



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by 450470 BC Ltd. for Rezoning at 11840 Dunavon Place from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District, Subdivision Area A (R1/A)**

To Council - Jan 22, 2007
To Planning - Jan 16, 2007
Date: December 14, 2006

RZ 06-345322

File: 12-8060-20-8182.

Staff Recommendation

That Bylaw No. 8182, for the rezoning of 11840 Dunavon Place from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

J. Lamontagne
Jean Lamontagne
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

[Signature]

Staff Report

Origin

450470 BC Ltd. has applied to the City of Richmond for permission to rezone 11840 Dunavon Place (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A) in order to create two (2) new single-family residential lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The area is an established residential neighbourhood that has undergone extensive redevelopment since the late 1990's, from large single-family lots and duplexes to smaller single-family lots.

- To the North is an existing single-family lot zoned Single-Family Housing District, Subdivision Area A (R1/A);
- To the East are two (2) existing single-family lots zoned Single-Family Housing District, Subdivision Area A (R1/A);
- To the South is a vacant lot zoned Single-Family Housing District, Subdivision Area A (R1/A), which was recently rezoned and received subdivision approval (reference file RZ 06-336459); and
- To the West are four (4) newly created single-family lots zoned Single-Family Housing District, Subdivision Area A (R1/A) (reference files RZ 05-294740 and RZ 98-144317).

Related Policies & Studies

OCP Designation

The Steveston Area Plan's land use designation for this area is *Single-Family*.

Lot Size Policy 5470

The subject property is located within the area covered by Single-Family Lot Size Policy 5470 (adopted by Council in 2002) (**Attachment 3**). This Policy permits subdivision of lots to Single-Family Housing District, Subdivision Area A (R1/A) along Dunavon Place. This proposal would allow for the creation of two (2) lots consistent with the Lot Size Policy, each approximately 9.14 m wide.

Staff Comments

Trees

The applicant has submitted a Tree Survey indicating the location of all trees on-site and within 2 m of the property line on adjacent properties (**Attachment 4**). Four (4) trees are noted on the survey, two (2) of which are located on the subject property, one (1) which is located on the adjacent property to the north (11820 Dunavon Place), and one (1) which is located on the City's boulevard to the north. The applicant proposes to remove one (1) Cedar tree and to transplant one (1) Pine tree elsewhere on-site. The applicant has submitted Certified Arborist Reports in support of tree removal and relocation (**Attachment 5**). The City's Tree Preservation Official has reviewed and concurred with the Arborist's recommendations based on tree health and proposed development.

As a condition of this rezoning application, the applicant is required to provide proof of a contract with a company specializing in tree relocation.

In accordance with the Official Community Plan's tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, the applicant is required to plant and maintain two (2) new trees on-site, each with a minimum calliper size of 6 cm (one per future lot). Staff consider the Pine tree relocation to count towards one (1) of the two (2) required replacement trees as an incentive to retain or relocate existing non-bylaw sized trees. Therefore, the applicant must plant and maintain one (1) new tree on-site. To ensure that this work is undertaken, the applicant must submit a Landscaping Security to the City in the amount of \$1,000 (\$500 for the new tree and \$500 to ensure the successful relocation of the Pine tree) prior to final adoption of the rezoning bylaw.

The Pine tree is required to be relocated on-site prior to future demolition or development, which will require the applicant to install tree protection fencing around the drip line of the tree following relocation. The applicant is also required to install tree protection fencing around the drip line of the tree located on City's boulevard to the north, and on the neighbouring property to the north (11820 Dunavon Place). Tree protection fencing must be installed prior to first reading of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first, and must remain in place until construction of the future dwellings on the site is complete.

Site Servicing

Staff have not identified any servicing concerns or requirements with rezoning. At future subdivision stage, the applicant will be required to pay: Development Cost Charges, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Flood Management

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.

Analysis

The subject property is located within an established residential neighbourhood that has already undergone extensive redevelopment from Single-Family Housing District, Subdivision Area E (R1/E) and Two-Family Housing District (R5) zoned lots to Single-Family Housing District, Subdivision Area A (R1/A) zoned lots. This proposed rezoning continues the established subdivision pattern in the area.

Financial Impact or Economic Impact

None.

