



To: Planning Committee **Date:** May 10, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-529089
Director of Development
Re: **Application by Zhi Yong Chen for Rezoning at 7980 Broadmoor Boulevard
from Single Detached (RS1/E) to Coach Houses (RCH)**

Staff Recommendation

That Bylaw No. 8765, for the rezoning of 7980 Broadmoor Boulevard 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

Zhi Yong Chen has applied to the City of Richmond for permission to rezone 7980 Broadmoor Boulevard from “Single Detached (RS1/E)” to “Coach Houses (RCH)”, to permit the property to be subdivided into three (3) 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 southwest corner of the intersection at Broadmoor Boulevard and No. 3 Road. Redevelopment to smaller lot sizes through rezoning and subdivision has occurred on the west side of No. 3 Road to the north and south of the subject site, consistent with the Arterial Road Redevelopment Policy. Development immediately surrounding the subject site is as follows:

- To the North, immediately across Broadmoor Boulevard, on the northwest corner of the intersection of No. 3 Road, is a new dwelling on a small lot zoned “Single Detached (ZS18)”, created recently through rezoning and subdivision;
- To the East, immediately across No. 3 Road, is the Richmond Animal Hospital on a site that is split-zoned “Single Detached (RS1/E) and Land Use Contact 078, as well as two (2) older character dwellings on large lots zoned “Single Detached (RS1/E)”;
- To the South, is an older character duplex on a large lot zoned “Two-Unit Dwellings (RD1)”; and
- To the West, immediately across the rear lane, is an older character dwelling on a large lot zoned “Single Detached (RS1/E)”; fronting Belair Drive.

Related Policies & Studies

Official Community Plan (OCP) Designation

The Official Community Plan’s (OCP) Generalized Land Use Map designation for this property is “Neighbourhood Residential”. The Broadmoor Central West Sub-Area Plan’s land use map designation for this property 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. 3 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.

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 three (3) 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.

Public Input

In response to the placement of the rezoning sign on the subject property, staff received an expression of concern from one neighbourhood resident regarding the proposed density, lot coverage, and massing associated with redevelopment on small lots. In addition to providing information on the available opportunities for formal comment on the development proposal, staff also provided information on the relevant City policies and regulations that exist to address the concerns raised. Specifically:

- Infill development of the type proposed is consistent with the City's Arterial Road Redevelopment Policy adopted by City Council in 2006, where there is an existing rear lane;
- The proposed Coach Houses (RCH) zoning has been designed with consideration of the character of adjacent single-family homes. The maximum building height for a coach house is less than that of a standard single-detached dwelling, and the zone includes provisions to address minimum private outdoor space, setbacks and building separation space, and live landscaping coverage.

Staff Comments

Background

Numerous applications to rezone and subdivide nearby properties have been approved along the west side of No. 3 Road between Francis Road and Williams Road in recent years. The subject application is consistent with the pattern of redevelopment already established in the neighbourhood. The subject application would enable the creation of three (3) lots, each a minimum of 9 m wide (note: 11 m wide at the corner) and 270 m² in area.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which assesses 11 bylaw-sized trees on the subject site. 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 one (1) bylaw-sized Sawara False Cypress tree (Tree # 500) located in the front yard of the site; and
- Removal of 10 bylaw-sized trees from the subject site (Trees # 490-499).

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 Tree # 500 due to its good condition and highly visible location along the street frontage, but requires an expanded Tree Protection Zone to 3 m from the base of the tree; and
- Remove the 10 bylaw-sized trees from the subject site due to their poor condition resulting from previous topping, decay, and poor structure.

Tree Protection Fencing must be installed at a minimum of 3 m from the base of Tree # 500 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.

A Tree Retention Plan that reflects proposed tree retention and removal on-site is included in **Attachment 3**.

To ensure the survival of Tree # 500, the applicant must submit the following items prior to rezoning adoption:

- A Contract with a Certified Arborist for supervision of any on-site works conducted within the tree protection zone. The Contract should include the scope of work to be undertaken, including: 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.
- A Survival Security in the amount of \$1000 (to reflect the 2:1 replacement ratio at \$500/tree).

Based on the 2:1 tree replacement ratio goal in the OCP, a total of 20 replacement trees are required to be planted and maintained on the future lots. Considering the limited space in the yards of the future lots and the effort to be taken by the applicant to retain a bylaw-sized tree in good condition, staff recommends that only 12 replacement trees be required.

The applicant has agreed to plant nine (9) replacement trees on the future lots along with a voluntary contribution to the City’s Tree Compensation Fund in the amount of \$1500 in-lieu of planting the remaining three (3) replacement trees on-site. Based on the size requirements for replacement trees in the City’s Tree Protection Bylaw, the nine (9) replacement trees are to be of the following sizes:

# of Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
2	10 cm		5.5 m
6	8 cm		4 m
1	6 cm		3.5 m

Prior to rezoning adoption, the applicant must submit a Landscape Plan for the proposed three (3) lots, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provide 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. For the proposed south lot, the Landscape Plan should include the dimensions for the required Tree Protection Fencing, as well as a cross-section detail illustrating how the proposed grading between the new building and the street will be treated (i.e. the existing grade must be maintained within the Tree Protection Zone of Tree # 500).

Preliminary Architectural Elevation & Landscape Plans

The applicant has submitted a preliminary landscape plan and conceptual architectural elevation plans for the proposed corner lot to illustrate how the front and exterior side yard will be enhanced, and how the future corner lot interface will be treated (**Attachments 4 & 5**).

The preliminary landscape plan generally complies with the guidelines in the OCP. As mentioned, prior to rezoning adoption, the applicant must submit a final Landscape Plan for all three (3) lots, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

The conceptual architectural elevation plans for the proposed corner lot are consistent with the character of new dwellings being constructed City-wide. At Building Permit stage, the final site plan and building design must comply with all City regulations.

Site Servicing, Vehicle Access & Transportation issues

A Servicing Capacity Analysis was submitted by the applicant, which determined that an upgrade to the existing storm sewer adjacent to the development site is required. The City accepts the applicant's recommendations to: upgrade the existing storm sewer to 600 mm diameter on Broadmoor Boulevard from the proposed manhole located at the lane to the manhole located on the west side of No. 3 Road; and to install new drainage in the existing rear lane.

The City requires that the design and related calculations are included in the Servicing Agreement drawings.

The City's Transportation division also identified that frontage improvements along the north property line on Broadmoor Boulevard be included as part of the Servicing Agreement, and the applicant has agreed to provide a contribution in the amount of \$1,000 towards a special crosswalk upgrade with Accessible Pedestrian Signal at the intersection of Broadmoor Boulevard and No. 3 Road.

Vehicular access to No. 3 Road is not permitted in accordance with Bylaw 7222. Prior to rezoning adoption, the applicant is required to register a covenant on Title for the proposed corner lot to ensure no vehicular access to Broadmoor Boulevard and that access is to be to/from the existing rear lane only.

Prior to rezoning adoption, the applicant is required to register a 2 m wide Public Right-of-Passage (PROP) Right-of-Way (ROW) along the east property line for future road widening and frontage improvements. As part of the provision of the right-of-way the applicant is to confirm whether Parcel F of the Explanatory Plan of Right-of-Way 68053 exists as a "parcel" and if so, to dedicate it as road.

Subdivision

At Subdivision stage, the applicant will be required to:

- Enter into a standard Servicing Agreement for the design and construction of lane improvements along the entire west property line, including but not limited to: storm sewer, sand/gravel base, rollover curb and gutter (both sides), asphalt pavement, lane lighting, and servicing costs. The design and related calculations for upgrading the existing storm sewer, as identified in the approved Capacity Analysis must be included in the Servicing Agreement drawings, along with the design for frontage improvements along Broadmoor Boulevard;
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees; and
- Provide underground Hydro, Telephone, and Cable services to each proposed lot.

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. Other lots on the west side of this block of No. 3 Road, between Broadmoor Boulevard and Williams Road, have the potential to redevelop consistent with these policies.

Financial Impact

None.

Conclusion

This rezoning application is to permit subdivision of an existing large lot into three (3) smaller lots, each with a single detached dwelling and a coach house above a detached 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. 3 Road.

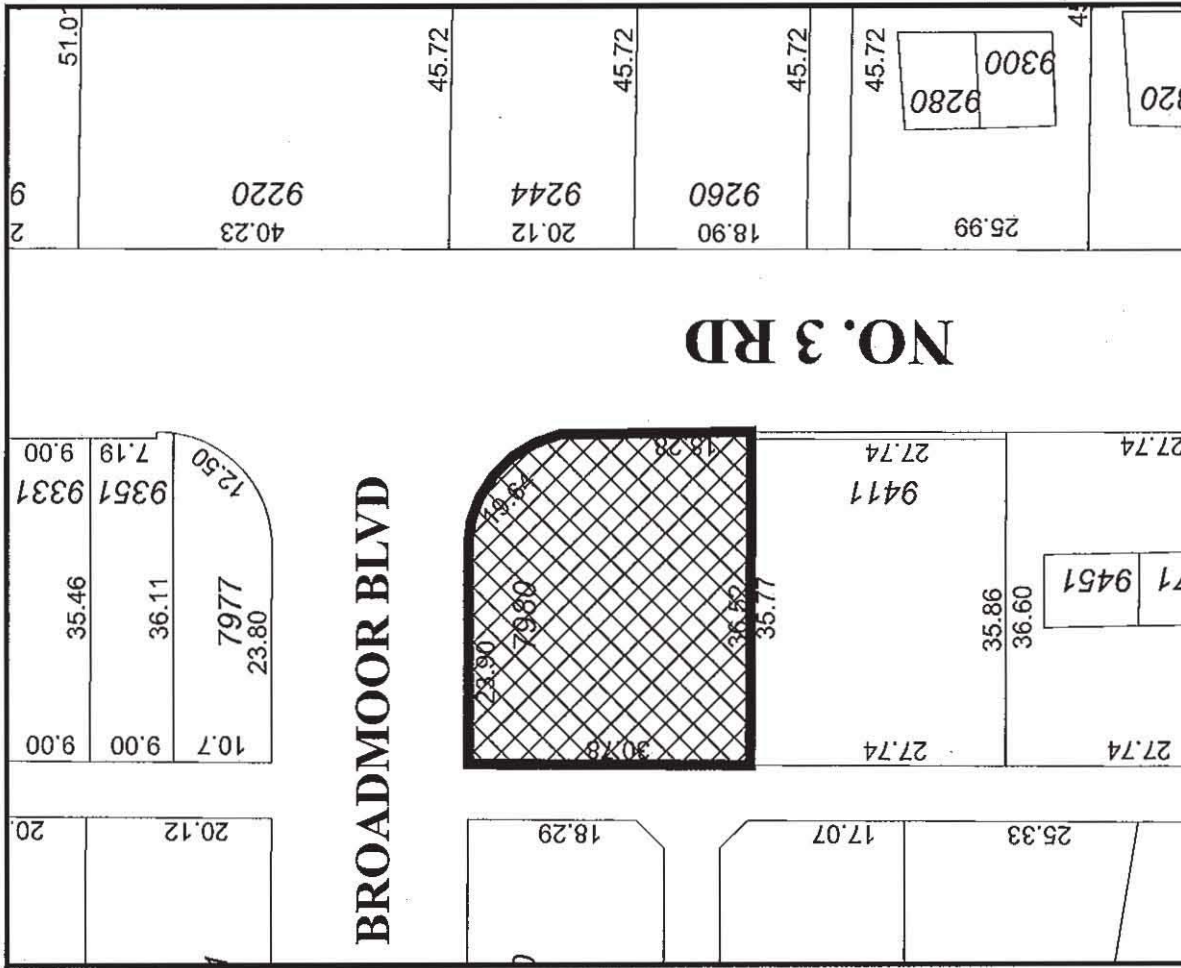
The list of rezoning considerations is included as **Attachment 6**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.

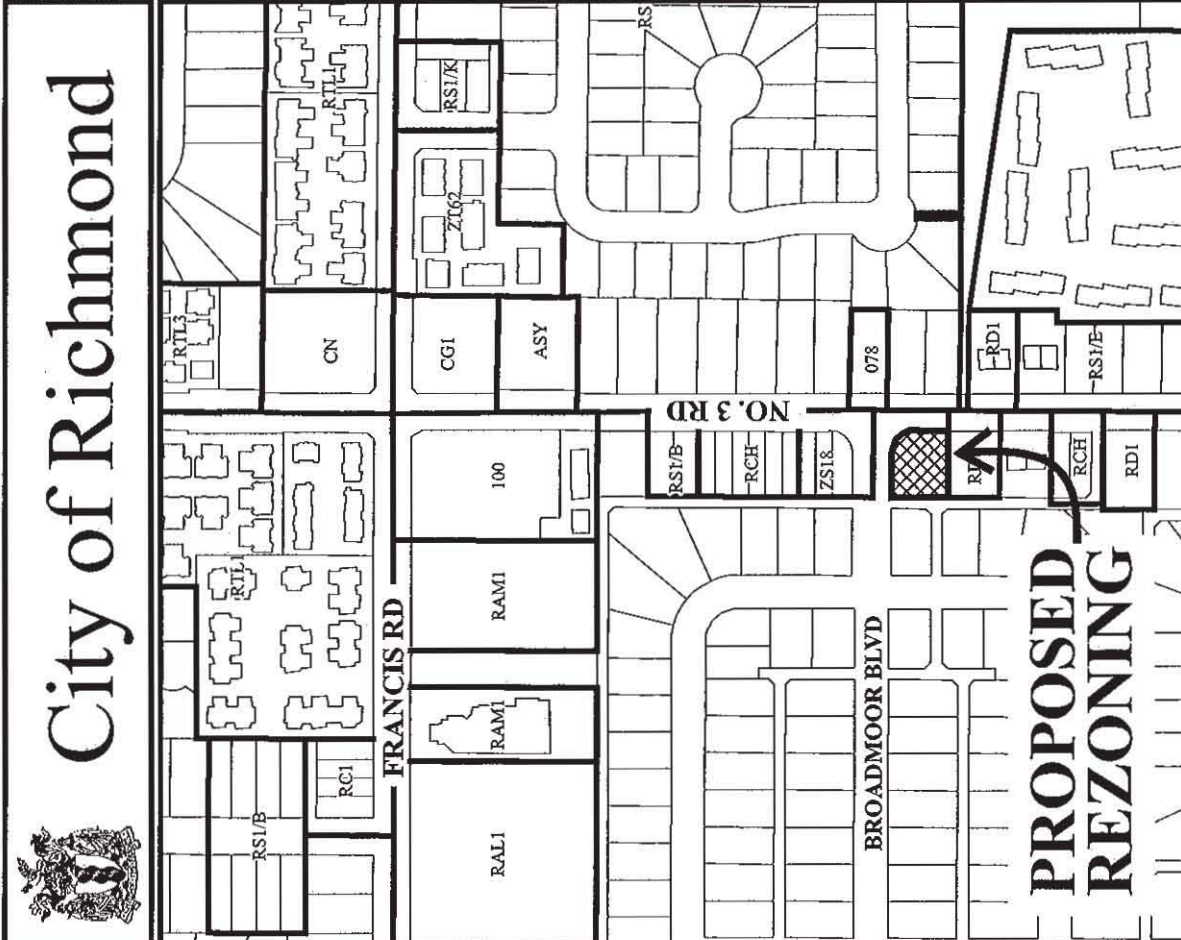

Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

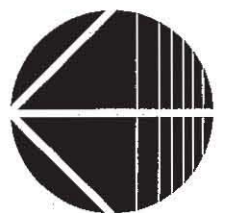
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Retention Plan
- Attachment 4: Preliminary Architectural Elevation Plans (Corner Lot)
- Attachment 5: Preliminary Landscape Plan (Corner Lot)
- Attachment 6: Rezoning Considerations Concurrence



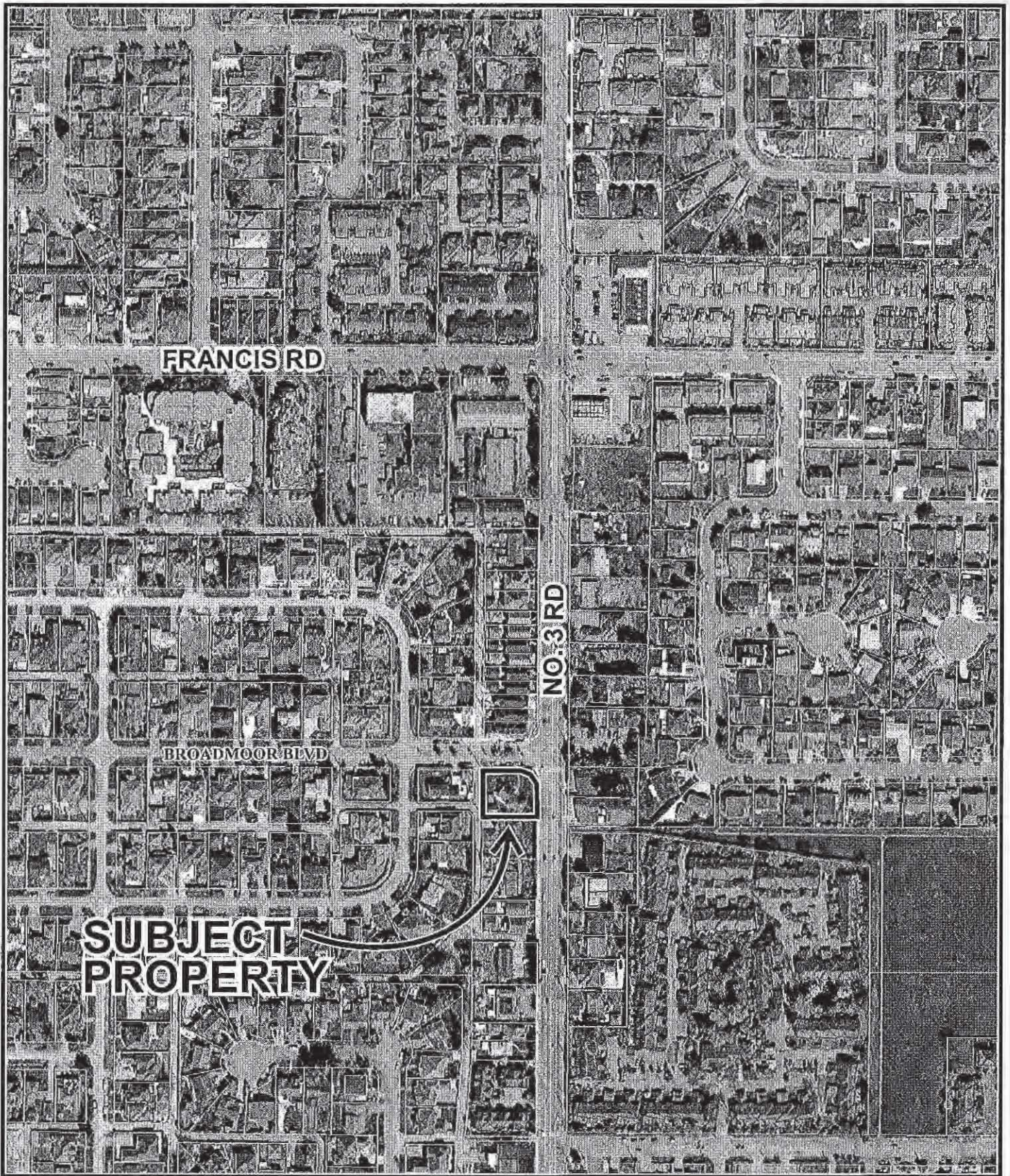
Original Date: 05/10/10
Revision Date:
Note: Dimensions are in METRES



RZ 10-529089



PH 29



RZ 10-529089

Original Date: 05/10/10

Amended Date:

Note: Dimensions are in METRES

PH - 30



City of Richmond

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

**Development Application
 Data Sheet**

RZ 10-529089 **Attachment 2**

Address: 7980 Broadmoor Boulevard

Applicant: Zhi Yong Chen

Planning Area(s): Broadmoor (Central West Sub-Area)

	Existing	Proposed	
Owner:	Bao Shun Chen Shao Qiong Li Zhi Yong Chen Zhi Hui Chen	To be determined	
Site Size (m²):	1,73.4 m ² (11,554 ft ²)	Three (3) Lots – approximately 337 m ² (3,628 ft ²) to 398.9 m ² (4,294 ft ²)	
Land Uses:	One (1) single-family dwelling	Three (3) single-family lots	
OCP Designation:	OCP Generalized Land Use Map Designation – “Neighbourhood Residential”	No change	
Area Plan Designation:	Low Density Residential	No change	
702 Policy Designation:	N/A	N/A	
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH)	
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	Three (3) Lots - approx 337 m ² (3,628 ft ²) to 398.9 m ² (4,294 ft ²)	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3 m	Min. 3 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.

SURVEY PLAN OF LOT 5 EXCEPT: FIRSTLY PART SUBDIVIDED BY PLAN 16641 AND SECONDLY PARCEL F (STATUTORY RIGHT OF WAY PLAN 68053) BLOCK A SECTION 29 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 15653

PARCEL IDENTIFIER: 003-443-311

CIVIC ADDRESS:
#7980 BROADMOOR BOULEVARD
RICHMOND, B.C.

SCALE 1:200



LEGEND:

- CB DENOTES CATCH BASIN
- EB DENOTES ELECTRICAL BOX
- FH DENOTES FIRE HYDRANT
- GV DENOTES GAS VALVE
- IC DENOTES INSPECTION CHAMBER
- LB DENOTES LAWN BASIN
- LS DENOTES LAMP STANDARD
- LS/TS DENOTES LAMP STANDARD AND TRAFFIC SIGNAL
- MH DENOTES MANHOLE
- PP DENOTES POWER POLE
- SL DENOTES SIGN
- WV DENOTES WATER VALVE
- (W) DENOTES ELEVATION TOP OF WALL
- MF DENOTES MAIN FLOOR ELEVATION
- RP DENOTES ROOF PEAK ELEVATION

DIMENSIONS AND ELEVATIONS ARE IN METRES.
PROPERTY DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND HPM MONUMENT #202 (7714623) WITH AN ELEVATION OF 1,452 METRES.
ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

TREE SYMBOLOGY

- DENOTES TREE TYPE
- C DENOTES CEDAR TREE
- D DENOTES DECIDUOUS TREE
- CH DENOTES CHERRY TREE
- CNF DENOTES CONIFEROUS TREE
- DENOTES TRUNK DIAMETER

© COPYRIGHT

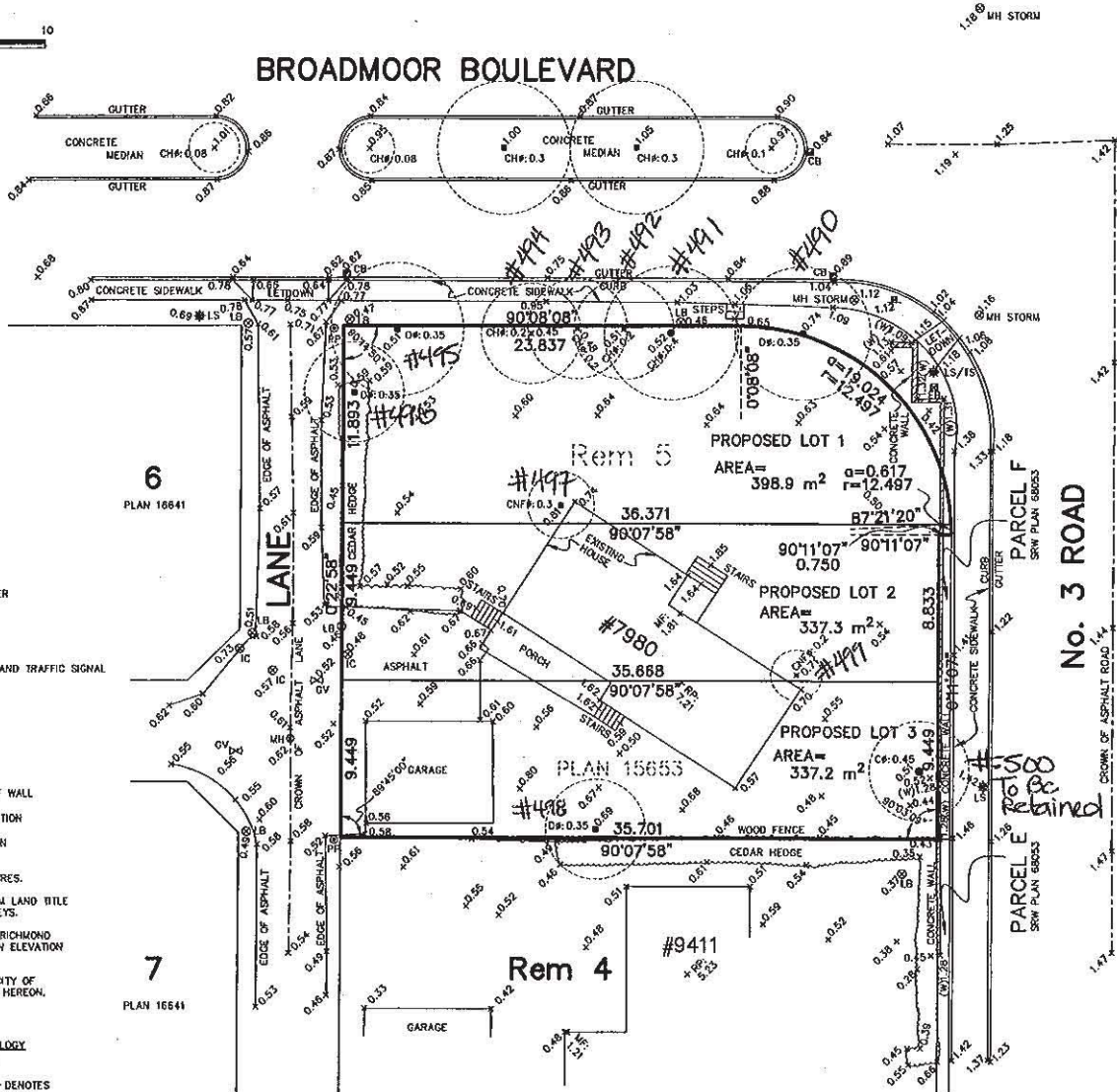
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C.
V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137
CADFILE: 16338-TPG-1.DWG

R-10-16338-TPG-1

CLIENT REF: IVAN CHEN

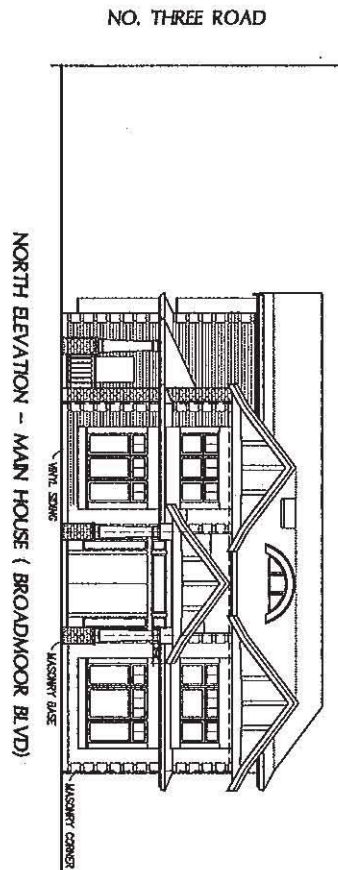
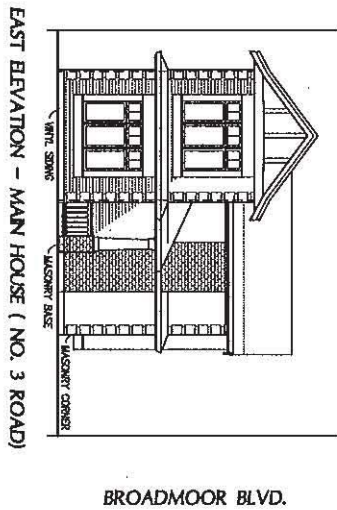
APRIL 21, 2010 (ADDED NEW LOT LAYOUT)
DATE OF SURVEY:
31st DAY OF MARCH, 2010

W.P. Hono
B.C. LAND SURVEYOR (#582)
THIS DOCUMENT IS VALID UNDER
PH 32
ORIGINALLY SIGNED AND SEALED.

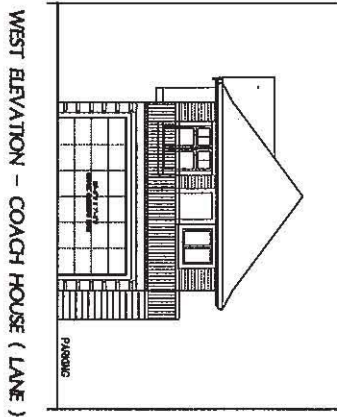
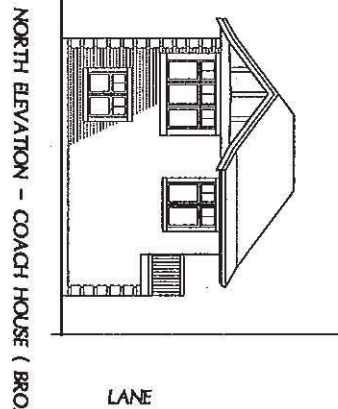


* TREES #490-499 To Be Removed

PRELIMINARY
CONCEPTUAL
ELEVATIONS
(CORNER LOT)



BROADMOOR BLVD.

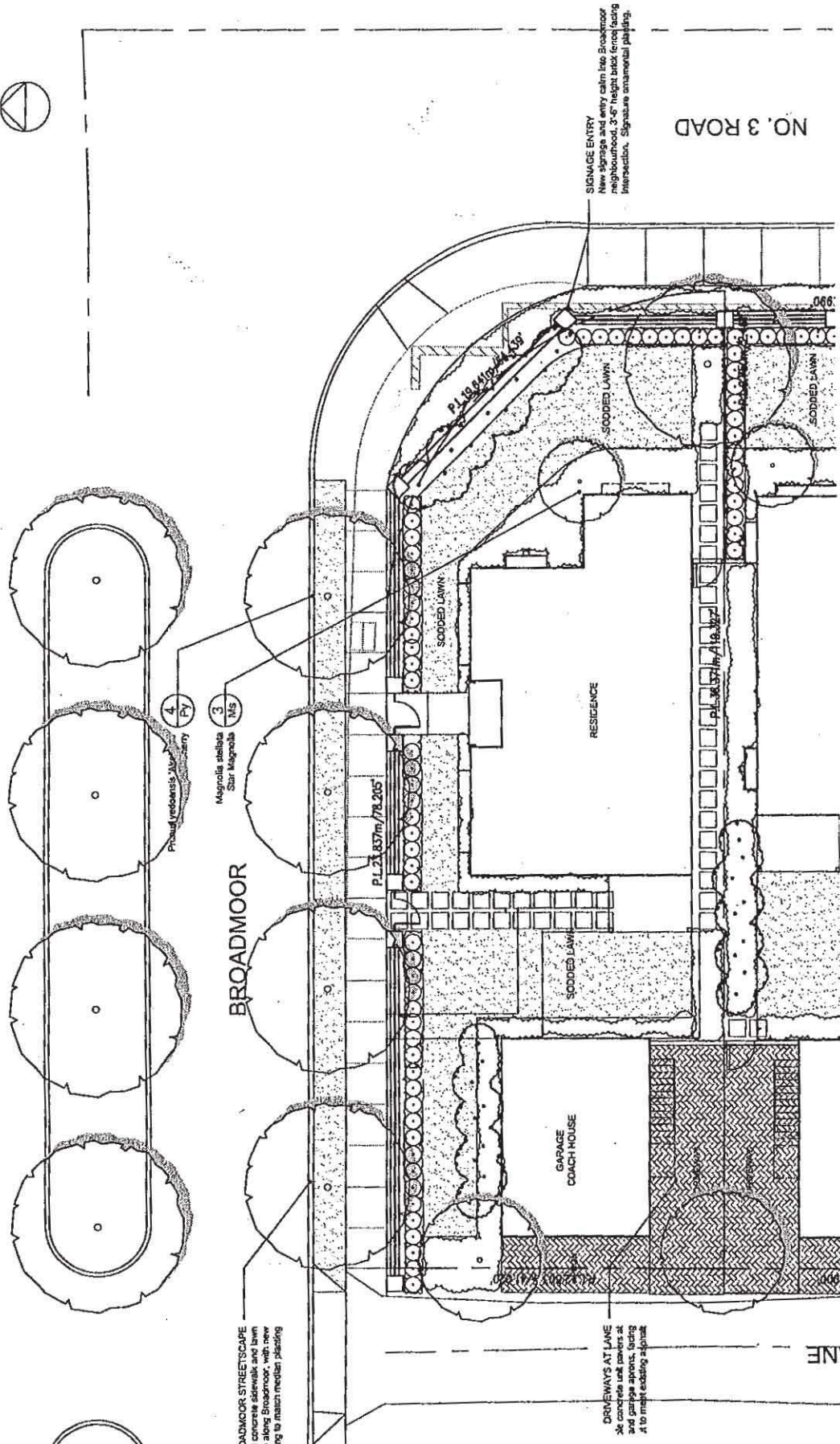


* PERMIT PLANS
TO COMPLY WITH
ZONING & ALL
CITY REGULATIONS

Sheet No. R22 Revision No. 5	Project Title PROPOSED REZONING & SUBDIVISION 7480 BROADMOOR BOULEVARD RICHMOND, B.C.	No. Date Revision 4 4/20/10 FOR BUILDING/SUBDIVISION 5 11/11/10 STAR OF COACH HOUSE
	Sheet Title ELEVATIONS	

CAD LAB
 cadlab design and development, inc.
 tel: (604) 616-3223 fax: (604) 241-9388
 email: cadlabdesign@gmail.com

PRELIMINARY
CONCEPTUAL
LANDSCAPE
PLAN
(CORNER LOT)



DADMOOR STREETSCAPE
1 concrete sidewalk and lawn
3 along Broadmoor, with new
planting to match median planting

DRIVEWAYS AT LANE
36 concrete walk paving at
and garage aprons, using
4 to match existing signage

SIGNAGE ENTRY
New signage and entry walk into Broadmoor
neighbourhood. 3'-6" height brick ferro-casting
intersection. Signature ornamental planting.

NO. 3 ROAD

* PERMIT PLANS
TO COMPLY WITH
ZONING & ALL
CITY REGULATIONS

Rezoning Considerations

7980 Broadmoor Boulevard RZ 10-529089

Prior to final adoption of Zoning Amendment Bylaw 8765, the following items are required to be completed:

1. Submission of a Landscape Plan for the proposed three (3) lots, 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 must:
 - 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;
 - Include the dimensions of tree protection fencing required around the Sawara False Cypress tree (Tree # 500) located in the front yard of the proposed south lot (i.e. a minimum of 3 m from the base of the tree);
 - Include a cross-section detail illustrating how the proposed grading between the new building and the street will be treated on the proposed south lot (i.e. the existing grade must be maintained within the Tree Protection Zone of Tree # 500); and
 - Include the nine (9) required replacement trees with the following minimum sizes:

# of Replacement Trees	Min. Calliper of Deciduous Tree		Min. Height of Coniferous Tree
2	10 cm	or	5.5 m
6	8 cm		4 m
1	6 cm		3.5 m

2. City acceptance of the developer's voluntary contribution of \$1500 to the City's Tree Compensation Fund in-lieu of planting the balance of required replacement trees on-site.
3. City acceptance of the developer's voluntary contribution of \$1000 towards a special crosswalk upgrade with Accessible Pedestrian Signal at the intersection of Broadmoor Boulevard and No. 3 Road.
4. 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 Sawara False Cypress tree (Tree # 500) to be retained. The Contract should include the scope of work to be undertaken, including: 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.
5. Submission of a Tree Survival Security to the City in the amount of \$1000 for the Sawara False Cypress tree (Tree # 500) to be retained.
6. Registration of a 2 m wide Public Right-of-Passage (PROP) Right-of-Way (ROW) along the east property line for future road widening and frontage improvements. As part of the provision of the right-of-way the applicant is to confirm whether Parcel F of the Explanatory Plan of Right-of-Way 68053 exists as a "parcel" and if so, to dedicate it as road.
7. Registration of a flood indemnity covenant on Title.

8. Registration of a legal agreement on title for the proposed corner lot to ensure that the only means of vehicle access is to the existing rear lane and that there be no access to Broadmoor Boulevard.

Prior to Demolition stage, the applicant will be required to:

- Install tree protection fencing required around the Sawara False Cypress tree (Tree # 500) located in the front yard of the proposed south lot at a minimum of 3 m from the base of the tree.

Tree protection fencing must be installed to City standard and must remain in place until construction and landscaping on the future lots is completed.

At Subdivision stage, the applicant will be required to:

- Enter into a standard Servicing Agreement for the design and construction of lane improvements along the entire west property line, including but not limited to: storm sewer, sand/gravel base, rollover curb and gutter (both sides), asphalt pavement, lane lighting, and servicing costs. The design and related calculations for upgrading the existing storm sewer as identified in the approved Capacity Analysis must be included in the Servicing Agreement drawings, along with the frontage improvements on Broadmoor Boulevard;
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees; and,
- Provide underground Hydro, Telephone, and Cable services to each proposed lot.

At Building Permit stage, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8765 (RZ 10-529089)
7980 BROADMOOR BOULEVARD

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. 003-443-311
LOT 5 EXCEPT: FIRSTLY PART SUBDIVIDED BY PLAN 16641 AND
SECONDLY PARCEL F (STATUTORY RIGHT OF WAY PLAN 68053)
BLOCK A SECTION 29 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 15653

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8765".

FIRST READING

JUN 27 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER