



City of Richmond

Report to Committee Fast Track Application Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: June 17, 2015

File: RZ 15-694974

Re: Application by Jasdeep Mann and Harpreet Mann for Rezoning at
10291 No. 5 Road from Single Detached (RS1/E) to Compact Single
Detached (RC2)

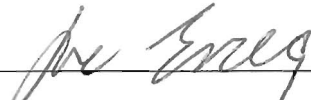
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9243, for the rezoning of
10291 No. 5 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", 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(s)	Jasdeep Mann and Harpreet Mann				
Location	10291 No. 5 Road (See Attachment 1)				
Development Data Sheet	See Attachment 2				
Zoning	Existing: Single Detached (RS1/E)				
	Proposed: Compact Single Detached (RC2)				
OCP Designation	Neighbourhood Residential	Complies:	X	Yes	No
Lot Size Policy	Single-Family Lot Size Policy 5434 (See Attachment 3)	Complies:	X	Yes	No
Arterial Road Policy Designation	Compact Lot or Coach House	Complies:	X	Yes	No
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicants propose to include a secondary suite in the dwelling on one (1) of the two (2) lots proposed. Prior to rezoning, the applicants are required to register a legal agreement on Title to secure the secondary suite. Details on the nature of the legal agreement are included in Attachment 4.	Complies:	X	Yes	No
Agricultural Land Reserve (ALR) Buffer Zone	Consistent with the Official Community Plan (OCP) guidelines, the applicants will be required to register a covenant on Title prior to rezoning to secure a 4 m wide landscaped buffer along the No. 5 Road frontage of both proposed subdivided properties.				
Floodplain Management Implementation Strategy	The proposed redevelopment must meet the minimum requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.				
Surrounding Development	North: Two (2) residential lots zoned "Single Detached (RS1/E)", which front on to Seacliff Road.				
	South: One (1) residential lot zoned "Single Detached (RS1/B)".				
	East: Directly across No. 5 Road, is the site of the Richmond Christian School on a large agricultural lot in the Agricultural Land Reserve (ALR), split-zoned "Assembly (ASY)" and "Agriculture and Golf Zones (AG1)".				
	West: Directly across the existing rear lane, are residential lots under Land Use Contract 014.				
Rezoning Considerations	See Attachment 4				

Analysis

The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned "Compact Single Detached (RC2)" with vehicle access to and from the existing rear lane. A survey showing the proposed subdivision plan is provided in Attachment 5.

Existing Legal Encumbrances

There is an existing statutory right-of-way (ROW) on Title for utilities in the northwest corner of the subject site. Encroachment into the statutory right-of-way is not permitted.

There is also a Land Tax Deferment Act Agreement registered on Title. This agreement allows the property owner to defer payment of taxes. The deferred taxes must be paid and the agreement discharged from Title prior to the preparation and registration of any legal documents associated with this rezoning application.

Transportation Requirements and Site Access

In accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, vehicle access to the proposed lots is to be from the existing rear lane only.

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway, and the rezoning application was referred to the BC Ministry of Transportation and Infrastructure (MOTI). Preliminary approval of the subject rezoning was granted on April 9, 2015 for a period of one (1) year pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicants, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 23 trees on the subject property and four (4) trees on the adjacent property to the south at 10311 No. 5 Road.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and provides the following comments:

- Two (2) trees are recommended for removal due to poor condition (Trees # 43 and # 37).
- Eight (8) trees are in fair condition, but are in conflict with proposed development such that the trees cannot be successfully retained (Trees # 30, 35, 36, 38, 39, 40, 41, 42).
- Seven (7) Black Locust trees in the front yard of the subject site are in good condition and must be retained and protected (Trees # 44, 45, 46, 47, 48, 49, 50).
- Six (6) trees in the rear yard of the subject site are in good condition and must be retained and protected (Trees # 28, 29, 31, 32, 33, 34).
- Three (3) of the trees on the adjacent property to the south at 10311 No. 5 Road must be retained and protected as recommended in the Arborist's Report (Trees A, C, D).
- Tree B on the adjacent property to the south at 10311 No. 5 Road is recommended for removal via a Permit because a significant portion of the canopy hangs over the subject site, which would become unbalanced with any pruning required to provide clearance for proposed building on the subject site. The property owner of the adjacent lot to the south

at 10311 No. 5 Road has requested that Tree B be removed at the applicants' cost. The applicants have agreed to obtain a Permit to remove Tree B at their cost at future development stage. The applicants are required to obtain written authorization from the neighbouring property owner prior to applying for a Tree Removal Permit.

Since Trees # 37 and 39 are located on shared property lines, the applicants have submitted a copy of written authorization from the adjacent property owners to the north at 11820 and 11840 Seacliff Road for the removal of the trees at future development stage.

Tree Protection

A total of 13 trees on-site are to be retained and protected. The proposed Tree Management Drawing is shown in Attachment 6.

To ensure tree protection, the applicants must complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to on-site and off-site tree protection zones at future development stage. The contract must include the scope of work, 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.
- Submission of a survival security in the amount of \$13,000 for Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and until a landscaping inspection has been passed by City staff.

Prior to demolition of the existing dwelling at the subject site, the applicants are required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

The Official Community Plan (OCP) tree replacement ratio of 2:1 requires a total of 20 replacement trees. However, due to limited space available in the yards of the proposed lots and in recognition of the 13 trees on-site that are to be retained, staff recommend that a cash-in-lieu contribution to the City's Tree Compensation Fund in the amount of \$3,000 be required prior to final adoption of the rezoning bylaw for the planting of trees in the City. The value of the recommended compensation amount is based on the number of replacement trees that could be otherwise accommodated on the proposed lots [e.g., a total of six (6) replacement trees valued at \$500/tree].

Landscaping

Consistent with the guidelines in the Arterial Road Policy, the applicants are required to submit a Landscape Plan, Cost Estimate, and a Landscaping Security prior to final adoption of the rezoning bylaw to ensure that the front yards of the proposed lots are enhanced. The Landscape

Plan must be prepared by a Registered Landscape Architect to the satisfaction of the Director of Development, and the Landscaping Security must be based on 100% of the cost estimate provided by the Landscape Architect (including any fencing and hard surfaces proposed in the front yards, and installation costs).

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning. Prior to subdivision, the developer will be required to:

- Provide a cash-in-lieu contribution in the amount of \$22,790 for future lane drainage improvements.
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Pay servicing costs associated with the water, storm, and sanitary works identified in Attachment 4.
- Enter into a Servicing Agreement for the design and construction of frontage improvements along No. 5 Road, to include: a 1.5 m wide treed/grass boulevard behind the existing curb/gutter, and a 1.5 m wide concrete sidewalk at the property line. This may trigger the need for a 0.1 m wide right-of-way for public-right-of-passage over the sidewalk along the development frontage (to be determined at the Servicing Agreement design review stage);

Financial Impact

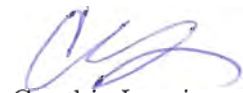
This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This rezoning application complies with the land use designations and applicable policies contained with the OCP for the subject site, and with Lot Size Policy 5434.

The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned "Compact Single Detached (RC2)" with vehicle access to and from the existing rear lane.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9243 be introduced and given first reading.



Cynthia Lussier
Planning Technician - Design
(604-276-4108)

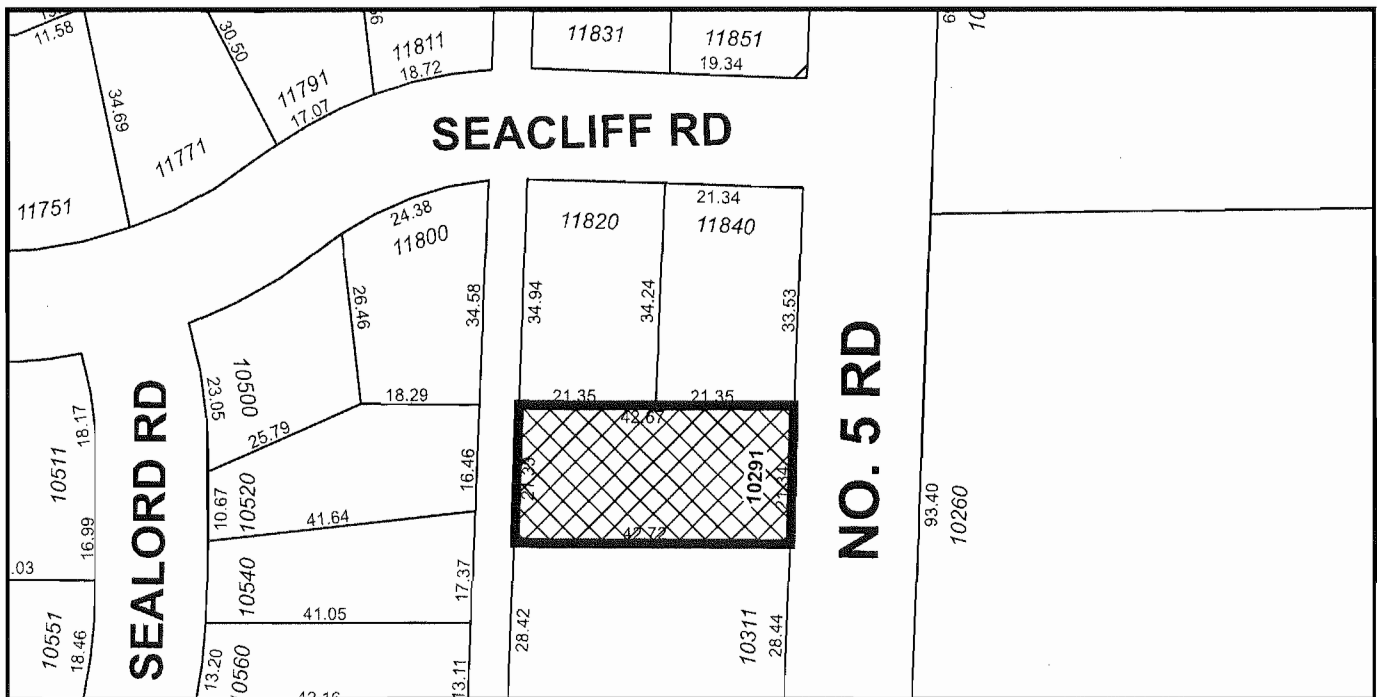
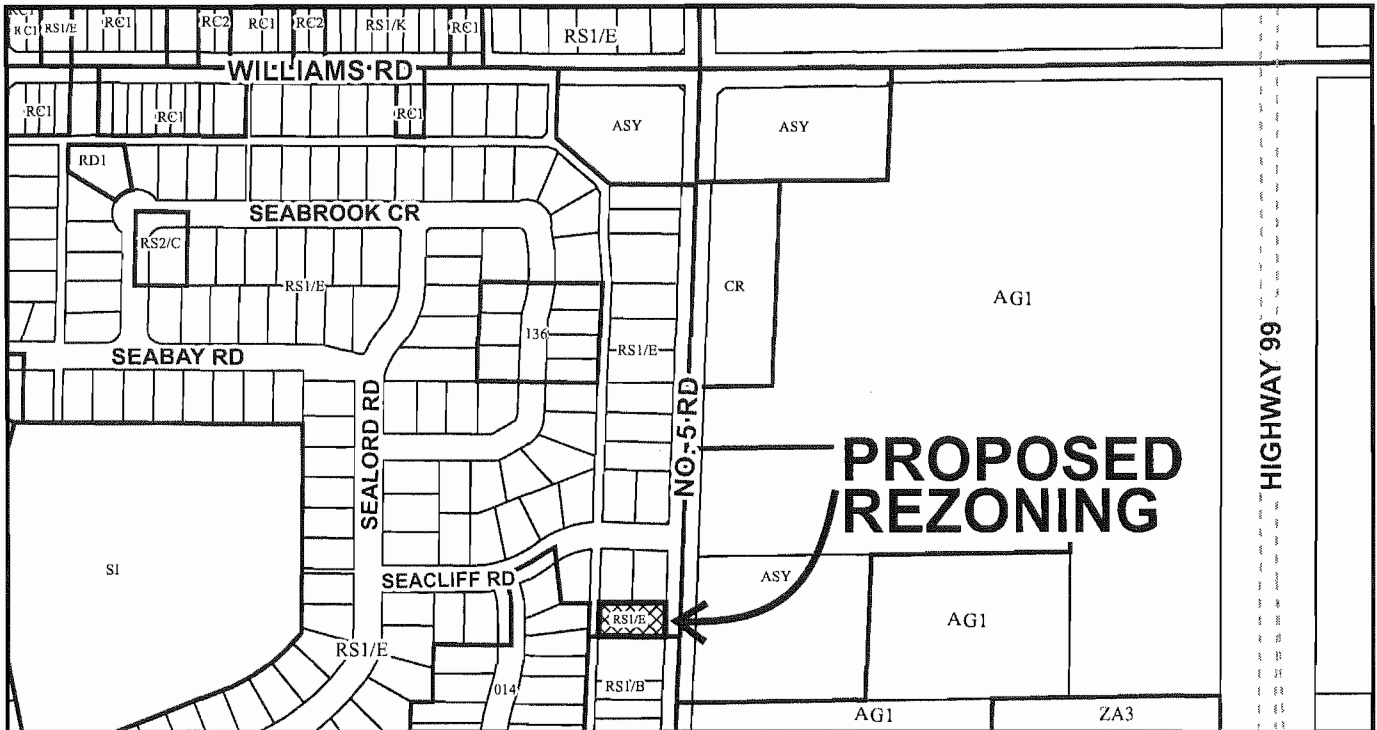
AY/CL:blg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Single-Family Lot Size Policy 5434
- Attachment 4: Rezoning Considerations
- Attachment 5: Survey and Proposed Subdivision Plan
- Attachment 6: Proposed Tree Management Drawing



City of Richmond



RZ 15-694974

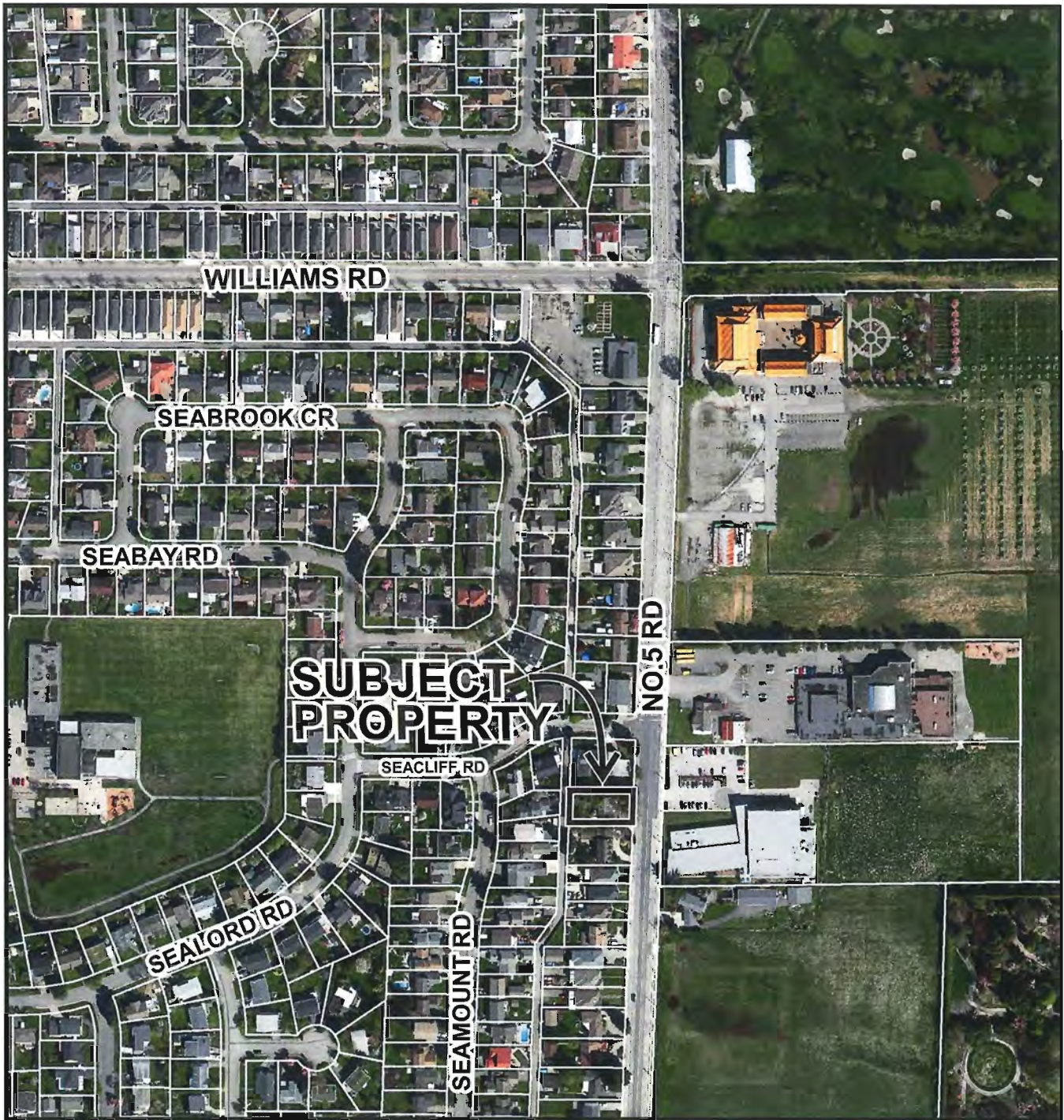
Original Date: 03/19/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-694974

Original Date: 03/19/15

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet Fast Track Application Development Applications Division

RZ 15-694974**Attachment 2**

Address: 10291 No. 5 Road

Applicant(s): Jasdeep Mann and Harpreet Mann

Date Received: March 12, 2015 Fast Track Compliance: April 27, 2015

	Existing	Proposed
Owner	Elizabeth Ann Bates	To be determined
Site Size (m ²)	912 m ² (9,816 ft ²)	Two (2) lots, each 456 m ² (4,908 ft ²)
Land Uses	Single-family residential	No change
Zoning	Single Detached (RS1/E)	Compact Single Detached (RC2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building	Max. 50%	Max. 50%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m)	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	Max. 2 ½ storeys	Max. 2 ½ storeys	none
Lot Size	Min. 270 m ²	Two (2) lots, each 456 m ²	none
Lot Width	Min. 9 m	Min. 9 m	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

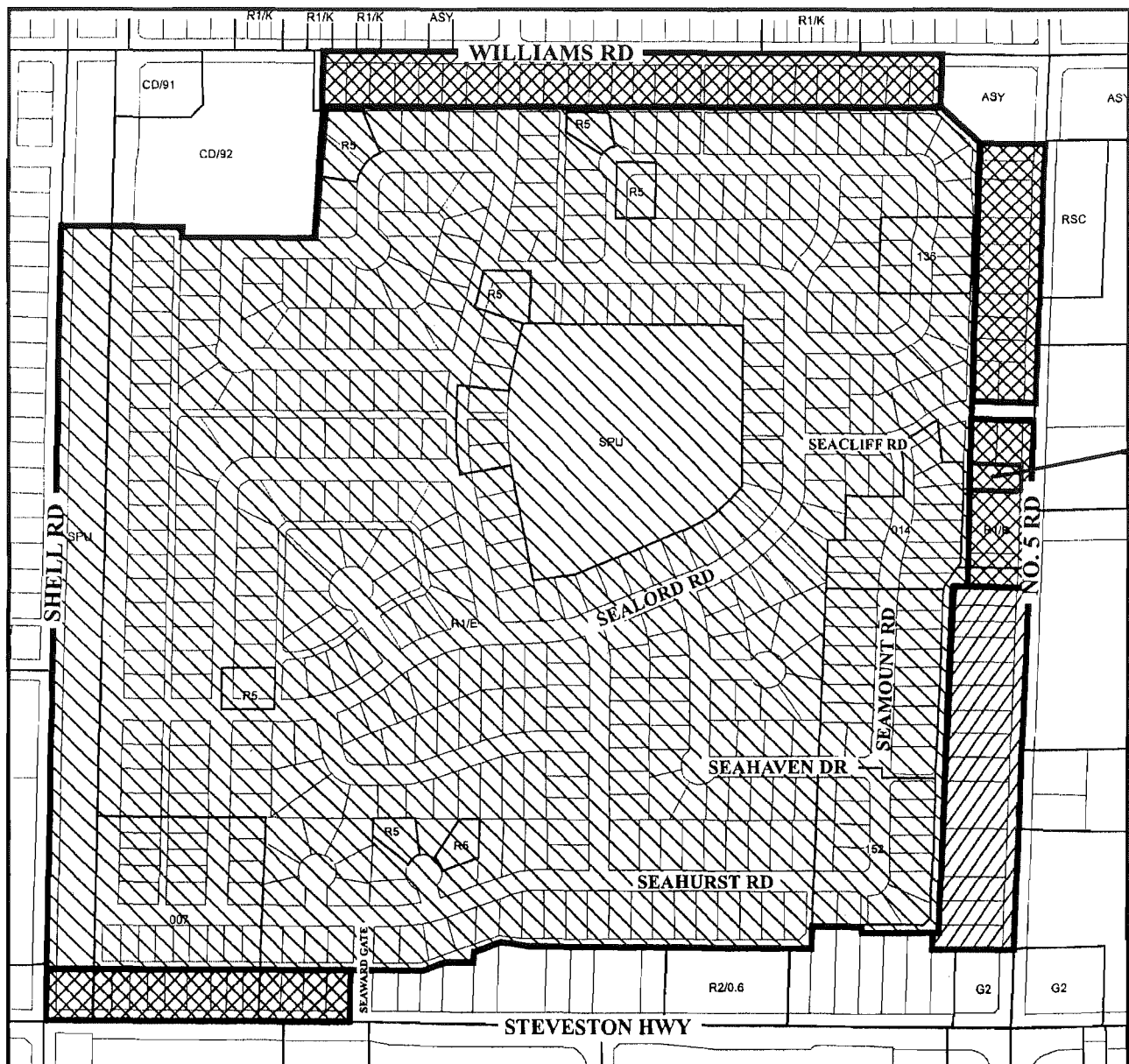
File Ref:

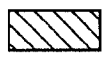


SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seaclyff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seaclyff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Subdivision permitted as per **R1/E** (18 m wide lots)
-  Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)
-  Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990
Amended Date: 11/18/1991
10/16/2006



Address: 10291 No. 5 Road

File No.: RZ 15-694974

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9243, the applicants are required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. 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 the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
3. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (on-site Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50, and off-site Trees A, C, D). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$13,000 for on-site Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50.
6. Payment of deferred taxes and the submission of a title search demonstrating that the Land Tax Deferment Act Agreement (BB2018881) has been discharged from title. Note: this is required prior to the preparation of any legal documents associated with this rezoning application.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to ensure that landscaping planted along within the ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations and is subject to impacts of noise, dust, and odour.
9. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicants change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,890) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Demolition stage, the applicant(s) must complete the following requirements:

- install tree protection fencing around all trees to be retained (on-site Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50, and off-site Trees A, C, D). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 and must remain in place until construction and landscaping on-site is completed.

At Subdivision* stage, the applicant(s) must complete the following requirements:

- Provide a cash-in-lieu contribution in the amount of \$22,790 for future lane drainage improvements.
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Enter into a Servicing Agreement for the design and construction of frontage improvements along No. 5 Road, to include (but is not limited to): a 1.5 m wide treed/grass boulevard behind the existing curb/gutter, and a 1.5 m wide concrete sidewalk at the property line. This may trigger the need for a 0.1 m wide right-of-way for public-right-of-passage over the sidewalk along the development frontage (to be determined at the Servicing Agreement design review stage).
- Pay servicing costs associated with the following water, storm, and sanitary works:

Water Works

- Using the OCP Model, there is 507.2 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- At the applicant's cost, the City is to cut and cap the existing water service connection at the watermain along the No. 5 Road frontage.
- Install two new 25 mm water service connections complete with meter and meter boxes along the No. 5 Road frontage (the meter boxes to be located within a new 1.5m wide utility right-of-way (refer to *General Items* below).

Storm Sewer Works

- The applicant is required to provide a cash-in-lieu contribution of \$22,790.00 for the design and construction of lane drainage upgrades in accordance with the Subdivision and Development Bylaw 8751.
- At the applicant's cost, the City is to cut and cap the existing storm service connections fronting the No. 5 Road frontage, and install a new 450 mm diameter Type II Inspection Chambers complete with two 100 mm diameter connections at the common property line within a new 1.5m wide utility right-of-way (refer to *General Items* below).

Sanitary Sewer Works

- At the applicant's cost, the City is to cut and cap the existing service connection at the property's northwest corner and install a new 450 mm diameter Type II Inspection Chamber complete with two 100 mm diameter connections at the common property line.

General Items

- The applicant is required to provide a 1.5 m wide utility right-of-way across the entire No. 5 Road frontage to accommodate storm inspection chambers and water meter boxes. No permanent structures such as fences, and storage sheds with concrete foundations, are allowed to be built on or across the utility right-of-way.
- The applicant may be required to provide a 0.1 m wide right-of-way for public-right-of-passage over the sidewalk along the No. 5 Road frontage (to be determined through the Servicing Agreement design review).
- The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground proposed Hydro service lines.

- When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Ensure driveway locations do not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.
- 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.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management 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 Department 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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed original on file]

Signed _____

Date _____

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 392 SECTION 36
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 45712**

#10291 NO. 5 ROAD,
RICHMOND, B.C.
P.I.D 003-480-631



LEGEND:

- (ca) denotes cedar
- (d) denotes deciduous
- CB denotes catch basin
- denotes power pole
- denotes round catch basin
- denotes water meter
- CO denotes cleanout
- denotes inspection chamber
- MH denotes manhole
- NR denotes north rim

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #191,
Control Monument 02H2453
Located at S edge traffic island @
Riverside Dr & Featherstone Way
Elevation = 1.664 metres

(Benchmark: HPN #190,
Control Monument 94H1624
Elevation = 2.353 metres)

© copyright

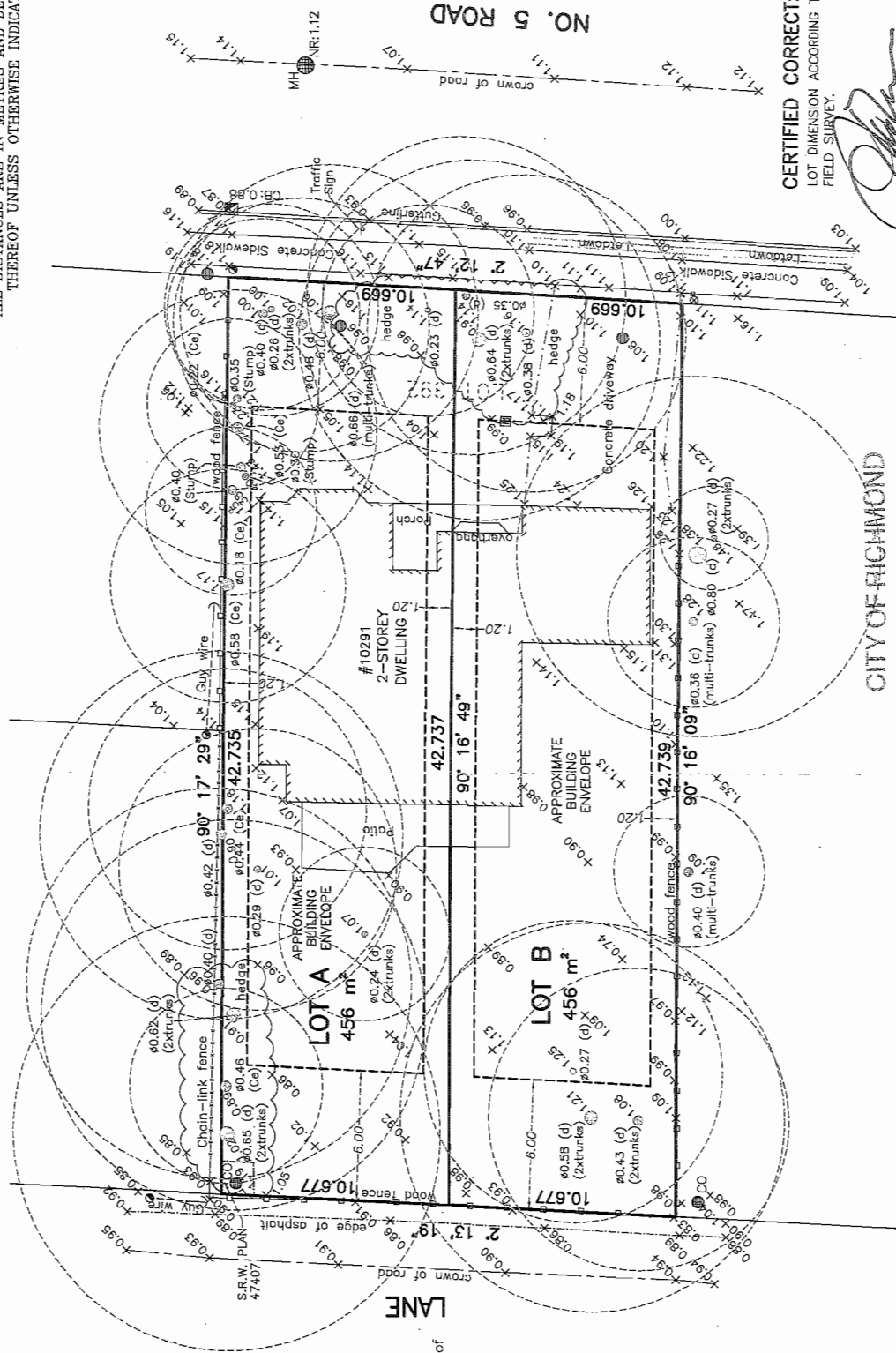
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5887
FB-274 P58-62
Drawn By: MY

DWG No. 5887-TOP0

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
February 3rd, 2015.

CITY OF RICHMOND

APR 21 2015

RECEIVED

TREE INVENTORY AND ASSESSMENT LIST:

- [illegible]

Tree #	DBH (cm)	Tree Type	Condition	Observation	Action	
36	46-51	Long-leafed hick	U	Asymmetrical crown due to proximity of adjacent tree, typically crown more inclined to left than right. Some horizontal pruning at the same or a reduction cut. Large dead crown high in the crown.	Retain	
37	43-49	Long-leafed hick	U	Two stems at base, upper of the two crown <i>Asymmetrical crown</i> due to proximity of adjacent tree. Heavily lateralized, <i>U</i> horizontal cuts. Dead to outside the crown.	Retain	
38	30	Pine oak	M	Asymmetrical crown and second to the east due to proximity of adjacent tree. Horizontal pruning at 1.5m. Pruning for shape scaffolded in tree.	Remove	
39	35-39	Black beech	M	Nutrient crown, attach at 1.5m. Young overhanging crown and shearing down.	Retain	
40	31	Western red cedar	M	Minor crown, left to the proximity of adjacent tree. <i>Asymmetrical crown</i> in crown. <i>Asymmetrical crown</i> .	Retain	
41	41-47	Black beech	M	Nutrient stems from base. Asymmetrical crown due to the proximity of adjacent trees. Scaffold limb damaged and heavily horizontalized. Pruning at 1.5m.	Retain	
42	43	Black beech	M	Asymmetrical crown (dead) to the northeast, due to proximity of adjacent trees.	Retain	
43	35-42	Holly	U	Nutrient leaders attach at trunk, one of which with a longitudinal decayed tree. Heavily lateralized in the crown, resulting in a horizontal crown and an asymmetrical crown.	Retain	
44	36	Long-leafed hick	U	Horizontal crown in crown of adjacent trees. High crown with a series of gaps in the stem.	Remove	
45	37	Scots pine	M	Nutrient leader located attach at 2m with long limb inclusion. High crown and asymmetrical crown due to proximity of adjacent trees.	Remove	
46	30	61	Western red cedar	M	High, asymmetrical crown due to proximity of building and adjacent trees. Heavily pruned. No horizontal cuts for branching clearance.	Remove
47	39	62	Western red cedar	M	Asymmetrical crown due to proximity of existing building and historic clearance pruning. Asymmetrical crown and system due to the pruning system being indicated by the existing concrete foundations.	Remove
48	40	20	Scots pine	M	Suppressed by adjacent tree. <i>Sub-structural leader attached at 1.5m with limb inclusion.</i>	Remove
49	41	61	Western red cedar	U	Two stems attach at 5m with long limb inclusion. Large trunk of pruning wound at 1.5m on south side of crown. <i>Asymmetrical crown</i> due to proximity of adjacent trees. Pruning wound on the opposite side of the stem. This is likely an action since pruning wound on the opposite side of the stem.	Remove
50	42	24	Black beech	M	Horizontal crown in the crown of the adjacent tree, and dependent on that tree for stability. Some sweep to north due to proximity of adjacent trees.	Remove
51	43	72	Plum	U	Asymmetrical crown and <i>leave sweep</i> to north due to proximity and suppression of adjacent trees.	Remove
52	44	47	Black beech	M	Asymmetrical crown with <i>limp</i> and bias to north due to proximity of adjacent trees.	Retain
53	45	51	Black beech	M	Longitudinal crown at base with decay. Asymmetrical crown due to proximity of adjacent trees.	Retain
54	46	30-35-31-29	Synedrella nodiflora	M	Multiple stems attach at the top crown with long limb inclusion. Embedded in the crown of adjacent trees.	Retain
55	47	24	Black beech	M	Gravely asymmetrical crown with sweep to the east, due to proximity and suppression of adjacent trees.	Retain
56	48	40-42	Black beech	M	Two stems attach at the top crown. Longitudinal inclusion wound on stem at base. Asymmetrical crown will turn to the west due to proximity of adjacent trees.	Retain
57	49	41	Black beech	M	Asymmetrical crown located in the east due to proximity of adjacent trees. Scaffold limb pruned and crown heavily horizontalized.	Retain
58	49	41	Black beech	M	Asymmetrical crown located to the south due to the proximity of adjacent trees.	Retain
59	41	22-16	Holly	M	Two stems attach at the top crown with long limb inclusion. Asymmetrical crown located to the south due to proximity of adjacent trees. East stem attached at 2m with long limb inclusion and crown heavily horizontalized. Pruning at 1.5m to the crown of the crown of adjacent trees.	Protect
60	8	75	Black beech	M	Two leaders attach at 2m with long limb inclusion. Crown pruned over the existing building.	Protect
61	11-10-6	Lilac	U	Severe limb located pruning low heading oak. Multiple stems from base. Heavily pruned crown pruned to 2.5m above ground.	Protect	
62	Est.	Holly	S	Multiple stems attach at 1m with limb inclusion. Well wind-aided in the crown.	Protect	

THE NEW PROJECTION TEST (NPT) (Figure 1) was designed to provide a valuable reference to ensure adequate NPT production to maintain true health and true stability. These alignment are based on the field conditions as determined by the patient's own perception of the alignment. The patient is asked to perform the NPT in a relaxed, comfortable position, and may be encouraged to perform multiple projections (up to four) to ensure adequate projection and to ensure that the patient is comfortable. The patient is asked to perform the NPT in a relaxed, comfortable position, and may be encouraged to perform multiple projections (up to four) to ensure adequate projection and to ensure that the patient is comfortable. The patient is asked to perform the NPT in a relaxed, comfortable position, and may be encouraged to perform multiple projections (up to four) to ensure adequate projection and to ensure that the patient is comfortable.

environmentally sensitive or protected area, the contractor must undertake a survey of the location of those property lines such that the tree protection fence can be installed and inspected accurately.

parameters of the form clicking creos, and/or when certain trees within a 197 are specified for removal, it is strongly recommended that the forest clearing contractor avoid conflicts with the project objectives in advance to *ensure* their work does not to adversely impact the forest clearing contractor avoid conflicts with the project objectives in advance to *ensure* their work does not to adversely impact the

For tendering purposes, the proponent should be required to provide unit costs for the following treatments (including disposal of sludge and ponding area) for the management of the project.

- **Franchising** provides the entrepreneur with a proven business model and a support system. Franchising is a business model in which a company (the franchisor) allows an individual (the franchisee) to use its name and business model to operate a business. Franchising is a popular way to start a business because it provides the entrepreneur with a proven business model and a support system. Franchising is a business model in which a company (the franchisor) allows an individual (the franchisee) to use its name and business model to operate a business. Franchising is a popular way to start a business because it provides the entrepreneur with a proven business model and a support system.

Installation may be acceptable, such as but not limited to:

- installing alternative demarcation at the IPZ such as survey stakes, painting lines on the ground, and/or placing rope and tagging.

not be damaged by construction activities). Except as approved and directed by the project biologist, activities within and access to the TPZ are restricted during the site preparation, construction and landscape installation phases of the project as follows:

- No storage or transport of; soil, special construction materials, waste materials, etc., excavation for building foundations, fill placement, or trenching for irrigation or conduit installation.

- No placement of temporary structures or services.
- No affixing lights, signs, cables or any other device to retained liner.

- Any excavations adjacent to the TPZ will require the attendance of the project architect and real pruning to be undertaken as under the direction of the Project Architect from this office, and,

the size and height of the crown of the tree accordingly. It is recognized that certain interactions can influence conflicts with a IPY may arise that could interfere with its resolution of the

[illegible]

LANDSCAPING: The landscaping phase is when retained trees can be severely damaged. The operation of equipment, the placement of growing

subject to stresses for migration, drainage and drying, and the placemakers or fitters and other teaming works, all have a very high potential for loss and roof damage. It is vital that the landscape works respect the limitations on activities within the IPZ therefore the

TREE PROTECTION FENCE DETAIL - SAMPLE:
FENCES MUST EXCEED MUNICIPAL STANDARDS

Diagram showing a post labeled "POSTS 2.5m O.C." and a sign labeled "SIGN" with a dimension of "30m".

TREE PROTECTION AREA - NO ENTRY

	JUN 19, 2015	ADDITIONAL TREE RETENTION PER CITY REQUEST
0	MAR 2, 2015 <th>INITIAL SUBMISSION</th>	INITIAL SUBMISSION

1. ☐ 2. ☐ 3. ☐ 4. ☐ 5. ☐ 6. ☐ 7. ☐ 8. ☐ 9. ☐ 10. ☐ 11. ☐ 12. ☐ 13. ☐ 14. ☐ 15. ☐ 16. ☐ 17. ☐ 18. ☐ 19. ☐ 20. ☐ 21. ☐ 22. ☐ 23. ☐ 24. ☐ 25. ☐ 26. ☐ 27. ☐ 28. ☐ 29. ☐ 30. ☐ 31. ☐ 32. ☐ 33. ☐ 34. ☐ 35. ☐ 36. ☐ 37. ☐ 38. ☐ 39. ☐ 40. ☐ 41. ☐ 42. ☐ 43. ☐ 44. ☐ 45. ☐ 46. ☐ 47. ☐ 48. ☐ 49. ☐ 50. ☐ 51. ☐ 52. ☐ 53. ☐ 54. ☐ 55. ☐ 56. ☐ 57. ☐ 58. ☐ 59. ☐ 60. ☐ 61. ☐ 62. ☐ 63. ☐ 64. ☐ 65. ☐ 66. ☐ 67. ☐ 68. ☐ 69. ☐ 70. ☐ 71. ☐ 72. ☐ 73. ☐ 74. ☐ 75. ☐ 76. ☐ 77. ☐ 78. ☐ 79. ☐ 80. ☐ 81. ☐ 82. ☐ 83. ☐ 84. ☐ 85. ☐ 86. ☐ 87. ☐ 88. ☐ 89. ☐ 90. ☐ 91. ☐ 92. ☐ 93. ☐ 94. ☐ 95. ☐ 96. ☐ 97. ☐ 98. ☐ 99. ☐ 100. ☐

PROJECT:	PROPOSED 2-LOT SUBDIVISION
----------	----------------------------

ADDRESS:	10291 NO.3 RD, RICHMOND
----------	-------------------------

1. VINE 0007 C 603 765 7130 ACI EIFF. 15123 SHEET: 1 OF 2

THE PROJECT ARBORIST MUST BE ON-SITE DURING ANY WORKS WITHIN THE TPZ (I.E. SOIL STRIPPING, PREPARATION AND INSTALLATION OF NEW DRIVEWAY). LOW IMPACT MATERIALS AND METHODS ARE REQUIRED TO ACCEPT ENCROACHMENT WITHIN THE TPZ INCLUDING AN AERATION LAYER AS APPROVED BY THE PROJECT ARBORIST SUBJECT TO FINISHED GRADE BEING AT LEAST 40CM HIGHER THAN ORIGINAL GRADE.

HARDSCAPE ENCROACHMENT INSIDE OF THE TPZ CAN BE MANAGED, SUBJECT TO LOW IMPACT CONSTRUCTION METHODS INCLUDING A SUB-BASE LAYER AS APPROVED BY THE PROJECT ARBORIST. THE PROJECT ARBORIST MUST BE ON-SITE DURING PREPARATION HARDSCAPE INSTALLATION (I.E. NEW DRIVEWAY, WALKWAY) WITHIN THE TPZ. UPON COMPLETION OF THE NEW DRIVEWAY, THE TPZ FENCING CAN BE RE-ALIGNED TO THE EDGE OF THE HARDSCAPE.

THE PROJECT ARBORIST MUST BE ON-SITE DURING THE EXCAVATION FOR THE NEW BUILDING FOUNDATION TO UNDERTAKE ROOT PRUNING. MAINTAIN EXISTING GRADE WITHIN TPZ. OR, IF NECESSARY, INSTALL GRADE TRANSITIONS WITH AN AERATION LAYER AS APPROVED BY THE PROJECT ARBORIST.

THE PROJECT ARBORIST MUST BE ON-SITE DURING THE EXCAVATION FOR THE NEW BUILDING FOUNDATION THAT IS IN CLOSE PROXIMITY TO TPZ'S TO UNDERTAKE ROOT PRUNING AND MAKE RECOMMENDATIONS IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.

THE PROJECT ARBORIST MUST BE ON-SITE DURING THE EXCAVATION FOR THE NEW BUILDING FOUNDATION TO UNDERTAKE ROOT PRUNING. LOW IMPACT METHODS ARE REQUIRED FOR THE INSTALLATION OF RAIN LEADER AND PERIMETER DRAINAGE AS DIRECTED BY THE PROJECT ARBORIST SUBJECT TO FINISHED GRADE BEING AT LEAST 40CM HIGHER THAN ORIGINAL GRADE.

To be removed via permit.



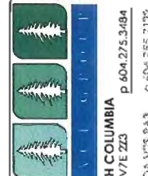
LEGEND:

- denotes TAG NUMBER or ID REFERENCE
- denotes DAPLINE (dashed at tree branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-STAY undisturbed tree (to be measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) without agreement in specified by project arborist.

PLAN NOTES:
This plan is a landscape site plan prepared by the Project Arborist. It is not a site plan for a building or other structure. It is a site plan for a landscape design. It is not a site plan for a building or other structure. It is a site plan for a landscape design. It is not a site plan for a building or other structure. It is a site plan for a landscape design.

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

adgroup.ca



ARBORTECH CONSULTING

a division of:
HEAD OFFICE: SERVING METRO VANCOUVER AND BRITISH COLUMBIA
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3
FRASER VALLEY REGIONAL OFFICE:
SUITE 109 - 1528 MCCALLUM ROAD, ABERFORD, BC CANADA V2S 8A3

P 604.275.3484
P 604.255.7192

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED 2-LOT SUBDIVISION

ADDRESS: 10291 NO. 5 RD. RICHMOND

CLIENT: JAS MANN

ACL FILE: 15123

SHEET: 2 OF 2

REV #	DATE	COMMENTS
1	JAN 17, 2015	ADDITIONAL TREE RETENTION PER CITY REQUEST
0	MAR 2, 2015	INITIAL SUBMISSION



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9243 (RZ 15-694974)
10291 No. 5 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 **“COMPACT SINGLE DETACHED (RC2)”**.

P.I.D. 003-480-631

Lot 392 Section 36 Block 4 North Range 6 West New Westminster District Plan 45712

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9243”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

