



**City of Richmond**  
Planning and Development Department

**Report to Committee**  
**Fast Track Application**

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**To:** Planning Committee **Date:** January 27, 2012  
**From:** Brian J. Jackson, MCIP **File:** RZ 11-577322  
Director of Development  
**Re:** Application by Pacific Coastal Homes Ltd. for Rezoning at 4771 Duncliff Road  
from Single Detached (RS1/E) to Single Detached (RS2/A)

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**Staff Recommendation**

1. That Bylaw No. 8869, for the rezoning of 4771 Duncliff Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	



**Staff Report**

Item	Details	
Applicant	Pacific Coastal Homes Ltd.	
Location	4771 Duncliffe Road See <b>Attachment 1</b>	
Development Data Sheet	See <b>Attachment 2</b>	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/A) See <b>Attachment 3</b>	
OCP Designation	Generalized Land Use Map – Neighbourhood Residential	Complies Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Area Plan Designation	Steveston Area Plan (Schedule 2.4) – Single-Family	Complies Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Lot Size Policy	Lot Size Policy No. 5470 – permits rezoning and subdivision as per RS2/A See <b>Attachment 4</b>	Complies Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Other Designations	N/A	N/A
Affordable Housing Strategy Response	Cash Contribution	Complies Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Surrounding Development	North: Larger property recently rezoned to Single Detached (RS2/A) to facilitate a 2-lot subdivision (11900 Dunavon Place – RZ 10-546263/SD 11-584921)	
	South: Single Detached (RS1/A)	
	East: Single Detached (RS1/A)	
	West: Single Detached (RS1/A)	
Rezoning Considerations	See <b>Attachment 5</b>	

**Staff Comments**Tree Preservation

A Tree Survey and a Certified Arborist's report were submitted in support of the application; 15 trees were identified and assessed. The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the Arborist's recommendations to remove 10 bylaw-sized trees on site (**Attachment 6**). Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 20 replacement trees are required for the removal of 10 bylaw-sized trees on site.

Due to the configurations of the future lots and building footprints, it is expected that only eight (8) replacement trees can be planted on site (see Rezoning Consideration in **Attachment 5** for minimum calliper sizes). The applicant has agreed to provide a voluntary contribution of \$6,000 to the City's Tree Compensation Fund in-lieu of planting the remaining 12 replacement trees.

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 (\$500/tree) prior to final adoption of the rezoning bylaw.



Three (3) trees located on the neighbouring property to the north are identified to be retained and protected. Tree protection fencing is proposed on site (see Tree Retention Plan in **Attachment 7**).

Parks Operations staff have determined that a 9 m tall Katsura tree on the City boulevard in front of the subject site is to be protected. The edge of the proposed driveway must be set back 2.0 m from the protected tree. As a condition of rezoning, the applicant is required to submit a \$2,600 Tree Survival Security. The City will retain 50% of the security until final inspection of the Building Permits of the affected future lots are issued. The City will retain the remaining 50% of the security for an additional two years after the final inspection of the Building Permits to ensure that the protected tree has survived. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to final adoption of the rezoning bylaw.

#### Site Servicing/Subdivision

No servicing concerns with rezoning.

At future Subdivision stage, the developer will be required to pay DCC's (City & GVS&DD), School Site Acquisition Charge, Address assignment Fee, and Servicing Costs.

The developer has been advised of the existing 3 m sanitary sewer right-of-way (ROW) along the entire west property line and that there is no encroachment available into this side yard utility ROW.

#### **Conclusion**

This rezoning application is to permit subdivision of an existing large lot into two (2) smaller lots. This rezoning application complies with all applicable land use designations and policies contained within the Official Community Plan (OCP). The applicant has agreed to the list of rezoning conditions included in **Attachment 5**. On this basis, staff recommends support of the application.



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg



January 27, 2012

RZ 11-577322  
Fast Track Application

**Attachments:**

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Subdivision Plan
- Attachment 4: Lot Size Policy No. 5470
- Attachment 5: Rezoning Considerations
- Attachment 6: Arborist Report Review
- Attachment 7: Tree Retention Plan





City of Richmond

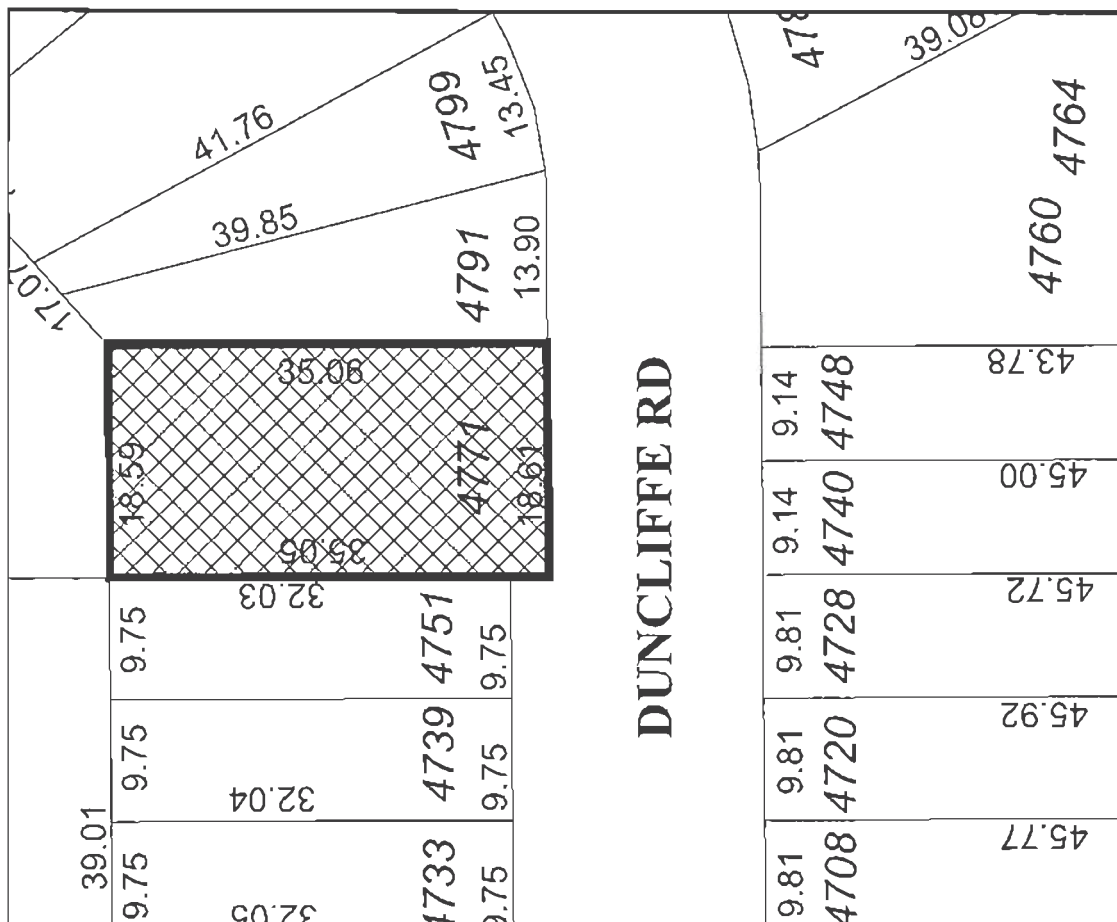
**PLN - 107**

RZ 11-577322

Original Date: 05/05/11

Revision Date:

Note: Dimensions are in METRES







RZ 11-577322

Original Date: 05/05/11

Revision 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  
Fast Track Application****RZ 11-577322****Attachment 2**

Address: 4771 Duncliff Road

Applicant: Pacific Coastal Homes Ltd.

Date Received: April 29, 2011

Fast Track Compliance: December 20, 2011

	Existing	Proposed
Owner:	0808034 BC Ltd.	To be determined
Site Size (m <sup>2</sup> ):	652 m <sup>2</sup> (7,018 ft <sup>2</sup> )	approximately 316 m <sup>2</sup> (3,401 ft <sup>2</sup> ) and 336 m <sup>2</sup> (3,617 ft <sup>2</sup> )
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units:	One (1)	Two (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 Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m):	Min. 6 m	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size:	Min. 270 m <sup>2</sup>	316 m <sup>2</sup> Min.	none
Lot Width:	Min. 9.0 m	9.0 m Min.	none

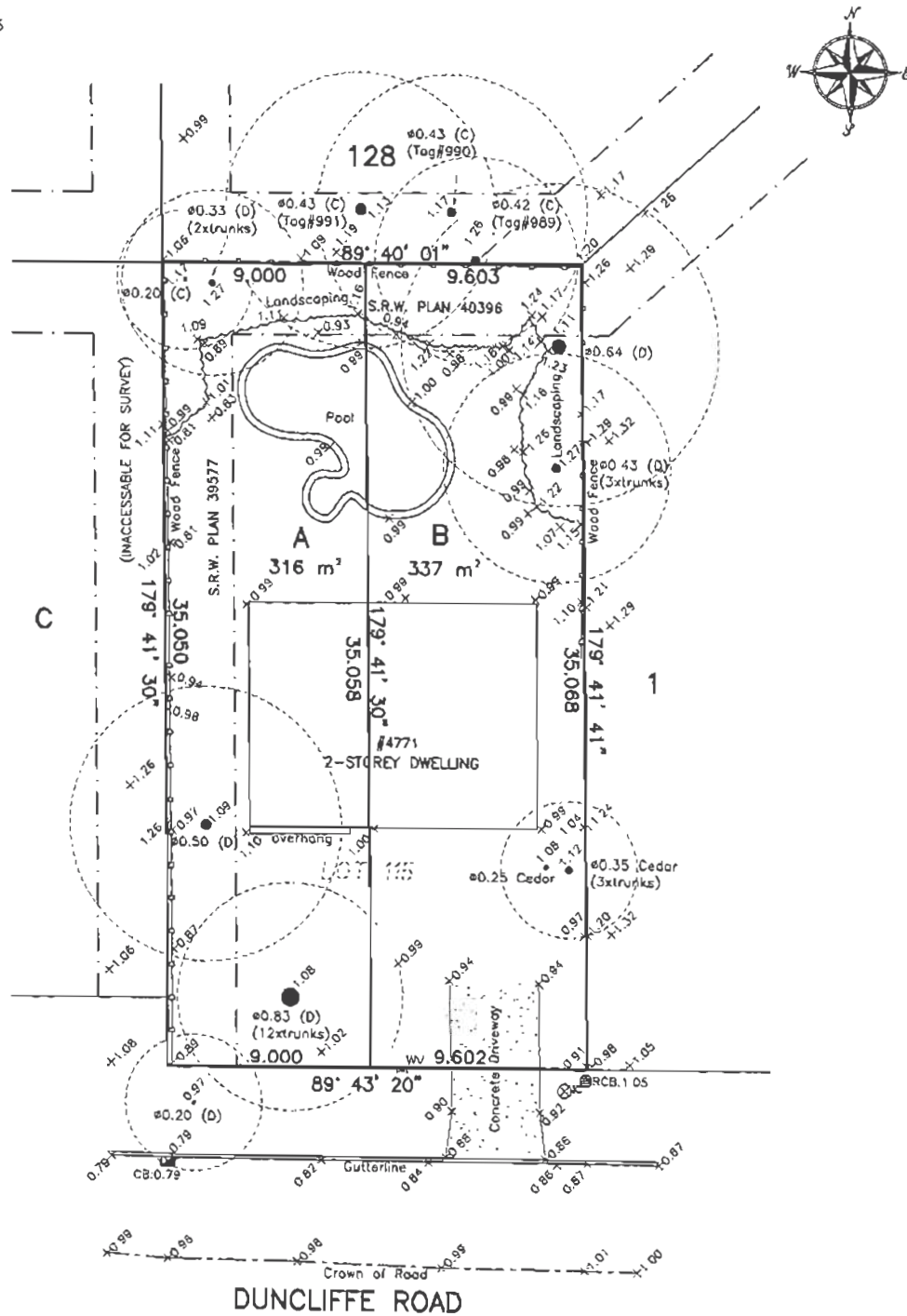
Other: Tree replacement compensation required for removal of bylaw-sized trees.



# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 115 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 40395

#4771 DUNCLIFFE ROAD,  
RICHMOND, B.C.  
P.I.D 004-053-885

Attachment 3



© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4414  
FB-182 P13-16  
Drawn By: TH

**LEGEND:**  
(D) denotes deciduous  
(C) denotes coniferous  
RCB denotes round catch basin  
CB denotes catch basin  
⊗ denotes inspection chamber  
WV denotes water valve

**NOTE:**  
Elevations shown are based on City of  
Richmond HPN Benchmark network.  
Benchmark: HPN #205,  
Control Monument 77H4827  
Located at CL Railway Ave & Garry St  
Elevation = 104.4 metres

**SCALE: 1:200**  
0 5 10 15  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*[Signature]*  
JOHNSON C. TAM, B.C.L.S.  
APRIL 12th, 2011

DWG No. 4414-TOPO

PLN - 110





# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: July 15, 2002

**POLICY 5470**

File Ref: 4045-00

**SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7**

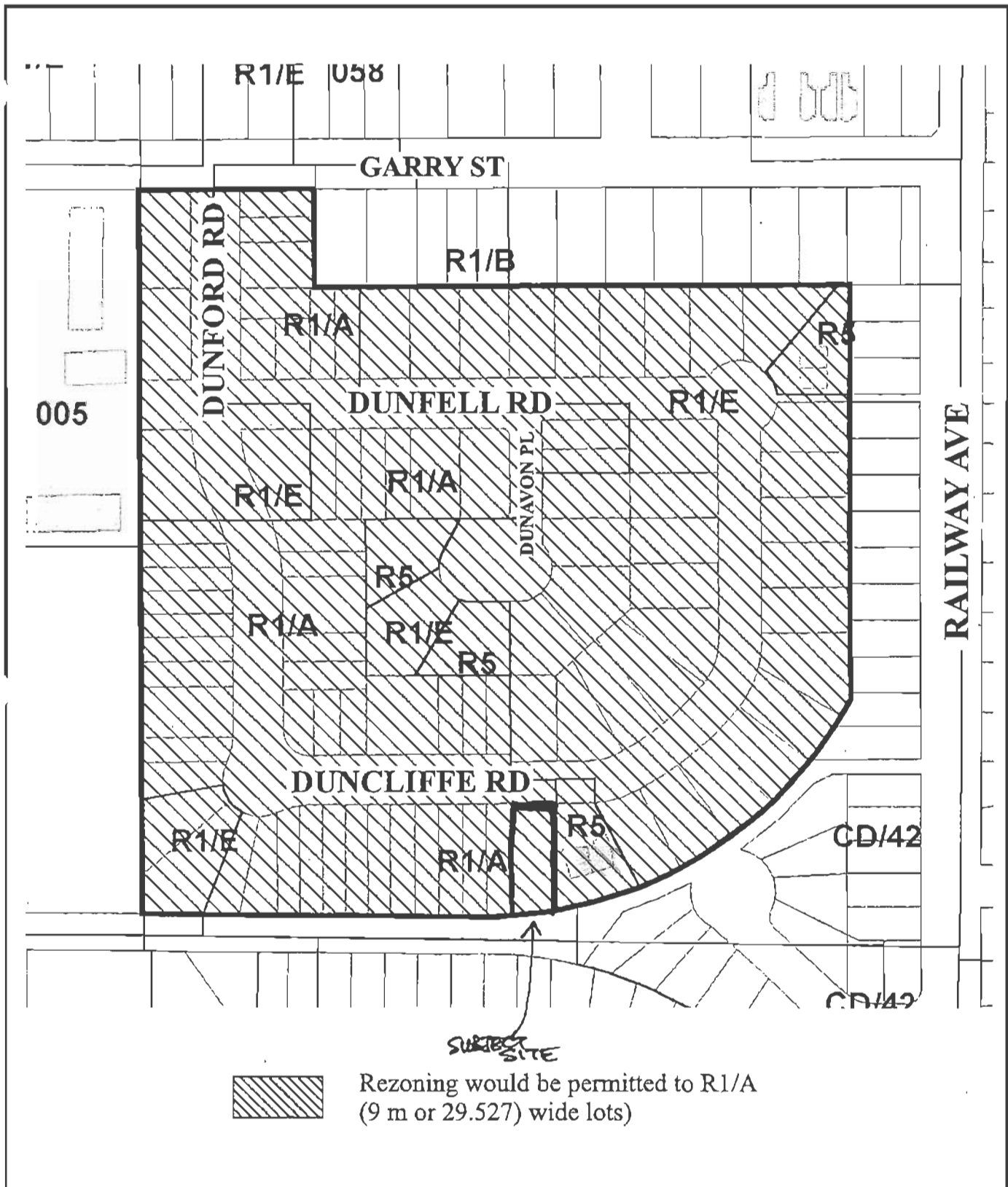
## **POLICY 5470:**

The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place**, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300.

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





# Policy 5470 Section 02, 3-7

Adopted Date: 07/15/02

Amended:

Note: Dimensions are in METRES



## Rezoning Considerations

**4771 Dunccliffe Road  
RZ 11-577322**

Prior to final adoption of Zoning Amendment Bylaw 8869, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on Title.
2. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$3,860) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

3. City acceptance of the developer's offer to voluntarily contribute \$6,000 to the City's Tree Compensation Fund for the planting of 12 replacement trees within the City.
4. Submission of a Landscaping Security to the City of Richmond in the amount of \$4,000 (\$500/tree) for the planting and maintenance include eight (8) replacement trees with the following minimum sizes:

No. of Replacement/ New Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Trees
2	10 cm		5.5 m
2	9 cm		5.0 m
2	8 cm		4.0 m
2	6 cm		3.5 m

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security (i.e. \$10,000) to ensure the replacement planting will be provided.

5. Submission of a Tree Survival Security to the City in the amount of \$2,600 for the Katsura trees on the boulevard along Dunccliffe Road. 50% of the security will be released at final inspection of the Building Permits of the affected future lots and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the tree has survived.



6. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on site, on adjacent property to the north (11900 Dunavon Place) and on the City boulevard in front of the site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

At future subdivision stage, the developer will be required to:

1. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. 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:**

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Signed original on file]

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Signed

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Date



**Arborist report review – G. Jaggs****4771 Dunccliffe Road****RZ 11-577322****Dec 12, 2012****Att: Edwin Lee****cc: Steve Priest/Connor Sheridan**

Staff comments:

**Tree inventory Summary:**

11 trees located on site

1 tree located on City property

3 trees located on neighbouring property

**Staff commentary**

- 8 trees located on site, specifically, Tag# 77, 78, 79, 80, 81, 82, 84 and 85 are all in poor condition - either dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. These trees should be removed and replaced.
- 1 tree (tag# 75) is a 45cm calliper Japanese Maple in excellent good condition, however this tree falls in the middle of the proposed driveway of one of the two 9m wide newly subdivided lots. In order to successfully retain this tree; a new front yard driveway would need to be located entirely on the adjacent sub-divided lot. Note: There is no lane access to this site. Remove and replace.
- 1 tree (Tag# 76) is a 50cm calliper Norway maple in fair condition; however, it has been heavily pruned due to its close proximity to the existing house. This tree will fall within the proposed building envelope. To successfully retain this tree, the new house would be required to be reduced in depth by 10m. Remove and replace.
- 1 tree (tag# 83) is 61cm calliper Cherry in fair condition and located in the northeast corner of the rear yard. This tree is identified to be retained and protected.
- 3 trees located on the neighbouring property to the north are identified to be retained and protected.
- 1 tree located on City property should be retained and protected in its current location.

**Note:** The proposed 6m wide driveway should be reduced down to a maximum of 4m to ensure a minimum of 2m of tree protection area between the street tree and the edge of the driveway.

**Summary**

10 trees (tag# 75, 76, 77, 78, 79, 80, 81, 82, 84 and 85) to be removed and replaced.

1 tree (tag# 83) to be retained and protected on site)

3 neighbouring trees to be protected as per Arborist report recommendation.

1 City tree to be retained and protected (minimum 2m tree protection zone from base of the tree to the edge of tree protection fence).

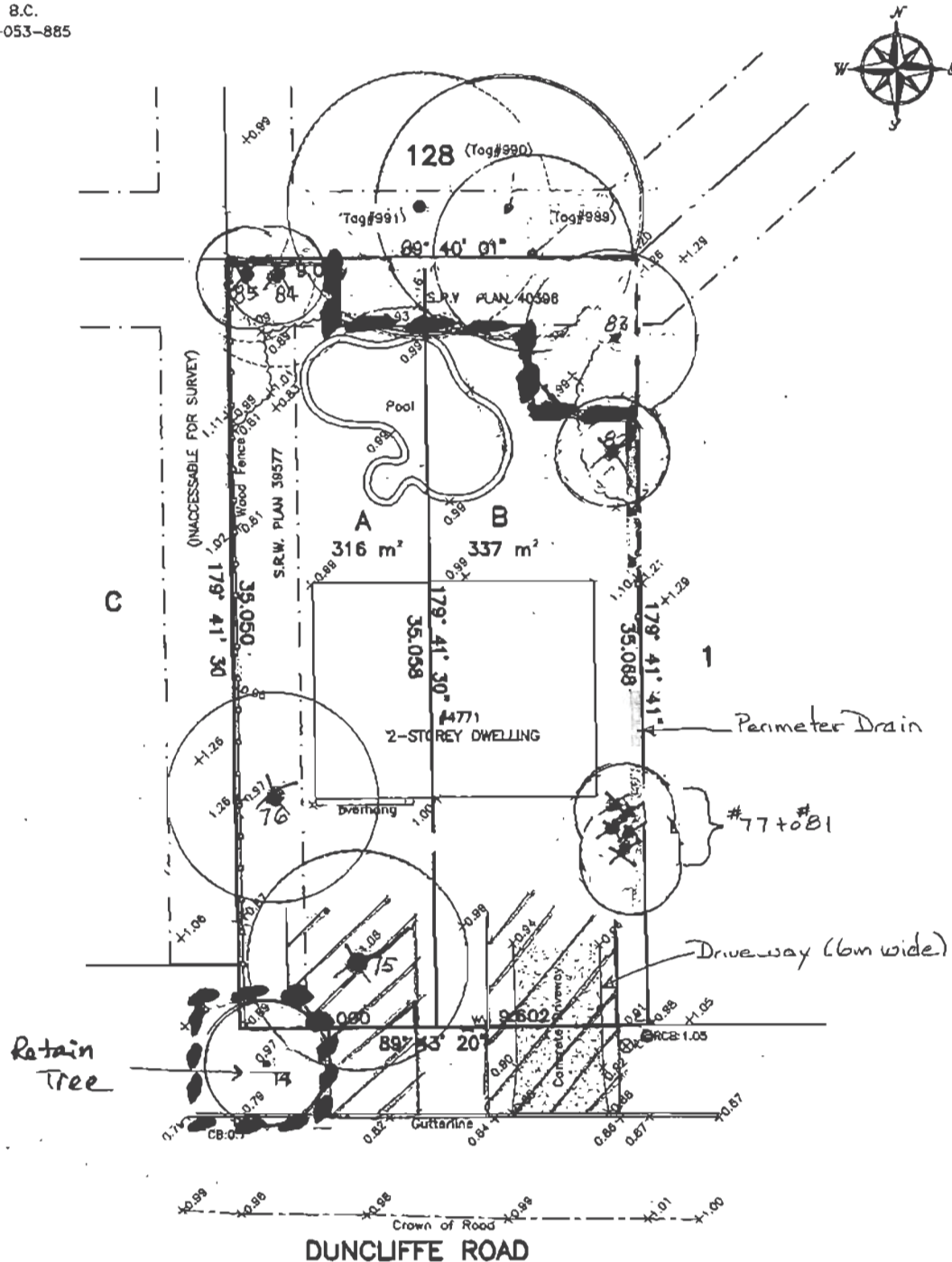
Replacement trees should be specified as 2:1 ratio as per the O.C.P.



# **TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 115 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 40395**

#4771 DUNCLIFFE ROAD,  
RICHMOND, B.C.  
P.I.D 004-053-885

ATTACHMENT 7



**LEGEND**  
 Perimeter drain Remove tree   
 Tree Protection Barrier   
 Retain Tree 72

**SCALE: 1:200**

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4414  
FB-182 P13-16  
Drawn By: TH

**LEGEND:**  
 (D) denotes deciduous  
 (C) denotes coniferous  
 RCB denotes round catch basin  
 CB denotes catch basin  
 IC denotes inspection chamber  
 WV denotes water valve

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

**CERTIFIED CORRECT:**  
 LOT DIMENSION ACCORDING TO  
 FIELD SURVEY.

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

DWG No. 4414-TOPO

PLN - 116

APRIL 12th, 2011





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8869 (RZ 11-577322)  
4771 DUNCLIFFE ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/A)**.

P.I.D. 004-053-885

Lot 115 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8869**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER