



City of Richmond

Report to Committee Planning and Development Division

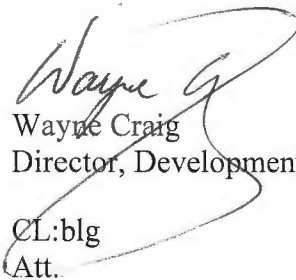
To: Planning Committee
From: Wayne Craig
Director, Development

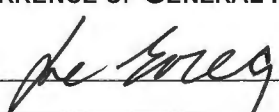
Date: April 11, 2016
File: RZ 15-697843

Re: Application by Pargat S. Tatla for Rezoning at 8480/8500 No. 3 Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9542, for the rezoning of 8480/8500 No. 3 Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.


Wayne Craig
Director, Development
CL:blg
Att.

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

Staff Report

Origin

Pargat S. Tatla has applied to the City of Richmond for permission to rezone the property at 8480/8500 No. 3 Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots oriented north-south, with vehicle access from Bowcock Road (Attachment 1). The site currently contains an existing non-conforming duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the north, is an existing duplex on a lot zoned “Two-Unit Dwellings (RD1)”.
- To the south, immediately across Bowcock Road, is an eight (8)-unit townhouse complex on a lot zoned “Medium Density Townhouses (RTM2)”.
- To the east, is a single-family dwelling on a lot zoned “Single Detached (RS1/C)”; which fronts Bowcock Road.
- To the west, immediately across No. 3 Road, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)”; which fronts Penny Lane.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy & Single-Family Lot Size Policy 5423

The subject site is currently undesignated on the Arterial Road Development Map.

The subject site is located within the area governed by Single-Family Lot Size Policy 5423, adopted by Council on November 20, 1989, and subsequently amended in 2003 and 2004 (Attachment 4). The Single-Family Lot Size Policy permits properties with duplexes to be rezoned and subdivided into two (2) equal halves, provided that each lot created meets the requirements of the “Single Detached (RS2/B)” or “Single Detached (RS2/C)” zone. This redevelopment proposal would allow for the creation of two (2) lots that of 13.3 m and 15 m in width, and a minimum of 534 m² (5,748 ft²) in area, consistent with the requirements of the “Single Detached (RS2/B)” zone.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

As the subject property is a corner lot, two (2) rezoning signs have been installed on-site, one of which fronts No. 3 Road, and the other fronts Bowcock Road. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning signs on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Analysis

Conceptual Development Plans

As the subject property is a corner lot, the applicant has submitted conceptual plans showing the proposed architectural elevations of the dwelling on the proposed corner lot at the intersection of No. 3 Road and Bowcock Road (Attachment 5).

The proposed elevation plans show that the west façade is articulated through the use of window openings and building projections.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the plans included in Attachment 5. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations.

Site Access

In accordance with Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access from the proposed lots to No. 3 Road is not permitted. Vehicle access to the proposed lots is required through a single shared driveway crossing (6 m wide) along Bowcock Road, centered on the proposed shared property line.

Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that:

- Upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6 m wide at the back of the sidewalk at the property line and 9 m wide at the curb), centered on the proposed shared property line.

- At Building Permit stage, the buildings and driveways on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Bowcock Road.

Prior to subdivision, the applicant will be required to register a cross-access easement on Title (e.g., 6 m x 9 m) centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the properties.

Tree Retention and Replacement

A Certified Arborist's Report has been submitted by the applicant, which identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses the following bylaw-sized trees on or adjacent to the subject site:

- Six (6) trees on the subject site.
- One (1) fruit tree located on the north property line of the subject site, which is shared with the adjacent site at 8440/8460 No. 3 Road.
- Two (2) trees located off-site within the boulevard on No. 3 Road and on Bowcock Road, on City-owned property.

The City's Tree Preservation Coordinator and Parks Department staff have conducted visual tree assessment, and concur with the Arborist's recommendations to:

- Remove six (6) trees (Trees # 283, 285, 287, 288, 289, 290) from the subject site due to poor condition and structure (e.g., unbalanced canopy, basal cavity, disease, previous topping).
- Remove the Apple tree located on the north property line of the subject site (Tree # 286) due to poor condition from bacterial blight and canker. Since this tree is shared with the adjacent site at 8440/8460 No. 3 Road, removal is subject to the applicant submitting written authorization for its removal from the neighbouring property owner. If written authorization is not obtained by the applicant, this tree must be retained and protected.
- Remove the two (2) trees in the boulevard on No. 3 Road and on Bowcock Road on City-owned property (Trees # 282, 284) due to poor condition and conflict with required frontage improvements (i.e., the Birch tree is over 60% dead, and the Chestnut tree has been previously topped for hydro line clearance, has poor structure and decay). Note: prior to tree removal, the applicant must contact the Parks Department a minimum of four (4) days in advance to enable tree removal signage to be posted.

The proposed Tree Management Drawing is included in Attachment 6.

Consistent with the OCP tree replacement ratio of 2:1, the applicant is required to plant and maintain 14 replacement trees on the proposed lots. The Tree Management Drawing indicates that a total of six (6) replacement trees can be accommodated on the future lots [three (3) per lot], with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	10 cm		5.5 m
2	11 cm		6 m

To ensure that the three (3) replacement trees are planted and maintained on the proposed east lot, the applicant is required to submit a landscaping security in the amount of \$1,500 (\$500/tree) prior to final adoption of the rezoning bylaw.

To ensure that the three (3) replacement trees are planted and maintained on the proposed corner lot and that the front and exterior side yards are enhanced, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a cost estimate for the works (including all materials, fencing, installation, and a 10% contingency). The Landscape Plan: a) must be consistent with the landscape guidelines of the Arterial Road Policy in the OCP; b) should not include hedges along the front or exterior side lot lines; c) should include low fencing (max. 1.2 m high) outside of the rear yard; and d) should include a mix of coniferous and deciduous replacement trees. In addition, the applicant must submit a landscaping security for the works on the proposed corner lot, based on 100% of the cost estimate provided by the Landscape Architect.

The landscaping securities will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$4,000 (\$500/tree) to the City’s Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots.

For removal of Tree # 284 from the boulevard on No. 3 Road on City-owned property, the applicant is required to provide a cash-in-lieu contribution in the amount of \$1,300 to the City’s Tree Compensation Fund prior to final adoption of the rezoning bylaw (Note: no compensation is required for Tree # 282 as it is over 60% dead).

Affordable Housing Strategy

The City’s Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City’s Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City’s Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with

the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Prior to rezoning, the applicant is also required to register a legal agreement on Title to ensure that the principal dwelling and the secondary suite cannot be stratified.

Site Servicing and Frontage Improvements

Prior to rezoning, the applicant is required to:

- Provide a 4.0 m x 4.0 m corner cut road dedication at the southwest corner of the subject site.
- Grant a 1.0 m x 9.0 m statutory right-of-way along the west property line of the subject site adjacent to No. 3 Road for public passage for the future installation of a bus shelter for the northbound bus stop (currently located south of Bowcock Road). The location of the future bus shelter is to be determined in consultation with Coast Mountain Bus Company.

There are no servicing concerns with rezoning. At future subdivision and Building Permit stage, the applicant is required to pay the current year's taxes in full and complete the required service connection works as described in Attachment 7.

Prior to subdivision, the applicant will be required to register a cross-access easement on Title (e.g., 6 m w x 9 m l) centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots.

At future construction stage, the applicant is required to complete the following road and transportation-related improvements along both the No. 3 Road and Bowcock Road frontages:

- Remove the existing driveway crossing to the subject site on No. 3 Road.
- Install a minimum 2.0 m wide treed/grass boulevard next to the existing road curb and a 1.5 m wide concrete sidewalk at the property line along No. 3 Road from the north property line of the subject site up to the intersection with Bowcock Road.
- Transition the new sidewalk and boulevard to the existing sidewalk on No. 3 Road north of the subject site.
- Road widening to 5.6 m from the existing centre line of Bowcock Road.
- Install a standard 0.15 m wide road curb, a minimum 2.0 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk along Bowcock Road from the east property line of the subject site to the intersection at No. 3 Road.
- Transition the new sidewalk and boulevard to the existing boulevard on Bowcock Road east of the subject site.

Financial Impact

This rezoning application results in insignificant Operational Budget Impacts (OBI) for off-site City infrastructure (such as road works, waterworks, storm sewers, sanitary sewers, streetlights, street trees, and traffic signals).

Conclusion

The purpose of this application is to rezone the property at 8480/8500 No. 3 Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots fronting Bowcock Road.

This rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9542 be introduced and given first reading.



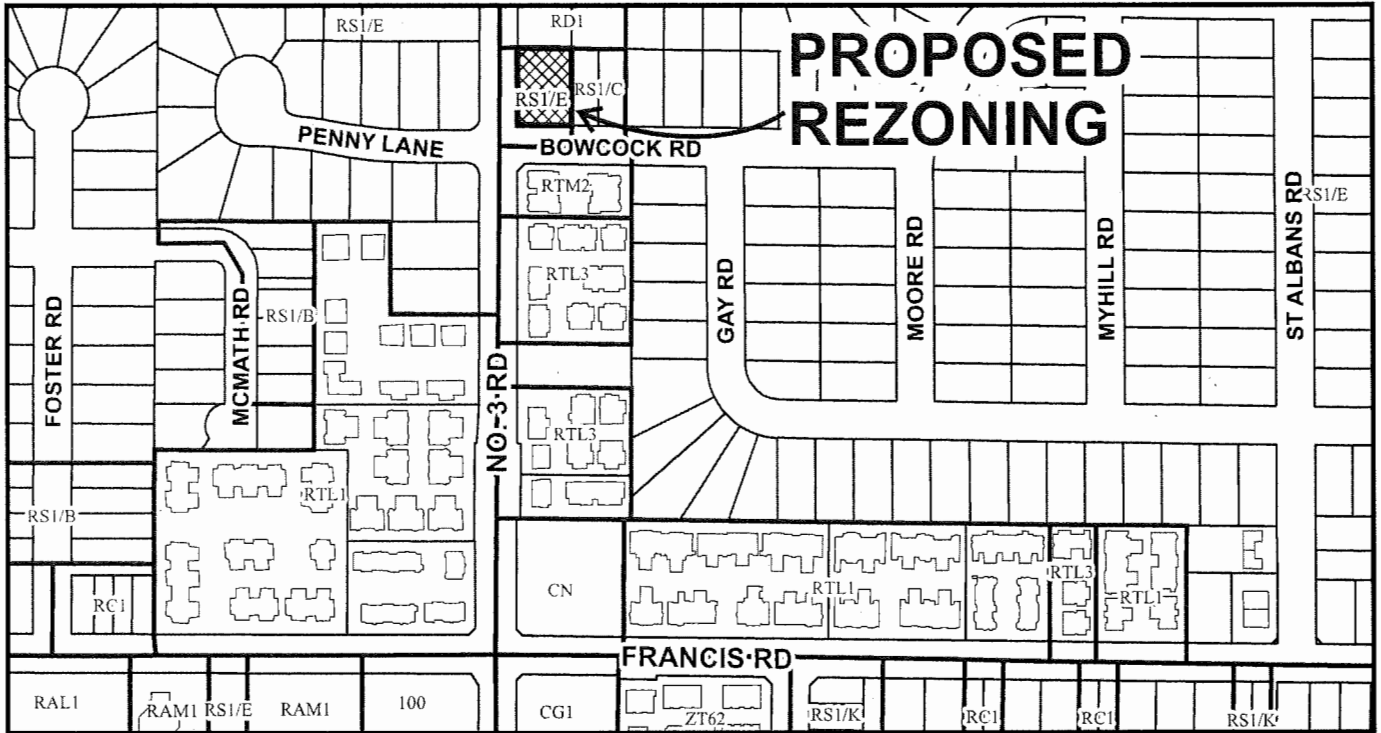
Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

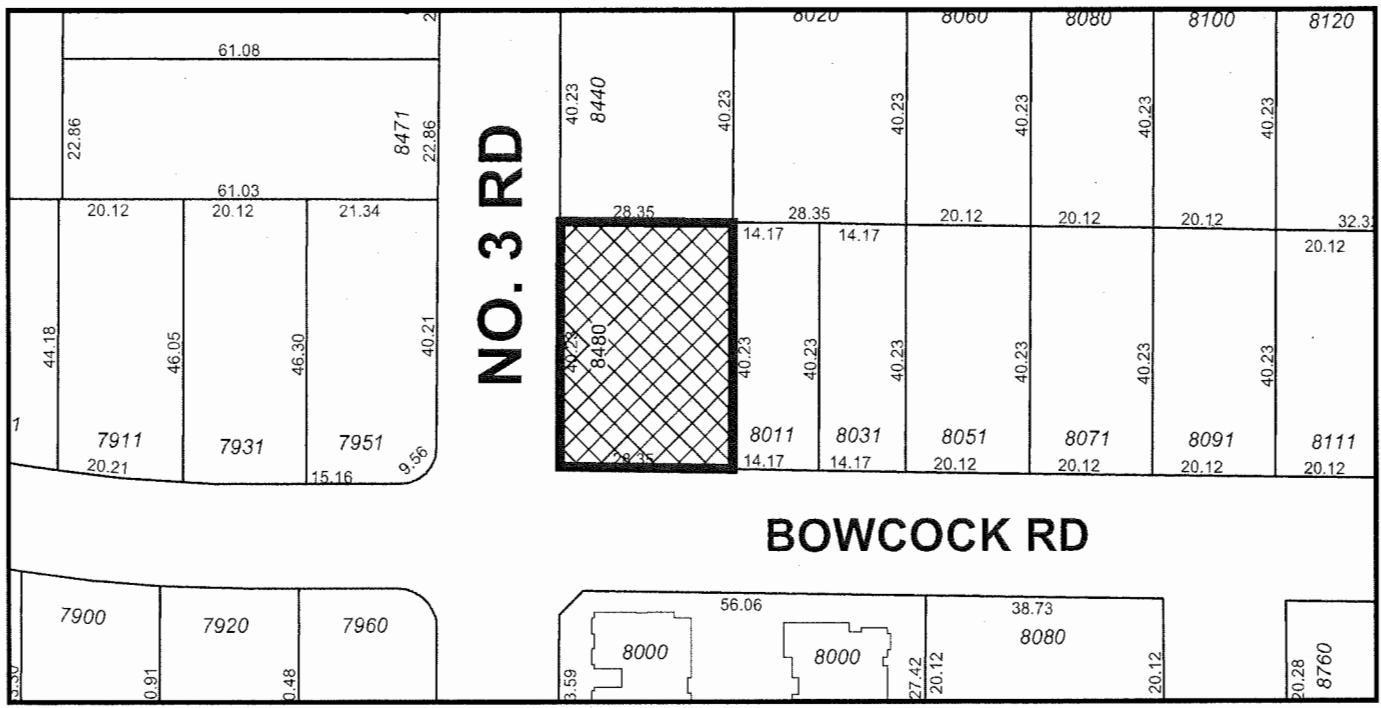
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey showing the proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5423
- Attachment 5: Conceptual Architectural Elevation Plans – Corner Lot
- Attachment 6: Proposed Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



**PROPOSED
REZONING**



NO. 3 RD

BOWCOCK RD



RZ 15-697843

Original Date: 07/06/15
Revision Date:
Note: Dimensions are in METRES



City of
Richmond



RZ 15-697843

Original Date: 07/06/15

Revision Date:

Note: Dimensions are in METRES

**B.C. LAND SURVEYOR'S PROPOSED
SUBDIVISION AND TOPOGRAPHIC SURVEY OF:**

WEST HALF LOT 46, SECTION 21, BLOCK 4
NORTH, RANGE 6 WEST, NEW WESTMINSTER
DISTRICT, PLAN 14746

SCALE: 1:250



All distances are in metres.
The plan is 432mm in width
by 280mm in height (B size) when plotted at a scale of 1:250

Parcel Identification Number (PID)
009-996-346

PROPOSED LOT A SITE AREA
606 m²
1983 sq. ft.

PROPOSED LOT B SITE AREA
534 m²
1752 sq. ft.

CIVIC ADDRESS
8480 No 3 Road,
Richmond, BC.

CURRENT ZONING
RS/VE

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reproduce, transmit or alter this document
in whole or in part without the written
consent of the signatory

This document was prepared for the exclusive
use of our client, THOMAS ANTHONY MOFFAT

This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Official lot dimensions
and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying Inc., accepts no responsibility
or liability for any damages that may be suffered
by a third party as a result of any decisions
made or actions taken based on this document.

FILE: 1404
REVISED: 1994-04-06 No 3 Rd, 2015-04-09

Explorer
Land Surveying Inc
250 - 12300 Clark Road
Richmond BC V6V 2H1
Tel: (604) 263-9272
email: thomas@explorersurveying.com

LEGEND

Elevations are geodetic based on Integrated survey
monument 77H4800 in the City of Richmond at elevation
0.758 m.
Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species

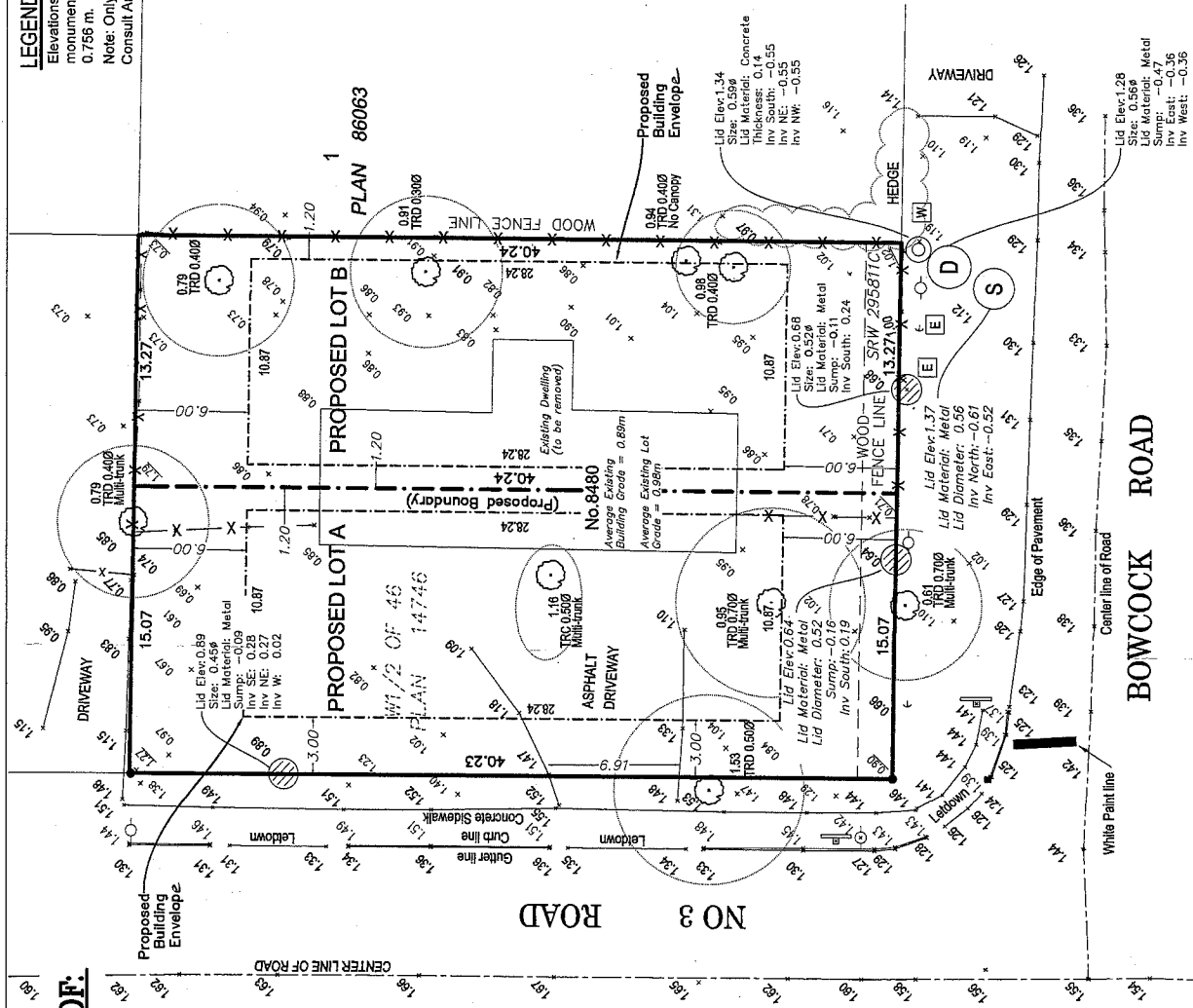
- - denotes Iron Post Found
- - denotes Lead Plug Found
- - denotes Deciduous Tree type
- - denotes Coniferous Tree type
- - denotes Power pole
- - denotes Pole Anchor
- - denotes Water meter
- - denotes electrical Kiosk / Box
- - denotes Unmarked Manhole
- - denotes catchbasin manhole
- - denotes storm manhole
- - denotes sanitary manhole
- - denotes sign

FLAT LOT, UNABLE TO CONTOUR
(Lot dimensions and areas subject to
change after final subdivision survey)



CERTIFIED CORRECT
Lot dimensions are correct
according to Land Title Office
records.

Kenneth KC Ng, BCLS
Field Survey - 1 April, 2015
Dated this 6th of April, 2015.
This document is not valid unless originally signed
and sealed or digitally signed with Junbert digital signature.
Info: <https://www.jrccert.com>





RZ 15-697843

Attachment 3

Address: 8480 No. 3 Road

Applicant: Pargat S. Tatla

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Gurbax K. Grewal Ranjit S. Grewal Satpal K. Grewal Jagroop S. Bring	To be determined
Site Size (m²):	1,140 m ² (12,270 ft ²)	Proposed west lot - 606 m ² (6,522 ft ²) Proposed east lot – approx. 525 m ² (5,651 ft ²) after road dedication
Land Uses:	Existing non-conforming duplex	Two (2) single family lots
OCP Designation:	Neighbourhood Residential	No change
Lot Size Policy Designation:	Lot Size Policy 5423 permits properties with duplexes to rezone and subdivide into two lots as per Single Detached (RS2/B)	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

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 – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – live plant material:	Min. 25%	Min. 25%	none
Lot Size:	Min. 360 m ²	Proposed west lot - 606 m ² Proposed east lot - approx. 525 m ² (5,651 ft ²) after road dedication	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	2 ½ storeys	2 storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: November 20, 1989 Amended by Council: November 17 th , 2003 Amended by Council: March 15 th , 2004	POLICY 5423
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6	

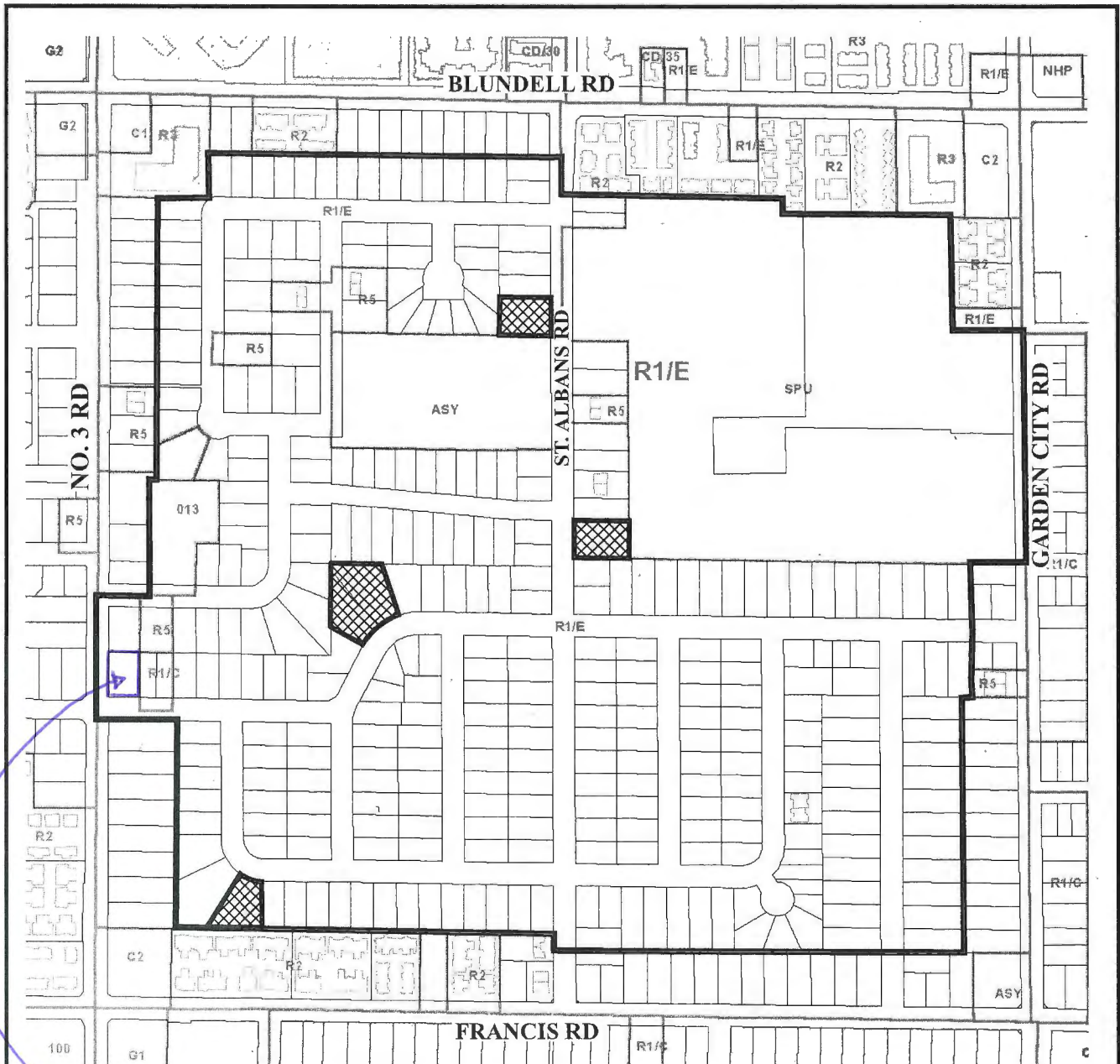
POLICY 5423:

The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):



That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

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..



SUBJECT SITE

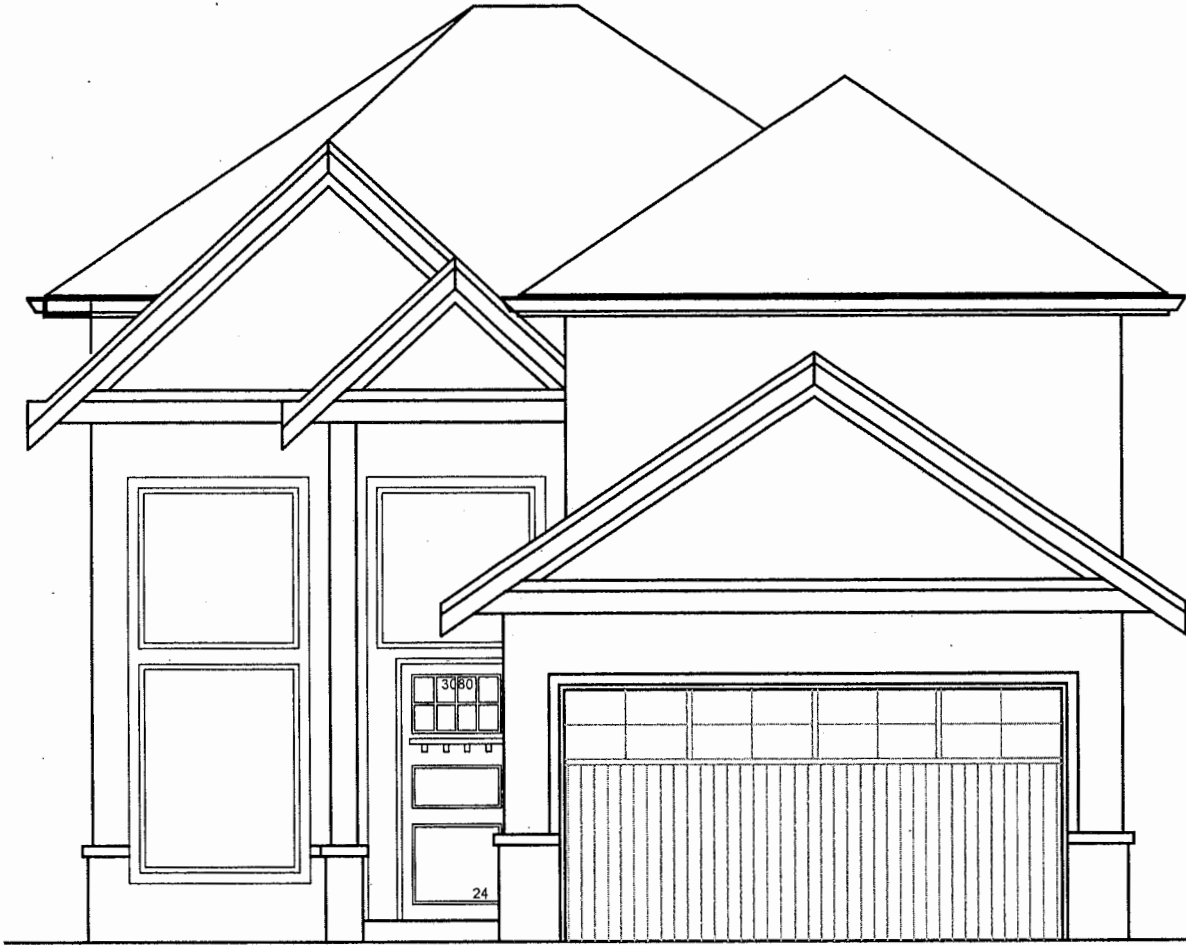
-  Lots which can be subdivided under R1/E (Existing Policy)
-  Lots which can subdivide under R1/H



Policy 5423
Section 21, 4-6

Adopted Date: 11/20/89
Amended Date: 03/15/04

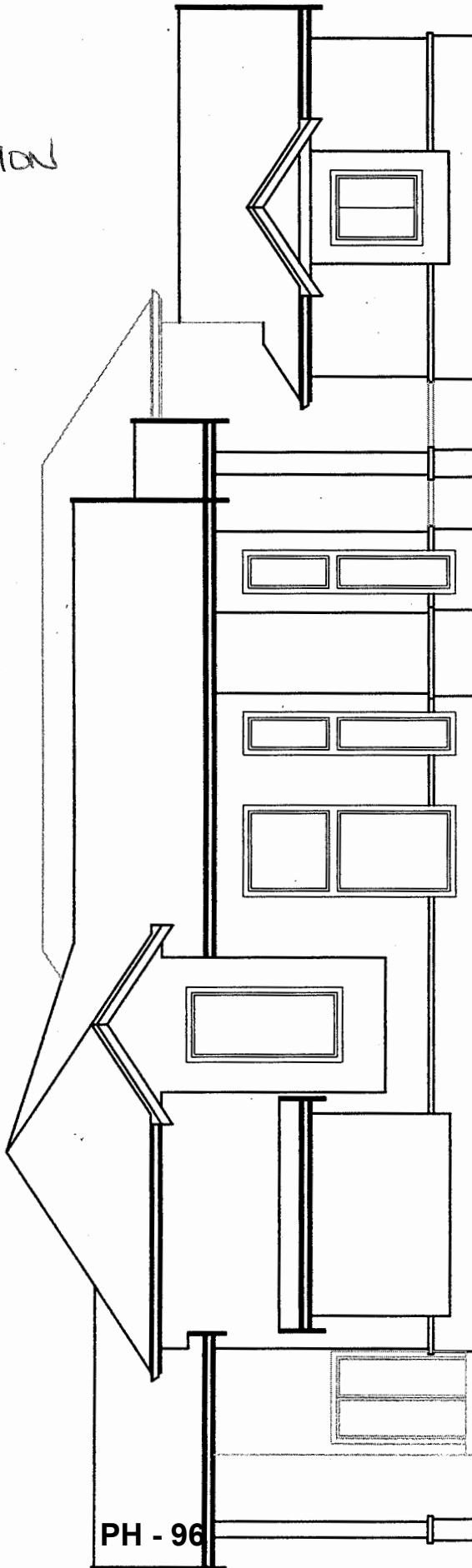
PRELIMINARY ELEVATION
PLANS



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Note: At Building Permit
stage, all plans are
to comply with all City
Regulations / Bylaws.

PRELIMINARY ELEVATION
PLANS



Notes: At
Building Permit
stage, all plans
are to comply
with all City
regulations/By laws.

WEST ELEVATION
SCALE: 1/4" = 1'-0"

PH - 96

PLANTING GUIDELINES:

CROWN BRUSH: Following approval to completed schematic of replacement tree planting recommendations in context to music pod elements, selection of species and the timing of trees must conform to the music pod standards.

6. Newly new trees should be planted at least 2.0m from any property line and at least 3.0m from any roads, signs, catch basins, drains and other infrastructure, and of a minimum setbacks from buildings on following: 4.0m for most category, 6.0m for medium category and 8.0m for large category trees.

7. The species and construction site of the planting shall be as specified on the approved schematic. The species shall be selected from the list of species approved for planting in the music pod. The species shall be selected from the list of species approved for planting in the music pod.

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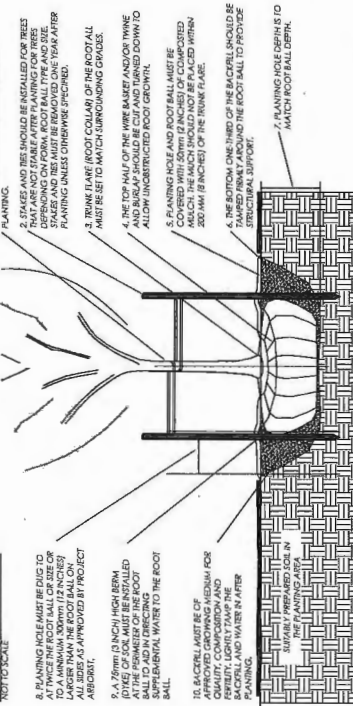
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TREE PLANTING DETAIL



SEE SHEET 2 FOR DRAWING DETAILS

REV #	DATE	COMMENTS
0	APR 12, 2015	INITIAL SUBMISSION

ARBORTECH CONSULTING
 acigroup.ca
 SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 P 604-275-3454

TREE MANAGEMENT DRAWING
 PROJECT: PROPOSED 2-Lot SUBDIVISION
 ADDRESS: 8084 No. 3 Road, Richmond
 CLIENT: IMPERIAL CONSTRUCTION
 ACL FILE#: 16181
 SHEET: 1 OF 2

Tag # denotes the tag affixed to the tree for reference in report and on drawing. See drawing or figure for locations.
HT and Sp denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable.
Dbh denotes the diameter of the trunk measured at 1.4m above grade or as per arboricultural standards (i.e. for multi stem trees).
Code denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes unsuitable, M denotes marginal, S denotes suitable. See report for details.
Loc denotes the ownership of the tree: City, OR-Site (private), or Park (includes ESA), based on the survey provided.
Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	HT	Sp	Dbh (cm)	Tree Type	Code	Loc	Action
282			35x27x22	European birch	U	CITY	REMOVE - REFERRAL REQUIRED
283			57x42	European birch	U	ON	REMOVE
284			66	Horseshoebark	M	CITY	REMOVE - REFERRAL REQUIRED
285			33x23	White cedar	U	ON	REMOVE
286			EST. 60	Apple	U	ON	REMOVE
287	10	6	54	Flowering cherry	U	ON	REMOVE
288			37	Mountain ash	U	ON	REMOVE
289			41	European birch	U	ON	REMOVE
290			50	European birch	U	ON	REMOVE

Additional Observations (based on VTA only)

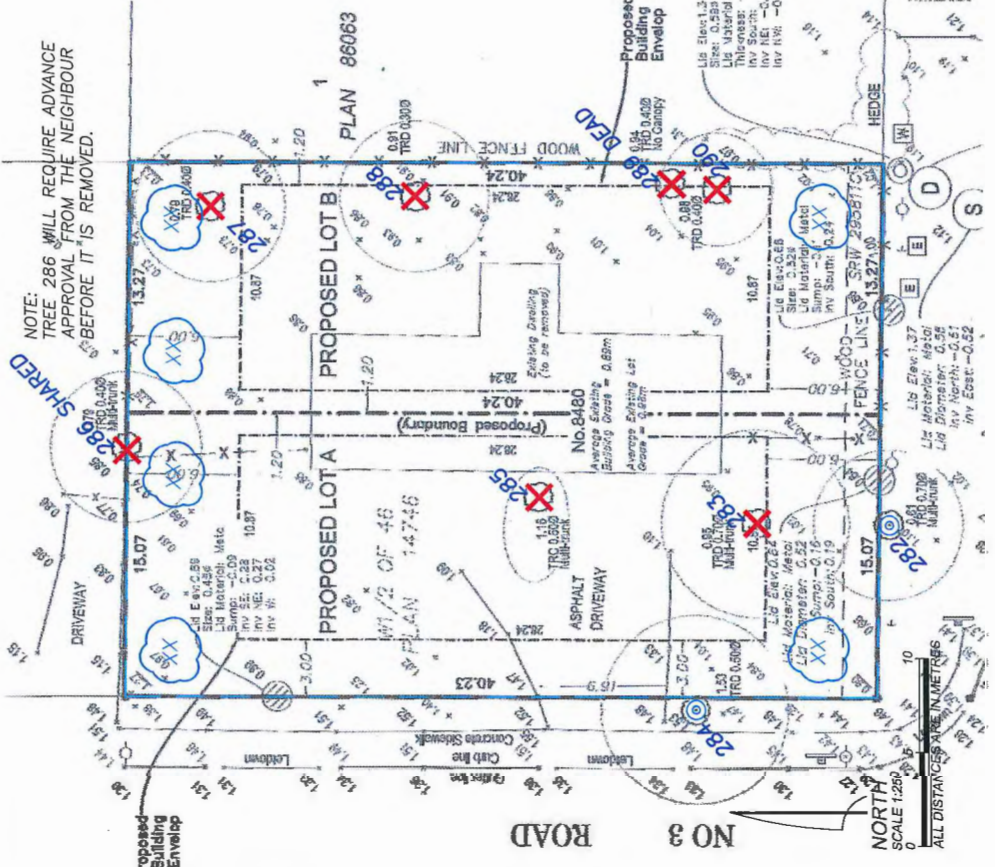
- This tree is in a mortal decline beyond reasonable expectation of recovery.
- This tree has extensive dieback throughout the crown and is thought to be dying due to bronze birch borer infestation and is recommended to be removed.
- Multiple stems connected as one with a long bark inclusion extending from 1.5m above grade to 1.5m below grade.
- Historically pruned via heading cuts for BC Hydro safety setback and has developed a poor, asymmetrical crown structure.
- Severe sweep to the west from base connected at 1.0m above grade.
- This tree is located within the building envelope and is proposed to be removed.
- Shared tree.
- Multiple divergent leaders historically topped at 2.0m above grade, resulting in decayed pruning wounds and poor crown structure prone to failure.
- Wood structure nailed into the stem at multiple locations between base and 2.0m above grade.
- Historic crown misse pruning to 3.0m above grade has resulted in large decayed pruning wounds.
- Extensively decayed stem at the base on the east side.
- Sounding suggests significant internal column of decay in stem at base. This is a significant structural defect, and this tree is recommended to be removed and replaced concurrently with this development.
- Multiple co-dominant leaders narrowly attach at 2.0m above grade with a long bark inclusion.
- Dead central leaders and dieback throughout the crown (125%).
- This tree is located within the construction envelope for the new building and is proposed to be removed.
- Extensively decayed pruning wound and poor crown structure prone to failure.
- This tree is also located within the building envelope and design revisions to accommodate protection measures are not warranted due to its very poor condition and this tree is proposed to be removed.

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.
 Current arboricultural best management practices and BCSLA/BCSNA standards apply to: quality, root ball, health form, handling, planting, guying/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
ACA		6cm C	Acer campestre	Field maple
AG		6cm C	Acer griseum	Paperbark maple
ARB		6cm C	Acer rubrum 'Bowhall'	Bowhall maple
ARRS		6cm C	Acer rubrum 'Red Sunset'	Red sunset maple
DI		6cm C	Davidia involucreta	Dove tree
FSD		6cm C	Fagus sylvatica 'Dawyck'	Dawyck beech
FSP		6cm C	Fagus sylvatica 'Pendula'	Weeping European beech
MSO		3.5m H	Magnolia soulangeana	Saucer magnolia
SP		6cm C	Stewartia pseudocamellia	Japanese stewartia
AP		6cm C	Acer palmatum	Japanese maple
AU		6cm C	Arbutus unedo	Strawberry tree
CC		3.5m H	Cercis canadensis	Redbud
MGR		6cm C	Magnolia grandiflora	Southern magnolia (evergreen)
MST		6cm C	Magnolia stellata	Star magnolia
PSAR		6cm C	Prunus sargentii 'Rancho'	Sargent cherry
PY		6cm C	Prunus x yedoensis	Yoshino cherry
SJ		6cm C	Styrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
APC		3.5m H	Abies procera 'Glauca'	Noble fir
PO		3.5m H	Picea omorika	Serbian spruce

- LEGEND:**
- ⊗ ## denotes TAG NUMBER or ID REFERENCE.
 - ⊗ AC denotes ALDER or COTTONWOOD TREE (untagged by law sized).
 - ⊗ denotes DRIFLINE (spread of the 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-BYLAW underize tree (as measured by project arborist).
 - ⊗ denotes SITE or STUDY AREA BOUNDARY.
 - ⊗ denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
 - ⊗ denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).



REV #	DATE	INITIAL SUBMISSION	COMMENTS
0	APR 12, 2016		

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED 2-LOT SUBDIVISION

ADDRESS: 8084 NO. 3 ROAD, RICHMOND

CLIENT: IMPERIAL CONSTRUCTION

ACL FILE: 16181

SHEET: 2 OF 2

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

arborgroup.ca

ARBORTECH CONSULTING

ARBO GROUP

SUITE 145 - 12051 HORSBROUCE WAY, RICHMOND, BC V7A 4V4 P: 604.275.3464

PLAN NOTE:
 The surveyor or drawings provided by the project Surveyor (RCS), Engineer or Planning Designer has not been checked for accuracy. The user should not warrant the accuracy of locations of features or measurements of distances therefrom. The user should not warrant the accuracy of locations of features or measurements therefrom. Even if the original drawings have been produced for these purposes.



Address: 8480 No. 3 Road

File No.: RZ 15-697843

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9542, the applicant is required to complete the following:

1. Dedication of a 4 m x 4 m wide corner cut at southwest corner of the subject site where No. 3 Road intersects Bowcock Road.
2. Submission of a Landscape Plan for the front and exterior side yard of the proposed corner lot, 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 all materials, fencing, any retaining walls, hard surfaces, installation, and a 10% contingency). The Landscape Plan should:
 - be consistent with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front and exterior side lot lines;
 - should include low fencing (max. 1.2 m high) outside of the rear yard;
 - include a mix of coniferous and deciduous trees;
 - include the required three (3) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	10 cm		5.5 m
2	11 cm		6 m

The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the landscaping survives.

3. Submission of a landscaping security in the amount of \$1,500 (\$500/tree) to ensure that the three (3) required replacement trees are planted and maintained on the proposed each lot [min. 10 cm deciduous or 5.5 m high conifer). The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the replacement trees survive.
4. City acceptance of the applicant's voluntary contribution in the amount of \$4,000 (\$500/tree) to the City's Tree Compensation Fund in-lieu of planting the balance of required replacement trees on-site.
5. City acceptance of the applicant's voluntary contribution in the amount of \$1,300 to the City's Tree Compensation Fund for the removal of Tree # 284 from the boulevard on City-owned property on No. 3 Road, to enable the planting of replacement trees within the City.
6. The granting of a 1.0 m x 9.0 m statutory right-of-way along the west property line of the subject site adjacent to No. 3 Road for public passage for the future installation of a bus shelter for the northbound bus stop (currently located south of Bowcock Road). The location of the future bus shelter is to be determined in consultation with Coast Mountain Bus Company.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to ensure that:
 - Upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6 m wide at the back of the new sidewalk at the property line and 9 m wide at the new curb), centered on the proposed shared property line; and,

- At Building Permit stage, the buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto Bowcock Road.
9. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
 10. 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.

Prior to Tree Removal* stage, the applicant is required to:

- Obtain written authorization from the neighbouring property owner at 8440/8460 No. 3 Road to remove the shared Apple tree located on the north property line of the subject site (Tree # 286). If written authorization is not obtained by the applicant, this tree must be retained and protected in accordance with the City's Tree Protection Information Bulletin Tree-03.
- Contact the City's Parks Department a minimum of four (4) days in advance to enable signage to be posted for the removal of the two (2) trees in the boulevard on No. 3 Road and on Bowcock Road on City-owned property (Trees # 282, 284).

At Subdivision* and Building Permit* stage, the applicant must complete the following requirements:

- Register a cross-access easement on title prior to subdivision centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots (e.g., 6 m w x 9 m l).
- Complete the following servicing works and off-site improvements. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.

Water Works:

- The developer is required to:
 - Submit fire flow calculations signed and sealed by a Professional Engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for on-site fire protection. Calculations must be based on Building Permit Stage building designs.
 - Retain the existing water service connection to service the proposed west lot (Lot A).
- At the developer's cost, the City is to:
 - Install one (1) additional water service connection complete with meter and meter box.

Storm Sewer Works:

- At the developer's cost, the City is to:
 - Cut and cap the existing storm service connection at the No. 3 Road frontage and remove the existing storm inspection chamber.
 - Retain the existing storm service connections along the Bowcock Road frontage, upgrade the existing inspection chambers and relocate the new inspection chambers within a new 1.5 m wide statutory right-of-way (SRW) along the Bowcock Road frontage.

Sanitary Sewer Works:

- The Developer is required to:
 - Remove the existing manhole (SMH2208) located along the Bowcock frontage and extend the existing sanitary sewer main approximately 12.0 m west of the east property line of the subject site complete with

manholes as required. Note: If this work conflicts with the required shared driveway crossing, an alternative scenario will be examined.

- Install a new sanitary service connection complete with inspection chamber located within the new SRW along the Bowcock Road frontage.
- Reconnect the existing sanitary service connection to Lot 8011 Bowcock Road to the new sanitary sewer main.
- At the developer's cost, the City is to:
 - Cut and cap the existing sanitary service connection located at the southeast corner of the subject site.
 - Tie-in the new sanitary sewer main to the existing 150 mm sanitary sewer located along Bowcock Road.

Frontage Improvements:

- remove the existing driveway crossing to the subject site on No. 3 Road.
- install a minimum 2.0 m wide treed/grass boulevard next to the existing road curb and a 1.5 m wide concrete sidewalk at the property line along No. 3 Road from the north property line of the subject site up to the intersection with Bowcock Road.
- Transition the new sidewalk and boulevard to the existing sidewalk on No. 3 Road north of the subject site.
- road widening to 5.6 m from the existing centre line of Bowcock Road.
- install a standard 0.15 m wide road curb, a minimum 2.0 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk along Bowcock Road from the east property line of the subject site to the intersection at No. 3 Road.
- Transition the new sidewalk and boulevard to the existing boulevard on Bowcock Road east of the subject site.

General Items:

- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground hydro service lines;
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - Determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- The developer is to
 - Complete a roadway lighting assessment and recommend lighting upgrades as required.
- 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 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



Richmond Zoning Bylaw 8500
Amendment Bylaw 9542 (RZ 15-697843)
8480/8500 No. 3 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/B)".

P.I.D. 009-996-346

West Half Lot 46 Section 21 Block 4 North Range 6 West
New Westminster District Plan 14746

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9542".

FIRST READING

APR 25 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER