



City of Richmond

Report to Committee Planning and Development Division

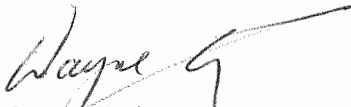
To: Planning Committee
From: Wayne Craig
Director, Development

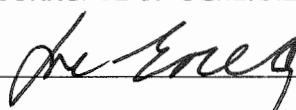
Date: January 14, 2016
File: RZ 14-663202

Re: Application by Skyhigh Construction Ltd. for Rezoning at 4211 and 4231 Pendlebury Road from "Two-Unit Dwelling (RD1)" to "Single Detached (RS2/B)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9285, for the rezoning of 4211 and 4231 Pendlebury Road from "Two-Unit Dwelling (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development
WC: mp
Att.

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

Staff Report

Origin

Skyhigh Construction Ltd. has applied to the City of Richmond for permission to rezone the existing duplex lot at 4211 and 4231 Pendlebury Road from “Two-Unit Dwelling (RD1)” to “Single Detached (RS2/B)” in order to permit the property to be subdivided into two (2) single-family lots fronting onto Pendlebury Road. An existing duplex situated on the lot will be demolished. A map and aerial photograph showing the location of the subject site is included in Attachment 1. A preliminary subdivision plan is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 3.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North is the Hugh Boyd Secondary School. The site is zoned “School & Institutional Use (SI)”.
- To the South are: a duplex under construction on a lot zoned “Two-Unit Dwelling (RD1)” and single-family dwellings on lots zoned “Single Detached (RS1/E)”.
- To the East are single-family dwellings on lots zoned “Single Detached (RS1/E)”.
- To the West across No. 1 Road are single family dwellings on lots zoned “Single Detached (RS1/K)”, “Compact Single Detached (RC1)” and “Coach Houses (RCH)”.

Related Policies & Studies

2041 Official Community Plan (OCP)

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

This rezoning application is also consistent with the amendment procedures contained in section 2.3 of Richmond Zoning Bylaw 8500, which indicates that rezoning applications may be considered to permit the subdivision of a lot containing a duplex into no more than two (2) single-family lots. The proposed west lot (corner lot) will be approximately 15.8 m (51.8 ft) wide and approximately 609 m² (6,555.2 ft²) in area, and the proposed east lot will be approximately 14 m (46 ft) wide and approximately 547 m² (5,887.8 ft²) in area.

Lot Size Policy 5416

The subject property is located within the area governed by Lot Size Policy 5416, adopted by City Council in 1989 and renewed in 1996 (Attachment 4). The Lot Size Policy permits properties on a portion of Pendlebury Road to be rezoned and subdivided in accordance with the “Single Detached (RS1/E)” zone.

Richmond’s Zoning Bylaw 8500 (section 2.3.7.a) indicates that the Lot Size Policy provisions do not apply to land which is the site of a duplex and which is intended to be rezoned and subdivided into no more than two (2) lots. This provision of the Zoning Bylaw was adopted by Council in 1996 (Bylaw 6584) to eliminate the need for a lot size policy study or lot size policy amendment for sites with duplex as there is no resulting increase in unit density.

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

Two rezoning information signs, one facing Pendlebury Road and the other facing No. 1 Road, have been installed on the subject site. City staff have not received any comments or concerns from the public regarding the proposed development.

Analysis

Existing Legal Encumbrance

A covenant is currently registered on title to restrict the use of the property to a two-family dwelling (Registration No. BF77669). The applicant is required to discharge this covenant from title prior to final adoption of the rezoning bylaw.

Tree Retention and Replacement

A Certified Arborist’s Report and Tree Retention Plan has been submitted by the applicant. The report identifies two (2) trees located on City property, four (4) trees (including a hedgerow identified as tag #356, counted as two (2) trees) on the subject site, and three (3) trees located on the neighbouring property to the east.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report, conducted visual tree assessment, and recommended the following:

- Retain one (1) tree (tag# 358 – multi-branching Western Red Cedar) on the northeast of the site as it is in good condition. Provide a minimum of 4 m tree protection zone. The rear of the proposed building must be designed to accommodate the tree.

- Remove and replace one (1) tree (tag# 357) and a hedgerow (tag #356) as they have either been topped or are too close to the proposed building foundation to be successfully retained.
- Protect three (3) trees located on the neighbouring property as per City of Richmond Tree Protection Information Bulletin TREE-03.

Also, the City's Parks Operations Arborist has reviewed the Arborist's Report, assessed the condition and location of the two Ash trees located in the Pendlebury boulevard and have identified that these trees must be protected.

Tree Protection

In order to show how the new house can be designed to successfully retain the Western Red Cedar (tag# 358) located on-site, the applicant has provided drawings showing the proposed building footprint with design details (e.g., design and location of retaining walls) near the tree. The drawings show the recommended minimum 4 m tree protection zone.

To ensure successful retention of the two off-site Ash trees on the City boulevard, the applicant is required to provide Tree Survival Securities in the amount of \$18,800 for the tree identified as tag# A and \$3,340 for the tree identified as tag# B. In order to successfully retain the tree identified as tag# A, the applicant has proposed to retain the existing driveway crossings at their current locations, and construct a new sidewalk on Pendlebury Road using low impact site preparation methods and materials (i.e., asphalt instead of concrete) under the direct supervision of the project arborist. Also, in order to protect tree roots that have grown onto the subject site, the existing grades closer to the property line of the front yard will be retained, and will gradually transition back up to the required minimum flood construction elevation of the main floor of the new houses.

Details of the proposed tree protection measures are shown on the drawings attached to the proposed Tree Retention Plan, which is included in Attachment 5.

Prior to demolition of the existing dwelling on the subject site and any construction works on-site and off-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 off-site, and must remain in place until construction and landscaping is complete.

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 survival securities in the amount of \$5,000 for the on-site tree and a total of \$22,140 for the off-site trees. 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 may retain a portion of the securities for a 1-year maintenance period.
- Submission of a detailed site grading plan for the construction and landscaping on both proposed lots to ensure tree protection, and registration of a legal agreement on title to ensure compliance of the development with the site grading plan.

Tree Replacement

For the removal of the one (1) on-site tree (tag# 357) and the existing cedar hedgerow (tag# 356), which is counted as two (2) trees, from the subject site, the OCP tree replacement ratio goal of 2:1 requires a total of six (6) replacement trees. A total of seven (7) replacement trees will be accommodated on the site: four (4) replacement trees on the proposed western lot, and three (3) replacement trees on the proposed eastern lot in addition to the existing Western Red Cedar that will be retained.

To ensure that the three (3) replacement trees are planted on the eastern lot at development stage, the applicant is required to submit a landscape security in the amount of \$1,500 (\$500/per tree) prior to the final adoption of the rezoning bylaw. The security for the four (4) replacement trees to be planted on the western lot is included as part of the overall cost estimate of the landscape security, which must be submitted with the Final Landscape Plan for the western lot prior to final adoption of the rezoning bylaw.

Preliminary Architectural Elevation Plans & Landscape Plan

To illustrate how the future corner lot interface (at the intersection of Pendlebury Road and No. 1 Road) will be treated, the applicant has submitted preliminary architectural plans of the proposed building elevations (Attachment 6). The proposed plans respond to the City's urban design objectives by providing articulated façades along No. 1 Road and Pendlebury Road. Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that, at future development stage, the Building Permit plans and resulting dwelling are generally consistent with the attached building design.

The applicant has submitted a preliminary landscape plan for the front yard and exterior side yard of the proposed corner lot (Attachment 7). The plan shows that the front and exterior side yard of the lot will be enhanced with a variety of trees and shrubs. Prior to rezoning, the applicant is required to submit a final landscape plan for the proposed corner lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a landscaping security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, hard surfaces and installation costs).

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 building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a contribution of \$1.00 per buildable square foot of the single-detached dwellings (i.e. \$6,275.9) to the City's Affordable Housing Reserve Fund in-lieu of providing a legal secondary suite in a dwelling on one (1) of the two (2) lots proposed at the subject site. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At future subdivision stage, the applicant is required to complete design and construction of frontage improvements on Pendlebury Road and No. 1 Road and engineering infrastructure, which includes the following:

- No. 1 Road: a new 1.5m landscaped boulevard and 1.5m concrete sidewalk along the new property line.
- Pendlebury Road: a new curb and gutter, a new 1.5m landscaped boulevard and a 1.5m sidewalk (to be constructed by using low impact method and materials to protect the two City trees identified as tag# A and tag# B along the south property line).

The applicant will also be required to complete the required water, drainage and sanitary connection works to service the proposed lots. The method to secure these works will be determined prior to subdivision approval.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application is to permit the subdivision of the subject site into two (2) smaller lots zoned "Single Detached (RS2/B)".

This rezoning application complies with the land use designation contained within the OCP and section 2.3.7 of the Zoning Bylaw 8500, which states that rezoning applications may be considered to permit the subdivision of a lot containing a duplex into no more than two (2) single-family lots.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9285 be introduced and given first reading.



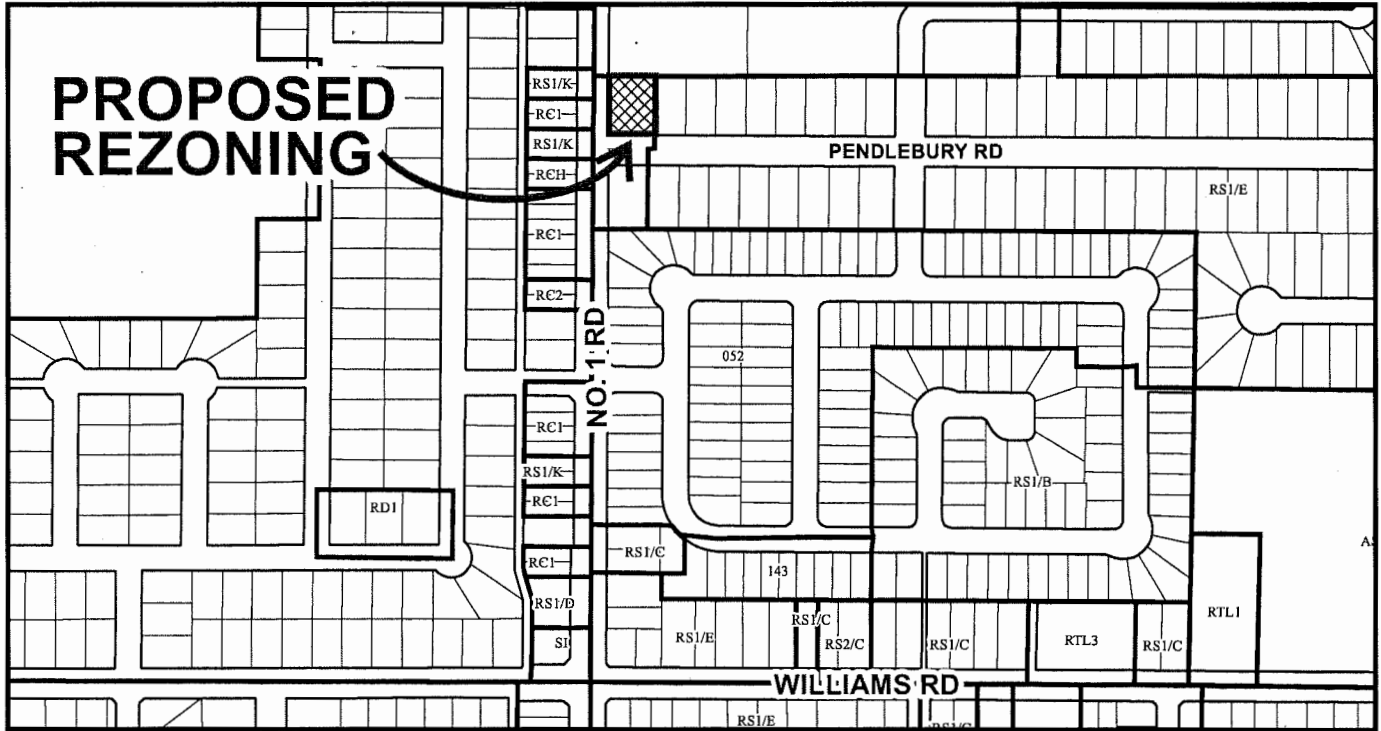
Minhee Park
Planner 1

MP:cas

- Attachment 1: Location Map
- Attachment 2: Preliminary Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5416
- Attachment 5: Tree Retention Plan
- Attachment 6: Preliminary Architectural Elevation Plans (proposed corner lot)
- Attachment 7: Preliminary Landscape Plan (proposed corner lot)
- Attachment 8: Rezoning Considerations



City of
Richmond

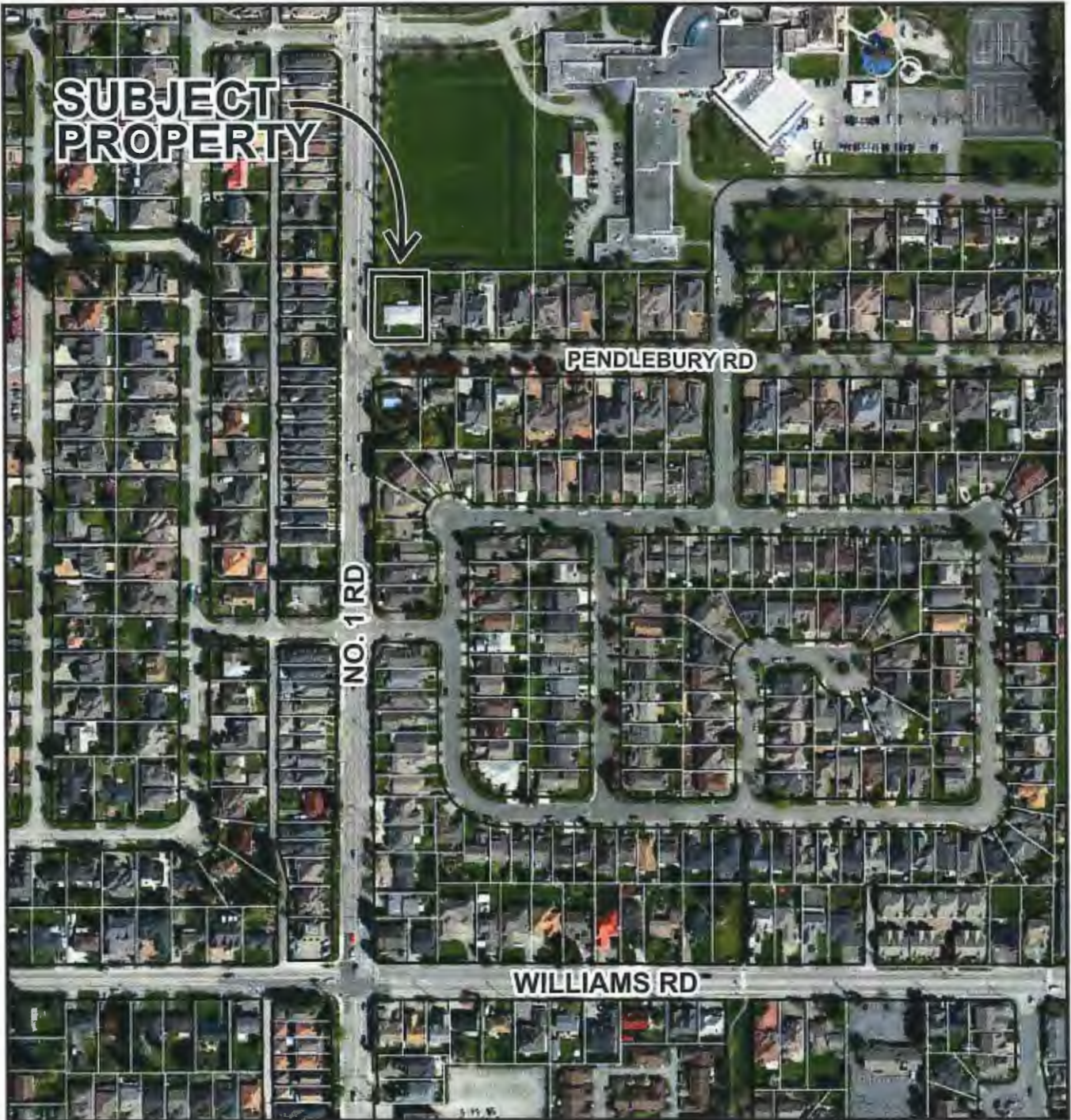


50	20.12	2	33.54	9391	10.06	91.41	20.12	20.12	20.12	20.12	20.12	101.58	20.12	20.12
49	20.12	2	33.54	9393	10.06	39.47	20.12	39.57	39.67	39.77	39.87	39.97	20.12	20.12
49	20.12	2	33.54	9419	10.06	42.11	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12
49	20.12	2	33.53	9431	10.06	4251	20.12	4271	4291	4311	4331	4351	20.12	20.12
49	20.12	2	33.53	9451	10.06	4220	20.12	4280	4300	4320	4340	4360	4380	20.12
48	20.12	2	33.54	9471	10.06	4240	20.12	4260	4280	4300	4320	4340	4360	4380
48	20.12	2	33.54	9479	10.06	41.17	20.12	42.67	42.67	42.67	42.67	42.67	42.67	20.12
9	10.06	2	33.54	9491	10.06	26.21	14.39	24.38	18.13	12.19	12.19	12.19	12.19	12.19
9	10.06	2	33.54	9459	10.06	42.70	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12

	<h1>RZ 14-663202</h1>	Original Date: 05/29/14
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



**SUBJECT
PROPERTY**

PENDLEBURY RD

NO. 1 RD

WILLIAMS RD



RZ 14-663202

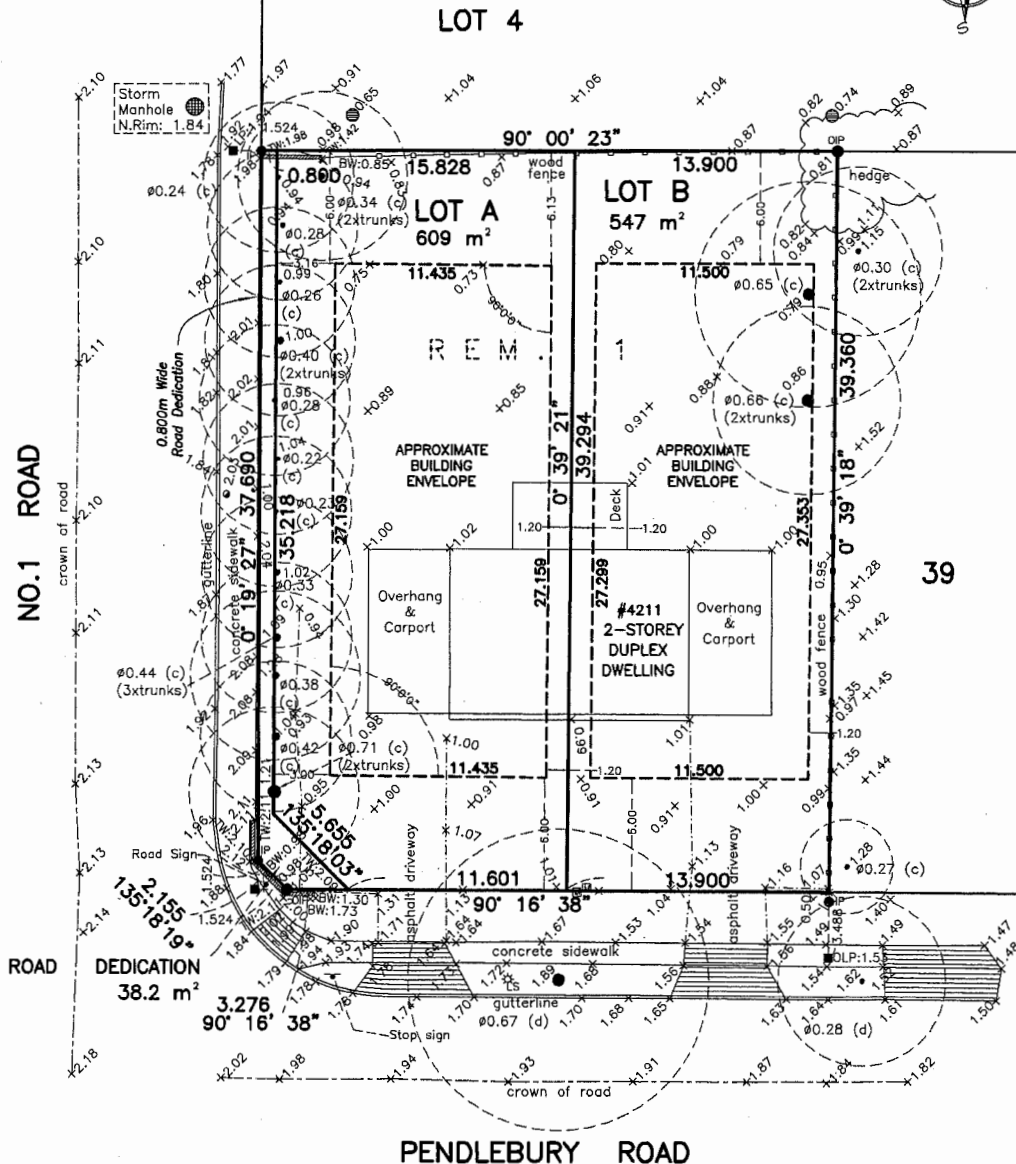
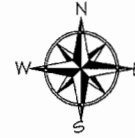
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Revision Date:

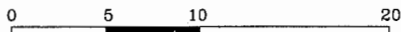
Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 1 EXCEPT:
FIRSTLY: PART SUBDIVIDED BY PLAN 27562 AND SECONDLY: PARCEL A
(BYLAW PLAN 53625) SECTION 26 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 18265**

#4211 PENDLEBURY ROAD,
RICHMOND, B.C.
P.I.D 001-994-778



SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

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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. 4796
FB-205 P16-18
Drawn By: TH/O

- LEGEND:**
- IP● denotes iron post set
 - LP■ denotes lead plug set
 - OIP denotes iron post found
 - OLP denotes lead plug found
 - denotes power pole
 - ⊙ denotes round catch basin
 - ⊕ denotes manhole
 - ⊞ denotes water meter
 - LS denotes deciduous
 - (c) denotes coniferous
 - (d) denotes lamp standard

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #205,
Control Monument 77H4827
Located at CL Railway Ave & Garry St
Elevation = 1.044 metres

SURVEY REINSPECTED
THIS 7th DAY OF MAY, 2014

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

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
RE-POSTING SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
March 13th, 2012



RZ 14-663202

Attachment 3

Address: 4211/4231 Pendlebury Road

Applicant: Skyhigh Construction Ltd.

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Ajit Singh Gill & Tripat Kaur Gill	TBD
Site Size (m²):	1,194 m ²	Proposed west lot: 609 m ² Proposed east lot: 547m ² Road dedication: 38.2 m ²
Land Uses:	Two Family Residential	Single Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Two-Unit Dwelling (RD1)	Single Detached (RS2/B)
Number of Lots:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 360 m ²	Proposed west lot: 609 m ² Proposed east lot: 547 m ²	none
Lot Width	Min. 12 m	Proposed west lot: 15.8 m Proposed east lot: 13.9 m	none
Lot Frontage	Min. 6 m	Proposed west lot: 11.6 m Proposed east lot: 13.9 m	none
Lot Depth	Min. 24 m	Proposed west lot: 39.3 m Proposed east lot: 39.4 m	none
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Setback – Front and Rear Yards (m):	Min. 6m	Min. 6m	none
Setback – Interior Side Yards (m):	Min. 1.2m	Min. 1.2 m	none
Setback – Exterior Side Yards (m):	Min. 3 m	Min. 3 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: August 14, 1989
Renewed by Council: August 19, 1996

POLICY 5416

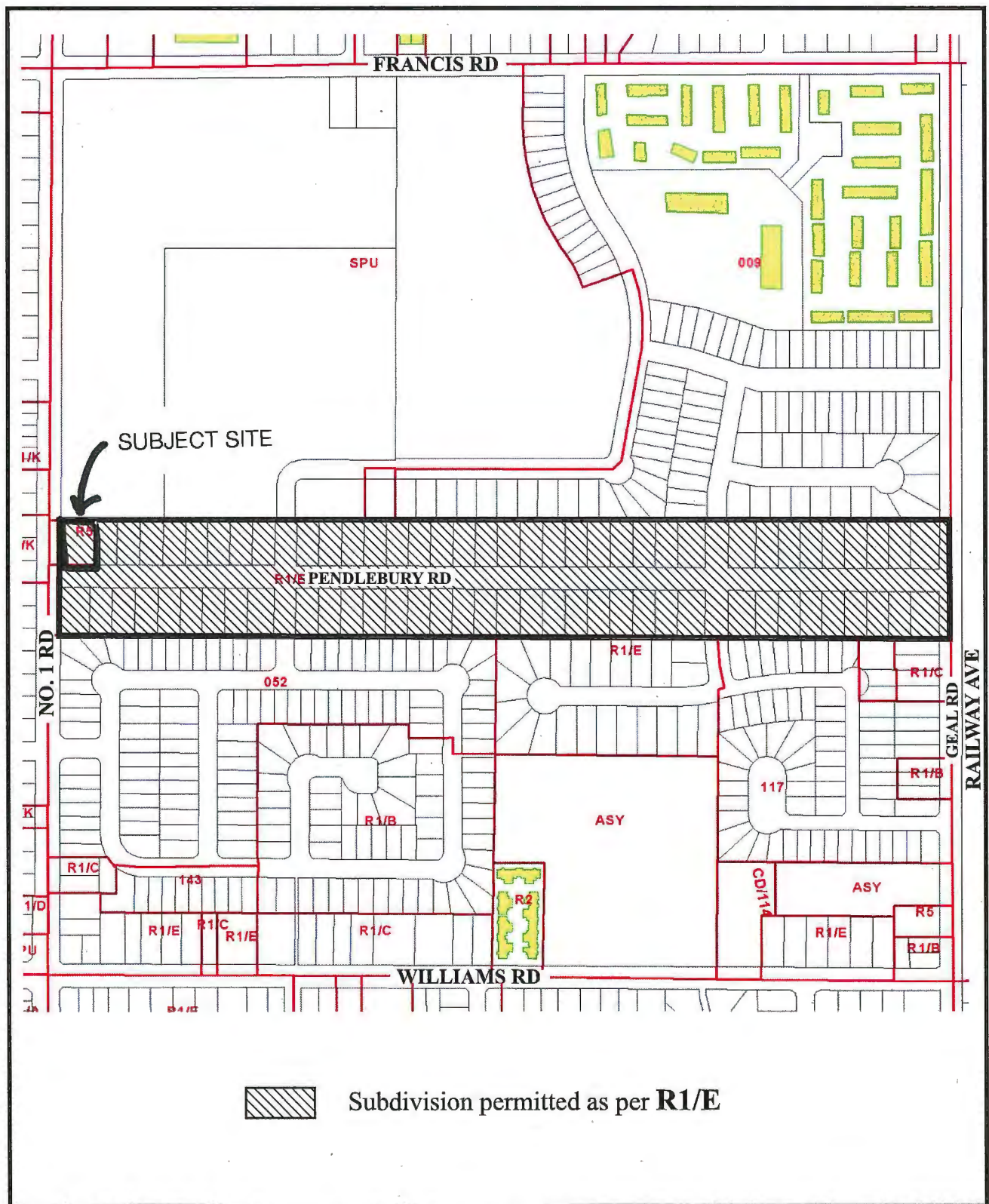
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-4-7

POLICY 5416:

The following policy establishes lot sizes for properties on **Pendlebury Road**, in a portion of Section 26-4-7:

That properties on Pendlebury Road, in a portion of Section 26-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, 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.

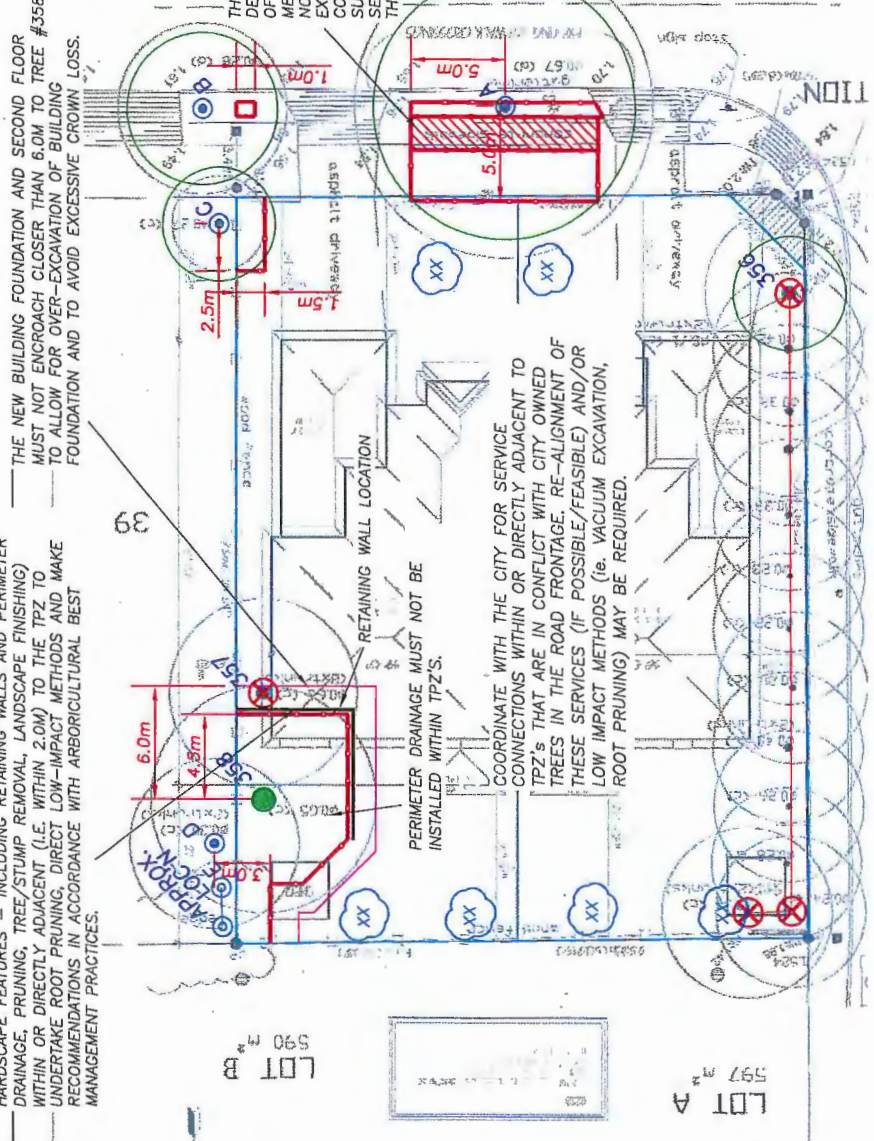


POLICY 5416
SECTION 26, 4-7

Adopted Date: 08/14/89
 Amended Date: 08/19/96

EXISTING GRADE MUST BE MAINTAINED WITHIN THE TREE PROTECTION ZONE (TPZ). A RETAINING WALL WILL BE REQUIRED FOR GRADE TRANSITION ALIGNED OUTSIDE OF THE TPZ. THE PROJECT ARBORIST MUST BE ON-SITE FOR ANY WORKS (I.E. EXCAVATION FOR THE NEW BUILDING FOUNDATION, PREPARATION FOR INSTALLATION OF ANY HARDSCAPE FEATURES - INCLUDING RETAINING WALLS AND PERIMETER DRAINAGE, PRUNING, TREE/STUMP REMOVAL, LANDSCAPE FINISHING) WITHIN OR DIRECTLY ADJACENT (I.E. WITHIN 2.0M) TO THE TPZ TO UNDERTAKE ROOT PRUNING, DIRECT LOW-IMPACT METHODS AND MAKE RECOMMENDATIONS IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.

Tag #	Ht	Spr	DBH (cm)	Tree Type	Cond	Observations	Action
356	12	3	57*29-20	Western redcedar	M	Hedge containing 13 byow-sized stems. Historically lopped at 4m. Replacement leader attach at lopping site with bark inclusion. Excessive historic crown raise pruning on east side via heading cuts. Two stems attach at 1.5m with long bark inclusion. Limb-tied in the crown. Historically pruned to the fence on the east side of the crown. Multi-stem from base. Limb-tied in the crown.	Remove
357	69			Western redcedar	M	Large historical pruning wounds on the stem. Hardscope is damaged due to flexing from large roots beneath the surface. Two leaders attach at 2.5m with bark inclusion. Declining health. Dieback in crown. Service lines installed through the crown, stinging trimmer damage of the base of the stem.	Remove
358	57+18+17+14+13			Western redcedar	M	Historically crown raise pruned to 3m above grade to fence-line via heading cuts. Historically lopped at 5m. Two leaders attach at 1m. Historically lopped at 5m. Suppressed by adjacent trees.	Retain and Protect
A	15	7	73	Ash	M	Hedge consisting of two bylow stems. Historically lopped at 4m.	Retain
B	13	4	31	Ash	U		Retain
C	3	3	28	Douglas-fir	U		Retain
D			25*25	Scots pine	U		Retain
E			16*13	White cedar	M		Retain



THE PROJECT ARBORIST MUST BE ON-SITE DURING THE DEMOLITION OF THE EXISTING SIDEWALK AND PREPARATION OF NEW SIDEWALK CONSTRUCTION TO DIRECT LOW IMPACT METHODS AND MATERIALS. NEW SIDEWALK WILL BE NON-COMFORMING TO NORMAL CITY STANDARDS TO AVOID EXCESSIVE ROOT LOSS. EXCAVATION FOR WATER SERVICE CONNECTIONS WITHIN TPZ MUST BE VIA AIRVAC AND SUPERVISED BY THE PROJECT ARBORIST. STORM SEWER SERVICE CONNECTIONS MUST BE RE-ALIGNED OUTSIDE OF THE TPZ.

PERIMETER DRAINAGE MUST NOT BE INSTALLED WITHIN TPZ'S.
COORDINATE WITH THE CITY FOR SERVICE CONNECTIONS WITHIN OR DIRECTLY ADJACENT TO TPZ'S THAT ARE IN CONFLICT WITH CITY OWNED TREES IN THE ROAD FRONTAGE, RE-ALIGNMENT OF THESE SERVICES (IF POSSIBLE/FEASIBLE) AND/OR LOW IMPACT METHODS (i.e. VACUUM EXCAVATION, ROOT PRUNING) MAY BE REQUIRED.

LEGEND:

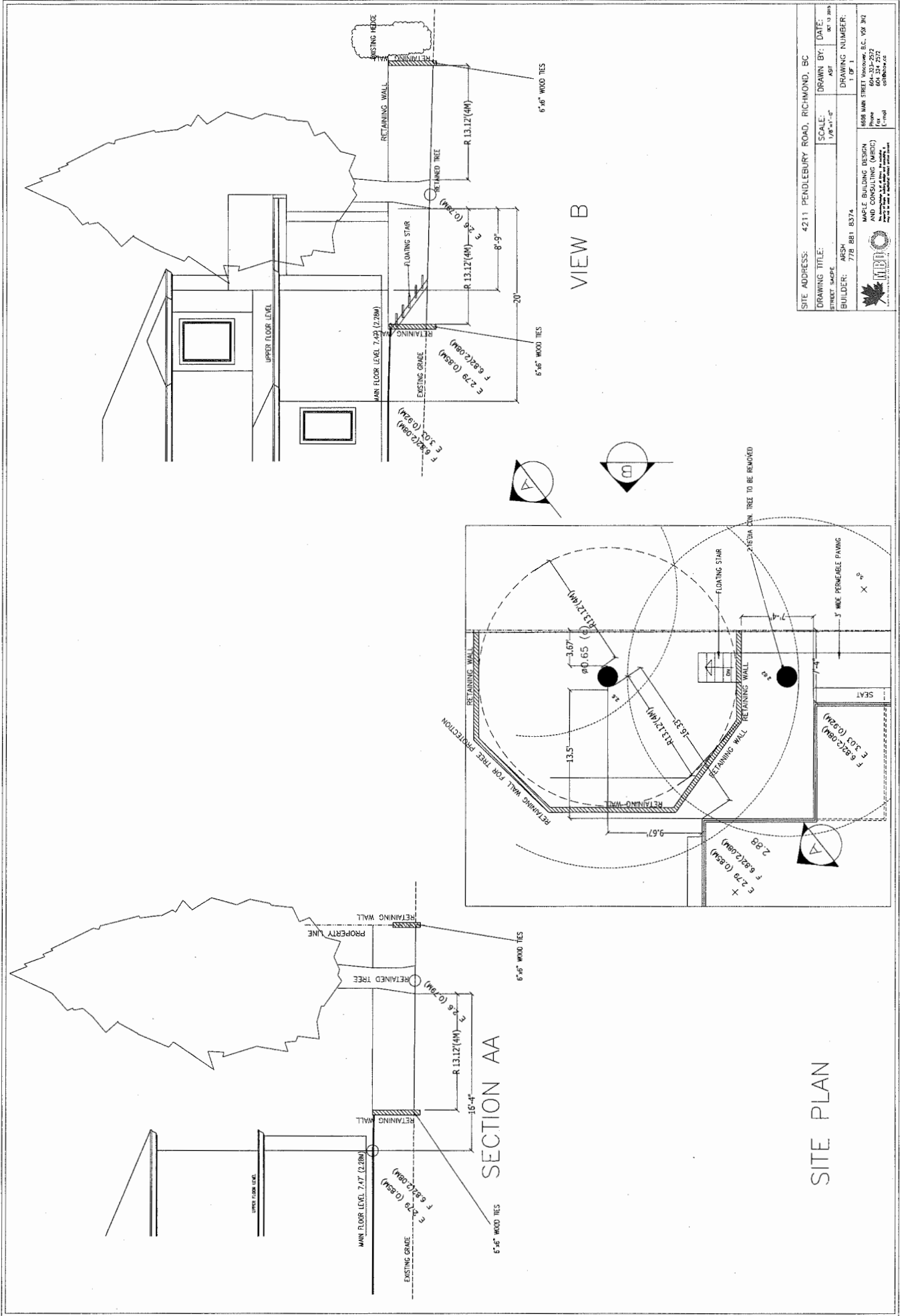
- (X) tree to be removed
- (M) denotes tree TAG NUMBER or ID REFERENCE.
- (M) denotes tree location of the branches and foliage of the tree.
- (A) denotes tree location of trunk to be retained and protected.
- (B) denotes tree location of trunk to be removed.
- (C) denotes tree location of trunk to be retained and protected.
- (D) denotes tree location of trunk to be removed.
- (E) denotes tree location of trunk to be retained and protected.
- (+) denotes tree location of trunk to be retained and protected.
- (-) denotes tree location of trunk to be removed.
- (X) denotes tree location of trunk to be removed.
- (M) denotes tree location of trunk to be retained and protected.
- (A) denotes tree location of trunk to be retained and protected.
- (B) denotes tree location of trunk to be removed.
- (C) denotes tree location of trunk to be retained and protected.
- (D) denotes tree location of trunk to be removed.
- (E) denotes tree location of trunk to be retained and protected.
- (+) denotes tree location of trunk to be retained and protected.
- (-) denotes tree location of trunk to be removed.

ARBORTECH CONSULTING
 a division of:
SERVING METRO VANCOUVER
 HEAD OFFICE: 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 P: 604.275.5484
 FRASER VALLEY REGIONAL OFFICE: SUITE 107 - 15855 BUCKLEUP ROAD, ARBORESFORD, BC CANADA V2S 8A3 P: 604.755.7192
 cdigroup.co

1	JAN 12, 2014	TREE PROTECTION MEASURES - F359 AND TREE A
0	JUL 25, 2014	INITIAL SUBMISSION
REV #	DATE	COMMENTS
TREE MANAGEMENT DRAWING		
PROJECT: PROPOSED 2-LOT SUBDIVISION		
ADDRESS: 4211 PENDLEBURY ROAD, RICHMOND		
CLIENT: SKY HIGH CONSTRUCTION		
ACI FILE: 14270		

PLANNING NOTE: This plan shows the proposed location and extent of the TPZ for the trees shown. The TPZ is determined by the project arborist in accordance with the requirements of the BC Tree Care Act and the BC Tree Care Regulations. The project arborist will provide a separate report detailing the TPZ for each tree shown on this plan. The TPZ is for informational purposes only and does not constitute a guarantee of the project arborist's services. The project arborist is not responsible for any damage to trees or property that may occur as a result of the construction or maintenance of the TPZ.

DETAILED TREE RETENTION PLAN FOR TREE TAG# 358

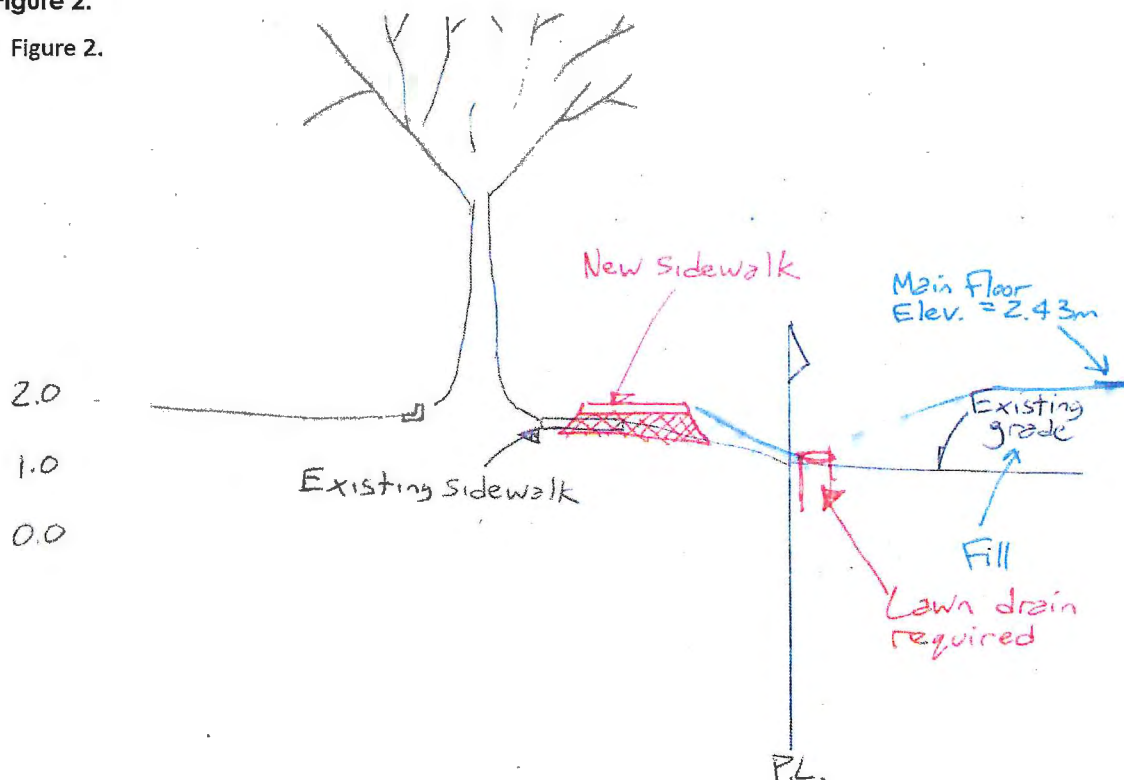


SITE ADDRESS:	4211 PENDLEBURY ROAD, RICHMOND, BC
DRAWING TITLE:	SCALE:
STREET NAME:	1/8"=1'-0"
BUILDER:	ARSH
	778 BBI 8374
	1 OF 1
DRAWING NUMBER:	
4608 MAIN STREET VANCOUVER, B.C. V5R 3H2 Phone: 604.273.7272 Fax: 604.273.7272 E-mail: info@mbdi.ca www.mbdiconsulting.com	



Figure 2.

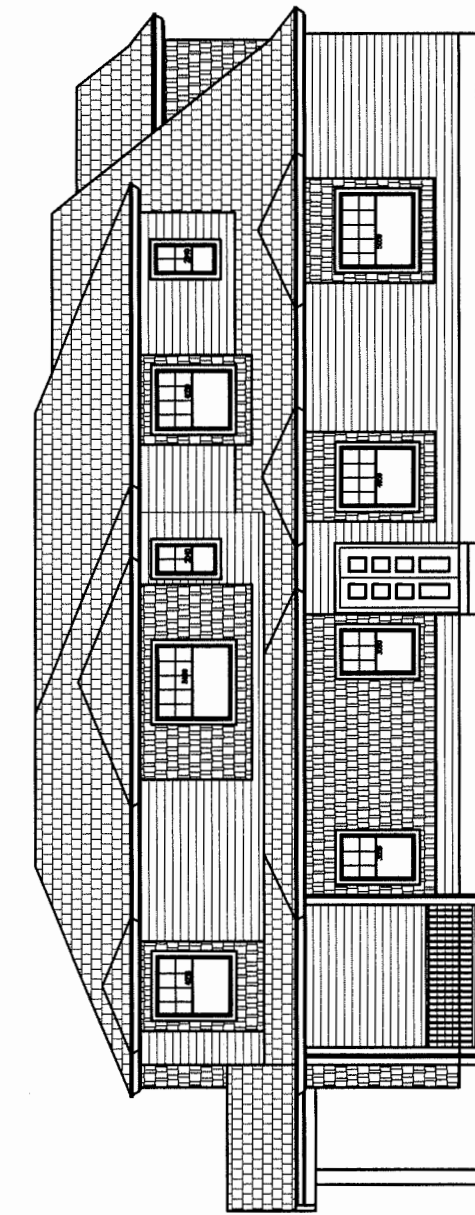
Figure 2.



Tree A:

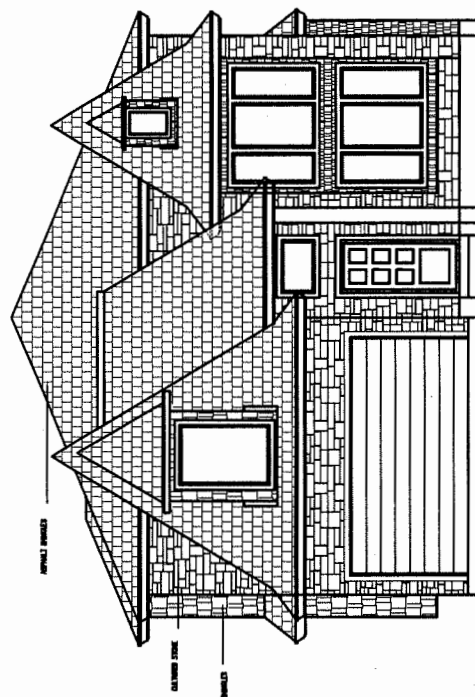
- The project arborist must be on-site during any works (i.e. demolition of existing hardscape, preparation and installation of the new sidewalk, grading, landscape finishing) within or directly adjacent (i.e. within 2.0m) to the Tree Protection Zone (TPZ) to undertake root pruning, direct low impact methods and make recommendations in accordance with arboricultural best management practices.
- Trench excavations for water connections service connections through the TPZ must be via low impact AIRVAC methods with on-site supervision and direction of the project arborist. Other service connections (i.e. Hydro, Tel., Cable) must be aligned a minimum distance of 5.0m from tree A.
- Storm service connections must be re-aligned outside of the TPZ as shown in Site Review Report# 01- dated January 23, 2015 – enclosed.
- Sidewalk preparation and installation must be via low impact methods and non-standard design for grading, construction methods and materials under supervision and direction of the project arborist. See site review report #01 and Figure 2 for additional details and profile section.

SOUTH AND WEST ELEVATION



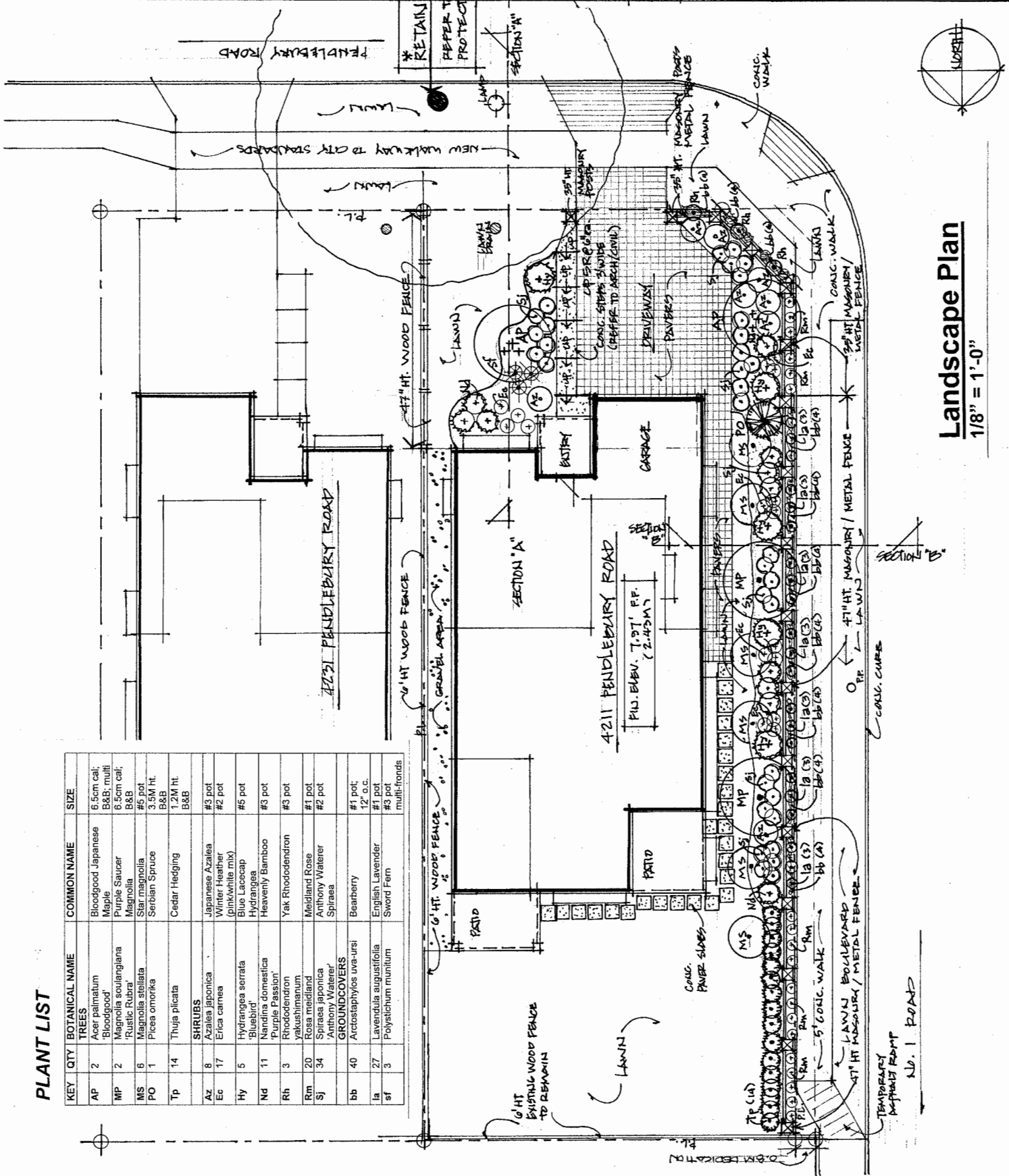
LEFT (W) ELEVATION

FRONT (S) ELEVATION



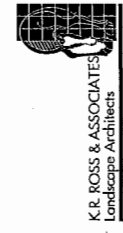
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	2	Acer palmatum	Bloodgood Japanese Maple	6.5cm cal; B&B; multi
MP	2	Magnolia soulangiana	Purple Saucer	6.5cm cal; B&B
MS	6	Magnolia stellata	'Rustic Rubra'	#5 pot
PO	1	Picea omarika	Serbian Spruce	3.5M ht. B&B
Tp	14	Thuja plicata	Cedar Hedging	1.2M ht. B&B
SHRUBS				
Az	8	Azalea japonica	Japanese Azalea	#3 pot
Ec	17	Erica carnea	Winter Heathier (pink/white mix)	#2 pot
Hy	5	Hydrangea serrata	Blue Lacecap	#5 pot
Nd	11	Nandina domestica	'Bluebird'	#3 pot
Rh	3	Rhododendron	'Purple Passion'	#3 pot
Rm	20	Yakuhihinanun	Yak Rhododendron	#1 pot
Sj	34	Rosa meiland	Maidland Rose	#2 pot
GROUNDCOVERS				
bb	40	Arctostaphylos uva-ursi	Bearberry	#1 pot; 12" o.c.
la	27	Lavendula augustifolia	English Lavender	#1 pot
sf	3	Polystichum munium	Sword Fern	#3 pot multi-fronts



CONTACT INFORMATION:
 K.R. ROSS & ASSOCIATES
 Landscape Architecture
 Urban Design & Planning
 1372 Chartwell Drive
 West Vancouver BC V7S 2R5
 Tel: (604) 418-9917
 Email: krr@shaw.ca

REVISED: 2010 JAN 15
 REVISED: 2015 AUG 7



4211
 Pendlebury Road
 Richmond, B.C.

DRAWING TITLE	
DESIGNED BY	K.R.
DRAWN BY	K.R.
SCALE	AS SHOWN
DATE	9 JULY 2015
DRAWING NO.	L-1 of 2

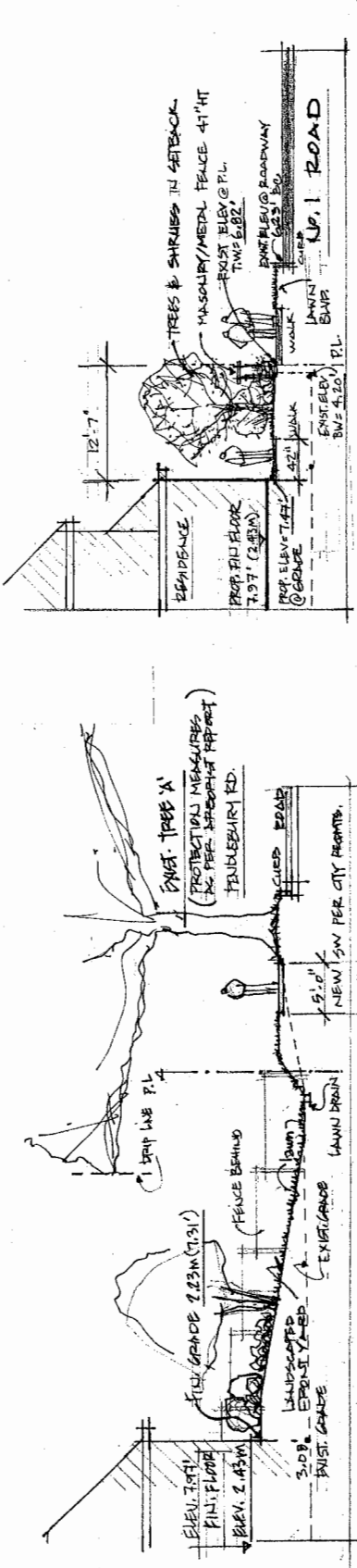
Landscape Plan
 1/8" = 1'-0"

CONTACT INFORMATION:
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 Email: krr@shaw.ca



2211
Pentlebury Road
 Richmond, B.C.

DRAWING TITLE	
DESIGNED	DATE
BY	DATE
BY	DATE
BY	DATE
LANDSCAPE PLAN	
DESIGNED	DATE
BY	DATE
BY	DATE
BY	DATE
K.R. ROSS & ASSOCIATES Landscape Architects	
REVISED : 2016 JAN.15	
REVISED : 2016 AUG. 7	
L-2 of 2	

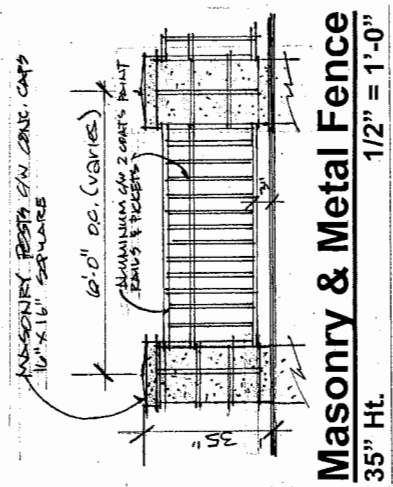


Site Section 'B'
 1/8" = 1'-0"

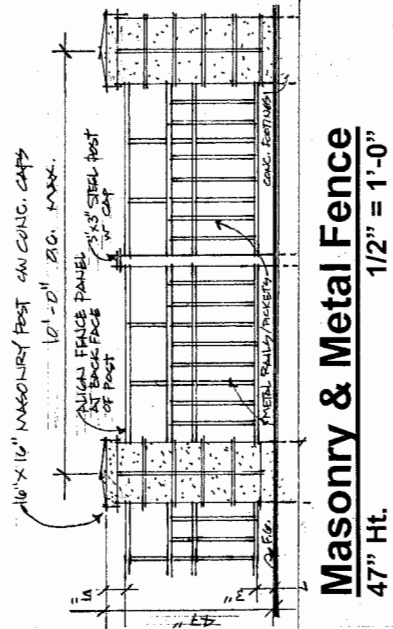
Site Section 'A'

PROJECT NOTES

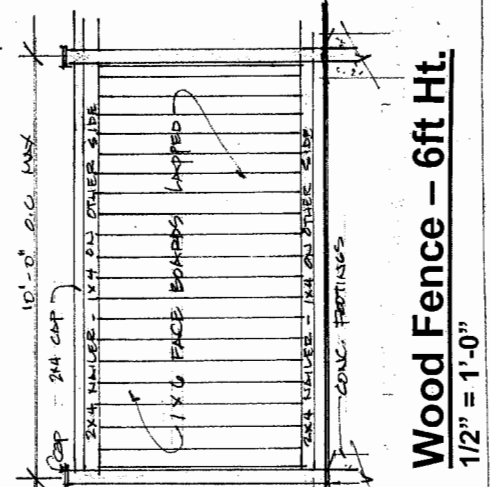
- GENERAL:**
- Refer to Arborist Report for tree retention and management measures; and for tree protection zone fencing for existing trees to remain.
 - Refer to Architectural/Civil plans to confirm final grades and site drainage
 - Provide underground ducts under paved areas for irrigation as required.
 - Locate all underground and overhead utilities on site prior to start of work
- PLANTING AREAS:**
- All landscape materials, products, and installation to conform to the latest edition of the "BC Landscape Standard"
 - Contractor to provide one year warranty on all plant material and lawns
 - All planting beds to have 2" deep mulch layer of Hemlock/Douglas Fir mulch on 18" deep approved topsoil growing medium
 - All lawn areas to be nursery sod on 6" deep approved topsoil
- PAVING AREAS:**
- Concrete unit pavers to be "Old Country Stone" per Abbotsford Concrete Products (or equal). Beige / taupe colours to approval; mixed shapes. Pattern: "Random Offset Runner. Install as per manufacturer's specifications - complete with invisible edge restraints to approval.
 - Concrete slab paving to be 24" x 24" units to approval.
 - Gravel areas to be 3/4" - 3/8" diameter crushed drain rock. Install 3" deep on approved weed barrier fabric.
- WOOD STRUCTURES:**
- All wood fences and lattices to be cedar with 2 coats of approved wood stain. Colour to approval.
 - Use galvanized and/or stainless steel hardware (nails, screws, latches, hinges, fittings, etc.) to provide rust proof connections
 - Wood fence posts to be preservative treated and installed in concrete
- REPLACEMENT TREES:**
- Replacement Trees Required = TBA (as required by City of Richmond)
 - Replacement Trees Provided = 4 Total (corner lot). Refer to Plant List.



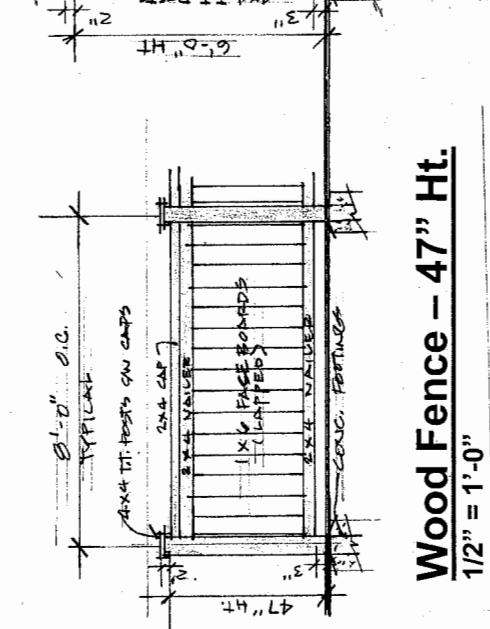
Masonry & Metal Fence
 35" Ht.
 1/2" = 1'-0"



Masonry & Metal Fence
 47" Ht.
 1/2" = 1'-0"



Wood Fence - 6ft Ht.
 1/2" = 1'-0"



Wood Fence - 47" Ht.
 1/2" = 1'-0"



City of Richmond

Rezoning Considerations

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

Address: 4211/4231 Pendlebury Road

File No.: RZ 14-663202

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9285, the developer is required to complete the following:

1. Provide a 4.0 m by 4.0 m corner cut road dedication at the southwest corner of the subject site.
2. Provide an approximately 0.8m road dedication along the entire west property line (along No. 1 Road) to accommodate a new 1.5 m sidewalk and new 1.5m boulevard. The dedication width to be confirmed by survey.
3. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, for the proposed west lot and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including fencing, hard surfaces and installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy;
 - include a mix of coniferous and deciduous trees;
 - include a minimum of two trees from a list of the following suitable species, as recommended by the project Arborist and the City's Tree Protection Division staff (minimum 6 cm deciduous caliper or 3.5 m high conifer):

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Or	Minimum Height of Coniferous Trees
4	6 cm		3.5 m

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

4. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the on-site tree (tag #358) to be retained.
5. Submission of a Tree Survival Security to the City in the amount of \$22,140 for the off-site trees (tag # A and B) to be retained.
6. Submission of a Landscape Security to the city in the amount of \$ 1,500 to ensure that three (3) trees are planted and maintained on the proposed east lot (minimum 6 cm deciduous caliper or 3.5m high conifer). Suitable tree species for the proposed lot, as recommended by the project Arborist and the City's Tree Protection Division staff, include: Paperbark Maple (*Acer griseum*), Japanese Snowbell (*Styrax japonica* or *Styrax obassia*), Serbian Spruce (*Picea omorika*), and Weeping Nootka Cypress (*Chamaecyparis nootkatensis* 'Pendula' or 'Green Arrow').
7. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees to be retained. 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.
8. Registration of a flood indemnity covenant on title.
9. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,275.9) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
10. Discharge of Restrictive Covenant Registration No. BF077669 from title of the property.
11. Registration of legal agreement on Title to ensure that the final building design on the proposed corner lot is generally consistent with the submitted preliminary architectural plans.

Initial: _____

12. Submission of a detailed site grading plan to ensure tree protection to the satisfaction of the Director of Development and registration of legal agreement on Title to ensure compliance of the development with the site grading plan.

Prior to Demolition*, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site and off-site.

At Subdivision* stage, the developer must complete the following requirements:

1. Complete the design and construction of engineering infrastructure and frontage improvements. A Servicing Agreement or Work Order may be required at the discretion of the City's Engineering staff. Works include, but may not be limited to:

Frontage Improvements

- No. 1 Road: a new 1.5m landscaped boulevard and 1.5m concrete sidewalk along the new property line
- Pendlebury Road: new curb and gutter, a new 1.5m landscaped boulevard and a 1.5m sidewalk (to be constructed by using low impact method and material to protect the City trees identified as tag# A and B along the south property line.) The minimum width is to be the same as the standard sidewalk of 1.5 m and the integrity of the material (i.e., asphalt) is to be as strong as possible to provide a smooth surface for pedestrians. Also, to improve the aesthetics of the small section of asphalt, apply stamped asphalt treatment as part of the off-site works.

Water Works:

- a) Using the OCP Model, there is 323 L/s of water available at 20 psi residual at the Pendlebury Road frontage, and there is 384 L/s of water available at 20 psi residual at the No. 1 Rd frontage. Based on the proposed zoning your site requires a minimum fire flow of 95 L/s. Once you have confirmed your building design at the Building Permit stage, you must 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.
- b) No water main upgrade is required.
- c) City to install a meter box at PL on the existing 25mm diameter water connection for the east lot, and install a new 25mm diameter connection complete with a meter box at PL for the west lot. Meter boxes must be placed on the grass boulevard outside of private fence at minimum 1m away from driveways and paved walkways.

Storm Sewer Works:

- a) No storm sewer upgrade is required.
- b) City to install two new storm service connections and a new IC at the common property line, and tie-in to the existing storm sewer along Pendlebury Road.
- c) Remove the two existing storm ICs and service connections along No. 1 Road and cap the leads at the main.

Sanitary Sewer Works:

- a) No sanitary sewer upgrade is required.
- b) City to cut & cap the existing sanitary service connection near the north east property corner at the existing manhole SMH4024 behind the property on school grounds, and install two new service connections and a new IC at the common property line and tie-in to the same manhole.
- c) The required sanitary sewer works outlines in Item b must be completed prior to the issuance of Building Permit to prevent the developer's building foundation work from jeopardizing the City forces' ability to access the rear yard with heavy equipment.

Prior to Building Permit* Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and

Initial: _____

proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

2. 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

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9285 (RZ 14-663202)
4211 and 4231 Pendlebury 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 001-994-778

Lot 1 Except: Firstly: Part Subdivided by Plan 27562 and Secondly: Parcel A (Bylaw Plan 53625), Section 26 Block 4 North Range 7 West New Westminster District Plan 18265

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9285".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording dates and conditions.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER