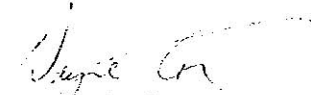




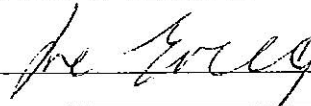
To: Planning Committee **Date:** December 19, 2007
From: Wayne Craig **File:** RZ 07-380230
Acting Director of Planning
Re: Application by Michael Tilbe for Rezoning at 10531 No. 1 Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Coach House
District (R9)

Staff Recommendation

That Bylaw No. 8323, for the rezoning of 10531 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.


Wayne Craig
Acting Director of Planning

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Michael Tilbe has applied to the City of Richmond for permission to rezone 10531 No. 1 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the property to be subdivided into two (2) lots each with a single-family residence on it and a dwelling unit above the garage with vehicle access to an existing lane.

Findings of Fact

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

Surrounding Development

- To the North/South: Along the east side of No. 1 Road between Springfield Drive and Shuswap Avenue, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots with rezoning and subdivision potential;
- To the West: A majority of older character single-family dwellings on larger Single-Family Housing District, Subdivision Area E (R1/E) designated lots; and
- To the East: Across No. 1 Road, single-family dwellings on properties zoned Land Use Contract (LUC 148).

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, as it is a coach house development proposal with access to an operational lane. All lots on the west side of No. 1 Road within this block have similar development potential due to the existing lane system.

Staff Comments

Tree Preservation

A tree survey is submitted (**Attachment 3**) and one (1) bylaw-sized tree is noted on the property line between the subject site and the adjacent property to the north (10511 No. 1 Road). A Certified Arborist's report has been submitted by the applicant in support of the application (**Attachment 4**). The report recommends removal of the Green Ash tree.

The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations for removal of the Green Ash tree on the basis of tree condition and conflict with proposed development plans. Consent letter from the property owner of 10511 No. 1 Road for tree removal is on file. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, two (2) replacement trees with a minimum calliper size of 6 cm (in a mix of coniferous and deciduous) are required.

As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for the two (2) future lots and a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy.

Site Servicing and Vehicle Access

No Servicing concerns. Vehicular access to the site at future development stage is not permitted to or from No. 1 Road as per Bylaw No. 7222.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS&DD), NIC charges (for lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Analysis

All the relevant technical issues can be addressed. The rezoning application also complies with the Lane Establishment and Arterial Road Redevelopment Policies, as it is a coach house development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto No. 1 Road.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application complies with all the land use designations contained within the Official Community Plan (OCP). In addition, it complies with the Lane Establishment and Arterial Road Redevelopment Policies, since this is a coach house development on an arterial road where an existing municipal lane is fully operational. On this basis, staff recommend that the proposed development be approved.



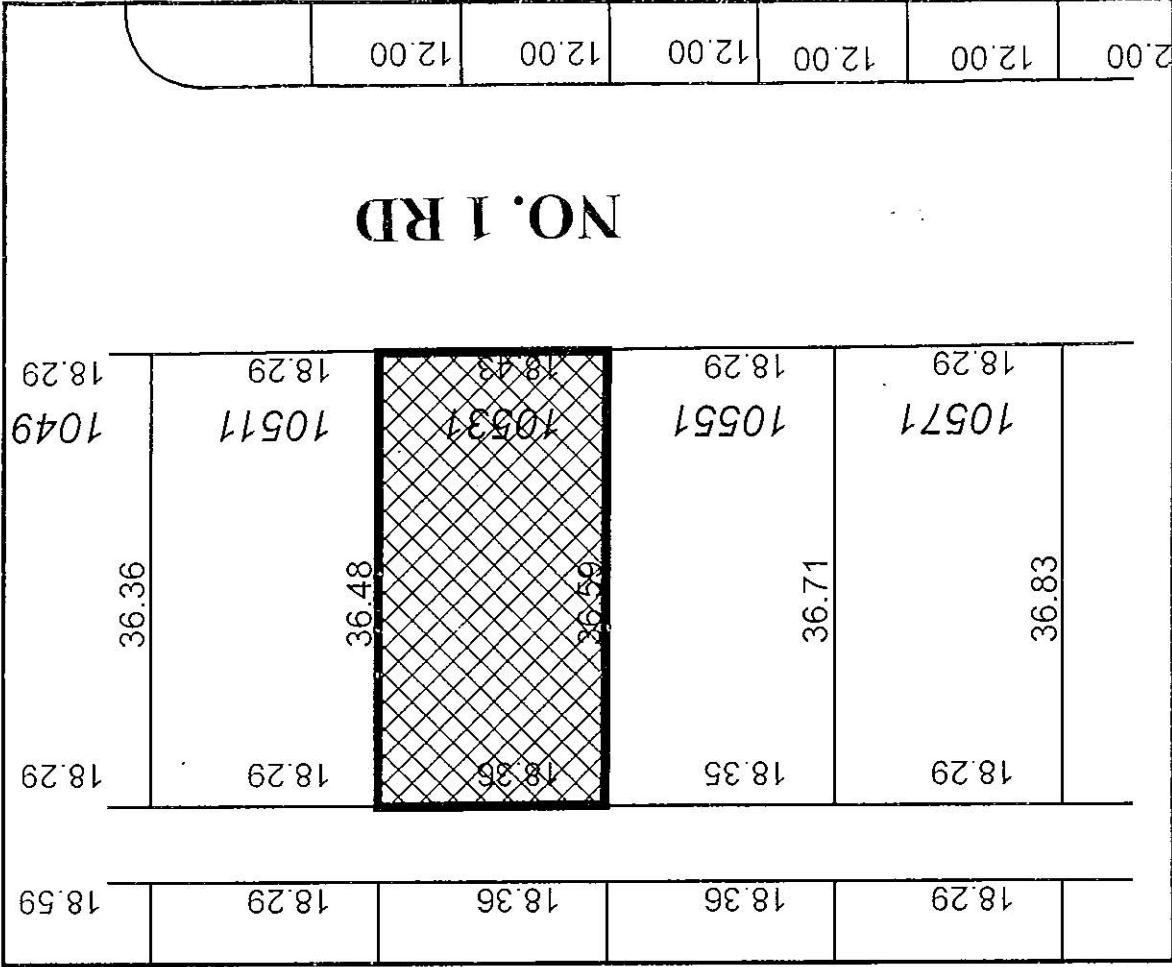
Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Arborist Report

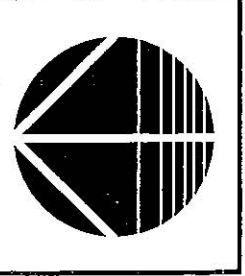
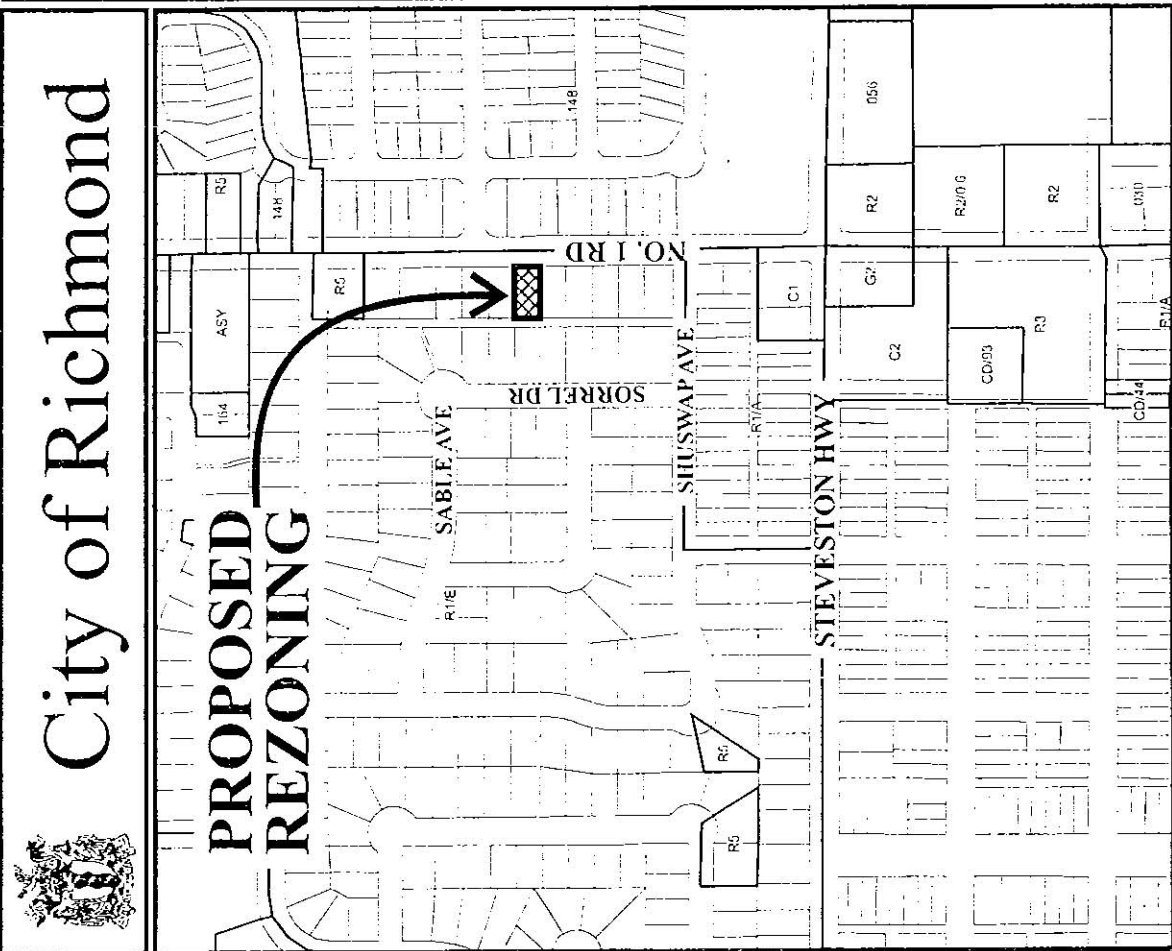
The following are to be dealt with prior to final adoption:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include two (2) replacement trees (6 cm calliper minimum, in a mix of coniferous and deciduous); and
2. Registration of a flood indemnity covenant on title.



Original Date: 07/18/07
 Revision Date:
 Note: Dimensions are in METERS

RZ 07-380230





RZ 07-380230

Original Date: 07/18/07

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 07-380230

Attachment 2

Address: 10531 No. 1 Road

Applicant: Michael Tilbe

Planning Area(s): n/a

	Existing	Proposed
Owner:	Norman Robert Tilbe Helen Roberta Tilbe	To be determined
Site Size (m ²):	672 m ² (7,234 ft ²)	Approx. 336 m ² (3,617 ft ²) each
Land Uses:	One (1) two-family dwelling	Two (2) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Coach House District (R9)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	336 m ²	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
Setback – Flanking Side Yard:	Min. 3 m	Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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

SURVEY PLAN OF LOT 480 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 40616

SHOWING TREES ACCORDING TO CITY OF RICHMOND
BYLAW No. 8014

PARCEL IDENTIFIER (PID): 004-306-171

CIVIC ADDRESS
#10531 No. 1 ROAD
RICHMOND, B.C.



LEGEND

SCALE 1:2000



ALL DISTANCES ARE IN METRES.

- ⊕ LS INDICATES SPOT ELEVATION
- ⊕ LS INDICATES LAMP STANDARD
- ⊕ CB INDICATES CATCH BASIN
- ⊕ IC INDICATES INSPECTION CHAMBER
- ⊕ PP INDICATES POWER POLE
- ⊕ OH STM INDICATES STORM MANHOLE
- ⊕ OH SAN INDICATES SANITARY MANHOLE
- ① INDICATES PHOTO NUMBER WITH DIRECTION OF VIEW

NOTES:

- PROPERTY LINE DIMENSIONS ARE DERIVED FROM FIELD SURVEYS.
- ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND BENCHMARK, ROAD SIDE NUT ON FIRE HYDRANT, LOCATED ON THE SOUTHWEST CORNER OF NO. 1 ROAD AND SPRINGFIELD DRIVE. ELEVATION=2,564 METRES.

© COPYRIGHT,

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 15486-001-TPC-000.DWG

R-07-15486-TREE

CLIENT REF: MICHAEL TLBE

LANE

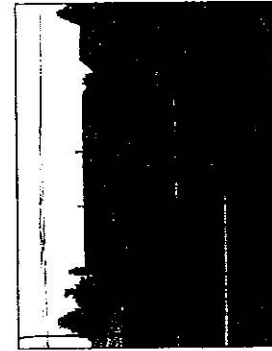
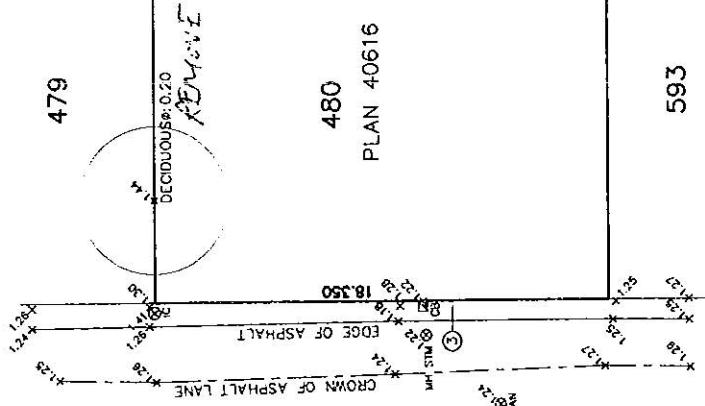


PHOTO #1



PHOTO #2

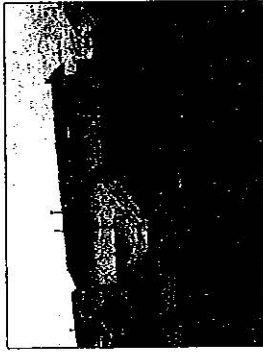


PHOTO #3

CERTIFIED CORRECT

THIS 21ST DAY OF

JUNE, 2007

Michael TLBE
B.C.L.S.



ARBORTECH
CONSULTING
LTD

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3

File RZ 07-380230

MEMORANDUM:

October 30, 2007

File: 07252

Attn.: Michael Tilbe

ReMax Select RProperties
250 - 4255 Arbutus Street
Vancouver BC V6J 4R1

Project: 10531 Number One Road Richmond
Proposed Two Lot Subdivision
Re: Tree Retention Assessment

Dear Mr. Tilbe,

Pursuant to City of Richmond requirements, I have undertaken a detailed assessment of the existing tree located near the northwest corner of the above noted property. A summary of my findings are enclosed for your consideration and for submission to the city for development approval purposes.

The subject tree is a young age class 21 cm dbh green ash (*Fraxinus* sp.) tree growing within along the common property line with the north adjacent neighbour. An old gravel driveway/parking zone covers the southern root zone. The westerly branch structure is missing, due either to pruning or dieback at a young age. The crown is heavily asymmetric toward the east, formed by 3 main scaffold limbs attached at one location. Limbs overhanging the north property have been headed back severely, leaving short branch stubs that have multiple epicormic water sprouts that have developed into weakly attached branches.

- Based on the survey provided by Bill Wong BCLS, the tree is apparently co-owned, therefore any treatment of this tree will require authorization of both owners. The survey is on file with the city.
- This is a medium sized shade tree, and the structure has been permanently impaired.
- I recommend removing this tree on the basis that it has been previously topped, and the result is an untreatable growth defect. While the tree is not of significant risk at present, it is certainly going to become hazardous in the future.
- Tree replacement will be required and will be specified by the city during the development application process.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

Norman Hol,
Consulting Arborist
ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures; photos

Photo 1.

A view looking north. Note the heavy asymmetry toward the east. Essentially, only half of the crown is intact, with future growth eventually impacting the stability of the tree. This is no longer correctable.



Photo 2. A view from the east, with a close-up view of the scaffold limb arrangement. With the 3 largest limbs attached at one point, the structural integrity of the limbs is weak, especially considering the asymmetry of the crown.



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8323 (RZ 07-380230)
10531 NO. 1 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COACH HOUSE DISTRICT (R9)**.

P.I.D. 004-306-171

Lot 480 Section 34 Block 4 North Range 7 West New Westminster District Plan 40616

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8323”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER