



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

TO Planning - Jun 17, 2008
Date: May 28, 2008

From: Brian J. Jackson
Director of Development

RZ 07-389580
File: 12-8060-20-8389

Re: **Application by Shinder Sahota for Rezoning at 9211 No. 1 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

Staff Recommendation

That Bylaw No. 8389, for the rezoning of 9211 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:el

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

Staff Report

Origin

Mr. Shinder Sahota has applied to the City of Richmond for permission to rezone 9211 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 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 west side of No. 1 Road, predominately recently developed Single-Family Housing District (R1-0.6) zoned lots and some older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots.

To the West: Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots.

To the East: Hugh Boyd Secondary School.

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 single-family residential development proposal with access to an operational lane. The majority of the lots on the east side of this block of No. 1 Road have been developed into small lots due to the existing lane system.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 3**) submitted by the applicant indicates the location of three (3) bylaw-sized trees on the subject property. A Certified Arborist's report was submitted by the applicant in support of the application. The Arborist confirmed that one (1) of the Japanese Maple trees shown on the survey is undersized based on the bylaw measuring standards.

The applicant is proposing to retain the bylaw sized Japanese Maple tree on site. A tree protection barrier must be installed around this multi-stem Japanese Maple at a minimum distance of 2.1 m from the base of the tree out to the drip line prior to final adoption 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.

Staff support the removal of a Norway Spruce tree on site due to the poor condition. 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 each at 9 cm calliper are required.

As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for the two 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, and should include two (2) replacement trees in a mix of coniferous and deciduous. If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

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.

Affordable Housing

Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim policy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite in the form of a coach house unit on 50% of the lots created by the future subdivision at the subject site. To ensure that a secondary suite is built to the satisfaction of the City, the developer is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection would 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. This legal agreement is a condition of rezoning adoption. This agreement could be discharged from Title after the requirements are satisfied.

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

The rezoning application complies with the Lane Establishment and Arterial Road Redevelopment Policies. This is a coach house residential 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

Staff have reviewed the technical merits of the application for rezoning of 9211 No. 1 Road. The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planning Technician - Design

EL:rg

The following must be completed prior to final adoption of the rezoning bylaw:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director 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 each at 9 cm calliper, in a mix of coniferous and deciduous. If replacement trees could not be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting would be required;
2. Installation of appropriate tree protection fencing around the bylaw sized Japanese Maple tree to be retained on site. The barriers must be installed at a minimum distance of 2.1 m from the base of the tree out to the drip line prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first. Submission of dated photographs of the tree protection barriers installed on-site is required;
3. Registration of a Legal Agreement on Title to ensure that no final Building Permit inspection would be granted until a coach house or secondary suite is constructed, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw; and
4. Registration of a flood indemnity covenant on title.

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Tree Survey



FRANCIS RD

BARMOND AVE

DESMOND RD

NO. 1 RD

OSMOND AVE

**SUBJECT
PROPERTY**



RZ 07-389580

Original Date: 10/01/07

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 07-389580

Attachment 2

Address: 9211 No. 1 Road

Applicant: Shinder Sahota

Planning Area(s): N/A

	Existing	Proposed
Owner:	Pranil Kumar Prasad & Airen Ocampo	To be determined
Site Size (m²):	674 m ² (7,255 ft ²)	approximately 337 m ² (3,627.5 ft ²) each
Land Uses:	One (1) two-family residential dwelling	Two (2) single-family residential dwellings with one (1) coach house per lot
OCP Designation:	Specific Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	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
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the existing operational rear lane.	No change

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	337 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
Height (m):	2.5 storeys	2.5 storeys	none

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

PLAN SHOWING PROPOSED SUBDIVISION OF
 LOT 27, SECTION 27, BLOCK 4 NORTH, RANGE 7 WEST,
 NEW WESTMINSTER DISTRICT, PLAN 18367

CIVIC ADDRESS: #9211 No. 1 ROAD, RICHMOND, B.C.

SCALE: 1:250



-ALL DIMENSIONS ARE METRIC, UNLESS SHOWN OTHERWISE
 -BEARINGS ARE GRID AND ARE DERIVED FROM PLAN BCP 11542
 -ELEVATIONS ARE GEODETIC, SHOWN IN METRES AND DERIVED FROM CITY OF RICHMOND BENCHMARK
 RSN OF FIRE HYDRANT LOCATED AT S.W. CORNER OF OSWAND ROAD & No. 1 ROAD ELEVATION = 2.879m

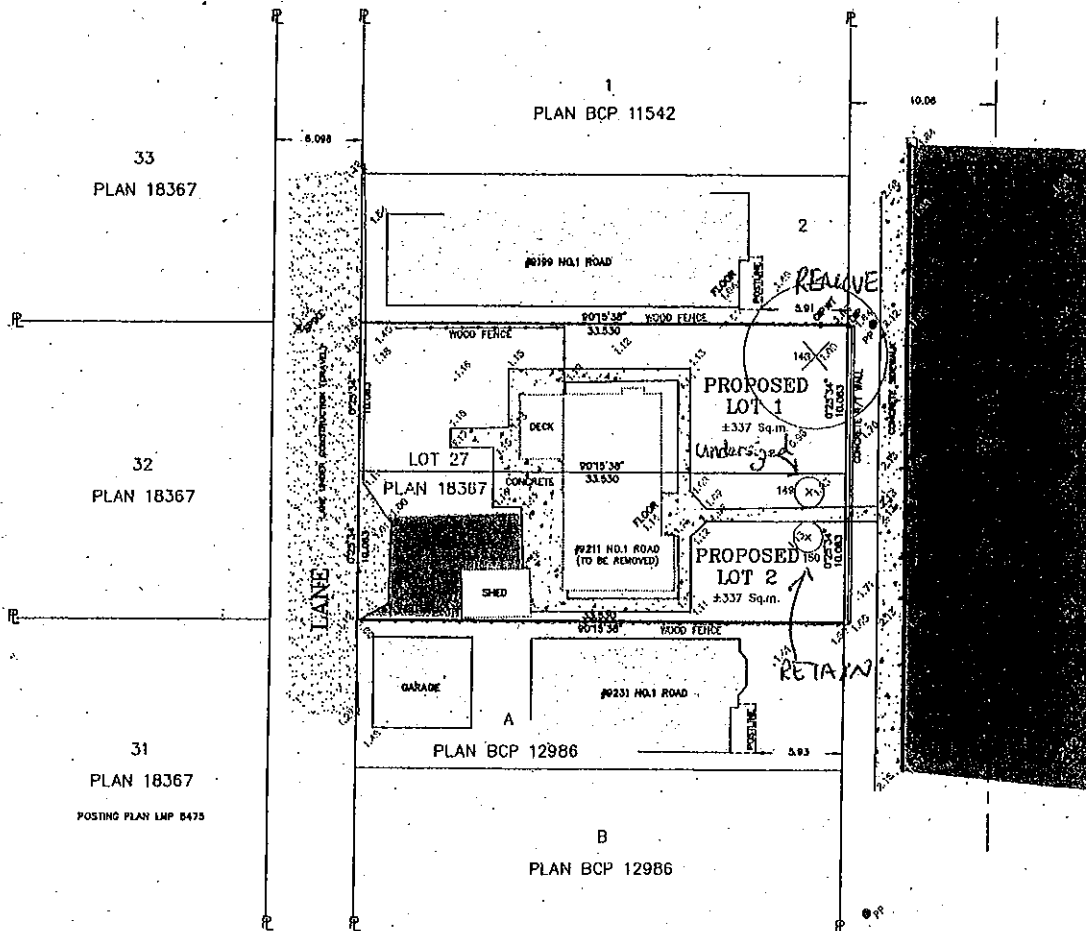
*NOTE: BOUNDARY DIMENSIONS AND AREAS ARE SUBJECT TO CHANGE UPON RE-SURVEY

⌄ DENOTES PROPERTY LINE
 Sq.m. DENOTES SQUARE METRES

LEGEND

- ⊙ OCM DENOTES CONTROL MONUMENT FOUND.
- OIP DENOTES IRON BAR POST FOUND.
- ▣ CB DENOTES CATCHBASIN.
- SAN.MH DENOTES SANITARY SEWER MANHOLE.
- STM.MH DENOTES STORM SEWER MANHOLE.
- LB DENOTES LAWN BASIN.
- PP DENOTES POWERPOLE.
- ◆ HYD DENOTES HYDRANT.
- ⊕ WV DENOTES WATER VALVE.
- ⊕ GV DENOTES GAS VALVE.
- ⊕ EB DENOTES ELECTRICAL BOX.
- ⊕ LS DENOTES LIGHT STANDARD.
- /— LS DENOTES DITCH/SWALE.

SEC. 27 B. 4. N. R. 7. W. N.W.D.



TREE LIST

POINT #	TRUNK Ø (m)	TYPE	CROWN Ø (m)
148	0.50	FIR	10.0
168	0.30	JAPANESE MAPLE	6.0
180	0.30	JAPANESE MAPLE	6.0

THIS 10th DAY OF AUGUST, 2007.

(Signature)
 WARREN E. BARNARD (695)-B.C.L.S.

WATSON & BARNARD
 B.C. LAND SURVEYORS
 1524-58th STREET
 DELTA, B.C. V4L 2A6
 TEL. 943-9433 FAX 943-0421

FILE: 22503P50
 PLOT: 07/08/29
 MAP: 27-4-7



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8389 (RZ 07-389580)
9211 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. 003-532-950

Lot 27 Section 27 Block 4 North Range 7 West New Westminster District Plan 18367

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8389”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER