



City of Richmond
Planning and Development Department

Report to Committee

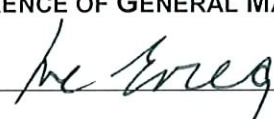
To: Planning Committee
From: Wayne Craig
Acting Director of Development
Re: Application by 9331 No. 3 Road Investments Ltd. for Rezoning at 9331 No. 3 Road from Two-Family District (R5) to Comprehensive Development District (CD/192)

To Council - Sept 24, 2007
To Planning - Sept 18, 2007
Date: August 24, 2007
RZ 07-374060
File: 8060-20-8297

Staff Recommendation

That Bylaw No. 8297, to create "Comprehensive Development District (CD/192)" and for the rezoning of 9331 No. 3 Road from "Two-Family District (R5)" to "Comprehensive Development District (CD/192)", be introduced and given first reading.


Wayne Craig
Acting Director of Development
WC:el

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

9331 No. 3 Road Investments Ltd. has applied to the City of Richmond for permission to rezone 9331 No. 3 Road (**Attachment 1**) from Two-Family District (R5) to Comprehensive Development District (CD/192) in order to permit development of three (3) single-family lots (**Attachment 2**).

Findings of Fact

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

Surrounding Development

To the North: Coach house developments on properties zoned Coach House District (R9).

To the East: Across No. 3 Road, single-family dwellings on properties zoned Single-Family Housing District, Subdivision Area E (R1/E), and Richmond Animal Hospital on property zoned R1/E and Land Use Contract (LUC78)

To the South: Single-family dwelling and duplexes on larger properties zoned R1/E and R5.

To the West: Lane with single-family dwelling on properties zoned R1/E beyond.

Related Policies & Studies

Central West Broadmoor Sub-Area Plan

The subject property is located within the Broadmoor Area and is subject to the Central-West Sub-Area Plan, Schedule 2.6B of the Official Community Plan (OCP). The Sub-Area Plan designates the properties fronting No. 3 Road (subject property) and fronting Williams Road as "Low Density Residential". The remainder of the Central-West Sub Area is designated "Large Lot Single-Family (R1/E)". The proposed rezoning is consistent with the "Low Density Residential" designation, which permits both small single-family residential infill lots (such as proposed) or a multiple-family residential development (on a larger land assembly).

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, as it is a single-family residential development proposal with access to an operational lane. Properties to the north of the subject site have already been redeveloped under these Policies and properties south of Broadmoor Boulevard along No. 3 Road have similar development potential due to the existing lane system.

Staff Comments

Tree Preservation and Landscaping

A Tree Survey submitted by the applicant indicates the location of twenty (20) bylaw-sized trees (**Attachment 4**). Eighteen (18) bylaw-sized trees are located on the subject property; and two (2) bylaw-sized trees are located on City property fronting Broadmoor Boulevard. A Certified Arborist's report has been submitted by the applicant in support of the application (**Attachment 5**). The Report recommends removal of all trees on site and on City property fronting Broadmoor Boulevard.

The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for removal of all bylaw-sized trees on site on the basis of tree condition or conflict with proposed development plans. 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, 36 replacement trees with the following minimum calliper sizes are required:

- 12 trees of 11 cm;
- 4 trees of 10 cm;
- 6 trees of 9 cm;
- 4 trees of 8 cm; and
- 10 trees of 6 cm.

Due to the configurations of the future lots and building footprints, it is expected that only fourteen (14) trees (12 trees at 11 cm calliper and two (2) trees at 10 cm calliper) can be planted on the three (3) future lots. The applicant has agreed to provide a voluntary contribution of \$11,000 to the City's Tree Compensation Fund in-lieu of planting the remaining 22 replacement trees.

To illustrate how the front and side yard of the future corner lot will be treated, the applicant has submitted a preliminary Landscape Plan (**Attachment 6**), which indicates the front yard and flanking side yard will be landscaped with replacement trees and a mixture of shrubs and ground cover. As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for all three (3) of the future lots and a landscaping security based on 100% of the cost estimates 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 fourteen (14) replacement trees. If replacement trees could not be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting would be required.

The Arborist Report also recommends removal of the two (2) bylaw-sized trees located on City property fronting Broadmoor Boulevard. Parks Operations Section staff has reviewed the Arborist Report and have no concerns on the proposed removal. Before removal of any City trees, the applicant will need to seek formal permission from Parks, Recreation & Cultural Services Department and may need to plant replacement trees or make a contribution to the Tree Planting Fund. Removal and replanting of boulevard trees will be at the owner's cost.

Building Elevation Plans

To illustrate how the future corner lot interface will be treated, the applicant has submitted a set of preliminary Building Elevations (**Attachment 7**). The plans indicates that the main entrance to the future dwelling is off Broadmoor Boulevard. A covered patio with a gable roof mimicking the design of the main entrance is proposed on the No. 3 Road elevation. At future development stage, Building Permit plans must be in compliance with zoning.

Site Servicing

No Servicing concerns. As a condition of Rezoning the developer is required to dedicate a 0.75 m strip of property along the entire frontage on No. 3 Road for the encroachment of the existing concrete retaining wall.

Vehicle Access

Vehicular access to the site at future development stage is not permitted to or from No. 3 Road as per Bylaw No. 7222. A Covenant will be required to ensure that vehicular access to the new corner lot will be from the lane only; with no direct access permitted to Broadmoor Boulevard.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

Prior to approval of subdivision, the developer will be required to provide underground Hydro, Telephone and Cable service connections to each lot, at developers cost. At future subdivision stage, 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.

An existing restrictive covenant limiting the property to a two-family dwelling only will need to be discharged at subdivision stage as well.

Analysis

Development Proposal

The developer's proposal is to subdivide the subject property into three (3) compact single-family lots. The subject site is large and wide enough to be subdivided into three (3) lots fronting Broadmoor Boulevard under Single-Family Housing District, Subdivision Area A (R1/A). Each lot would be approximately 12 m (39 ft.) in width and access to these lots would be off Broadmoor Boulevard.

Staff consider Broadmoor Boulevard at No. 3 Road the gateway to the Central West Broadmoor Area and prefer developments which would provide a consistent streetscape with the adjacent developments on No. 3 Road and undisturbed pedestrian connections leading to the internal subdivision. Since the laneway parallels to No. 3 Road is operational and recently upgraded, Staff recommend that new single-family lots to front onto No. 3 Road with vehicle access from the rear lane. This configuration would eliminate the proposed driveways off Broadmoor Boulevard and provide for an undisturbed sidewalk leading to the Central West Broadmoor Area from No. 3 Road. In addition, the orientation of the future dwellings on these lots would be the same as the coach houses to the north, and would create a consistent streetscape in this section of No. 3 Road.

The size of these new lots would correspond to the R1/A and R9 lot size which is 9 m or 29.5 ft wide. The typical zone for compact single-family lots along arterial roads is Single-Family Housing District (R1-0.6), which the minimum lot width and lot area requirements are also 9 m (29.5 ft) and 270 m² (2,906.35 ft²) respectively.

Proposed Comprehensive Development District (CD/192)

Although the subject site is large and deep enough to facilitate a three (3) lot subdivision, the subject property cannot be subdivided into three (3) lots under R1-0.6 zone due to the shortage of lot frontage. Under the provision of R1-0.6 district, an additional 2 m (6.562 ft.) is required for the minimum frontage or width for corner lots. The subject property is only 28.652 m (94 ft.)

wide, and is 0.348 m (1.14 ft.) short on lot width for three (3) R1-0.6 lots when one of them would be a corner lot.

As a result, a Comprehensive Development District is proposed to accommodate a narrower corner lot where the property fronts a section line road and provisions have been made for access to a lane. The proposed Comprehensive Development District (CD/192) is developed based on the existing R1-0.6 zone and the proposed amendments to the R1-0.6 zone in response to a recent referral motion related to smaller sized lots. Staff have examined the issues on compact lots residential development and are recommending a series of amendments to the R1-0.6 district with respect to House Size and Building Massing, Lot Coverage, and Landscaping & Private Outdoor Space. These recommendations were also incorporated into the amended CD/44 zone, for the flex house, that Council adopted on May 28, 2007. A separate report on Small Lot Residential Zone is anticipated to be brought forward in Fall 2007.

The applicant has reviewed the drafted CD/192 zone and has no concerns. It is anticipated by staff that this comprehensive zone will be applied to the property across Broadmoor Boulevard along No. 3 Road (7980 Broadmoor Boulevard), at the time of redevelopment, to ensure the forms and characters of the developments on both side of this "gateway" to the Central West Broadmoor Area are consistent.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application complies with all the land use designations contained within the Official Community Plan (OCP). In addition, it complies with the Lane Establishment and Arterial Road Redevelopment Policies since this is a single-family residential development on an arterial road where an existing municipal lane is fully operational. On this basis, staff recommend that the proposed development be approved.

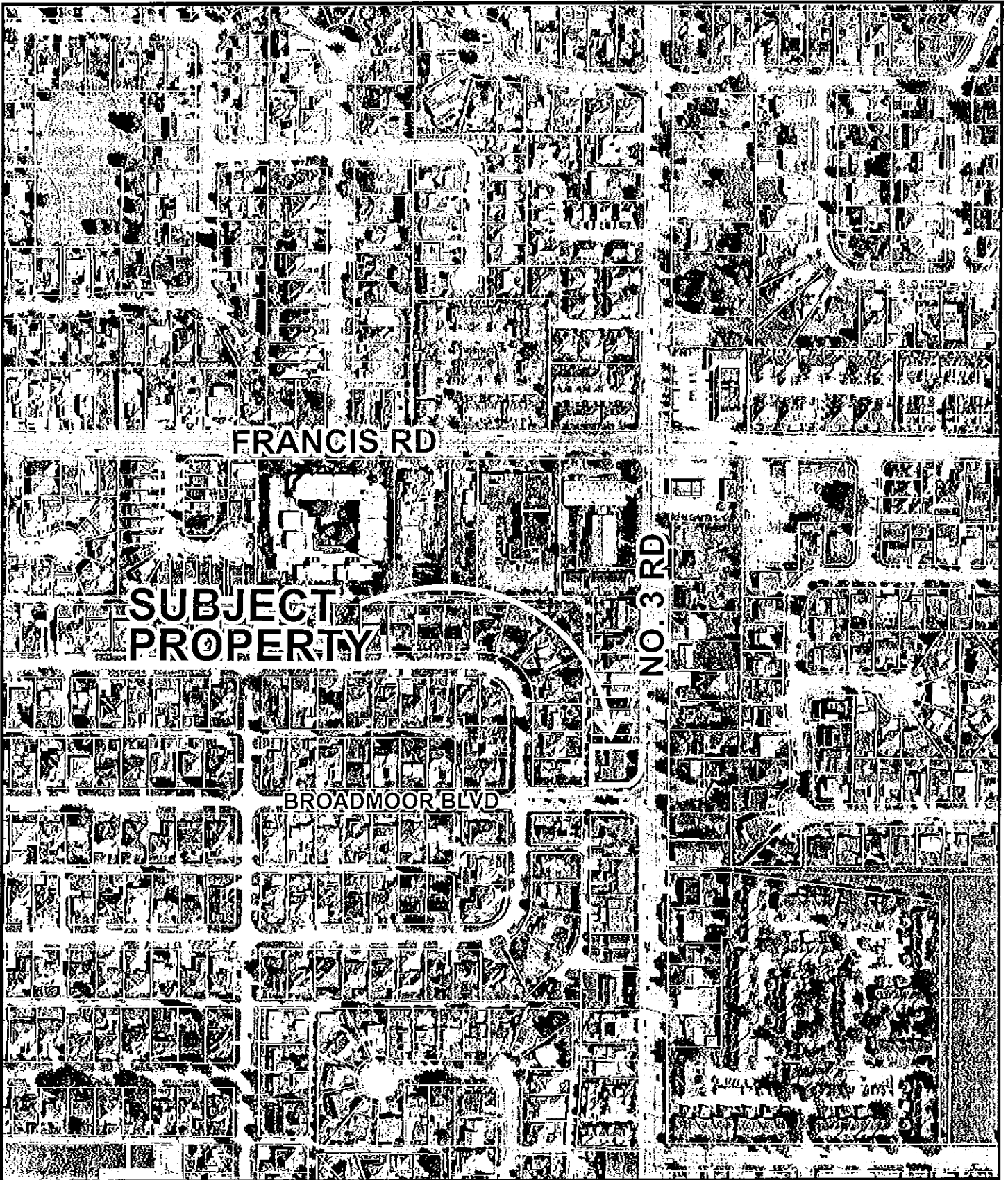


Edwin Lee

Planning Technician - Design

EL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Layout
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Survey
- Attachment 5: Certified Arborist Report
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Preliminary Building Elevations
- Attachment 8: Rezoning Considerations



RZ 06-374060

Original Date: 06/21/07

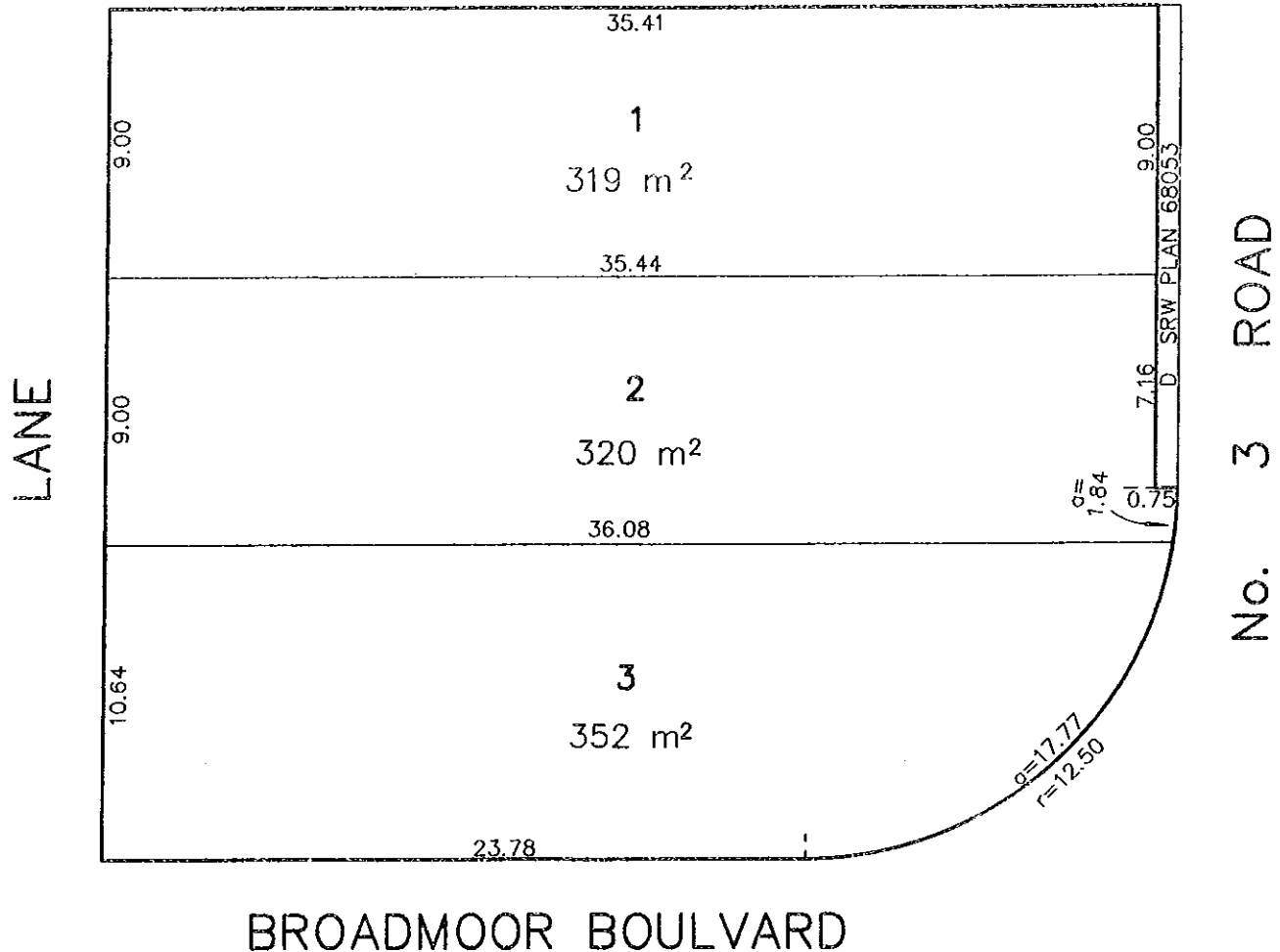
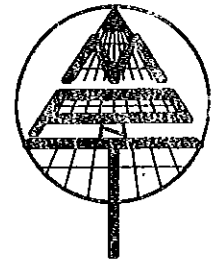
Amended Date:

Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF LOT 5 BLOCK B
EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 16641 AND
SECONDLY: PARCEL D (STATUTORY RIGHT OF WAY PLAN 68053)
SECTION 29 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 15653

PID: 004-167-554

CURRENT ADDRESS:
9331 NO. 3 ROAD
RICHMOND, B.C.



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

1110 - 1101 AVENUE

RICHMOND, B.C.

V6Y 3T8

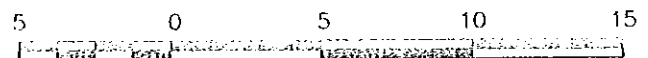
PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 15421-001-PROPOSED-001.FLX

LEGEND

SCALE: 1:250



ALL DISTANCES ARE IN METRES

PROPERTY LINE DIMENSIONS ARE DERIVED
FROM LAND TITLE OFFICE RECORDS AND
ARE SUBJECT TO FIELD SURVEY

APRIL 24, 2007



City of Richmond

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

**Development Application
 Data Sheet**

RZ 07-374060

Attachment 3

Address: 9331 No. 3 Road

Applicant: 9331 No. 3 Road Investments Ltd.

Planning Area(s): Central West Broadmoor Sub-Area Plan

	Existing	Proposed
Owner:	0788778 B.C. Ltd.	To be determined
Site Size (m ²):	993 m ² (10,689 ft ²)	Three lots – ranging from 319 m ² (3,434 ft ²) to 352 m ² (3,789 ft ²)
Land Uses:	One (1) two-family dwelling	Three (3) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	Central West Broadmoor Sub-Area Plan – Low Density Residential	No change
702 Policy Designation:	None	No change
Zoning:	Two-Family District (R5)	Comprehensive Development District (CD/192)
Number of Units:	2	3

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	319 m ² - 352 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	none
Setback – Flanking Side Yard:	Min. 3 m	Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.

SURVEY PLAN OF LOT 5 BLOCK B EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 16641 AND SECONDLY: PARCEL D (STATUTORY RIGHT OF WAY PLAN 68053), SECTION 29 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 15653

SHOWING TREES ACCORDING TO CITY OF RICHMOND BYLAW No.8014

PARCEL IDENTIFIER (PID): 004-167-554

CIVIC ADDRESS
#9331 No. 3 ROAD
RICHMOND, B.C.



LEGEND
SCALE 1:250



ALL DISTANCES ARE IN METRES.

- INDICATES SPOT ELEVATION
- INDICATES CATCH BASIN
- INDICATES FIRE HYDRANT
- INDICATES LAMP STANDARD
- INDICATES MANHOLE
- INDICATES POWER POLE
- INDICATES INSPECTION CHAMBER
- INDICATES WATER VALVE
- INDICATES CEDAR TREE
- INDICATES DECIDUOUS TREE
- INDICATES MAPLE TREE
- INDICATES DIAMETER OF TREE ϕ 1.4 M ABOVE NATURAL GRADE

NOTES:
- LEGAL PROPERTY DIMENSIONS ARE SUBJECT TO CONFIRMATION BY FIELD SURVEYS.

- ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND BENCHMARK PROGRAM ON FIRE HYDRANT, LOCATED 10 METRES NORTH OF BROADMOOR BOULEVARD. ELEVATION=2.248 METRES

© COPYRIGHT

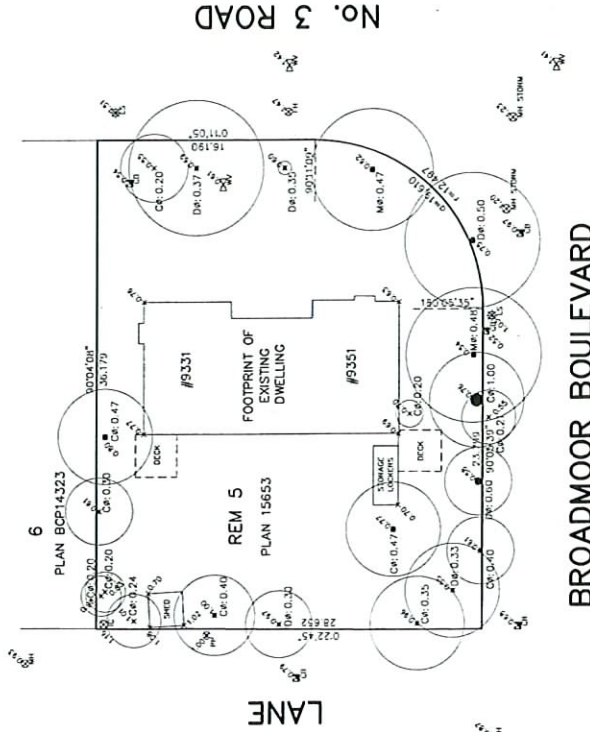
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 15421-002-TPG-001.DWG

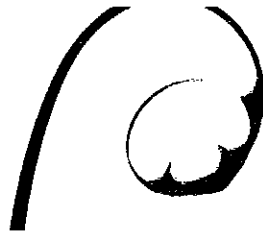
R-07-15421-TPG CLIENT REF:684102 B.C. LTD.

CERTIFIED CORRECT
THIS 17TH DAY OF MAY 2007

[Signature]
DATE OF SURVEY: MAY 14, 2007



All trees noted are to be removed.



Catherine MacDonal Inc.

648 East 5th Street, North Vancouver, BC V7L 1M7
 phone 604.904.0787 cell 604.904.0302 fax 604.904.0706
 email catherinemacdonald@shaw.ca

14 August 2007

Mr. Azim Bhimani
 EMAILED: zimmerb@shaw.ca

Dear Azim:

Re: **9331 & 9351 #3 Road, Richmond**
ARBORIST'S REPORT

With regard to the above proposed development site, this Arborist Report covers the trees and shrubs noted on the Matson, Peck & Topliss Survey of 14 May 2007; and annotated version is attached with tree tag numbers. A site assessment was conducted Friday 6 August 2007. This Report documents the condition of the trees as below and makes general comments about future activities on this site relative to the existing trees. I do not have other project information, such as servicing, Site Plan or Landscape Plan, for the project.

Generally speaking, this site is populated with undesirable species, several dead Cypresses, and a number of multistem Cedars, which have an outwardly healthy appearance, but have been poorly maintained and have structural defects.

In examining this site, I note that the newer townhome development to the north of the subject site, and the Broadmoor Boulevard street and sidewalks are all located 1' – 2' above the majority of the site grades. This leads me to conclude that finish grades on this site will be raised. This would preclude tree relocation or retention---although I point out that there are, in my view, no trees on this site worth carrying through the re-development process. I would prefer to see a Landscape Plan that provides a diversity of species appropriate for the site conditions, sited to achieve optimum root and crown size and form (avoid overcrowding trees for the sake of providing high initial tree planting numbers). The Broadmoor - #3 Rd. corner is very busy and I suggest that, with sightlines in mind, that a dense screen of evergreen hedges and deciduous and coniferous trees be planted.

This Report is valid for the day of inspection; tree health, weather, human activities may change the condition ratings and risk factors of these trees. This Report is based on a

visual inspection made from the ground. No climbing, excavations, coring or tissue samples were a part of this reporting process.

TREE TAG #87 (.20m diameter) – Thuja occ. in POOR condition - (likely due to snow damage) limbs have been knocked down (and not recovered) and broken. I recommend this tree be removed prior to construction.

TREE TAG #88 (.37m diameter) – Fruit Tree in POOR condition. At maturity; suckering along limbs and from base. Poor pruning practices in past. Bottom grafted tree with age related incompatibility showing. I recommend this tree be removed prior to construction.

NO TAG: .35m diameter stump.

TREE TAG #89 (.47m diameter) – Purple-leaf Sandcherry in POOR condition. Typical for the species at this age (at or beyond maturity), is leaning with inclusions in the trunk and between stems. Low vigour and minor suckering along major branches. Major girdling root west side affecting approximately 25% of tree base. I recommend this tree be removed prior to construction.

TREE TAG #90 (.50m diameter) – Located in the City of Richmond street allowance. - Fruit Tree in POOR condition. Decay evident in central stem. At maturity; suckering along limbs and from base. Poor pruning practices in past. Bottom grafted tree with age related incompatibility showing. I recommend that the City of Richmond permit its removal prior to construction. Until that permission might be granted by the City Parks Department, Tree Protection Zone fencing is shown on the Plan. The tree should be protected as per City of Richmond Bylaws.

TREE TAG #91 (.48m diameter) – Purple-leaf Sandcherry in POOR condition. Typical for the species at this age (at or beyond maturity), is leaning with inclusions in the trunk and between stems. Low vigour and minor suckering along major branches. I recommend this tree be removed prior to construction.

TREE TAG #92 (1.00m diameter) (includes "x" noted as .21m diameter) Thuja – Located partially in the City of Richmond street allowance. Thuja in good health with structural defects, rated FAIR - POOR. This tree was probably pruned to the base at an early age and has structural defects (inclusions and crossed branches) at the base between numerous stems (not a candelabra form). Tree is infringing on the sidewalk, and cannot be rehabilitated through pruning. I recommend that the City of Richmond permit its removal prior to construction. Until that permission might be granted by the City Parks Department, Tree Protection Zone fencing is shown on the Plan. The tree should be protected as per City of Richmond Bylaws.

TREE TAG #93 (.60m diameter) – Kolkwitzia (Beautybush Shrub). This is an overgrown shrub, well past maturity. I recommend it be removed prior to construction.

TREE TAG #94 (.61m diameter) Thuja – Located partially in the City of Richmond street allowance. Thuja in good health with structural defects, rated FAIR - POOR. This tree was probably pruned to the base at an early age and has structural defects (inclusions and crossed branches) at the base between numerous stems (not a candelabra form). Tree is infringing on the sidewalk, and cannot be rehabilitated through pruning. I recommend that the City of Richmond permit its removal prior to construction. Until that permission might be granted by the City Parks Department, Tree Protection Zone fencing is shown on the Plan. The tree should be protected as per City of Richmond Bylaws.

TREE TAG #95 (.55m diameter) – Hawthorn Tree. This weed species tree is beyond maturity. It is leaning and has the decay and inclusions typical of the species at this age. Rated POOR, I recommend it be removed prior to construction.

TREE TAG #96 (.96m diameter) Thuja – This tree has started to decline, and is rated POOR, due to structural defects. This tree was probably pruned to the base at an early age and has structural defects (inclusions and crossed branches) at the base between numerous stems (not a candelabra form). Additionally, there is extensive mechanical damage at base, likely from City crews pouring new curbs along the laneway. I recommend it be removed prior to construction.

TREE TAG #97 (.47m diameter) Cypress – This tree, rated FAIR, is located at the corner of the existing residence. It has started to decline (low vigour and thinning crown), and previously has had a major stem removed. There are overhead hydro lines at this location. I recommend it be removed prior to construction.

TREE TAG #98 (.97m diameter) Cypress – This tree is dead, and covered by a nearby Forsythia shrub, Blackberry, Climbing Roses and a dead Wisteria. I recommend it be removed prior to construction.

TREE TAG #99 (.40m diameter) Thuja – This tree is rated POOR, due to structural defects. The tree was probably pruned to the base at an early age and has structural defects (inclusions and crossed branches) at the base between numerous stems (not a candelabra form). Overhead Hydro lines are present. I recommend it be removed prior to construction.

TREE TAG #100 (.24m diameter) Cypress – This tree is dead, and I recommend it be removed prior to construction.

TREE TAG #101 (.20/.20m diameter) twin stem Thuja – This tree is rated FAIR, due to structural defects, some dieback, and poor pruning. It is located in very close proximity to the development to the north, and likely has had 40% of its roots damaged or removed. It has an inclusion between the two main stems. I recommend it be removed prior to construction.

TREE TAG #102 (.61m diameter) Cypress – This tree is dead, and I recommend it be removed prior to construction.

TREE TAG #103 (.80m diameter) Thuja – This tree is rated POOR, due to structural defects at the base. It is located in very close proximity to the development to the north, and likely has had 40% of its roots damaged or removed. It has an inclusion between the two main stems. I recommend it be removed prior to construction.

If there are any questions regarding these trees or any other arboriculture issues for this project, kindly contact me at the above. I have digital photos on file. I certify that all the statements of fact in this Report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.

Please email or call if further information is required. I have digital photos that can be emailed if requested.

Sincerely,

Catherine MacDonald Inc.

Catherine MacDonald

ISA Certified Arborist PN-0716A

ISA Certified Tree Risk Assessor #212

cc Masa Ito, T. Ito & Associates Ltd. emailed to: itovan@mac.com

Attachments: Reduced Survey with tree tag numbers.
Sign example for Tree Protection Zones

City of Richmond Business License #07-364343

EXAMPLE OF TPZ SIGNAGE (1" x 17") TO BE MOUNTED SECURELY ON FENCE

TREE PROTECTION ZONE

DO NOT ENTER
DO NOT REMOVE FENCE
DO NOT STORE MATERIALS

Catherine MacDonald Inc
 642 East 5th Street
 North Vancouver, BC V7L 1M7
 tel: 604.904.0787
 cell: 604.904.0302
 fax: 604.904.0706
 email: catherine.macdonald@shaw.ca

Catherine MacDonald
 ISA Certified Arborist PN-0716A
 ISA Certified Tree Risk Assessor #212

NOTES:

- 1. ALL DIMENSIONS REFER TO DIMENSIONS, UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS REFER TO 100% DIMENSIONS.
- 3. TREE NUMBERS REFER TO 1A OR 01A TREES.
- 4. TREE PROTECTION ZONES ARE TO BE SET OUT WITH PROTECTIVE BARRIERS TO BE AT LEAST 1.0M HIGH AND CONSTRUCTED TO RESIST IMPACT FROM TRUCKS AND SECURELY FASTENED TO WOOD OR METAL STAPLES OR ELYWOOD FASTENED TO WOODEN STAPLES.
- 5. ALL MATERIALS TO BE USED TO CONFORM TO THE CANADIAN STANDARD FOR TREE PROTECTION AREA WORK BY HAND OR WITH MECHANICAL DEVICES UNDER SUPERVISION OF ARBORIST.
- 6. ALL MATERIALS TO BE USED TO CONFORM TO THE CANADIAN STANDARD FOR TREE PROTECTION AREA WORK BY HAND OR WITH MECHANICAL DEVICES UNDER SUPERVISION OF ARBORIST.
- 7. ALL MATERIALS TO BE USED TO CONFORM TO THE CANADIAN STANDARD FOR TREE PROTECTION AREA WORK BY HAND OR WITH MECHANICAL DEVICES UNDER SUPERVISION OF ARBORIST.
- 8. ALL MATERIALS TO BE USED TO CONFORM TO THE CANADIAN STANDARD FOR TREE PROTECTION AREA WORK BY HAND OR WITH MECHANICAL DEVICES UNDER SUPERVISION OF ARBORIST.
- 9. ALL MATERIALS TO BE USED TO CONFORM TO THE CANADIAN STANDARD FOR TREE PROTECTION AREA WORK BY HAND OR WITH MECHANICAL DEVICES UNDER SUPERVISION OF ARBORIST.

ALL MATERIALS TO BE USED TO CONFORM TO THE CANADIAN STANDARD FOR TREE PROTECTION AREA WORK BY HAND OR WITH MECHANICAL DEVICES UNDER SUPERVISION OF ARBORIST.

THIS PROJECT IS FOR MUNICIPAL ARBORIST TO BE COMPLETED BY AN ARBORIST.

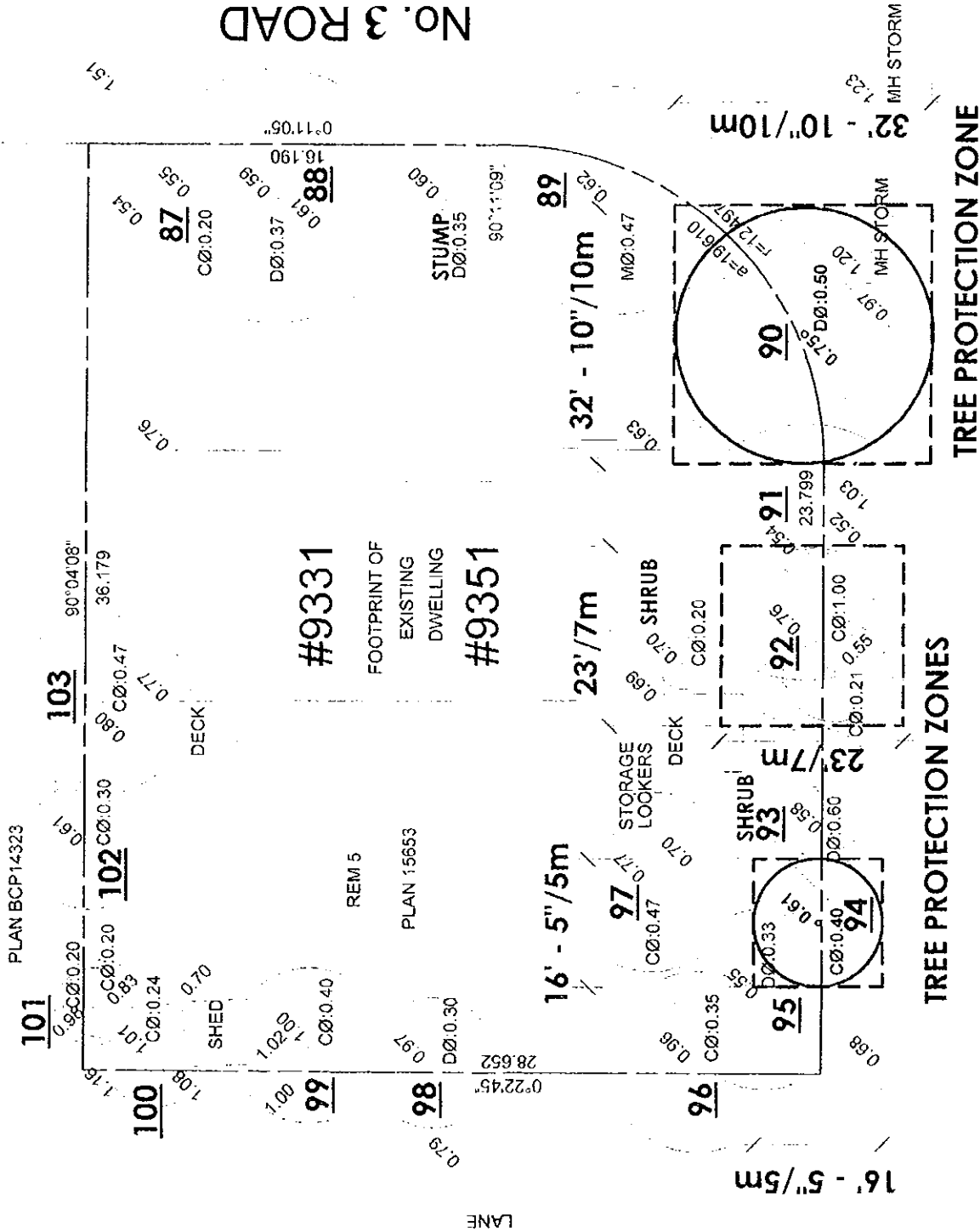
9331-9351
#3 ROAD
RICHMOND

ARBORIST REPORT PLAN

DATE: 14 AUGUST 2007



NORTH NOT TO SCALE



BROADMOOR BOULEVARD

No. 3 ROAD

TREE PROTECTION ZONES

TREE PROTECTION ZONE

16' - 5" / 5m

16' - 5" / 5m

23' / 7m

32' - 10" / 10m

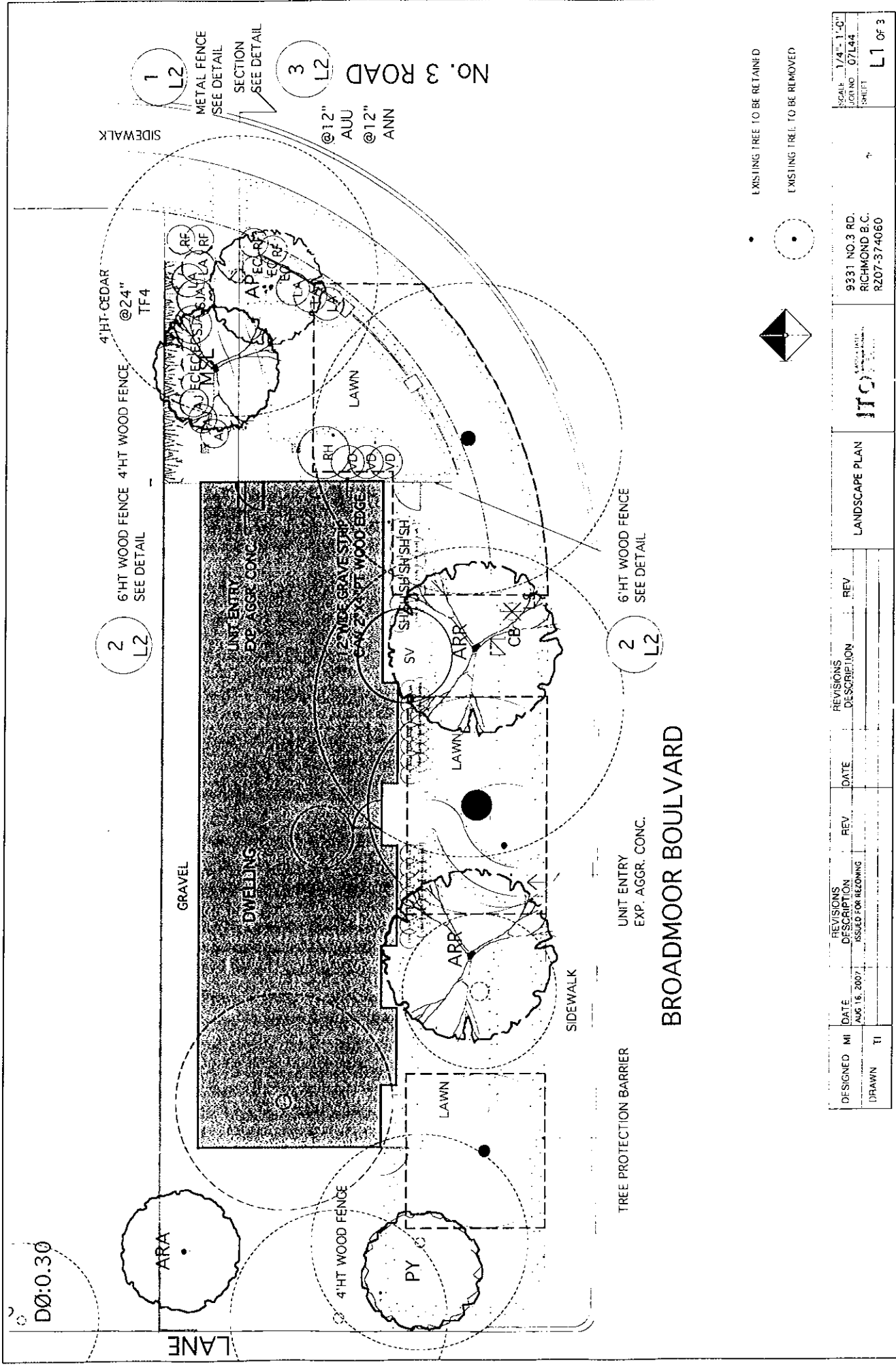
32' - 10" / 10m

MH STORM

MH STORM

PLAN BCP14323

LANE



D0:0.30

1
L2
METAL FENCE
SEE DETAIL
SECTION
SEE DETAIL

2
L2
6' HT WOOD FENCE 4' HT WOOD FENCE
SEE DETAIL

2
L2

3
L2
@12" AUU
@12" ANN

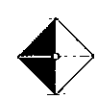
2
L2
6' HT WOOD FENCE
SEE DETAIL

UNIT ENTRY
EXP. AGGR. CONC.

TREE PROTECTION BARRIER

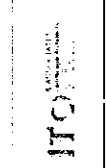
BROADMOOR BOULEVARD

EXISTING TREE TO BE RETAINED
EXISTING TREE TO BE REMOVED



SCALE: 1/4" = 1'-0"
JOB NO: 07L44
SHEET

9331 NO. 3 RD.
RICHMOND B.C.
R207-374060



LANDSCAPE PLAN

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	AUG 16, 2007

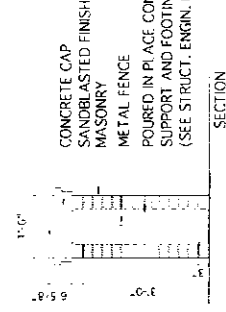
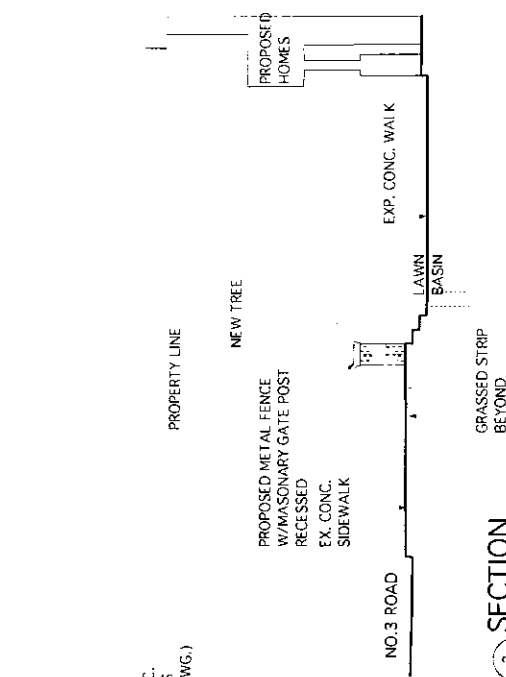
REV	DESCRIPTION	DATE

DESIGNED BY	DATE	REV	DESCRIPTION	DATE
TI	AUG 16, 2007			

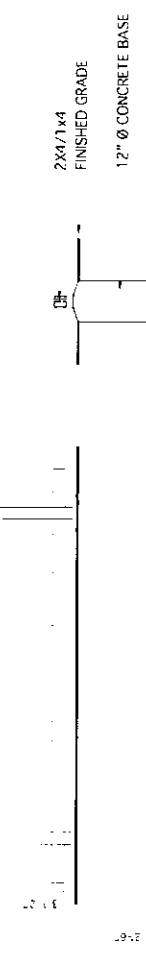
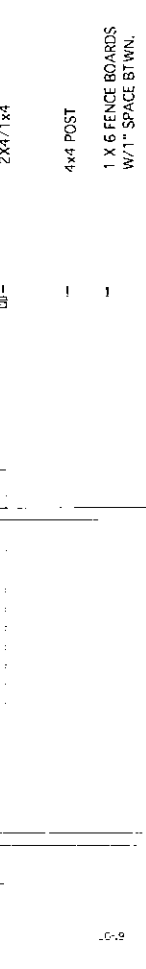
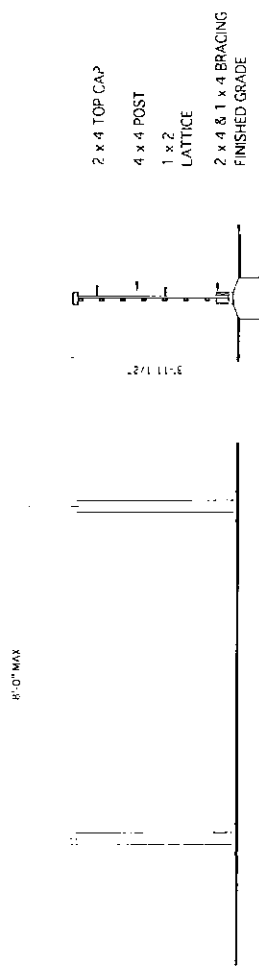
DRAWN	TI

L1 OF 3

DESIGNED	DATE	REVISIONS	DESCRIPTION	REV	DATE	REVISIONS	DESCRIPTION	REV
DRAWN	TI		ISSUED FOR REZONING					
	AUG 16, 2007							



1 METAL FENCE/POST DETAIL
 L2
 SCALE: 3/8"=1'-0"



2 4'HT LATTICE/6'HT WOOD FENCE
 L2
 SCALE: 3/8"=1'-0"

PLANT LIST

PROJECT ADDRESS 9331 NO.3 RD., RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AP	1	ACER PALMATUM	JAPANESE MAPLE	8.0cm Cal. B&B
ARA	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	9.0cm Cal. B&B 1.8m STD.
ARR	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	11.0cm Cal. B&B 1.8m STD.
MSL	1	MAGNOLIA SOULANGIANA 'RUSTIC RUBRA'	PURPLE SAUCER MAGNOLIA	6.0cm Cal. B&B
PY	1	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	10.0cm Cal. B&B 1.8m STD.
II-4	1-2	THUJA OCCIDENTALIS 'FASTIGATA'	PYRAMIDAL CEDAR	1.25m HT.

SHRUBS

AJ	4	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	6	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	5	LICHOIDE AXILLARIS	COAST LEUCOTHOE	#2 POT
RH	1	RHODODENDRON **	RHODODENDRON	#5 POT
RF	4	ROSA FLOWER CARPET	FLOWER CARPET ROSE	#1 POT
SH	6	SARCOCOLLA HUMILIS	HIMALAYAN SARCOCOLLA	#2 POT
SIA	2	SPIRAEA JAPONICA 'ANTHONY WATERER'	'ANTHONY WATERER' SPIRAEA	#2 POT
SV	1	SYRINGA VULGARIS	LILAC	#5 POT
VD	3	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT

GROUND COVERS

AIII	85	ARCTOSTAPHYLOS UVA URSI	KINKINNICK	#SP3 POT
------	----	-------------------------	------------	----------

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

CMA	18	CAREX MORROWII 'AUREO-VAREGATA'	CAREX	#1 POT
LVA	21	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
ANN	60	ANNUALS **		#SP3 POT

NOTES

- ** DE NOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNRA STANDARDS FOR NURSERY STOCK AND THE BC/LNA STANDARDS FOR CONTAINER GROWN PLANTS.
- ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WITHIN 93% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

DESIGNED BY	DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
MT	AUG 16, 2007		ISSUED FOR RECORDING			
DRAWN BY	DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
TI						

9331 NO.3 RD.
RICHMOND B.C.
R207-374060

ITC
LANDSCAPE ARCHITECTS

PLANT LIST

REV

DESCRIPTION

DATE

REV

DESCRIPTION

DATE

REV

DESCRIPTION

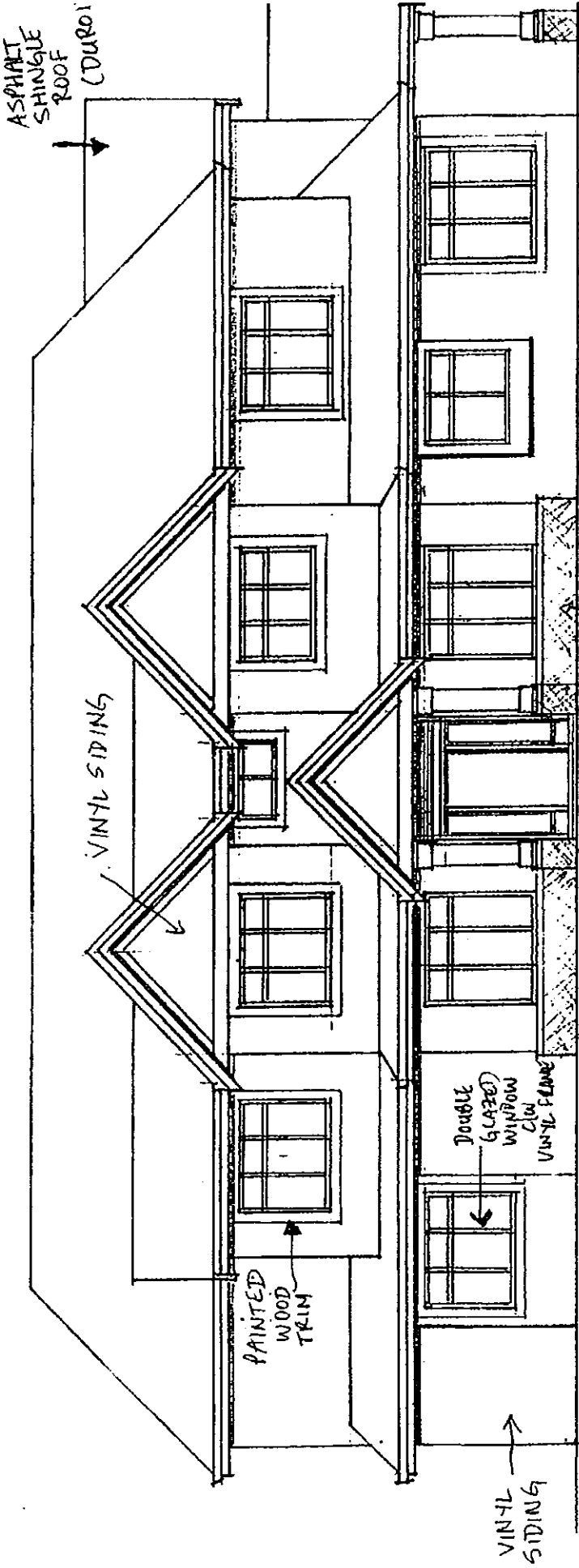
DATE

REV

DESCRIPTION

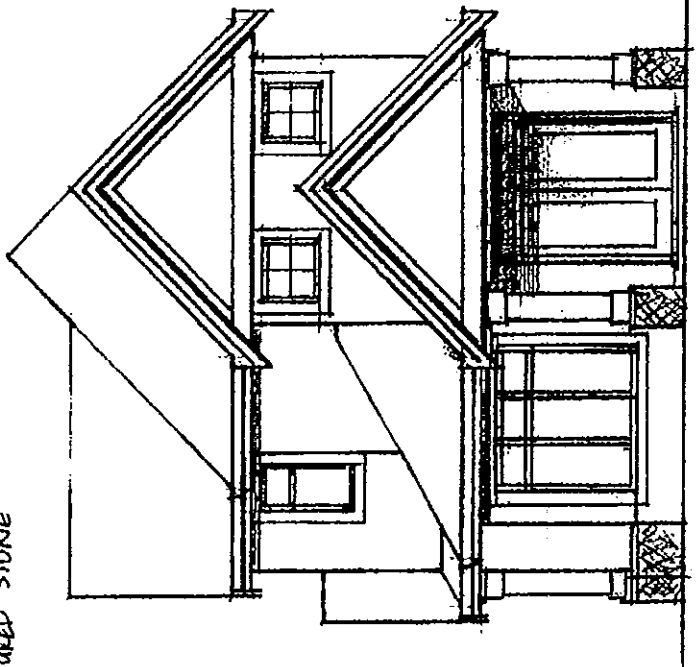
DATE N/A
JOB NO 07744
SHEET

L3 OF 3



BROADMOOR BOULEVARD ELEVATION

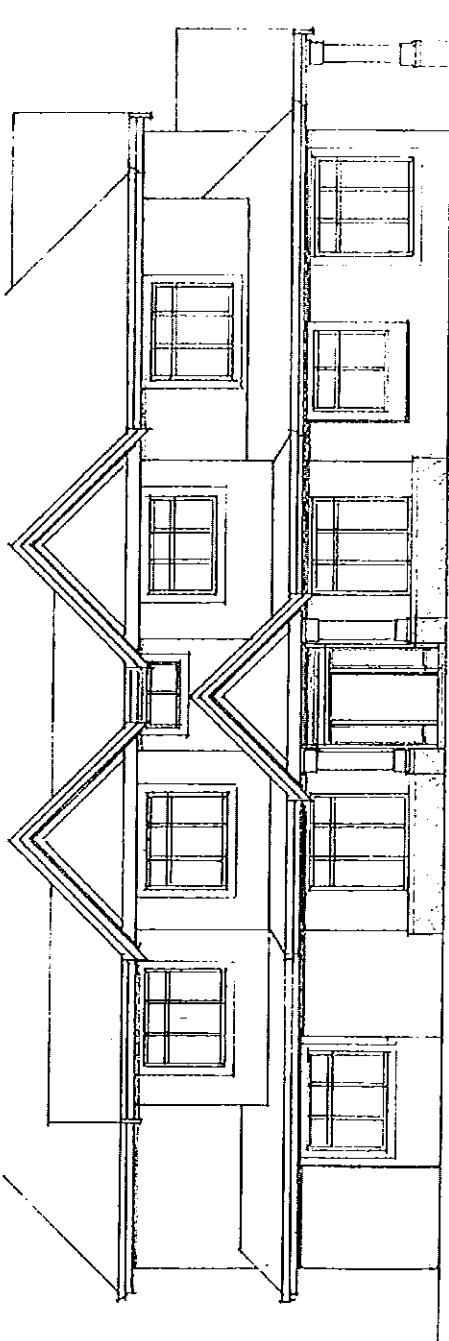
CULTURED STONE



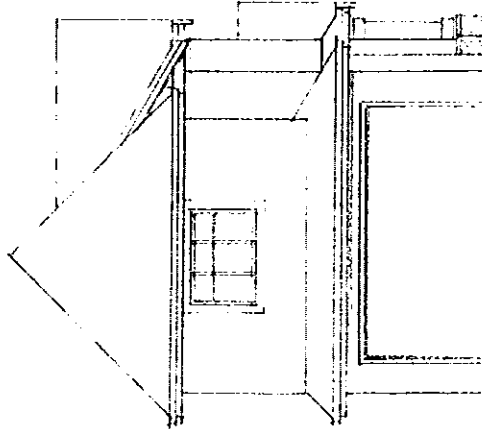
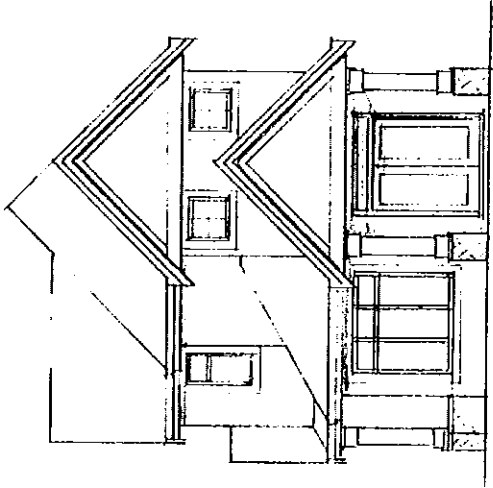
NO THREE ROAD ELEVATION

**CORNER LOT ELEVATIONS
 FOR LOT 3 OF PROPOSED
 DEVELOPMENT AT
 9331 NO THREE ROAD
 RICHMOND, B.C.**

DRAWN AUGUST 15, 2007 BY LYNDE DESIGNS LTD.



BROADMOOR BOULEVARD ELEVATION



Rezoning Considerations

9331 No. 3 Road
RZ 07-374060

Prior to final adoption of Zoning Amendment Bylaw 8297, the developer is required to complete the following:

1. City acceptance of the developer's offer to voluntarily contribute \$11,000 to the City's Tree Compensation Fund in-lieu of planting 24 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 fourteen (14) replacement trees (12 trees at minimum 11 cm calliper, and 2 trees at minimum 10 cm calliper). In addition, the metal fencing proposed along No. 3 Road should be extended down the Broadmoor Boulevard frontage. If replacement trees could not be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting would be required;
3. Issuance of a Tree Cutting Permit, including the submission of an application and associated compensation to the satisfactory of Parks, Recreation & Cultural Services Department, for the removal of two (2) city boulevard trees;
4. Dedication of a 0.75 m strip of property along the entire frontage on No. 3 Road for the encroachment of the existing concrete retaining wall and
5. Registration of a flood indemnity covenant on title.

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

1. Discharge of Covenants No. AD281213 registered on title;
2. Registration of a restrictive covenant to ensure vehicular access for the future corner lot is from the rear lane at north property line, with no access permitted to/from No. 3 Road or Broadmoor Boulevard;
3. Provide underground Hydro, Telephone & Cable service connections to each lot, at developers cost; and
4. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8297 (RZ 07-374060)
9331 NO. 3 ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.192 thereof the following:

"291.192 Comprehensive Development District (CD/192)

The intent of this zoning district is to accommodate single-family housing which fronts a section line road and provisions have been made for access to a lane.

291.192.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION
ACCESSORY USES, including one Secondary Suite subject to Section 201.09.

291.192.2 PERMITTED DENSITY

.01 Maximum Number of **Dwellings**: One

.02 Maximum **Floor Area Ratio**:

0.60 applied to a maximum of 360 m² (3,875 ft²) of the **lot** area, together with 0.30 applied to the balance of the **lot** area in excess of 360 m² (3,875 ft²); plus

- (i) 10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building**, which are open on one or more sides. These covered areas must be located not more than 0.6 m (2 ft.) above the lowest horizontal floor; and
- (ii) 45 m² (484 ft²) which may be **used** only for **accessory buildings** and off-street parking;

PROVIDED THAT

- (i) any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such;
- (ii) **floor area ratio** limitations are not applicable to:
 - a. one accessory building less than 10 m² (107.6 ft²) in area; and
 - b. crawl spaces to a maximum height of 0.914 m (3 ft.).

291.192.3 MAXIMUM LOT COVERAGE

- .01 For the purpose of this subsection only, a *non-porous surface* is any constructed surface on, above, or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil.
- .02 The maximum lot coverage for **buildings** only shall be 50%; and the maximum lot coverage for **buildings** and any non-porous surfaces or **structures** inclusive shall be 75%. The remainder of the **lot** area restricted to landscaping with live plant material.

291.192.4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard:** 6 m (19.7 ft.) EXCEPT THAT:
 - (i) porches and verandas which form part of the principal **building**, are less than 5 m (16.4 ft.) in height, and that are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.8 ft.);
 - (ii) bay windows, fire places and chimneys forming part of the principal **building** may project into the **front yard** for a distance of not more than 1 m (3.3 ft.); and
 - (iii) the ridge line of a front roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard** setback.
- .02 **Side Yard:** 1.2 m (3.9 ft.) EXCEPT THAT:
 - (i) where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3 m (9.8 ft.);
 - (ii) bay windows, fire places and chimneys which form part of the principal **building** may project into the **side yard** for a distance of not more than 0.6 m (2 ft.); and

- (iii) the ridge line of a side roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard setback**.

.03 Rear Yard: 6 m (19.7 ft.) EXCEPT THAT

- (ii) for a **corner lot** where a **side yard setback** abutting a **public road** is maintained at a minimum of 6 m (19.7 ft.) the **rear yard setback** shall be 1.2 m (3.9 ft.);
- (iii) an **accessory building** of more than 10 m² (107.6 ft²) in area that is **used** exclusively for off-street vehicle parking may be located within the **rear yard setback** area but no closer than:
 - a. 3.0 m (9.8 ft.) to a **property line** abutting a **public road**;
or
 - b. 1.2 m (3.9 ft.) to any other **property line**;
- (iv) bay windows which form part of the principal **building** may project into the **rear yard setback** for a distance of 1 m (3.3 ft.) or one-half of the **rear yard**, whichever is the lesser.

.04 There is no **property line setback requirement for an **accessory building** that has an area of 10 m² (107.6 ft²) or less.**

291.192.5 MAXIMUM HEIGHTS

- .01 Buildings: 2½ storeys**, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**.
- .02 Structures: 9 m (29.5 ft.)**.
- .03 Accessory Buildings: 5 m (16.4 ft.)**.

291.192.6 MINIMUM LOT SIZE AND DIMENSIONS

- .01 A one-family dwelling** shall not be constructed on a **lot** of less than 270 m² (2,906.4 ft²) in area.
- .02 A parcel to be created by subdivision and intended for use as the site of a one-family dwelling** shall have a minimum **frontage** and **width of lot** of 9 m (29.5 ft.) and a minimum **depth of lot** of 24 m (78.7 ft.). For **corner lots**, an additional 1.5 m (4.9 ft.) is required for the minimum **width of lot**.

291.192.7 MINIMUM BUILDING SEPARATION SPACE

- .01 1.2 m (3.9 ft.)**.

291.192.8 OFF-STREET PARKING

- .01 Off-street parking shall be developed and maintained in accordance with Division 400 of this Bylaw.

291.192.9 SCREENING AND LANDSCAPING

- .01 **Fences** shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT:
- (i) A **fence**, when located within 3.0 m (10 ft.) of a **side property line** abutting a **public road** or 6.0 m (20 ft.) of a **front property line** abutting a **public road**, shall not exceed 1.2 m (4 ft.) in height; and
 - (ii) A **fence**, when located elsewhere within a required yard, shall not exceed 1.83 m (6.0 ft.) in height.
- .02 Landscaping shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT on a **lot** where a **fence** has been erected adjacent to, but not actually upon, a property line which abuts a **public road**, lane, or public walkway, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants, or lawn.
- .03 For **corner lots**, landscaping shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT the portion of the **lot** between the principal building and a property line which abuts a **public road** shall be planted and maintained with any combination of trees, shrubs, ornamental plants, or lawn.

291.192.10 MINIMUM TOTAL AREA OF PRIVATE OUTDOOR SPACE

- .01 A private outdoor space with a minimum area of 20 m² (215.3 ft²) and a minimum width or depth of 3.0 m (9.8 ft.) shall be provided outside of the **front yard** free of **accessory buildings**, covered walkways, and off-street parking.

291.192.11 MAXIMUM DRIVEWAY WIDTH

- .01 For the purpose of this subsection only, a *driveway* is any non-porous surfaced or paved portion of the **lot** that is **used** to provide space for vehicle parking or vehicle access to or from a **public road** or lane.
- .02 The maximum driveway width shall be 6 m (19.7 ft.)."

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of the 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/192)**:

P.I.D. 004-167-554

Lot 5 Block B Except: Firstly: Part Subdivided by Plan 16641, and Secondly: Parcel D (Statutory Right of Way Plan 68053), Section 29 Block 4 North Range 6 West New Westminster District Plan 15653

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8297”**.

FIRST READING

SEP 24 2007

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER