



City of Richmond

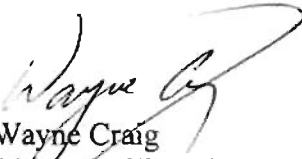
Report to Committee

TO PLN - FEB. 5, 2013

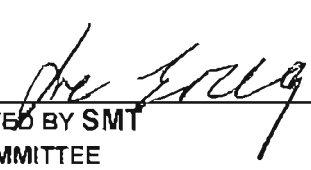


To:	Planning Committee	Date:	January 23, 2013
From:	Wayne Craig Director of Development	File:	08-4430-03-01/2012- Vol 01
Re:	Proposed Revisions to the Coach House Zone Along Arterial Roads		

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 8987 (Coach House Zone Amendment for Arterial Roads), be introduced and given first reading.
2. That, if Richmond Zoning Bylaw 8500, Amendment Bylaw 8987 (Coach House Zone Amendment for Arterial Roads) is adopted, City staff review the experience of the proposed new RCH1 zone in one year or when some coach houses are built under this new zone, and report back to Planning Committee.


Wayne Craig
Director of Development
(604-247-4625)

Att.

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 
REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

The purpose of this report is to propose some revisions to the Coach House zone along arterial roads in response to the following motions from Planning Committee:

"That a moratorium will be placed on rezoning applications which include coach houses if staff is not satisfied that the applications: (i) meet the Zoning Bylaw and OCP requirements; and (ii) address height and design concerns." (September 18, 2012)

"That staff explore the feasibility and benefits of reducing the footprint of... (ii) coach house lot sizes, in exchange for a larger third storey." (November 22, 2011)

This report responds to these referral motions by recommending revisions to the Coach House (RCH) zone that are intended to improve the overall height and design of new coach houses.

Findings of Fact

There are currently around 97 Coach House (RCH) zoned lots in Richmond. Twenty six (26) of these are located in the Hamilton Area. The remaining 71 are located on arterial roads in Central Richmond that were permitted under the Official Community Plan's (OCP) Arterial Road Policy.

Another four (4) rezoning applications to the RCH zone are pending final reading. There is only one (1) coach house rezoning application on an arterial road in Central Richmond that has not been considered by Planning Committee. It will be processed based on the revisions to the Coach House zone and rezoning process approved by Council.

Analysis

The main concerns Planning Committee has expressed about the appearance of coach houses on arterial roads relate to:

- their height, massing and footprint;
- the lack of private on-site outdoor space;
- outside stairs and balconies that are highly visible or obtrusive;
- overlook and privacy concerns upon neighbouring properties;
- the provision of sufficient parking on-site and not on the arterial road; and
- their unattractive, box-like appearance.

City staff share these concerns, and in consultation with the Richmond small builders, are proposing the revisions noted in **Attachment 1** to the Coach House zone.

Many of these proposed revisions are based upon, and consistent with, the new Single Detached with Granny Flat or Coach House (RE) zone that Council recently approved for the Edgemere area.

All of these zoning changes have been agreed to by representatives from the Richmond small builders.

Staff do not recommend that the footprint of the single-family house be reduced in exchange for a larger third storey. Currently, all of the houses and coach houses in the RCH zone are 2 storeys and utilize the allowable maximum lot coverage of 45%. Without increasing the maximum permitted density (floor area ratio – FAR) of 0.60, there is no opportunity to accommodate any additional building area on a RCH lot having a minimum lot area of 315 m².

Furthermore, introducing a three (3) storey single-family house on some arterial road lots would likely result in increased neighbourhood concerns related to privacy, overlook and building massing.

The one item the Richmond small builders do not support is the idea of introducing Development Permit Guidelines in the OCP for coach houses on arterial roads and requiring them to go through the Development Permit process in order to address “form and character” issues and concerns.

The small builders’ position is that:

- the building height has been reduced to control the bulk mass of the coach house;
- 1st storey sloping roof, to give the coach houses a nicer look, reduces the bulky design;
- the stairs are enclosed into the building, to improve the aesthetics of the coach house;
- proper guest parking is provided; and
- other zoning changes address the City's concerns.

Once all of these new elements are incorporated in the Zoning Bylaw, the builders believe this will automatically improve the coach house and when the bylaw changes are followed it will also provide design certainty to all new coach house developments. The builders think a one year review process should be applied to all of the zoning changes and that staff monitor how the new changes look on the sites and get further feedback.

City staff recommend that Council accept the Richmond small builders position and not require a Development Permit for coach houses along arterial roads at this time for the following reasons:

- with the creation of the aforesaid RCH1 sub-zone and changes to the coach house requirements, many of the design concerns will be addressed and there may not be that much benefit to running the form and character of the coach house through the Development Permit process;
- there aren't that many lots left for the RCH1 zoning and by increasing the minimum lot depth and lot area requirements, the City is eliminating from the inventory of potential coach house sites many of the remaining lots along No. 1 Road and Williams Road which caused the concerns (i.e., it is estimated that there may be around 20 coach house rezoning applications in the future based on past development trends);
- the Development Permit requirement will lengthen the normal processing time for a rezoning application, subdivision approval and building permit and, unlike the Edgemere neighbourhood where the City pre-zoned the area, may serve as a deterrent to coach house rezoning applications; and
- similar to Edgemere, staff are prepared to give the proposed zoning changes a chance first and would prefer that Council review this matter in 1 year or so to see if there are still problems that warrant the need for a Development Permit.

Should Council accept this recommendation, it is proposed that all future rezoning applications, including the one (1) in-stream application, for coach houses on an arterial road in Central Richmond be:

- rezoned to the proposed, new RCH1 zone (not the RCH zone);
- required to submit building permit like drawings of the coach house to Planning Committee to ensure that Council is satisfied with the exterior design; and
- required to submit and have a building permit ready for issuance for the coach house as a condition of final reading for the rezoning application.

In doing so, it should be recognized that there is still the minor risk that the coach house may change after Council has approved the rezoning application. The only way to guarantee that Council controls the final design of the coach house is through a Development Permit.

Staff believe this risk is manageable because:

- the one (1) in-stream rezoning application is from the builder/owner of the property;
- the building permit requirements will discourage speculative rezoning applications;
- the Richmond small builders prefer this approach and believe the building permit plans will become part of any potential sales transaction;
- interior changes can be made after a rezoning application is adopted or a Development Permit is issued; and
- this approach will be monitored and reviewed in 1 year or when some new coach houses have been built under the proposed RCH1 zone.

Financial Impact

None.

Conclusion

This report proposes some revisions to the Coach House zone along arterial roads in response to two motions from Planning Committee. Staff have discussed these proposed revisions with the Richmond small builders and they are supportive of the proposed new RCH1 sub-zone and requirements.

However, the small builders prefer not to go through a Development Permit process for a coach house. Staff support foregoing the proposal to require a Development Permit for coach houses along arterial roads in Central Richmond at this time (subject to a review based on City's experience in 1 year or when some coach houses are built under the new RCH1 zone).



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HB:cas

SUMMARY OF PROPOSED CHANGES TO COACH HOUSES ZONE RE: COACH HOUSES ONLY			
Zoning Section		Existing RCH	Proposed RCH1*
1	Purpose	No Change	
2	Permitted Uses	Coach house (attached or detached)	Coach house (detached only)
3	Secondary Uses	No Change	
4	Permitted Density	New	Unenclosed/uncovered balcony: - maximum area 8.0 m2 - face lane or side street
			Stairs enclosed within building area (no exterior stairs to 2 nd floor)
5	Permitted Lot Coverage	No Change	
6	Yards & Setbacks	Only one wall attached to house	(Not permitted – detached only)
		0.6 m interior side yard for detached coach house	0.6 m Interior side yard if lot width less than 10.0 m 1.2 m Interior side yard if lot width 10.0 m or more
		1.2 m rear yard for detached coach house	1.2 m to 10.0 m of rear lot line
		3.0 m building separation	4.5 m building separation space
		New	1.5 m rear lot line waste/recycling bins
			0.6 m side yard and rear yard projection sustainable building elements
7	Permitted Heights	No Change to Single Detached House	
		2 storeys or 7.4 m, whichever is less	2 storeys or 6.0 m above the highest elevation of the crown of the abutting lane, whichever is less
		New	3.7 m above grade eave 1 st storey with sloping roof
			4.0 m above grade top of roof facing building separation space
8	Subdivision Provisions/ Minimum Lot Size	24.0 m minimum lot depth	35.0 m minimum lot depth
		270.0 m2 minimum lot area	315.0 m2 minimum lot area
9	Landscaping & Screening	20.0 m2 private outdoor space	30.0 m2 private outdoor space
		New	Private outdoor space: - for coach house only - access from rear yard, lane or coach house - clearly defined and screened deck, balcony, porch or yard
			Landscape rear yard between coach house and lane
			Permeable driveway to parking spaces where the lane has curb & gutter
			High quality screening: - between lane and parallel parking - along lot line adjacent to surface parking if abutting a neighbouring lot
			Yard on corner lot between coach house and road to be designed and treated as front yard of coach house and not private outdoor space
			Vertical greening to improve privacy
			0.9 m wide permeable pathway from road to coach house
10	On-Site Parking	New	Coach house over maximum 2 parking spaces in detached garage
			Parking space and driveway for coach house must be unenclosed, uncovered and porous surfaces
11	Other Regulations	New	Coach house must be over detached garage
			Boarding & lodging and child care program not permitted in coach house
* Proposed RCH1 zone to be used for 1 in-stream rezoning application and future coach house rezonings			



**Richmond Zoning Bylaw 8500, Amendment Bylaw 8987
(Coach House Zone Amendment for Arterial Roads)**

1. The Council of the City of Richmond enacts as follows:

- a) Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing Section 8.3 Coach Houses (RCH) zone as amended and replacing it with the following new Section 8.3 Coach Houses (RCH; RCH1) zone:

“8.3 Coach Houses (RCH; RCH1)

8.3.1 Purpose

The **zone** provides for a **coach house** in conjunction with **single detached housing** where there is **vehicle access** to a rear **lane**.

8.3.2 Permitted Uses

- **housing, single detached, with:**
 - an attached or detached **coach house** in the RCH **zone**
 - only a detached **coach house** in the RCH1 **zone**

8.3.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**

8.3.4 Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per **lot**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. The **coach house** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 60.0 m².
4. For the purposes of this **zone** only, 10% of the **floor area** total calculated for the **lot** in question must be used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum for the **coach house** being 6.0 m², and is not included in the calculations of the maximum **floor area ratio**.
5. An unenclosed and uncovered **balcony** of a detached **coach house** in the RCH1 **zone** shall have a maximum area of 8.0 m², and shall be located so as to face the **lane** on a mid block **lot** and the **lane** or side street on a **corner lot**.
6. Stairs to the upper level of a detached **coach house** in the RCH1 **zone** must be enclosed within the allowable **building area**.

8.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

8.3.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **accessory buildings, coach houses, carports, garages and parking spaces** must be **setback** a minimum of 15.0 m.
2. The minimum **interior side yard** is:
 - a) 1.2 m for a **principal building**;
 - b) 0.6 m for an **accessory building**, including a detached **coach house**, in the **RCH zone**;
 - c) 0.6 m for a **coach house** in the **RCH1 zone** where the **lot width** is less than 10.0 m; and
 - d) 1.2 m for a **coach house** in the **RCH1 zone** where the **lot width** is 10.0 m or more.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m for the **single detached housing**, except for a **corner lot** where the **exterior side yard** is 6.0 m, in which case the **rear yard** is reduced to 1.2 m.
5. A detached **accessory building** of more than 10.0 m² in the **RCH zone** may be located in the **rear yard** but no closer than 3.0 m to a **lot line abutting a public road** or 1.2 m to any other **lot line**.
6. A **coach house** in the **RCH1 zone** shall be located within 1.2 m and 10.0 m of the **rear lot line**.
7. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing:
 - a) a **coach house** in the **RCH zone** is 3.0 m; and
 - b) a **coach house** in the **RCH1 zone** is 4.5 m.
8. Only one wall of the **coach house** may be attached to the **single detached housing** in the **RCH zone**.
9. **Coach houses and accessory buildings** are not permitted in the **front yard**.
10. Waste and recycling bins for a **coach house** in the **RCH1 zone** shall be located within a **screened structure** that is **setback** a minimum of 1.5 m from the **rear lot line**.

11. **Building** elements in a **coach house** in the RCH1 **zone** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project 0.6 m into the **side yard** and **rear yard**.

8.3.7 Permitted Heights

1. The maximum **height** for **single detached housing** is 2½ storeys or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential lot depth vertical envelope**.
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
5. The **residential vertical lot depth envelope** is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of the two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.
6. The maximum **height** for the **accessory buildings** is 5.0 m, except for the **accessory building** containing the **coach house**, in which case the maximum **height** shall be:
 - a) 2 storeys or 7.4 m, whichever is less, in the RCH **zone**; and
 - b) 2 storeys or 6.0 m above the highest elevation of the crown of the abutting **lane**, whichever is less, in the RCH1 **zone**.
7. The maximum **height** of the **eave** of the first storey of a **coach house** in the RCH1 **zone** with a sloping roof shall be 3.7 m above **grade**.
8. The maximum **height** to the top of the roof facing the **building separation space** between the **single detached housing** and the **coach house** in the RCH1 **zone** shall be 4.0 m above **grade**.
9. The maximum **height** for **accessory structures** is 9.0 m.

8.3.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m:

Zone	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RCH	6.0 m	9.0 m	24.0 m	270 m ²
RCH1	6.0 m	9.0 m	35.0 m	315 m ²

2. A **coach house** may not be **subdivided** from the **lot** on which it is located.

8.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that in the RCH and RCH1 **zone**:
 - a) **fences**, when located within 3.0 m of a **side lot lane abutting** a public road or 6.0 m of a **front lot line abutting** a public road, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space shall be provided on the **lot** zoned:
 - a) RCH with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m; and
 - b) RCH1 with a minimum area of 30.0 m² and a minimum width and depth of 3.0 m.
3. All private outdoor space, regardless if it is in the RCH **zone** or RCH1 **zone** shall not be:
 - a) located in the **front yard**; and
 - b) occupied or obstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.
4. A private outdoor space in the RCH1 **zone**:
 - a) shall be for the benefit of the **coach house** only;
 - b) may include an open or covered deck, unenclosed **balcony, patio** pavers, **porch** or **fenced yard** space which is clearly defined and screened through the use of **landscaping**, planting or architectural features such as trellises, low **fencing** or planters, but not space used for parking purposes; and
 - c) shall be **accessed** from the **rear yard, lane** or **coach house**.
5. The **rear yard** between a **coach house** and the **lane** in the RCH1 **zone**, including the **building** entry to the **coach house**, must incorporate the planting of appropriate trees and other attractive soft **landscaping**, but not low ground cover so as to enhance the visual appearance of the **lane**, and high quality permeable materials where there is a driveway to **parking spaces** and where the **lane** has curb and gutter.

6. High quality **screening** shall be located between the **lane** and any **parking spaces** parallel to the **lane** and along the **lot line** adjacent to the surface **parking spaces** in the RCH1 **zone** if abutting a neighbouring **lot**. Where the space is constrained, a narrow area sufficient for the growth of the **screening** shall be provided at the base of the **screening, fence** or at the foot of the **coach house**.
7. The **yard** between the **coach house** and the **road** on a **corner lot** in the RCH1 **zone** shall be designed and treated as the **front yard** of the **coach house**, not be used as private outdoor space and have quality surface treatment, soft **landscaping** and attractive plant materials.
8. Where vertical greening is used in the RCH1 **zone** as a means to improve privacy, it may include **building** walls and/or the provision of **fences** and arbours as support structures for plants. In constrained areas, tall plantings may include varieties of bamboo for **screening** and **landscaping**.
9. A minimum 0.9 m wide, unobstructed, permeable pathway clearly leading from the **road** to the **coach house** shall be provided for emergency personnel, delivery agents and visitors in the RCH1 **zone**.

8.3.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.
3. In the RCH1 **zone**:
 - a) a **coach house** may not be located above more than a maximum of 2 **parking spaces** in the detached **garage** for the **single detached housing**; and
 - b) the required **parking space** and driveway for a **coach house** must be unenclosed or uncovered and must be made of porous surfaces such as permeable pavers, gravel, grasscrete or impermeable wheel paths surrounded by ground-cover planting.

8.3.11 Other Regulations

1. **Boarding and lodging** shall be located only in a **single detached housing** unit, and not in the **coach house**.
2. A **child care program** shall not be located in a **coach house**.
3. The **coach house** must be located above a detached **garage** in the RCH1 **zone**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply."

2. This Bylaw is cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8987".

FIRST READING
PUBLIC HEARING
SECOND READING
THIRD READING
ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. HB
APPROVED for legality by Solicitor M

MAYOR

CORPORATE OFFICER