



To Council - Sept 10, 2007

To Planning - Sep 6, 2007
Date: August 7, 2007

RZ 07-368083

File: 12-8060-20-8285


To: Planning Committee
From: Wayne Craig
Acting Director of Development
Re: **Application by Sohan & Gurmej Dulay and Tirath & Dalvir Sandhu for Rezoning at 4491/4511 Danforth Drive from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 8285, for the rezoning of 4491/4511 Danforth Drive from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Wayne Craig
Acting Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER 

The following are to be dealt with prior to final adoption:

1. Installation of appropriate tree protection fencing around the Red Cedar hedge along the rear property line prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring on site;
2. Provide a Landscape Security to the City of Richmond in the amount of \$4,000 for the planting of eight (8) replacement trees on site (2 trees at 6 cm calliper, 4 trees at 8 cm calliper, and 2 trees at 9 cm calliper). Where multiple sizes of replacement trees are required, the larger sizes must be replaced first. If replacement trees cannot be accommodated on site, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City's Tree Compensation Fund (\$500/tree);
3. Registration of an aircraft noise sensitive use covenant on title;
4. Registration of a flood indemnity covenant on title; and
5. Ministry of Transportation approval required.

[signed original on file]

Agreement by Applicants
Sohan & Gurmej Dulay and Tirath & Dalvir Sandhu

Item	Details
Application	RZ 07-368083
Location	4491/4511 Danforth Drive (Attachment 1)
Owner	Sohan Singh Dulay, Gurmej Kaur Dulay, Tirath Singh Sandhu and Dalbir Kaur Sandhu
Applicant	Sohan & Gurmej Dulay and Tirath & Dalvir Sandhu

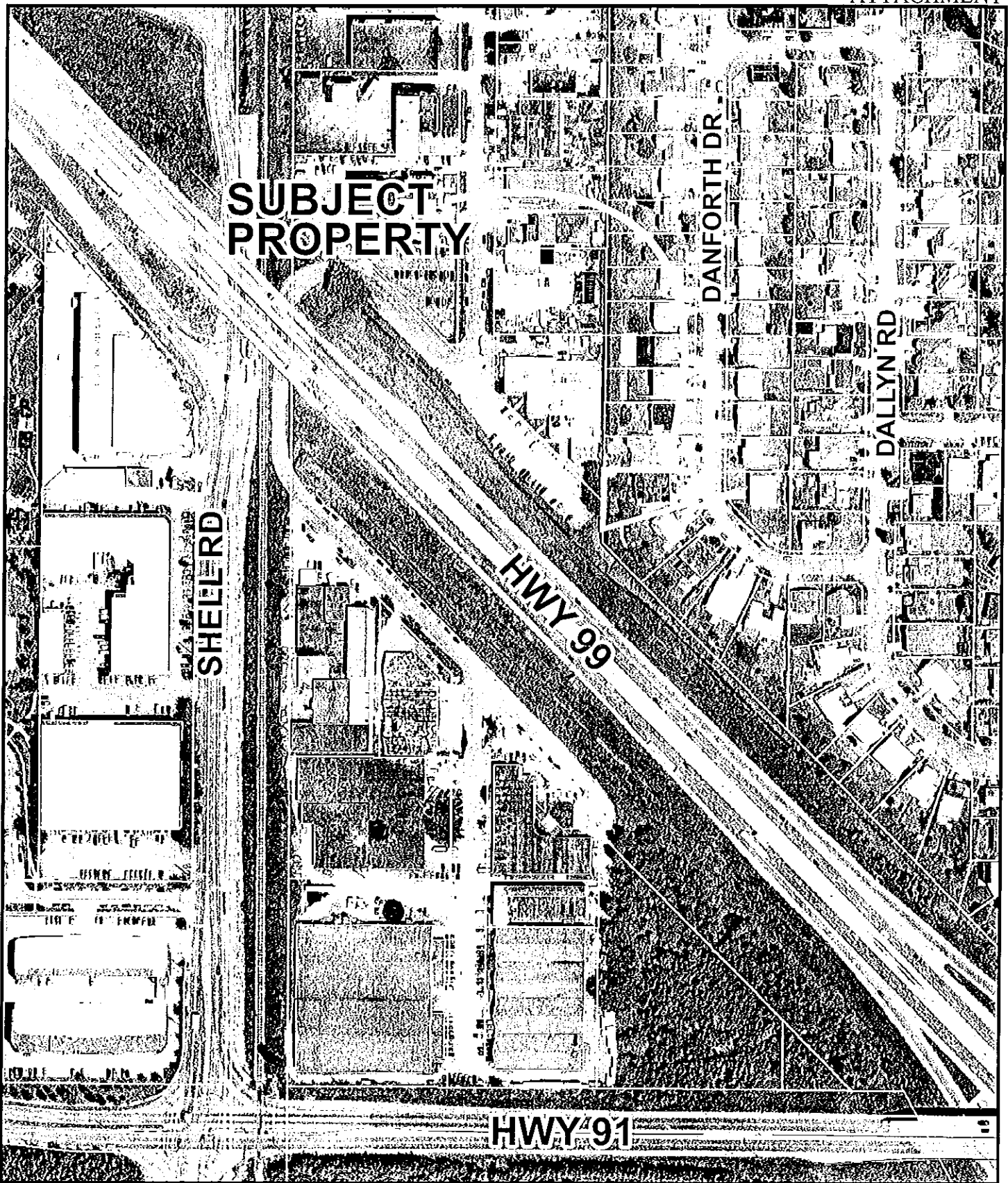
Date Received	April 10, 2007
Acknowledgement Letter	April 25, 2007
Fast Track Compliance	June 29, 2007
Staff Report	August 7, 2007
Planning Committee	September 6, 2007

Site Size	1,210 m ² (13,025 ft ²)
Land Uses	Existing - One (1) two-family dwelling
	Proposed - Two (2) single-family residential lots, each approximately 605 m ² (6,512 ft ²)
Zoning	Existing - Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed - Single-Family Housing District, Subdivision Area B (R1/B) – minimum width 12 m or 39 ft.
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential • East Cambie Area Plan Land Use Map – Residential (Single-Family Only) • Lot Size Policy 5454 (amended by Council in 2003) – Permits rezoning and subdivision of duplexes into a maximum of two (2) lots. (Attachment 2). <p><i>This application conforms with applicable designations and policies</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The area is an established residential neighbourhood consisting predominantly of older single-family lots zoned Single-Family Housing District, Subdivision Area E (R1/E). • Including the subject property, there are two (2) legal non-conforming duplexes on R1/E zoned lots and four (4) duplexes on Two-Family Housing District (R5) zoned lots at the south end of Danforth Drive. These properties have the potential to apply for a similar rezoning as identified on Lot Size Policy 5454. • To the west – Industrial buildings on properties zone Limited Industrial Retail District (I4). • To the southwest – Highway 99.

<p>Staff Comments</p>	<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 3). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A tree survey is submitted (Attachment 4). Four (4) bylaw-sized trees and a hedge row of mature Red Cedars along the rear property line are noted on site. • An Arborist Report (Attachment 5) is submitted in support of the application. The Report recommends removal of all of the four (4) bylaw-sized trees noted and retention of the Red Cedar hedge along the rear property line. • 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. • Retention of the Red Cedar hedge is significant as the hedge provides a valuable buffer from the road and industrial activities on the west side of the property. • Tree protection barriers around the Red Cedar hedge must be installed 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. • Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, eight (8) replacement trees with the following minimum calliper sizes are required: <ul style="list-style-type: none"> ○ two (2) trees of 6 cm; ○ four (4) trees of 8 cm; and ○ two (2) trees of 9 cm. • If all replacement trees cannot be accommodated on-site, a voluntary contribution to the City's Tree Compensation Fund will be provided in-lieu of planting the remaining replacement trees (\$500/tree). The applicant understands that a proposal to plant only the smaller replacement trees and provide contribution in-lieu of planting the larger replacement trees will not be accepted. • To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$4,000 prior to final adoption of the rezoning bylaw.
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<p>Staff Comments (cont'd)</p>	<p><u>Site Servicing</u></p> <ul style="list-style-type: none"> • There are no servicing concerns or requirements with rezoning. • At future subdivision stage, the developer will be required to pay Servicing Costs. <p><u>OCP Aircraft Noise Sensitive Development Policy</u></p> <p>The subject property is located within <i>Area 2 – High Aircraft Noise Area</i> which permits new single-family development that is supported by an existing Lot Size Policy. As a condition of rezoning, an aircraft noise covenant is required to be registered on title.</p> <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 subject property is located within an established residential neighbourhood, which, in recent years, has seen some Single-Family Housing District, Subdivision Area B (R1/B) developments created from original duplex lots (reference file RZ 93-000124, RZ 94-000282, RZ 05-309343, RZ 06-348076). • This rezoning application would permit subdivision of an existing large lot into two (2) smaller lots. No net increase in neighbourhood density would occur as a result of this proposal; consequently there are no implications for existing utilities/services. • 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 – Lot Size Policy 5454; Attachment 3 – Development Application Data Sheet; Attachment 4 – Tree Survey; and Attachment 5 – Certified Arborist’s Report;</p>
<p>Recommendation</p>	<p>This rezoning application complies with all land use designations and policies, and is consistent with the direction of redevelopment that has been undertaken in the surrounding area. On this basis, staff support the application.</p>

Edwin Lee
 Planning Technician – Design (Local 4121)
 EL:blg



**SUBJECT
PROPERTY**

SHELLER RD

DANFORTH DR

DALLYN RD

HWY 99

HWY 91



RZ 07-368083

Original Date: 04/27/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: May 16, 1994
 Amended by Council: February 19, 2001 *
 Amended: November 17, 2003

POLICY 5454

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-5-6

POLICY 5454:

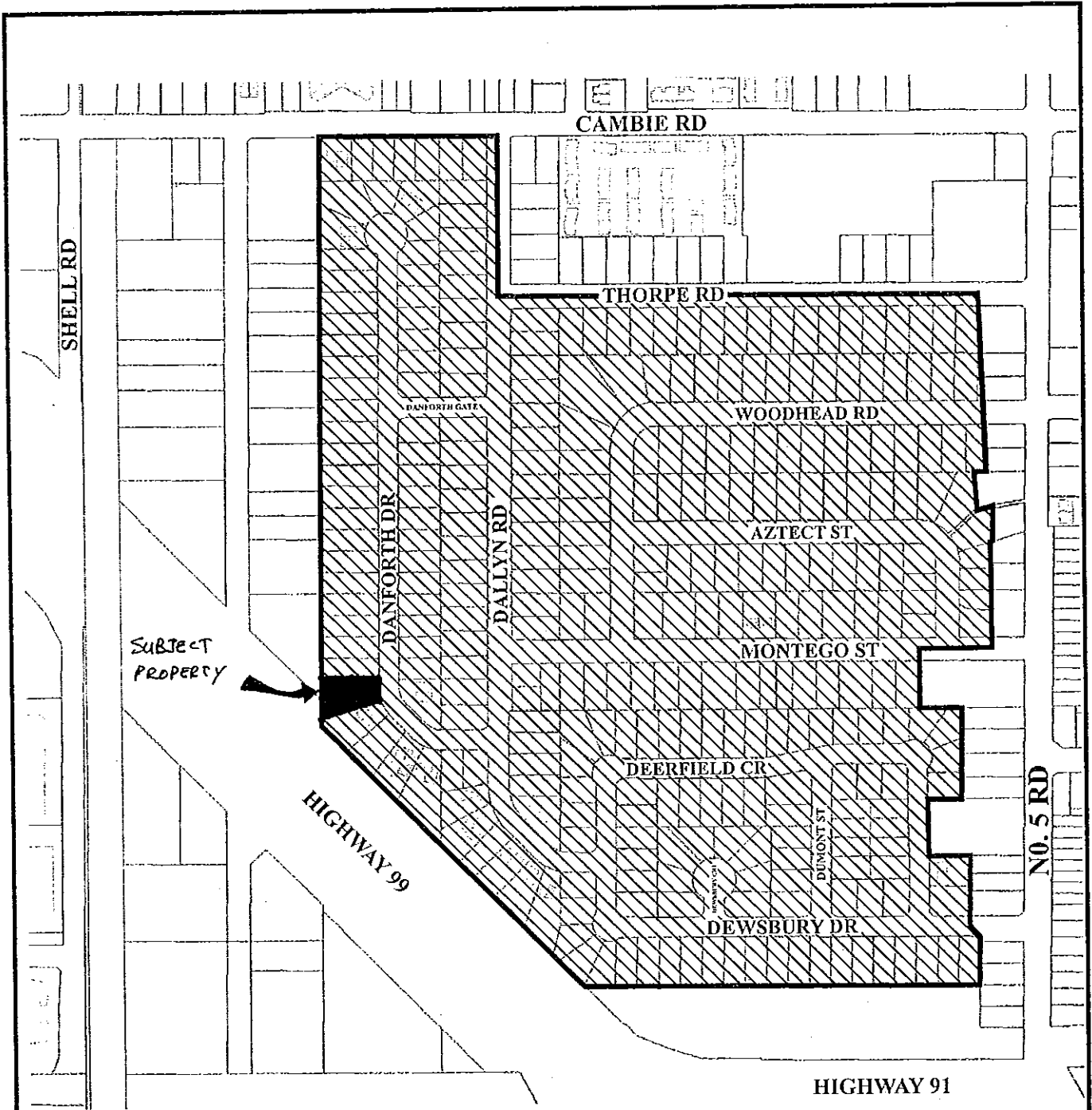
The following policy establishes lot sizes in a portion of Section 36-5-6, generally bounded by the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91.

That properties generally within the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91 in a portion of Section 36-5-6 as shown on the attached map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exception:

Duplexes on lots which do not have the sufficient dimensions to subdivide as per Single-Family Housing District, Subdivision Area E (R1/E) be permitted to subdivide to an appropriate subdivision category of the Single-Family Housing District zone provided that the creation of more than two parcels is not possible;

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect



SUBJECT
PROPERTY



Subdivision Permitted as per R1/E except:
 a) Subdivision of duplexes into a maximum of two lots.
 (Zoning to be determined at rezoning)



Policy 5454
Section 36-5-6

Adopted Date: 05/16/94
 Amended Date: 11/17/03



City of Richmond

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

**Development Application
 Data Sheet**

RZ 07-368083

Attachment 3

Address: 4491/4511 Danforth Drive

Applicant: Sohan & Gurmej Dulay and Tirath & Dalvir Sandhu

Planning Area(s): East Cambie Area Plan (Schedule 2.11B)

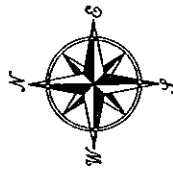
	Existing	Proposed
Owner:	Sohan Singh Dulay, Gurmej Kaur Dulay, Tirath Singh Sandhu and Dalbir Kaur Sandhu	No change
Site Size (m ²):	1,210 m ² (13,025 ft ²)	Two lots – approx 605 m ² (6,512 ft ²) each
Land Uses:	One (1) two-family dwelling (legal non-conforming)	Two (2) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	East Cambie Area Plan Land Use Map – Residential (Single-Family Only)	No change
702 Policy Designation:	Policy 5454 – Permits rezoning and subdivision of duplexes into a maximum of two (2) lots.	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District, Subdivision Area B (R1/B)
Number of Units:	2	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	Approx. 605 m ² each	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
Height (m):	2.5 storeys	2.5 storeys	none

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

**PLAN OF TREE SURVEY OF LOT 177 SECTION 36 BLOCK 5 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 48361**

#4491 DANFORTH DRIVE
RICHMOND, B.C.
P.I.D. 001-913-336



RETAIN

© Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyors
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3207
FB-92 P116-119
Drawn By: GB

DWG No. 3207-TREE

LOT 176

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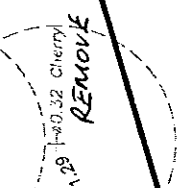
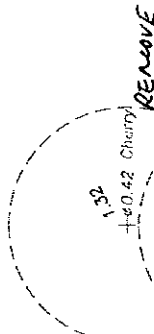
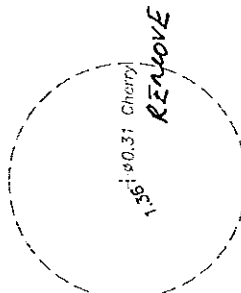
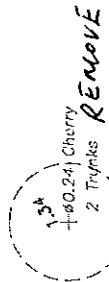
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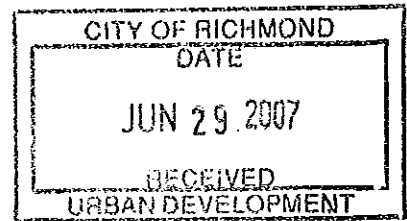
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

Survey completed on March 26th, 2007.



**Froggers Creek
Tree Consultants Ltd.**

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



ATTACHMENT 5

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

June 28, 2007

Re: 4491/4511 Danforth Drive, Richmond BC
Richmond File # RZ 07-368083

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

26	Trees affected by this development.
25	On-site trees affected by this development.
1	Off-site trees affected by this development.
0	City trees affected by this development
4	On-site trees proposed for removal.
21	On-site tree proposed for retention
0	Off-site trees proposed for removal
1	Off-site trees proposed for retention
8	Replacement Trees Required
2	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.

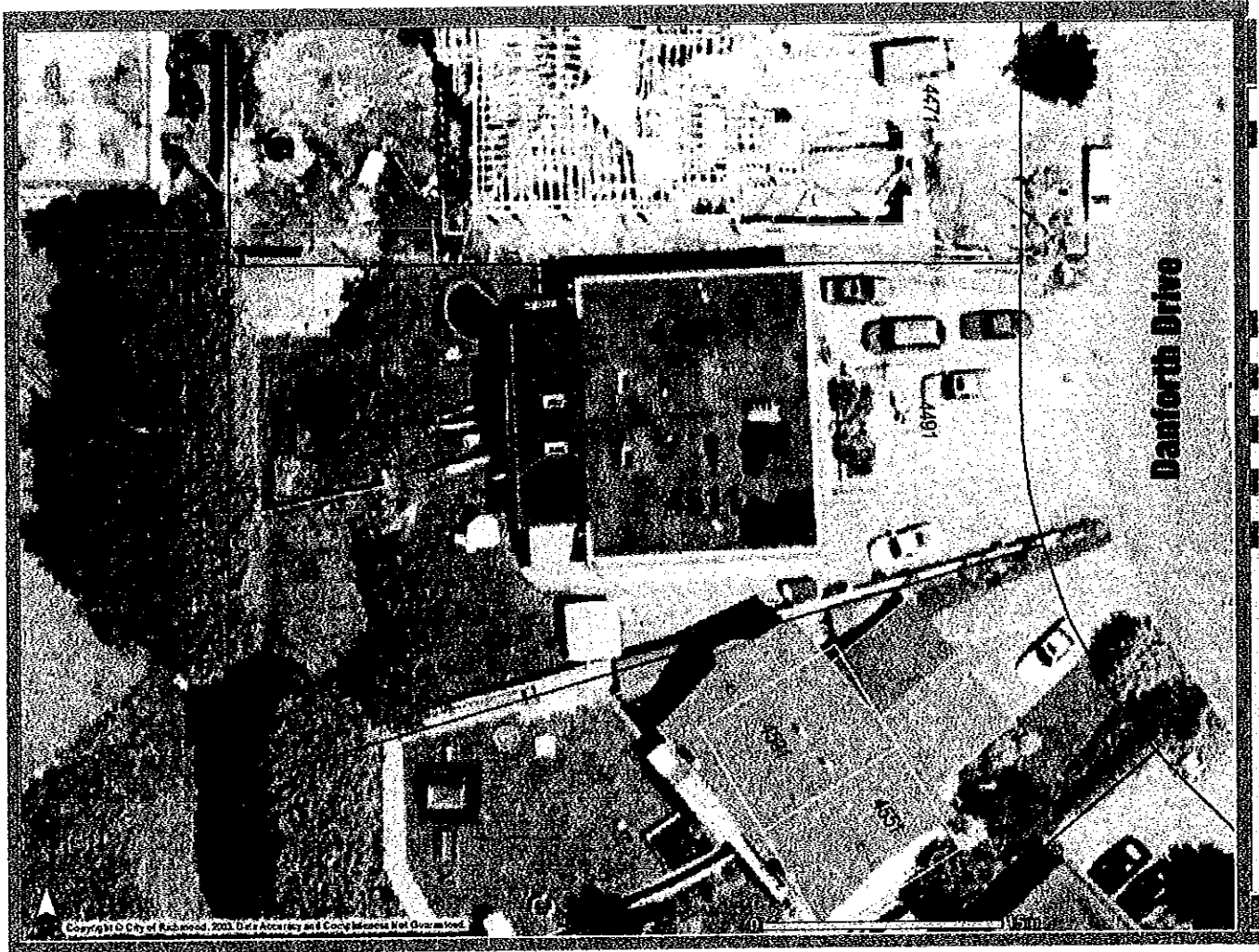


Figure 1. Aerial photo of subject properties - from the City of Richmond's online mapping and GIS website - <http://www.richmond.ca/discover/maps.htm>

OBSERVATIONS

Current Site Conditions

The site is relatively flat lot with four fruit trees in the back yard and a Cedar Hedge that runs along the west property line.

Proposed Development Plans

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

Tree Resource

26 trees are inventoried in total. 25 of them are on-site, 1 of them is located on the neighbouring property to the south. There are four fruit trees in the back yard and the other 21 trees are in a Cedar



hedge that is located just inside the west property line. The Cedars have been sheared to within 1.5 metres of the trunks on the east side of the hedge. The Hedge has been let grow on the west side and spreads 5 metres to the west.

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

DISCUSSION

Tree Removals

Four of the on site trees are proposed for removal (see Appendix-2). All four trees are inside the proposed building envelopes.

Tree Retention

There are 21 Cedars in the hedge that have been proposed for retention.

Off-site Trees

The canopy and the roots of 1 off-site tree (#201) is encroaching into the subject property. This tree must be protected with protection fencing outside the drip line of the tree. The drip line of the tree falls within the building envelope of lot 2. The proposed building will need to be adjusted to protect this tree.

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 no City trees located affected by the proposed development.

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 8 replacement trees are required for the 4 trees being removed see chart below:

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



Based on the building envelopes there appears to only be room for planting 2 replacement trees. After the construction there may be room for more trees. I am recommending 2 replacement trees:

Type	Size	Quantity
Norway Maple	9cm	1
Katsura Tree	9cm	1

See Tree Protection Plan Drawing for locations of replacement trees.

Tree Protection

All retained trees on the City Property and 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 ¼" 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.
- Contractual penalties for failure to comply with tree protection measures or for damage to protected trees. 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.



Froggers Creek Tree Consultants Ltd.

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

The City of Richmond requires 4 Site Visits to monitor the retained trees during construction. A field report should be provided noting any deficiencies after each visit:

- First visit- After fencing is up before construction begins
- Second visit- ¼ of the way through construction.
- Third visit- 1/2 way through construction
- Forth Visit- ¾ of the way to competition
- Final site inspection- When construction is complete, before fencing is removed. A letter of compliance after the construction is completed.

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: June 28, 2007

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



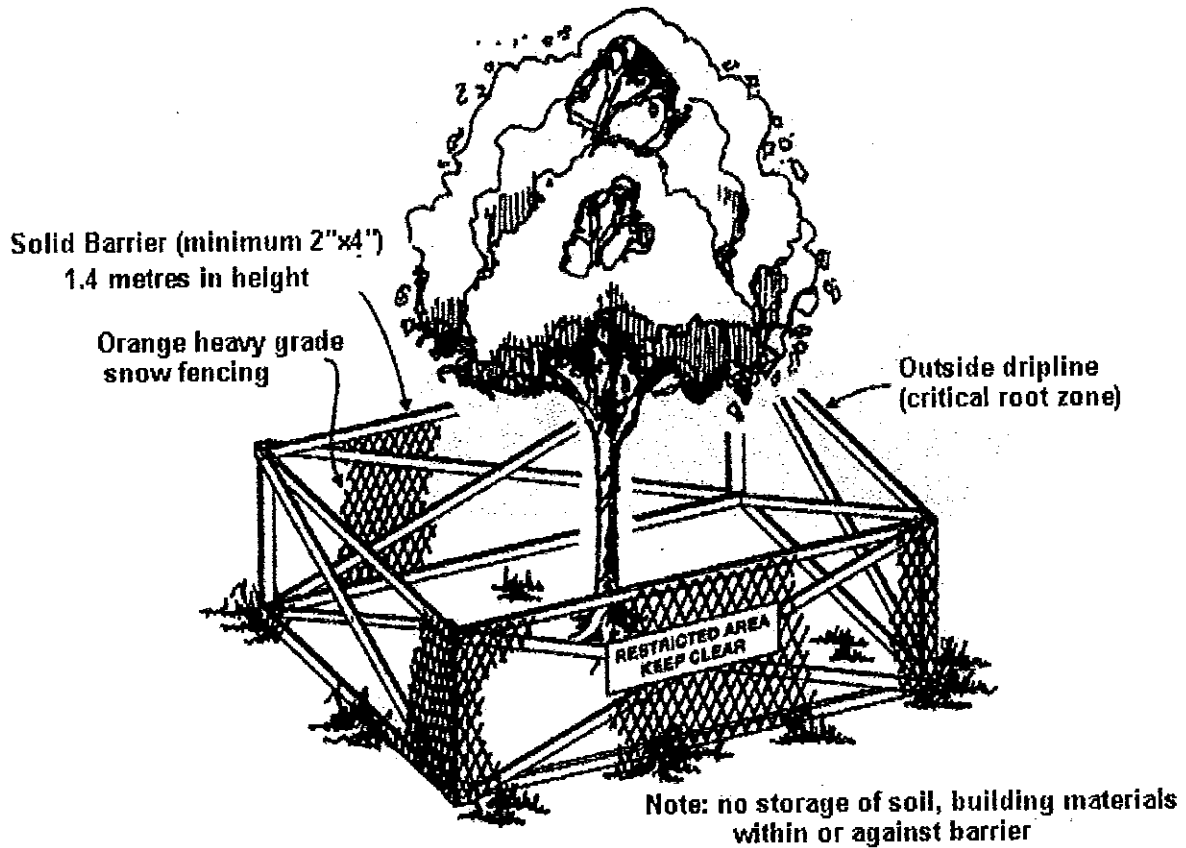
ASSUMPTIONS AND LIMITING CONDITIONS

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



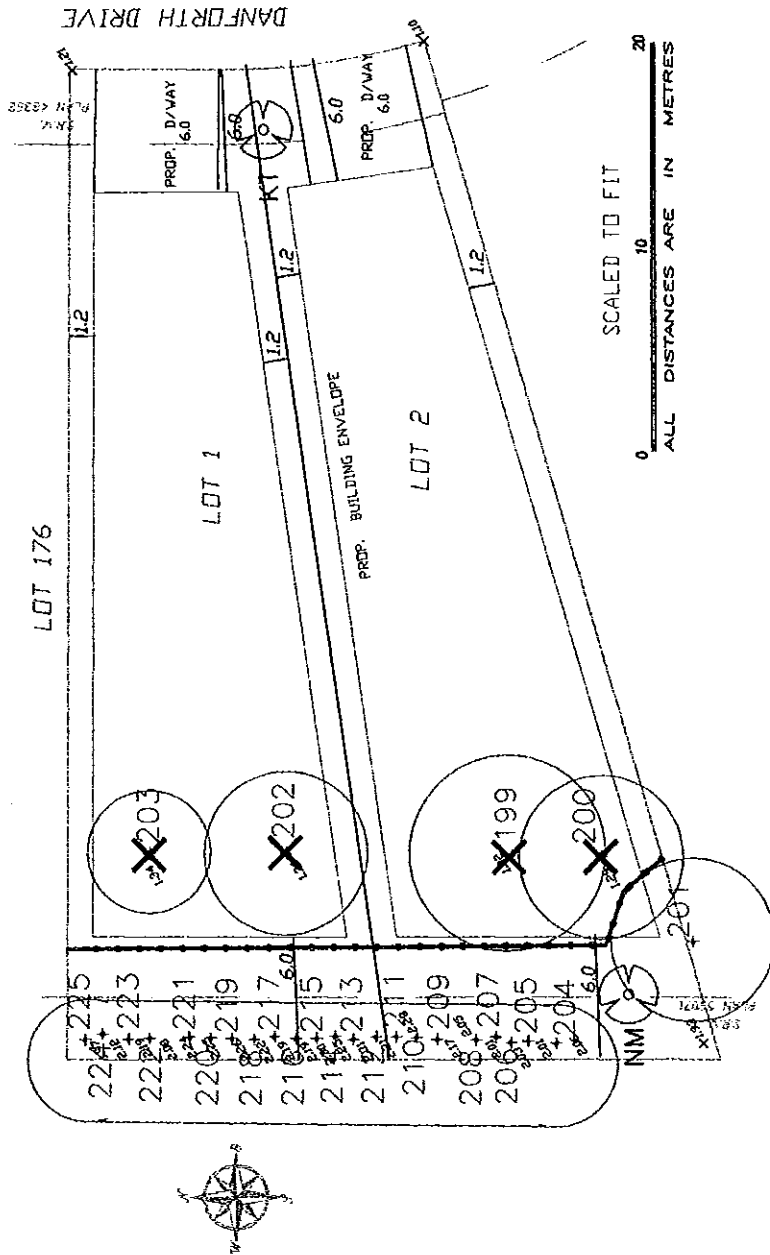
APPENDIX 2

INVENTORY

#	Type	Action	dbh cm	Ht metres	Dripline radius metres	Health	Notes	Location
199	Cherry	Remove	42	10	5	Good	Tree has been topped	On-site
200	Cherry	Remove	33	10	4	Good	Tree has been topped	On-site
201	Western Red Cedar	Retain	46	15	4	Good	Tree has been topped	4531 Danforth Dr.
202	Cherry	Remove	38	10	4	Good		On-site
203	Plum	Remove	20	7	3	Fair	Multiple trunks	On-site
204	Western Red Cedar	Retain	42	10	4	Good	Tree has been topped	On-site
205	Western Red Cedar	Retain	20	10	4	Good	Topped for power line clearance	On-site
206	Western Red Cedar	Retain	22	10	4	Good	Topped for power line clearance	On-site
207	Western Red Cedar	Retain	25	10	4	Good	Topped for power line clearance	On-site
208	Western Red Cedar	Retain	23	10	4	Good	Topped for power line clearance	On-site
209	Western Red Cedar	Retain	26	10	4	Good	Topped for power line clearance	On-site
210	Western Red Cedar	Retain	20	10	4	Good	Topped for power line clearance	On-site
211	Western Red Cedar	Retain	24	10	4	Good	Topped for power line clearance	On-site
212	Western Red Cedar	Retain	19	10	4	Good	Topped for power line clearance	On-site
213	Western Red Cedar	Retain	16	10	4	Good	Topped for power line clearance	On-site
214	Western Red Cedar	Retain	18	10	4	Good	Topped for power line clearance	On-site
215	Western Red Cedar	Retain	18	10	4	Good	Topped for power line clearance	On-site
216	Western Red Cedar	Retain	19	10	4	Good	Topped for power line clearance	On-site
217	Western Red Cedar	Retain	17	10	4	Good	Topped for power line clearance	On-site
218	Western Red Cedar	Retain	19	10	4	Good	Topped for power line clearance	On-site
219	Western Red Cedar	Retain	21	10	4	Good	Topped for power line clearance	On-site
220	Western Red Cedar	Retain	21	10	4	Good	Topped for power line clearance	On-site
221	Western Red Cedar	Retain	31	10	4	Good	Topped for power line clearance	On-site
222	Western Red Cedar	Retain	22	10	4	Good	Topped for power line clearance	On-site
223	Western Red Cedar	Retain	22	10	4	Good	Topped for power line clearance	On-site
224	Western Red Cedar	Retain	15	10	4	Fair	Topped for power line clearance	On-site

APPENDIX 3

#	Type	Action	dbh cm	Drip-line radius metres
199	Cherry	Remove	42	5
200	Cherry	Remove	33	4
201	Western Red Cedar	Retain	46	4
202	Cherry	Remove	38	4
203	Plum	Remove	20	3
204	Western Red Cedar	Retain	42	4
205	Western Red Cedar	Retain	20	4
206	Western Red Cedar	Retain	22	4
207	Western Red Cedar	Retain	25	4
208	Western Red Cedar	Retain	23	4
209	Western Red Cedar	Retain	26	4
210	Western Red Cedar	Retain	20	4
211	Western Red Cedar	Retain	24	4
212	Western Red Cedar	Retain	19	4
213	Western Red Cedar	Retain	16	4
214	Western Red Cedar	Retain	18	4
215	Western Red Cedar	Retain	18	4
216	Western Red Cedar	Retain	19	4
217	Western Red Cedar	Retain	17	4
218	Western Red Cedar	Retain	19	4
219	Western Red Cedar	Retain	21	4
220	Western Red Cedar	Retain	21	4
221	Western Red Cedar	Retain	31	4
222	Western Red Cedar	Retain	22	4
223	Western Red Cedar	Retain	22	4
224	Western Red Cedar	Retain	15	4



SCALED TO FIT
0 10 20
ALL DISTANCES ARE IN METRES

Progress Creek
Tree Consultants, Ltd.
784 MacGregor Avenue, Burnaby BC V5C 4H6
Tel: 604-293-2823 Fax: 604-293-0228

4817/4017 DANFORTH DRIVE, RICHMOND BC

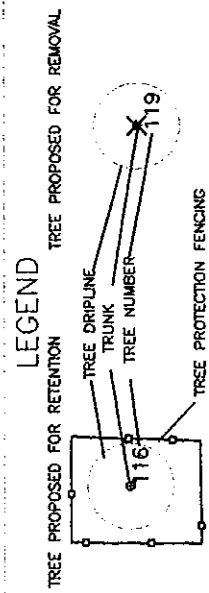
SITE PLAN DRAWING
SHOWING ALL TREES PROPOSED FOR RETENTION
REMOVAL, THEIR CHANGES IN RELATION TO THE
PROPOSED BUILDING PLAN.

REVISION NO. 02 02-2003
DATE: MAR 26 2007

NOTES:
1. VERIFY ALL DIMENSIONS AND TREE SURVEY DATA.
2. TREES TO BE ATTACHED TO THE PROTECTION REPORT MUST BE IDENTIFIED BY TREE NUMBER AND TREE SPECIES.
3. PROPOSED TREE REMOVAL AND REPLACEMENT MUST BE APPROVED BY THE LOCAL MUNICIPALITY.
4. TREE PROTECTION FENCING MUST BE INSTALLED AS SHOWN ON THE ATTACHED DRAWINGS.

REPLACEMENT TREES

Symbol	Type	Size	Quantity
⊗	Money Maple	6cm	1
⊗	Kalmus Tree	5cm	1





Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8285 (RZ 07-368083)
4491/4511 DANFORTH DRIVE

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 SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B).

P.I.D. 001-913-336

Lot 177 Section 36 Block 5 North Range 6 West New Westminster District Plan 48361

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8285".

FIRST READING

SEP 10 2007

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by R.L., APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER