



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: November 4, 2015

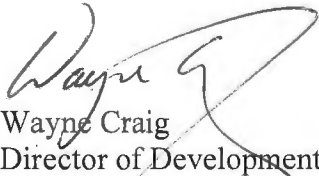
From: Wayne Craig
Director of Development

File: RZ 15-693376

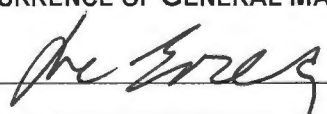
Re: Application by CIS Homes Ltd. for Rezoning at 10340 Odlin Road from Single Detached (RS1/B) to Single Detached (RS1/K)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9504, for the rezoning of 10340 Odlin Road from "Single Detached (RS1/B)" to "Single Detached (RS1/K)", 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

Origin

CIS Homes Ltd has applied to the City of Richmond for permission to rezone the property at 10340 Odlin Road from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/K)” zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). 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, East, and West, are dwellings on lots zoned “Single Detached (RS1/B)”.
- To the South, is a dwelling on a lot zoned “Single Detached (RS1/B)”, which fronts Hayne Court.

Related Policies & Studies

Official Community Plan/West Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”.

The subject property is located in the Odlinwood Neighbourhood of the West Cambie Area Plan (Attachment 4). The Area Plan land use designation for the subject property is “Residential (Single-Family only)” (Attachment 5).

The Odlinwood Neighbourhood was primarily developed during the 1990’s and into the early 2000’s, and includes both multi-family and single-family housing at a range of densities and lot sizes (e.g., from 0.55 to 0.78 FAR; and, with lots of 9.0 m in width and 270 m² in area). The Area Plan provides for infill residential development that is compatible with the character of existing development in the neighbourhood. This proposal to rezone the subject property to the “Single Detached (RS2/K)” zone is consistent with policies and land use designation contained in the Area Plan, as well as with the character of existing development in the surrounding neighbourhood, as it would permit the creation of two (2) lots each approximately 10 m wide and 357 m² in area.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Area 2. In accordance with the Aircraft Noise Sensitive Development Policy (ANSND) in the OCP, applications involving rezoning from one (1) single-family sub-zone to another may be considered in this aircraft noise sensitive area [e.g., “Single Detached (RS1/B)” to “Single Detached (RS2/K)”]. Prior to final adoption of the rezoning bylaw, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

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.

Ministry of Transportation and Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and should Council grant 1st reading to the rezoning bylaw, a Notice of Public Hearing will be sent to all residents and property owners of land within 50 m of the subject site, with instructions on how to participate in the public process.

Analysis

Site Planning and Vehicle Access

A conceptual site plan for the proposed lots is included in Attachment 6.

Vehicle access to the proposed lots is from Odlin Road via separate driveway crossings located at either end of the frontage to facilitate tree retention and maximize opportunities for on-street parking on Odlin Road.

Tree Retention and Replacement

A Certified Arborist's Report was 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 19 trees on-site and two (2) trees off-site.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain seven (7) trees on-site along the north property line and in the rear yard due to their good condition and location outside of the proposed building footprints (Trees # 601, 602, 603, 604, 605, 616, 617).
- Retain off-site Tree "A", due to its location to the northeast of the subject site, away from proposed development, and to retain off-site Tree "B", located on the neighbouring property to the south at 10251 Hayne Court, due to its good condition.
- Remove (9) trees from the subject site due to either poor condition or conflict with the proposed development (Trees # 607, 610, 611, 612, 613, 614, 615, 618, and 619).
- Remove (3) trees from the subject site (Trees # 606, 608, and 609). Although these trees are in fair condition, they are in conflict with proposed vehicular access to the subject site and should be removed and replaced.

The proposed Tree Management Drawing is shown in Attachment 7.

For the removal of the 12 trees from the subject site, the OCP tree replacement ratio goal of 2:1 requires 24 replacement trees. Due to the size of the proposed lots and the effort required to be taken by the applicant to retain seven (7) trees on-site, staff recommend that only 10 replacement trees be required. The applicant's Arborist has indicated that a total of three (3) replacement trees can be accommodated on the proposed lots in the rear yards (as shown in Attachment 7); therefore, the applicant has agreed to plant and maintain three (3) replacement trees and provide a contribution of \$3500 prior to final adoption of the rezoning bylaw to the City's Tree Compensation Fund in-lieu of planting the balance of replacement trees on-site.

To ensure that the three (3) replacement trees are planted on-site at development stage, 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 trees identified for retention are protected at development stage, the applicant is required to complete 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 or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, 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 \$8,300. The security will not be released until an acceptable impact assessment report is submitted and a landscaping inspection has been passed by City staff. The City will release 70% of the security after construction and landscaping on-site has been completed, and the remaining 30% of the security retained for a 1-year maintenance period to ensure that the trees have survived.

Prior to demolition of the existing dwelling on the subject site, the applicant is 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 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Existing Legal Encumbrances

There is an existing statutory right-of-way for utilities registered on Title of the subject property. Encroachment into the right-of-way is not permitted. The owner is aware of the charge on Title and the preliminary concept plans for the dwellings do not encroach into the right-of-way.

Affordable Housing Strategy

The 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 the City's Zoning Bylaw. 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.

Site Servicing and Frontage Improvements

At future development stage, the applicant must pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with completion of the required servicing works and frontage improvements as described in Attachment 8.

Financial Impact

This redevelopment proposal 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

The purpose of this rezoning application is to rezone the property at 10340 Odlin Road from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create two (2) lots.

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

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9504 be introduced and given first reading.



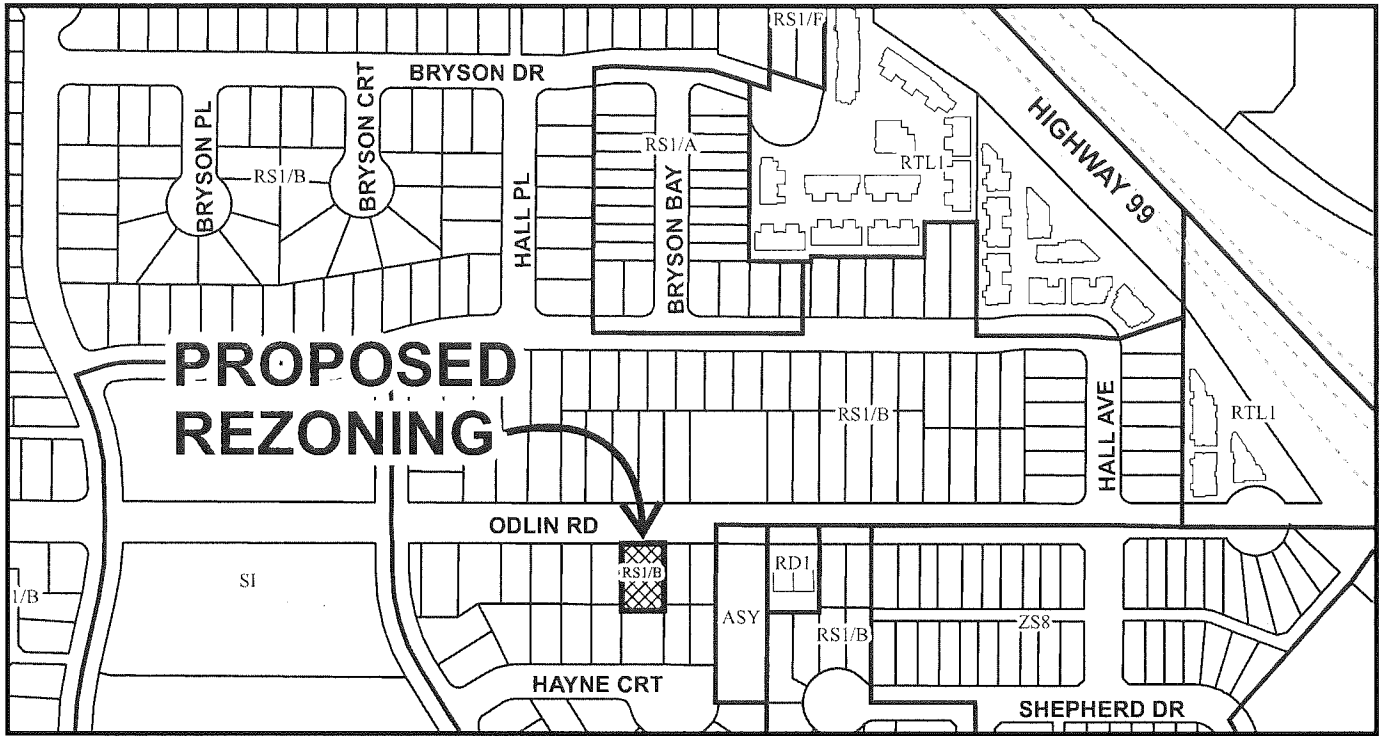
Cynthia Lussier
Planning Technician

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site survey and proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: West Cambie Neighbourhood Map
- Attachment 5: West Cambie Land Use Map
- Attachment 6: Conceptual Site Plan
- Attachment 7: Proposed Tree Management Drawing
- Attachment 8: Rezoning Considerations



City of
Richmond



15.24	12.2	35.72	35.72	35.72	35.72	45.7		45.72	45.72	45.72		45.7	45.7	45.7
10251	10271	10291	10311	10315	10331	10351	10377	10391	10411	10431	10451			
16.24	16.24	16.24	12.30	13.43	12.87	12.87	12.84	38.53	12.87	12.87	12.85			

ODLIN RD

8	21.68	15.00	15.00	15.00	15.00	21.34	12.87	12.87	25.72	25.73	12.87		
10260	10280	10300	10320	10326	10340	10360	10366	10380	10420	10440	10462		
36.58	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	34.00	34.00	31.48	31.48	
	15.00	15.00	15.00	15.00	15.00	12.87	12.87		25.73		12.87		
	26.34								12.87	12.87			
	15.06	33.93	30.00	30.00	30.00	26.50	30.00	30.00	78.68				
	31.72	18.87	10233	10235	10237	10239	10251	10271	10275	4.71	32.61	30.33	32.88
			15.68	15.68	15.68	15.68	15.68	15.68	15.68				10393
													30.72



RZ 15-693376

Original Date: 06/22/15
 Revision Date:
 Note: Dimensions are in METRES



City of
Richmond



RZ 15-693376

Original Date: 06/22/15

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 1 SECTION 35
BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP10584**

#10340 ODLIN ROAD,
RICHMOND, B.C.
P.I.D 018-267-645

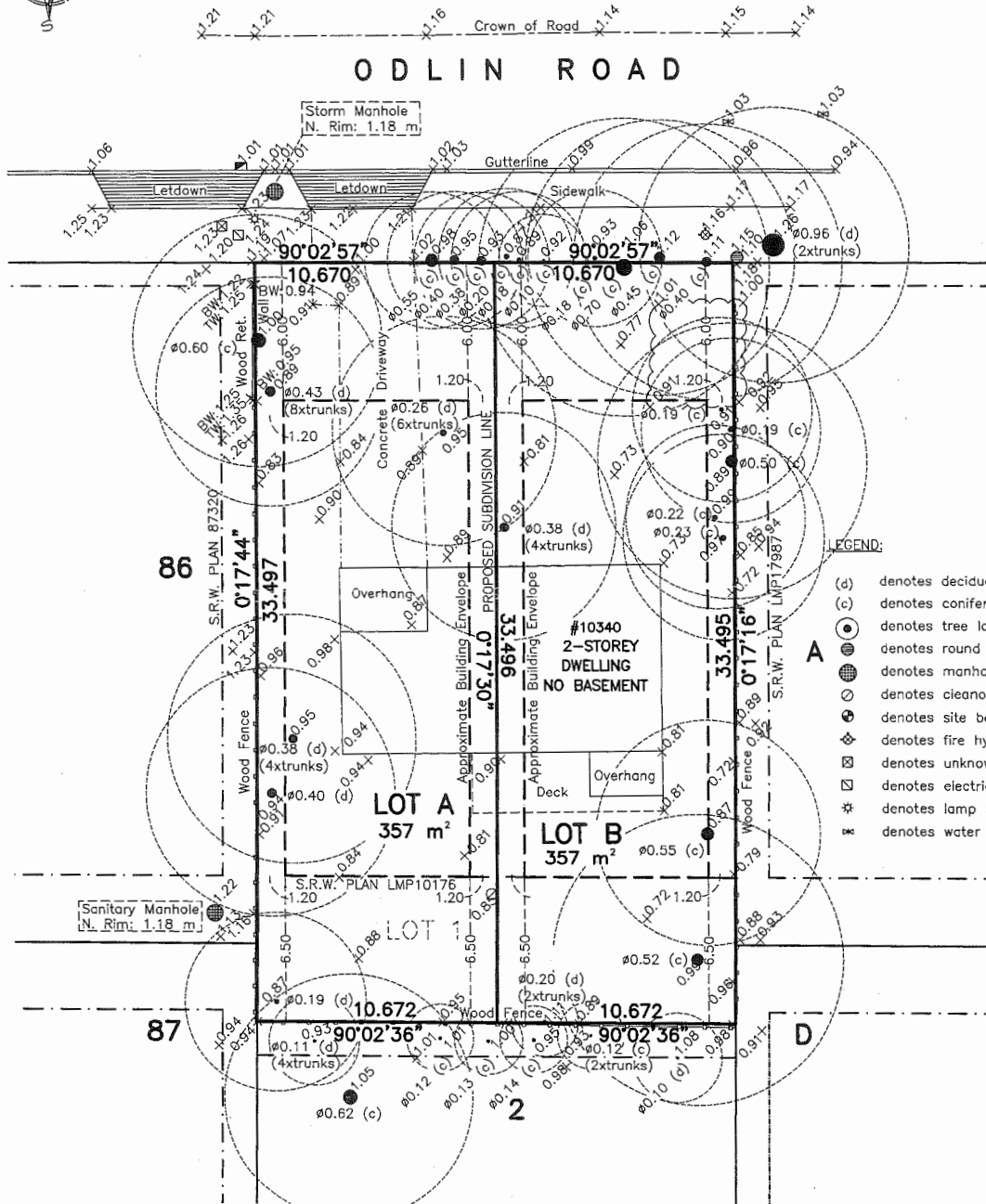
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



Benchmark: Nail in
Aluminum Tag #331
Elevation: 1.04 m



LEGEND:

- (d) denotes deciduous
- (c) denotes coniferous
- denotes tree location
- denotes round catch basin
- ⊕ denotes manhole
- ⊙ denotes cleanout
- ⊛ denotes site benchmark
- ⊠ denotes fire hydrant
- ⊞ denotes unknown service box
- ⊚ denotes electric box
- ⊛ denotes lamp standard
- ⊞ denotes water valve

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5907
FB-273 P71-75
Drawn By: WK

NOTE:

Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202,
Control Monument 77H4623
Elevation = 1.452 metres
Benchmark: HPN #196,
Control Monument: 77H4970
Elevation: 1.793 metres

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.

DWG No. 5907-TOPO

USE SITE BENCHMARK TAG FOR
PH - 96
CONSTRUCTION ELEVATION CONTROL

FEBRUARY 23rd, 2015

NTS



RZ 15-693376

Attachment 3

Address: 10340 Odlin Road

Applicant: CIS Homes Ltd.

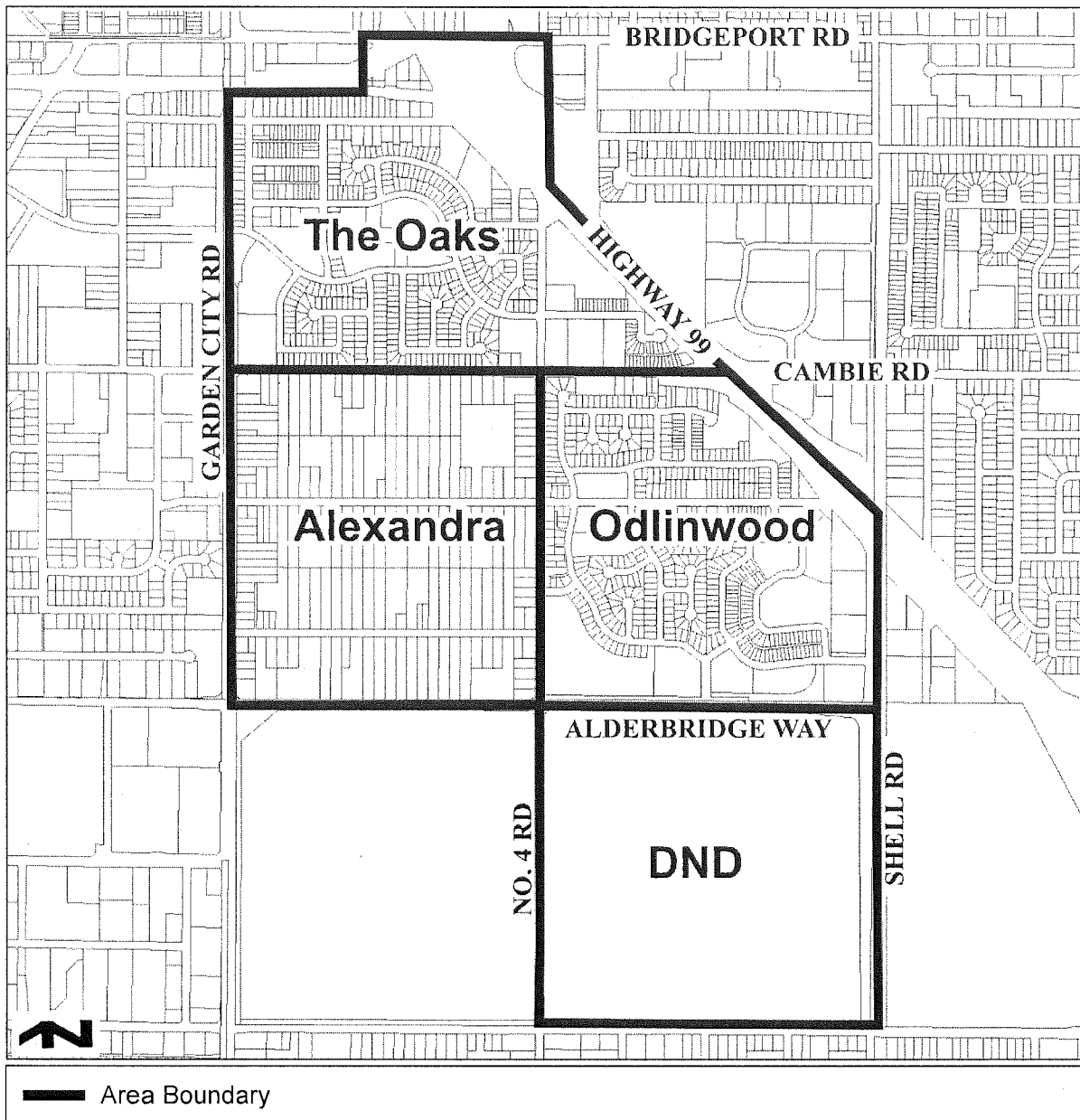
Planning Area(s): West Cambie (Odlinwood Neighbourhood)

	Existing	Proposed
Owner:	Guo J Li Shan S. Ruan	To be determined
Site Size (m²):	714 m ² (7,685 ft ²)	Two (2) lots, 357 m ² each
Land Uses:	One (1) single detached dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single Family only)	No change
Zoning:	Single Detached (RS1/B)	Single Detached (RS2/K)

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 Size (min. dimensions):	315 m ²	357 m ²	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):	2 ½ Storeys	2 ½ Storeys	none

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

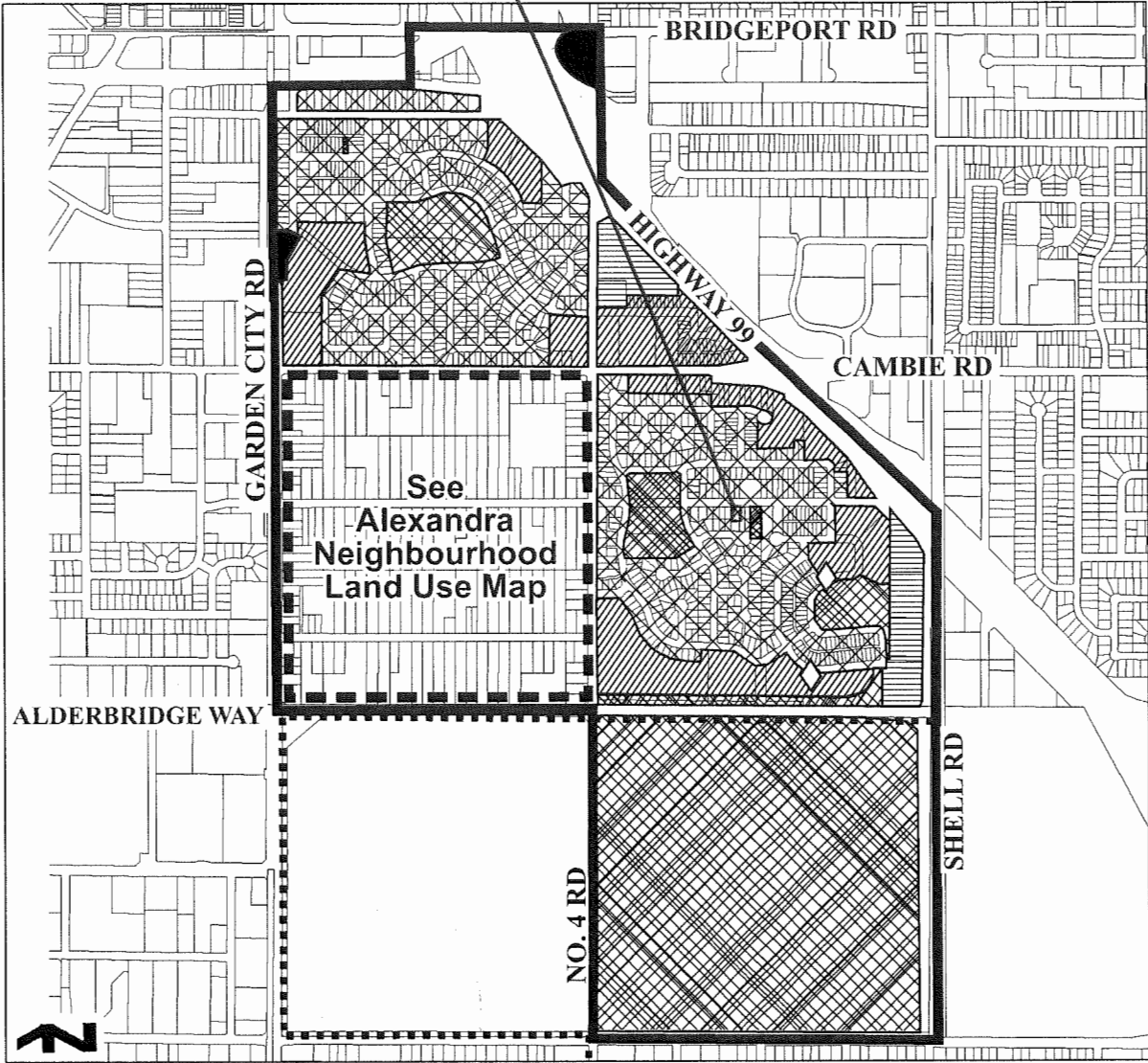
West Cambie Neighbourhood Map



City of Richmond

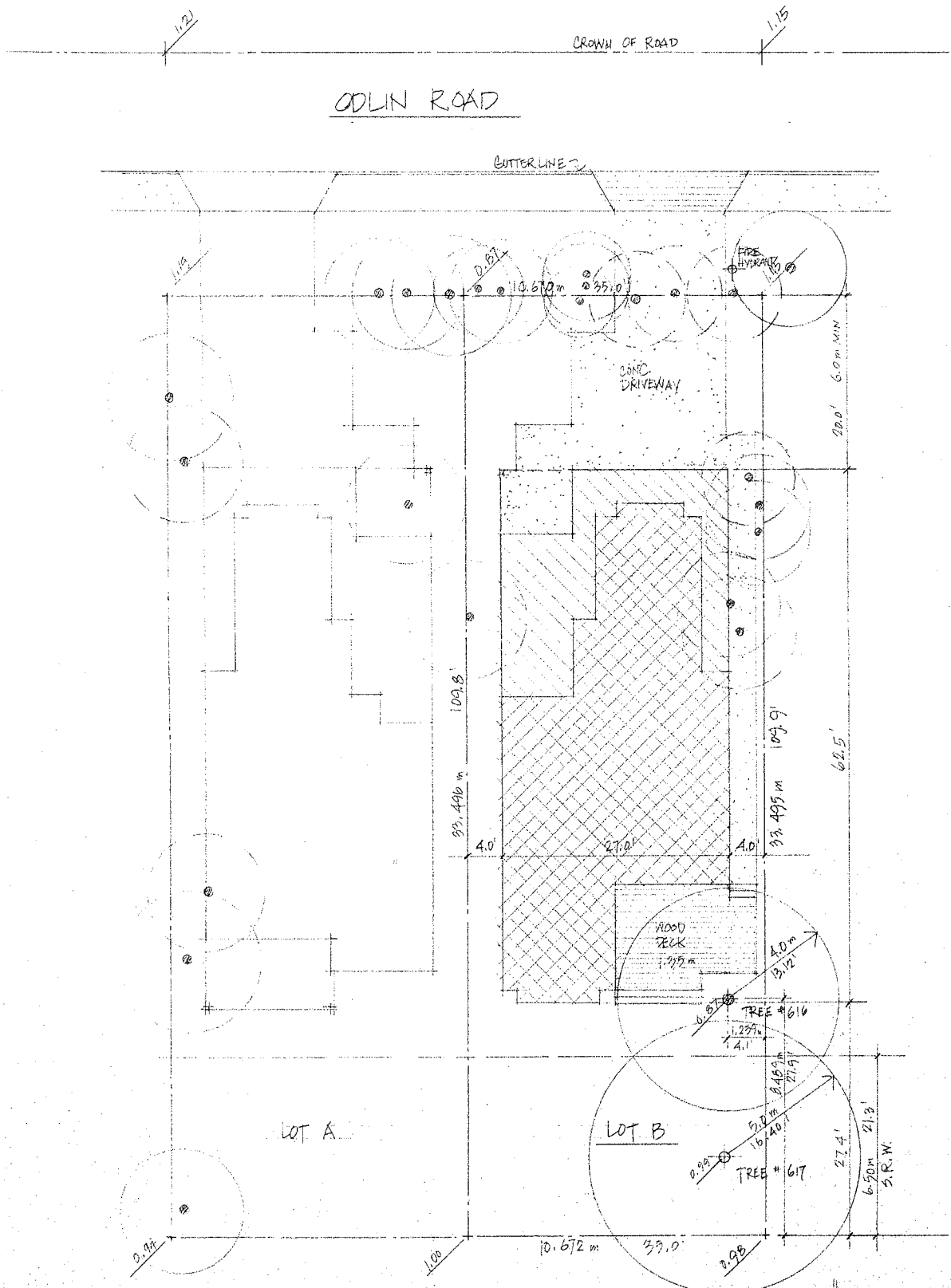
SUBJECT SITE

Land Use Map



Residential (Single Family only)	Public, Institutional and Open Space	Public Walkways
Commercial	Commercial/Industrial	Agricultural Land Reserve Boundary
Residential	Mixed Use	Area Boundary

CONCEPTUAL SITE PLAN



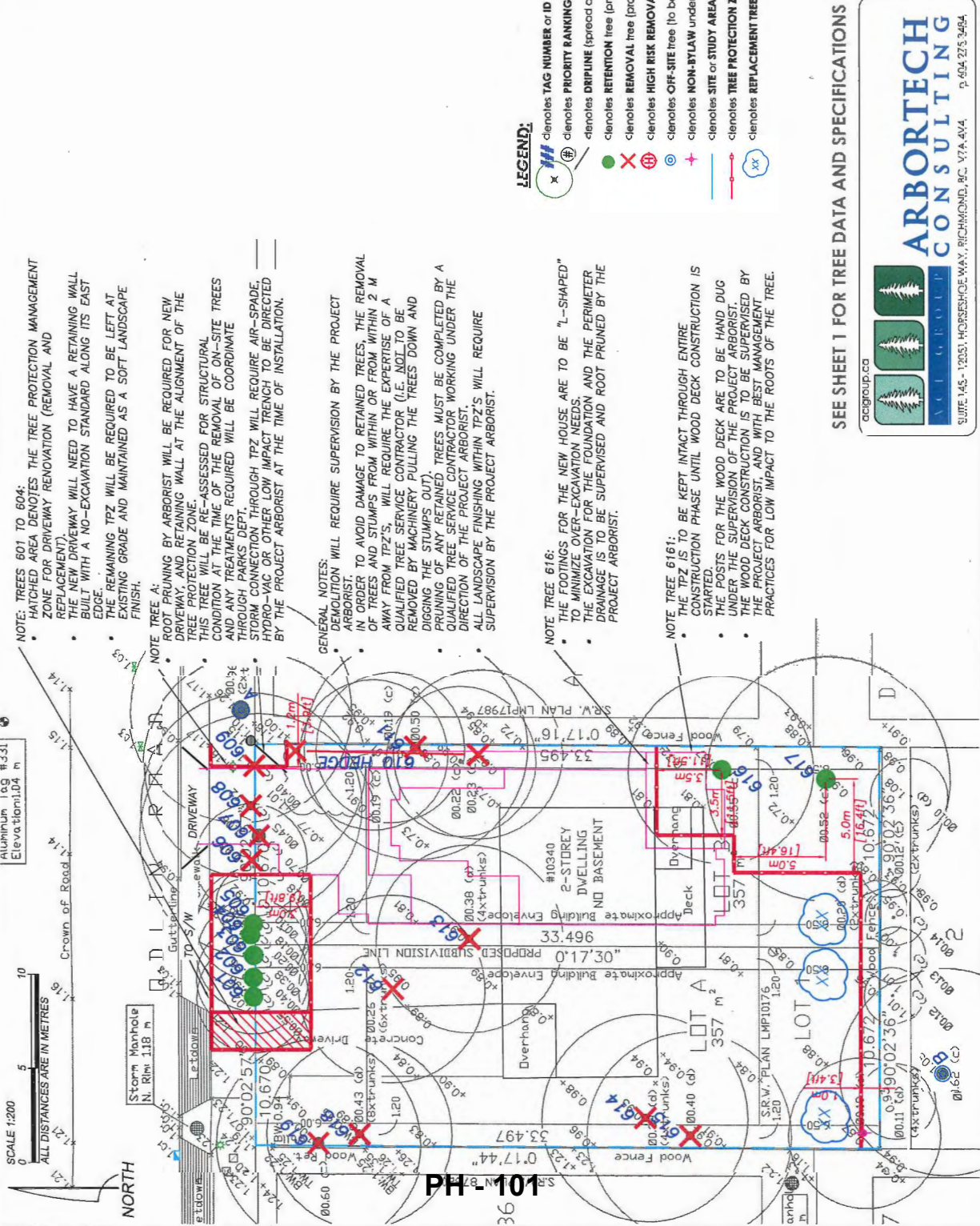
CROWN OF ROAD: 1.21m
 MAIN FLOOR SLAB: 1.51m
 FINISH GRADE: 1.31m
 AVERAGE EXISTING GRADE: 1.00m
 AVERAGE GRADE: 1.15m

SITE PLAN LOT B
 VB = 1.0"

PH - 100

	PROPOSED RESIDENCE 10340 ODLIN RD RICHMOND, BC	SCALE AS NOTED SEPT. 15
	NORTH	

PLAN NOTE:
 This plan is based on drawings supplied by the project engineer (PE), Engineer of Land and Design Management of ArborTech Inc. This plan does not warrant or certify the accuracy of location of features or dimensions shown. Refer to the original drawings for these provisions for these purposes.



NOTE: TREES 601 TO 604:

- HATCHED AREA DENOTES THE TREE PROTECTION MANAGEMENT ZONE FOR DRIVEWAY RENOVATION (REMOVAL AND REPLACEMENT)
- THE NEW DRIVEWAY WILL NEED TO HAVE A RETAINING WALL BUILT WITH A NO-EXCAVATION STANDARD ALONG ITS EAST EDGE.
- THE REMAINING TPZ WILL BE REQUIRED TO BE LEFT AT EXISTING GRADE AND MAINTAINED AS A SOFT LANDSCAPE FINISH.

NOTE TREE A:

ROOT PRUNING BY ARBORIST WILL BE REQUIRED FOR NEW DRIVEWAY, AND RETAINING WALL AT THE ALIGNMENT OF THE TREE PROTECTION ZONE. THIS TREE WILL BE RE-ASSESSED FOR STRUCTURAL CONDITION AT THE TIME OF THE REMOVAL OF ON-SITE TREES AND ANY TREATMENTS REQUIRED WILL BE COORDINATE THROUGH PARKS DEPT. TPZ WILL REQUIRE AIR-SPADE, STORM CONNECTION THROUGH TPZ WILL REQUIRE AIR-SPADE, HYDRO-VAC OR OTHER LOW IMPACT TRENCH TO BE DIRECTED BY THE PROJECT ARBORIST AT THE TIME OF INSTALLATION.

GENERAL NOTES:

DEMOLITION WILL REQUIRE SUPERVISION BY THE PROJECT ARBORIST. TO AVOID DAMAGE TO RETAINED TREES, THE REMOVAL OF TREES AND STUMPS FROM WITHIN OR FROM WITHIN 2 M AWAY FROM TPZ'S, WILL REQUIRE THE EXPERTISE OF A QUALIFIED TREE SERVICE CONTRACTOR (I.E. NOL TO BE REMOVED BY MACHINERY PULLING THE TREES DOWN AND DIGGING THE STUMPS OUT). PRUNING OF ANY RETAINED TREES MUST BE COMPLETED BY A QUALIFIED TREE SERVICE CONTRACTOR WORKING UNDER THE DIRECTION OF THE PROJECT ARBORIST. ALL LANDSCAPE FINISHING WITHIN TPZ'S WILL REQUIRE SUPERVISION BY THE PROJECT ARBORIST.

NOTE TREE 616:

- THE FOOTINGS FOR THE NEW HOUSE ARE TO BE "L-SHAPED" TO MINIMIZE OVER-EXCAVATION NEEDS.
- THE EXCAVATION FOR THE FOUNDATION AND THE PERIMETER DRAINAGE IS TO BE SUPERVISED AND ROOT PRUNED BY THE PROJECT ARBORIST.

NOTE TREE 6161:

- THE TPZ IS TO BE KEPT INTACT THROUGH ENTIRE CONSTRUCTION PHASE UNTIL WOOD DECK CONSTRUCTION IS STARTED.
- THE POSTS FOR THE WOOD DECK ARE TO BE HAND DUG UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
- THE WOOD DECK CONSTRUCTION IS TO BE SUPERVISED BY THE PROJECT ARBORIST, AND WITH BEST MANAGEMENT PRACTICES FOR LOW IMPACT TO THE ROOTS OF THE TREE.

- LEGEND:**
- denotes TAG NUMBER or ID REFERENCE.
 - denotes PRIORITY RANKING for treatment planning consideration.
 - 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).

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

REV #	DATE	INITIALS	COMMENTS
1	SEP 24, 2015		REVISED TO REFLECT CITY COMMENTS
0	JUN 18, 2015		INITIAL SUBMISSION

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED 2-LOT SUBDIVISION

ADDRESS: 10340 ODLIN ROAD, RICHMOND

CLIENT: CIS HOMES LTD

ACL FILE: 15220

SHEET: 2 OF 2

ARBORTECH CONSULTING

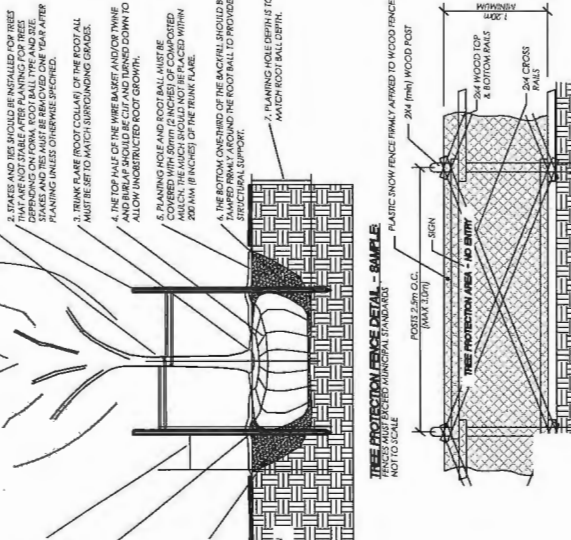
12051 HORSESHOE WAY, RICHMOND, BC, V7A 4V4

TEL: 604.273.3464

TREE PLANTING GUIDELINES:

- CONCEPTUAL DESIGN:** The spacing, orientation, and placement of trees should be determined in context to municipal zoning, site plan, and other site specific information. The tree species and size should be selected based on the site plan, site conditions, and other site specific information.
- SPACING:** The spacing of trees should be based on the site plan, site conditions, and other site specific information. The spacing of trees should be based on the site plan, site conditions, and other site specific information.
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TREE PLANTING DETAIL



TREE PROTECTION GUIDELINES:

- TREE PROTECTION ZONE (TPZ) ESTABLISHMENT:** The TPZ shall be established based on the tree species and size. The TPZ shall be established based on the tree species and size.
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TREE PROTECTION ZONE DETAIL - SAMPLE



- TREE PROTECTION ZONE (TPZ) ESTABLISHMENT:** The TPZ shall be established based on the tree species and size. The TPZ shall be established based on the tree species and size.
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SUGGESTED PLANT LIST - REPLACEMENT TREES

Please use botanical name when ordering.
Size: H denotes height and C denotes caliper.
Scale: Height and Spread (metres) are approximate mature sizes considering landscape planting in a "Southern Coastal BC" growing environment - actual dimensions will vary.

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
CC		3.5m H	Cercis canadensis	Redbud
SI		6m C	Styrax japonicus	Japanese snowbell
EV		3.5m H	Prinos ornata	Serotina spruce

SEE SHEET 2 FOR DRAWING DETAILS

ARBORTECH CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED 2-LOT SUBDIVISION

ADDRESS: 10340 ODLIN ROAD, RICHMOND

CLIENT: CIS HOMES LTD

ACL FILE: 15220

SHEET: 1 OF 2

TREE INVENTORY AND ASSESSMENT LIST:

ID	Species	DBH (cm)	Height (m)	Health	Notes
601	Western redcedar	37	12	M	Tree is in good condition. No over or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate it.
602	Western redcedar	44	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
603	Western redcedar	38	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
604	Western redcedar	33	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
605	Western redcedar	21	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
606	Western redcedar	20	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
607	Douglas fir	24	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
608	Douglas fir	48	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
609	Western redcedar	42	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
610	Douglas fir	20-25	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
611	Douglas fir	50	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
612	Magnolia	33	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
613	Japanese maple	10-10	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
614	Plum	23	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
615	Plum	46	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
616	Western redcedar	33	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
617	Norway spruce	54	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
618	English laurel	15-10-10	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
619	Western redcedar	46	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
A	Common Hawthorn	100 (est)	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.
B	Western redcedar	70 (est)	12	M	This tree is shared with the city. It is part of a 6 co-dominant/co-dependent trees.



Address: 10340 Odlin Road

File No.: RZ 15-693376

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9504, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscaping Security in the amount of \$1,500.00 to ensure that a total of three (3) replacement trees are planted and maintained on the proposed lots (minimum 6 cm deciduous calliper or 3 m high conifers).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all works conducted within, or in close proximity to, the tree protection zone of Trees # 601, 602, 603, 604, 605, 616, 617, and off-site Trees A and B. The Contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$8,300.00 for the seven (7) trees to be retained on-site and for Tree A off-site in the boulevard on City-owned property.
5. City acceptance of the developer's offer to voluntarily contribute \$3,500.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
6. Registration of an aircraft noise sensitive use covenant on title to address public awareness and to ensure aircraft noise mitigation is incorporate into dwelling design and construction.
7. Registration of a flood indemnity covenant on title.
8. 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.

At Demolition Permit* stage, the following requirements must be completed:

- Installation of tree protection fencing around all trees to be retained, i.e., on-site Trees # 601, 602, 603, 604, 605, 616, 617, and off-site Trees A and B. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

At Subdivision* and Building Permit *stage, the following requirements must be completed:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and costs associated with completion of the following servicing works and frontage improvements:

Water Works:

- Using the OCP Model, there is 507.2 L/s of water available at a 20 psi residual at the Odlin Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- At Building Permit stage, 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 Building designs.

- At the applicant's cost, the City is to:
 - Cut and cap the existing water service connection at the watermain along the Odlin Road frontage.
 - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Odlin Road frontage.

Storm Sewer Works:

- The applicant is required to retain the existing storm service connections at the northeast and northwest corners of the subject site.
- At the applicant's cost, the City is to assess the existing storm service connections and upgrade as required to City standards.

Sanitary Sewer Works:

- At the applicant's cost, the City is to upgrade the existing sanitary service connection and inspection chamber complete with new inspection chamber and dual service connections, located within the statutory right-of-way along the south property line of the subject site.

Frontage Improvements:

- To maximize opportunities for on-street parking, provide two 4.0 m wide driveways (one for each lot proposed), either located next to each other or at either end (similar to the driveways at 10462/10468 Odlin Road).
- The applicant is 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).

General Items:

- 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.
- 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.

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



Richmond Zoning Bylaw 8500
Amendment Bylaw 9504 (RZ 15-693376)
10340 Odlin 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/K)".

P.I.D. 018-267-645

Lot 1 Section 35 Block 5 North Range 6 West New Westminster District Plan LMP10584

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9504".

FIRST READING

NOV 23 2015

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND APPROVED by [signature] APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER