylaw 7945 with the application for 7720 Bridge Street (RZ 05-29550), adopted June 20, 2005, includes provisions for flexibility in the design of the garage, while including requirements to control building appearance, roof form and landscaping.

The amendments permit driveways from the street to lots that do not require lanes, while reducing the visual impact of the car by ensuring that garages and driveways do not dominate the streetscape. Comprehensive Development District (CD/139) controls the minimum lot width to accommodate garages in the front yard, and at the same time offers greater design flexibility to allow different type of lots.

Provisions, which are incorporated into this zone to achieve a "country estate" character for the McLennan South Sub-Area, include:

- a maximum floor area ratio of 0.55, consistent with City single-family standards;

- additional floor area permitted to encourage open front and rear porches;
- additional floor area permitted for development above garages, where pitched roofs are provided, to encourage integration of the garage with the massing of the building and a pitched roof appearance;
- limits on the maximum width of garage doors, to ensure that the garage does not dominate the streetscape appearance of new homes;
- limiting fence height to 0.9 m (3 ft.) within 6 m (20 ft.) of public roads and requiring that they be of open construction (e.g., picket fences) to encourage a more open and continuous landscape between the public and private realms and between neighbouring properties; and
- landscaping requirements on new lots created from a subdivision for three (3) new trees on the property with at least one new tree in the front yard.

Comprehensive Development District (CD/139) offers design flexibility and is consistent with the McLennan South Lot Size Policy, which establishes design controls for building appearance, garage door size, and landscape, and therefore a building Scheme is not required with this application.

Road and Vehicle Access

This application proposes an extension of the north-south back land road (Armstrong Street) at a location north of the new portion of Keefer Avenue. This location was confirmed through neighbourhood consultation and endorsed by Council, October 24, 2005. An OCP Bylaw to amend the Circulation Map (**Attachment 5**) was adopted January 15, 2007, with the application for 7511 Bridge Street (RZ 04-276082).

The proposal includes dedicating half and constructing the full width of the new north-south road (Armstrong Street) across the entire west edge of the site. The proposed subdivision and rezoning for 7660 and 7680 Ash Street proposes dedication and contribution towards half of the construction of a portion of the north-south road between Bridge and Ash Streets, as intended in the "Circulation Map" Dedication and construction of this portion of the north-south road will provide opportunities for future back land development in this area.

The Armstrong Street extension creates a dead end road which is greater than 110 m without a secondary (emergency) access. To accommodate egress from the dead end portion for emergency and public vehicles, registration of a Public Rights of Passage ROW over a portion of the driveway for (temporary) hammerhead turnaround purposes, of the new north lot along Armstrong is required as a condition of rezoning. The driveway is to be located at the South edge of the lot (**Attachment 8**). The exact dimensions of the ROW will be determined via the Service Agreement design process. The ROW will be discharged when Armstrong is extended and a new ROW is secured further north.

The proposed development is consistent with the McLennan South Sub-Area Plan's requirements for the establishment of new roads to provide access to the back lands. The proposal for dedication of lands and construction of the north-south road (Armstrong Street) will facilitate access to new single-family lots.

Affordable Housing

- This application was submitted prior to Council's adoption of the *Richmond Affordable Housing Strategy*, and therefore is exempt from the requirements of the policy. However,

the provisions of the proposed zoning, Comprehensive Development District (CD/139) permits Secondary Suites.

Trees

An Arborist report and tree survey (**Attachment 7**) have been submitted and reviewed by City staff, with recommendations for tree retention and removal on the net site, after road dedications, as summarized in the Table, below. Trees located within the future extension of Armstrong Street were not assessed, as the construction of the road will necessitate their removal. Compensation for trees within this road right-of-way is not being sought as Armstrong Street and is identified in the Area Plan.

Staff completed a site inspection on October 10, 2007, and concur with the Arborist recommendation that the tree situated on the City road allowance should be protected prior to demolition and through to the end of construction. If the tree requires removal, approval from Parks Operations should be sought.

The remainder of the recommendations for tree removal are supported by the tree bylaw section, and are summarized below:

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	13			Six of these trees have subsequently been removed, likely during site preparation for the adjacent development to the west (RZ 06-331914).
Within Right of Ways for New Road, Armstrong Street	4	N/A	None, as Road Required by Area Plan	Located within excavation and construction zones for roadworks.
Within Single-Family Building Envelope	8	2:1	16	To be removed, due to conflicts with proposed building locations, driveways, or poor health of the tree.
Other Trees To be Removed	0	2:1	0	
Trees To be Retained	1		0	To be protected during construction.

The applicant proposes to provide tree retention, replacement trees and cash-in-lieu, as follows:

- One (1) tree to be retained and protected, along the front property line at Bridge Street; and
- Sixteen (16) replacement trees, of a minimum size of 6.3 cm DBH, (e.g., 4 per lot), are required. The Landscape requirements in Comprehensive Development District (CD/139), requires the planting of three trees per lot, of a minimum size of 6.3 cm DBH, with a minimum of one tree in the front yard); Therefore, a minimum of twelve (12) replacement trees is required to be provided under zoning, with the additional four trees required (e.g., one per lot) to meet the minimum required replacement ratio (2:1).

In addition to the replacement trees, the applicant is required to provide boulevard trees through the standard Service Agreement on Bridge Street and Armstrong Street. In order to ensure that this work is undertaken, staff recommend that prior to final adoption of the rezoning bylaw, the applicant provide security as follows:

- A landscape security in the amount of \$8,500 (five-hundred dollars per tree) to the Security Deposit (Landscape) Account for the on site retained tree (1 tree) and replacement trees (16 trees); and
- The boulevard trees required along Armstrong and Bridge Streets will be secured through a separate standard Service Agreement.

Servicing Capacity

Storm Sewer: The City has completed a storm capacity analysis for the McLennan South Development Area Catchment and has determined the requirements and associated costs to accommodate on-going development within the area in the near future. The City requires that the developers contribute their proportionate amount based on the area of their development with respect to the entire catchment area affected. The applicant has agreed to contribute the proportionate amount of approximately \$32,684.29 to the storm drainage upgrades along Blundell Road, from Garden City Road to Ash Street.

Sanitary Sewer: The applicant has conducted a sanitary analysis for this Application. The Engineering department has accepted the applicant's recommendations that the sanitary sewer system has sufficient capacity for this development and that no upgrades to the sanitary system are required.

Water: Further water analysis is not required. As a part of the future Building Permit application, the applicant is required to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow. An additional hydrant may be required if there is not a hydrant within 90m of front door of furthest unit.

Flood Indemnity Covenant

In accordance with the City's Flood Management Strategy, a Flood Indemnity Covenant is required as a condition of rezoning.

Subdivision Permit

Review and approval of the location for driveways is required with the subdivision application, and is noted as a condition for rezoning. The length of this Armstrong extension creates a road which is greater than 110 m without a secondary (emergency) access; sprinkling the homes addresses that issue. The three lots to be created fronting Armstrong Street are to have Restrictive Covenants registered against them requiring that each new home have a complete fire sprinkling system installed. In addition, the applicant will be required to pay DCCs, School Site Acquisition Charges, Address Assignment Fees, and servicing costs at Subdivision.

Financial Impact

Road Development

The proposed new north-south road (Armstrong Street) associated with this application is included in the McLennan South Sub-Area Plan. The applicant will be required to dedicate a portion of a north-south road (Armstrong Street) along the subject site's west property line prior to final Rezoning approval. The purpose of Armstrong Street is to provide access to lots created

on the subject site through the subdivision of the existing single-family lot fronting Bridge Street. A Service Agreement for the design and construction of the road is required as a condition of subdivision approval.

Staff recommend that the applicant work with the developers of 7660/7680 Ash Street, Wellfit (Canada) Investment, regarding construction of Armstrong Street (SA07-368221).

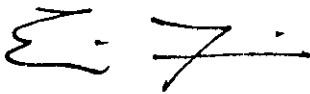
Latecomer Agreement

Although the City typically requires developers to pay for the construction of new roads that cross their property frontage, Council, on April 10, 2006, approved recommendations to offer Latecomer Agreements to rezoning applicants having to dedicate and construct the new north-south local road (Armstrong Street) if the applicant does not need this road to access their development. Such is the case with the adjacent development proposal at 7660 and 7680 Ash Street (RZ 06-331914). A Latecomer Agreement is not applicable for this development, where Armstrong Street provides access to the new lots created through subdivision.

Potential Latecomer Agreements for excess roadworks may apply to construction of portions of Armstrong Street associated with the developments at 7511 Bridge Street and 7660 and 7680 Ash Street, subject to application for these agreements by the developers and adoption of a Latecomers Bylaw by Council. The subject application has been identified by staff as falling within the benefiting area for the road works associated with 7511 Bridge Street, currently at third reading. If these works are completed prior to adoption of this application, a Latecomers fee may apply.

Conclusions

- The proposed development is in conformance with objectives for development within the McLennan South Sub-Area of the City Centre.
- Comprehensive Development District (CD/139) is consistent with McLennan South Lot Size Policy.
- On this basis, the subject application merits favourable consideration.



Eric Fiss, MAIBC, MCIP
Policy Planner

EF:cas

See rezoning consideration requirements **Attachment 9**.

Attachment 1: Location Map

Attachment 2: Site Context – GIS 2007 Aerial Photo

Attachment 3: Development Application Data Sheet

Attachment 4: McLennan South Sub-Area Land Use Map

Attachment 5: McLennan South Sub-Area Circulation Map

Attachment 6: Preliminary Subdivision Site Plan

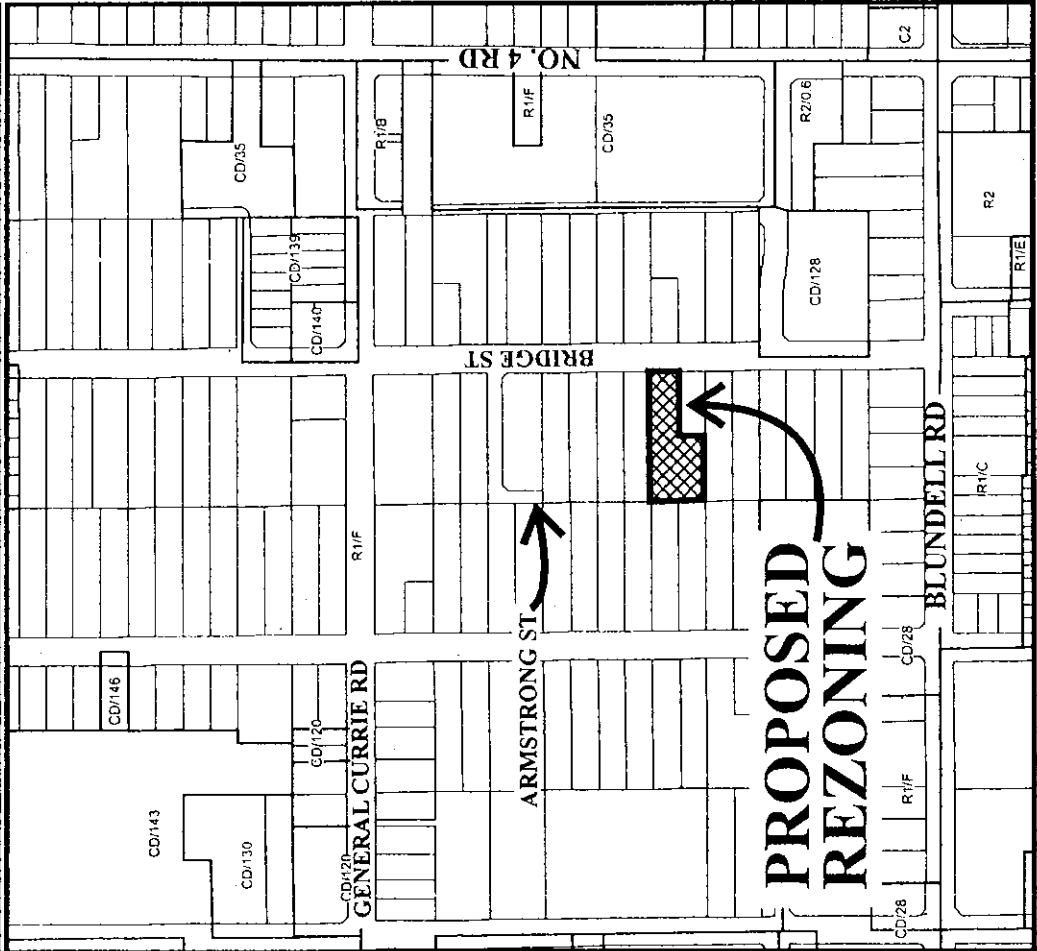
Attachment 7: Tree Survey

Attachment 8: Preliminary Temporary Turnaround Plan

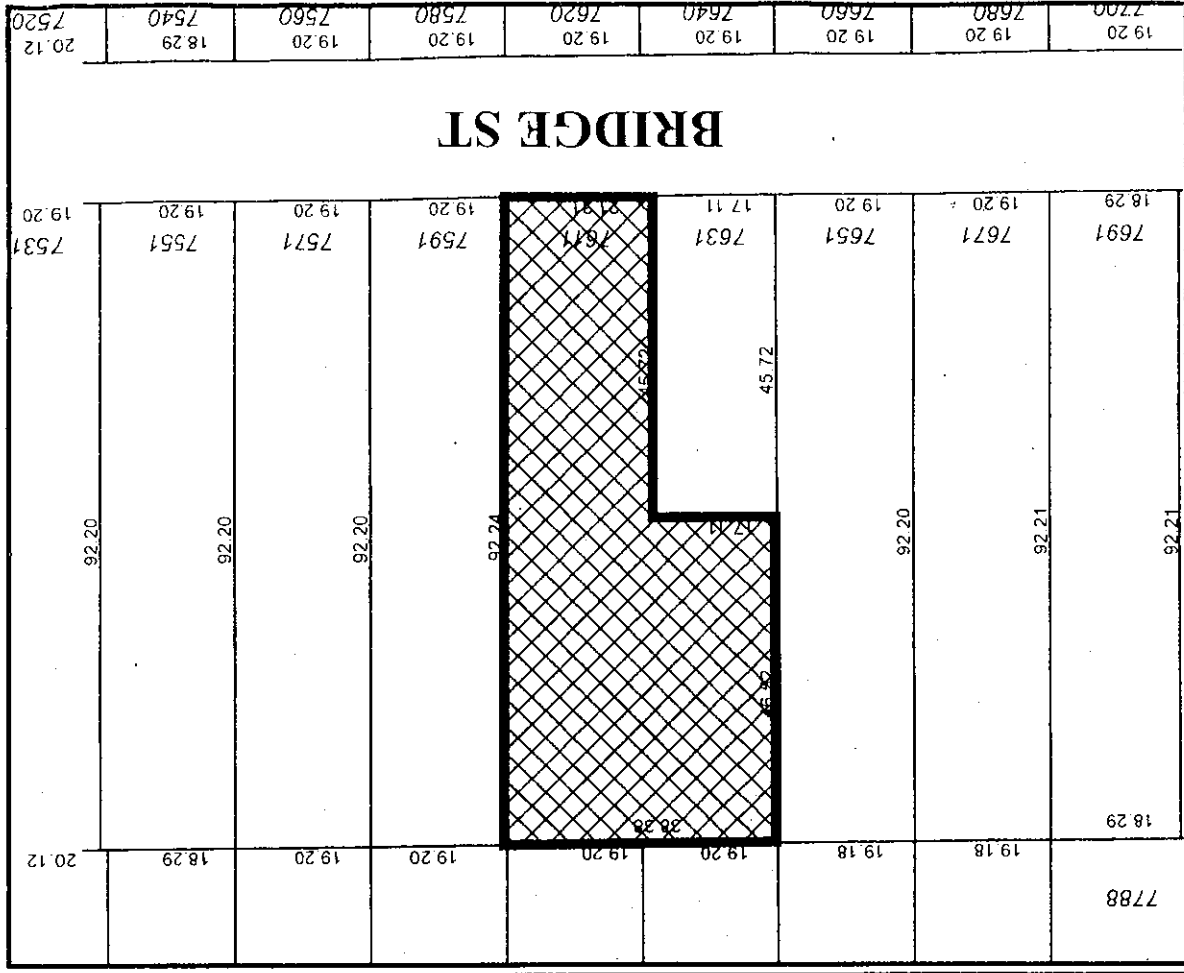
Attachment 9: Conditional Rezoning Requirements Concurrence



City of Richmond

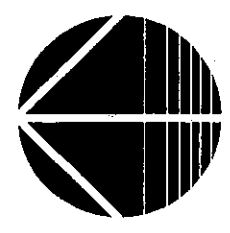


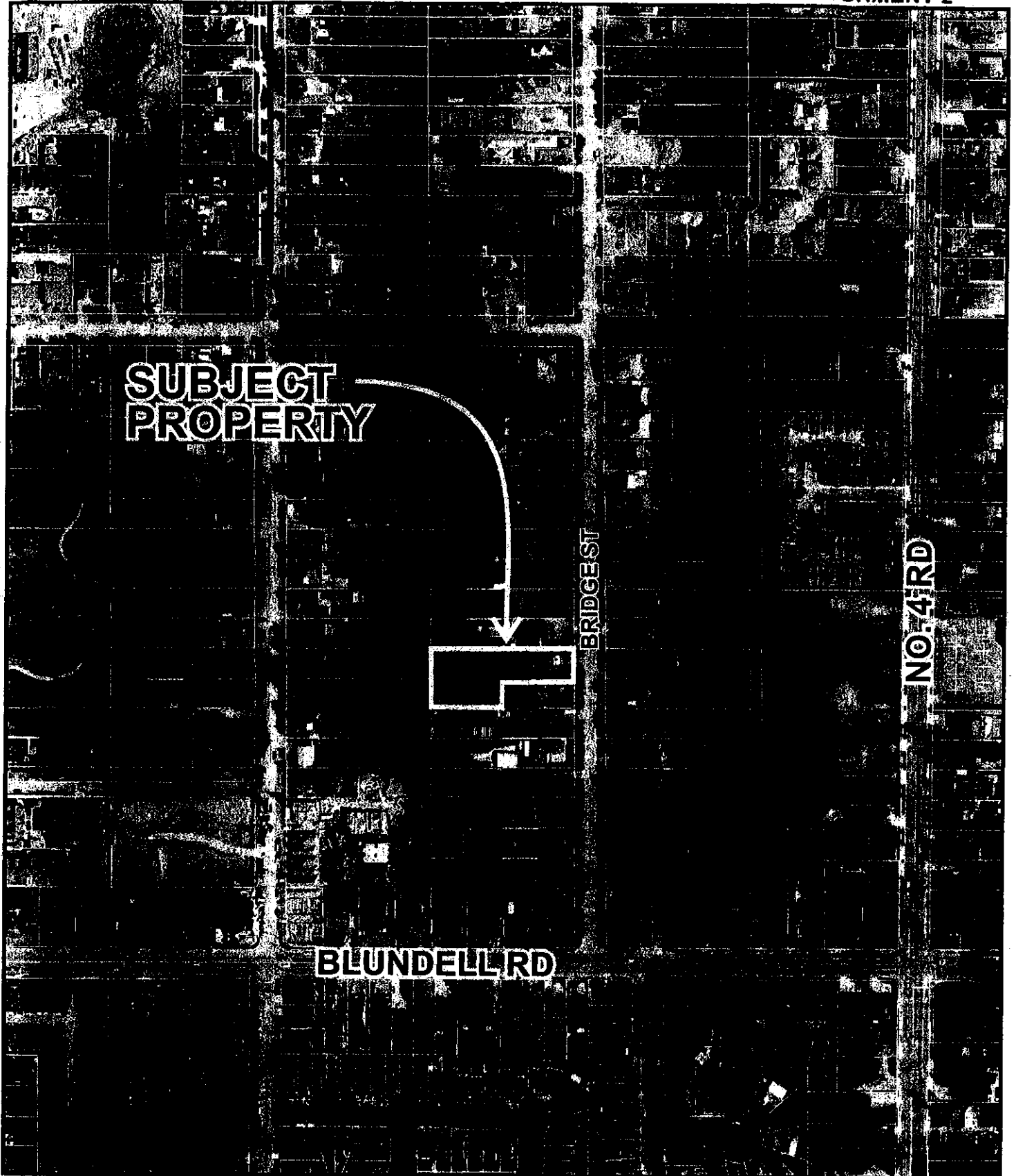
PROPOSED REZONING



Original Date: 09/13/06
 Revision Date: 10/12/07
 Note: Dimensions are in METRES

RZ 06-345524





**SUBJECT
PROPERTY**

BRIDGE ST

NO. 4 RD

BLUNDELL RD



RZ 06-345524

Original Date: 09/13/06

Amended Date: 10/12/07

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 06-345524

Address: 7611 Bridge Street

Applicant: Ranj Mann

Planning Area(s): City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	Surinder K Mann and Sohan S Mann	Surinder K Mann and Sohan S Mann
Site Size (m²): (by applicant)	2,759 m ² (29,699 ft ²)	2,414 m ² (25,985 ft ²) The gross site area is reduced by: <ul style="list-style-type: none"> 9.0 m (29.5 ft.) wide dedicated right-of-way (Armstrong Street) along the site's west edge for road.
Land Uses:	Single-family residential	No change
OCP Designation:	Residential	No change
Area Plan Designation:	Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR)	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/139) <ul style="list-style-type: none"> The intent of this zoning district is to accommodate single-family housing in Section 15-4-6.
Number of Units:	1 single-family dwelling	4 single-family dwellings

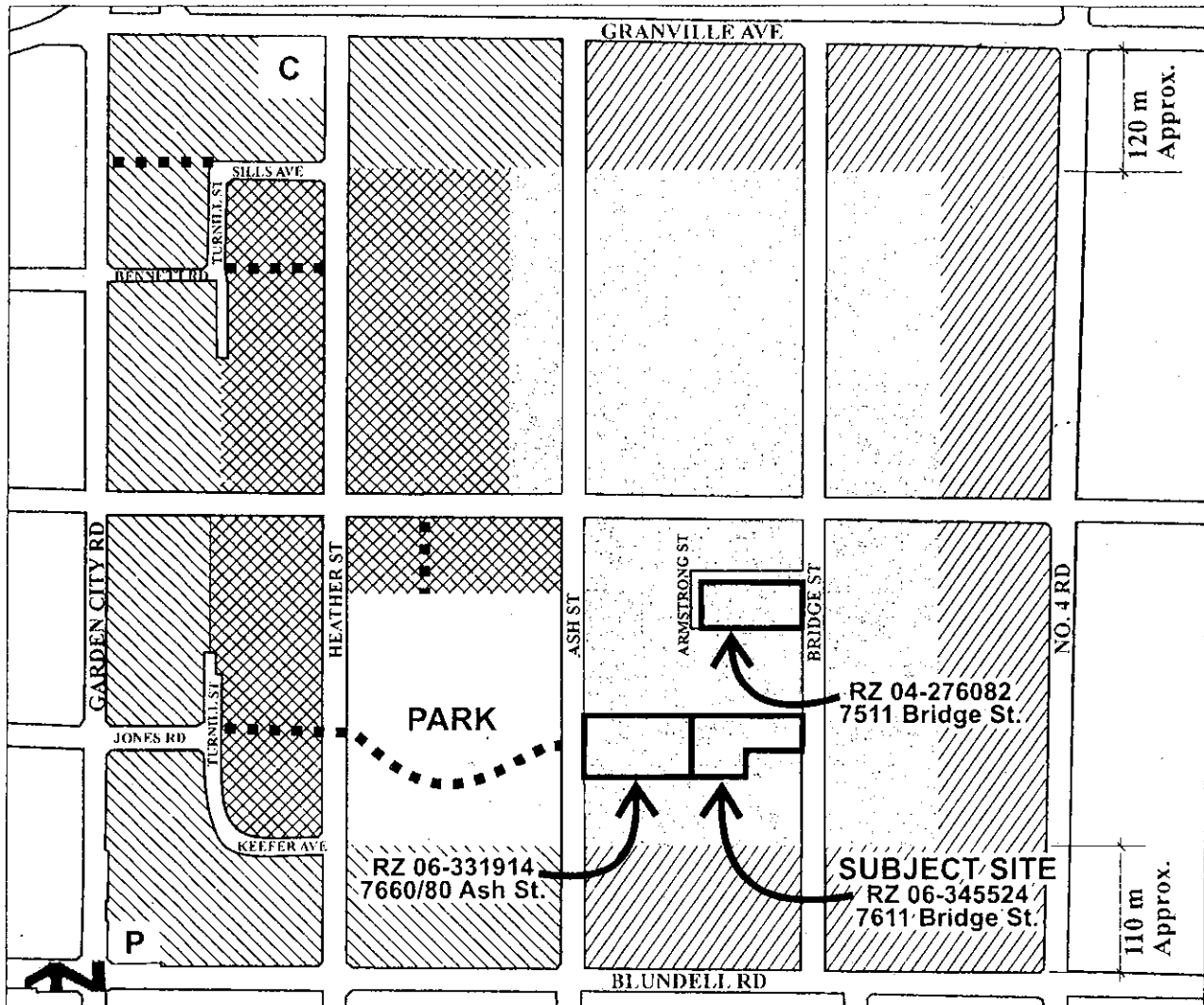
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	7 UPA	none required
Floor Area Ratio:	Max. 0.55 FAR, plus additional floor area for covered areas, off-street parking, and floor area above garage	0.55 F.A.R.	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (area) – Bridge Street	Min. 550 m ² (5,920 ft ²)	974 m ² (10,484 ft ²)	none
Lot Size (width) – Bridge Street	18 m (59 ft.)	21.3 m (70 ft.)	none
Lot Size (area) – Armstrong Street	Min. 320 m ² (3,445 ft ²)	3 lots at 480 m ² (5,167 ft ²)	none

ATTACHMENT 3

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (width) – Armstrong Street	11.3 m (37 ft.)	3 lots at 12.79 m (42 ft.)	none
Setback – Front Yard (m):	6 m Min.	6 m	none
Setback – Side Yard (m):	1.2 m Min.	1.2 m	none
Setback – Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Height (m):	Max. 2 1/2 storeys 9 m	Max. 2 1/2 storeys 9 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 spaces/unit x 4 = 8 (R) Visitor: not required	2.0 spaces/unit x 4 = 8(R)	none
Off-street Parking Spaces – Total:	8	8	none

Other: Tree replacement compensation required for loss of significant trees

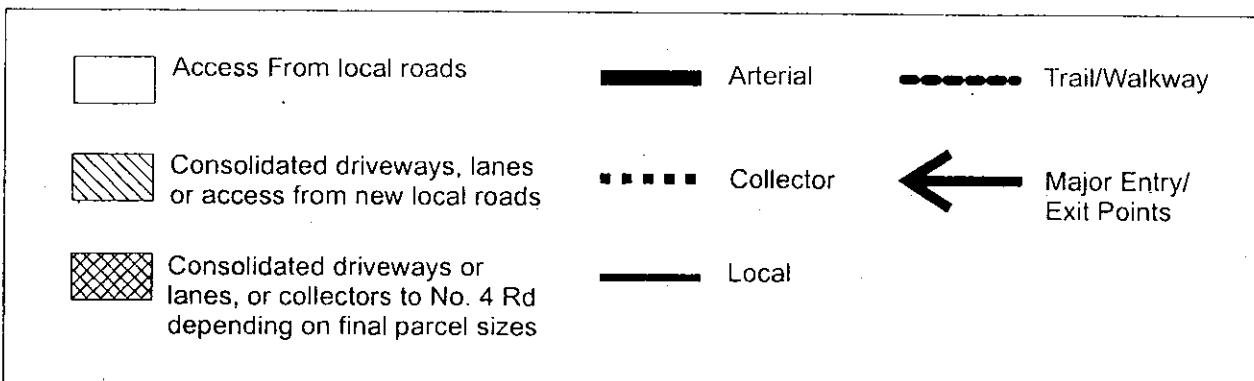
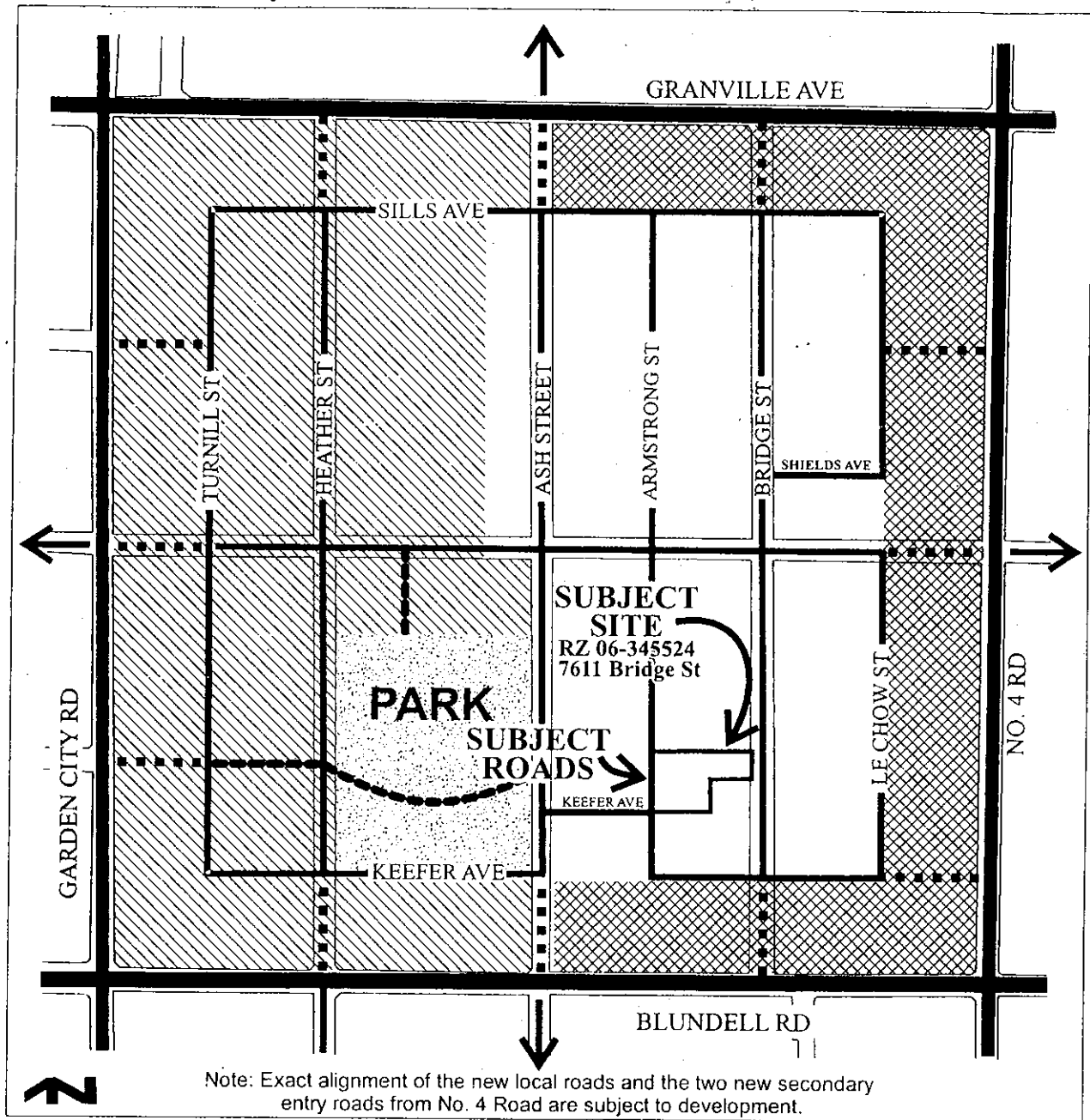
Land Use Map Bylaw 7892
2005/04/18



<p>Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p>	<p>Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) 	<p>■■■■ Trail/Walkway</p>
<p>Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.</p>	<p>Elsewhere:</p> <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; 	<p>C Church</p>
<p>Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.</p>	<p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p>P Neighbourhood Pub</p>

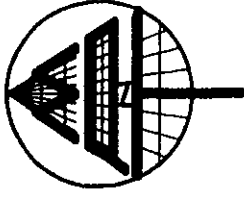
Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

Circulation Map

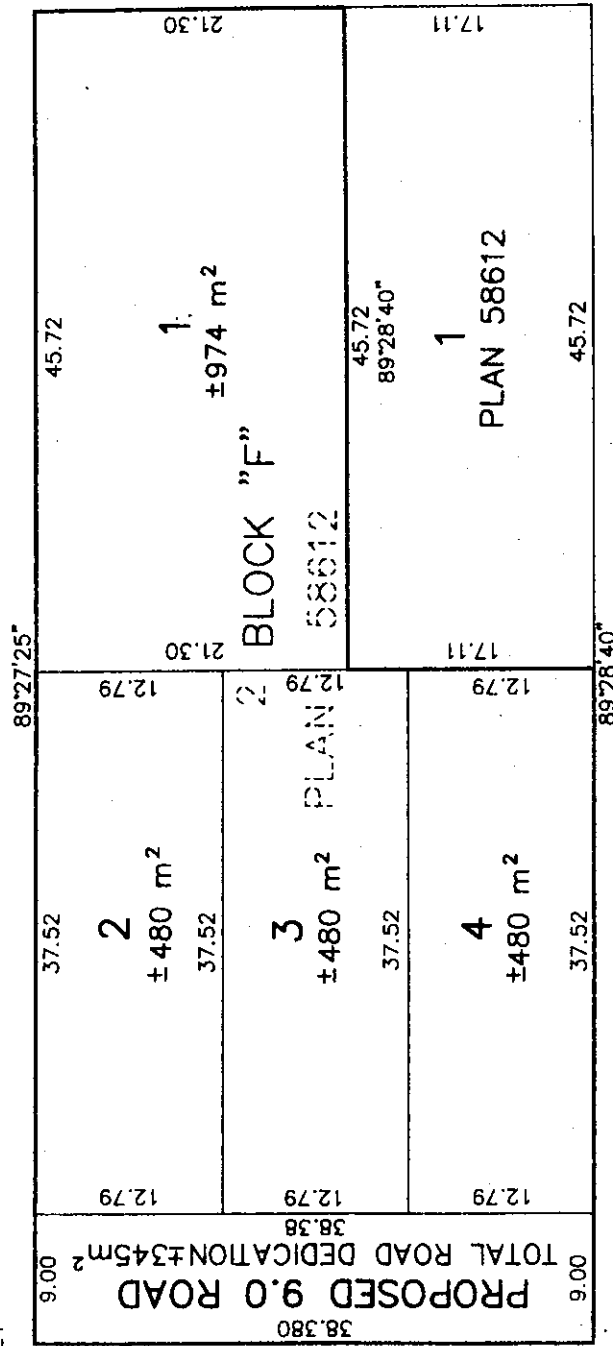


**PROPOSED SUBDIVISION PLAN OF LOT 2 SECTION 15
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT
PLAN 58612**

R-07-15190-PROPOSAL-2



CURRENT ADDRESS:
7611 BRIDGE STREET
RICHMOND, B.C.



TOTAL DEVELOPMENT AREA LOTS AND ROAD = ±2759 m²

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD
RICHMOND, B.C.

V6Y 3T8
PH: 604.270.9331
FAX: 604.270.4137

CADFILE: 15190-PROPOSAL-2.FLX

LEGEND

SCALE 1:500



ALL DISTANCES ARE IN METRES.
DISTANCES AND AREAS ARE FROM LAND
TITLE OFFICE RECORDS AND HAVE NOT
BEEN CONFIRMED BY FIELD SURVEY

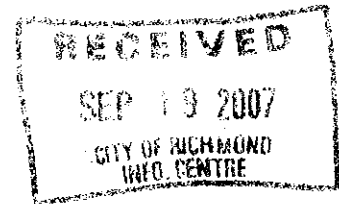
R-07-15190-PROPOSAL-2

SEPTEMBER 11, 2007

RZ 06-345524

ATTACHMENT 7

Eric FTS



4:15
A

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

18 September 2007

Mr. Ranj Mann
EMAILED: ranjmann@hotmail.com

Dear Ranj:

Re: **7611 Bridge Street, Richmond**
ARBORIST REPORT

Following my site visit of Friday 14 September, I am pleased to provide this Report on trees at the above lot. You are intending to develop the lot, and my Arborist Report is based on a Survey by MPT dated 25/28 August 2007. No other site information is currently available.

You'll notice as on the attached reduced Survey (not to scale) that trees T6 to T13, inclusive (Surveyors numbers), have already been removed. Although I have no knowledge of it, this work was likely done by those clearing the lots to the west of the subject site (namely: N half of 6, Plan 1207 and S half of 6, Plan 58612). These lots have been recently cleared and pre-loaded. I did see some dead tree debris on your site, indicating the trees were cut and partially disposed of.

Remaining trees in detail:

TREE TAG #107 (.14m diameter) Cotinus/Smokebush – Located in the City of Richmond street allowance. This over mature shrub/small tree is in good health, has minor inclusion at the base between two stems. Because of it's age, I would rate it FAIR overall. This tree is unrelocatable, and may be affected by site circulation planning. I recommend that the City of Richmond inspect this tree and consider its removal. In my opinion, long term amenity would be better served by new tree planting following building construction. Until permission for removal is granted by the City Parks Department, Tree Protection Zone fencing is shown on the Plan. The tree should be protected as per City of Richmond Bylaws.

TREE TAG #108 (.12/.08/.17m diameter) Japanese Maple – Located in the front yard. This tree is in good health, but has been poorly maintained. It has been "lion-tailed" and

numerous pruning stubs remain. Therefore, I rate the tree as POOR; it is neither desirable nor economical to relocate this tree. I recommend that the City of Richmond permit its removal prior to construction.

TREE TAG #109 (.22m diameter) Fruiting Pear Tree – Located in the rear yard. This tree is in decline. It has pear trellis rust, inclusions, poor branch structure, and therefore is rated POOR. I recommend that the City of Richmond permit its removal prior to construction.

TREE TAG #110 (20@.09m diameter) Hazel Shrub – Located in the rear yard. This overgrown shrub is in good health, but beyond maturity and rated FAIR. I recommend that the City of Richmond permit its removal prior to construction.

TREE TAG #111 (15@.10m diameter) Hazel Shrub – Located in the rear yard. This overgrown shrub is in good health, but beyond maturity and rated FAIR. I recommend that the City of Richmond permit its removal prior to construction.

TREE TAG #112 (2@.13, .20m & .13m diameter) Mountain Ash Tree – Located in the rear yard at the west property line. This multi-stem pioneer species is beyond maturity, declining rapidly and rated POOR. I recommend that the City of Richmond permit its removal prior to construction.

I have digital photos of the site and the trees if they are required. Please email or call if further information is required.

Sincerely,

Catherine MacDonald

Digitally signed by Catherine MacDonald
DN: cn=Catherine MacDonald, c=CA, o=Catherine
MacDonald Inc., email=catherinemacdonald@shaw.ca
Date: 2007.09.19 06:22:47 -07'00'

Catherine MacDonald Inc.

Catherine MacDonald
ISA Certified Arborist PN-0716A
ISA Certified Tree Risk Assessor #212

cc Attachments: Updated Reduced Survey with tree tag numbers.
City of Richmond Tree Protection Zone signage example.

City of Richmond Business License #07-364343

Catherine MacDonald Inc
 648 East 6th Street
 North Vancouver, BC V7L 1M7
 tel: 604.904.0787
 cell: 604.904.0302
 fax: 604.904.0706
 email: catherinemacdonald@shaw.ca

Catherine MacDonella
 ISA Certified Arborist PA-0716A
 ISA Certified Tree Risk Assessor #212

NOTES:

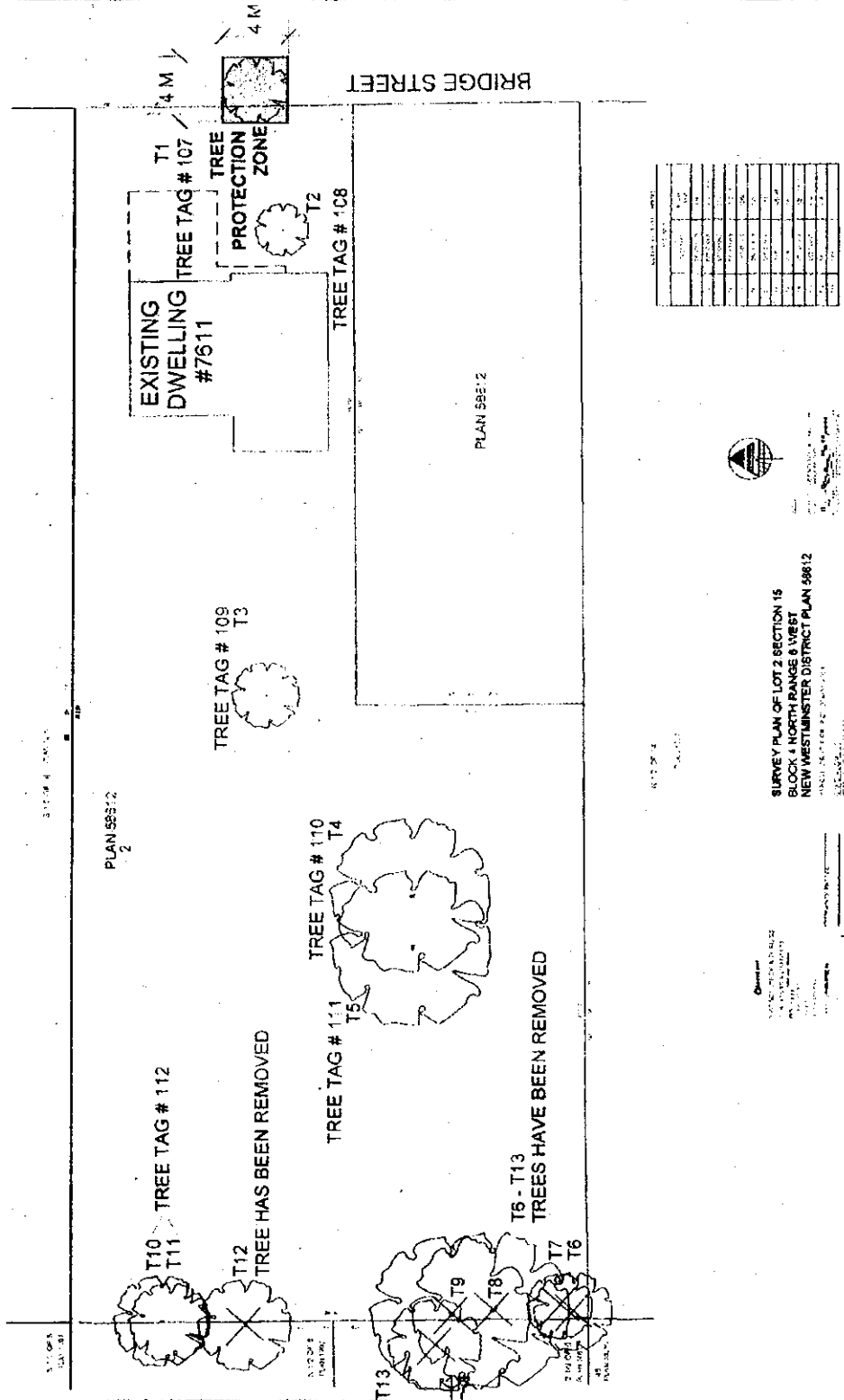
- DO NOT SCALE FROM TREE TO DIMENSIONS.
- TREE DIMENSIONS 1 METERS.
- REFLECT ON LOTTER DIMENSION TREE PROTECTION BARRIERS AS SHOWN. BARRIERS TO BE AT LEAST 1.0M HIGH AND CONSISTED OF ORANGE OR CA FENCING SECURELY FASTENED TO WOOD OR METAL STAKES OR AWLWOOD FASTENED TO WOODEN STAKES.
- DELETE BARRIERS FACTORY TO REFLECT ARBORIST MUNICIPAL TREE INSTALL SIGNAGE AFTER SULA WORK REPORT.
- NO MATERIALS STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING AT ANY PROTECTION AREA. WORK BY HAND ONLY WITHIN PROTECTION AREA 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 INTERNATIONAL SOCIETY OF ARBORICULTURE.
- CONSULT PROJECT ARBORIST OR MUNICIPAL ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

**7611 BRIDGE STREET
 RICHMOND**

ARBORIST REPORT

DATE: 18 SEPTEMBER 2007

SCALE: NOT TO SCALE
 NORTH



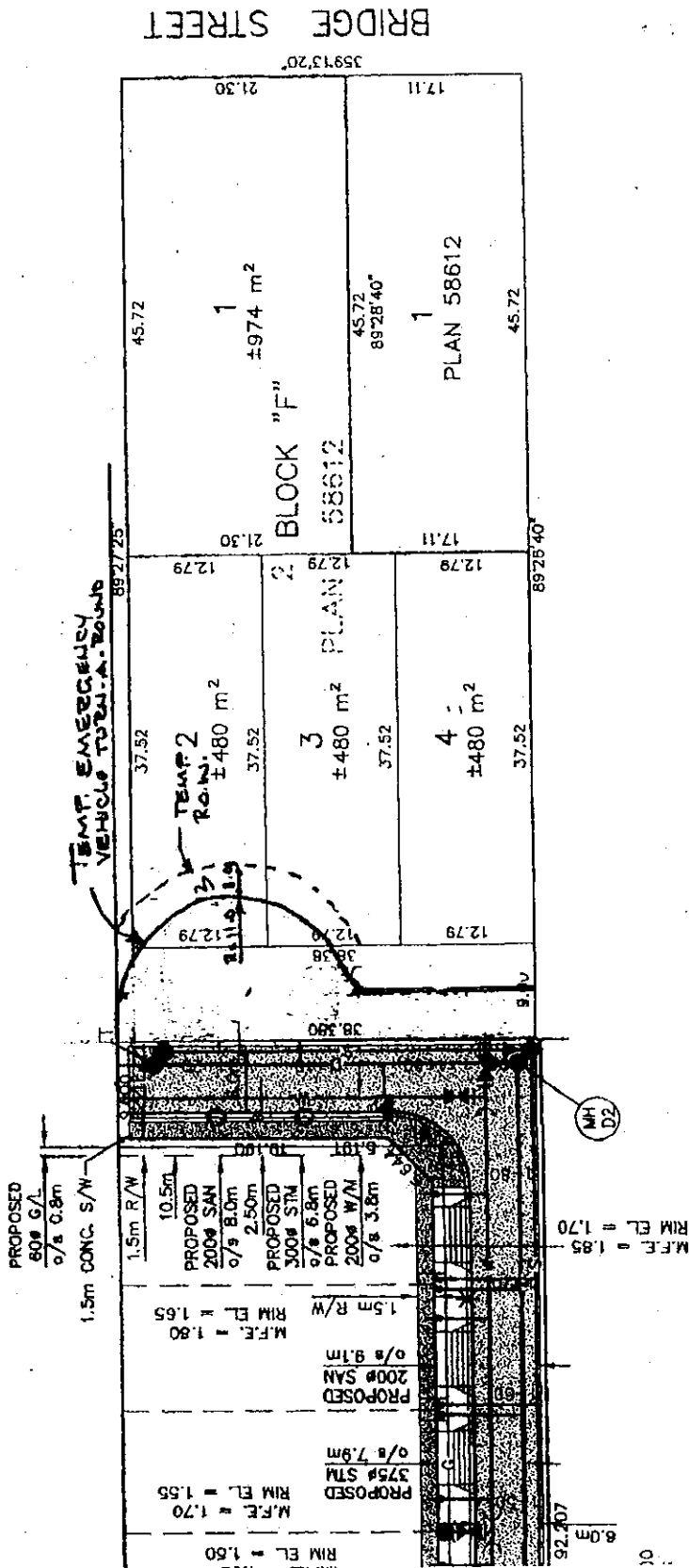
DATE OF SURVEY: 18 SEP 2007

**SURVEY PLAN OF LOT 2 SECTION 15
 BLOCK 4 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT PLAN 59812**



PLAN 59812

PLAN 59812



DATE	
FILE NO.	
DRIVING IN.	2058
ISSUE	△
CLIENT	VISHAL DHAMI
PROJECT	PROP. SUBDIVISION 7611 BRIDGE ST.
TITLE	TEMPORARY TURN-A-ROUND
MORGAN STEWART AND COMPANY LIMITED Surveyors and Engineers 1055 Seymour Street, Vancouver, B.C. V6B 3M3 PHONE: 687-6866 FAX: 685-8071	
DESIGNED	
DRAWN	
CHECKED	
APPROVED	

Rezoning Consideration Requirements

7611 Bridge Street

RZ 06-345524

Prior to final adoption of Zoning Amendment Bylaw 8304, the developer is required to complete the following requirements:

- Adoption of Zoning Amendment Bylaw 8105, 7660 and 7680 Ash Street (RZ 06-331914);
- Completion of works associated with Servicing Agreement that will see Keefer Ave extended from Ash, and Armstrong Street established off Keefer (SA07-368221 by Wellfit [Canada] Investments at 7660/7680 Ash Street) and acceptance of the new streets on the City maintenance program. It is recommended that the two developers work together, especially on the construction of Armstrong Street.
- Dedication of a 9 m (29.5 ft.) wide strip of land for the establishment of a new street (Armstrong Street) along the entire west edge of the subject site. The Developer is eligible to make application for a Latecomer Agreement, for the cost of the road, including land dedication, road construction and services which are excess to the requirements of the proposed subdivision. All costs associated with the establishment of a latecomer Agreement will be at the applicant's sole cost;
- Contribution of the proportionate amount of approximately \$32,685, towards the McLennan South Drainage Upgrade along Blundell Road, from Garden City Road to Ash Street;
- Possibly make payment for Latecomers to the City for Armstrong Street. There are two other developments which have yet to construct their off site works, which may apply to the City for Latecomers once those works are done, which could affect this application. They are SA07-362899 at 7511 Bridge Street, who has dedicated the initial first leg of Armstrong Street, and SA07-368221 at 7660 & 7680 Ash Street, who as of this date is only between 1st and 2nd Submission of the SA review process. *Both* applications have yet to have their Rezoning Bylaws adopted (RZ04-276082 & RZ06-331914 respectively), and likewise the Benefiting Area Boundaries for any Latecomer requests have also not been determined or established by our Engineering Department. Both other developers must request a Latecomers Agreement with the City, which would only be implemented once the construction of the works is complete. So, at this moment, it cannot be known with certainty if a Latecomers charge will be imposed against this application.
- Submission of a Landscape Security to the City of Richmond in the amount of \$8,500 (five-hundred dollars per tree) to the Security Deposit (Landscape) Account for the on site retained tree (1 tree) and replacement trees (16 trees) of a minimum size of 6.3 cm DBH, (e.g., 4 per lot), consisting of 8 new trees in the front yards and 8 new trees in the rear yards; and
- Registration of a flood indemnity covenant on title.

Then, prior to Subdivision* approval (SD 06-345525):

- The developer is required to enter into the City's standard Servicing Agreement* (SA), to design and construct the following at their sole cost. Works include, but are not limited to:

- a) West side of Bridge Street along the subject site's entire frontage including, but not limited to, road widening, curb and gutter, creation of a 3.85m wide grass and treed boulevard (trees to be Red Horse Chestnut), including a 2.6m wide utility corridor, decorative "Zed" street lights, and a minimum 1.5m wide concrete sidewalk near the Property Line; and
 - b) Completion of the new Armstrong Street along the entire west edge of the subject site including, but not limited to, peat removal and appropriate replacement material across the entire right-of-way, completion of the 8.5m width of Armstrong road construction (the first 6m of this works is being designed via SA07-368221), provision of storm sewer, sanitary sewer and water connections from the design done via SA07-368221, curb and gutter, a grass & treed boulevard incorporating an utility corridor with hydro, telephone, gas & cablevision (exact width to be determined) with 7cm calliper street trees at 9m on centre, decorative "Zed" street lights, and a 1.5m concrete sidewalk at or near the new Property Line.
- The length of this Armstrong extension creates a road which is greater than 110 m without a secondary (emergency) access; sprinkling the homes addresses that issue. The three lots to be created fronting Armstrong Street are to have Restrictive Covenants registered against them requiring that each new home have a complete fire sprinkling system installed.
 - Registration of a Public Rights of Passage ROW over a portion of the driveway for (temporary) hammerhead turnaround purposes, of the new north lot along Armstrong. The driveway is to be located at the South edge of the lot. The exact dimensions of the ROW will be determined via the Service Agreement design process. The ROW will be discharged when Armstrong is extended and a new ROW is secured further north; and
 - Review and approval of the location for driveways is required with the subdivision application.

Then, prior to issuance of the Building Permit*:

- Provision of a construction parking and traffic management plan 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 (<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8304 (RZ 06-345524)
7611 BRIDGE 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139)**.

P.I.D. 004-113-314

Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Plan 58612

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8304"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 25 2008

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER