



City of Richmond
 Planning and Development Department

Report to Committee

To: Planning Committee **Date:** January 14, 2010
From: Brian J. Jackson, MCIP **File:** RZ 09-494705
 Director of Development
Re: Application by Christine Lei for Rezoning at 9171/9191 No. 3 Road from Single Detached (RS1/E) to Coach House (RCH)

Staff Recommendation

That Bylaw No. 8577, for the rezoning of 9171/9191 No. 3 Road from "Single Detached (RS1/E)" to "Coach House (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

Christine Lei has applied to the City of Richmond for permission to rezone 9171/9191 No. 3 Road from "Single Detached (RS1/E)" to "Coach House (RCH)", to permit a subdivision to create three (3) lots, each with a new single-family dwelling and a second dwelling unit above a garage, with vehicle access to the existing rear lane (**Attachment 1**). There is currently an existing non-conforming duplex on the subject site, which is proposed to be demolished.

Findings of Fact

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

Surrounding Development

The subject site is located on the west side of No. 3 Road, approximately 100 m south of Francis Road, in an established neighbourhood adjacent to a mix of land uses located at the main intersection of No. 3 Road and Francis Road.

- To the North, are two-storey townhouses and apartments on lots under Land Use Contract 100;
- To the East, directly across No. 3 Road, are older dwellings on lots zoned Single Detached (RS1/E) located adjacent to a vacant Assembly zoned site and a Gas & Service Station zoned site to the northeast;
- To the South, is a newer dwelling on a lot zoned Single Detached (RS1/B); and
- To the West, across the existing rear lane, is an older dwelling fronting Afton Drive on a lot zoned Single Detached (RS1/E).

Related Policies & Studies

Official Community Plan (OCP) Designation

The subject property is located in the Broadmoor Planning Area. The Central West Sub-Area Plan's land use designation for this property is "Low Density Residential". This redevelopment proposal is consistent with this designation.

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision to compact lots along this section of No. 3 Road due to the presence of the existing and operational rear lane. This redevelopment proposal is consistent with these Policies, as it will permit the creation of three (3) lots, each approximately 9 m wide, with vehicle access to the existing rear lane.

Lot Size Policy

The subject property does not fall 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 Comments

Background

Since 2000, numerous similar applications to rezone and subdivide properties to smaller lots have been approved on the west side of this block of No. 3 Road, with several lots zoned Coach House (RCH) mid-block. The subject property is the last remaining large lot on the west side of this block of No. 3 Road with single-family redevelopment potential under the Arterial Road Redevelopment Policy.

Trees & Landscaping

An Arborist's Report submitted by the applicant identifies the number and species of applicable trees on-site and adjacent to the site, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- 10 bylaw-sized trees on the subject property; and
- One (1) bylaw-sized tree on the adjacent property to the north at 9111 No. 3 Road.

The Report recommends:

- Removal of five (5) bylaw-sized trees along the existing west and south property lines due to poor condition and structure;
- Removal of five (5) bylaw-sized trees located within the front yard setback along the east property line due to conflict with proposed on-site grading; and
- Retention of one (1) bylaw-sized tree on the adjacent property.

Review of the Arborist's Report by the City's Tree Preservation Coordinator resulted in the following revision to the recommendations regarding tree retention on-site:

- The five (5) mature Cedars (tagged # 118, 104, 114, 126 and 102) located along the east property line should be retained due to their excellent condition. Tree protection fencing should be installed a minimum of 3 m from the base of the trees and existing grade maintained within the tree protection zone. 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.

A Tree Retention Plan that reflects the final decisions regarding tree retention is attached (**Attachment 3**).

To ensure the survival of the five (5) Cedars along the east property line, the applicant must submit the following items as a condition of rezoning:

- A Contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zone. The contract must include the proposed number of site monitoring inspections and a provision for the Arborist to submit a post-construction assessment report to the City for review; and
- A Survival Security to the City in the amount of \$5,000 (\$1,000/tree to reflect the 2:1 replacement ratio).

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), and the size requirements for replacement trees in the City’s Tree Protection Bylaw, a total of 10 replacement trees are required to be planted and maintained on the future lots, with the following minimum calliper sizes/heights:

# Replacement Trees	Min. Calliper of Deciduous Tree		Min. Height of Coniferous Tree
4	8 cm	or	4 m
4	9 cm		5 m
2	11 cm		6 m

Considering the effort to be taken by the applicant to retain the five (5) mature Cedars on-site, and the limited space in the yards of the future lots, staff recommend only five (5) replacement trees be required (the future northernmost lot will require a modified design to address tree retention and floodplain construction level requirements).

As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the landscape architect, including installation costs) to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced. If replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City’s Tree Compensation Fund for off-site planting is required.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning. As a condition of rezoning, the applicant is required to dedicate up to approximately 0.75 m of property along the entire No. 3 Road frontage to the City for the encroachment of the existing concrete retaining wall. The exact dedication will be confirmed via survey prior to rezoning adoption.

Vehicular access to the site at future development stage will be from the existing rear lane, as access to No. 3 Road will not be permitted per Bylaw 7222.

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 three-lot subdivision, each with a principal single-family dwelling and accessory coach house above a garage conforms to the Affordable Housing Strategy.

To ensure that the coach houses are built to the satisfaction of the City in accordance with the Interim Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until the coach houses are constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw. This legal agreement is a condition of rezoning. This agreement will be discharged from Title on the lot where the coach house is not required by the Affordable Housing Strategy after the requirements are satisfied (at the initiation of the applicant).

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 developer will be required to pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a development proposal to permit a three-lot subdivision, with each future lot containing a single-family dwelling and coach house above a garage, with vehicle access to an existing rear lane.

Financial Impact

None.

Conclusion

This rezoning application is to permit subdivision of one (1) existing large lot into three (3) smaller lots, each with a single-family dwelling and coach house above a garage, with vehicle access to a new 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 rest of the block.

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

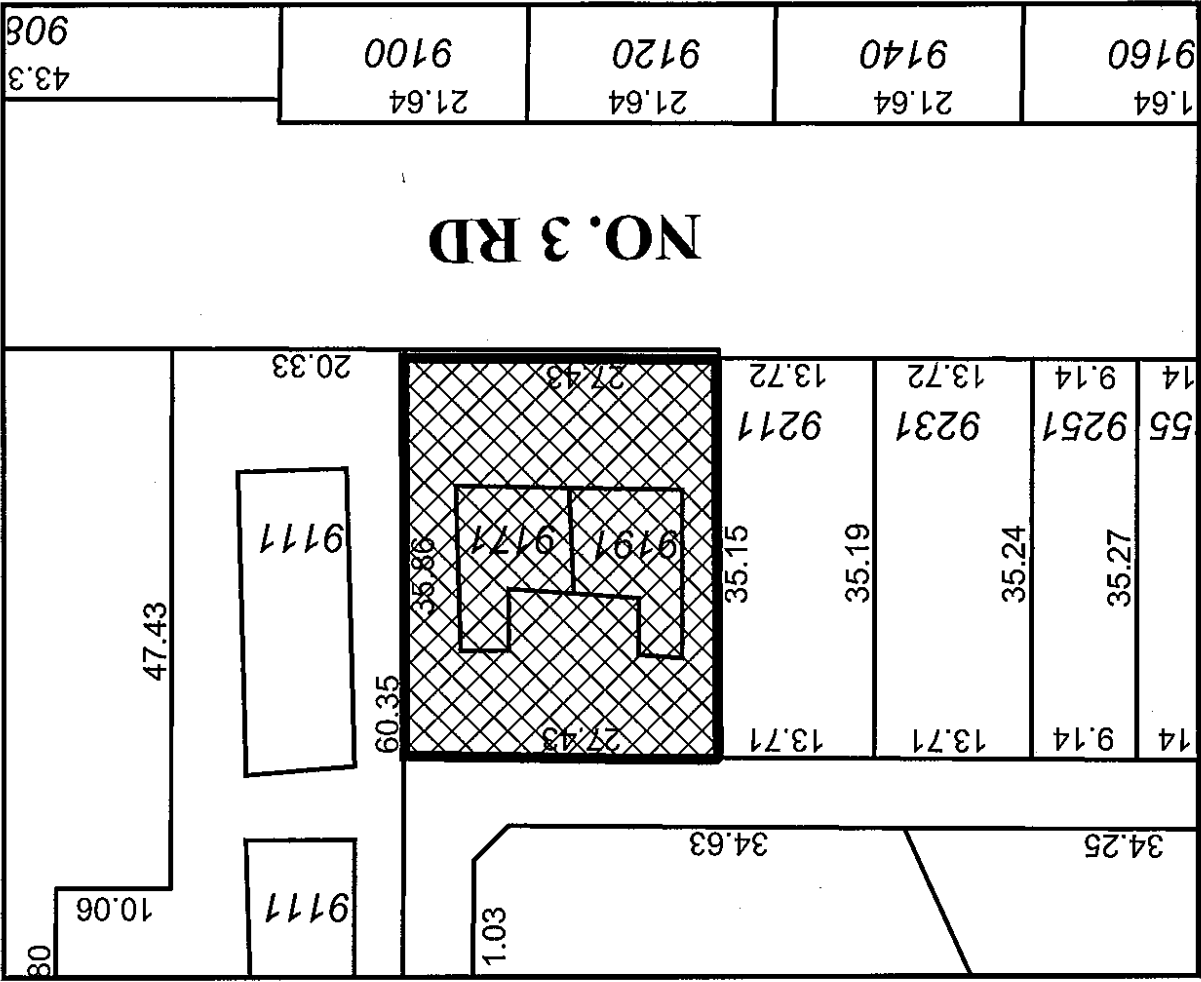
On this basis, staff recommends support of the application.



Cynthia Lussier
Planning Technician
(Local 4108)

CL:blg

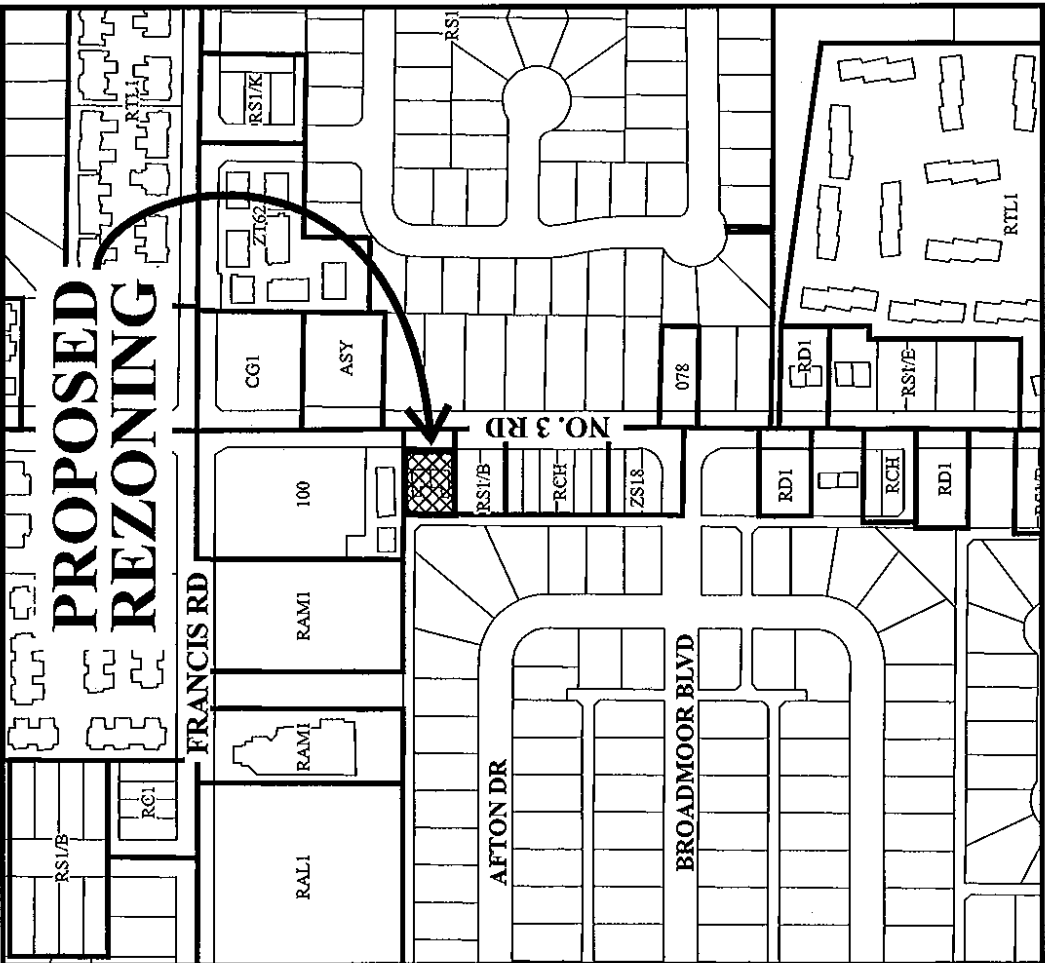
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Final Tree Retention Plan
- Attachment 4: Rezoning Considerations Concurrence



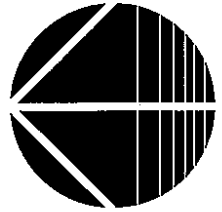
Original Date: 10/07/09
 Revision Date: 01/11/10
 Note: Dimensions are in METRES

City of Richmond

PROPOSED REZONING



RZ 09-494705





**SUBJECT
PROPERTY**

FRANCIS RD

AFTON DR

BROADMOOR BLVD

NO. 3 RD



RZ 09-494705

Original Date: 10/07/09

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 09-494705

Attachment 2

Address: 9171 & 9191 No. 3 Road

Applicant: Christine Lei

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

	Existing	Proposed
Owner:	Doreen Acton	To be determined
Site Size (m²):	963 m ² (10,366 ft ²)	Three (3) lots – each approximately 320 m ² (3,445 ft ²)
Land Uses:	One (1) two-family dwelling	Three (3) compact residential lots with coach houses proposed
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	Low Density Residential	No change
702 Policy Designation:	N/A	No change
Zoning:	Single Detached (RS1/E)	Coach House (RCH)
Number of Dwelling Units:	Two	Six
Other Designations:	The OCP Land Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision to single-family along the west side of this section of No. 3 Road	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 plus 0.05 where the lot contains a coach house	Max. 0.55 plus 0.05 where the lot contains a coach house	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m ²	Approx. 320 m ² each	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard:	Min. 1.2 m	Min. 1.2 m	none
Height (m):	<ul style="list-style-type: none"> Principal building – Max. 2 ½ storeys Garage/coach house – 2 storeys or 7.4 m whichever is less 	<ul style="list-style-type: none"> Principal building – Max. 2 ½ storeys Garage/coach house – 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.



Catherine MacDonald Inc
 648 East 5th Street
 North Vancouver, BC V7L 1M7
 604.904.0302
 catherine@catherinemacdonald.ca

Catherine MacDonald
 ISA CERTIFIED ARBORIST PNW-0716A
 ISA CERTIFIED TREE RISK ASSESSOR #212

TREE PROTECTION ZONE

NOTES:

DO NOT SCALE PLAN.
 REFER TO DIMENSIONS.

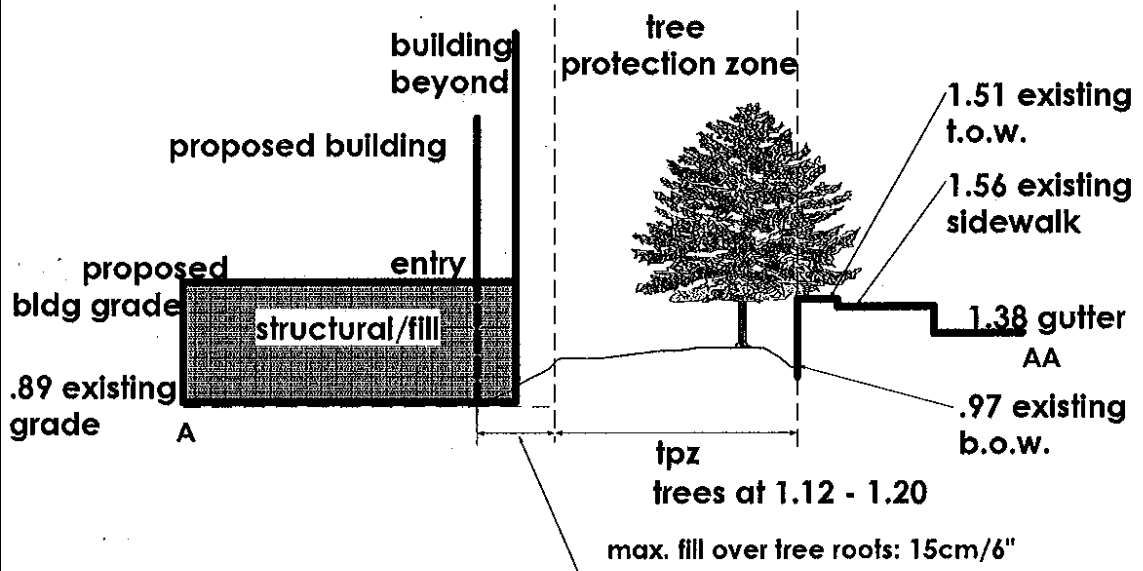
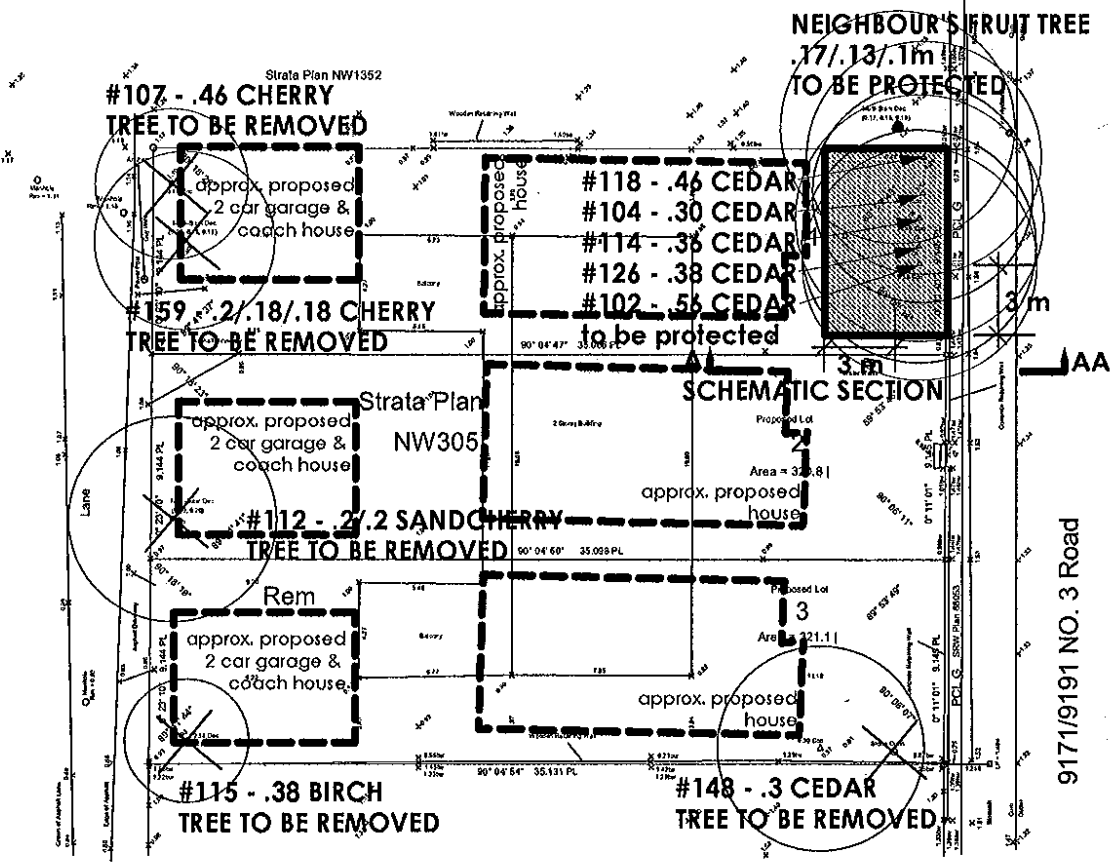
DIMENSION TREE PROTECTION BARRIERS AS SHOWN. BARRIERS TO BE AT LEAST 1.2M HIGH AND CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO WOOD OR METAL STAKES, OR, PLYWOOD FASTENED TO WOODEN STAKES, OR, OTHER BARRIER SATISFACTORY TO PROJECT ARBORIST.

NO: MATERIALS STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING WITHIN PROTECTION AREA. WORK BY HAND ONLY WITHIN PROTECTION AREAS UNDER SUPERVISION OF ARBORIST

ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC LANDSCAPE STANDARD (7TH EDITION) AS A MINIMUM.

ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE.

CONSULT PROJECT ARBORIST AND/OR MUNICIPAL STAFF IF IN DOUBT ABOUT ANY TREE ISSUE.

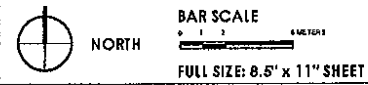


SCHEMATIC SECTION - GRADES & TREE PROTECTION
 approx scale: 1:50
 (2 x PLAN)

architect to re-design porch sequence to provide steps (approx 3 from building to grade) outside of tpz

TREE RETENTION PLAN
 Proposed Development
 9171 & 9191 No 3 Road
 Richmond, BC

DATE: 6 DECEMBER 2009



Rezoning Considerations

9171 & 9191 No. 3 Road
RZ 09-494705

Prior to final adoption of Zoning Amendment Bylaw 8577, the following items are required to be completed:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, 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;
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - Include the five (5) required replacement trees with the following minimum sizes:

# Replacement Trees	Min. Calliper of Deciduous Tree		Min. Height of Coniferous Tree
4	8 cm	or	4 m
1	9 cm		5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. 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 five (5) Cedars located along the east property line. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Survival Security to the City in the amount of \$5,000 for the five (5) retained Cedars (\$1,000/tree to reflect the 2:1 replacement ratio).
4. Dedication to the City of up to approximately 0.75 m of property along the entire No. 3 Road frontage for the encroachment of the existing concrete retaining wall. The exact dedication requirements will be subject to survey confirmation prior to rezoning adoption.
5. Registration of a Flood Indemnity Covenant on Title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a coach house is constructed on two (2) of the three (3) future lots, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8577 (RZ 09-494705)
9171/9191 NO. 3 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 HOUSE (RCH).

P.I.D. 001-262-611

Strata Lot 1 Section 29 Block 4 North Range 6 West New Westminster District Strata Plan NW305 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

P.I.D. 001-262-629

Strata Lot 2 Section 29 Block 4 North Range 6 West New Westminster District Strata Plan NW305 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8577".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval stamp area with signature lines and a box for 'CITY OF RICHMOND APPROVED by Director or Solicitor' with a signature.

MAYOR

CORPORATE OFFICER