



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: December 7, 2009
File: RZ 09-490139
Re: Application by Anjali Chawla and Hamish MacDonald for Rezoning at
251 Douglas Crescent from Single Detached (RS1/E) to Coach House (ZS20)

Staff Recommendation

1. That Bylaw No. 8560, for the rezoning of 251 Douglas Crescent from "Single Detached (RS1/E)" to "Coach House (ZS20)", be introduced and given first reading; and
2. That the notification area for the applicable Public Hearing be enlarged from the standard 50 m radius to include all of Burkeville.

Brian J. Jackson, MCIP
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Anjali Chawla and Hamish MacDonald have applied to the City of Richmond for permission to rezone 251 Douglas Crescent from "Single Detached (RS1/E)" to "Coach House (ZS20)", to accommodate a coach house above a new detached garage on the property, with vehicle access to the existing rear lane and one (1) exterior parking space (**Attachment 1**). There is an existing single detached house already on the site, which will be retained, and an existing detached garage, which will be demolished.

Background

This is the second rezoning application to permit a coach house on an existing single-family lot in Burkeville. The "Coach House (ZS20)" zone was introduced in response to the first rezoning application of this kind in Burkeville earlier this year at 3051 Catalina Crescent, and was specifically designed with potential neighbourhood concerns in mind (i.e. no secondary suite is permitted in the primary dwelling, and sensitivity to the surrounding area with respect to building mass, height, siting, access and landscaped open space).

As part of the Public Hearing notification process for the first rezoning application, all properties in Burkeville were notified. The subject application will be processed under the same expanded notification process.

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 in Burkeville, which is an established and unique residential neighbourhood on Sea Island in close proximity to Vancouver International Airport. Burkeville consists of a mix of older and newer character dwellings on larger lots zoned "Single Detached (RS1/E)".

To the north and south, are older dwellings on lots zoned "Single Detached (RS1/E)";

To the east, immediately across Douglas Crescent, are older dwellings on lots zoned "Single Detached (RS1/E)"; and

To the west, across the rear lane, is a newer dwelling constructed in the mid 90's on a lot zoned "Single Detached (RS1/E)" fronting Wellington Crescent.

Related Policies & Studies

OCP Designation

There is no Area Plan for this neighbourhood. 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.

OCP Aircraft Noise Sensitive Development Policy

The subject property is located within *Area 2 – High Aircraft Noise Area* of the OCP Aircraft Noise Sensitive Development (ANSD) Policy, in which all aircraft noise sensitive land uses may be considered, except new single-family detached development. This development proposal matches the intent of this Policy, as it does not result in the creation of a new single-family dwelling on the site or an increase in allowable density. This development proposal to create a coach house above a garage on the same site as the existing single-family dwelling is essentially the same as the creation of a secondary suite on the site, which is permitted outright in all single-family residential zoning districts in the City without rezoning.

As a condition of rezoning, an aircraft noise covenant is required to be registered on Title, in accordance with the ANSD Policy, to address public awareness and to ensure aircraft noise mitigation is incorporated into the coach house design and construction.

Vancouver International Airport Authority (VIAA) Consultation

Staff understand that VIAA has concerns over residential density increases within areas affected by flight operations. Although a formal referral about this rezoning application is not required, a referral was sent to VIAA as a courtesy to provide notification that this application was received.

Affordable Housing Strategy

Under the Affordable Housing Strategy approved by Council on May 28, 2007, all single-family rezoning applications to increase the allowable density or to facilitate subdivision are required to either:

- a) Provide a secondary suite in all single-family residential zoning districts;
- b) Provide a coach house unit above a garage where permitted; or
- c) Provide a cash-in-lieu contribution based on \$1.00/ft² of total buildable area to the City's Affordable Housing Reserve Fund.

Although the Affordable Housing Strategy does not apply to this development proposal (as the allowable density will not be altered), it conforms to Richmond's Affordable Housing Strategy as the rezoning will enable a coach house to be built on the property.

Lot Size Policy

There is no Lot Size Policy for this area.

Staff Comments

Background

Burkeville has not been an active area of redevelopment through rezoning or subdivision. Aside from this development proposal, there has been limited rezoning in the neighbourhood. This is the second rezoning application to permit a coach house on an existing single-family lot in Burkeville. There is currently one other active rezoning application in Burkeville to permit a two-lot subdivision on a lot with an existing duplex (RZ 08-406864), consistent with City policy.

Conceptual Site Plan

The Applicant has submitted a conceptual site plan showing the current location of the existing house and detached garage, and the proposed location of the new detached garage/coach house (**Attachment 3**). There are no changes proposed to the existing house or lot grade.

The applicant proposes to demolish the existing garage and replace it with a new detached garage containing a second storey coach house on the southwest corner of the property. The ground floor area of the proposed new garage is approximately 73 m² (790 ft²), while the second storey coach house area will be a maximum of 60 m² (645 ft²), providing for some articulation in the vertical building mass. At future development stage, a Building Permit must be obtained by the applicant and the final building design must comply with all City regulations.

This development proposal complies with the maximum floor area ratio of 0.55 required in the proposed zone.

Trees & Landscaping

A Tree Survey submitted by the applicant shows the location of four (4) bylaw-sized trees in the front and side yard of the subject property (**Attachment 4**). A Certified Arborist's Report was not required for this rezoning application because:

- there are no trees proposed to be removed as part of this development proposal;
- there is no raise in lot grade required; and
- there are no potential impacts anticipated to on-site trees during construction, as the proposed coach house is to be located in the rear yard well away from tree protection zones.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

As a condition of rezoning, a restrictive covenant is required to be registered on Title to ensure vehicular access to the subject site is from the existing rear lane only, with no access permitted to/from Douglas Crescent.

Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

Analysis

This development proposal complies with all land use designations contained within the Official Community Plan (OCP) and other City policies.

The OCP and Affordable Housing Strategy encourage a variety of housing forms including secondary suites in single-family residential zones and coach houses, where zoning permits. This rezoning application will allow a coach house above a detached garage instead of a secondary suite, with no change in allowable building area or unit density from the existing zone.

The Coach House (ZS20) zone has been designed to address liveability and sustainability, and to address potential adjacency concerns by ensuring sensitivity to and compatibility with the surrounding area with respect to building mass, height, siting, access and landscaped open space.

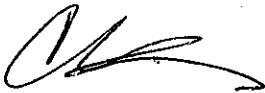
This is the second rezoning application requesting this housing form in Burkeville. Anyone wishing to pursue a similar development proposal would require a rezoning approved by Council.

Financial Impact

None.

Conclusion

This rezoning application to permit a coach house above a new detached garage complies with all applicable policies and land use designations contained within the Official Community Plan (OCP) and other City policies. The list of rezoning conditions is included as **Attachment 5**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff support the application.



Cynthia Lussier
Planning Technician
(604-276-4108)

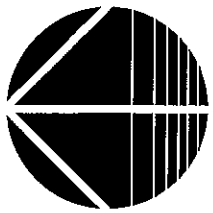
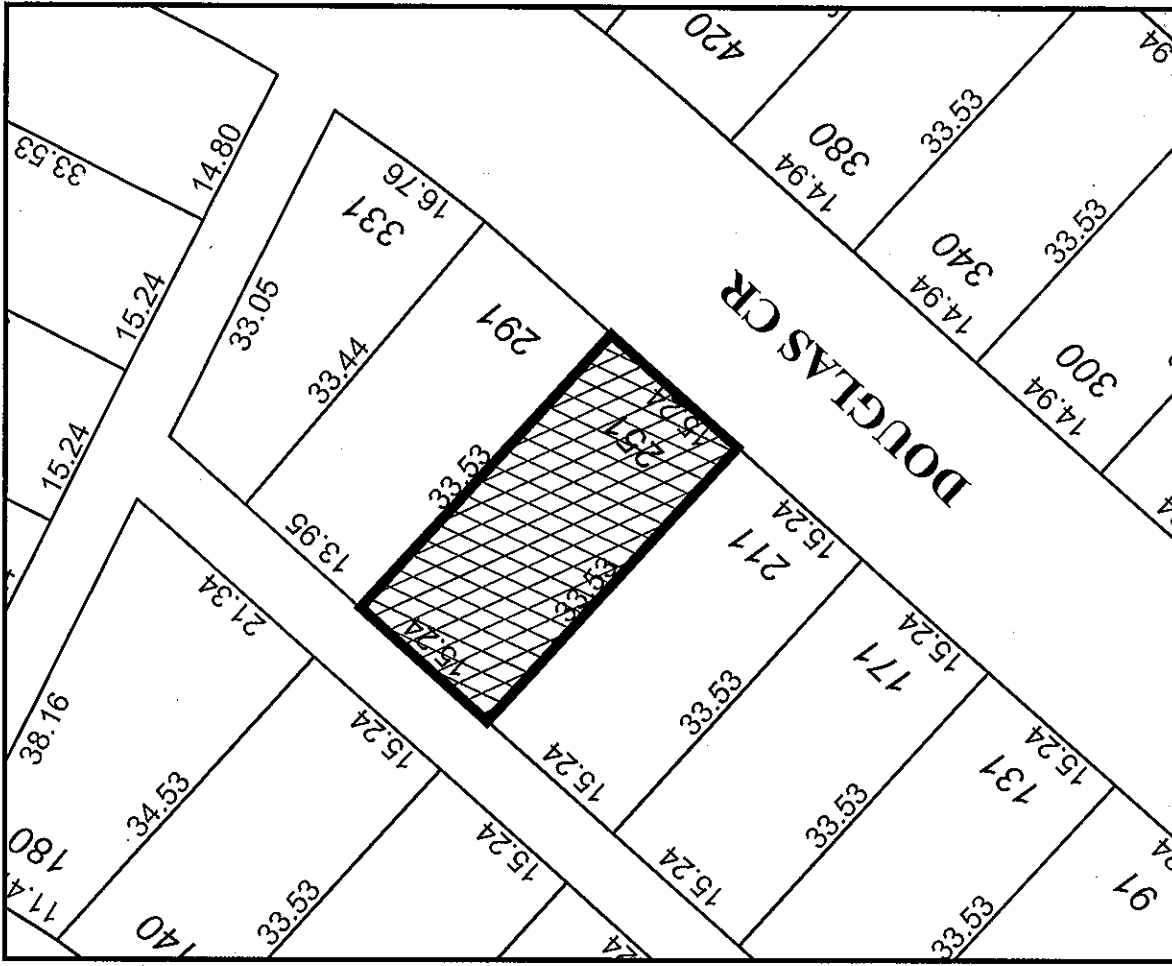
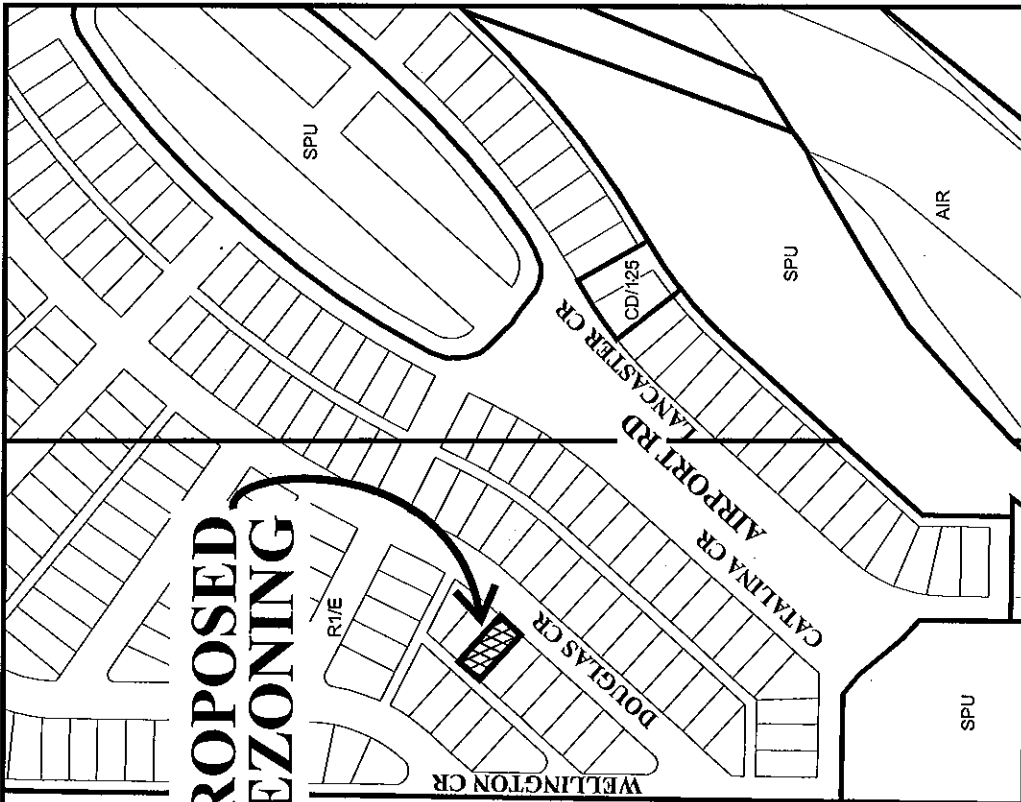
CL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond

PROPOSED REZONING

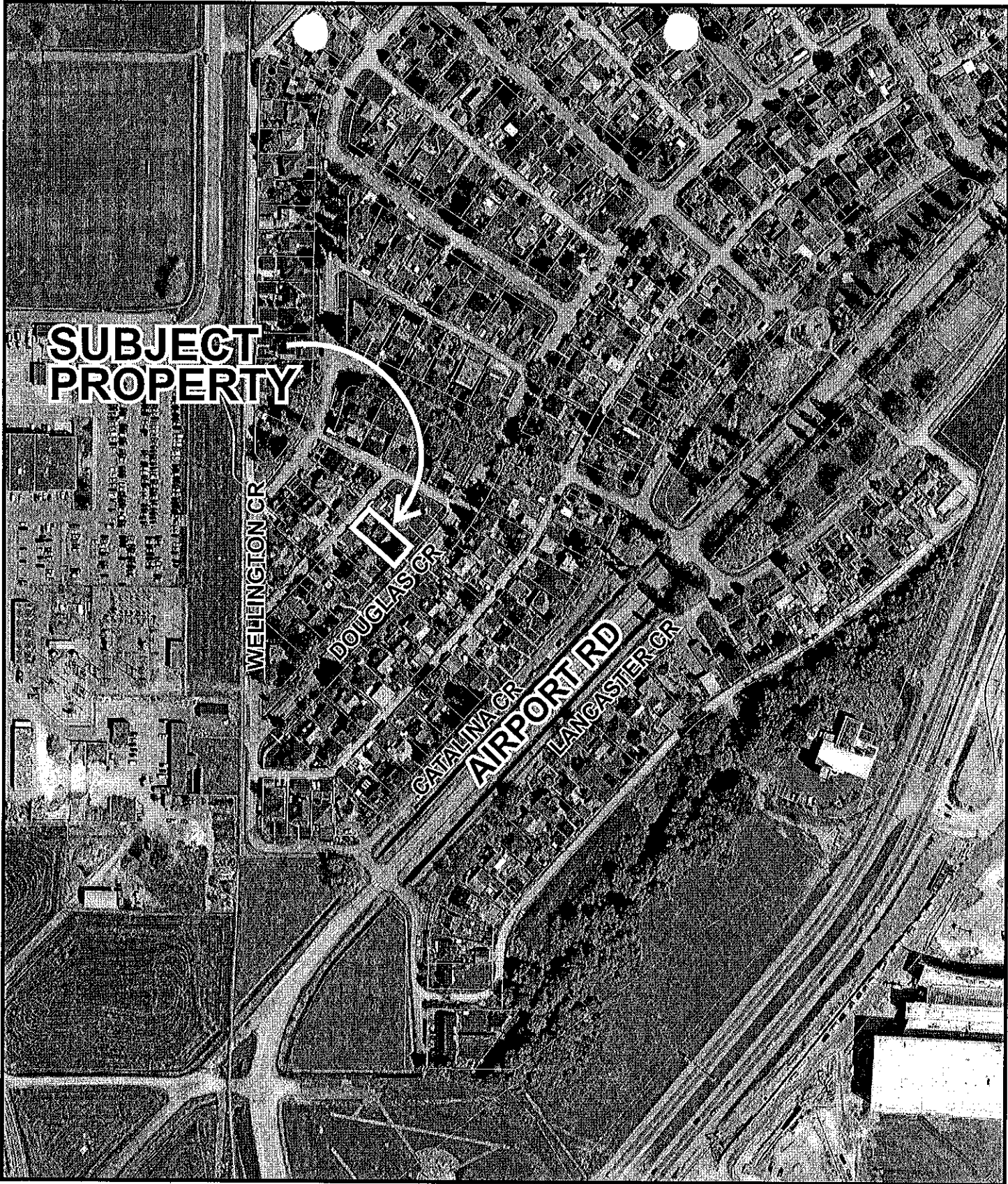


RZ 09-490139

Original Date: 09/09/09

Revision Date:

Note: Dimensions are in METRES



RZ 09-490139

Original Date: 09/09/09

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 09-490139 **Attachment 2**

Address: 251 Douglas Crescent

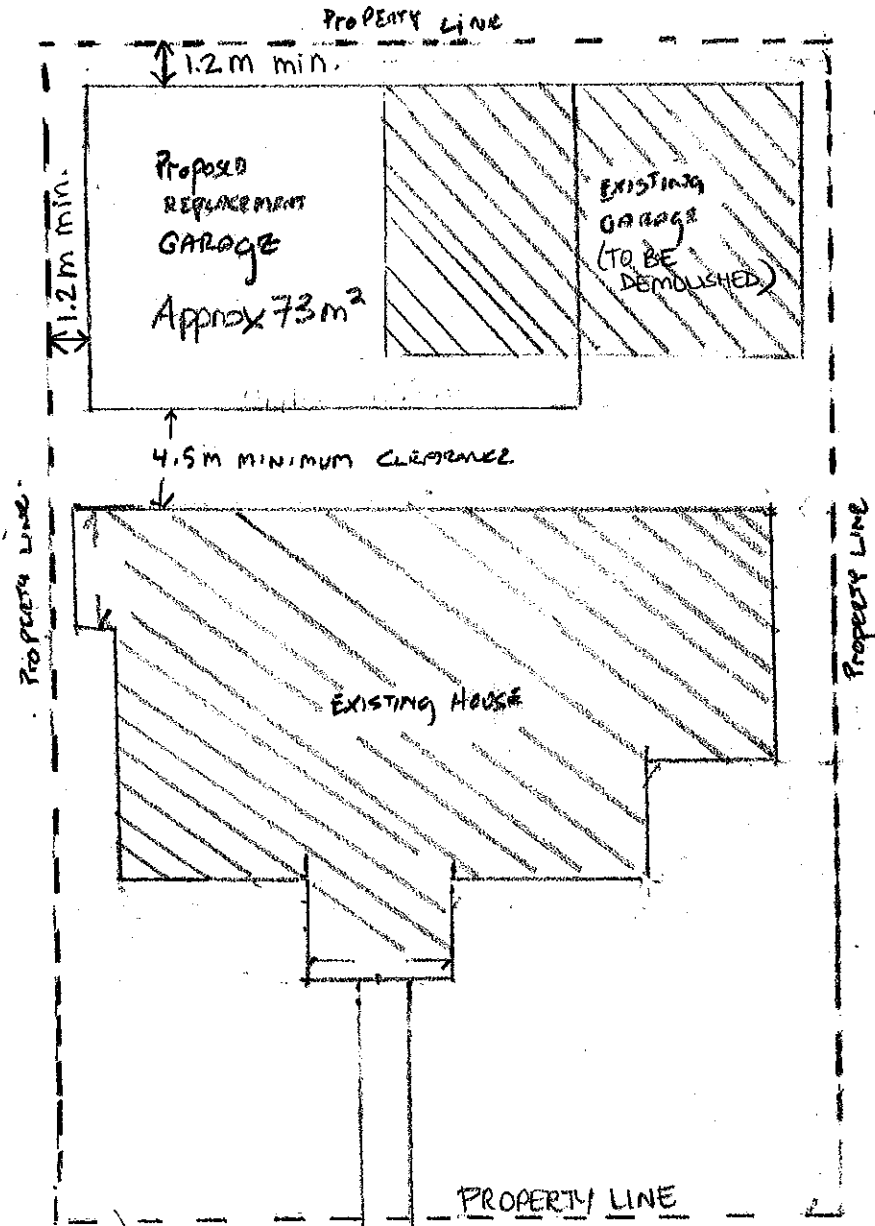
Applicant: Anjali Chawla & Hamish MacDonald

Planning Area(s): Sea Island (Burkeville)

	Existing	Proposed
Owner:	Anjali Chawla	Anjali Chawla & Hamish MacDonald
Site Size (m²):	511 m ² (5,500 ft ²)	No change
Land Uses:	One (1) single-family dwelling & accessory building	One (1) single-family dwelling & one (1) coach house above an accessory building
OCP Designation:	Low-Density Residential	No change
Area Plan Designation:	N/A	N/A
702 Policy Designation:	N/A	N/A
Zoning:	Single-Detached (RS1/E)	Coach House (ZS20)
Other Designations:	<ul style="list-style-type: none"> The subject property is located within Area 2 – High Aircraft Noise Area of the Aircraft Noise Sensitive Development Policy, in which all aircraft noise sensitive land uses may be considered, except new single-family residential development. 	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	450 m ²	511 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys – Principal Building 2 storeys – Accessory Building	2.5 storeys – Principal Building 2 storeys – Accessory Building	none

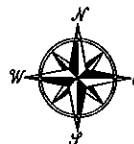
REAR LANE



251 Douglas Crescent

**TOPOGRAPHIC PLAN OF LOT 13 BLOCK "D"
SECTION 30 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 9740**

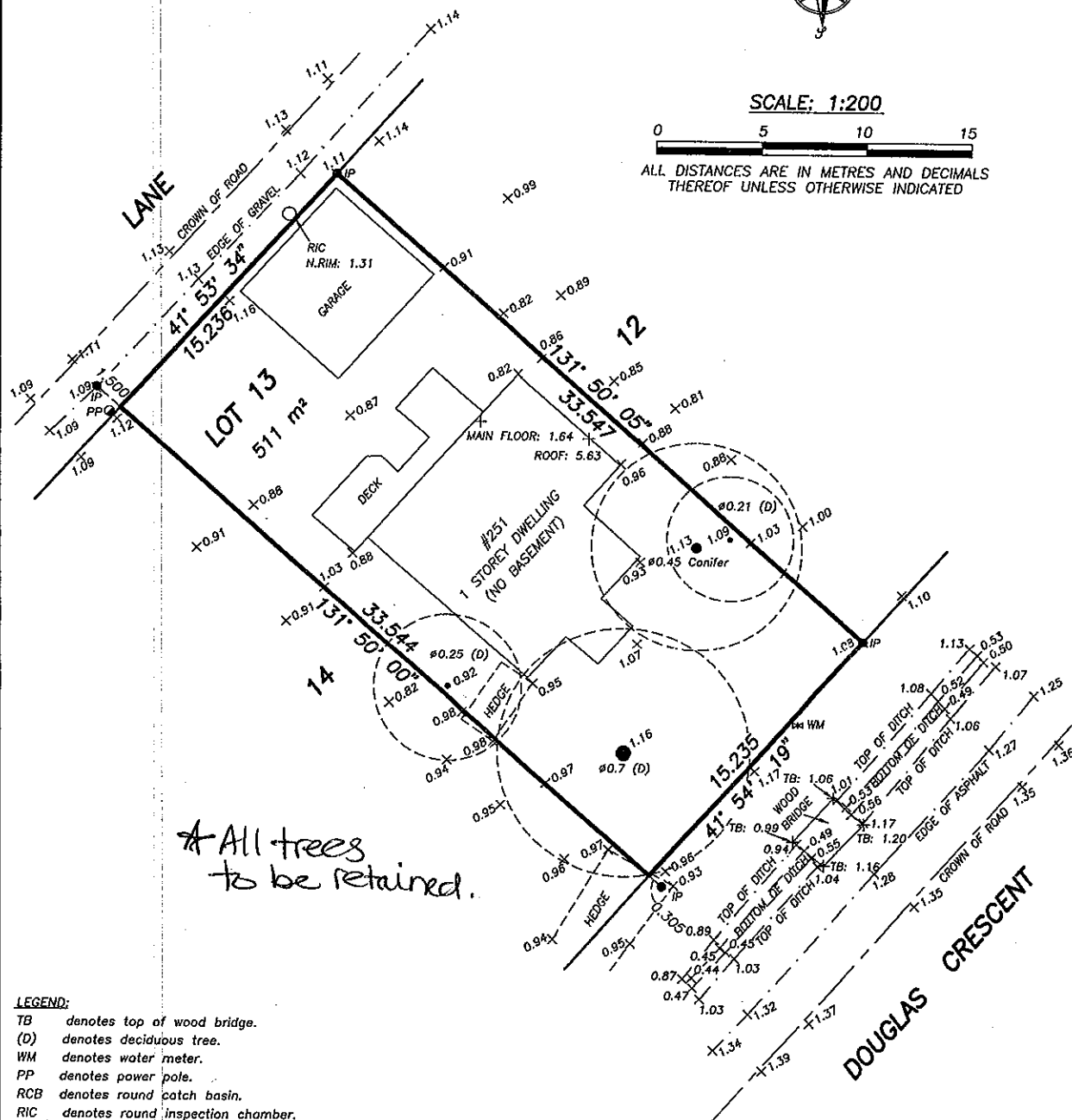
#251 DOUGLAS CRESCENT,
RICHMOND, B.C.
P.I.D. 003-476-197



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



** All trees to be retained.*

LEGEND:

- TB denotes top of wood bridge.
- (D) denotes deciduous tree.
- WM denotes water meter.
- PP denotes power pole.
- RCB denotes round catch basin.
- RIC denotes round inspection chamber.
- IP denotes iron post placed.

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J. C. Tam and Associates
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. 3722
FB-141 P58-60
Drawn By: KA

NOTE:

Elevations shown are based on City of Richmond HPN benchmark network.
Bench Mark: BM Tag #13 located at the CL of Airport Road & Lancaster Cr.
B.M. elevation = 2.078 metres.

CERTIFIED CORRECT:

[Signature]
JOHNSON C. TAM, B.C.L.S., C.L.S.

AUGUST 14th, 2009.

DWG No. 3722-TOPO

NTS

Rezoning Considerations
251 Douglas Crescent
RZ 09-490139

Prior to final adoption of Zoning Amendment Bylaw 8560, the developer is required to complete the following:

1. Registration of an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into the coach house design and construction.
2. Registration of a restrictive covenant on Title to ensure vehicular access to the site is from the existing rear lane only, with no access permitted to/from Douglas Crescent.
3. Registration of a flood indemnity covenant on Title.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8560 (RZ 09-490139)
251 DOUGLAS CRESCENT**

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 HOUSE (ZS20)"**.

P.I.D. 003-476-197

Lot 13 Block "D" Section 30 Block 5 North Range 6 West
New Westminster District Plan 9740

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8560"**.

FIRST READING

DEC 22 2009

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER