



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee
From: Wayne Craig
Acting Director of Development
Re: **Application by Pavan Development Ltd. for Rezoning at 10180 Cambie Road
from Single-Family Housing District, Subdivision Area F (R1/F) to
Comprehensive Development District (CD/61)**

To Council - Sept 24, 2007
To Planning - Sept 18, 2007
Date: August 21, 2007
RZ 07-380226
File: 8060-20-8295

Staff Recommendation

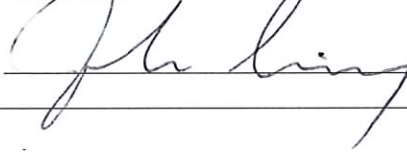
That Bylaw No. 8295, for the rezoning of 10180 Cambie Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/61)", be introduced and given first reading.


Wayne Craig
Acting Director of Development

WC:el

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Item	Details
Application	RZ 07-380226
Location	10180 Cambie Road (Attachment 1)
Owner	Taranjit Singh Atwal & Satwant Singh Atwal
Applicant	Pavan Development Ltd.

Date Received	Jun 29, 2007
Acknowledgement Letter	July 19, 2007
Fast Track Compliance	August 9, 2007
Staff Report	August 21, 2007
Planning Committee	September 18, 2007

Site Size	1,028 m ² (11,066 ft ²)
Land Uses	Existing – Single-Family Residential
	Proposed – Two (2) single-family residential lots, each approximately 414 m ² (4,456 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area F (R1/F) – minimum width 18 m or 59 ft.
	Proposed – Comprehensive Development District (CD/61) - minimum width 9 m or 29.5 ft.
Planning Designations	<ul style="list-style-type: none"> • OCP General Land Use Map – Neighbourhood Residential • West Cambie Area Plan Land Use Map – Residential <i>Application conforms with applicable designations and policy</i>
Surrounding Development	<ul style="list-style-type: none"> • The site is located in an area where a majority of development consists of recently built single-family houses. • New houses zoned Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39 ft.) are located to the south. • New houses zoned CD/61 (minimum width 9 m or 29.5 ft.) are located to the east & west. • The subject property is one of the two (2) remaining large lots fronting onto and accessing from Cambie Road within this block. • Across Cambie Road to the north is a multi-family townhouse development and a residential neighbourhood zoned Single-Family Housing District, Subdivision Area A (R1/A) (minimum width 9 m or 29.5 ft.).

Staff Comments	<p><u>Background</u></p> <ul style="list-style-type: none">• A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none">• A Tree Survey submitted by the applicant indicates the location of fifteen (15) trees (Attachment 3):<ul style="list-style-type: none">○ 2 bylaw-sized trees are located on the City boulevard in front of the subject site;○ 12 bylaw-sized trees are located on the subject property; and○ 1 bylaw-sized tree is located within the area for the proposed laneway.• An Arborist Report (Attachment 4) is submitted in support of the application. The Report recommends removal of all of the bylaw-sized trees noted on Tree Survey.• Tree Preservation Group staff have reviewed the Arborist Report and concurred with the recommendations for tree removal on the basis of tree condition and conflict with proposed development plans.• Tree Preservation Group staff considers the four (4) Western Red Cedar located on the east side of the site a row of hedges and replacement trees are not required.• Based on the 2:1 tree replacement ratio goal stated in the OCP and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, 18 replacement trees with the following minimum calliper sizes are required:<ul style="list-style-type: none">○ 2 trees of 11 cm;○ 6 trees of 9 cm;○ 6 trees of 8 cm; and○ 4 trees of 6 cm.• Due to the configurations of the future lots and building footprints, it is expected that only eight (8) trees (two (2) trees at 11 cm calliper and six (6) trees at 9 cm calliper) can be planted in the two (2) future lots. The applicant has agreed to provide a voluntary contribution of \$5,000 to the City's Tree Compensation Fund in-lieu of planting the remaining ten (10) replacement trees.
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Staff Comments (cont.)	<ul style="list-style-type: none"> • As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provided by the landscape architect) to ensure that the front yards of the future lots will be enhanced. • The two (2) street trees are to be removed as part of the required frontage improvements. Replacement trees will be required as part of the Servicing Agreement. • The Arborist Report indicates that the canopy and roots of a Cherry tree located on the neighbouring property to southeast (10191 Bryson Drive) is encroaching into the subject site (area for the proposed laneway). This tree will need to be protected during lane construction and may need to be pruned for clearance. This should be done before the construction begins and be done by a qualified Arborist with the permission of the owner of the tree. • Tree protection barriers around this Cherry tree must be installed on-site prior to final adoption or prior to demolition of the existing dwelling on the subject property (whichever occurs first), and remain on-site until the construction of the future dwellings is completed. • As a condition of rezoning, the applicant must submit a proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject property within the drip line of this Cherry tree as well as for any pruning works deemed necessary. <p><u>Vehicle Access & Site Servicing</u></p> <ul style="list-style-type: none"> • Prior to final reading, the developer is required to dedicate 3 m of Road across the entire Cambie frontage and 6 m of property across the entire south edge of the site for proposed laneway. • Vehicular access to the site at future development stage is not permitted to/from Cambie Road as per Bylaw No. 7222. Access is to be from the proposed rear lane. • At future subdivision stage, the developer is to enter into the City's standard Servicing Agreement for design and construction of: <ul style="list-style-type: none"> ○ beautification works on Cambie across the full frontage of the development site - works include but are not limited to, removing the existing sidewalk behind the curb and installation of a new 1.5 m concrete sidewalk at the new property line creating a grass and treed boulevard in the area in between. Consultant also to design all tie-ins for the new lots (water, storm and sanitary sewer), as part of the Servicing Agreement design package; and
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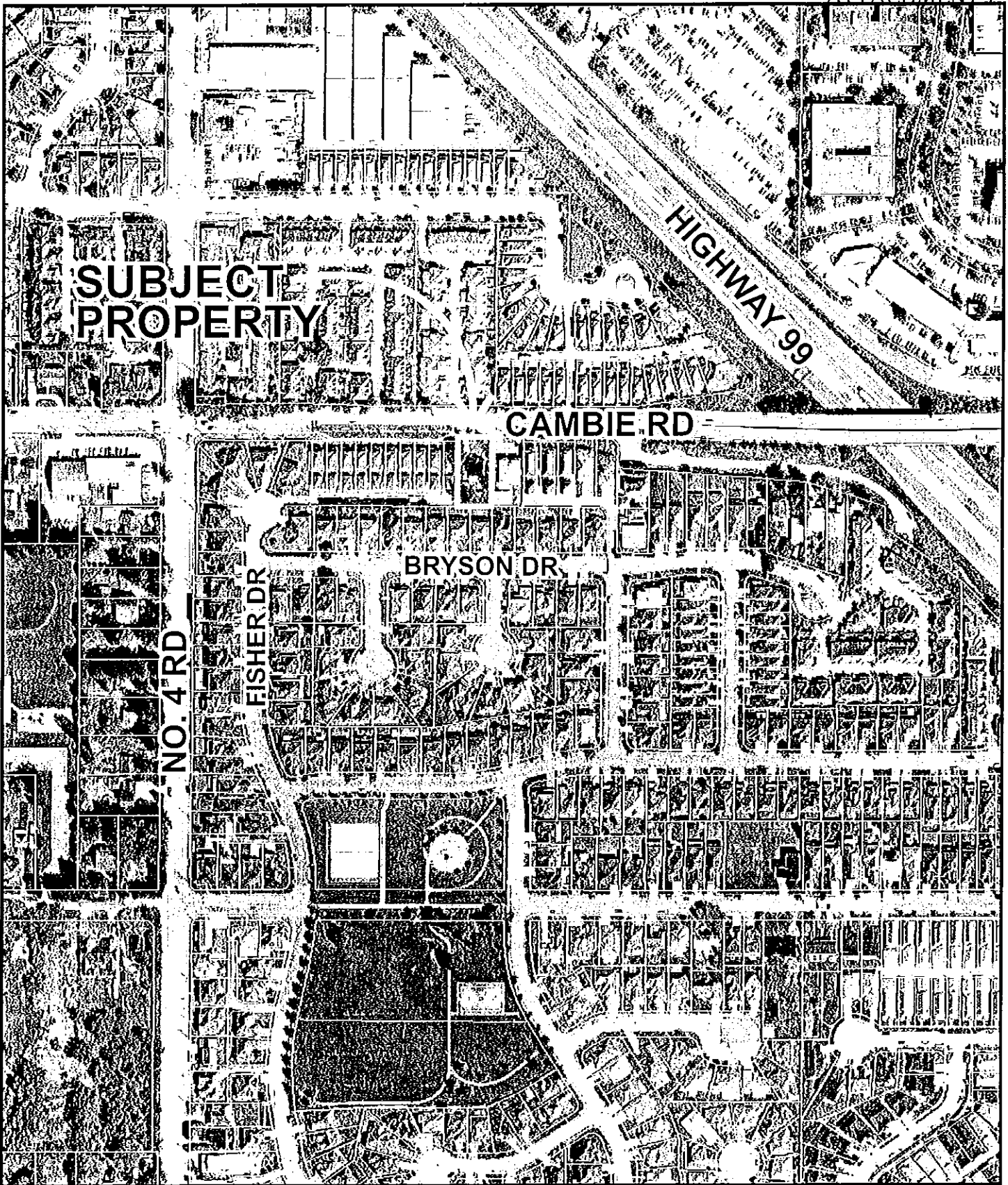
<p>Staff Comments (cont.)</p>	<ul style="list-style-type: none"> ○ the laneway - works include, but are not limited to, construction of a 5.1 m asphalt lane with roll curb and gutter on both sides, storm sewer and post top street lighting. ● The developer will also be required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. <p><u>OCP Aircraft Noise Sensitive Development Policy</u></p> <ul style="list-style-type: none"> ● The subject property is located within Area 2 – High Aircraft Noise Area which permits rezonings from one (1) single-family zone to another subject to all applicable policies and land use designations. As a condition of rezoning, an aircraft noise covenant is required to be registered on title. <p><u>Flood Protection</u></p> <ul style="list-style-type: none"> ● In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.
<p>Analysis</p>	<ul style="list-style-type: none"> ● The application is similar to the development at 10100 Cambie Road for a 10-lot subdivision and 10220 Cambie Road for a 3-lot subdivision, both zoned Comprehensive Development District (CD/61). ● The use of this zoning district is acceptable because it allows for development of single-family houses with garages accessing a lane in the rear. ● A vehicle access and laneway has been established off Fisher Drive. The existing laneway abuts the west property line of the subject site. ● The future lots will have vehicle access to the lane, with no access being permitted to or from Cambie Road. ● The property to the east has a similar development potential to be subdivided into two (2) lots. ● Ministry of Transportation approval will be required prior to final reading of this application.
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo; Attachment 2 – Development Application Data Sheet; Attachment 3 – Tree Survey; Attachment 4 – Arborist Report; and Attachment 5 – Rezoning Considerations</p>

Recommendation	This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all policies and land use designations and is consistent with the direction of redevelopment currently on-going in the surrounding area. On this basis, staff support the application.
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Edwin Lee
Planning Technician - Design
(4121)

EL:rg



RZ 07-380226

Original Date: 07/18/07

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**

RZ 07-380226 **Attachment 2**

Address: 10180 Cambie Road

Applicant: Pavan Development Ltd.

Planning Area(s): West Cambie Area Plan (Schedule 2.11A)

	Existing	Proposed
Owner:	Taranjit Singh Atwal & Satwant Singh Atwal	To be determined
Site Size (m ²):	1,028 m ² (11,066 ft ²)	Two lots – approx 414 m ² (4,456 ft ²) each
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	West Cambie Area Plan – Residential	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area F(R1/F)	Comprehensive Development District (CD/61)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	Approx. 414 m ² each	none
Setback – Front & Rear Yards (m):	Min. 4.3 m	Min. 4.3 m	none
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	none
Setback – Rear Yard:	Min. 10.0 m	Min. 10.0 m	none
Height (m):	2.5 storeys	2.5 storeys	none

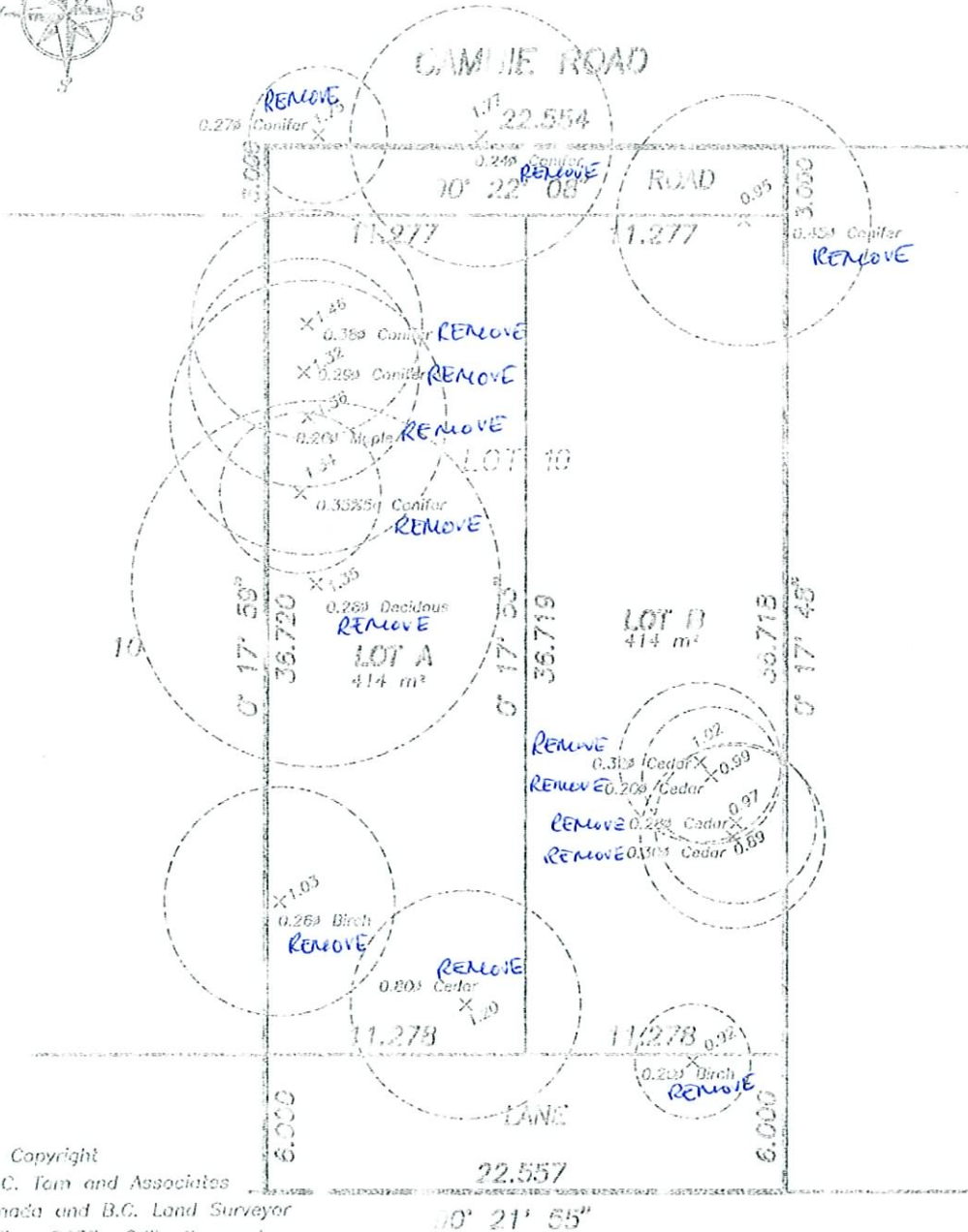
Other: Tree replacement compensation required for loss of significant trees.

TREE SURVEY AND PROPOSED SUBDIVISION PLAN OF LOT 10
SECTION 35 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 30372

#10180 CAMBIE ROAD
 RICHMOND, B.C.
 P.L.O. 004-070-208

SCALE: 1:250

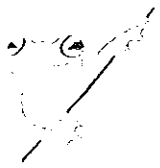
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 ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



© Copyright
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 Canada and B.C. Land Surveyor
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 Richmond, B.C. V6X 3Z7
 Telephone: 214-3928
 Fax: 214-8029
 E-mail: jctam@telus.net
 Job No. 3278
 FB-102 P121-122
 Drawn By: BA

DWG No. 3278-TREE

SURVEY COMPLETED ON JUNE 25th, 2007.



**Froggers Creek
Tree Consultants Ltd.**

7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 Fax: 604-437-0970

City of Richmond
Policy Planning Department
6911 No. 3 Rd,
Richmond, BC, V6Y 2C1

August 20, 2007

Re: 10180 Cambie Road, Richmond BC

Revised Tree Protection Report

Please find enclosed my **Tree Protection Report**. I am also attaching as appendices to the Report, a **Tree Inventory** and **Tree Protection Plan** drawing for reference purposes.

TREE PRESERVATION SUMMARY

15	Trees affected by this development.
12	On-site trees affected by this development.
1	Off-site trees affected by this development.
2	City trees affected by this development
12	On-site trees proposed for removal.
0	On-site tree proposed for retention
0	Off-site trees proposed for removal
1	Off-site trees proposed for retention
24	Replacement Trees Required
6	Replacement Trees Proposed

INTRODUCTION

The purpose of this report is two-fold: firstly, to describe the existing tree resource growing on site; secondly, to set forth measures to protect some or all of this resource; or, in the absence of any opportunities for meaningful tree retention, to explain why it is not feasible.

The report will document the following:

1. the extent, character and condition of all surveyed on-site and off-site trees that may be potentially impacted by the development;
2. trees proposed for removal and retention;
3. measures proposed to minimize tree loss and maximize successful tree conservation;

I have been provided with the following resources:

1. A tree survey of the existing property and adjacent lands;
2. The building setbacks.

I have visited the site and assessed the trees with a diameter of 20cm and greater located on the lot and on lands immediately adjacent. All trees have been tagged, inventoried and evaluated for health, structure and retention value.

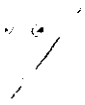


Figure 1. Aerial photo of subject properties - from the City of Richmond's online mapping and GIS website – <http://www.richmond.ca/discover/maps.htm>

OBSERVATIONS

Current Site Conditions

The site is a flat lot with 12 trees located around the perimeter of the site. The property to the east and west has been built 2 feet above the original grade with a retaining wall located along the property line.

Proposed Development Plans

The proposed development will divide the current lot into two separate lots.

Tree Resource

15 trees are inventoried in total. 12 of them are on-site, 1 of them is located on the neighbouring property to the south-east. Over half of the trees are in poor health because of impacts from construction on neighbouring property.

Details of this tree inventory are provided in the table attached as Appendix—2.

DISCUSSION

Tree Removals

All twelve of the on site trees are proposed for removal (see Appendix-2). The removals fall into the following categories:

- The tree is within the building envelope (8 trees)
- The tree will be critically impacted by the construction (3 trees)
- The tree is in poor health (1 tree)

Tree Retention

There are no suitable trees for retention on site.

Off-site Trees

The canopy and the roots of 1 off-site tree (#410) is encroaching into the subject property. This tree will need to be protected during construction. The Laneway is within the dripline of the tree. The final grade is higher than the existing grade. The construction of the laneway should be above grade and include no excavation within the drip line of the tree. The tree should have protection fencing installed around the tree until the laneway is constructed. The tree may need to be pruned for clearance. This should be done before the construction begins and be done by a qualified arborist with the permission of the owner of the tree. If the following protection measures are followed the tree should be minimally impacted by the construction.

Off site trees are not considered in the statistical calculations. Off- site trees can not be altered in any way without the consent of the owner of the tree.

City Trees

There are two City trees located along Cambie Street (# 396 and 397). The trees are in poor health and the City of Richmond requires the removal of the trees due to frontage improvements along Cambie Street. The City requires four replacement trees to be planted along Cambie. The power lines will be above the trees so smaller growing trees like Japanese Snowbells or Magnolias should be planted.

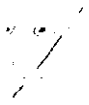
Drawings

A **Tree Protection Plan** drawing, which plots all surveyed trees, their canopies, trees proposed for removal, replacement trees and the protection fencing in relation to the proposed development layout is attached as **Appendix—3**.

Replacement Trees

Richmond requires 2 replacement trees for every tree that is removed. A total of 24 replacement trees are required for the 12 trees being removed see chart below:

Conifers		Deciduous	
# required	size	# required	size
2	3.5m	2	6cm
8	4m	4	8cm
8	5m	0	9cm
18	Total Conifers	6	Total Deciduous



Based on the building envelopes there appears to only be room for planting 6 replacement trees. After the construction there may be room for more trees. I am recommending 6 replacement trees:

Type	Size	Quantity
Norway Maple	8cm	1
Katsura Tree	8cm	1
Deodar Cedar	5m	2
Western Red Cedar	5m	2

See Tree Protection Plan Drawing for locations of replacement trees.

Tree Protection

The retained trees on the City Property and the neighbouring property will be surrounded by Tree Protection Fencing as laid out in the **Tree Protection Plan** drawing Appendix 3. All fencing must be constructed to a robust standard and clearly signed: "TREE PROTECTION AREA – KEEP OUT" See Appendix 1 for construction details.

BEST PRACTICES DURING SITE PREPARATION AND CONSTRUCTION

Notwithstanding the special mitigation measures outlined above for specific trees, there are general best practices to be followed on the rest of the site to lower the potential for tree damage during construction. These best practices include:

- Services (gas, sewer, septic, water, electrical) must be dug outside the protected areas of the retained trees.
- The Project Arborist should be consulted before any grade changes are performed within the protected areas. This includes landscape grade changes that take place after construction.
- All soil protection measures, including fencing and protective covers, should be put in place before any on site work commences.
- The Site Supervisor should contact the Project Arborist whenever a potential conflict arises with respect to the trees. Such contacts should be proactive in nature. The Project Arborist will ensure that they are available for immediate consultation. (Possible examples of potential conflicts would include the need to temporarily access one of the tree protection areas or the need for some encroachment pruning to be carried out).
- Supplemental irrigation, fertilization and mulching are recommended for particular trees that may be placed under stress during the development of the site.
- If it should prove necessary for construction access the protected areas protective cover should be placed on the unfenced portions of the root zone to protect the soils against compaction and other forms of disturbance. Such cover generally includes a base layer of filter cloth and either 6 – 12" of "road-base" or tree-chip mulch, depending on the anticipated usage of the area. A bridging of ¾" plywood is also sometimes used in small areas.
- Guidelines for on-site trades and contractors. These guidelines may include site access routes, how close digging can occur to the tree, where soil can be piled and where equipment can be parked.
- No access by vehicles or personnel is permitted with the fenced-off area. Storage of materials is also not permitted inside this area. In the eventuality that the site supervisor requires access to the tree protection area, the Project Arborist should be consulted beforehand.

- The Project Arborist should be responsible for inspecting the tree sites following completion of the project.

End Report.

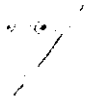
CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.



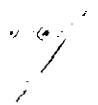
Dated: August 20, 2007

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.



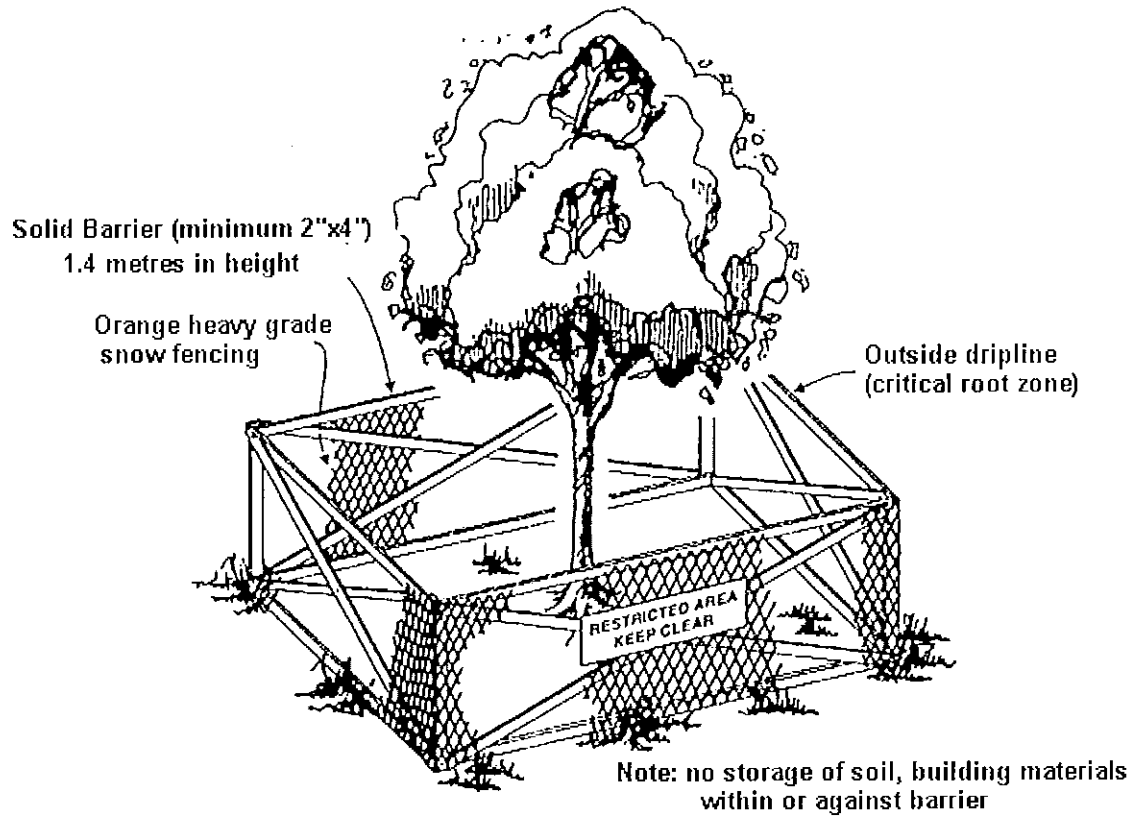
ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a visual tree evaluation only. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars. The evaluation period for this assessment is 12 months.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.
10. It is impossible to predict exactly how a tree will react to any excavation near the tree. Sometimes underground soil water movement can be changed because of the building of a house and this could stress or kill a tree.



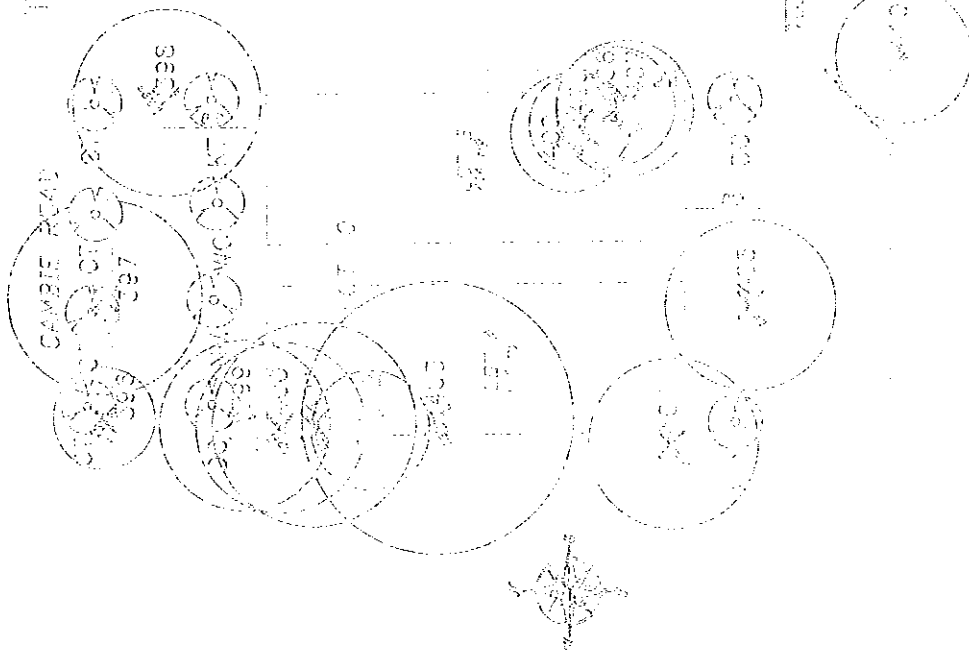
Appendix 1

Tree Protection Fencing Detail



APPENDIX 3

TREE PRESERVATION PLAN DRAWING



ID	Species	Location	Notes	Tree ID
397	Cambie Red Cedar	Block		397
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513	Cambie Red Cedar	Block		513
514				

Rezoning Considerations

10180 Cambie Road RZ 07-380226

Prior to final adoption of Zoning Amendment Bylaw 8295, the developer is required to complete the following:

1. City acceptance of the developer's offer to voluntarily contribute \$5,000 to the City's Tree Compensation Fund in-lieu of planting ten (10) replacement trees.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include eight (8) replacement trees (2 trees at 11 cm calliper and 6 trees at 9 cm calliper). If replacement trees could not be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting would be required;
3. Installation of appropriate tree protection fencing around the Cherry tree located at 10191 Bryson Drive (identified as Tree # 410 in the Arborist Report submitted by the applicant and attached to the staff report – Attachment 4) prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring onsite;
4. Provide proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject property within the drip line of the Cherry tree located at 10191 Bryson Drive (identified as Tree # 410 in the Arborist Report submitted by the applicant and attached to the staff report – Attachment 4) as well as for any pruning works deemed necessary. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
5. Dedication of 3 m of property along the entire north property line of 10180 Cambie Road;
6. Dedication of 6 m of property along the entire south property line of 10180 Cambie Road for proposed lane;
7. Registration of an aircraft noise sensitive use covenant on title;
8. Registration of a flood indemnity covenant on title; and
9. Ministry of Transportation approval required.

Please note that prior to approval of Subdivision the developer is required to do the following:

1. Enter into the City's standard Servicing Agreement for design and construction of:
 - a. the laneway - works include, but are not limited to, construction of a 5.1m asphalt lane with roll curb & gutter on both sides, storm sewer and post top street lighting; and
 - b. beautification works on Cambie across the full frontage of the development site - works include but are not limited to, removing the existing sidewalk behind the curb and installation of a new 1.5m concrete sidewalk at the new property line creating a grass and treed boulevard in the area in between. Consultant also to design all tie-ins

for the new lots (water, storm and sanitary sewer), as part of the Servicing Agreement design package.

Note: The lane and frontage works would both tie into works done via SA04-267242.

Prior to Building Permit Issuance, submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

Signed Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8295 (RZ 07-380226)
10180 CAMBIE 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/61)**.

P.I.D. 004-070-208

Lot 10 Section 35 Block 5 North Range 6 West New Westminster District Plan 30372

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8295”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 24 2007

CITY OF RICHMOND
APPROVED by
<i>E.L.</i>
APPROVED by Director or Solicitor
<i>W.L.</i>

MAYOR

CORPORATE OFFICER