Conclusion

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

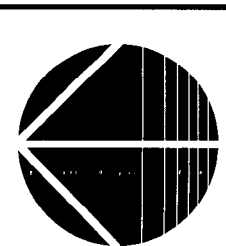
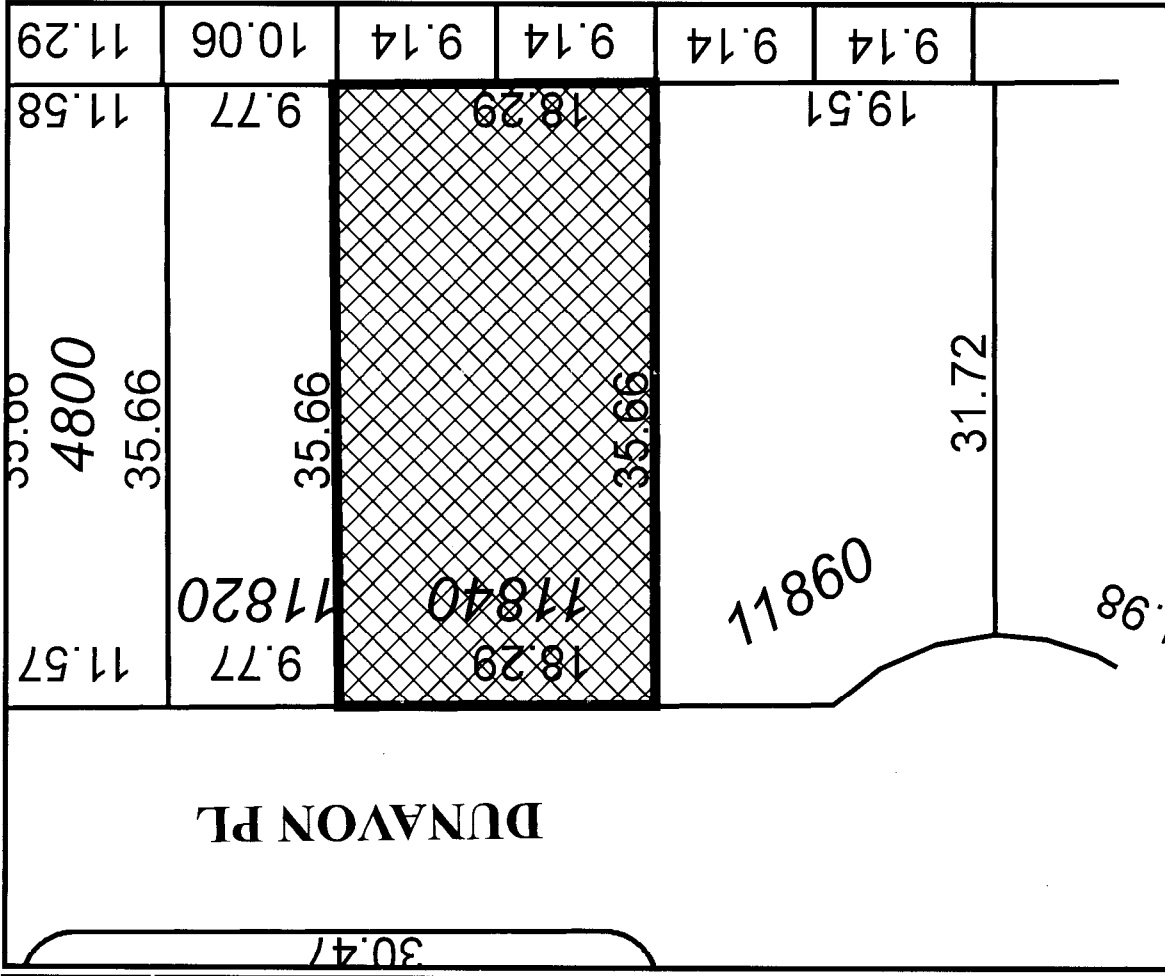
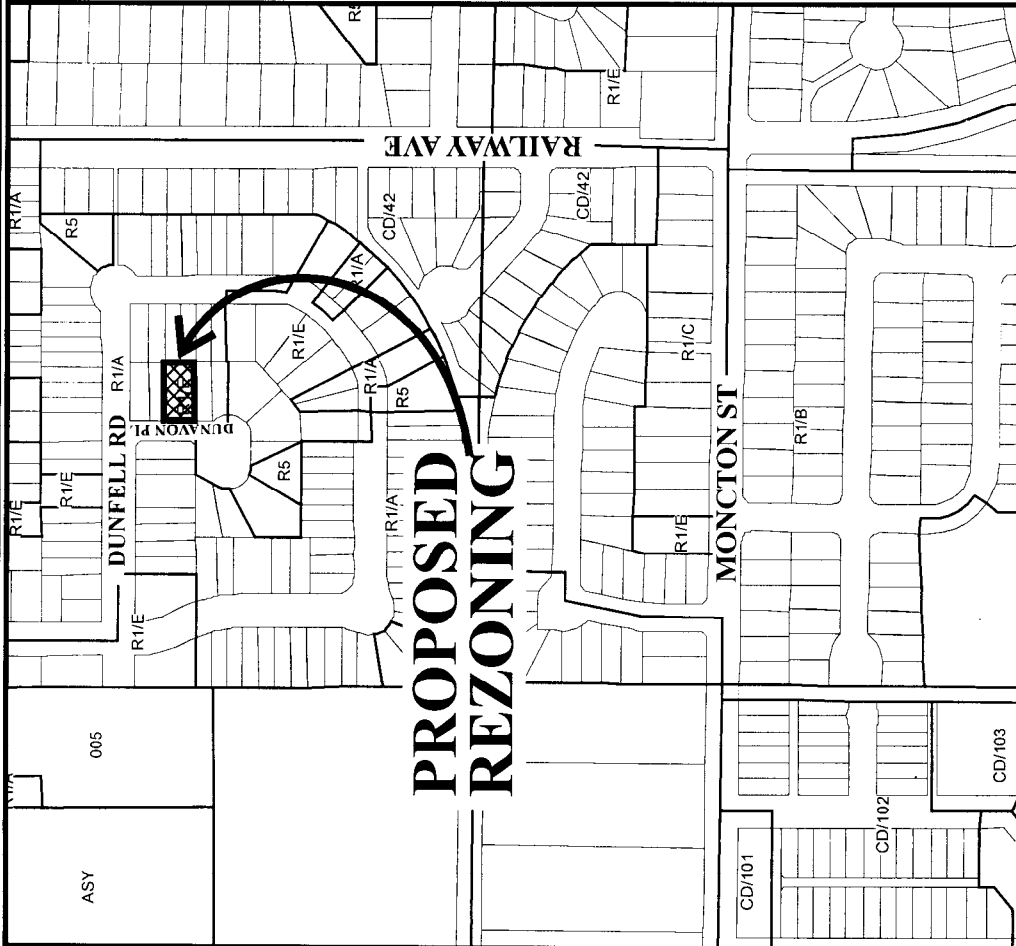


Cynthia Lussier
Planning Assistant
(Local 4108)

CL:blg

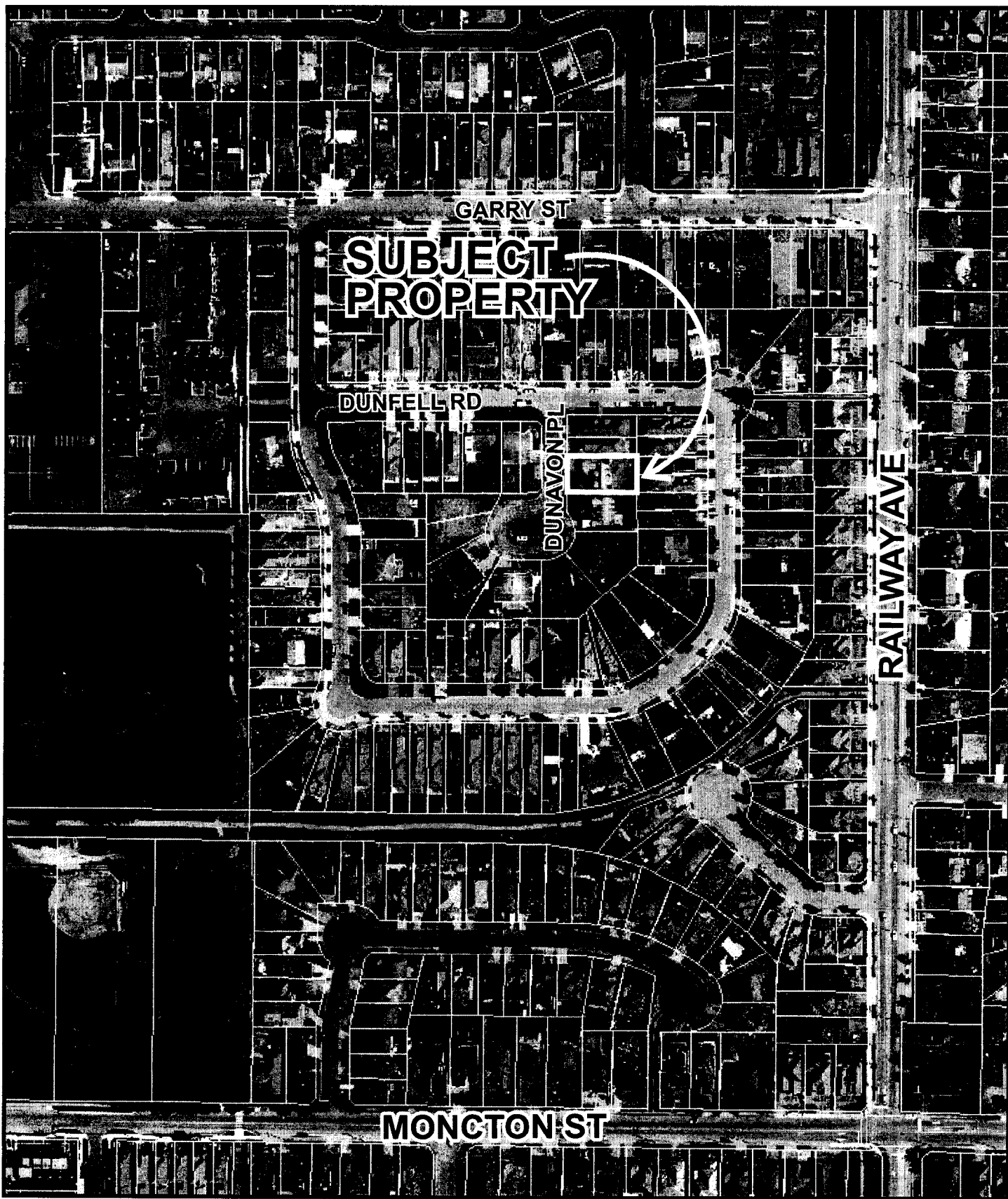
Attachments:

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5470
- Attachment 4: Tree Survey
- Attachment 5: Arborist Report
- Attachment 6: Conditional Rezoning Requirements



RZ 06-345322

Original Date: 08/23/06
Revision Date: 12/19/06
Note: Dimensions are in METRES



RZ 06-345322

Original Date: 08/23/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

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

Development Application Data Sheet

RZ 06-345322

Attachment 2

Address: 11840 Dunavon Place

Applicant: 450470 BC Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	450470 BC Ltd.	To be determined
Site Size (m ²):	652 m ² (7,018 ft ²)	Two (2) lots, each approx. 326 m ² (3,509 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	OCP Generalized Land Use Map - Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
702 Policy Designation:	Single-Family Lot Size Policy 5470 permits rezoning to Single-Family Housing District, Subdivision Area A (R1/A).	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District, Subdivision Area A (R1/A)
Number of Units:	1	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):	270 m ²	326 m ²	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	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.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: July 15, 2002

POLICY 5470

File Ref: 4045-00

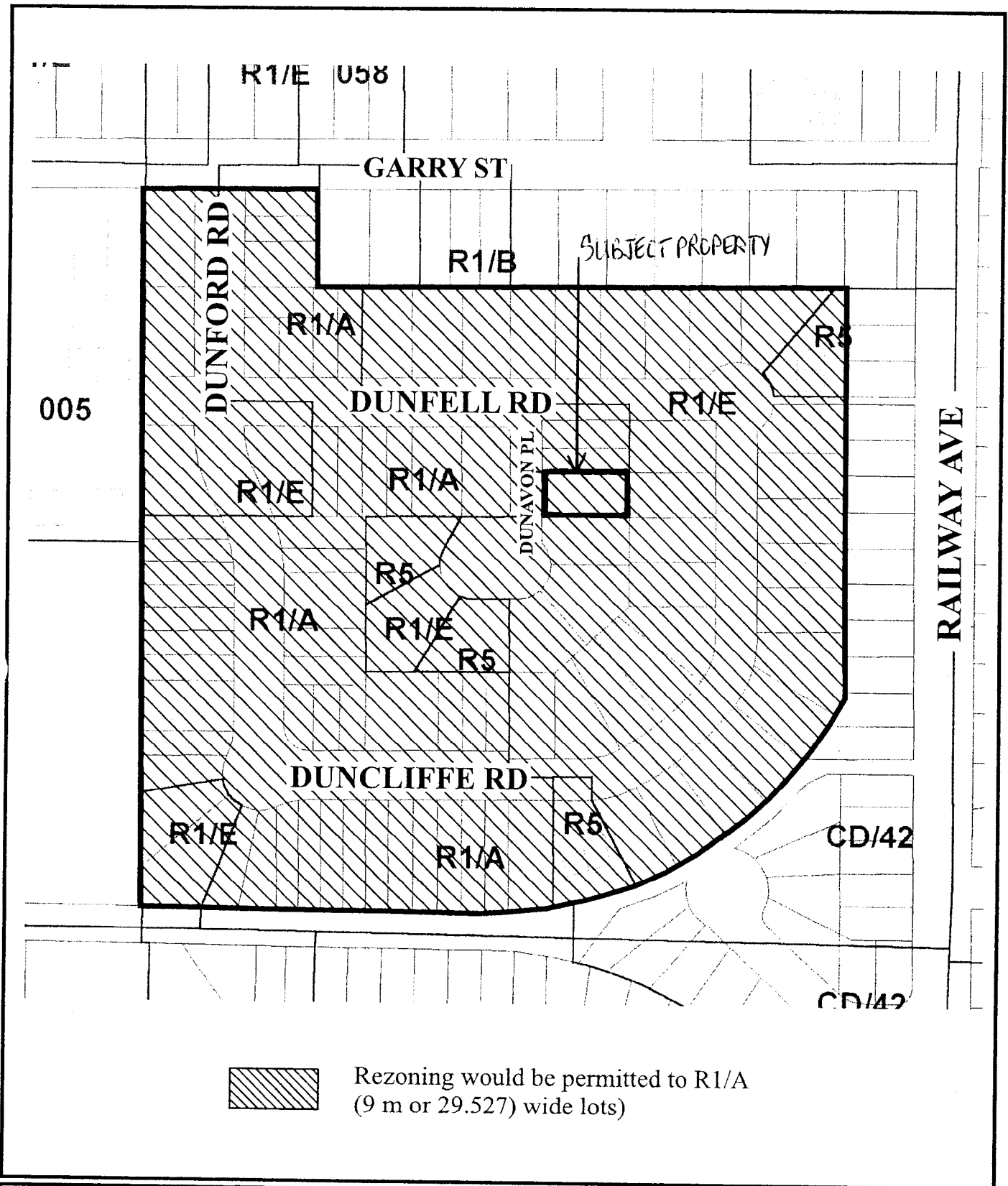
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

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

Adoped Date: 07/15/02

Amended:

Note: Dimensions are in METRES

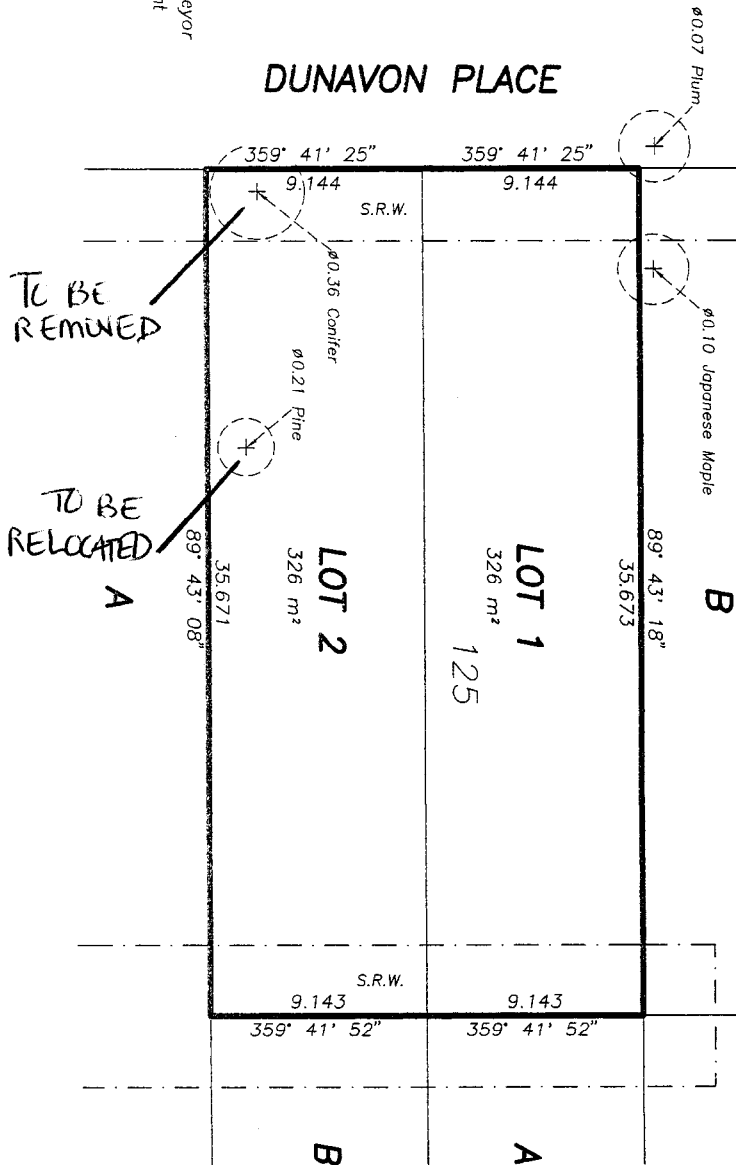
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**TREE SURVEY AND PROPOSED SUBDIVISION PLAN OF LOT 125 SECTION 2 BLOCK 3 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 40395**

#11840 DUNAVON PLACE
RICHMOND, B.C.
P.I.D. 005-234-255

© 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: jctam@telus.net
Job No. 3082
FB-85 P41
Drawn By: CB

DWG No. 3082-TREE



Evaluation of One Deodar Cedar

Summary

One Deodar cedar grows on the south-west corner of the property at 11840 Dunavon Place in Richmond, BC. It is evaluated for identification, condition, and potential relocation. Relocation is not recommended. Instead removal of this tree is recommended.

Introduction

Background - On November 8th 2006 I was contacted by Doug Loewen of Pacific coastal homes of 12282 Buchanan street Richmond B.C. for the purpose of an arborist report. The report was for a Rezoning Application. 450470 B.C. LTD has applied to the city of Richmond for permission to rezone 11840 Dunavon Pl. from Single Family Housing District, Subdivision Area E (R1/E) to Single Family Housing District, Subdivision Area A (R1/A) in order to create 2 new Single Family lots.

I was asked to inspect and identify the Deodar cedar and assess its condition and potential for relocation.


On this project I am collaborating with Kelly J Koome (*ISA Certified Arborist #PN-5962A*) of Green Earth Landscaping Co.

Assignment - My assignment is to identify the tree located on the south-west corner of the property and to assess its condition and potential for relocation.

Assumptions -

- 1) Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection.
- 2) The inspection includes a visual examination of the subject trees and may include invasive procedures, performed at the sole discretion of the consulting arborist.
- 3) There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject plant may not arise in the future.
- 4) All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress.
- 5) Trees are living biological organisms, and I cannot predict nor guarantee their stability or failure. Sometimes trees fail because they are trees.

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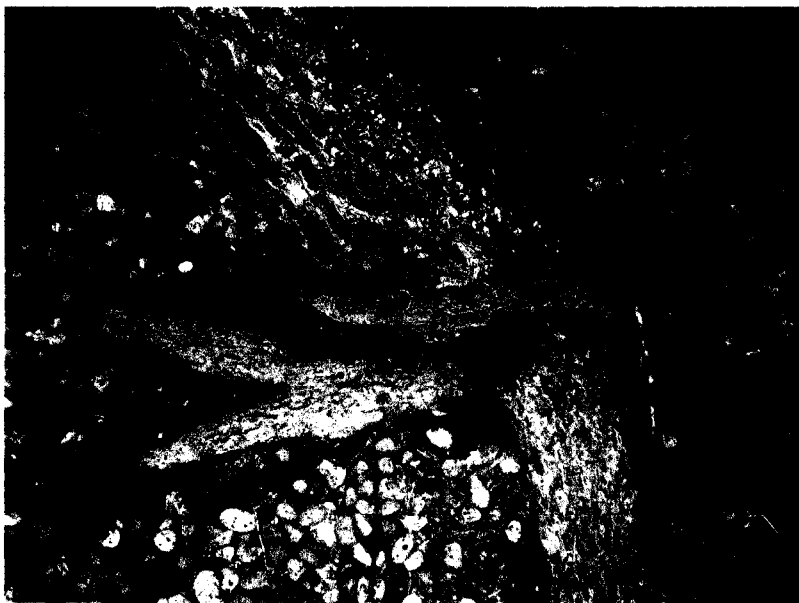
BY: 

Observations

A) Deodar cedar - *Cedrus deodara*

I visited the site on November 11, 2006 and visually inspected the tree. I examined the trunk and branch structure, the root crown, root zone, and condition of the canopy. I digitally photographed the tree.

This cedar is 7 meters in height and 28 cm in diameter at breast height (DBH). This tree is not located on city property.



1) As indicated in the adjacent photograph, this tree has a poorly developed root system. Inappropriate plastic landscape cloth is intertwined throughout the root system.

There is a girdling root around the base of the trunk.

It is in a poor growing medium.

This tree has previously been topped.



Along the trunk poor pruning practices are evident. This includes flush cuts that could lead to invasive rot. There are weak branch attachments at the point where the tree was topped.

Discussions and Conclusions

Topping of trees is not a recommended pruning practise. Trees cannot heal or recover from these types of cuts. Severe heading causes branch die-back, decay, and the eventual death of the subject tree.

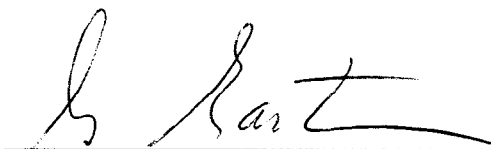
It is my opinion that given the physical condition of this tree relocation would be impractical. Removal would be better than relocation and a new specimen chosen. A move would most likely be too great a shock and possible decline would take place. Topped trees are doomed trees.

Recommendations

I recommend the removal of of this tree. I would recommend choosing a healthy Deodar cedar for the new location.

Limiting Conditions

- 1) Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural report of surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of co-ordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Glenn D. Easton as to the sufficiency or accuracy of said information.
- 2) 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.
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- 4) Unless required by law otherwise, 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.
- 5) This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
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Glenn D. Easton

ISA Certified Arborist #PN-2625A

Nov 11, 2006

Date

Evaluation of One Scots Pine

Summary

One Scots Pine grows on the north-west side of the property at 11840 Dunavon Place in Richmond, BC. It is evaluated for identification, condition, and potential relocation. Relocation is recommended.

Introduction

Background - On November 8th 2006 I was contacted by Doug Loewen of Pacific coastal homes of 12282 Buchanan street Richmond B.C. for the purpose of an arborist report. The report was for a Rezoning Application. 450470 B.C. LTD has applied to the city of Richmond for permission to rezone 11840 Dunavon Pl. from Single Family Housing District, Subdivision Area E (R1/E) to Single Family Housing District, Subdivision Area A (R1/A) in order to create 2 new Single Family lots.

I was asked to inspect and identify the Scots Pine and assess its condition and potential for relocation.

On this project I am collaborating with Kelly J Koome (*ISA Certified Arborist #PN-5962A*) of Green Earth Landscaping Co.

Assignment - My assignment is to identify the tree located on the north-west side of the property and to assess its condition and potential for relocation.

Assumptions -

- 1) Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection.
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- 5) Trees are living biological organisms, and I cannot predict nor guarantee their stability or failure. Sometimes trees fail because they are trees.

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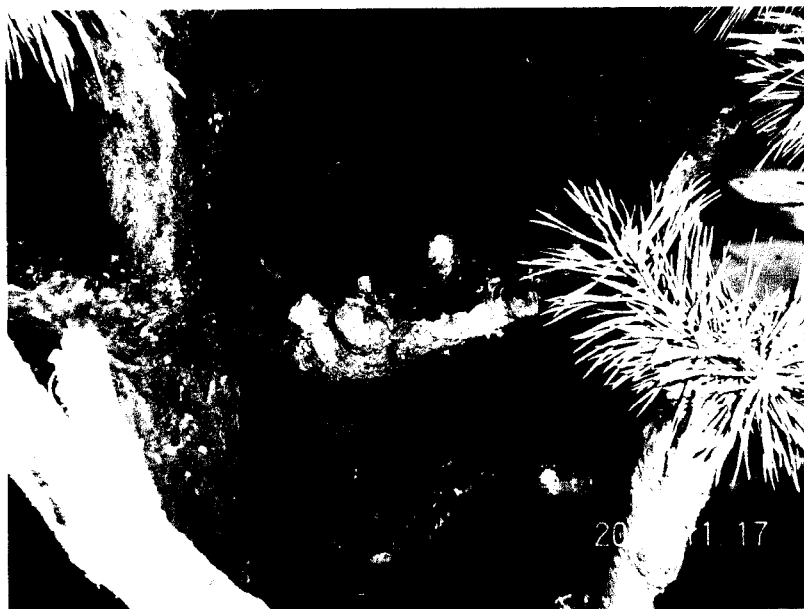


Observations

Scots Pine - *Pinus sylvestris*

I visited the site on November 17, 2006 and visually inspected the tree. I examined the trunk and branch structure, the root crown, root zone, and condition of the canopy. I digitally photographed the tree.

This pine is 3.5 meters in height and 18 cm in diameter at breast height (DBH). This tree is not located on city property.



As indicated in the adjacent photograph, poor pruning practices have taken place.

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BY: CY

Glenn D. Easton Certified Arborist
PN#2625A
17/11/06
Page 3 of 4

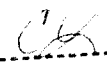
Discussions and Conclusions

The tree is in vigorous condition, but needs some corrective pruning. I recommend performing the corrective branch pruning after the tree has been relocated. Any root damage that occurs during relocation should be pruned before re-planting. The developer has stated the owner has final right of salvage.

This species is susceptible to Phytophthora and root rot, and therefore appropriate steps should be taken to ensure it is relocated to a proper site in the required growing medium.

Recommendations

I recommend the relocation of of this tree. It thrives best in a well-drained, acidic soil in full sun. Therefore the tree well surrounding the roots should be back-filled with a mix of peat moss and steer manure.

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Limiting Conditions

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- 5) This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- 6) Unless required by law otherwise, neither all nor any part 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 initialled designation conferred upon the consultant/appraiser as stated in his qualifications.



Glenn D. Easton
ISA Certified Arborist #PN-2625A

Nov 17, 2006

Date

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BY: CL

Conditional Rezoning Requirements
11840 Dunavon Place
RZ 06-345322

Prior to final adoption of Zoning Amendment Bylaw 8182, the developer is required to complete the following requirements:

1. Submission of a Landscaping Security to the City of Richmond in the amount of \$1,000 for the planting of one (1) replacement tree on-site (minimum 6 cm calliper) and to ensure the successful relocation of the Pine tree;
2. Submission to the City of Richmond of a contract entered into between the applicant and a company specializing in tree relocation, which should include detailed tree relocation procedures and on-site supervision by a Certified Arborist;
3. Relocation of the Pine tree on-site prior to future demolition or development, and subsequent installation of tree protection fencing around the drip line of the tree prior to final adoption of the rezoning bylaw or demolition of the existing dwelling on the site, whichever occurs first, and must remain in place until construction of the future dwellings on the site is complete;
4. Registration of a flood indemnity covenant on title.

[signed copy on file]

Signed

Date



City of Richmond

Bylaw 8182

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8182 (RZ 06-345322)
11840 DUNAVON PLACE**

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 A (R1/A)**.

P.I.D. 005-234-255

Lot 125 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8182”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 22 2007

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER