



# City of Richmond

## Report to Committee Fast Track Application

Planning and Development Department

*To Council: Apr 22 2013*

*To: Planning April 16 2013*

To: Planning Committee

Date: March 8, 2013

From: Wayne Craig  
Director of Development

File: RZ 13-627573

*12-8060-20-9008*

Re: Application by Balandra Development Inc. for Rezoning at 5131 Williams Road  
from Single Detached (RS1/E) to Single Detached (RS2/C)

### Staff Recommendation

That Bylaw 9008, for the rezoning of 5131 Williams Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given first reading.

Wayne Craig  
Director of Development

CL:blg  
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

## Staff Report

Item	Details	
Applicant	Balandra Development Inc.	
Location	5131 Williams Road ( <b>Attachment 1</b> )	
Development Data Sheet	See <b>Attachment 2</b>	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/C)	
OCP Designation	Neighbourhood Residential	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Area Plan Designation	N/A	Complies <input type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	N/A	Complies <input type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	N/A	Complies <input type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Cash Contribution	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on title is required prior to rezoning.	
Surrounding Development	North: Older dwelling on a large lot fronting Mytko Crescent, zoned Single Detached (RS1/B).	
	East: Two (2) dwellings on lots zoned Single Detached (RS1/C), created through rezoning and subdivision in 1990.	
	South: Directly across Williams Road, are two (2) older dwellings on larger lots zoned Single Detached (RS1/E).	
	West: Older dwelling on a large lot zoned Single Detached (RS1/E).	
Rezoning Considerations	See <b>Attachment 3</b> .	

## Staff Comments

Background

This proposal is to enable the creation of two (2) smaller lots from an existing large lot. Each new lot proposed would be approximately 14 m wide and 705 m<sup>2</sup> in area. The north side of this block of Williams Road, between Railway Avenue and Haddon Drive, has seen similar redevelopment through rezoning and subdivision since the late 1980's. The subject application is consistent with the pattern of redevelopment already established in the immediate neighbourhood. Potential exists for other remaining lots on the north side of this block of Williams Road to redevelop in the same manner.

Trees & Landscaping

A Tree Survey and a Certified Arborist's report were submitted by the applicant in support of the application; four (4) bylaw-sized trees, three (3) undersized trees, and one (1) off-site tree were identified and assessed. The City's Tree Preservation Coordinator reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the recommendations to:

- Remove the bylaw-sized and undersized trees from the site due to poor condition (e.g. historical topping, exhibiting Bacterial Blight and Canker etc.); and

- Retain and protect the multi-branched Japanese Maple tree (tag # 486) located in the boulevard on City property southwest of the subject site, due to its good condition.
- Retain and protect a non-bylaw hedge located on the adjacent property to the west at 5111 Williams Road, next to the west property line of the subject site.

To ensure protection of the Japanese Maple tree (tag # 486) and the off-site hedge, the following is required prior to rezoning:

- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within Tree Protection Zones of off-site trees to be retained.
- Submission of a Survival Security in the amount of \$2,000 to ensure protection of the Japanese Maple tree (tag # 486).

Tree Protection Fencing must be installed to City standard around the Japanese Maple tree (tag # 486) on City property and around the off-site hedge along the west property line of the subject site. Tree Protection Fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

The Tree Retention Plan is reflected in **Attachment 4**.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), a total of eight (8) replacement trees are required to be planted and maintained on the future lots (see Rezoning Considerations in **Attachment 3** for minimum tree sizes or heights).

To ensure that the replacement trees are planted, and that the front yards of the future lots are enhanced, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including installation costs). The Landscape Plan must be submitted prior to rezoning adoption.

#### Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Prior to rezoning adoption, the applicant is required to register legal agreements on Title to ensure that, upon subdivision of the property:

- Vehicular access to the site is via a single shared driveway crossing (6 m wide at the back of the sidewalk and 9 m wide at the curb), centered on the proposed shared property line.
- The buildings and driveways on the proposed lots be designed to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto Williams Road.
- A cross-access easement is required for the area of the shared driveway (6 m wide at the front lot line and 9 m long, centered on the proposed shared property line).

Subdivision

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

**Conclusion**

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the OCP, and consistent with the direction of redevelopment established in the immediate surrounding area.

The list of rezoning considerations is included in **Attachment 3**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.

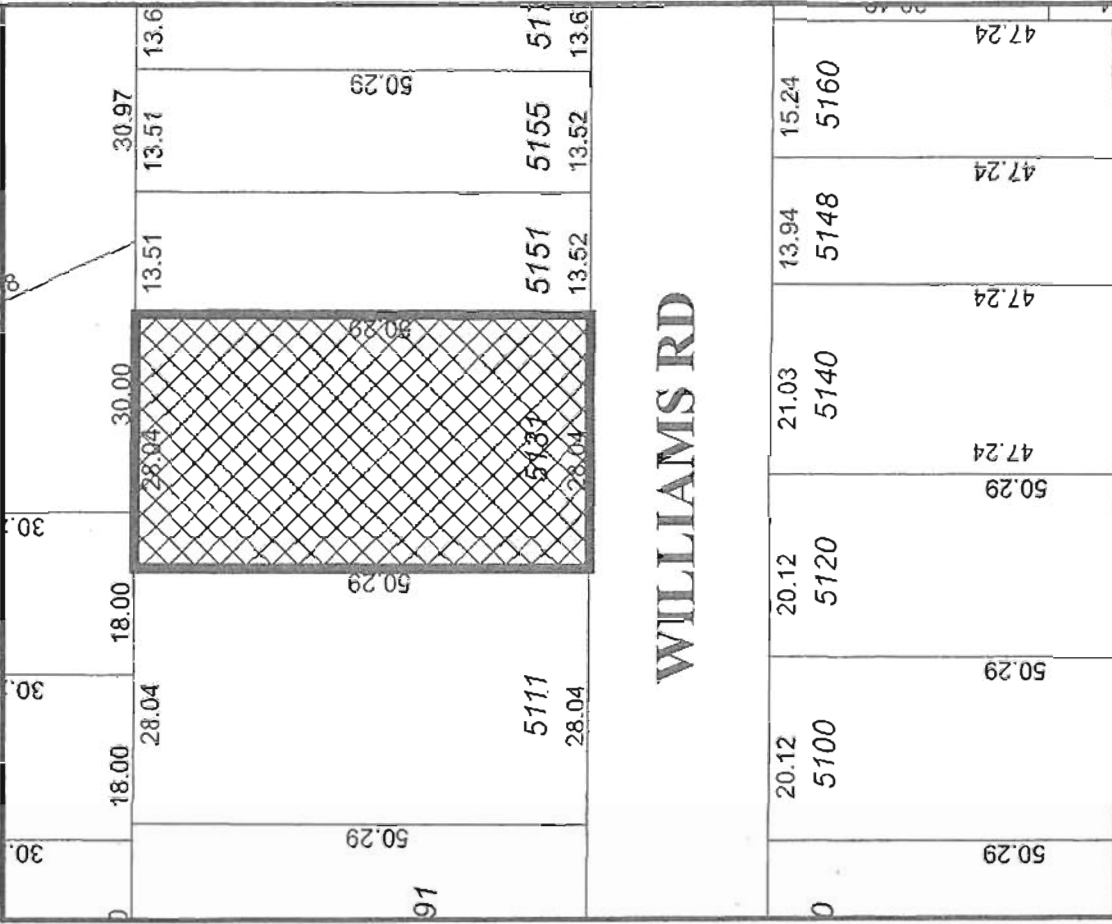


Cynthia Lussier  
Planning Technician  
(604-276-4108)

CL:blg

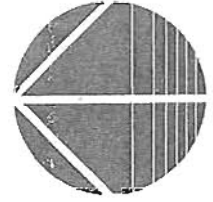
**Attachments:**

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Rezoning Considerations
- Attachment 4: Tree Retention Plan

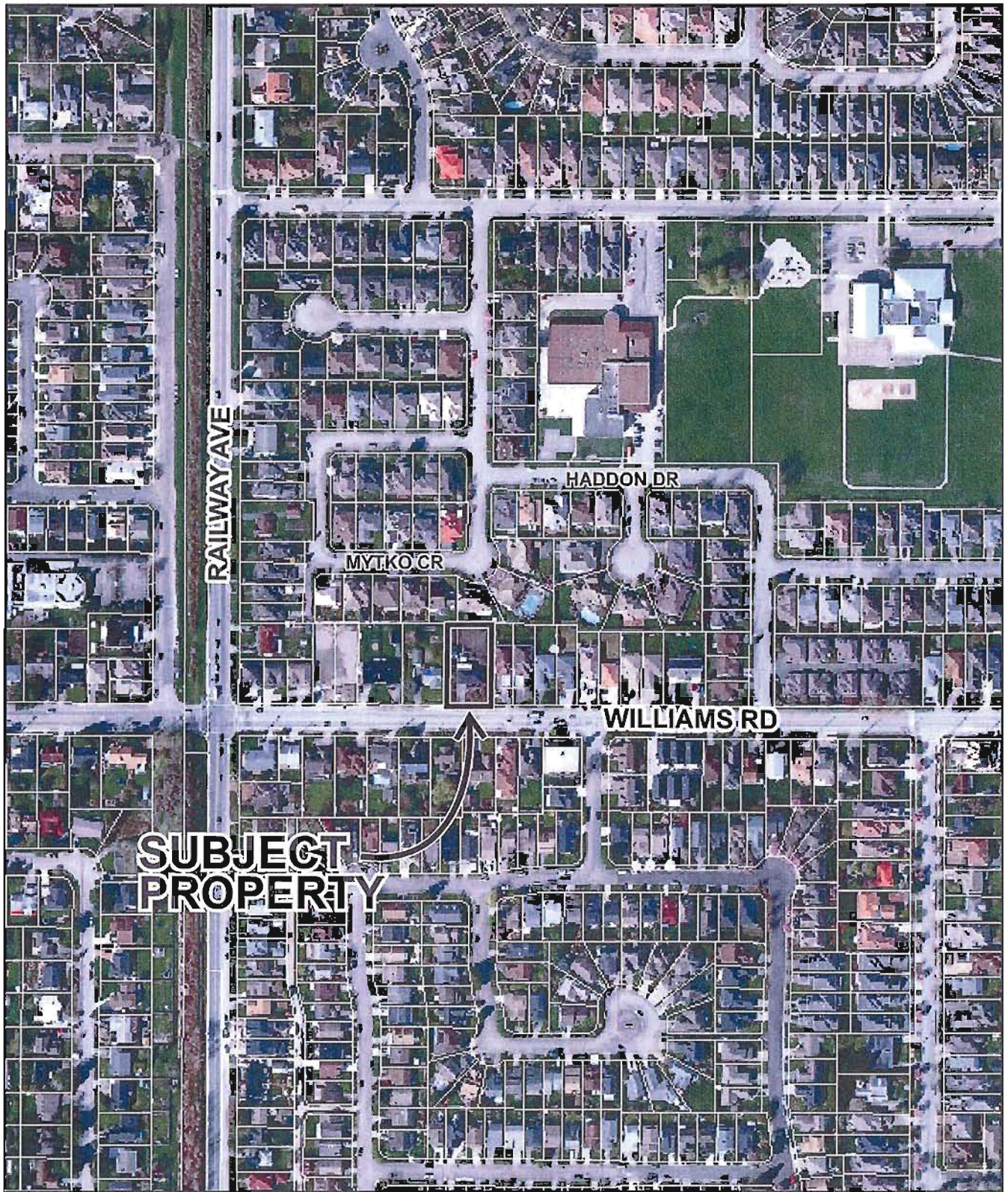


RZ 13-627573

Original Date: 01/09/13  
 Revision Date:  
 Note: Dimensions are in METRES







**SUBJECT  
PROPERTY**



RZ 13-627573

Original Date: 01/09/13

Amended Date:

Note: Dimensions are in METRES





**RZ 13-627573**

**Attachment 2**

Address: 5131 Williams Road

Applicant: Balandra Development Inc

Date Received: January 3, 2013 Fast Track Compliance: February 15, 2013

	Existing	Proposed
Owner	Hiroko Maeda	To be determined
Site Size (m <sup>2</sup> )	1,410 m <sup>2</sup> (15,180 ft <sup>2</sup> )	705 m <sup>2</sup> (7,590 ft <sup>2</sup> )
Land Uses	One (1) single detached dwelling	Two (2) single detached dwellings
Zoning	Single Detached (RS1/E)	Single Detached (RS2/C)

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 Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front Yard (m)	Min. 9 m	Min. 9 m	none
Setback – Rear Yard (m)	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2.5 storeys	2.5 storeys	none
Minimum Lot Size	Min. 360 m <sup>2</sup>	705 m <sup>2</sup>	none
Minimum Lot Width	Min. 13.5 m	14 m	none

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



# City of Richmond

## Rezoning Considerations

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 5131 Williams Road

File No.: RZ 13-627573

Prior to final adoption of Zoning Amendment Bylaw 9008, the applicant is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing, consistent with City standard; and
  - include the eight (8) required replacement trees with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
8	6 cm		3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution by the applicant in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting will be accepted.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within Tree Protection Zones of the Japanese Maple tree (tag # 486) on City property and the off-site hedge located at 5111 Williams Road. The Contract must include the scope of work to be undertaken, including the proposed number of site monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Submission of a Tree Survival Security in the amount of \$2,000 to ensure protection of the Japanese Maple tree (tag # 486). The City will release 90% of this security after construction and landscaping on the future lots is completed, inspections are approved, and an acceptable Arborist's post-construction impact assessment report is received. The remaining 10% of this security will be released one (1) year later, subject to inspection, to ensure the tree has survived.
4. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$ 7,054) to the City's Affordable Housing Reserve Fund.



**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title to ensure that, upon subdivision of the property, vehicular access to the site is via a single shared driveway crossing (6 m wide at the back of the sidewalk and 9 m wide at the curb), centered on the proposed shared property line.
7. Registration of a legal agreement on Title to ensure that, upon subdivision of the property, the buildings and driveways on the proposed lots be designed to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto Williams Road.
8. Registration of a cross-access easement on title for the area of the shared driveway (6 m wide at the front lot line and 9 m long, centered on the proposed shared property line).

**At Subdivision\* stage, the applicant must complete the following requirements:**

- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

**Prior to Demolition Permit\* issuance, the applicant must complete the following requirements:**

- Install Tree Protection Fencing, to City standard, around the Japanese Maple tree (tag # 486) on City property and around the off-site hedge along the west property line of the subject site. Tree Protection Fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

**Prior to Building Permit\* issuance, the applicant must complete the following requirements:**

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

\* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Signed original on file]

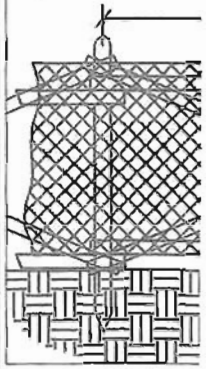
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Signed

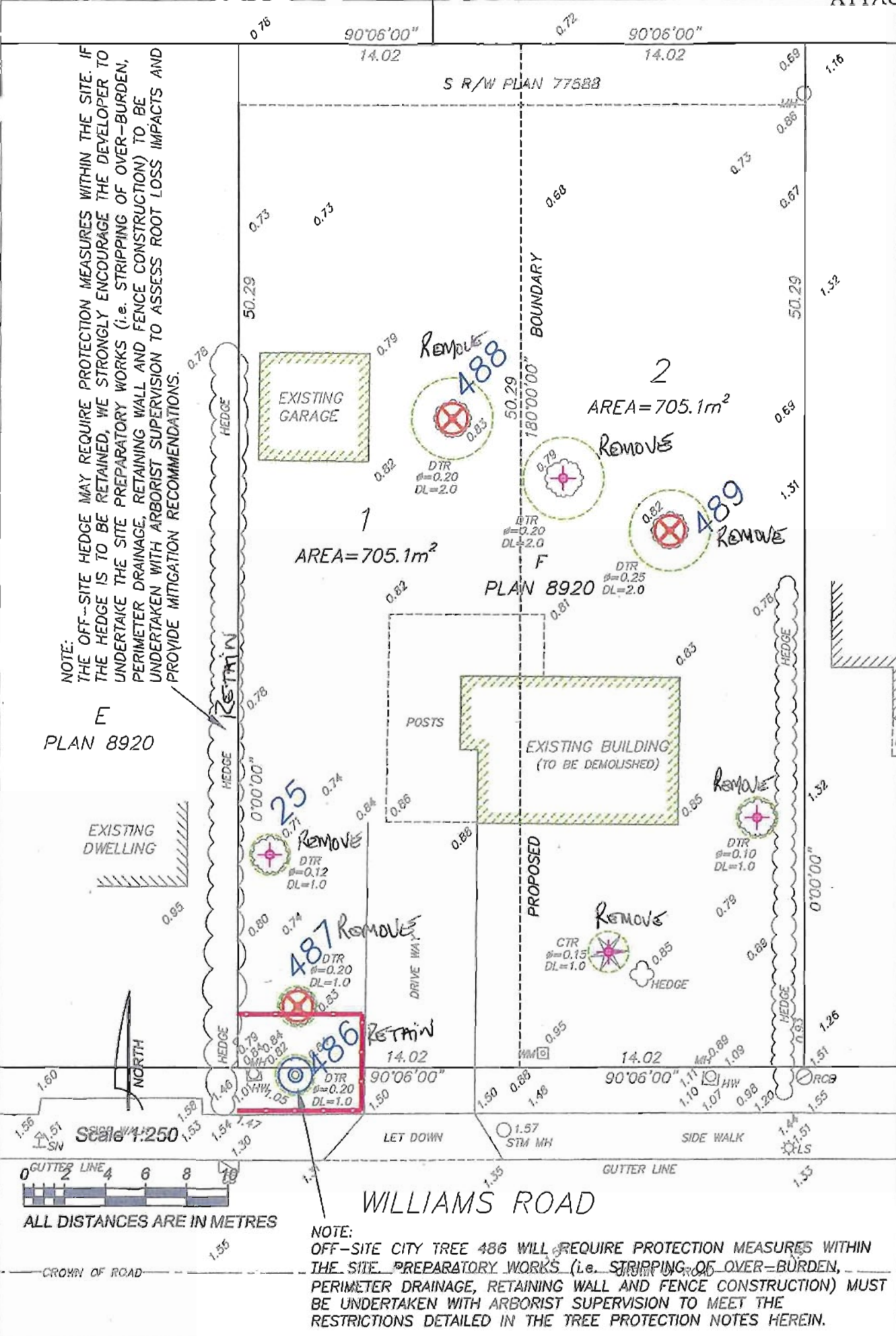
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Date

TREE PROTECTION  
NOT TO SCALE



NOTE:  
THE OFF-SITE HEDGE MAY REQUIRE PROTECTION MEASURES WITHIN THE SITE. IF THE HEDGE IS TO BE RETAINED, WE STRONGLY ENCOURAGE THE DEVELOPER TO UNDERTAKE THE SITE PREPARATORY WORKS (i.e. STRIPPING OF OVER-BURDEN, PERIMETER DRAINAGE, RETAINING WALL AND FENCE CONSTRUCTION) TO BE UNDERTAKEN WITH ARBORIST SUPERVISION TO ASSESS ROOT LOSS IMPACTS AND PROVIDE MITIGATION RECOMMENDATIONS.



E  
PLAN 8920

1  
AREA=705.1m<sup>2</sup>

2  
AREA=705.1m<sup>2</sup>

PLAN 8920

EXISTING DWELLING

EXISTING BUILDING (TO BE DEMOLISHED)

REMOVE

487 REMOVE

486 RETAIN

REMOVE 488

REMOVE

REMOVE 489

REMOVE

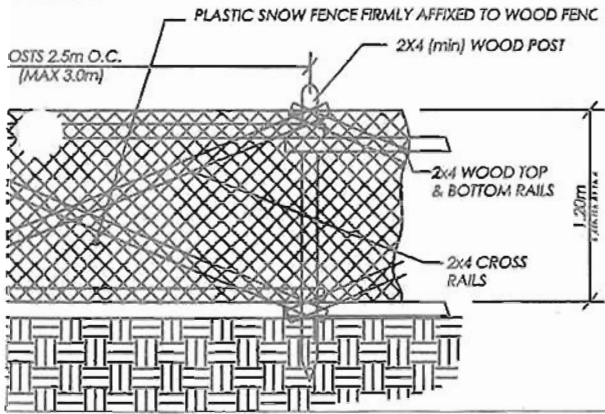
Scale 1:250

WILLIAMS ROAD

NOTE:  
OFF-SITE CITY TREE 486 WILL REQUIRE PROTECTION MEASURES WITHIN THE SITE. PREPARATORY WORKS (i.e. STRIPPING OF OVER-BURDEN, PERIMETER DRAINAGE, RETAINING WALL AND FENCE CONSTRUCTION) MUST BE UNDERTAKEN WITH ARBORIST SUPERVISION TO MEET THE RESTRICTIONS DETAILED IN THE TREE PROTECTION NOTES HEREIN.



**E DETAIL**



- c) **TREE PROTECTION ZONES (TPZ):** THE TPZ ALIGNMENTS ARE SHOWN ON THE TREE MANAGEMENT DRAWING AS PREPARED BY THIS OFFICE. THESE ALIGNMENTS ARE BASED ON SITE AND TREE CONDITIONS AS DETERMINED BY THE PROJECT ARBORIST, AND THEY SUPERSEDE ANY OTHER TREE PROTECTION SETBACKS PROVIDED BY OTHERS (INCLUDING CITY GUIDELINE DERIVED SETBACKS).
- b) **TREE PROTECTION FENCES (BARRIERS):** BARRIERS MUST BE ERECTED AT ALIGNMENTS AS SHOWN ON THE DRAWING, MAINTAINED IN GOOD CONDITION UNTIL THE PROJECT MEETS SUBSTANTIAL COMPLETION, AND THE RESTRICTIONS IMPLEMENTED AS PER THE GUIDELINES HEREIN. THE FENCE CONSTRUCTION IS TO MEET OR EXCEED THE DETAIL HEREIN AND/OR MUNICIPAL STANDARDS. TREE PROTECTION FENCING MUST BE INSPECTED AND APPROVED BY THE MUNICIPALITY AND/OR THE PROJECT ARBORIST PRIOR TO ANY DEMOLITION, SITE PREPARATION OR CONSTRUCTION WORK COMMENCING. ANY CONTEMPLATED CHANGES TO THE TPZ FENCES MUST BE APPROVED IN ADVANCE BY THE PROJECT ARBORIST.
- e) **SURVEY OF FENCES:** IF ANY TREE PROTECTION FENCES ARE ALIGNED WITH OR WITHIN CLOSE PROXIMITY TO A RESTRICTIVE COVENANT, A PROPERTY LINE, AND/OR AN ENVIRONMENTALLY SENSITIVE OR PROTECTED AREA, THE CONTRACTOR MUST UNDERTAKE A SURVEY OF THE LOCATION OF THOSE LINES SUCH THAT THE TREE PROTECTION FENCE CAN BE INSTALLED AND INSPECTED ACCURATELY.
- d) **OFFENCES AND PENALTIES:** UNAUTHORIZED REMOVAL OF, OR DAMAGE TO RETAINED TREES, AND/OR ENCROACHMENT INTO THE TPZ MAY CONSTITUTE AN OFFENCE UNDER MUNICIPAL BYLAW PROVISIONS, AND MAY BE SUBJECT TO FINES, PENALTIES AND/OR DELAYS IN THE PROJECT. THE OWNER, THEIR CONTRACTORS OR THEIR SUB-CONTRACTORS COULD BE LIABLE FOR SUCH FINES AND/OR ANY OTHER RELATED COSTS. IN ADDITION, RELATED EXTRA COSTS TO THE OWNER MAY INCLUDE CERTAIN REMEDIAL TREATMENTS TO THE TREES AND/OR THE SOIL IN THE TREE PROTECTION ZONES, TREE REPLACEMENT PLANTING, AND/OR OTHER MEASURES AS REQUIRED BY THE MUNICIPALITY.
- e) **SIGNAGE:** SIGNS STATING "TREE PROTECTION AREA - NO ENTRY" IN MINIMUM 10 CM LETTERING SHOULD BE PLACED ON THE TREE PROTECTION FENCE AT A SUITABLE FREQUENCY. THE OWNER, CONTRACTORS, SUB-CONTRACTORS OR TRADES SHOULD BE MADE AWARE OF THE RESTRICTIONS THEREIN, AND SEEK CONSULTATION WITH THIS OFFICE FOR ANY ACCESS THEREIN. IT IS RECOGNIZED THAT CERTAIN UNPREDICTABLE CONSTRUCTION CONFLICTS WITH TPZ MAY ARISE THAT COULD INTERFERE WITH THE RETENTION OF THE SELECTED TREES, HOWEVER, ANY ENCROACHMENT OR CHANGES TO THE TREE RETENTION SCHEME ARE SUBJECT TO APPROVAL IN ADVANCE BY THE PROJECT ARBORIST AND THE MUNICIPALITY. CERTAIN RESTRICTIONS NOTED HEREIN MAY BE WAIVED IF THEY ARE CONSIDERED BY THE PROJECT ARBORIST TO BE ACCEPTABLE, AND/OR IF THE IMPACTS TO THE TREES CAN BE SUCCESSFULLY MITIGATED BY IMPLEMENTING SPECIAL MEASURES, PROTECTION SYSTEMS, COMPENSATORY TREATMENTS, AND/OR FOLLOW-UP WORKS, AS SPECIFIED BY THIS OFFICE.
- f) **TREE PROTECTION GUIDELINES:** ANY WORK ACTIVITIES WITHIN THE TPZ SHOULD INCLUDE THE ADVANCE APPROVAL AND THE ON-SITE SUPERVISION OF THE PROJECT ARBORIST. SUPERVISION AND ON-SITE DIRECTION MAY BE REQUIRED. THE TRUNKS, BRANCHES, FOLIAGE AND ROOTS OF RETAINED TREES, AS WELL AS THE SOIL WITHIN THE TREE PROTECTION ZONES, MUST NOT BE DAMAGED BY CONSTRUCTION ACTIVITIES. THIS INCLUDES DIRECT MECHANICAL DAMAGE FROM MACHINERY OPERATION, AS WELL AS INDIRECT DAMAGE SUCH AS SOIL HYDROLOGY CHANGES, BURNS TO THE FOLIAGE FROM EQUIPMENT EXHAUST, ETC. EXCEPT AS APPROVED AND DIRECTED BY THE PROJECT ARBORIST. ACTIVITIES WITHIN AND ACCESS TO THE TPZ ARE RESTRICTED DURING THE SITE PREPARATION, CONSTRUCTION AND LANDSCAPE INSTALLATION PHASES OF THE PROJECT AS FOLLOWS:
  - REMOVAL OF TREES/STUMPS FROM WITHIN OR DIRECTLY ADJACENT TO TPZ.
  - NO SOIL DISTURBANCE WITHIN TPZ INCLUDING TRENCHING FOR UNDERGROUND SERVICES OR UTILITIES, EXCAVATION, FILL PLACEMENT, IRRIGATION OR CONDUIT INSTALLATION, OVERHEAD SERVICE INSTALLATION, ETC.
  - NO STORAGE OR TRANSPORT OF SOIL SPOIL, CONSTRUCTION MATERIALS, WASTE MATERIALS, ETC., THROUGH TPZ.
  - NO CONCRETE, STUCCO, CRYSTALLINE PAINT, OR OTHER POTENTIALLY TOXIC MATERIALS MAY BE WASHED WITHIN OR ADJACENT TO TPZ.
  - NO PASSAGE OR OPERATION OF VEHICLES OR EQUIPMENT THROUGH TPZ.
  - NO PLACEMENT OF TEMPORARY STRUCTURES OR SERVICES, ETC., WITHIN TPZ.
  - NO AFFIXING LIGHTS, SIGNS, CABLES OR ANY OTHER DEVICE TO RETAINED TREES.
  - NO UNAUTHORIZED PRUNING OR CUTTING OF RETAINED TREES. ANY PRUNING OR OTHER TREATMENT OF A RETAINED TREE MUST BE COMPLETED BY A QUALIFIED ARBORIST OR TREE SERVICE FIRM EMPLOYING ISA CERTIFIED ARBORISTS, TO COMPLY WITH ANSI A300 STANDARDS, AND/OR UNDER THE DIRECTION OF A PROJECT ARBORIST FROM THIS OFFICE.
  - EXCAVATIONS ADJACENT TO THE TPZ REQUIRES ATTENDANCE/ROOT PRUNING BY THE PROJECT ARBORIST
- g) **LANDSCAPING:** THE LANDSCAPING PHASE IS WHEN RETAINED TREES CAN BE SEVERELY DAMAGED. THE OPERATION OF EQUIPMENT, PLACEMENT OF GROWING MEDIUM, GRADING AND SUB-BASE PREPARATION FOR HARD LANDSCAPE FEATURES (E.G. SIDEWALKS AND PATIOS), SITE PREPARATION FOR RETAINING WALLS AND FOOTINGS, EXCAVATION FOR FENCES, SIGNS AND OTHER LANDSCAPE FEATURES, DIGGING OF PLANTING HOLES FOR NEW PLANTS AND TREES, THE DIGGING OF TRENCHES FOR IRRIGATION, DRAINAGE AND LIGHTING, REPETITIVE ACCESS BY WORKERS. THE PLACEMENT OF TURF AND OTHER FINISHING WORKS ALL HAVE A VERY HIGH POTENTIAL FOR TREE DAMAGE (I.E. ROOT LOSS OR DAMAGE, TRUNK WOUNDS, SUFFOCATING SOIL DAMAGE AFFECTS, ETC.). IT IS VITAL THAT THE LANDSCAPE WORKS RESPECT THE LIMITATIONS ON ACTIVITIES WITHIN THE TPZ. THEREFORE THE LANDSCAPE INSTALLATION STAFF SHOULD BE ADVISED. ON-SITE DIRECTION BY THE PROJECT ARBORIST IS STRONGLY RECOMMENDED.
- h) **PERMITTING AND REGULATORY ITEMS:** ANY TREE PROPOSED FOR REMOVAL MAY BE SUBJECT TO CITY PERMITTING REQUIREMENTS AND CONDITIONS, AND MAY REQUIRE NEIGHBOUR AUTHORIZATION (I.E. IN THE CASE OF OFF-SITE OR SHARED OWNERSHIP TREES). IT IS THE OWNERS' RESPONSIBILITY TO OBTAIN PERMITS AND AUTHORIZATIONS ACCORDINGLY, AND TO MEET THE CONDITIONS THEREOF. THE ACTIVE NESTS OF PROTECTED BIRD SPECIES, AND ANY NESTS OF CERTAIN OTHER SPECIES, MAY BE PROTECTED BY FEDERAL AND PROVINCIAL LAWS OR STATUTES. IF NESTS ARE OBSERVED, THE OWNER IS ENCOURAGED TO RETAIN A QUALIFIED PROFESSIONAL (I.P. BIO.) TO PROVIDE ASSESSMENT AND IMPACT MITIGATION ADVICE AS NECESSARY. THE RECOVERY, TRANSPORT AND SALE OF MARKETABLE TIMBER DERIVED FROM LAND CLEARING WILL LEGALLY REQUIRE THAT THE OWNER OBTAIN A TIMBER MARK. IN THE GREATER VANCOUVER AND FRASER VALLEY REGIONS, CONTACT THE CHILLIWACK FOREST DISTRICT OFFICE AT 604 586 4400.

1. THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNERS' REGISTERED BRITISH COLUMBIA LAND SURVEYOR (BCLS) AND LAYOUT DRAWINGS PROVIDED BY THE OWNERS' ENGINEER (P. ENG) AND/OR DESIGN CONSULTANTS.
2. THIS PLAN IS PROVIDED FOR CONTEXT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.

- DENOTES SITE LIMITS
- 25 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 MITIGATION OF HIGH RISK (CTRA)
- + DENOTES UNDERSIZE TREE PER MUNICIPAL BYLAW, SPECIES AND SIZE AS NOTED.
- DENOTES OFFSITE TREE. REFER TO REPORT FOR RECOMMENDED TREATMENT. OWNER APPROVAL FOR ANY PROPOSED ACTION/TREATMENT TO OFFSITE TREES WOULD BE REQUIRED
- DENOTES TREE PROTECTION ZONE (TPZ) ALIGNMENT. FENCE TO BE INSTALLED TO MEET APPLICABLE MUNICIPAL STANDARDS. SEE TREE PROTECTION NOTES FOR RESTRICTIONS ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF TPZ.

**TREE MANAGEMENT DRAWING**

**BALLANDRA DEVELOPMENTS**

acfgroup.ca

**5131 WILLIAMS RD RICHMOND BC**

**ARBORTECH CONSULTING**



a division of:

**ACL GROUP**

SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 p 604 275 3484

ACL FILE	DATE	REV DATE	REV #	SHEET
13123	08 FEB 2013		0	1 OF 1





Richmond Zoning Bylaw 8500
Amendment Bylaw 9008 (RZ 13-627573)
5131 Williams Road

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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE DETACHED (RS2/C).

P.I.D. 011-344-661
Lot "F" Section 25 Block 4 North Range 7 West
New Westminster District Plan 8920

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9008".

FIRST READING

APR 22 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by HB
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER