



City of Richmond

To Public Hearing
Date: <u>July 19, 2010</u>
Item # <u>7A + 7B</u>
Re: <u>Bylaws 8624 + 8625</u>

SCHEDULE 27 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY, JULY 19, 2010.

Memorandum

Planning and Development Department
Development Applications

To: Mayor and Councillors
From: Brian J. Jackson, MCIP
Director of Development
Date: July 15, 2010
File: RZ 10-510756

Re: **Application by Chris Stylianou and Michael Stylianou for Rezoning at 9451 No. 1 Road from Single Detached (RS1/E) to Coach House (RCH)**

This Rezoning application was reviewed by Planning Committee on June 22, 2010 and the related Bylaw (No. 8625) was given first reading by Council on June 28, 2010. This application and the related Bylaw will be submitted to a Public Hearing scheduled for July 19, 2010.

As part of the Tree Protection Scheme presented in the report to Council (dated June 1, 2010), an aeration system was proposed to mitigate the impacts to the trees located on the adjacent property to the north (9431 No. 1 Road) along the common property line. Subsequent to the Council Meeting on June 28, 2010, the applicant had reached an agreement with the adjacent property owner at 9431 No. 1 Road to removed four (4) bylaw-sized trees along the common property line. A Tree Permit application was submitted by the property owner on July 13, 2010. The Tree Permit was issued based on that these four (4) trees are in poor condition and will be impacted by a minimum of 1.0 m grade change on adjacent development site.

Since the trees on the adjacent property to the north located adjacent to the building envelope of the subject site are to be removed, the proposed aeration system to mitigate the impacts to these trees is no longer required. The remaining three (3) trees on 9431 No. 1 Road along the common property line will be protected by the establishment of tree protection zones prior to any demolitions and constructions commence on site. In addition, a proof of contract with a Certified Arborist will be secured as part of the rezoning application for supervision of on-site works to be conducted under the drip lines of all trees to be retained on 9431 No. 1 Road. If grades are propped to be raised adjacent to these three (3) trees (in the front and back yards, along the common property line), the applicants' Arborist will demonstrate to the City's Tree Preservation Coordinator how impacts of raising grades will be mitigated so as not to damage the neighbouring trees, prior to any site work or construction could be commenced. Therefore, staff recommended that the rezoning condition related to the provision of the aeration system be removed from the Rezoning Considerations for Bylaw 8625.

Brian J. Jackson, MCIP
Director of Development

BJ:el

