



To: Planning Committee

Date: November 1, 2010

From: Gavin Woo, P.Eng
Acting Director, Building Approvals

File: 10-6550-0

Re: T3 - Tree Removal Permit Application as it relates to Rezoning in Process

Staff Recommendation

That the T3 - Tree Removal Permit Application Process (for Rezoning in Process as attached to this report) be extended to single-family rezoning applications that have been granted third reading.

Gavin Woo, P.Eng
Acting Director, Building Approvals

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|-------------------------------------|---------------------------------------|----------------------------|---------------------------------------|
| ROUTED TO: | CONCURRENCE | | CONCURRENCE OF GENERAL MANAGER |
| Building Approvals | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> | |
| Development Applications | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> | |
| Community Bylaws | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> | |
| REVIEWED BY TAG | YES | NO | REVIEWED BY CAO |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Staff Report

Origin

On April 14, 2009 Council endorsed a staff recommendation to permit tree removal (T3 Tree Permit Application, **Attachment 1**) to accommodate pre-loading to occur on development sites after a rezoning bylaw is granted third reading. Currently, the ability to apply for tree removal after third reading and the public hearing only extends to multi-family sites in order to accommodate site pre-loading prior to final adoption. Staff seek to extend this process to single-family rezoning applications that have been granted third reading.

Analysis

Building on the success of the T3 - Tree Removal Permit Application Process (for rezoning in process) for sites requiring pre-loading (townhouse and apartments), staff consider it appropriate to extend this process to single-family rezoning subdivisions that have cleared public hearing and received third reading. This report also responds to requests from representatives of Richmond homebuilders seeking greater flexibility to accommodate site preparation requirements within Richmond's current rezoning/ subdivision process. The ability to undertake demolition and tree removal concurrently would be a more efficient process, resulting in a saving of time and cost for the applicant.

To address both the concerns of the development community and to maintain assurances for the City, staff have identified the following specific criteria or conditions that must be satisfied before the City will allow tree removal after a successful public hearing:

- City acceptance of an Arborist report identifying trees to be removed and retained.
- City acceptance of a proposed development site plan.
- A tree retention/removal plan and legal survey provided by the applicant will be attached to the staff report. This plan must include location of trees being removed, retained and related tree protection zone locations.

If an applicant satisfies all of the above criteria and the proposed rezoning bylaw is granted third reading, tree removal would be subject to:

- Applicant applying for and obtaining a tree removal permit.
- As a condition of issuing the tree permit, all Rezoning considerations related to tree preservation and replacement or cash-in-lieu for off-site planting, must be satisfied.
- All required tree protection barriers have been installed and inspected.
- Applicant applying for and obtaining a demolition permit.

The implications of the proposed administrative change in the rezoning process to permit tree removal to occur on Single-family rezoning subdivision sites after a rezoning bylaw is granted third reading have been identified as:

Pros:

- More cost effective to undertake house demolition and tree removal concurrently.
- A clear indicator to the neighbours as to which trees are identified for long-term retention as indicated in the Rezoning staff report and endorsed by Council. Only those trees to be retained throughout the construction process will be protected prior to demolition.
- This would be seen as a proactive move by the City in responding to the development community's request for a more flexible rezoning process.
- In the community's best interest to facilitate demolition of vacant houses, as they become targets for vandalism and squatting. Permitting tree removal after public hearing and third reading would support this objective.
- Supported by the City of Richmond Joint Operation Team (including representatives of the Fire Department and RCMP), as they want vacant houses demolished as soon as possible.

Cons:

- Public concern that once trees are approved for removal, the perception that the project has been given final approval.
- Trees could be removed well in advance of new development occurring.

Financial Impact

None

Conclusion

Staff recommend the implementation of the changes outlined in this report designed to make the rezoning, development and building permit process more flexible and efficient in responding to tree-related issues on development sites.

As with the T3 - Tree Removal Permit Application process for multi-family Rezoning/ Development Permit sites, we will continue to monitor this policy extension to single-family rezoning sites to ensure tree retention/ replacement objectives will continue to be met.



Gordon Jaggs
Tree Preservation Coordinator
(604-247-4910)



City of Richmond

Tree Removal Permit Application (Rezoning in Process – T3)

Building Approvals Division 6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

Tel: 604-276-4000 Fax: 604-276-4063

To be filled out COMPLETELY by applicant

Date: _____

PLEASE PRINT CLEARLY

I/We hereby make application for a Tree Cutting or Removal Permit to permit the proposed tree cutting and removal as described below on the following parcel:

Project Address: _____ Include all property addresses

Rezoning Number: _____

Rezoning Planner: Name _____

Legal Description: Available at City Hall Lot: _____ Section: _____ Plan No.: _____

Registered Owner(s): _____ Tel. No. _____

Address: If different than above _____ Postal Code _____

Application Requirements:

Number of tree(s) proposed to be removed on the attached tree retention/removal plan: _____

Number of tree(s) to be retained and protected on site: _____

Number of tree(s) to be retained and protected on City Property: _____

Number of tree(s) to be protected on neighbouring property: _____

[] Tree Replacement Security Amount: \$ _____ (Security must be provided prior to tree permit issuance.)

[] Has this application cleared Public Hearing and 3rd Reading? Yes / No (Circle one)

Public Hearing Date: _____

Documents included: (Please check that you have all documents)

- [] Legal Survey
[] Tree Retention/Removal Plan installed?
[] Letter of Authorization

- [] Other: _____
[] Tree Protection Barriers have been
[] Yes / No (Circle one)

If yes, attach copy of Tree Protection Barriers Diagram or illustrate on site plan/survey. For the safety of our inspectors, please ensure that proper notification has been given to any tenants and that the property has clear access.