



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: March 2, 2011
File: RZ 10-546263
Re: Application by Ken Yoshikawa/Trendsetter Homes Ltd. for Rezoning at
11900 Dunavon Place from Single Detached (RS1/E) to Single Detached
(RS2/A)

Staff Recommendation

That Bylaw No. 8733, for the rezoning of 11900 Dunavon Place from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Ken Yoshikawa/Trendsetter Homes Ltd. has applied to the City of Richmond for permission to rezone 11900 Dunavon Place from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, to permit the property to be subdivided into two (2) lots (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located in an established residential neighbourhood consisting primarily of single-detached dwellings on a mix of small and large-sized lots.

To the north of the subject property is the entrance to the Dunavon Place cul-de-sac, flanked on either side by newer single-detached dwellings on small lots zoned “Single Detached (RS1/A)” ;

To the east, is an older single-detached dwelling on a large lot zoned “Single Detached (RS1/E)”;

To the south, is an older single-detached dwelling on a large lot zoned “Single Detached (RS1/E)” and two newer dwellings on small lots zoned “Single Detached (RS1/A)”, fronting Dunccliffe Road; and

To the west, is an older duplex on a large lot zoned “Two-Unit Dwellings (RD1)”.

Related Policies & Studies

Official Community Plan (OCP) Designation

The subject property is located in the Steveston Planning Area. The OCP’s Generalized Land Use Map designation for this property is “Neighbourhood Residential”. The Steveston Area Plan’s Land Use Map designation for this property is “Single-Family”. This redevelopment proposal is consistent with these designations.

Lot Size Policy 5470

The subject site is located within the area covered by Lot Size Policy 5470, adopted by City Council in 2002 (**Attachment 3**). The Lot Size Policy permits properties on Dunavon Place to rezone and subdivide in accordance with “Single Detached (RS2/A)”. This redevelopment proposal would allow for the creation of two (2) lots, with an average width of approximately 12.5 m and lot areas between 350 to 375 m², which is consistent with the Lot Size Policy.

Affordable Housing Strategy

Richmond’s Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a voluntary contribution towards the Affordable Housing Reserve Fund based on \$1.00/ft² of total building area of the single-family developments (i.e. \$4,299) in-lieu of providing a secondary suite on 50% of the new lots.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, 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.

Flood Management

Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

In recent years, this neighbourhood has undergone considerable redevelopment through rezoning and subdivision to smaller lot sizes, consistent with the Lot Size Policy. This redevelopment proposal is consistent with the established pattern of redevelopment in the neighbourhood.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses:

- Seven (7) bylaw-sized trees and one (1) undersized tree on the subject property; and
- Four (4) bylaw-sized trees on adjacent properties at 11920 and 11880 Dunavon Place, and 4771 and 4811 Duncliffe Road.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the Arborist's recommendation to retain Trees # 990 and 992 on-site on the basis of good condition and their location outside of the building envelope, as well as to protect off-site trees located on adjacent properties. The City's Tree Preservation Coordinator also concurs with the Arborist's recommendation for removal of Trees # 987, 988, 989, 991, and 993 on the basis of poor condition, structure, and potential hazards associated with previous topping, structural defects, conks, and signs of decay.

The City's Tree Preservation Coordinator indicates that the undersized Fir on-site is in good condition and will eventually outgrow the proposed west side yard and conflict with the future building. It is recommended that the undersized Fir be retained in its currently location on-site until the appropriate time for it to be relocated to the front yard of the future east lot. The

applicant has agreed to retain and relocate this tree, with on-site supervision by a Certified Arborist.

The final Tree Retention Plan is included in **Attachment 4**.

Tree protection fencing is required to be installed around trees to be retained on-site and around off-site trees to be protected as described in the Arborist's Report and as shown on the Tree Retention Plan (attached). Tree protection fencing must be installed to City standard prior to demolition of the existing dwellings on the subject site and must remain in place until construction and landscaping on the future lots is completed.

To ensure survival of retained Trees # 990, 992; the undersized Fir to be relocated, and protection of off-site trees, the applicant must submit the following items prior to rezoning adoption:

- A Contract with a Certified Arborist for supervision of any works to be conducted at development stage within close proximity to tree protection zones. The Contract must include the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.), as well as a provision for a post-construction impact assessment report to be submitted to the City for review; and,
- A Survival Security to the City in the amount of \$3,000 (reflects the 2:1 replacement tree ratio).

