




**To:** Planning Committee **Date:** August 7, 2007  
**From:** Wayne Craig **File:** RZ 07-374314  
 Acting Director of Development  
**Re:** **Application by Raman Kooner for Rezoning at 8871 Heather 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. 8278, for the rezoning of 8871 Heather 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:rg  
Att.

<b>FOR ORIGINATING DEPARTMENT USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


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 \$4,000 for the planting of eight (8) replacement trees on site (2 trees at 11 cm calliper, 2 trees at 10 cm calliper, 2 trees at 9 cm calliper, and 2 trees at 6 cm calliper). If replacement trees can not 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. Installation of appropriate tree protection fencing around the Japanese Maple tree at southeast corner of 8851 Heather Street and around the two (2) trees at the northeast of 8720 Dolphin Court prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring onsite;
3. Enter into a standard Servicing Agreement for the design and construction of road improvements from the south edge of the existing driveway at 8851 Heather Street (end of existing curb/gutter, sidewalk & street lighting), to the south property line of the subject site. Improvements to include, but not limited to: Storm sewer, pavement widening, curb & gutter, 1.5m concrete sidewalk, streets trees at 9m spacing (between sidewalk and west property line of Heather Street), and street lighting. Design to include water, storm and sanitary sewer connections for each lot. Note: Storm sewer is existing across entire frontage of 8851 Heather Street; and
4. Registration of a flood indemnity covenant on title. [signed original on file]

Agreement by Applicant  
Raman Kooner

Item	Details
Application	RZ 07-374314
Location	8871 Heather Street ( <b>Attachment 1</b> )
Owner	Seiko Miyagi and Misako Miyagi
Applicant	Raman Kooner

Date Received	May 29, 2007
Acknowledgement Letter	June 8, 2007
Fast Track Compliance	June 29, 2007
Staff Report	August 7, 2007
Planning Committee	September 6, 2007

Site Size	1,012 m <sup>2</sup> (10,893 ft <sup>2</sup> )
Land Uses	Existing – One (1) single-family residential dwelling
	Proposed – Two (2) single-family residential lots, each approximately 506 m <sup>2</sup> (5,446.5 ft <sup>2</sup> ).
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"> <li>• Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential</li> <li>• Ash Street Sub-Area Plan – Low Density Residential</li> </ul> <i>This application conforms with applicable designations and policies.</i>
Surrounding Development	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The housing stock is a mix of newer and older homes.</li> <li>• The homes surrounding the subject properties are generally older homes and some lots have similar development potential to the subject application.</li> </ul>

<p>Staff Comments</p>	<p><u>Background</u></p> <ul style="list-style-type: none"> <li>• A Development Application Data Sheet providing details about the development proposal is attached (<b>Attachment 2</b>).</li> </ul> <p><u>Trees &amp; Landscaping</u></p> <ul style="list-style-type: none"> <li>• A Tree Survey submitted by the applicant indicates the location of seven (7) trees (<b>Attachment 3</b>):             <ul style="list-style-type: none"> <li>• four (4) bylaw-sized trees are located on the subject property;</li> <li>• one (1) bylaw-sized tree is located on the adjacent property to the north (8851 Heather Street), abutting the north property line; and</li> <li>• two (2) bylaw-sized tree are located on the adjacent property to the west (8720 Dolphin Court).</li> </ul> </li> <li>• An Arborist Report (<b>Attachment 4</b>) is submitted in support of the application. The Report recommends removal of all of the bylaw-sized trees noted on site. The Japanese Maple tree located at the southeast corner of 8851 Heather Street is to be protected.</li> <li>• Tree Preservation Group staff have reviewed the Arborist Report and concurred with the recommendations for tree removal on the basis of tree condition and conflict with proposed development plans.</li> <li>• No comments on the two (2) bylaw-sized trees located at the northeast of 8720 Dolphin Court are provided in the Arborist Report. Tree Preservation Group staff requests these two (2) trees to be protected during demolition and construction as per City's Tree Protection Guidelines.</li> <li>• 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, eight (8) replacement trees with the following minimum calliper sizes are required:             <ul style="list-style-type: none"> <li>• two (2) trees of 11 cm;</li> <li>• two (2) trees of 10 cm;</li> <li>• two (2) trees of 9 cm; and</li> <li>• two (2) trees of 6 cm.</li> </ul> </li> <li>• 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.</li> </ul>
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<p>Staff Comments (cont'd)</p>	<ul style="list-style-type: none"> <li>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 \$4,000 prior to final adoption of the rezoning bylaw.</li> <li>Tree protection barriers around the Japanese Maple at the southeast corner of 8851 Heather Street and around the two (2) trees at the northeast of 8720 Dolphin Court must be installed 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.</li> </ul> <p><u>Site Servicing</u></p> <ul style="list-style-type: none"> <li>Prior to final adoption the developer is required to enter into a standard Servicing Agreement for the design and construction of Road Improvements from the south edge of the existing driveway at 8851 Heather Street to the south property line of the subject site. Improvements to include, but not limited to: Storm sewer, pavement widening, curb &amp; gutter, 1.5 m concrete sidewalk, street trees at 9 m spacing, and street lighting. Design to include water, storm and sanitary sewer connections for each lot.</li> <li>At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS &amp; DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.</li> </ul> <p><u>Flood Protection</u></p> <ul style="list-style-type: none"> <li>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.</li> </ul>
<p>Analysis</p>	<ul style="list-style-type: none"> <li>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.</li> <li>Most of the lots along this block of Heather 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.</li> </ul>
<p>Attachments</p>	<p><b>Attachment 1</b> – Location Map/Aerial Photo;  <b>Attachment 2</b> – Development Application Data Sheet;  <b>Attachment 3</b> – Tree Survey; and  <b>Attachment 4</b> – Certified Arborist's Report.</p>

August 7, 2007

- 5 -

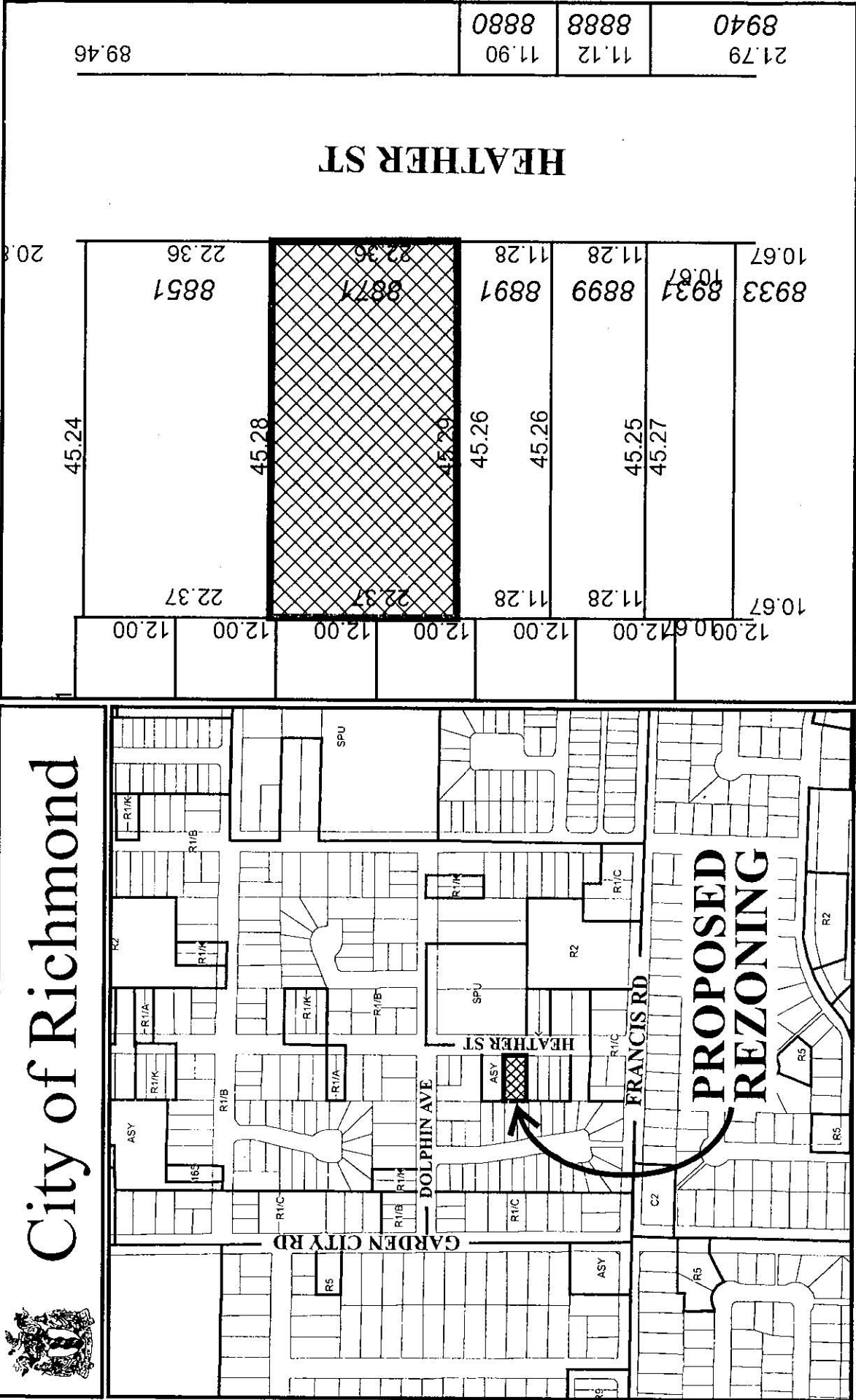
RZ 07-374314  
Fast Track Application

Recommendation	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.
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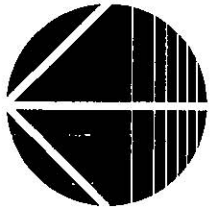
Edwin Lee  
*Planning Technician*  
(Local 4121)

EL:rg



**RZ 07-374314**

Original Date: 06/22/07  
 Revision Date:  
 Note: Dimensions are in METRES







RZ 07-374314

Original Date: 06/22/07

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 07-374314**

**Attachment 2**

Address: 8871 Heather Street

Applicant: Raman Kooner

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

	Existing	Proposed
<b>Owner:</b>	Seiko Miyagi and Misako Miyagi	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,012 m <sup>2</sup> (10,893 ft <sup>2</sup> )	Two lots – approx 506 m <sup>2</sup> (5,446.5 ft <sup>2</sup> ) each
<b>Land Uses:</b>	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
<b>OCP Designation:</b>	Generalized Land Use Map – Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Ash Street Sub-Area Plan – Low Density Residential	No change
<b>702 Policy Designation:</b>	None	No change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area B (R1/B)	Single-Family Housing District, Subdivision Area K (R1/K)
<b>Number of Units:</b>	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):	360 m <sup>2</sup>	Approx. 506 m <sup>2</sup> 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.

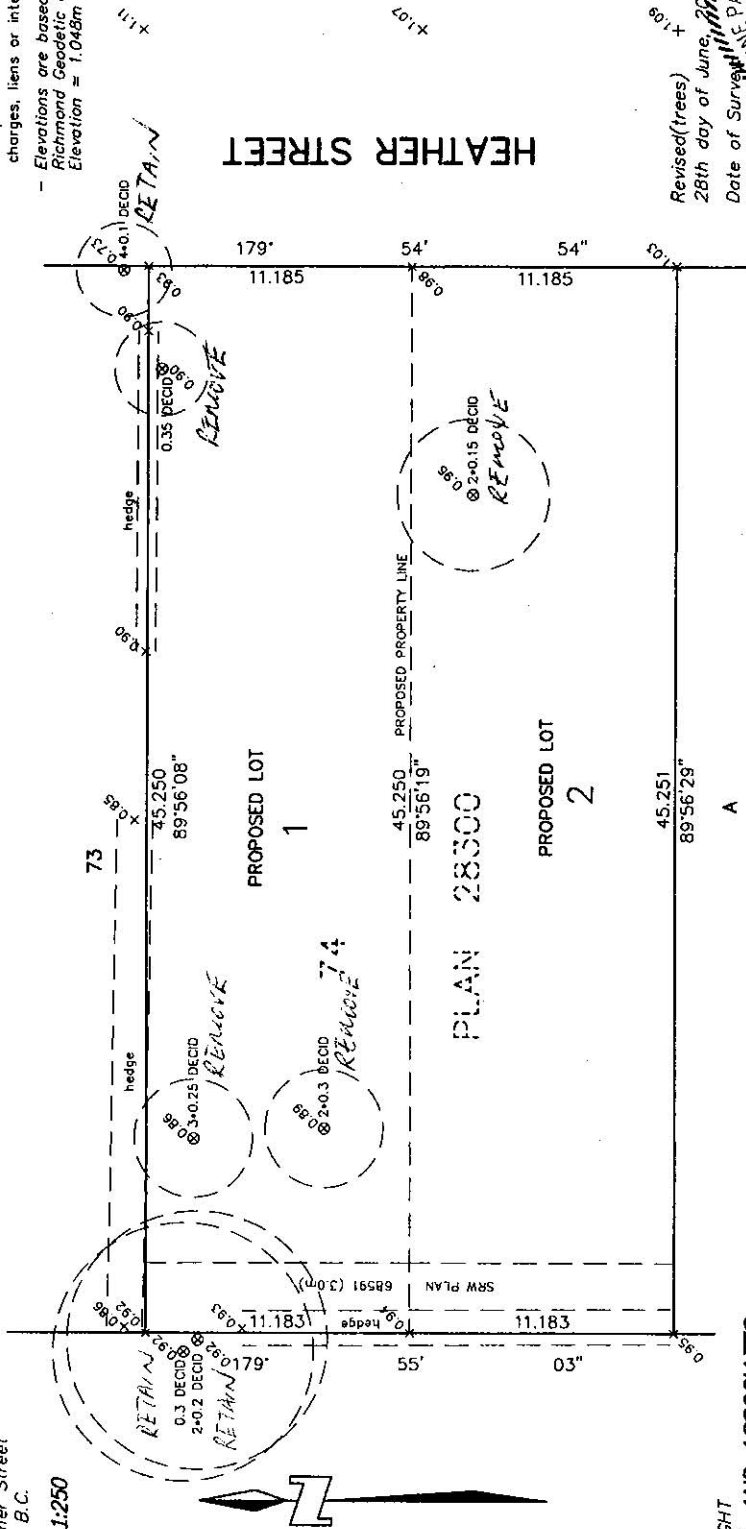


**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 74 SECTION 22 B4N R6W NEW WESTMINSTER DISTRICT PLAN 28300.**

Current Civic Address:  
8871 Heather Street  
Richmond, B.C.

SCALE : 1:250

- 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, Mon No. 92H0973  
Elevation = 1.048m



HEATHER STREET

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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: 0705007-701.DWG

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

Revised (trees)  
28th day of June, 2007  
Date of Survey  
11th day of June, 2007  
*Gene Paul*  
GENE PAUL  
B.C.L.S. 803



**ARBORTECH  
CONSULTING  
LTD**

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

ATTACHMENT 4

**TREE ASSESSMENT:**

June 19, 2007

File:07196

Attn.: Raman Kooner

Unit 2240 - 4871 Shell Road

Richmond BC V6X 3Z6

Project: **8871 Heather Street Richmond**

Re: **Tree Retention Assessment**

Dear Mr. Kooner,

As requested, I made a site visit in June 2007 to tag and assess the current condition of the existing trees. The site is occupied by an existing home and is proposed for a two lot subdivision to accommodate two new building lots. I have been provided with plans detailing the proposed development layout, and the location of the existing trees provide by JC Tam BCLS. Following are my recommendations for your consideration.

**TREE ASSESSMENT**

The 4 site trees are all rated in very poor condition due to damage from harsh past pruning and disease issues. They are detailed below for reference.

Recommended Treatment	Tree #	Dbh <sup>1</sup>	Species	Condition	Comments
Remove	895	23+14+33	Plum	Very poor	Multiple stems @ 1m union with a crack extending downward to 0.5m. The crown is infested with bacterial blight and a large percentage of the foliage is dead as a result. All the scaffold limbs have been headed back hard and decay is visible in these unions. In addition to the noted defects the tree is growing in a small 0.5m square in the asphalt driveway.  This tree is actively failing by splitting apart at the union and with the several other defects it is in a health decline and is no longer viable for treatment or retention and therefore should be removed on that basis.
Remove	896	14+10+13	Japanese Maple	Very poor	Note: Approximate location only. Not on survey. This tree is comprised of multiple leaders from the basal union with inclusions visible. The entire crown has been historically headed and the lower limbs pruned off to create an umbrella like form. The tree is growing

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

					0.2m from the houses foundation. Due to the close proximity to the house and the very poor structural form this tree is not viable for transplantation or retention and should be removed.
Remove	897	423+22+31	Apple	Very poor	There is a major cavity at the base of the tree and fruiting bodies of decay are present on the main stem and limbs throughout the tree. This tree is mostly dead and in the advance stages of decline with most of the stems displaying fruiting bodies of decay. I recommend removal of this tree due to its very poor health and structural condition.
Remove	898	30+26	Apple	Very poor	Cavities are visible on the main trunk and scaffold limbs. The two main stems have failed and are now propped up by supports to keep them from complete failure. Bacterial blight and Canker is throughout the crown. This tree is actively failing and over mature therefore removal is the only risk mitigation recommended.
Retain (off site tree)	A	9+9+10+11	Japanese Maple	Fair	This is a off site tree located on the property to the west.

## **CONCLUSIONS**

All of the on site subject trees are in very poor health and structural condition. Years of improper tree care has left removal as the only option for above on site detailed trees due to resulting decay and weak form and high potential for the trees to break apart. Tree A is located off site and noted to be in fair condition, and is suitable for retention. The builder we need to follow the provided guidelines in order to ensure the best chances for preservation.

## **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.

### TREE REPLACEMENT

The removal of the subject trees will require that replacement trees are planted. The city will direct as to the quantity, size and the specifications. The project landscape architect will provide planting specification and details.

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,



Max Rathburn, Consulting Arborist  
ISA Certified Arborist PN-0599A, Certified Tree Risk Assessor #0159

Enclosures; Tree Assessment Plan



Photo showing the headed limbs and decay in the scaffolds in tree # 897

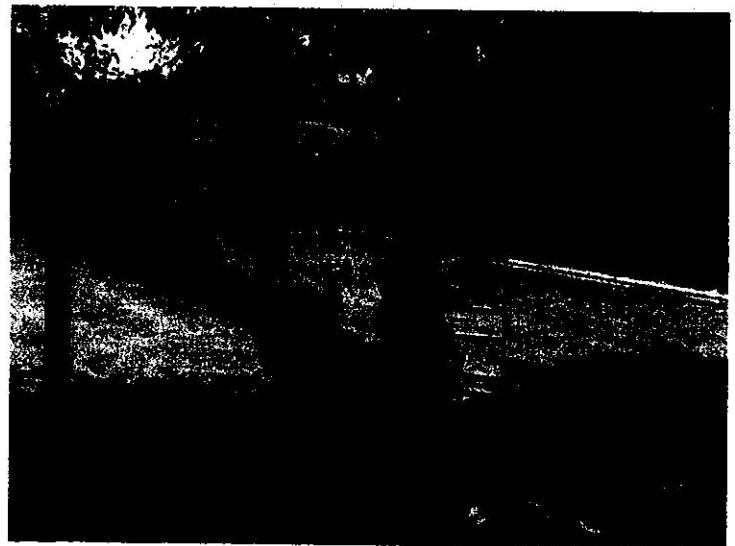


Photo showing tree # 898. Note the propped up limbs related to the weak a structure from past heading and resulting decay.



Photo showing the umbrella form and the close proximity to the house on tree #896. It is not visible in this photo, however the entire canopy is formed by multiple leaders growing from old topping wounds.



Photo showing the large split extending downward through and below the crotch of the main scaffold limbs on tree # 895.







**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8278 (RZ 07-374314)  
8871 HEATHER 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. 004-893-760

Lot 74 Section 22 Block 4 North Range 6 West New Westminster District Plan 28300

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8278”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

CITY OF RICHMOND
APPROVED by
<i>E.L.</i>
APPROVED by Director or Solicitor
<i>al</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER