



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** December 20, 2010
From: Brian J. Jackson, MCIP **File:** RZ 10-538208
Director of Development
Re: Application by Gurinder S. Bhandal for Rezoning at 10071 No. 1 Road from
Single Detached (RS1/E) to Coach Houses (RCH)

Staff Recommendation

That Bylaw No. 8690, for the rezoning of 10071 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Gurinder S. Bhandal has applied to the City of Richmond for permission to rezone 10071 No. 1 Road from “Single Detached (RS1/E)” to “Coach Houses (RCH)” to permit the property to be subdivided into two (2) residential lots, each with a principal dwelling and coach house above a garage, with vehicle access from the existing rear lane (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located on the west side of No. 1 Road, between Williams Road and Springfield Drive. Redevelopment to smaller lot sizes through rezoning and subdivision has occurred on the west side of No. 1 Road between Williams Road and the subject site since the mid 1990's, while redevelopment to townhouses has also occurred south of the subject site, closer to Springfield Drive.

- Immediately north of the subject site, are several newer character dwellings on lots zoned “Single Detached (RS1/A)”;
- To the east, directly across No. 1 Road, is the Richmond Chinese Alliance Church on a property zoned “Assembly (ASY)”;
- To the south and west, are older character dwellings on lots zoned “Single Detached (RS1/B)”, fronting Scotsdale Place and No. 1 Road.

Related Policies & Studies

OCP Designation

The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is “Neighbourhood Residential”, and the Specific Land Use Map designation is “Low-Density Residential”. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision along No. 1 Road where there is an existing operational rear lane. This redevelopment proposal is consistent with these Policies.

Lot Size Policy

The subject property is not located within a Lot Size Policy area.

Public Input

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

Staff CommentsBackground

Since the mid 1990's, numerous applications to rezone and subdivide nearby properties to smaller lots have been approved along the west side of No. 1 Road within this block. The subject application is consistent with the pattern of redevelopment already established in the neighbourhood.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which assesses five (5) bylaw-sized trees on the subject property, and one (1) bylaw-sized tree on the adjacent property to the north (10055 No. 1 Road). The Arborist's Report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The report recommends retention of two (2) bylaw-sized trees in the portion of the front yard to be dedicated as road (Trees # 1 and 2), retention of the bylaw-sized tree on the adjacent property to the north (Tree # 3), and removal of one (1) bylaw-sized tree from the subject property in the rear yard (Tree # 4).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment (VTA). The City's Tree Preservation Coordinator concurs with the Arborist's recommendations for the protection of Trees # 1, 2, and 3 (Maple, Western Red Cedar, and Birch) in the front yard and on the adjacent property on the basis of their good condition and significant visual presence on the street. The City's Tree Preservation Coordinator also specifies:

- That special attention is required to provide a grade transition necessary to maintain existing grades within the dripline of Trees # 1, 2, and 3; and,
- That the Landscape Plan required prior to final adoption of the rezoning bylaw include a cross-section detail illustrating the proposed grading between the new building and the street.

The City's Tree Preservation Coordinator also concurs with the Arborist's recommendation to remove the Plum tree (Tree # 4) in the rear yard, and noted one (1) Cherry tree that was originally omitted from the Tree Survey, which should also be removed. These recommendations for removal are based on poor condition of the trees (i.e., previous topping, crown removal, basal cavity, etc.). Lastly, the City's Tree Preservation Coordinator also noted one (1) Western Red Cedar (Tree A) that was also originally omitted from the Tree Survey, which is in good condition, but is in conflict with the proposed location of the garage apron and parking space for the coach house on the future north lot. The City's Tree Preservation Coordinator concurs with the removal of Tree A on the basis of:

- conflict with proposed development;
- the effort to be made by the applicant to retain the significant trees in the front yard;
- the opportunities available for planting replacement trees of a small species in the rear yard.

Tree protection fencing must be installed around retained trees (Trees # 1, 2, and 3) to City standard prior to demolition of the existing dwelling on the site and must remain in place until construction and landscaping on the future lots is completed. The specifications for the proposed tree protection fencing and associated tree protection are included in the Arborist's Report and

Protection Plan dated June 29, 2010, prepared by Mr. Dave Andermatt of Pacific Sun Tree Services, and are summarized below:

- Tree protection fencing must be installed at a minimum of 5.5 m from the existing east property line to the west, and a minimum of 5 m from the existing south property line to the north, narrowing to a minimum of 3 m from the existing east property line at the north boundary of the dripline for Tree # 2;
- Tree protection fencing must also be installed at a minimum of 4 m from the base of Tree # 3 to the west, and a maximum of 0.3 m from the north edge of the existing driveway;
- No work is permitted within tree protection fencing, as well as no access by machinery or storage of soil, machinery, or any other materials; and
- Removal of the existing driveway within the tree protection zone of Tree # 3 should be supervised by the project arborist to ensure any resulting root damage is assessed, appropriate root pruning is undertaken, and any further recommendations provided where necessary.

A Tree Retention Plan that reflects the final outcome of proposed tree retention is included in **Attachment 3**.

As a condition of rezoning, the applicant must submit a Contract with a Certified Arborist for supervision of the existing driveway removal within the tree protection zone of Tree # 3 and of any other works to be conducted within the tree protection zones of Trees # 1 and 2. The Contract must include the proposed number of site monitoring inspections (at which stages of development) and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

To ensure the survival of the two (2) bylaw-sized trees proposed to be retained on-site (Trees # 1 and 2), the applicant must submit a Survival Security to the City in the amount of \$2,000 (\$1,000/tree to reflect the 2:1 replacement ratio) prior to final adoption of the rezoning bylaw.

Based on the 2:1 tree replacement ratio goal in the OCP, and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of six (6) replacement trees are required to be planted and maintained on the future lots (minimum 6 cm calliper deciduous or 3.5 m high conifer). Considering the limited space in the yards of the future lots and the effort to be taken by the applicant to retain the bylaw-sized trees on-site and on the adjacent site to the north (Trees # 1, 2, and 3), staff recommend that only four (4) replacement trees be required.

The City's Tree Preservation Coordinator suggests that the front yard setback and outdoor space required in the rear yards of the future lots can accommodate small-species replacement trees on-site [two (2) per future lot]. The applicant has agreed to plant and maintain the required four (4) replacement trees.

As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provided by the Landscape Architect, including installation costs) to ensure that the replacement trees are planted and maintained, and that the front yards of the future lots will be enhanced. The Landscape Plan should include dimensions for required tree protection fencing, as well as a cross-section detailing the proposed grading between the new building and the street.

Existing Utility Right-of-Way

There is an existing 3 m (10 ft) wide utility right-of-way that runs along the south side yard of the subject site. Staff in the City's Engineering Planning Section has confirmed that a 1.8 m (6 ft) encroachment into the right-of-way from the north is allowable. The applicant has been advised that he must apply for and be granted an encroachment permit at development stage.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Prior to final adoption of the rezoning bylaw, the applicant is required to dedicate 2 m of property along the entire frontage on No. 1 Road for future road improvements.

Vehicular access to and from the subject site is not permitted in accordance with Bylaw 7222. Access to the site at future development stage is to be from the existing rear lane only.

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.

Subdivision

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The applicant will also be required to pay for a Works Order for the removal of the existing sidewalk crossings and reinstatement of the sidewalk.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, since it is an infill development proposal on an arterial road with vehicle access to and from an existing operational rear lane. There is one (1) other lot on the west side of this block of No. 1 Road that has redevelopment potential consistent with these policies.

Financial Impact

None.

Conclusion

This rezoning application is to permit subdivision of an existing large lot into two (2) smaller lots, each with a single detached dwelling and a coach house above a garage, with vehicle access to the existing rear lane. This development proposal complies with all applicable land use designations and policies contained within the OCP, and is consistent with the established pattern of redevelopment on the west side of this block of No.1 Road.

The list of rezoning considerations is included as **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician
(604-276-4108)

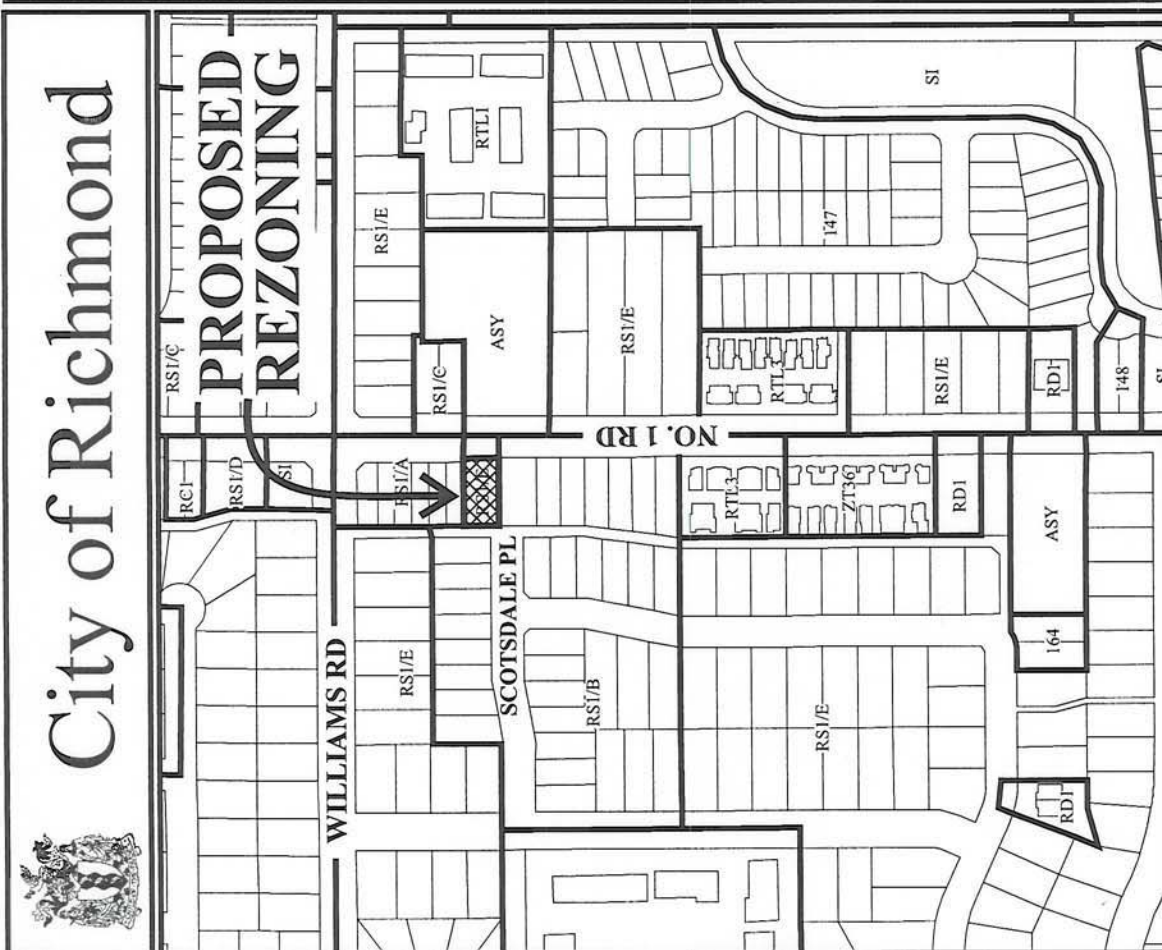
CL:blg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Retention Plan
- Attachment 4: Rezoning Considerations Concurrence

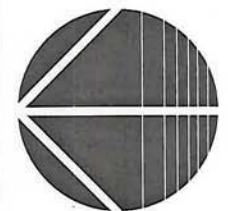
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15	10111	12.80	19.84	19.00	19.00	19.00	19.00
36.57	36.57	12.80	19.82	3980	36.57	12.80	19.84
10039	10033	34.57	34.58	34.58	34.58	34.58	34.57
10055	10039	9.50	9.50	9.50	9.50	9.50	9.50
10071	10071	19.00	19.00	19.00	19.00	19.00	19.00
14.02	14.39	31.70	4				

NO. 1 RD



City of Richmond

PROPOSED
REZONING



RZ 10-538208

Original Date: 07/27/10

Revision Date:

Note: Dimensions are in METRES



RZ 10-538208

Original Date: 07/27/10

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 10-538208

Attachment 2

Address: 10071 No. 1 Road

Applicant: Gurinder S. Bhandal

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Gurinder Singh Bhandal	To be determined
Site Size (m²):	695 m ² (7,481 ft ²)	656 m ² (7,061 ft ²) after 2 m wide road dedication; Two lots – each approximately 328 m ² (3,530 ft ²).
Land Uses:	One (1) single detached dwelling	Two (2) compact residential lots
OCP Designation:	Generalized Land Use Map Designation – "Neighbourhood Residential"	No change
Area Plan Designation:	Single-Family	No change
702 Policy Designation:	N/A	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH)
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision to compact lots along the west side of this section of No. 1 Road	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 including the single detached dwelling and coach house	Max. 0.6 including the single detached dwelling and coach house	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m ²	Two lots, each approx. 328 m ²	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	<ul style="list-style-type: none"> Single Detached Housing – Max 2.5 storeys Garage with Coach House – Max 2 storeys or 7.4 m, whichever is less 	<ul style="list-style-type: none"> Single Detached Housing – Max 2.5 storeys Garage with Coach House – Max 2 storeys or 7.4 m, whichever is less 	none
On-Site Parking Spaces:	<ul style="list-style-type: none"> Single Detached Housing – 2 spaces Coach House – 1 space Total per lot = 3 spaces 	<ul style="list-style-type: none"> Single Detached Housing – 2 spaces Coach House – 1 space Total per lot = 3 spaces 	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION PLAN OF LOT 95 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 33621

#10071 NO.1 ROAD
RICHMOND, B.C.
P.I.D. 006-890-555

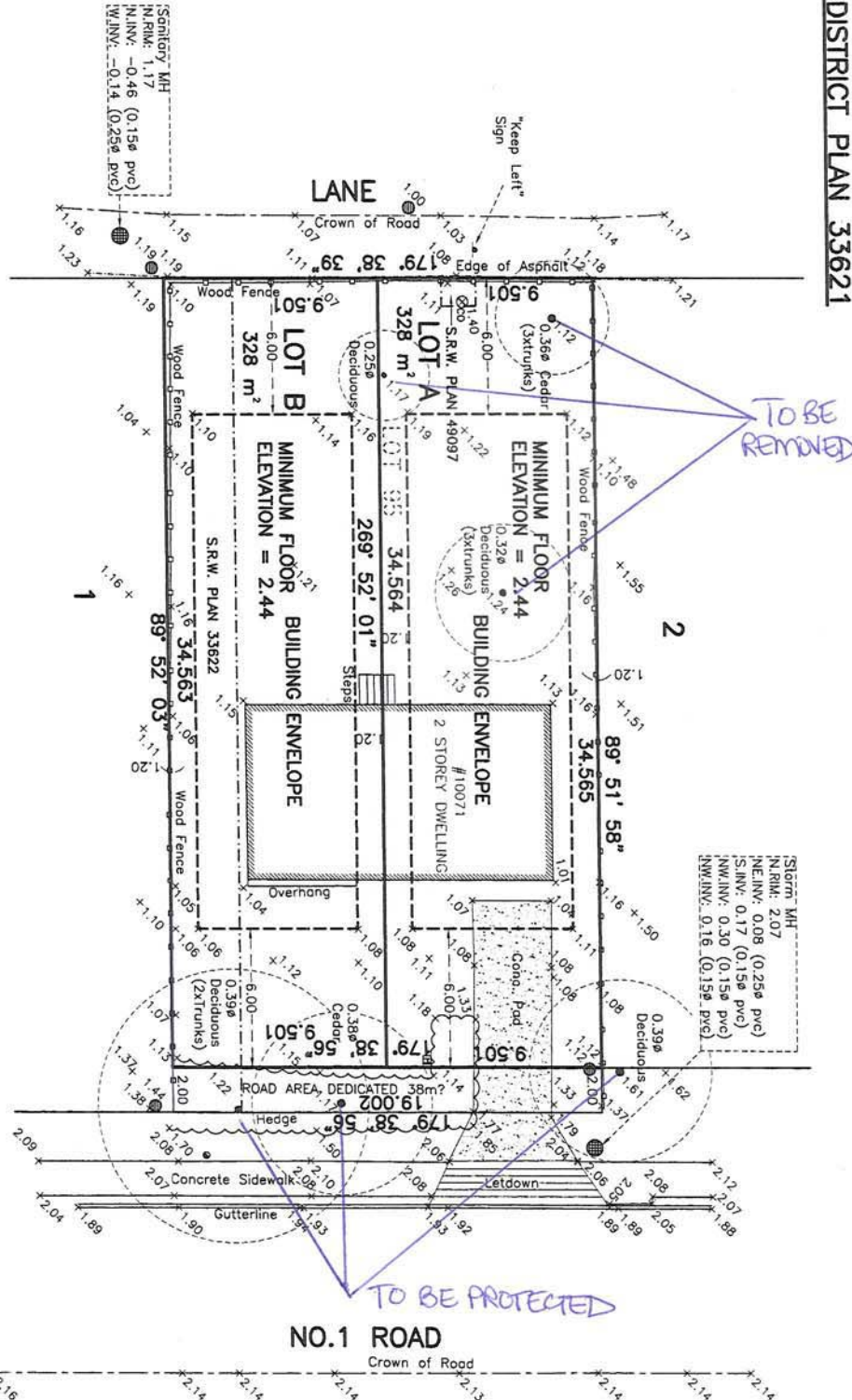


LEGEND:

- denotes tree
- denotes power pole
- denotes round catch basin
- ⊗ denotes manhole
- ⊕ denotes water meter
- CO denotes cleanout

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Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4048
FB-158 P10-12; FB-167 P72
Drawn By: TH

DWG No. 4048-TOP0-03



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
DECEMBER 2nd, 2010

Rezoning Considerations

10071 No. 1 Road

RZ 10-538208

Prior to final adoption of Zoning Amendment Bylaw 8690, the following items are required to be completed:

1. Dedication of 2 m of property along the entire frontage on No. 1 Road for future road improvements.
2. 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 the required four (4) replacement trees [two (2) per future lot];
 - Include dimensions for required tree protection fencing around Trees # 1, 2, and 3, consistent with the recommendations in the Arborist's Report dated June 29, 2010, prepared by Dave Andermatt of Pacific Sun Tree Services.
 - Include a cross-section detail illustrating the proposed grading between the new building and the street, which ensures the grading transition necessary to maintain existing grades within the driplines of Trees # 1, 2, and 3.
3. Submission of a Survival Security to the City in the amount of \$2,000 for the Maple (Tree # 1) and Western Red Cedar (Tree # 2) in the front yard.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of the existing driveway removal within the tree protection zone of Tree # 3 and of any other works to be conducted within the tree protection zones of Trees # 1 and 2. The Contract must include the proposed number of site monitoring inspections (including stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
5. Registration of a Flood Indemnity Covenant on Title.

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
- Pay for a Works Order for the removal of the existing sidewalk crossings and reinstatement of the sidewalk.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8690 (RZ 10-538208)
10071 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **COACH HOUSES (RCH)**.

P.I.D. 006-890-555

Lot 95 Section 34 Block 4 North Range 7 West New Westminster District Plan 33621

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8690"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER