



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: December 9, 2011
File: RZ 11-578325
Re: **Application by Harpreet Johal for a Rezoning at 10131 Bridgeport Road from Single Detached (RS1/D) to Coach Houses (RCH)**

Staff Recommendation

1. That the following recommendation be forwarded to Public Hearing:

Single-Family Lot Size Policy 5448 for the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west (Section 23-5-6), adopted by Council on September 16, 1991, be amended to permit:

Properties along Bridgeport Road between No. 4 Road and McKessock Avenue to rezone and subdivide in accordance with the provisions of Compact Single Detached (RC2) or Coach Houses (RCH) provided there is lane access (as shown on **Attachment 3** to the report dated November 15, 2011 from the Director of Development); and

2. That Bylaw No. 8836, for the rezoning of 10131 Bridgeport Road from "Single Detached (RS1/D)" to "Coach Houses (RCH)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

ES: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

Harpreet Johal has applied to rezone a 1083.9 m² (11,667 ft²) site consisting of one (1) lot located at 10131 Bridgeport Road from Single Detached (RS1/D) to Coach Houses (RCH) for the purpose of creating two (2) single-family lots approximately 12.573 m (41.25 ft.) wide.

This application is contrary to the existing Single-Family Lot Size Policy 5448, which has been in effect for over five years. Prior to being able to consider this rezoning application, the existing Single-Family Lot Size Policy 5448 must be amended to allow properties fronting Bridgeport Road between No. 4 Road and McKessock Avenue within this Policy area to be rezoned and subdivided as per Compact Single Detached (RC2) or Coach Houses (RCH) provided there is lane access.

Attachment 1 shows the location of the subject application.

Related Policies & Studies

OCP Designation

The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is "Neighbourhood Residential".

Lot Size Policy 5448

The subject property lies within an area affected by Single Family Lot Size Policy 5448, which was adopted by Council on September 16, 1991 (**Attachment 2**). This Policy currently restricts rezoning and subdivision of properties along Bridgeport Road to Single Detached (RS1/D) unless there is lane or internal road access in which case Single Detached (RS1/B) is permitted.

Lane Establishment and Arterial Road Redevelopment Policies

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policies which encourages single-family residential and coach house development on properties along arterial roads where access to a fully operational municipal lane is available.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation (Area 2) that permits new single-family development that is supported by an existing Lot Size Policy. As a condition of rezoning, the applicant is required to register a restrictive covenant on Title to address aircraft noise mitigation and public awareness.

Part 1 – Proposed Amendment to Lot Size Policy 5448

The proposed amendment to Lot Size Policy 5448 (**Attachment 3**) would permit properties fronting Bridgeport Road between No. 4 Road and McKessock Avenue within this policy area to be rezoned and subdivided as per Compact Single Detached (RC2) or Coach Houses (RCH) provided there is lane access.

Consultation

In early October 2011, a letter regarding the proposed amendment to the Single-Family Lot Size Policy for this area (**Attachment 4**) was sent to all those properties within Lot Size Policy 5448 in Section 23-5-6. In response to this letter, four (4) phone calls and two (2) letters/e-mails (1 support, 1 opposing) were received from area residents (**Attachment 5**). Inquiries were primarily regarding the implications for their properties associated with the Single Family Lot Size Policy. Concerns included densification along the perimeter of the neighbourhood, lack of green space on small lots, increased traffic, and exclusion of the properties along Bridgeport Road between McKessock Avenue and Shell Road from the proposed lot size policy amendment. These concerns are discussed in the staff comments below.

Staff Comments**Denser Form of Development**

The City has been encouraging infill in the form of small lot single-family and coach house developments along arterial roads on the condition that a rear lane is provided. The existing Single-Family Lot Size Policy 5448 limits rezoning along Bridgeport Road to Single Detached (RS1/D) (minimum 15 m wide), unless there is a lane or internal road access then Single Detached (RS1/B) (minimum 12 m wide) is permitted.

The proposed amendment would allow rezoning along the north side of Bridgeport Road, where access is provided from a lane to Compact Single Detached (RC2) and Coach Houses (RCH) (minimum 9 m wide).

Compact lots and coach houses are appropriate along the arterial roads in this neighbourhood because of the proximity to commercial services, the bus service along Bridgeport Road, and the opportunity to introduce a new form of housing in the neighbourhood. The slightly narrower lot width and additional Floor Area Ratio (FAR) permitted will also address the financial viability of redevelopment of these properties given the land dedication and construction requirements for the rear lane.

Landscaping and Green space

A minimum amount of green space is a requirement of Zoning Bylaw 8500, which states that in RC2 and RCH zones, no more than 70% of a lot may be occupied by buildings, structures and non-porous surfaces. In addition, the front yards of the future developments must be enhanced. A landscape plan prepared by a Registered Landscape Architect will be required for all developments along Bridgeport Road. A minimum of two (2) trees and a combination of shrubs and ground covers must be accommodated within the front yards.

Access and Traffic

Staff concluded that the additional traffic from the proposed lot size policy amendment could be accommodated in the existing capacity of the fronting arterial roadways. All single-family lot subdivisions or rezonings in the area highlighted in this proposed policy shall access off the existing rear lanes in order to minimize the number of driveways and conflict points on the fronting arterial road. The developers will be required to enter into Servicing Agreements for lane design and construction where necessary.

Implications for other properties along Bridgeport Road between McKessock Avenue and Shell Road

Properties fronting on Bridgeport Road between McKessock Avenue and Shell Road within this Policy area are not included in the proposal because it will be difficult for the development to connect to an operational lane. In addition, this section has been identified for a comprehensive review to determine how the area can develop due to the existing lot geometry (large lots) and future potential plans to extend McKessock Place further south. The existing lot size policy allows these properties to rezone and subdivide to Single Detached (RS1/B) provided there is internal road or lane access. The potential rezoning and subdivision of the lot that raised this comment would not have sufficient width to create three (3) RC2 or RCH lots as asserted in the attached letter (**Attachment 5**) as corner lots must be 2 m wider.

Option 1: Retain the existing Single Family Lot Size Policy 5448 (*Not Recommended*).

Under this option:

- Rezoning and subdivision within the proposed amendment area would only be permitted as per the existing Single Detached (RS1/D) unless there is a lane or internal road access then Single Detached (RS1/B).
- Only two (2) of the lots within this section would be large enough to subdivide without consolidation, which may limit the potential to extend the lanes that have already been started in this area.

Option 2: Amend Lot Size Policy 5448 to permit rezoning and subdivision for properties along Bridgeport between No. 4 Road and McKessock Avenue as per Single Detached (RC2) or Coach Houses (RCH) (*Recommended*).

Under this option:

- Rezoning and subdivision would be permitted as per Compact Single Detached (RC2) or Coach Houses (RCH) on properties along Bridgeport Road between No. 4 Road and McKessock Avenue.

- The proposed amendment would increase the potential for redevelopment on an individual lot basis without land assembly due to the existing lot geometry and would result in continuation of the existing rear lane system started to date.
- Lane extensions will be more financially viable as slightly smaller lot widths and the additional FAR permitted will offset the land dedication and lane construction requirements.
- The amended Single-Family Lot Size Policy 5448 would be implemented for a minimum of five years (to 2017).

Option 3: Expand Single Family Lot Size Policy 5448 Area to include properties fronting Bridgeport Road between McKessock Avenue and Shell Road (Not Recommended).

Under this option:

- Rezoning and subdivision would be permitted as per Compact Single Detached (RC2) or Coach Houses (RCH) on properties along Bridgeport Road between McKessock Avenue and Shell Road.
- Due to the existing lot geometry along this section, it would be difficult for development to connect to an operational lane.
- This section has been identified for a comprehensive review to determine how the area can develop.

The Planning and Development Department supports **Option 2** for the following reasons:

- The reduction being sought to 9 m wide lots will not result in a significant increase in the overall number of lots within the quarter section.
- There is more likelihood that the lane will be extended adjacent to Bridgeport Road for the length of the proposed amendment area, thereby removing vehicle access from Bridgeport Road.

Part 2 – Proposed Rezoning of 10131 Bridgeport Road

Harpreet Johal has applied to rezone the subject 1083.9 m² (11,667 ft²) site consisting of one (1) lot located at 10131 Bridgeport Road in the study area from Single Detached (RS1/D) to Coach Houses (RCH) for the purpose of creating two (2) single-family lots approximately 12.573 m (41.25 ft.) wide.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 6**).

Surrounding Development

- To the north, are single-family lots zoned Single Detached (RS1/D);
- To the east, are two (2) single-family lots zoned Single Detached (RS1/B);
- To the south, across Bridgeport Road is a lot zoned Auto-Oriented Commercial (CA); and

- To the west, are single-family lots zoned Single Detached (RS1/D).

Staff Comments

Trees & Landscaping

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

- One (1) bylaw-sized tree on the neighbouring property to the west (10111 Bridgeport Road);
- One (1) bylaw-sized tree on the subject property; and
- One (1) bylaw-sized tree shared between the subject property and the neighbouring property to the west.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to:

- Retain and protect the bylaw-sized tree on the neighbouring property to the west (Tree #1), the bylaw-sized tree on the subject property which is currently fenced off as part of the adjacent property to the west (Tree #2), and the bylaw-sized tree which is shared between the subject property and the neighbouring property to the west (Tree #3).
- Tree protection fencing must be installed as per the Arborist Report dated July 2, 2011 as follows:
 - Tree #1: 4 m from base of stem on the east and south sides.
 - Tree #2: 1.5 m from base of stem on the northeast and south sides.
 - Tree #3: 2 m from base of stem on the northeast and south sides.

The Final Tree Retention Plan, which reflects the final outcome of tree protection and removal, is included as **Attachment 7**.

Council Policy adopted in 1995, encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from urban trees. Consistent with this Policy, the applicant has agreed to plant and maintain three (3) trees [one (1) tree on Lot 1, two (2) trees on Lot 2 (minimum 6 cm calliper/2.5 m coniferous height)].

As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, for the two (2) future lots along with a Landscaping Security (100% of the cost estimate provided by the Landscape Architect, including installation costs) to ensure that the three (3) replacement trees are planted and maintained, and that the front yard of the future lots will be enhanced.

To ensure the survival of protected trees, the applicant must submit the following prior to rezoning adoption:

- A Contract with a Certified Arborist for on-site supervision of all works to be conducted at development stage within close proximity to the tree protection zones of trees to be retained (including removal of the existing garage slab). The Contract must include the proposed number of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.), as well as a provision for the Arborist to submit a post-construction impact assessment report for the City to review; and
- A Tree Survival Security to the City in the amount of \$3,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure that Trees #1, 2 and 3 will be protected. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one year later subject to inspection.

Affordable Housing

The Richmond Affordable Housing Strategy requires a secondary suite or coach house 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.

This rezoning application to permit a subdivision to create two (2) lots, each with a principal single-family dwelling and accessory coach house above a garage, conforms to the Affordable Housing Strategy.

Flood Management

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

Site Servicing and Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to Bridgeport Road is not permitted in accordance with Bylaw No. 7222. Access to the site at future development stage is to be from the proposed rear lane only.

Subdivision

At future subdivision stage, the applicant will be required to:

1. Enter into a standard Servicing Agreement for the design and construction of the proposed lane extension. The lane design to include but is not limited to: Storm sewer, sand/gravel base, roll curb and gutter (both sides), asphalt pavement, and lane lighting. Note: the design should also include water, storm and sanitary sewer service connections for both lots.
2. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Analysis

Based on the low level of public opposition to the proposed amendment and the Lane Establishment and Arterial Road Development Policies in the Official Community Plan (OCP) an amendment to Lot Size Policy 5448 is proposed. The amended Policy effectively supports rezoning and subdivision to Compact Single Detached (RC2) and Coach Houses (RCH) - 9 m (29.5 ft.) wide lots along the north side of Bridgeport Road between No. 4 Road and McKessock Avenue.

Access to all the single-family or coach house lots fronting Bridgeport Road affected by the proposed amendment will be via a rear lane. All the relevant technical issues appear to be addressable.

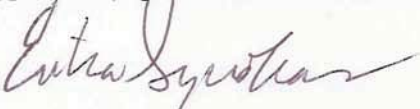
Financial Impact or Economic Impact

None.

Conclusion

1. The proposal is to rezone one large lot to Coach Houses (RCH) for the purpose of creating two (2) single-family lots.
2. The Planning and Development Department supports the subject application because it is consistent with the Single-Family Lot Size Policy for the area recommended in the this report and it complies with Richmond Zoning Bylaw 8500 and all other applicable policies and land use designations contained within the Official Community Plan (OCP).

The list of rezoning considerations is included as **Attachment 8**, which has been agreed to by the applicant (signed concurrence on file).

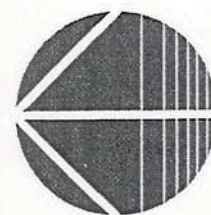


Erika Syvokas
Planning Technician
(604-276-4108)

ES:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Existing Single-Family Lot Size Policy 5448
- Attachment 3: Proposed Single-Family Lot Size Policy 5448
- Attachment 4: Neighbourhood Consultation Letter
- Attachment 5: Letters Received
- Attachment 6: Development Application Data Sheet
- Attachment 7: Tree Survey/Proposed Subdivision Layout – 10131 Bridgeport Road
(RZ 11- 578325)
- Attachment 8: Rezoning Considerations Concurrence

City of Richmond

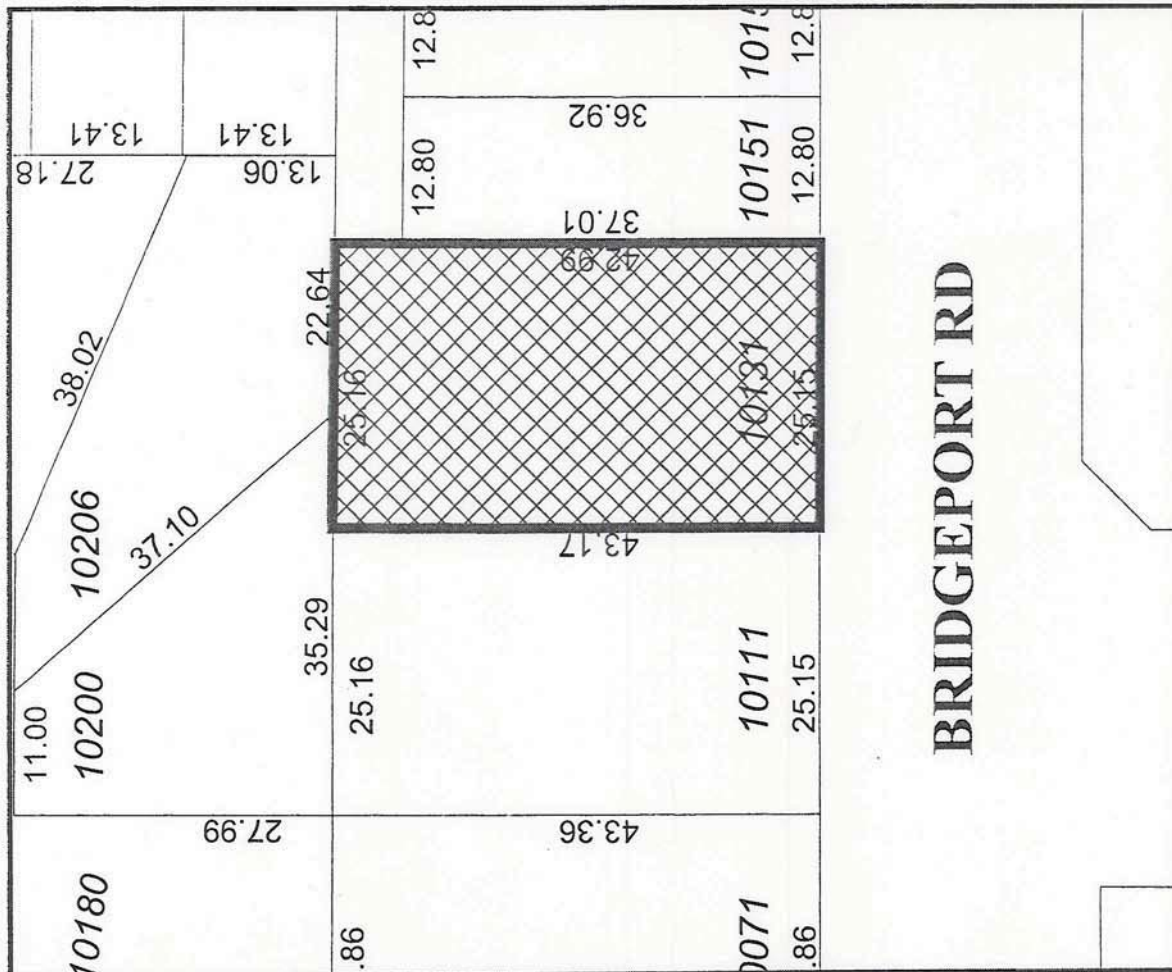


RZ 11-578325

Original Date: 05/11/11

Revision Date:

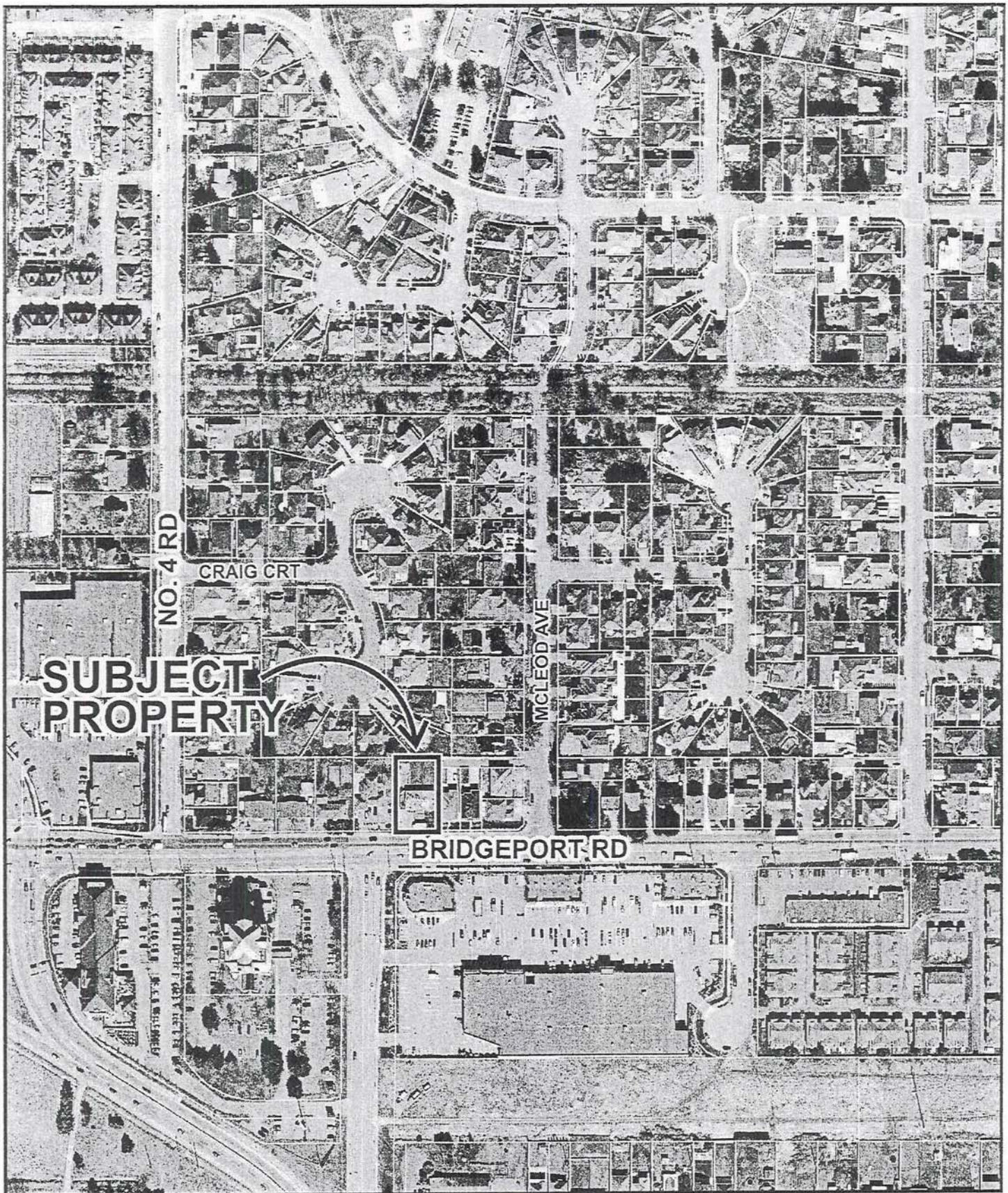
Note: Dimensions are in METERS



BRIDGEPORT RD

PROPOSED REZONING

PLN - 31



RZ 11-578325

PLN - 32

Original Date: 05/12/11

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5448

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6

POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) Properties along Bridgeport Road and Shell Road will be restricted to Single-Family Housing District (R1/D) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted;
- (b) Properties along No. 4 Road and River Drive will be restricted to Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted;

and that this policy, as shown on the accompanying plan, 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.



Subdivision permitted as per R1/B except:

1. River Drive: **R1/C** unless there is a lane or internal road access, then **R1/B**.
2. Shell Road: **R1/D** unless there is a lane or internal road access, then **R1/B**.
3. No. 4 Road: **R1/C** unless there is a lane or internal road access then **R1/B**.
4. Bridgeport Road: **R1/D** unless there is a lane or internal road access then **R1/B**.



POLICY 5448 SECTION 23, 5-6

Adopted Date: 09/16/91

Amended Date:



City of Richmond

Policy Manual

Page 1 of 2	Proposed Single Family Lot Size Policy 5448	POLICY 5448
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6	

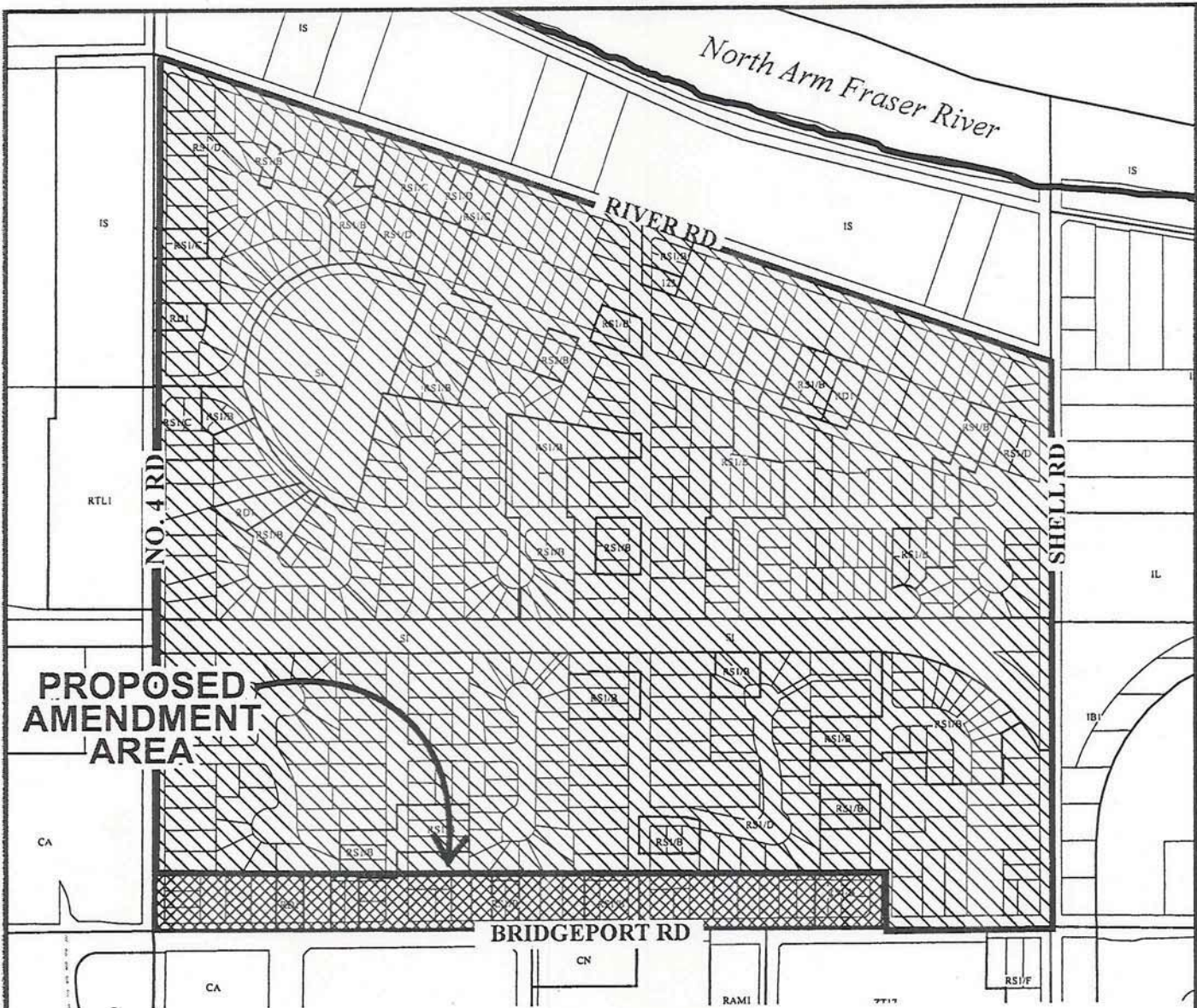
POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS1/B) in Zoning and Development Bylaw 8500, with the following provisions:

- (a) Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- (b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- (c) Properties along No. 4 Road and River Drive will be restricted to Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted;

and that this policy, as shown on the accompanying plan, 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.



Rezoning and subdivision permitted as per **RS1/B** except:

1. River Drive: **RS1/C** unless there is a lane or internal road access, then **RS1/B**.
2. Shell Road: **RS1/D** unless there is a lane or internal road access, then **RS1/B**.
3. No. 4 Road: **RS1/C** unless there is a lane or internal road access then **RS1/B**.
4. Bridgeport Road: **RS1/D** unless there is a lane or internal road access then **RS1/B**.



Rezoning and subdivision permitted as per **RS1/B** unless there is a lane access then **RC2** or **RCH**.



Proposed Amendment to Policy 5448 Section 23, 5-6

Adopted Date: 09/16/91

Amended Date:



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
www.city.richmond.bc.ca

October 3, 2011
 File: 11-578325

Planning and Development Department
 Policy Planning
 Fax: 604-276-4052

Dear Owner/Resident:

**Re: Proposed Amendment to Single-Family Lot Size Policy 5448
 to Permit 10131 Bridgeport Road to Subdivide to Single Detached (RC2) Lots**

The purpose of this letter is to inform you of a proposed amendment to the Single-Family Lot Size Policy 5448 for your area and a rezoning application for 10131 Bridgeport Road under consideration by the City.

Rezoning Application for 3491 No. 5 Road

Harpreet Johal has applied to the City of Richmond for permission to rezone 10131 Bridgeport Road from "Single Detached (RS1/D)" to "Compact Single Detached (RC2)" in order to permit a subdivision to create two (2) single-family lots. This application is being processed under City file No. RZ 11-578325. A condition of this rezoning is that a lane is required to be established on the subject properties to provide access.

Single Family Lot Size Policy 5448

In 1991, City Council adopted Lot Size Policy 5448 (see **Attachment 1**). This Policy currently permits rezoning and subdivision of single-family lots in your area to Single Detached (RS1/B), except for specific areas along the major exterior roads where lots without lane or internal road access are restricted to Single Detached (RS1/C) and Single Detached (RS1/D). The table below lists the minimum lot dimension, area and density of the zones permitted in certain areas covered under Policy 5448:

Zone	Min. Width	Min. Depth	Min. Area	Max. FAR
RS1/B	12 m (39.527 ft.)	24 m (78.740 ft)	360 m ² (3,875.13 ft ²)	0.55 applied to a max. of 464.5 m ² of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m ² .
RS1/C	13.5 m (44.291 ft.)	24 m (78.740 ft)	360 m ² (3,875.13 ft ²)	
RS1/D	15 m (49.291 ft.)	24 m (78.740 ft)	450 m ² (4,843.92 ft ²)	

Proposed Amendment

Since 2001, the City has been encouraging small single-family developments along arterial roads on the condition that a rear lane access is provided.

An amendment has been proposed by the applicant to Policy 5448 for Council's consideration that would allow properties fronting Bridgeport Road between Mckessock Avenue and No. 4 Road, including 10131 Bridgeport Road, to rezone and subdivide in accordance with Compact Single Detached (RC2) and Coach Houses (RCH). New parcels which may be created in the RC2 and RCH zones must be a minimum of:

Zone	Min. Width	Min. Depth	Min. Area
RC2	9 m (29.527 ft.)	24 m (78.740 ft)	270 m ² (2,906.35 ft ²)

The proposed amended Policy is shown in **Attachment 2**.

The intent is to allow for smaller lots at a slightly higher density on properties fronting Bridgeport Road in accordance with the City's Official Community Plan which encourages that type of development.

This amendment would enable the City to consider other similar rezoning applications along this section of Bridgeport Road. It should be emphasized that the proposed amendment to Policy 5448 would only apply to the properties along Bridgeport Road between No. 4 Road and Mckessock Avenue and would not change the zoning permitted elsewhere in the neighbourhood.

You are being advised of this proposal because this is the first rezoning application along Bridgeport Road that requires a change to Single-Family Lot Size Policy 5448.

Process

Please review the accompanying materials. Please forward any comments or concerns with either the proposed amendment to Single Family Lot Size Policy 5448, or the proposed rezoning of 10131 Bridgeport Road from Single Detached (RS1/D) to Compact Single Detached (RC2) to the undersigned at the address above before **October 28th, 2011**.

Following receipt of public comments, staff will complete a report to Planning Committee. It is proposed that the amendment to Single-Family Lot Size Policy 5448 and the rezoning application at 10131 Bridgeport Road be considered concurrently by the Planning Committee and City Council in the near future once the staff review is complete. If supported by the Planning Committee, both items would then be subsequently considered by Council at a Public Hearing. You will be provided with the opportunity to address Council on both the proposed amendment to Single-Family Lot Size Policy 5448 and the rezoning application at 10131 Bridgeport Road at this Public Hearing.

Please note that the applicant's proposed amendment to Lot Size Policy 5448 does not imply that staff and/or Council automatically support the in-stream or future rezoning applications for properties along Bridgeport Road within this area. All rezoning applications will continue to receive the same attention and scrutiny and are required to go through a Public Hearing process.

If you have any questions or require further explanation, please do not hesitate to contact the undersigned by phone at 604-276-4018, via email at esyvokas@richmond.ca, or in writing.

Yours truly,



Erika Syvokas
Planning Technician

- Att.(4): Attachment 1 - Existing Single-Family Lot Size Policy 5448
Attachment 2 – Proposed Amended Single-Family Lot Size Policy 5448
Attachment 3 – Location Map of Rezoning Application at 10131 Bridgeport Road
Attachment 4 – Proposed Subdivision Plan of 10131 Bridgeport Road

10697 McKessock Place,
Richmond, B.C.,
V6X 3Y3

October 25, 2011

File: 11-578325

**Re: Proposed Amendment to Single-Family Lot Size Policy 5448
To Permit 10131 Bridgeport Road to Subdivide to Single Detached (RC2) Lots**

I am writing to object to the above zoning amendments.

By allowing such a sample of 10131 Bridgeport Road to subdivide to single detached lots, which will also open up opportunity for other big lots owners in our neighborhood for them to subdivide their big lot into lots of smaller lots. This will lead to more traffic to our neighborhood and put pressure on the parents when taking care of their children while they play in the yard. Adding a back lane is also dangerous to the owners of nearby properties since thefts like to find places to hide and back lane is a good sample of hiding place.

Overall, I feel the amendment that would allow this to take place is not in the best interest of the citizens of Bridgeport, and I strongly urge you to reconsider your decision.

Sincerely,



Shiu Ying Chan

A Concerned Home Owner

Syvokas, Erika

From: brian cray [briancray@hotmail.com]
Sent: October 13, 2011 4:31 PM
To: Syvokas, Erika
Subject: File 11-578325

Subject: File 11-578325

Dear Ms. Syvokas:

We have chatted a couple of times on the phone and this email is to put into more detail about this rezone for the area on Bridgeport road from Mckessock ave. to No 4 road N/s.

I am not against this rezone. But I have a few concerns regarding my zoning.

I live at 10651 Bridgeport Road at Mckessock. This rezone comes right up to me at Mckessock drive. At present we are all in the same existing policy(5448). The properties affected are all like mine...with minimal depth, and different widths. They could apply to go R1B as I can. Instead they are asking to go RC2 that gives different widths. I would be able to get 2 lots as min lot width is 12m (39.527ft).

All I am asking is to be rezoned like the rest of Bridgeport road with zone RC2. That would enable me to go from R1B with min lot width of 12m(39.527ft), to a min lot width of 9m (29.527ft). It would enable me to get 3 lots instead of 2 and would be in keeping with the area if this rezone included me. All that is needed is to extend the map one more property. I would still have to put a lane in, but I would have to do that now.

After talking with you, I get the impression the City of Richmond planners are lumping me in with the large lots next to me. While there is a possibility that a developer could come in and also acquire my lot with those large lots because it is next to theirs, I believe it much more likely that I would want to develop my lot like it is currently zoned...a lane with lots. The only question would be, would I be able to get 2 lots or 3 that this rezone would give next to me.

I would like to be included in the change of policy 5448 and rezone of Bridgeport road be extended by one property. My property's size, corner location, easement, and proximity to this proposed rezone makes RC2 a natural fit.

If this is not acceptable to the City of Richmond, then I would be very interested in what they have in mind for my block in the future in regards to zoning potential and my property in particular. I would be happy to have a meeting with your planners to discuss this.

Thank you.

Brian Cray
604-273-3363

PLN - 40

13/10/2011



City of Richmond

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

Development Application Data Sheet

RZ 11-578325

Attachment 6

Address: 10131 Bridgeport Road

Applicant: Harpreet Johal

Planning Area(s): Bridgeport (2.12)

	Existing	Proposed
Owner:	Harpreet Kaur Johal and Resham Kaur Pahl	To be determined
Site Size (m²):	1083.9 m ²	Two (2) lots, 467 m ² and 466 m ²
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings with one (1) coach house per lot
OCP Designation:	Generalized Land Use Map Designation – "Neighbourhood Residential"	No change
Area Plan Designation:	Residential (Single-Family)	No change
702 Policy Designation:	Single Detached (RS1/D) unless there is a lane or internal road access then Single Detached (RS1/B)	Compact Single Detached (RC2) or Coach Houses (RCH) provided there is lane access
Zoning:	Single Detached (RS1/D)	Coach Houses (RCH)
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment where there is access to an 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 %	50%	none
Lot Size (min. dimensions):	270 m ²	Lot 1- 467 m ² Lot 2- 466 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 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF EAST PART LOT "A"
SECTION 23 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 21944

#10131 BRIDGEPORT ROAD,
 RICHMOND, B.C.
 P.I.D 003-753-751

SCALE: 1:200

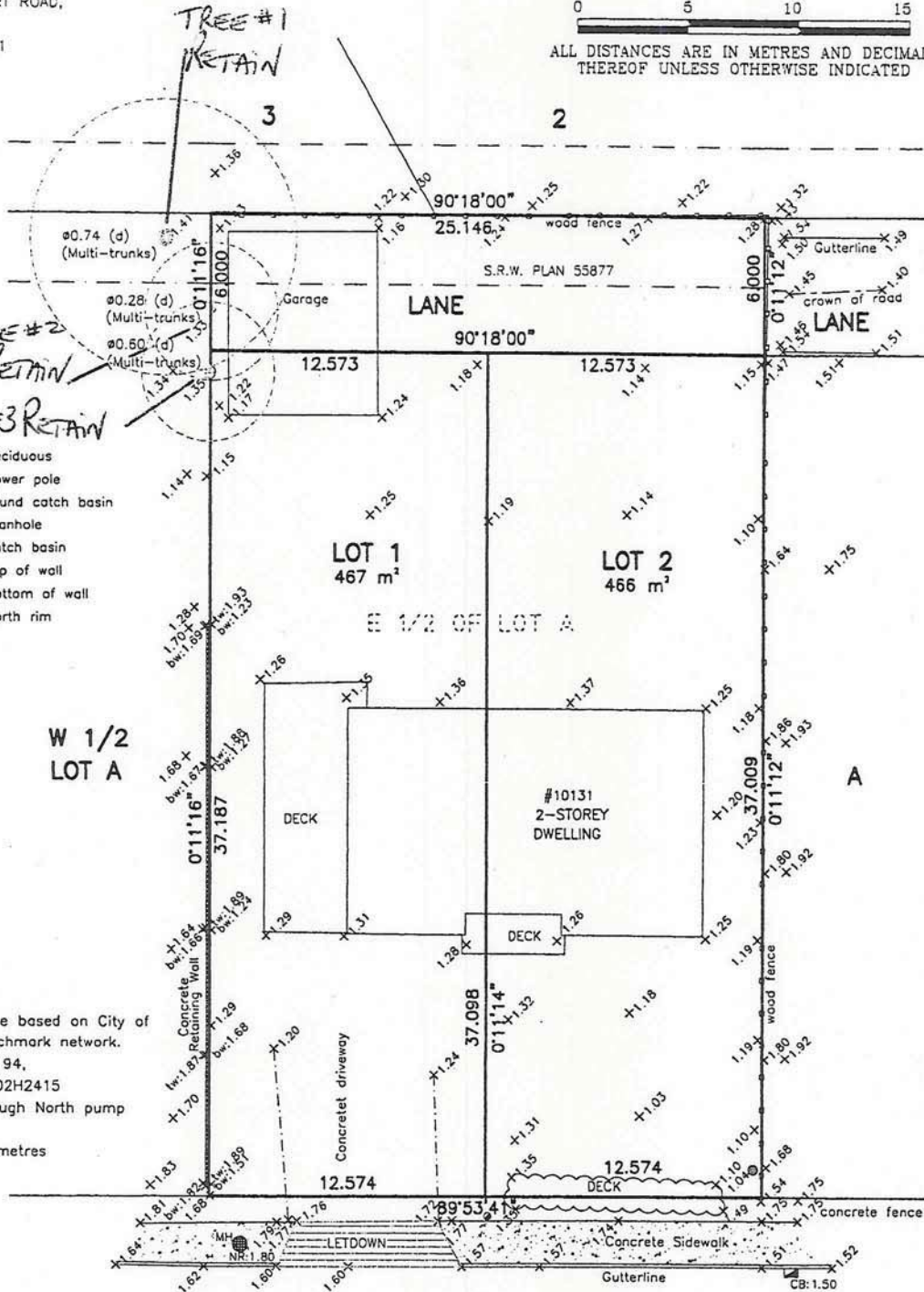
0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- (d) denotes deciduous
 - ⊙ denotes power pole
 - ⊙ denotes round catch basin
 - MH ⊙ denotes manhole
 - CB ⊙ denotes catch basin
 - tw denotes top of wall
 - bw denotes bottom of wall
 - NR denotes north rim

NOTE:
 Elevations shown are based on City of
 Richmond HPN Benchmark network.
 Benchmark: HPN #194,
 Control Monument 02H2415
 In slab of Bath Slough North pump
 stn E of No.5 Rd.
 Elevation = 3.337 metres



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 Canada and B.C. Land Surveyor
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 Website: www.jctam.com
 Job No. 4395
 FB-180 P6-7
 Drawn By: MY

BRIDGEPORT ROAD

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

PLN - 42

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.

MARCH 31st, 2011.

DWG No. 4395-TOPO

Rezoning Considerations

10131 Bridgeport Road RZ 11-578325

Prior to final adoption of Zoning Amendment Bylaw 8836, the applicant is required to complete the following:

1. Adoption of Lot Size Policy Amendment 5448.
2. Provincial Ministry of Transportation and Infrastructure approval.
3. 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, including installation costs. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
 - Include a mix of coniferous and deciduous trees; and
 - Include the required three (3) trees [one (1) tree on Lot 1, two (2) trees on Lot 2] with a minimum size height of 6 cm deciduous calliper/2.5 m coniferous height.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works to be conducted within the Tree Protection Zone (including removal of the existing garage slab) of the off-site tree (Tree #1) to be protected located on the neighbouring property to the west (10111 Bridgeport Road), the on-site tree to be retained (Tree # 2), and the shared tree (Tree #3) located on the west property line of the subject property. The Contract must include the scope of work to be undertaken, including: the proposed number 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.
5. Submission of a Tree Survival Security to the City in the amount of \$3,000 for Trees # 1, 2 & 3. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.
6. Registration of a flood indemnity covenant on Title.
7. Registration of an aircraft noise sensitive covenant on Title.

At Demolition stage*, the applicant will be required to:

- Install Tree Protection Fencing as per Arborist Report dated July 2, 2011 as follows:
 - Tree #1: 4 m from base of stem on the east and south sides.
 - Tree #2: 1.5 m from base of stem on the northeast and south sides.
 - Tree #3: 2 m from base of stem on the northeast and south sides.

Tree protection fencing must be installed to City standard prior to demolition of the existing dwelling on-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:

1. Enter into a standard Servicing Agreement for the design & construction of the proposed lane extension. The lane design to include, but is not limited to: storm sewer, sand/gravel base, roll curb & gutter (both sides), asphalt pavement, and lane lighting. Note: the design should also include water, storm and sanitary sewer service connections for both lots.
2. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

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.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8836 (RZ 11-578325)
10131 BRIDGEPORT 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **COACH HOUSES (RCH)**.

P.I.D. 003-753-751

East Part Lot "A" Section 23 Block 5 North Range 6 West New Westminster District
Plan 21944

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8836"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

