



# City of Richmond

## Report to Committee

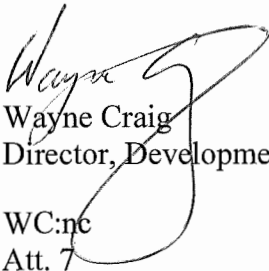
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

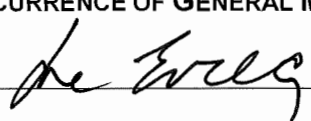
**Date:** October 30, 2019  
**File:** RZ 19-850681

**Re:** Application by Dmitri Dudchenko for Rezoning at 11891 Dunavon Place from  
Single Detached (RS1/E) to Single Detached (RS2/A)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10101, for the rezoning of 11891 Dunavon Place from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:nc  
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

## **Staff Report**

### **Origin**

Dmitri Dudchenko has applied to the City of Richmond for permission to rezone 11891 Dunavon Place from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two single-family lots. Each lot is proposed to have a single detached dwelling with a secondary suite with vehicle access from Dunavon Place (Attachment 1). The proposed subdivision plan is shown in Attachment 2. The proposed plans are shown in Attachment 3.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

#### Subject Site Existing Housing Profile

There is an existing duplex on the property, which will be demolished. The applicant has indicated that the dwelling units are currently rented and does not contain secondary suites.

### **Surrounding Development**

Development immediately surrounding the subject property is as follows:

To the North: A single-family dwelling on a lot zoned “Single Detached (RS2/A)” fronting Dunavon Place.

To the South: Two single-family dwellings on lots zoned “Single Detached (RS1/A)” fronting Duncliffe Road.

To the East: A duplex on a lot zoned “Single Detached (RS2/A)” fronting Dunavon Place. The property’s rezoning was adopted by Council in 2018 to permit a subdivision to create two lots (File No. RZ 15-704505).

To the West: Two single-family dwellings on lots zoned “Single Detached (RS1/A)” fronting Dunford Road.

### **Related Policies & Studies**

#### Official Community Plan/Steveston Area Plan

The subject property is located in the Steveston planning area. It is designated “Neighbourhood Residential” in the Official Community Plan (OCP) and “Single-Family” in the Steveston Area Plan. The proposed rezoning and subdivision is consistent with these designations.

### Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy 5470

The subject property is located in an area governed by Single Family Lot Size Policy 5470 (Attachment 5). The Policy permits the subject property to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS2/A)” zone. The proposed rezoning and subdivision are consistent with this Policy.

### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

#### Existing Legal Encumbrances

There are two existing Statutory Rights-of-Way (SRWs) registered on Title. Both SRWs (Registration numbers G43521 and G57217) for the location of public utilities do not fall on the subject property and no longer apply to the site. They should be discharged from Title prior to final adoption of the rezoning bylaw.

The applicant must provide new 3 m-wide utility rights-of-way along the entire west and south property lines. The applicant is aware that encroachment into a right-of-way is not permitted.

#### Transportation and Site Access

Vehicle access is proposed to be from Dunavon Place via separate driveway crossings to each new lot.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses three bylaw-sized trees on the subject property and three trees on a neighbouring property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Two trees located on site, one Norway spruce (Tag# 941, 42 cm dbh) and one Deodar cedar (Tag# 942, 52 cm dbh), are in good condition and should be retained and protected.
- One Norway spruce located on site (Tag# 943, 51 cm dbh) has sustained storm damage and exhibits a broken top with the top 15' of the tree failed, leaving the remaining crown unstable. It is leaning towards the neighbouring property to the east and should be removed and replaced.
- Three trees located on the eastern neighbouring property, two maple trees (Tag# os1, 33 cm dbh; Tag# os2, 20 cm dbh) and one Douglas fir (Tag# os3, 53 cm dbh), were proposed to be removed as part of the approved rezoning of the neighbouring property, which was adopted in 2018 (File No. RZ 15-704505). The three trees have since been removed.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove one on-site tree (Tag# 943). The 2:1 replacement ratio would require a total of two replacement trees for the on-site tree proposed to be removed. The applicant has agreed to plant one replacement tree and one new tree on each lot, for a total of four trees. The new and required replacement trees are to be of the following minimum sizes, based on the size of the tree being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	6 cm	3.5 m
2	10 cm	5.5 m

Prior to final adoption of the rezoning bylaw, the applicant must provide a \$2,000 Landscape Security to ensure that two required replacement trees and two new trees are planted.

### *Tree Protection*

Two on-site trees (Tag# 941, 942) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission of a \$20,000 Tree Survival Security based on the size of the trees to be retained.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

#### Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The applicant has indicated that the proposed suite for Lot 1 is a bachelor, approximately 46.5 m<sup>2</sup> (500 ft<sup>2</sup>) and for Lot 2, a one-bedroom, approximately 46.5 m<sup>2</sup> (501 ft<sup>2</sup>).

#### Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a Servicing Agreement for the required site servicing and off-site improvements listed in Attachment 7. These include, but may not be limited to:

- Installation of a new sanitary sewer complete with two new manholes within the Dunavon Pl roadway from the existing north-south aligned sanitary main between 11906 and 11920 Dunavon Pl to the common property line of the two lots that will be created. The approximate length of the required sanitary main is 29 meters.

At Subdivision stage, the applicant is also required to pay Development Cost Charges (City, Metro Vancouver, & Translink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the required site servicing works as described in Attachment 7.

#### **Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

#### **Conclusion**

The purpose of this application is to rezone 11891 Dunavon Place from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two single family lots. Each lot is proposed to have a single detached dwelling with a secondary suite and vehicle access from Dunavon Place.

This rezoning application is consistent with the land use designations and applicable policies for the subject property contained in the OCP and Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10101 be introduced and given first reading.



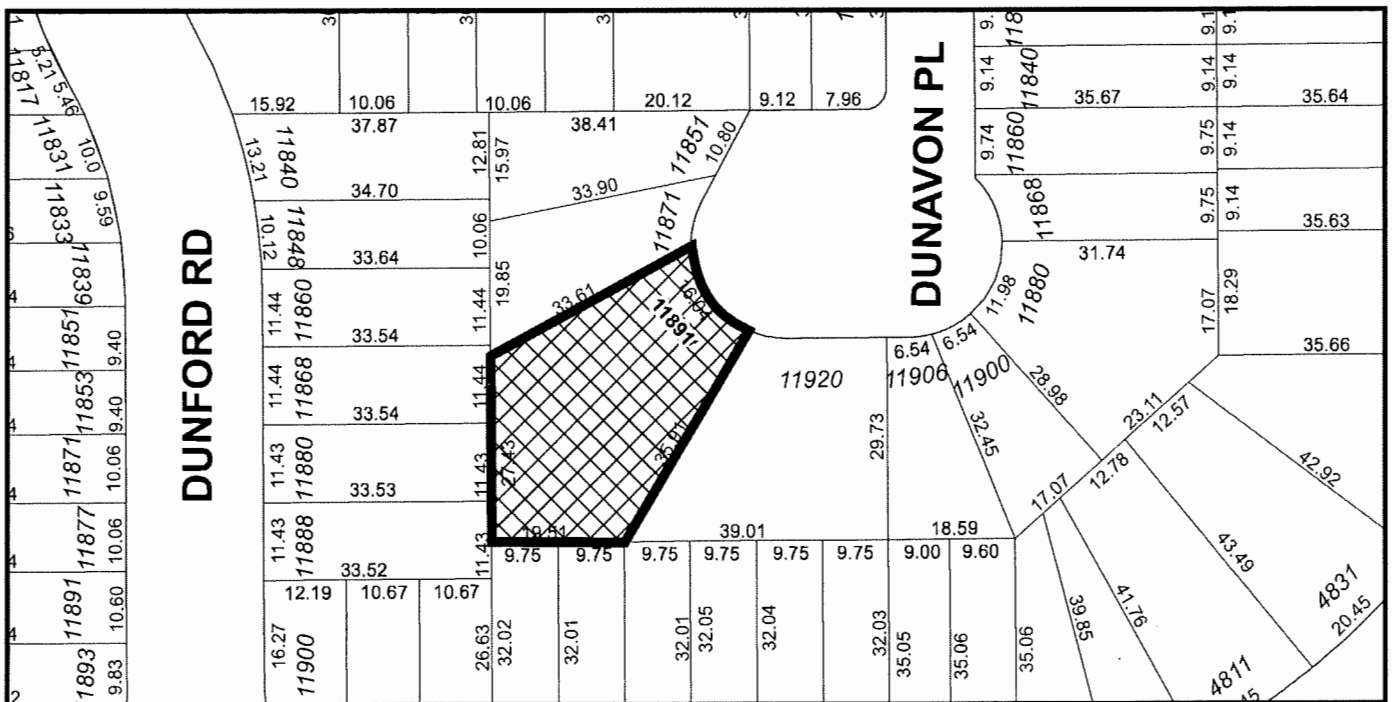
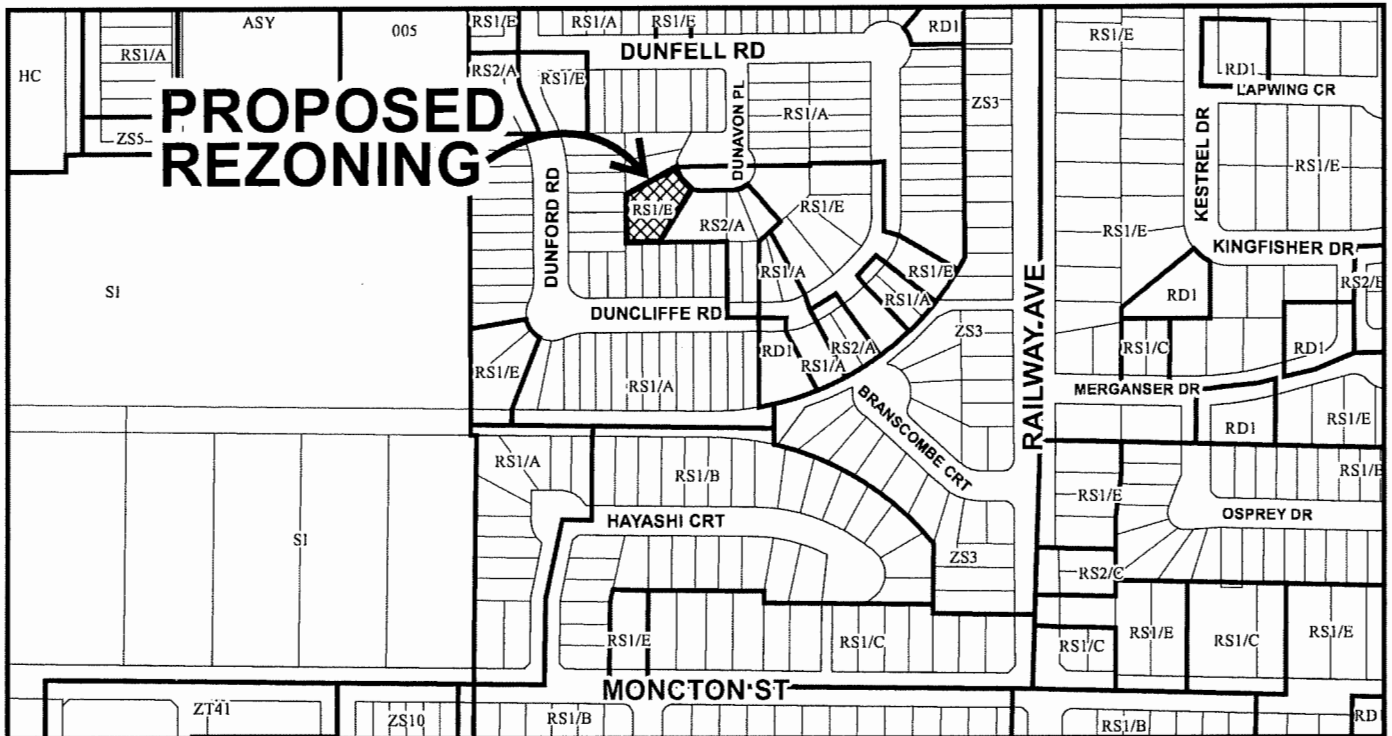
Natalie Cho  
Planning Technician

NC:cas

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Proposed Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Policy 5470
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



# City of Richmond



## RZ 19-850681

PH - 95

Original Date: 01/18/21

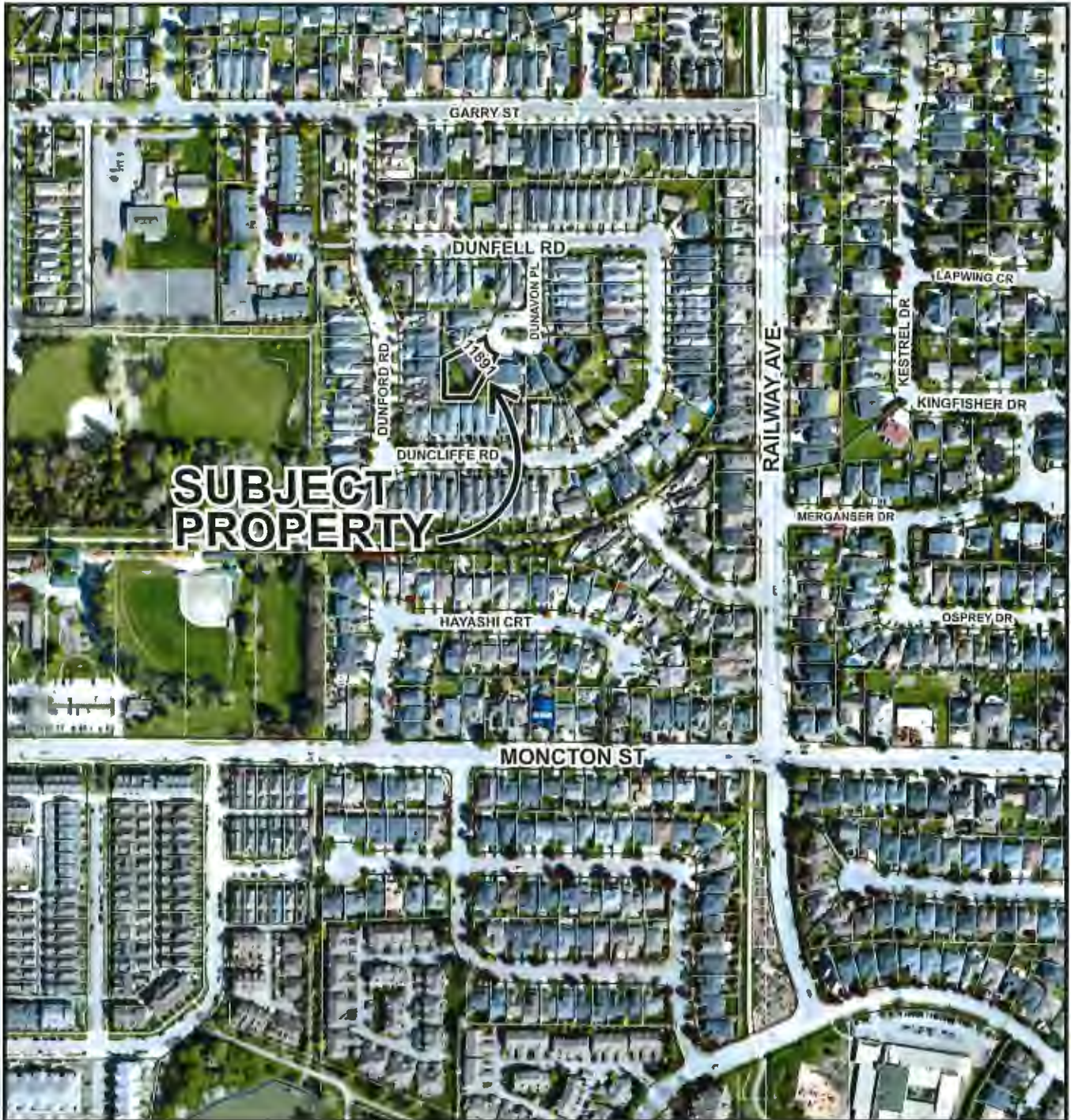
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 19-850681

Original Date: 01/21/21

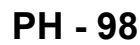
Revision Date:

Note: Dimensions are in METRES





LOT AREA 6284 sq.ft.  
MAIN FLOOR 1596sq.ft.  
2ND FLOOR 1535sq.ft.  
(TOTAL 3133 sq.ft.)  
MAX ALLOWED:  
3133sq.ft.







**RZ 19-850681**

**Attachment 4**

Address: 11891 Dunavon Place

Applicant: Dmitri Dudchenko

Planning Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	Dolcha Investment Ltd., Inc. No. BC1176457	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,051 m <sup>2</sup> (11,312 ft <sup>2</sup> )	Lot 1: 467.2 m <sup>2</sup> (5,028.9 ft <sup>2</sup> ) Lot 2: 583.8 m <sup>2</sup> (6,284.0 ft <sup>2</sup> )
<b>Land Uses:</b>	One duplex	Two single-family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Single-Family	No change
<b>702 Policy Designation:</b>	Single Detached (RS1/A)	Single Detached (RS2/A)
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot 1: Max. 256.2 m <sup>2</sup> (2,757.7 ft <sup>2</sup> ) Lot 2: Max. 291.2 m <sup>2</sup> (3,134.4 ft <sup>2</sup> )	Lot 1: 256 m <sup>2</sup> (2,756 ft <sup>2</sup> ) Lot 2: 291 m <sup>2</sup> (3,133 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Max. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Max. 20%	none
Lot Size:	Min. 270 m <sup>2</sup>	Lot 1: 467.2 m <sup>2</sup> (5,028.9 ft <sup>2</sup> ) Lot 2: 583.8 m <sup>2</sup> (6,284.0 ft <sup>2</sup> )	none
Lot Dimensions (m):	Min. width: 9.0 m Min. depth: 24.0 m	Lot 1 Width: 14.68 m Lot 1 Depth: 38.64 m Lot 2 Width: 14.20 m Lot 2 Depth: 39.81 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

Other: Tree replacement compensation required for loss of significant trees.

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



# 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

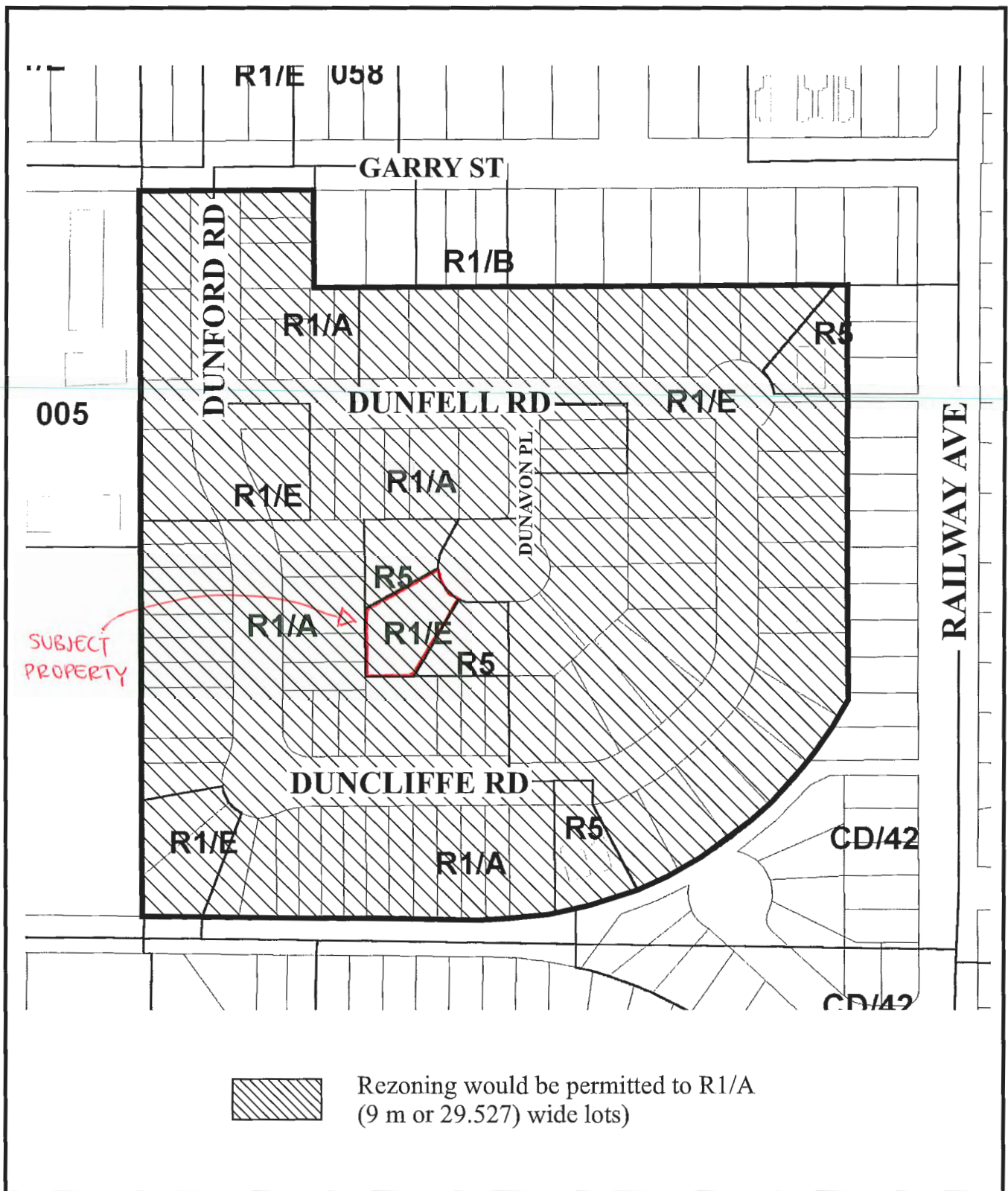
## **POLICY 5470:**

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.



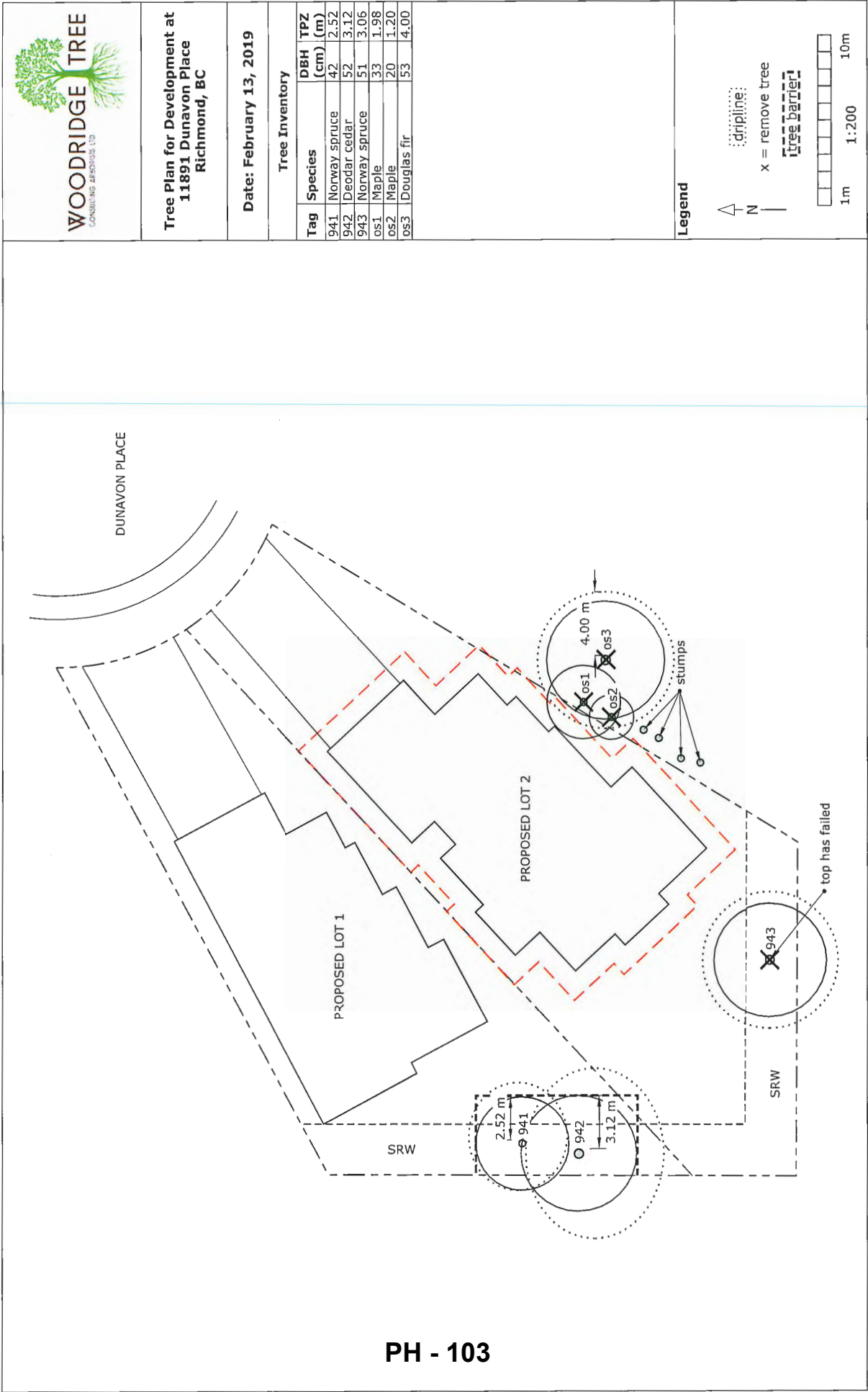


# Policy 5470 Section 02, 3-7

Adopted Date: 07/15/02

Amended:

Note: Dimensions are in METRES





**Address:** 11891 Dunavon Place

**File No.:** RZ 19-850681

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10101, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure that one replacement tree and one new tree are planted and maintained on each lot proposed (for a total of four trees). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement 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 conducted within the tree protection zone of the trees to be retained. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$20,000 for two trees to be retained.
4. Registration of a flood indemnity covenant on title.
5. Registration of a 3.0 m-wide Statutory Right-of-Way along the south property line for extension of the sanitary sewer.
6. Registration of a 3.0 m-wide Statutory Right-of-Way along the west property line for extension of the sanitary sewer.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Discharge of Statutory Right-of-Way G43521 from Title, which no longer applies to the subject property.
9. Discharge of Statutory Right-of-Way G57217 from Title, which no longer applies to the subject property.

**Prior to a Demolition 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.

**At Subdivision\* stage, the developer must complete the following requirements:**

1. Payment of property taxes up to the current year, Development Cost Charges (City, Metro Vancouver, & Translink), School Site Acquisition Charges, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, if applicable.
2. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

*Water Works:*

- a. Using the OCP Model, there is 167 L/s of water available at 20 psi residual at the hydrant fronting 11920 Dunavon Pl. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- b. At Developer's cost, the Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c. At Developer's cost, the City will:
  - Install two new water service connections complete with meter and meter box to service the two new lots.
  - Cut and cap at main, the existing water service connection at the Dunavon Place frontage.
  - Relocate the existing hydrant in the median if it will conflict with the required storm sewer connections that will service the two new lots.

*Storm Sewer Works:*

- a. At Developer's cost, the City will:
  - Install a new storm sewer service connection complete with an inspection chamber and dual service leads at the common property line of the two lots that will be created fronting Dunavon Pl.
  - Cut and cap the existing storm lead at the northeast and northwest corners of the subject site.

*Sanitary Sewer Works:*

- a. At Developer's cost, the Developer is required to:
  - Provide 3 meter wide utility rights of ways along the entire west and south property lines of the proposed development.
  - Install a new sanitary sewer complete with two new manholes within the Dunavon Pl roadway from the existing north-south aligned sanitary main between 11906 and 11920 Dunavon Pl to the common property line of the two lots that will be created. Approximate length of required sanitary main is 29 meters.
  - Install a new sanitary service connection complete with inspection chamber and dual service leads.
- b. At Developer's cost, the City will:
  - Perform all tie-ins of proposed works to existing City infrastructure.
  - Cut and cap the existing sanitary service connection at the southeast corner of the subject site.

*Frontage Improvements:*

- a. At Developer's cost, the Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground Hydro service lines.
    - Provide pre-ducting for future Hydro/Tel/Cable utilities, if required.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.) and provide rights of ways for the above ground structures.
- b. All removal and relocation of curb, gutter, and curb letdowns to be done at Developer's cost.

*General Items:*

- a. At Developer's cost, the Developer is required to:
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Prior to Building Permit\* Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- 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.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10101 (RZ 19-850681)  
11891 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. 004-306-210

Lot 145 Section 2 Block 3 North Range 7 West New Westminster District Plan 48471

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10101"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 25 2019



\_\_\_\_\_  
MAYOR

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