



City of Richmond
Planning and Development Department

Report to Committee

To Council - Feb 26, 2007

To Planning - Feb 20, 2007

To: Planning Committee
From: Jean Lamontagne
Director of Development

Date: February 5, 2007

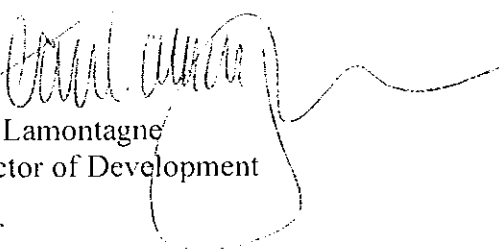
RZ 05-312975

File: 12-8060-20-8198

Re: Application by Danson Construction Co. Ltd. for Rezoning 7471 No. 4 Road from Single-Family Housing District, Subdivision Area F (R1/F) to Townhouse District (R2 - 0.7)

Staff Recommendation

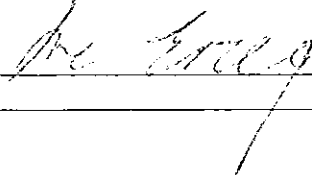
That Bylaw No. 8198, for the rezoning of 7471 No. 4 Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Townhouse District (R2 - 0.7)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:ef
Att. 8

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Danson Construction Co. Ltd. has applied to rezone 7471 No. 4 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Townhouse District (R2-0.7) in order to permit the development of 10 townhouse dwelling units.

The development will dedicate lands for Lechow Street across its frontage, and construct the existing City lane dedication from the site north to General Currie Road, and construct a half-road portion of General Currie Road from the lane east to No. 4 Road, with intersection improvements at No 4 Road.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

- To the North: Two medium sized single family lots, (one vacant and fronting undeveloped portions of General Currie Road and Lechow Street, and one occupied by an older existing single-family home accessed from No. 4 Road), and zoned as Single-Family Housing District, Subdivision Area B (R1/B), and further north, the project under construction by S-8117 Holdings (7331 No. 4 Road, DP 04-269088), located in the same sub-area as the subject site, consists of sixteen (16) two- and three-storey townhouse units and a density of 0.60 FAR;
- To the East: Across No 4 Road, existing single family homes within the Agricultural Land Reserve, and zoned Agricultural District (AG1);
- To the South: The project under construction to the south of the subject site, by Porte Development (7511 No. 4 Road, DP 03-231373), located in the same sub-area as the subject site, is comprised of forty-four (44) two and a half and three-storey townhouses and a density of 0.58 FAR (0.60 maximum); and
- To the West: Across future Lechow Street are envisioned single-family homes on the back lands of existing single-family homes zoned as Single-Family Housing District, Subdivision Area F (R1/F) on large lots (typically 18 m wide or wider), fronting Bridge Street.

Related Policies & Studies

OCP McLennan South Sub-Area Land Use Map (**Attachment 3**)

- **Density:** Residential, two and a half storeys typical (3 storeys maximum), Predominantly Triplex, Duplex, Single-Family, 0.55 base F.A.R. Densities ranging from 0.60 FAR to 0.80 FAR, where significant road works have been provided, have been approved.
- **Roads:** The plan intends that developers will build a number of new roads, with the final alignments "subject to development" (e.g. their locations may vary as a result of opportunities and/or constraints that arise as residential development proceeds).

Land dedication and construction of Lechow Street and frontage improvements to General Currie Road and No. 4 Road are required to be completed with this development.

- **Character** (Development Permit Guidelines): The main objectives are to achieve an adapted version of the rural estate character through building form and character, landscape treatment to maximize the sense of openness, and the integration of buildings into a treed landscape; and to achieve a neighbourly transition across the Lechow Street “ring road” to the single-family neighbourhood;
- **Road Setbacks** (Development Permit Guidelines): Building setback along the Lechow Street “ring road” are to be 6 m (20 ft.) to 9 m (29.5 ft.), and along No. 4 Road should vary between 6 m (20 ft.) to 9 m (29.5 ft.) for 2-storey units only, 2 1/2 storey units are to be set back a minimum of 9 m (29.5 ft.), and 3-storey units must be set back a minimum of 20 m (65.6 ft.); to provide an informal and visually interesting streetscape and opportunities to retain mature landscape.

The proposal to develop townhouses and construct portions of the road network is consistent with the objectives of the McLennan South Sub-Area Plan in terms of land use, character, density, and road network.

Staff Comments

A preliminary site plan, streetscape elevations, and floor plans are enclosed for reference (**Attachment 4**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement (street frontage improvements and new east-west road) and Building Permit.

Analysis

Density and Form

A design rationale and appropriate public benefit contributions from the developer are required to support a density increase above the base 0.55 FAR to 0.70 FAR, as proposed. The increased density is justified as follows:

- The proposal includes a dedication of lands for roads along the west frontage for Lechow Street and No. 4 Road, and the design and construction of an interim roadway to connect to No.4 Road. The interim roadway includes a laneway between the two parcels of 7451 Road, and the General Currie Road section between the laneway and No.4 Road, with a minimum of 6 metres pavement, ultimate curb, and interim frontage treatment along the south side of General Currie Road. The applicant will also be required to construct frontage improvements on No. 4 Road. These road works are significant and warrant support of the density increase to FAR 0.70;
- The proposal includes six of the ten total units designed for accessibility and aging-in-place (e.g., major living spaces on the ground floor with ability to add a stair lift to access the second floor);
- The applicant proposes a \$0.60 per buildable sq. ft. cash contribution (e.g., \$8,487) towards Affordable Housing, consistent with the Affordable Housing Strategy – Interim Strategy Policy; and
- The contribution of \$10,000 payment-in-lieu of the provision of indoor amenity space.

McLennan South Sub-Area Lot Size Policy

The McLennan South Sub-Area Plan does not contain guidelines specific to parcel size. However, staff review each development proposal to determine if the proposed development site area meet the following criteria:

- It is of sufficient size (e.g., area and frontage) to support development consistent with City-wide and Sub-Area Development Permit Guidelines;
- Provides opportunities for adjacent underdeveloped sites to redevelop in accordance with the Area Plan (e.g., does not create orphaned lots with reduced development potential); and
- Allows for the orderly and timely completion of the Sub-Area road network.

Staff reviewed the proposed development with the applicant, and requested that the applicant investigate the possibility of including the two adjacent lots at 7451 No 4 Road with this development. The applicant's offer to purchase was not accepted (**Attachment 5**). Staff have concluded that the single lot at 7471 No 4 Road may proceed independently, as:

- The ability to access the site from the mid-site lane allows for efficient development of this narrow lot, and does not require crossings from either No 4 Road or Lechow Street, and achieves an appropriate streetscape interface;
- Proposed registration of cross access easements across the site will allow for efficient redevelopment of the adjacent lots to the north, should they choose to rezone for increased density (Concept Plans demonstrating development potential have been prepared by the applicant and are on file.); and
- Development of this site will allow for completion of the road dedication along Lechow Street, from Keefer Avenue to General Currie Road, and facilitate development opportunities for back land properties along Bridge Street. This portion of Lechow Street is the final "link" necessary to complete a half-road dedication from No 4 Road to Keefer Avenue and to General Currie Road and back to No 4 Road.

Staff recommend that this lot be permitted to proceed on its own under Townhouse District (R2-0.7). A variance at the Development Permit stage will be necessary, in order to permit development of this lot which is less than the required minimum 30 m lot width in the zoning regulations. Based on the above factors, staff recommend support for this variance with the future Development Permit Application.

Road and Vehicle Access

This application proposes dedicating lands and providing funds for future construction of the north-south "ring road" (Lechow Street) across the entire west edge of the site. The proposed development is consistent with the McLennan South Sub-Area Plan's requirements for the establishment of new roads to provide access to the back lands.

Additionally, the applicant will be responsible for the construction of off-site frontage improvements to the north of the site on General Currie Road, including road widening, curb and gutter, grass and treed boulevards, lighting and sidewalks, to City standards.

Sole vehicular access to this new townhouse project is to be from General Currie Road through the existing lane, only. No covenants are required, as this will be controlled with the forthcoming Development Permit.

Trees

An Arborist report and tree survey (**Attachment 6**) has been submitted and reviewed by City staff, with recommendations for tree retention within the net site after the required road dedications. Trees located within the future extensions of Lechow Street and General Currie Road were not assessed for compensation, as the construction of the roads will necessitate their removal. Compensation for trees within these road right-of-ways is not being sought as Lechow Street and General Currie Road are identified in the Area Plan.

The following Table summarizes the findings of the Arborist Report. The proposed plan for the tree retention and replacement will be further refined as part of the Development Permit process.

Tree Summary Table

Item	Total of All Trees	Tree Type		Trees Retained	Proposed By-law Trees Removed	Compensation		Comments
		Non-Bylaw	Bylaw			Rate	No.	
Within building envelope, internal driveways or sidewalks to be removed	49	8	41	14	27	2:1	54	To be removed, due to conflicts with proposed building locations, internal roadways and driveways, or poor health of the tree.
Trees adjacent to the site on neighbouring properties	11	4	7	7	0	2:1	0	To be retained and protected – Removal will require owner’s authority and a Tree Permit
Trees adjacent to the site within Lechow St and General Currie Rd ROW	38	15	23	20	3	-	-	Located within excavation and construction zones for roadworks. These trees to be further assessed as part of the DP and SA processes.
Total on site trees	98	27	71	41	30	-	54	Bylaw trees > 20 cm DBH

A preliminary landscape plan has been prepared (**Attachment 7**), which proposes a total of 14 retained trees, 27 removed trees, and 48 replacement trees on site, which is below the required 2:1 replacement ratio for 54 trees. As compensation for the shortfall of proposed replacement trees on site (6 trees), a payment for tree replacement will be a requirement of the Development Permit. The landscape plan will be further assessed with the review of the Development Permit application..

In order to ensure that this work is undertaken, the applicant will be required to provide a landscape security with the Development Permit. The boulevard street trees are secured through the standard Service Agreement, also required as a condition of the rezoning. Street trees on No. 4 Road (two trees) are to be retained and protected, subject to Parks review in conjunction with the review of any required frontage improvements or servicing requirements identified at the Development Permit stage.

Amenity Space

The applicant has agreed on a payment-in-lieu for indoor amenity space in the amount of \$10,000 towards the development of the McLennan South neighbourhood parks.

Outdoor amenity space is proposed within the on site at a central location, and satisfies the OCP requirements for size, location, visual surveillance and access. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Affordable Housing

The applicant has agreed to the payment of a contribution of \$0.60 per buildable sq. ft. (e.g., \$8,487) towards the City's Affordable Housing Reserve Fund, in accordance with the Affordable Housing Strategy – Interim Strategy Policy.

Public Art

The Public Art Program Policy does not apply to residential projects containing less than 20 units.

Accessible Housing

The applicant has proposed ten units that include substantial living areas at the ground floor, providing opportunities for enhanced accessibility and aging in place. Details of these units will be reviewed at the Development Application stage.

Servicing Capacity

The City has reviewed the site storm and sanitary assessments and has accepted the consultant's findings which indicate that the Sanitary Sewer system and the Site Storm connection will have sufficient capacity for this proposed development, and that contributions to future upgrades are not required.

Flood Indemnity Covenant

In accordance with the City's Interim Flood Management Strategy, a Flood Indemnity Covenant is required as a condition of rezoning.

Future Development Permit Application

The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and character;
- Review of units providing opportunities for enhanced accessibility;
- Building heights, to maintain a neighbourly transition to the adjacent single-family neighbourhood; and
- Landscaping design, including the retention or replacement of existing trees, in accordance with the preliminary landscape plan (**Attachment 7**).

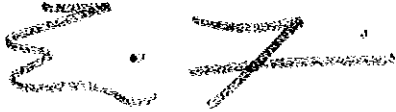
Financial Impact

None.

Conclusion

Staff recommend support for this application. The proposed extension Lechow Street will complete access from General Currie Road to Keefer Avenue, and improve opportunities for single-family development of the back lands of properties fronting Bridge Street and Lechow Street.

Rezoning of the subject site as proposed conforms to city-wide, City Centre, and McLennan South objectives for residential growth and development and merits favourable consideration.



Eric Fiss, MAIBC, MCIP
Policy Planner

EF:cas

See **Attachment 8** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

Attachment 1: Location Map and Site Context - GIS 2005 Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: McLennan South Sub-Area Site Context

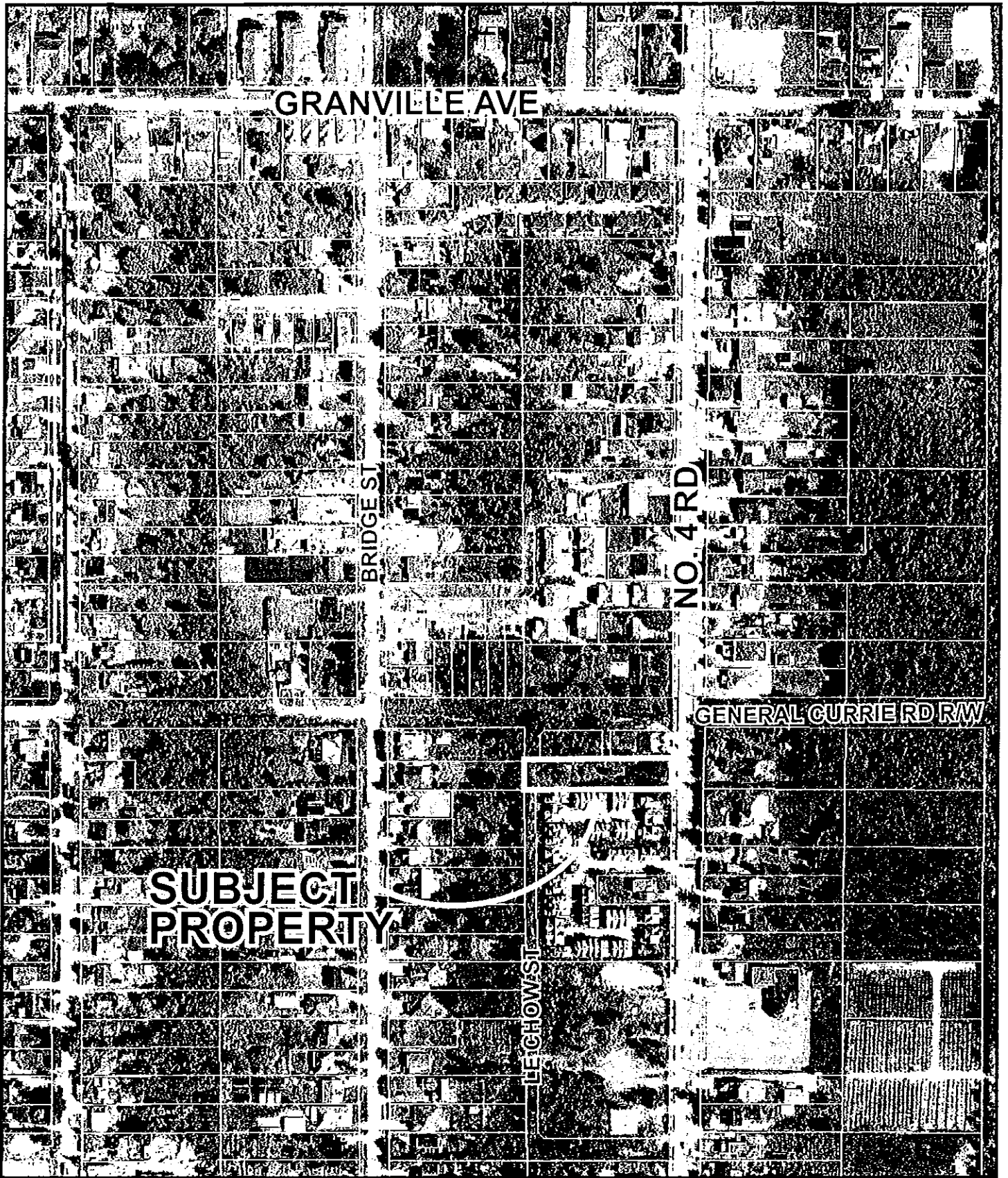
Attachment 4: Preliminary Site Plan, Streetscape Elevations, and Reference Floor Plans

Attachment 5: Offer to Purchase 7451 No 4 Road

Attachment 6: Arborist Report Tree Survey

Attachment 7: Preliminary Landscape Plan

Attachment 8: Conditional Rezoning Requirements Concurrence



RZ 05-312975

Original Date: 01/31/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

Address: 7471 No 4 Road

Applicant: Danson Construction Co. Ltd.

Planning Area(s): City Centre Area Plan, McLennan South Sub-Area Plan (Schedule 2.10D)

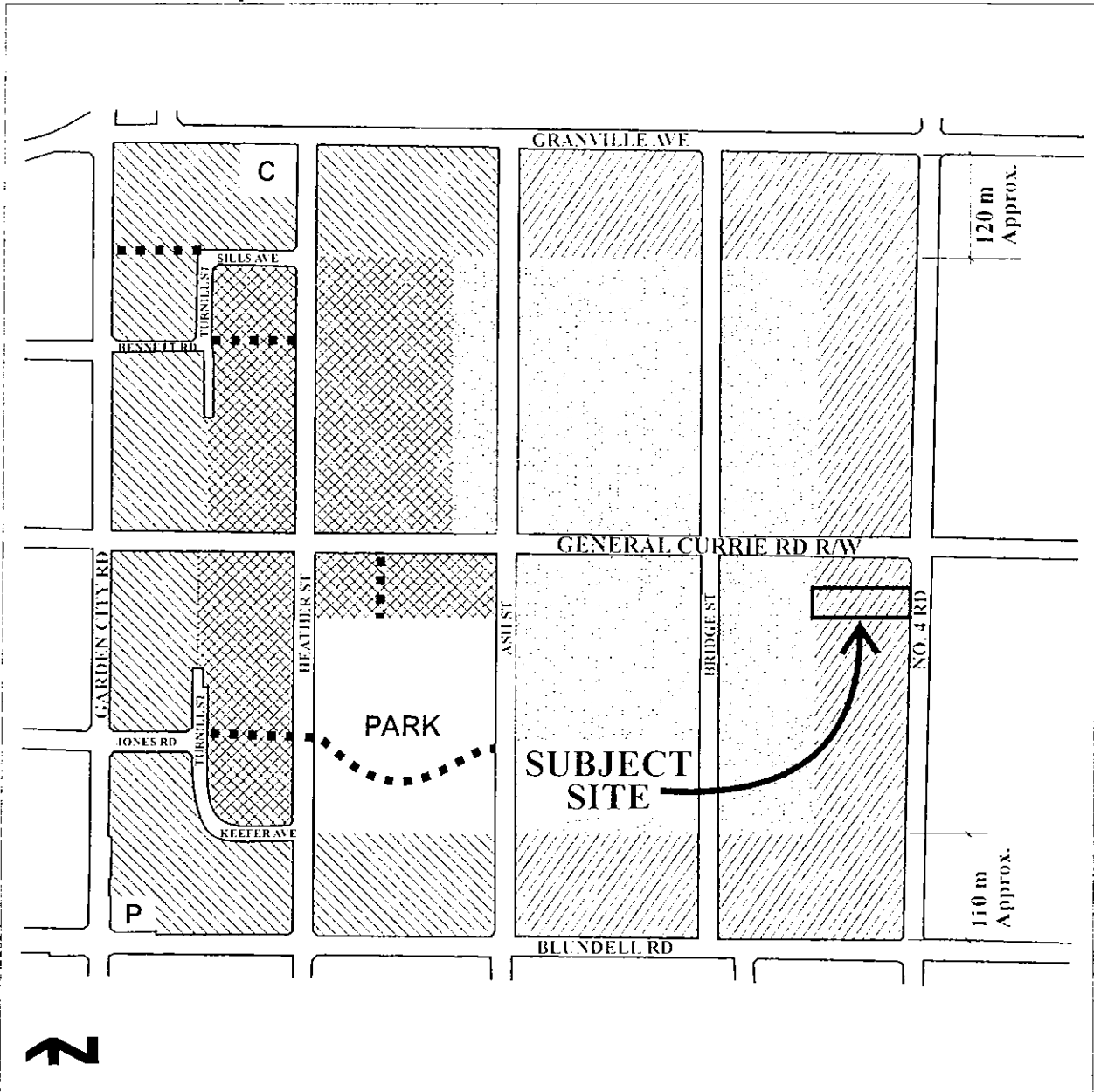
	Existing	Proposed
Owner:	0736772 B.C. Ltd. Danson Construction Co. Ltd.	Danson Construction Co. Ltd.
Site Size (m ²): (by applicant)	2,058 m ² (22,153 ft ²)	1,877 m ² (20,206 ft ²) The gross site area is reduced by: 181 (1,947) <ul style="list-style-type: none"> 7.5 m (24.6 ft.) to 10 m (32.8 ft.) wide dedicated right-of-way along the site's west edge for road (Lechow St.).
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Single or Multi-Family Residential	No change
Area Plan Designation:	Residential	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Townhouse District (R2 – 0.7))
Number of Units:	Vacant Lot	10 Townhouse Units

	Bylaw Requirement (R2 – 0.70)	Proposed Development	Variance
Density (units/acre):	N/A	22 upa	N/A
Floor Area Ratio:	Max. 0.70	0.70	None permitted
Lot Coverage – Building:	Max. 40%	36%	None
Lot Size (min. dimensions):	Min. 30 m depth and Min. 35 m width	20.73 m width 84.45 m depth	<i>Variance required and supported</i>
Setback – Front Yard - Public Roads – No. 4 Road (m):	Min. 6.0 m	6.0 m	None
Setback – Front Yard - Public Roads – Lechow Street (m):	Min. 6.0 m	6.0 m	None
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 3 m	None

ATTACHMENT 2

	Bylaw Requirement (R2 – 0.70)	Proposed Development	Variance
Height (m):	Maximum 11 m 3 storeys	11 m and 3 storeys;	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 spaces/unit x 10 = 15 (R) 0.2 spaces/unit x 10 = 2 (V)	1.6 spaces/unit x 10 = 16 (R) 0.2 spaces/unit x 10 = 2 (V)	None
Off-street Parking Spaces – Total:	17	18	None
Tandem Parking Spaces:	Not permitted	0	None
Amenity Space – Indoor:	Min 70 m ²	\$10,000 cash-in-lieu	None
Amenity Space – Outdoor:	Min 6 m ² /unit = 60 m ²	70 m ²	None

Land Use Map



	Residential Townhouse up to 3 storeys over 1 parking level. Triplex, Duplex, Single-Family 0.75 base F.A.R.		Residential, Historic Single-Family, 2 1/2 storeys max., 0.55 base F.A.R., Lot size along Bridge and Ash Streets:		Trail/Walkway
	Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		<ul style="list-style-type: none"> Large-sized lots (e.g. 18 m 59 ft min. frontage and 550 m² 5,920 ft² min. area). 	C	Church
	Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		<ul style="list-style-type: none"> Elsewhere: Medium-sized lots (e.g. 11.3 m 37 ft min. frontage and 320 m² 3,444 ft² min. area), with access from new roads and General Currie Road; 	P	Neighbourhood Pub
		Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.			

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnmill Street are commonly referred to as the "ring road".



**7471 NO.4 ROAD
FOR
RICHMOND**

DANSON CONSTRUCTION CO. LTD. 1

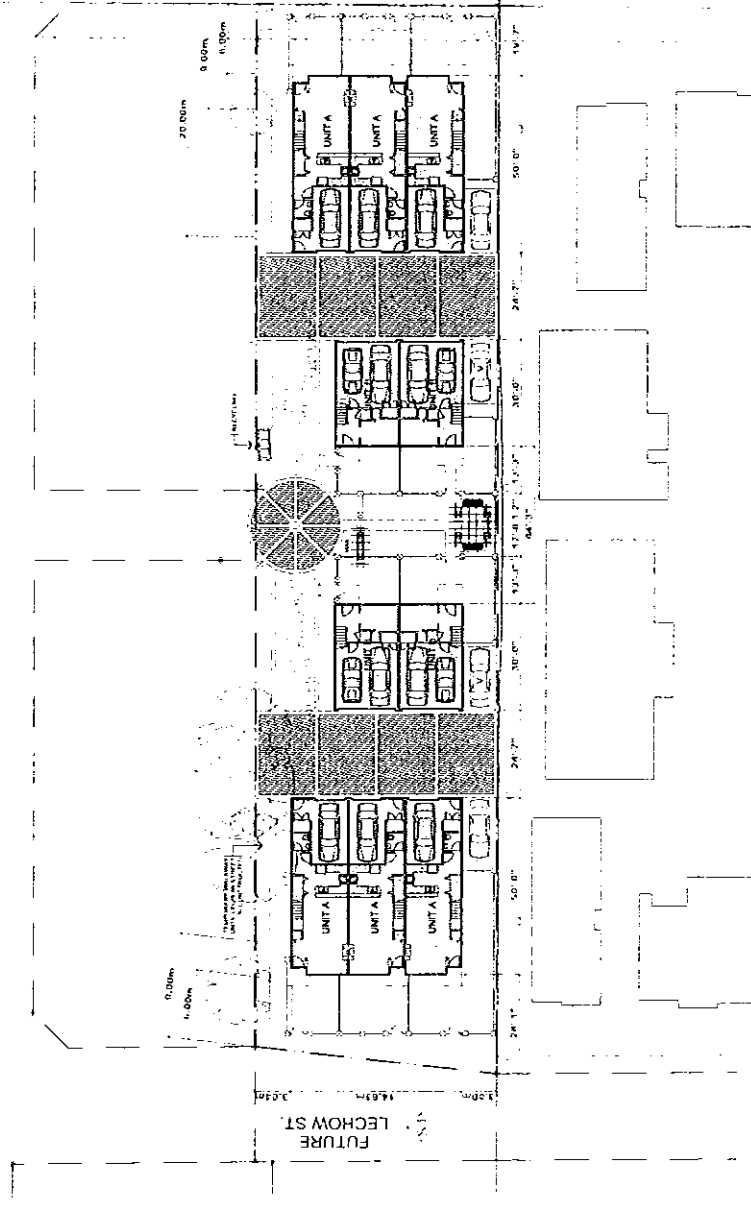
SITE DATA

PROJECT NO.	7471 NO.4 ROAD
CLIENT	DANSON CONSTRUCTION CO. LTD.
DATE	NOVEMBER 2007
SCALE	1/8" = 1'-0"
DESIGNER	FOUGERE ARCHITECTURE
PROJECT LOCATION	7471 NO.4 ROAD, RICHMOND, QUEBEC
PROJECT TYPE	RESIDENTIAL
PROJECT STATUS	PRELIMINARY
PROJECT PHASE	CONCEPTUAL DESIGN
PROJECT VALUE	EST. \$1,000,000
PROJECT CONTACT	MR. DANSON
PROJECT PHONE	(514) 771-1111
PROJECT FAX	(514) 771-1112
PROJECT WEBSITE	WWW.FOUGEREARCHITECTURE.COM
PROJECT ADDRESS	1000 RUE DE LA LOUVE, RICHMOND, QUEBEC H3A 2K4

FUTURE GENERAL CURRIE ROAD

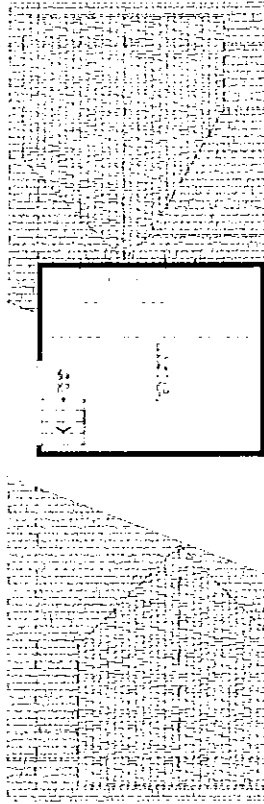
FUTURE
LECHOW ST.

NO 4 ROAD

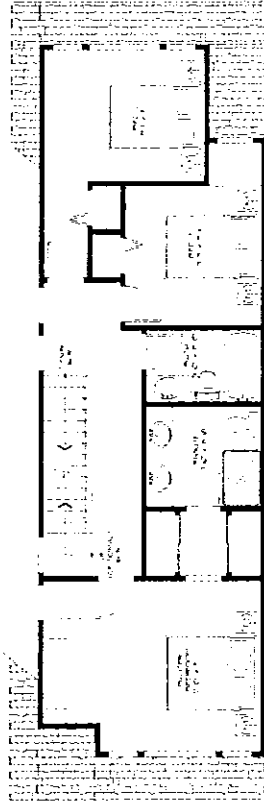


SITE PLAN 10 units (21.4 upa)
SCALE 1/8" = 1'-0"

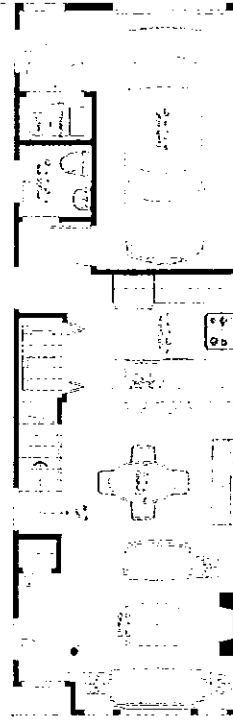




UPPER FLOOR



SECOND FLOOR



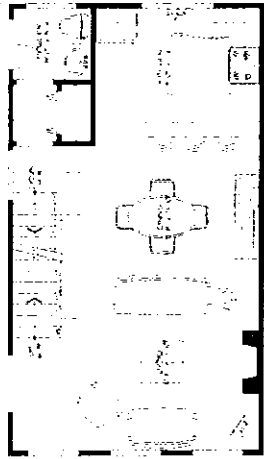
MAIN FLOOR GROUND

UNIT A FLOOR AREA

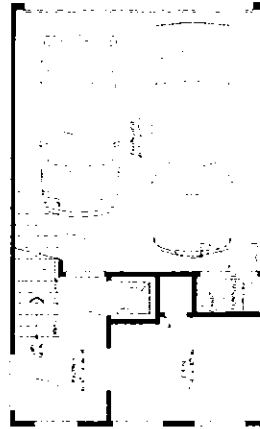
MAIN FLOOR	546 sq
SECOND FLOOR	714 sq
UPPER FLOOR	200 sq
TOTAL	1,595 sq



UPPER FLOOR



SECOND FLOOR



GROUND FLOOR

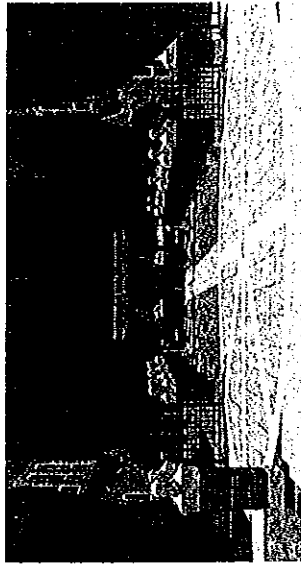
UNIT B FLOOR AREA

GROUND FLOOR	184 sq
MAIN FLOOR	576 sq
UPPER FLOOR	696 sq
TOTAL	1,456 sq

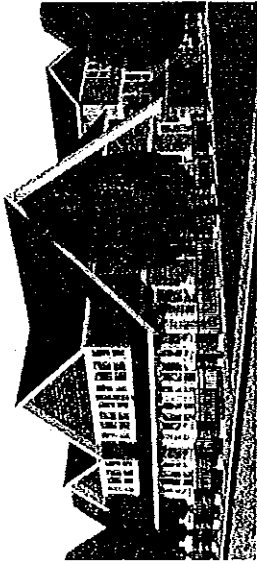
UNIT PLANS
SCALE 1/4" = 1'-0"

**7471 NO.4 ROAD
RICHMOND**

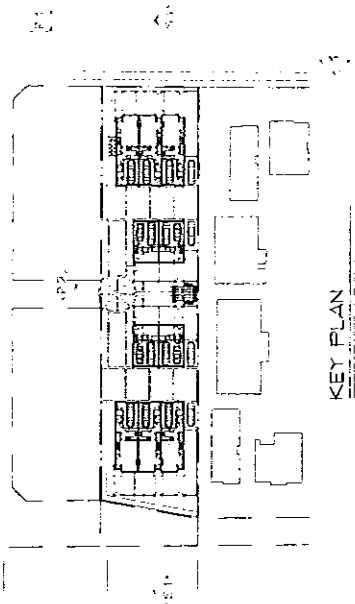
FOR
DANSON CONSTRUCTION CO. LTD.



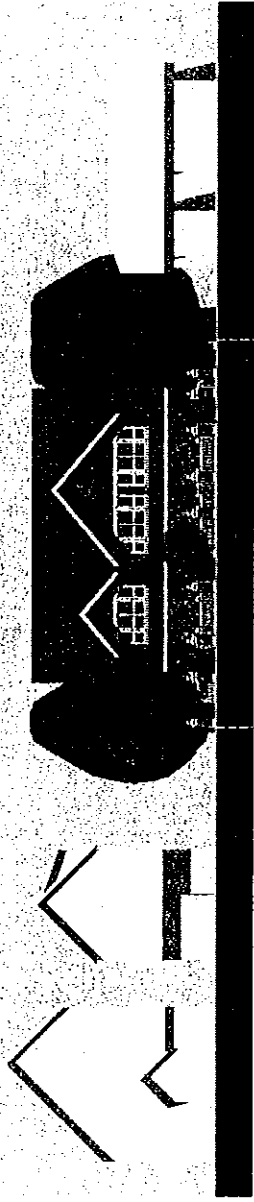
PERSPECTIVE 2



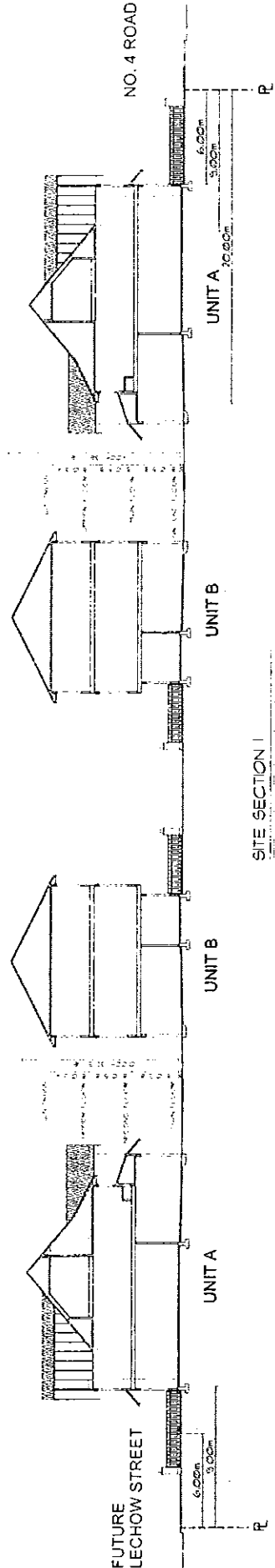
PERSPECTIVE 1



KEY PLAN



NO. 4 ROAD STREETSCAPE
SCALE 1/8" = 1'



SITE SECTION I
SCALE 1/8" = 1'

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To:
Lisa DeAngelis
605.417.5055

From:
KingFisher Estates
67 – 11771 Kingfisher Driv
Richmond, BC
V7E 3T1

Number of Pages: 9 (including cover)

Date: May 5, 2006

Re: Rear Lot – 7451 No. 4 Road, Richmond BC

As per our phone conversations, please find information attached.

[Faint handwritten text]

KINGFISHER ESTATES,
#67 - 11771 Kingfisher Dr
Richmond, B.C.
V7E 3T1

April 26, 2006

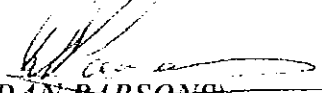
Reference is to our telephone conversations.

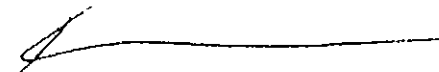
Mr Eric Fiss of the City of Richmond has indicated that we should offer our co-operation to you in developing your lot that lies adjacent to us. This would make better use of your land otherwise it will be isolated and the development costs will not justify the present real estate market prices.

The two alternatives are, firstly, to do a joint project with us and secondly, we purchase your property at current market prices and amalgamate the two properties. We, ourselves would prefer the second simply because we do not know each other and this is a multi-million dollar project. Hence our decision to write an offer to purchase your property at the current market price. However, we do have some reservations and they are as follows -

- Your lot has a lot of fill which will have to be removed along with all the peat that lies beneath it all, and filled with proper material for compaction. We will engage a geotech firm to drill test holes and report to us the contents. Any discovery of hazardous material will have to be removed before the sale goes ahead.
- The City of Richmond has indicated that half the lane and half of General Currie Road has to be done as a condition for re-zoning the property. We have the option to come from Bridge Road or No 4 Road. The estimated cost as provided by MPT Engineering for this access will be in excess of \$80,000.
- The re-zoning process at the City of Richmond is in excess of one year and hence our offer to purchase is thus dated. However, if the rezoning is done earlier, we shall be willing to close our deal earlier
- The new by-law governing trees is now effective. Your lot has a lot of trees that will fall within this category and it has become very costly to replace every tree we cut with two trees of equal value or a donation of \$500 to the City of Richmond for every tree we remove.

As a clarification, I would like to state that we can go alone on this project with our 10 ownhomes as already submitted to the City of Richmond for rezoning. Our access will be considered whichever way will be to our best advantage.


DAN PARSONS)
Dan Construction Co. Ltd


(KEN WEVERS)
076777 B.C. Ltd

Danson Construction Co. Ltd.
#67-11771 Kingfisher Drive
Richmond B.C.
(604) 241 2334

Dated: 2008.03.11

For the attention of: Eric Fiss

Eric, in your E-mail you said that the offer we made was less than current market and you are quite right, it was. I phoned Lisa DeAngelis as you suggested and we talked about the property. All she told me was how well she knew the property and its location. I listened for a while, then asked how much they wanted for the land in question, there was a long pause, then she stated she would rather we make an offer. We did and wrote up letter to go with it. The letter explained our offer, I am enclosing a copy of same for your perusal.

We have waited for a counter offer but have not received one as yet, so, as stated in our cover letter, we are going ahead with the rezoning of our property.

Liza phoned once, shortly after receiving our offer and stated she had to wait for her father to see it. we have waited and are still waiting. Eric note the date on the cover page also enclosed.

So there are no misunderstandings, I have phoned Liza at least 12 times and all I get at this number now is something that sounds like "Ya Ya Bu See" I have no idea what that means or if it means anything.

The cover letter enclosed to our offer, explains our position and like I mentioned above, we are still waiting for a counter offer. Keeping that in mind Eric, would you please proceed the rezoning of our lot.

Dan Parsons for
Danson Construction Co. Ltd.



Michael J Mills Consulting
Urban Forestry & Arboriculture

**Arboricultural Review
Proposed 10 Unit Townhouse Project
7471 - #4 Road, Richmond**

Study completed for Danson Construction Ltd.
MJM File #639 September 13, 2006

City of Richmond RZ#05309798

1.0 Introduction:

Michael J Mills Consulting was retained by Danson Construction Ltd. to undertake an assessment of the existing tree resource within the above noted address in Richmond. We understand that application has been made to rezone the subject site to allow for a multi family residential development on this property. We were provided with a preliminary site plan prepared by Wayne Fougere Architects that indicates 10 townhouse units are proposed to be developed. We understand that this proposal will include the development of a rear lane (Le Chow Street) a second lane to access the centre of the site and a section of General Currie Road to allow for connection to #4 Road from the townhouse area.

This summary report identifies the significant natural features occurring on the property and those with potential to be affected by associated road works for the purpose of informing the site planning process. Tree Survey information was provided by Matson Peck & Topliss BCLS. The tree survey has identified all trees as required by the City of Richmond Tree Preservation By Law #8014. A reduction of the tree survey information has been appended to this report (Appendix # 1 & #2). Refer to the appended modified tree survey plan for the location of all trees referenced in this report.

Our review of the site was completed on September 12th, 2006.

2.0 Observation:

The subject site is located on the west side of #4 Road and is reported to be just over ½ acre in size. A single family property (#7451) and a vacant lot with development potential is located to the north of the site. A recently completed single family strata development (Harmony #7511) is located to the south. The property to the west is undeveloped at this time. Single family residential homes are located across #4 Road to the east.

The subject lot is presently vacant. All previous buildings and improvements have been removed from the site with the exception of the asphalt driveways off #4 Road. The site is level with no distinct grade changes. The grades of the Harmony site to the south and the single family home to the north have been raised to meet #4 Road resulting in retaining elements along the south and north sides of the subject area. No permanent water courses or other significant natural features were identified.

The General Currie Road allowance was apparently clear of vegetation approximately 10 – 15 years ago to allow for completion of service lines through this area. The area has naturally re vegetated with small Cottonwood and blackberry. An informal pedestrian path connection has been established through this area to connect to #4 Road.

The City of Richmond has installed street trees along the west side of #4 Road in the grass boulevard between back of curb and the sidewalk. There is one tree in front of the subject property, one tree in front of 7451 and three located in General Currie right of way.

We provide the following brief summary of the surveyed trees for the on site area and for the trees within the future General Currie Road Right of Way. Refer to the appended modified survey plan for all reference tree locations:

Tree #	Species	Size	Comments
On site trees: (includes tree on neighbouring properties close to property line)			
Area #1 Tree #1 - 6	Hedge Row of Lawson Cypress	Varies 12 – 26 cm dbh	Cluster of Cypress in the south east corner. All severely topped in the past with resulting multiple stem form. Poor health and vigour. Low Value trees.
Area #2 Tree #20 - 36	Hedge Row Cypress / Cedar & Hemlock	Varies 16 – 33 cm dbh	Mixed hedge row of coniferous tree species along the south property line. Eastern end of the row, trees 22 – 30 is comprised of Lawson Cypress. Tree #31 & 35 are Western Red Cedar and trees #32 – 34 and #36 are Hemlock. All of the trees have been topped in the past. Most of the Hemlocks are dead or dying. Overall considered to be a series of low value trees.
Tree #7	Parrotia	8cm cal	Street tree installed by the City along the #4 Road frontage. Good quality young street tree.
Tree #8	Douglas Fir	10cm dbh	Small vigorous Fir located above retaining wall on 7451. Small tree in good condition.
Area #3 Tree #56 - 62	Paper Birch	Varies 12 – 32 cm dbh	L- Shaped row of Birch in the north west corner. All but one tree located within the future Le Chow Street ROW. All infected with Birch Borer. Low Value trees.
Area #4 Tree #9 – 19 & 37 - 51	Hedge Row of Cedar	Varies 7 – 40cm dbh	Hedge row of Cedar along the north property line. All trees located by survey within the subject site. Tree #44 may be located on the property line. Hedge row form with multiple tops. Low individual value due to crowding but attractive as a group.
Tree #52 & 53	Paper Birch	18 & 21 cm dbh	Two Birch growing on the neighbouring property just north of PL. Infested with Birch Borer. Low value
Tree #54 & 55	Shore Pine	18 & 30 cm dbh	Two Pines located on the neighbouring property just north of PL. Tree #54 is suppressed due to competition from adjacent trees. Tree #55 is a larger tree in good condition.
Tree #63	Chestnut	Multi stem	Small multi stem Chestnut located in the south west corner. Positioned inside the future Le Chow Street ROW. Reduced value due to multi stem form but overall in good health.
Tree #64 - 66	Paper Birch	23 -- 32 cm dbh	Three Birch in south west corner. All three trees are off site, 2 of the trees located south of the site and one to the west. All located within or very close to the future Le Chow Street ROW. All Birch infected with Borer. Low value trees.

The following table includes tree located off site within the General Currie right of way or located on the adjacent property to the north (7371 #4 Road) where they may be affected by proposed improvements to the Road way.

Tree #	Species	Size	Comments
Off site trees: (includes tree within the future General Currie Right of Way)			
Area #5 Tree #67 - 77	Cottonwood	Varies	Group of larger Cottonwood located in the south west corner of the right of way. Good young trees, low species value.
Area #6 Tree #79 -81 & #84 - 89	Cottonwood	Varies	Small Cottonwood located through the central portion of the right of way. Good young trees, low species value.
Tree #82 & 83	Paper Birch	15 & 21 cm	Two birch located along south edge of ROW. Good condition at this time, small trees.
Tree #78	Chestnut	70cm	Open grown Chestnut located close to the property line on the property to the north (7371). Multiple tops but otherwise in good condition.
Tree #90	Cedar	41 cm dbh	located close to the property line on the property to the north (7371).
Tree #91	Lawson Cypress	46 cm dbh	Cypress growing between larger Cedars, sweeping trunk form. Located close to the property line on the property to the north (7371).
Tree #92	Cedar	76 cm dbh	Topped form with resulting multi stem form. Part of hedge row with crowded form. Located close to the property line on the property to the north (7371).
Tree #93	Cedar	85 cm dbh	Topped form with resulting multi stem form. Part of hedge row with crowded form. Located close to the property line on the property to the north (7371).
Tree #94	Cedar	104cm dbh	Topped form with resulting multi stem form. Part of hedge row with crowded form. Located close to the property line on the property to the north (7371).
Tree #95	Sawara Cypress	50 cm dbh	Small cypress crowded between two large Cedars. Low value tree. Located close to the property line on the property to the north (7371).
Tree #96	Cedar	75 cm dbh	Topped form with resulting multi stem form. Part of hedge row with crowded form. Located close to the property line on the property to the north (7371).
Tree #97	Lawson Cypress	50 cm dbh	Tall thin form at end of row of Cedars. Located close to the property line on the property to the north (7371).
Tree #98	Cedar	40 cm dbh	Good open grown single stem specimen located close to the property line on the property to the north (7371).

A complete list of each individual tree surveyed has been appended to this report (appendix #3).

3.0 Comment and Preliminary Recommendation:

Site development area (7471):

No detailed grading information has been provided to date, however, given the elevated filled character of the recently completed site to the south and the grades of #4 Road, we assume that peat removal, piling, pre loading or other pre development site soil stabilization techniques will be required. All of these techniques combined with the naturally occurring high water table tend to limit tree preservation potential.

On this site, the existing tree resource is not generally considered to be of high value. Trees are located only around the perimeter areas and consist of Cedar, Lawson Cypress and Birch.

Birch Borer has infected all of the Birch trees on this site and all of these trees are dead or in the process of dying. The Birch trees that remain in relative good condition at this time are expected to be infested in relative short order. There is presently no practical or effective way to combat this problem and as such no attempt to preserve Birches will be recommended at this time.

Another tree common to the site is the Lawson Cypress. This species of trees is easily infected with *Phytophthora lateralis*. Although none of the trees on this site presently display symptoms of this disease (browning foliage), we are aware of similar trees in this neighbourhood that area infected. The pathogen moves easily from tree to trees and eventual infestation is predicatable.

Due to the apparent need to alter the existing grades combined with the relative low landscape value of the trees on this site, insect issues and potential disease problems, we do not recommend any trees within the site area be retained. The single street tree in front of the site along #4 Road is in good condition and should be retained or re utilized.

The installation of new trees appropriate to the form of development is our base recommendation.

Off Site / General Currie Road area:

The trees within the General Currie road allowance are limited to small to moderate size Cottonwoods only. The only issue of concern associated with the development of this roadway will be the preservation of the trees located on the property to the north (7371 - #4 Road). Just to the north of the property line there are several large trees of relative good quality. The building and landscape on this property are well maintained and care will be required in the design and implementation of the road works to ensure disturbance to the neighbouring trees is limited.

It is recommended that the City of Richmond consider relocation of the three existing street trees along #4 Road from in front of the right of way for re use in other areas.

4.0 Limitations:

We attach the following clauses to this document to ensure you are fully aware of what is technically and professionally realistic in the assessment and preservation of trees.

This Arboricultural field review report is based only on site observations on the date noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the general condition of all trees reviewed. The assessment was completed based on visual review only. None of the trees were dissected, cored, probed or climbed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Michael J Mills Consulting or their employees that the trees reviewed and referenced in this report are safe given all conditions. Trees can be managed, but they cannot be controlled. To live work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Site servicing and lot grading information was not provided to us for review.
The opinions expressed in this report are valid for a period of one year only.
Any trees retained should be reviewed on a regular basis to ensure reasonable safety.

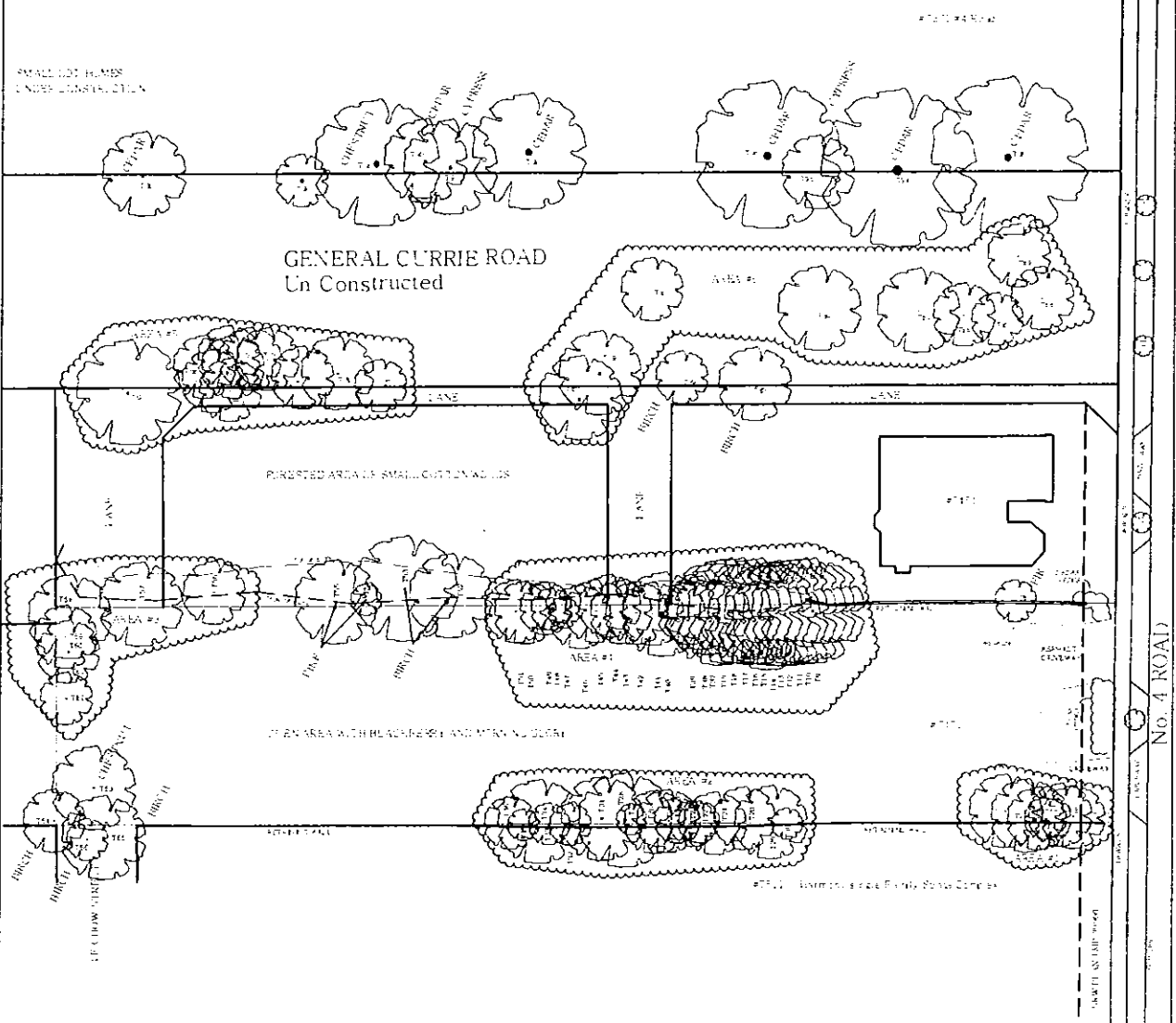
The information provided in this report is for the exclusive use of our client and may not be reproduced or distributed without permission of Michael J Mills Consulting. This report is to be used in its entirety and for its stated purpose only.

Please contact the undersigned if you have any questions or concerns regarding this matter.

Yours Truly,

Michael J Mills
ISA Certified Arborist PN #0392A

Attachment:	Appendix #1	Modified Tree survey plan
	Appendix #2	Enlargement of the survey plan of the site area
	Appendix #3	Tree summary table. All surveyed trees

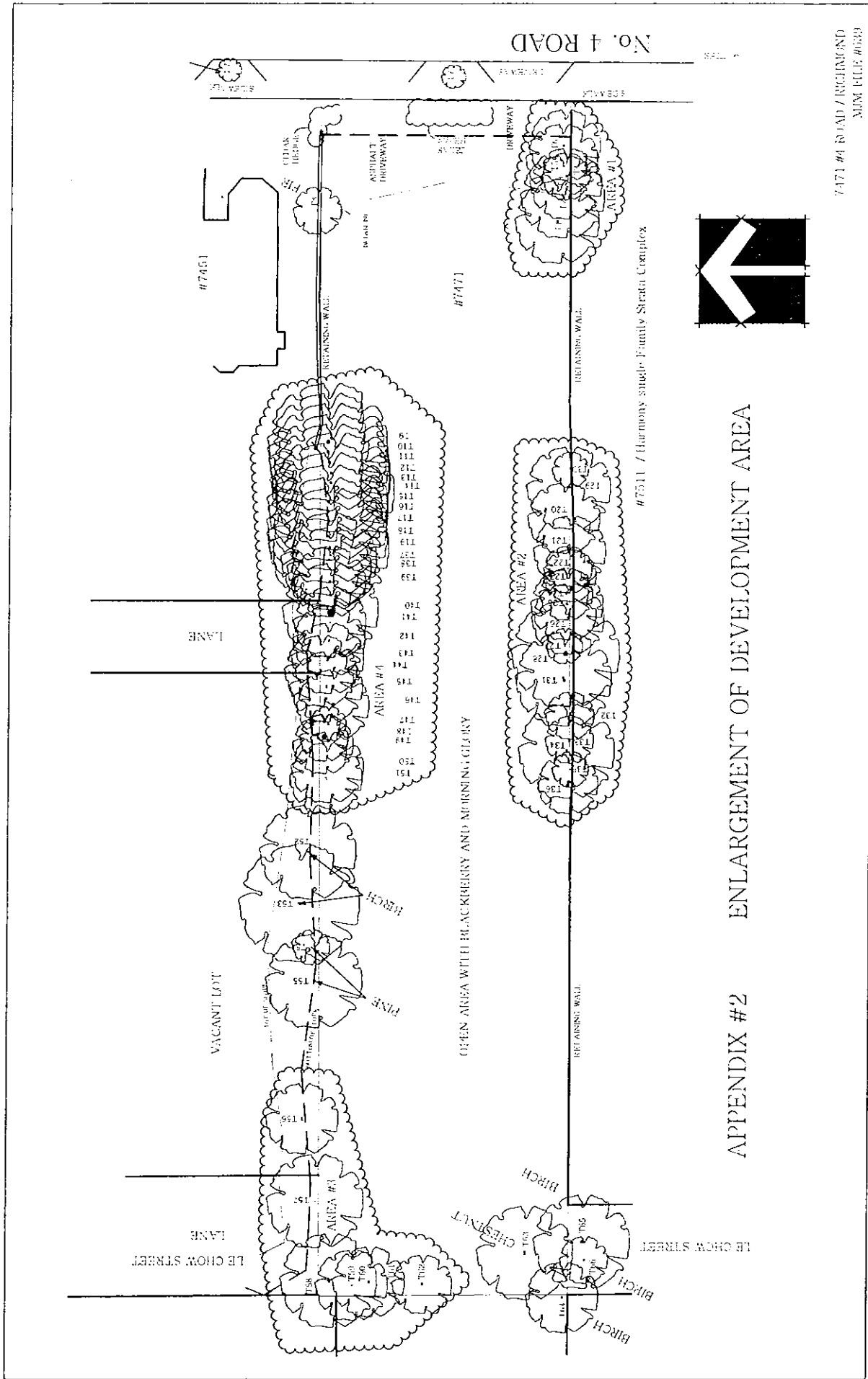


ARBORICULTURAL ASSESSMENT REPORT
 7471 #4 ROAD RICHMOND
 PROPOSED RESIDENTIAL DEVELOPMENT
 for DANSON CONSTRUCTION LTD.

MICHAEL J MILLS CONSULTING
 MJM FILE #639 / SEPTEMBER 13, 2006

DATE OF ASSESSMENT: 2006-09-13
 DRAWN BY: M. J. MILLS
 CHECKED BY: M. J. MILLS

ALL TREE AND SHRUBS HAVE BEEN PLOTTED AND CULLED
 BY M. J. MILLS



APPENDIX #2 ENLARGEMENT OF DEVELOPMENT AREA

7471 #4 ROAD / RICHMOND
MUM FILE #639

APPENDIX #3 TREE SUMMARY TABLE

7471 #1 ROAD / RICHMOND
M/JM FILE #639

ID#	TREE TYPE	TRUNK DIAMETER (")	GROUND FLEV	ID#	TREE TYPE	TRUNK DIAMETER (")	GROUND FLEV
T1	CHAMEACYPARIS	0 0 20	1 27	T23	CHAMEACYPARIS	0 0 22	1 90
T2	CHAMEACYPARIS	MO 2 0 22	1 69	T21	CHAMEACYPARIS	MO 0 10 0 20	1 98
T3	CHAMEACYPARIS	MO 0 15 0 12	1 48	T25	CHAMEACYPARIS	0 0 25	1 99
T4	CHAMEACYPARIS	0 0 21	1 41	T26	CHAMEACYPARIS	0 0 25	1 91
T5	CHAMEACYPARIS	0 0 21	1 67	T27	CHAMEACYPARIS	0 0 15	1 73
T6	CHAMEACYPARIS	0 0 23	1 78	T28	CHAMEACYPARIS	0 0 16	1 62
T7	PARROTIA STREET TREE	0 0 07	2 33	T29	CHAMEACYPARIS	0 0 20	1 41
T8	FIR	0 0 15	2 45	T30	CHAMEACYPARIS	0 0 25	1 59
T9	CEDAR	0 0 10	1 60	T31	CEDAR	MO 0 30 0 21	1 51
T10	CEDAR	0 0 32	1 61	T32	HEMLOCK	0 0 19	1 65
T11	CEDAR	0 0 30	1 66	T33	HEMLOCK	0 0 27	1 36
T12	CEDAR	0 0 25	1 40	T34	HEMLOCK	0 0 25	1 77
T13	CEDAR	0 0 25	1 56	T35	CEDAR	0 0 16	1 84
T14	CEDAR	0 0 14	1 60	T36	HEMLOCK	MO 0 30 0 22	1 62
T15	CEDAR	0 0 28	1 62	T37	CEDAR	0 0 25	1 40
T16	CEDAR	0 0 25	1 61	T38	CEDAR	0 0 25	1 52
T17	CEDAR	0 0 25	1 60	T39	CEDAR	0 0 26	1 47
T18	CEDAR	0 0 25	1 60	T40	CEDAR	MO 0 70 0 21	1 60
T19	CEDAR	0 0 23	1 54	T41	CEDAR	0 0 16	1 55
T20	CHAMEACYPARIS	0 0 25	1 63	T42	CEDAR	MO 0 17 0 17	1 51
T21	CHAMEACYPARIS	0 0 25	1 55	T43	CEDAR	MO 0 20 0 18	1 53
T22	CHAMEACYPARIS	0 0 16	1 52	T44	CEDAR	0 0 19	1 50
T23	CEDAR	MO 0 15 0 14	1 61	T67	BIRCH	0 0 36	2 63
T26	CEDAR	0 0 32	1 52	T68	COTTONWOOD	MO 2 0 15	2 67
T47	SPRUCE	0 0 21	1 60	T69	COTTONWOOD	0 0 29	2 69
T48	SPRUCE	0 0 14	1 50	T70	COTTONWOOD	0 0 19	2 64
T49	SPRUCE	0 0 21	1 76	T71	COTTONWOOD	0 0 18	2 76
T50	HEMLOCK	0 0 27	1 70	T72	COTTONWOOD	0 0 15	2 67
T51	HEMLOCK	MO 0 16 0 14	1 55	T73	COTTONWOOD	0 0 18	2 69
T52	BIRCH	0 0 21	1 70	T74	COTTONWOOD	0 0 15	2 83
T53	BIRCH	MO 2 0 15 0 12	1 69	T75	BIRCH	0 0 18	2 67
T54	PINE	0 0 16	1 52	T76	BIRCH	MO 2 0 16	2 68
T55	PINE	0 0 30	1 98	T77	COTTONWOOD	0 0 12	3 08
T56	BIRCH	MO 2 0 16	1 50	T78	CHESTNUT	0 0 07	1 70
T57	BIRCH	0 0 12	1 62	T79	COTTONWOOD	0 0 12	2 75
T58	BIRCH	MO 0 27 0 17 0 16	1 50	T80	COTTONWOOD	0 0 36	2 49
T59	BIRCH	0 0 16	1 60	T81	COTTONWOOD	0 0 15	2 66
T60	BIRCH	0 0 27	2 62	T82	COTTONWOOD	0 0 15	2 30
T61	BIRCH	0 0 17	1 95	T83	BIRCH	0 0 21	2 25
T62	BIRCH	0 0 27	1 92	T84	COTTONWOOD	0 0 15	2 10
T63	CHESTNUT	MO 0 10 0 17	1 71	T85	COTTONWOOD	0 0 18	2 19
T64	BIRCH	0 0 24	1 69	T86	COTTONWOOD	0 0 30	1 60
T65	BIRCH	0 0 32	1 57	T87	COTTONWOOD	0 0 15	2 17
T66	BIRCH	0 0 23	1 57	T88	COTTONWOOD	0 0 18	2 22
T89	COTTONWOOD	MO 0 16 0 12	1 84	T94	CEDAR	0 1 05	1 69
T90	CEDAR	MO 0 11	2 09	T98	JUNPER	0 0 19	1 65
T91	CHAMEACYPARIS	0 0 16	1 91	T96	CEDAR	0 0 75	1 45
T92	CEDAR	0 0 75	1 53	T97	CHAMEACYPARIS	0 0 50	1 65
T93	CEDAR	0 0 85		T98	CEDAR	0 0 10	NA

Conditional Rezoning Requirements

7471 No. 4 Road RZ 05-312975

Prior to final adoption of Zoning Amendment Bylaw 8198, the developer is required to complete the following requirements:

- Dedication of two (2) metres of land along the site's No.4 Rd frontage for intersection road widening;
- Dedication of Lechow Street along the west edge of the site, starting as a 10 m dedication matching existing to the north, tapering to a 7.5 m dedication to the south, again matching existing;
- Registration of a 1.5 m Public Rights of Passage Right-of-Way (PROP ROW) beside the Lechow Street dedication from the south, at the 9 m (from west property line) offset, running due north and tapering into the new road dedication;
- Registration of a cross access easement across the subject site in favour of the two lots at 7431 No. 4 Road, and the no access lot at the southeast corner of Lechow Street and General Currie Road;
- Payment of “cash in lieu” for future construction of Lechow Street along the subject site’s west edge based on a cost estimate prepared and sealed by a P. Eng. A full engineering design does not need to be done at this time. The cost estimate must be based on the combined minimum 9 m (29.5 ft.) road right-of-way and take into account removal and appropriate replacement material for the entire right-of-way, 5 m (16.40 ft.) of full road construction, 150 mm (6”) storm sewer, curb and gutter, 2 m (6.56 ft.) wide grass boulevard complete with 7 cm (3”) trees at 9 m (29.53 ft.) on centre, decorative “Zed” street lights, and a 1.75 m (5.74 ft.) wide concrete sidewalk (Note: Costs for upsizing the storm sewer, installation of a water main and sanitary sewer, and the provision of BC Hydro and Telus ducts will be the responsibility of the Bridge Street properties west of the subject site.);
- Enter into the City’s standard Servicing Agreement* to design and construct offsite works of both Lechow Street and the interim roadway to connect to No.4 Road (one-half of General Currie Road (10 m) from No 4 Road to the lane, and 100% of the laneworks from General Currie Road south to 7471 No. 4 Road. Works include, but are not limited to:
 - a) A laneway between the two parcels of 7451 Road. Laneworks to be standard 5.1 m asphalt with roll curb both sides, storm sewer and post top street lighting, with a driveway letdown at General Currie Road;
 - b) The General Currie Road works include, but are not limited to, minimum of 6 m asphalt road construction, watermain, curb and gutter (back of curb to Property Line at 4.4 m), a 2.4 m grass, treed (Queen Elizabeth Hedge Maple) boulevard and Zed street lighting, a 1.75 concrete sidewalk with 0.25 m from sidewalk to property line; and
 - c) Existing access on No 4 Road to be removed, and replaced with boulevard trees.
- Voluntary contribution of \$0.60 per buildable sq. ft. (e.g., \$8,487) towards the City’s Affordable Housing Reserve Fund;

- Payment-in-lieu for indoor amenity space in the amount of \$10,000 (e.g., \$1,000 per unit) towards the development of the McLennan South neighbourhood parks;
- Registration of a Flood Indemnity Covenant on title; and
- The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Then, prior to issuance of the Building Permit*:

- Provision of a construction parking and traffic management plan to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCO Traffic Regulation Section 01570 (<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8198 (RZ 05-312975)
7471 NO. 4 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2 - 0.7)**.

P.I.D. 003-499-774
South Half Lot 20 Block "E" Section 15 Block 4 North Range 6 West New Westminster
District Plan 1207

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8198".

FIRST READING

FEB 26 2007


A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by: 
APPROVED by Director or Solicitor: 

MAYOR

CORPORATE OFFICER