Based on the 2:1 replacement ratio goal in the OCP, a total of six (6) replacement trees are required to be planted and maintained on the future lots (i.e. no replacement is required for removal of hazard trees). Considering the limited space in the yards of the future lots and the effort to be taken by the applicant to retain the bylaw-sized trees and relocate the undersized Fir tree on-site, staff recommend that only four (4) replacement trees be required [two (2) per future lot], with the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	6 cm		3.5 m
2	10 cm		5.5 m

To ensure that the four (4) replacement trees are planted and maintained on the future lots, the applicant is required to submit a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) prior to rezoning adoption.

Existing Utility Right-of-Way

There is an existing 3 m wide utility right-of-way (ROW) that runs along the west property line of the subject property. The applicant has been advised that restrictions exist on the placement of fill, retaining walls, and building construction within the right-of-way at future development stage. The applicant does not propose to encroach into the right-of-way, but understands that a formal process exists with the City's Engineering Department for obtaining authorization to encroach should that be required.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the future lots will be from Dunavon Place, likely via a shared driveway crossing due to insufficient room at the curb for separate driveway crossings of standard width. A cross-access easement registered on title will be required prior to subdivision to allow future residents to cross over the shared property line to enter and exit the properties. The final design and associated requirements/costs of the driveway crossing will be determined at subdivision stage.

Subdivision

At subdivision stage, the applicant will be required to:

- Pay Development Cost Charges, City and GVS & DD, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs; and,
- Register a cross-access easement on title to allow future residents to cross over the shared property line to enter and exist the properties via the shared driveway.

Analysis

The subject site is located in an established residential area that has seen redevelopment to smaller lot sizes through rezoning and subdivision in recent years, consistent with the Lot Size Policy for this neighbourhood. This redevelopment proposal would allow for the creation of two (2) lots, each with an average width of approximately 12.5 m and 350 to 375 m² in area, which is consistent with the Lot Size Policy.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the OCP and the Lot Size Policy, and is consistent with the established pattern of redevelopment in the surrounding area.

The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician

CL:blg

March 2, 2011

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RZ 10-546263

Attachment 1: Location Map/Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Lot Size Policy 5470

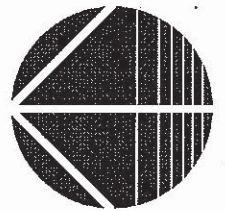
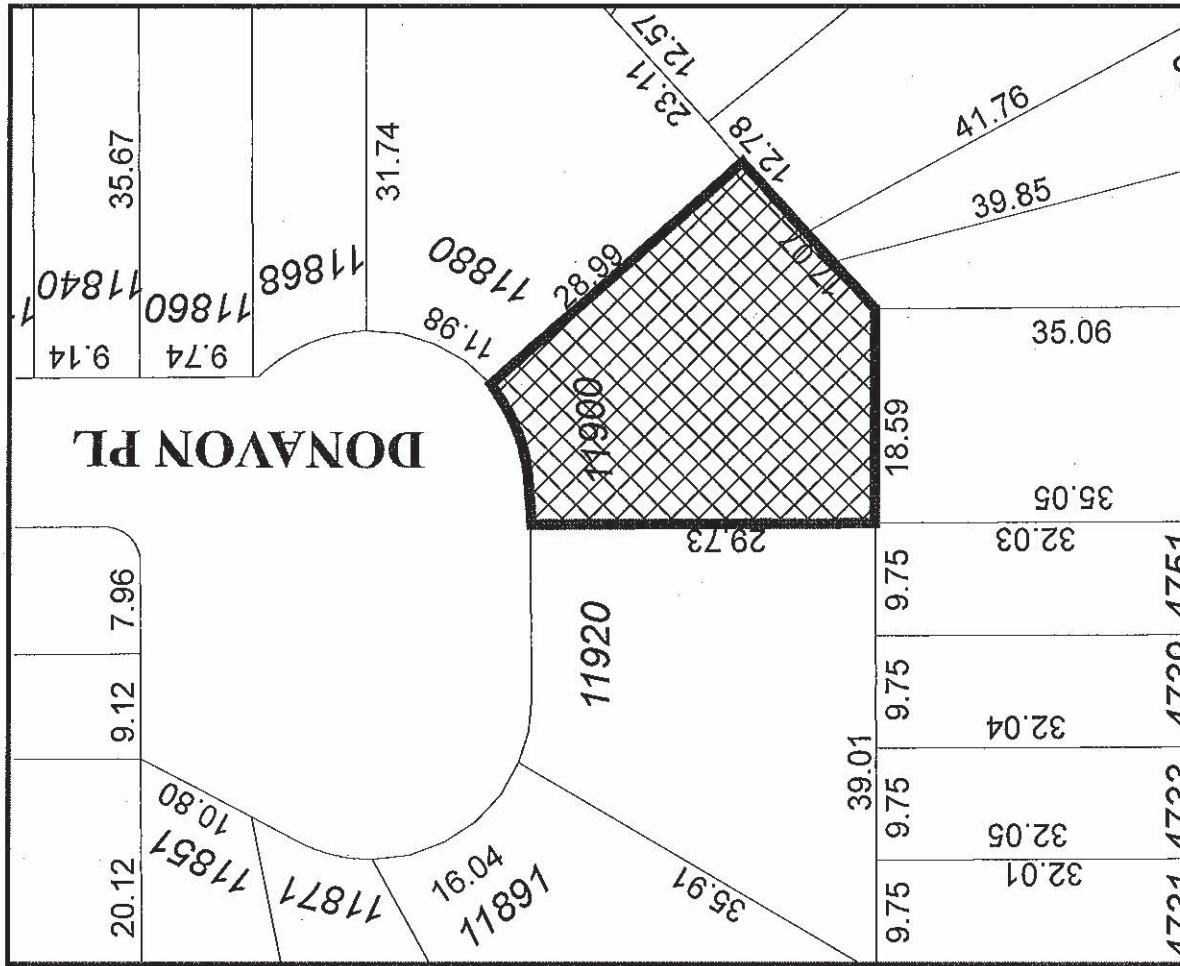
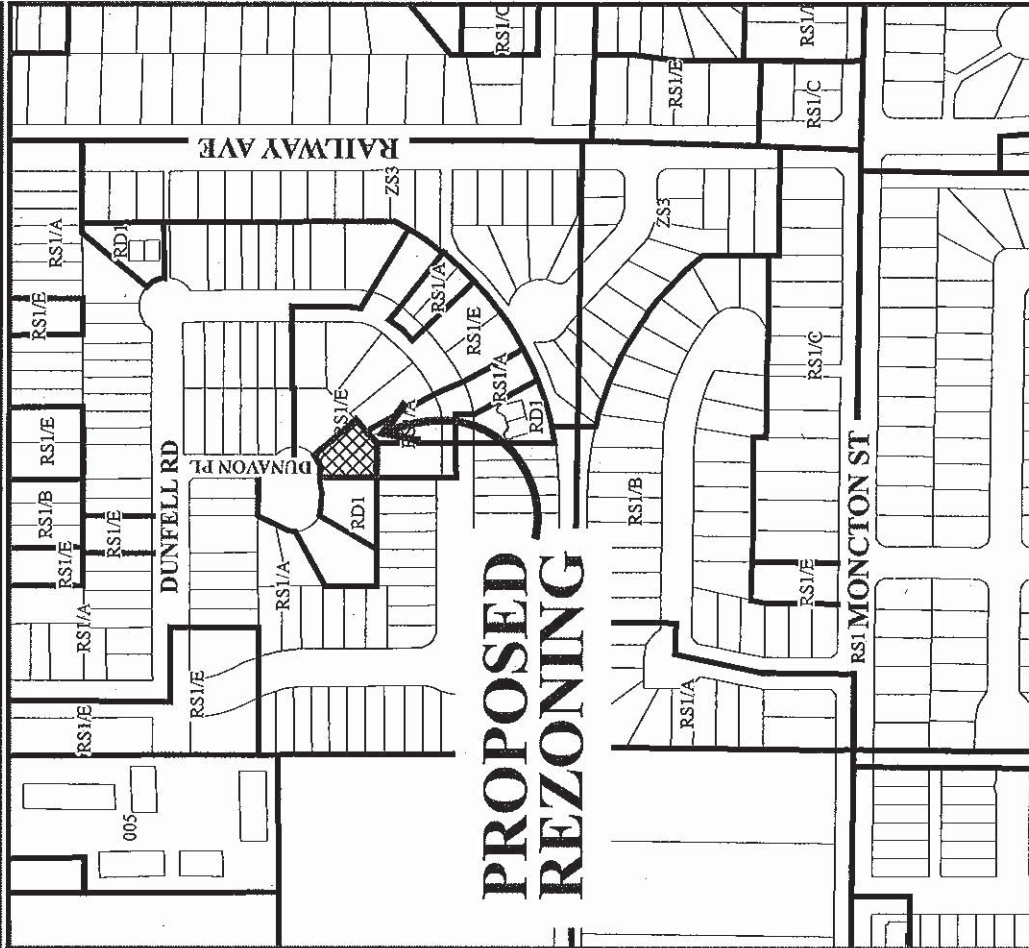
Attachment 4: Tree Retention Plan

Attachment 5: Rezoning Considerations Concurrence



City of Richmond

PROPOSED REZONING

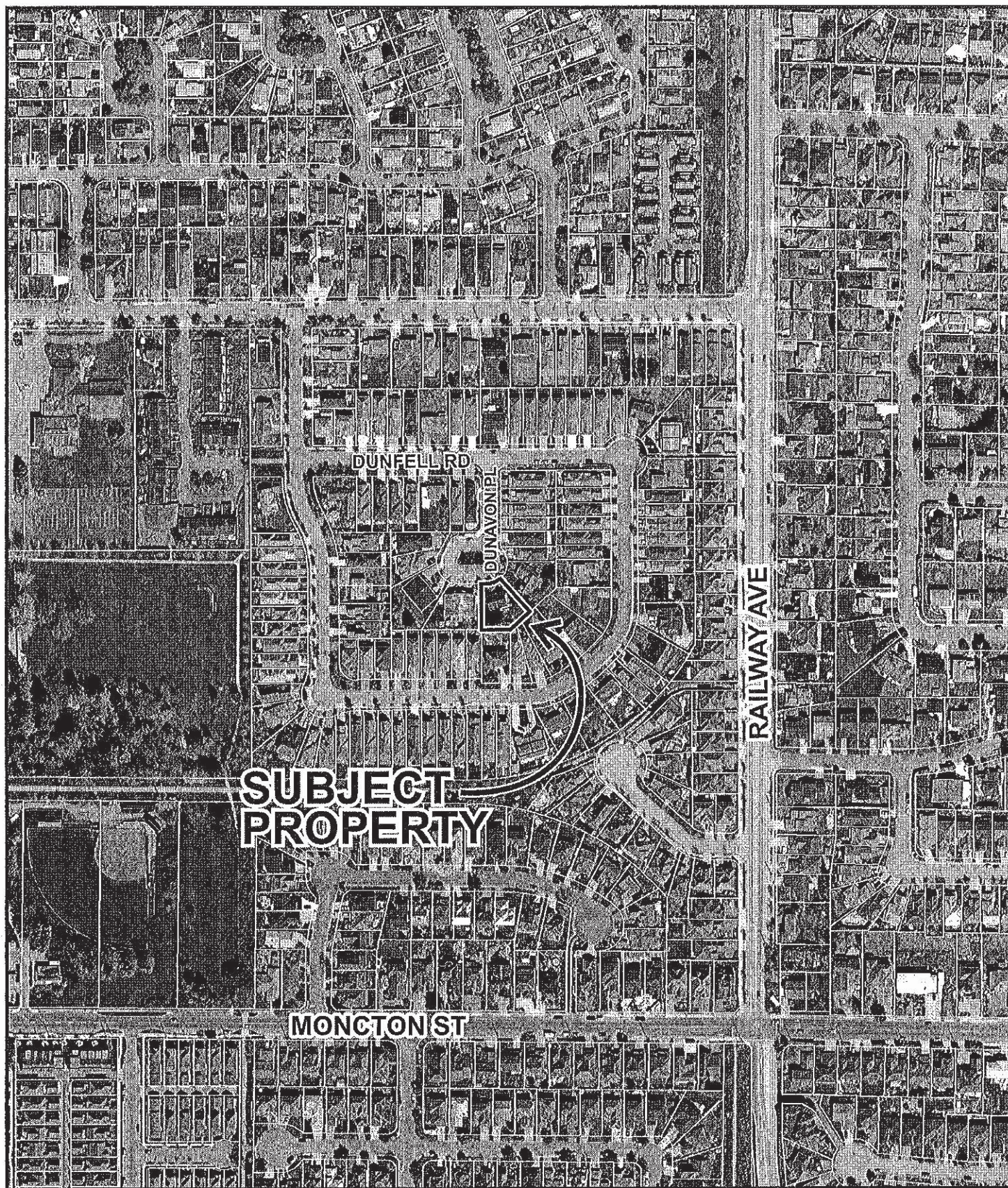


RZ 10-546263

Original Date: 09/29/10

Revision Date: 03/08/11

Note: Dimensions are in METRES



RZ 10-546263

Original Date: 09/29/10

Amended Date: 03/07/11

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 10-546263****Attachment 2**Address: 11900 Dunavon PlaceApplicant: Ken Yoshikawa/Trendsetter Homes LtdPlanning Area(s): Steveston

	Existing	Proposed
Owner:	Trendsetter Homes Ltd.	To be determined
Site Size (m²):	726 m ² (7,817 ft ²)	Two lots, each approximately 350 to 375 m ² (3,767 to 4,036 ft ²)
Land Uses:	One (1) single-detached dwelling	Two (2) single-family lots
OCP Designation:	Generalized Land Use Map designation – "Neighbourhood Residential"	No change
Area Plan Designation:	Single-Family	No change
702 Policy Designation:	Lot Size Policy 5470 permits properties on Dunavon Place to rezone and subdivide in accordance with "Single Detached (RS2/A)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m ²	Approx 350 to 375 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 to 3 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

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Adopted by Council: July 15, 2002

POLICY 5470

File Ref: 4045-00

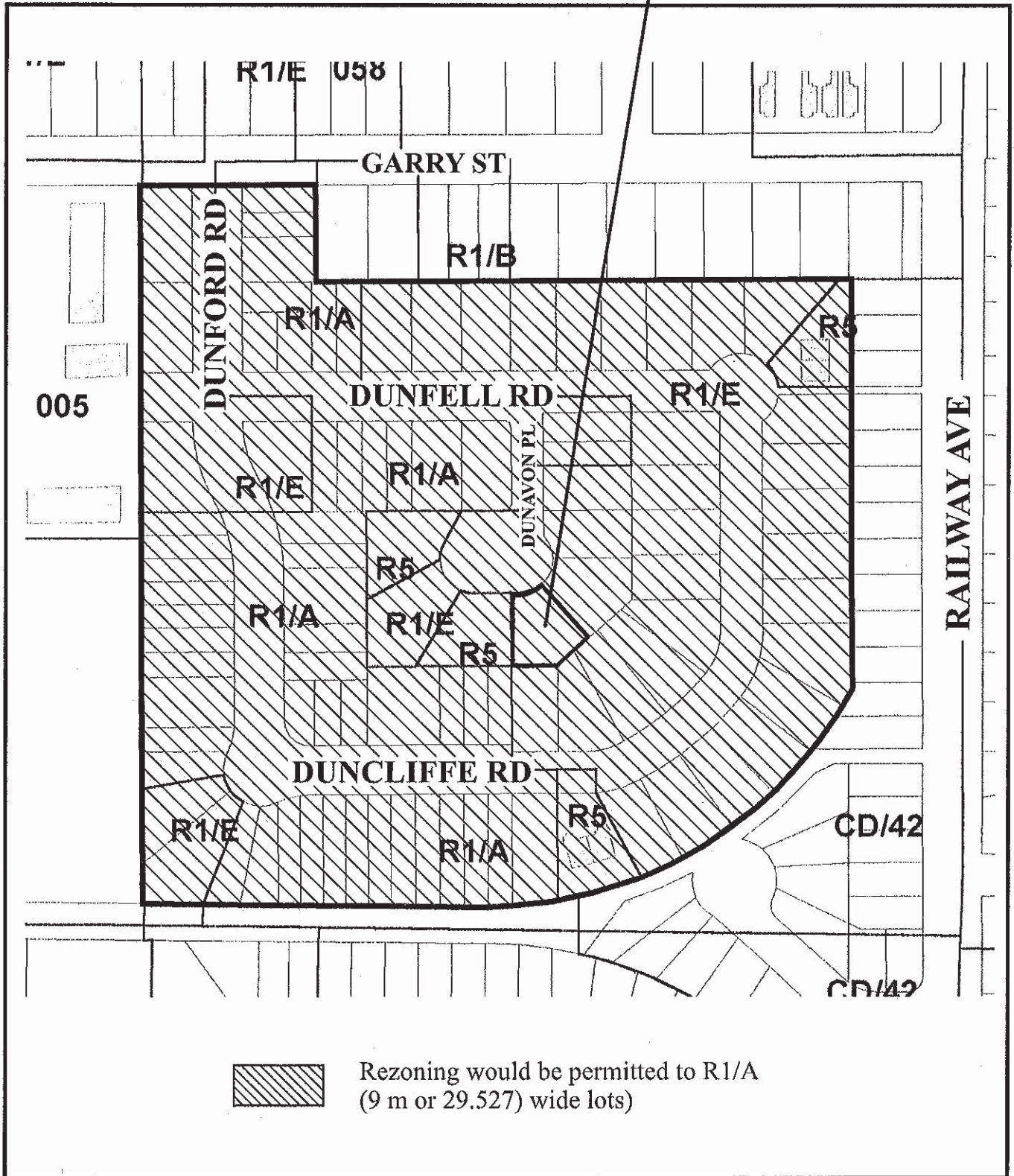
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7**POLICY 5470:**

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

That properties located along Dunfell Road, Dunford Road, Dunccliffe 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.

SUBJECT SITE



Rezoning would be permitted to R1/A
(9 m or 29.527) wide lots)

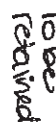


Policy 5470 Section 02, 3-7

Adoped Date: 07/15/02

Amended:

Note: Dimensions are in METRES



Legend - Tree Relation

- denotes TREE NUMBER. Refer to tree inventory for type.
- denotes tree to be REMOVED
- ✕ denotes tree to be REMOVED
- ⊗ denotes ALIVE/CONTINUED use to be REMOVED
- ⊙ denotes tree to be REMOVED for hazard mitigation
- ⊕ denotes TREE PROTECTION FENCE to be installed to Tree Retention Area

○ SPREADSHEET TREE to be planted. Refer to plant list for species and site specifications.

Rezoning Considerations

**11900 Dunavon Place
RZ 10-546263**

Prior to final adoption of Zoning Amendment Bylaw 8733, the following items are required to be completed:

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) for the planting and maintenance of the required four (4) replacement trees [two (2) per future lot], with the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	6 cm		3.5 m
2	10 cm		5.5 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works to be conducted at development stage within close proximity to tree protection zones of on-site trees to be retained and relocated (i.e. Trees # 990, 992, and the undersized Fir), as well as the off-site trees to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Submission of a Survival Security to the City in the amount of \$3,000 for the trees to be retained (i.e. Trees # 990, 992, and the undersized Fir).
4. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,299) to the City's Affordable Housing Reserve Fund in-lieu of providing a secondary suite on 50% of the new lots.

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 two (2) of the three (3) 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.

5. Registration of a flood indemnity covenant on title.

At Demolition stage, the applicant will be required to:

- Install tree protection fencing around trees to be retained and relocated on-site and around off-site trees to be protected as described in the Arborist's Report dated November 29, 2010, by Arbortech Consulting Ltd, and as shown on the Tree Retention Plan included in Attachment 4 to this staff report dated March 3, 2011, from the Director of Development. Tree protection fencing must be installed to City standard prior to demolition of the existing dwellings on the subject site and must remain in place until construction and landscaping on the future lots is completed.

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges, City and GVS & DD, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs; and,
- Register a cross-access easement on title to allow future residents to cross over the shared property line to enter and exist the properties via the shared driveway.

[Signed original on file]

Signed

Date



City of Richmond

Bylaw 8733

Richmond Zoning Bylaw 8500 Amendment Bylaw 8733 (RZ 10-546263) 11900 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 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. 003-524-183

Lot 128 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 8733**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER