



**City of Richmond**  
Planning and Development Department

**Report to Committee**

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**To:** Planning Committee **Date:** January 31, 2012  
**From:** Brian J. Jackson, MCIP **File:** RZ 11-587257  
Director of Development  
**Re:** **Application by Harbinder Bahd for Rezoning at 8631 Francis Road from Single Detached (RS1/E) to Coach Houses (RCH)**

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**Staff Recommendation**

That Bylaw No. 8866, for the rezoning of 8631 Francis Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

ES:blg  
Att.

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

## Staff Report

### Origin

Harbinder Bahd has applied to the City of Richmond for permission to rezone 8631 Francis Road from “Single Detached (RS1/E)” to “Coach Houses (RCH)” to permit the property to be subdivided into two (2) lots, each with a principal dwelling and coach house above a garage, with vehicle access from a new rear lane (**Attachment 1**).

### Findings of Fact

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

### Surrounding Development

To the north: Facing Cooper Road and Robinson Place, single-family dwellings on large lots zoned “Single Detached (RS1/E)”;

To the east: Four (4) recently developed “Coach House (RCH)” lots;

To the south: Across Francis Road, single-family dwellings on large lots zoned “Single Detached (RS1/E)”;

To the west: Older single detached dwellings on large lots zoned “Single Detached (RS1/E)”.

### 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 and Arterial Road Redevelopment Policies

The rezoning application complies with the City’s Lane Establishment and Arterial Road Redevelopment Policies which encourages single-family residential and coach house development on properties along arterial roads where access to a fully-operational municipal lane is available.

#### Lot Size Policy

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

### Staff Comments

#### Trees & Landscaping

A Certified Arborist’s Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses:

- Six (6) bylaw-sized trees located on the subject property; and
- One (1) bylaw-sized tree located on City-owned property.

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 recommendation to:

- Remove and replace two (2) bylaw-sized trees (Tree # 632 & 633) located on the subject property due to conflict with the proposed lane dedication.
- Remove and replace three (3) bylaw-sized trees (Tree #634, #635, & #636) located on the subject property which are in very poor condition due to previous topping.
- Retain and protect one (1) tree (Tree A) located on City-owned property which is in good condition. Tree protection fencing must be installed to City standards prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the future lots is completed.
- Relocate Tree #637 on site which falls within the middle of the proposed building envelope. As a result of the building envelope conflict, the tree's good condition and relatively small size, this tree should be relocated in the corner of one (1) of the proposed new front yards.

The final Tree Retention Plan is included in **Attachment 3**.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit:

- A Contract with a Certified Arborist for supervision of the relocation of Tree #637 and any works to be conducted within the Tree Protection Zone of Tree A to be retained located on City-owned property. 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; and
- A Survival Security to the City in the amount of \$2,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure that Tree # 637 and Tree A will be retained and protected. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one year later subject to inspection.

Based on the 2:1 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. Considering the limited space in the yards of the future lots, and the effort to retain and relocate Tree #637, staff recommend that only eight (8) trees be required with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	6 cm		3.5 m
2	8 cm		4 m
2	10 cm		5.5 m

As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, for the two (2) future lots along with a Landscaping Security (100% of the cost estimate provided by the Landscape Architect, including installation costs) to ensure that the required replacement trees are planted and maintained on each lot, and that the front yard of the future lots will be enhanced.

#### 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/ft<sup>2</sup> 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.

#### Site Servicing & Vehicle Access

Prior to final adoption of the rezoning, the developer is required to do the following:

1. Dedicate 6 m of property along the entire north property line of the site for a proposed lane.
2. Enter into a Servicing Agreement for the design and construction of a lane extension, along the entire north property line of the site. A storm sewer extension is also required along the entire frontage on Francis Road. The lane is to include, but not limited to: storm sewer, sand/gravel base, roll curb and gutter, asphalt pavement, and lane lighting. Note: Design should also include water, storm and sanitary connections for both proposed lots.

Vehicular access to and from Francis Road is not permitted in accordance with Bylaw No. 7222. Access to the site at future development stage is to be from the new rear lane only.

#### Subdivision

At future subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee. Note: Servicing costs to be determined via the Servicing Agreement.

#### **Analysis**

All the relevant technical issues can be addressed. The rezoning application also complies with the Lane Establishment and Arterial Road Redevelopment Policies, as it is a coach house development on an arterial road with vehicle access to and from the proposed rear lane.

**Conclusion**

The rezoning application is to permit subdivision of an existing large lot into two (2) smaller lots, each with a single detached dwelling and coach house above a garage, with vehicle access to a new rear lane. This development complies with all applicable land use designations and policies contained within the Official Community Plan (OCP).

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 recommend that the proposed development be approved.



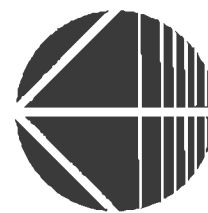
Erika Syvokas  
Planning Technician  
(604-276-4108)

ES:blg

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



# City of Richmond

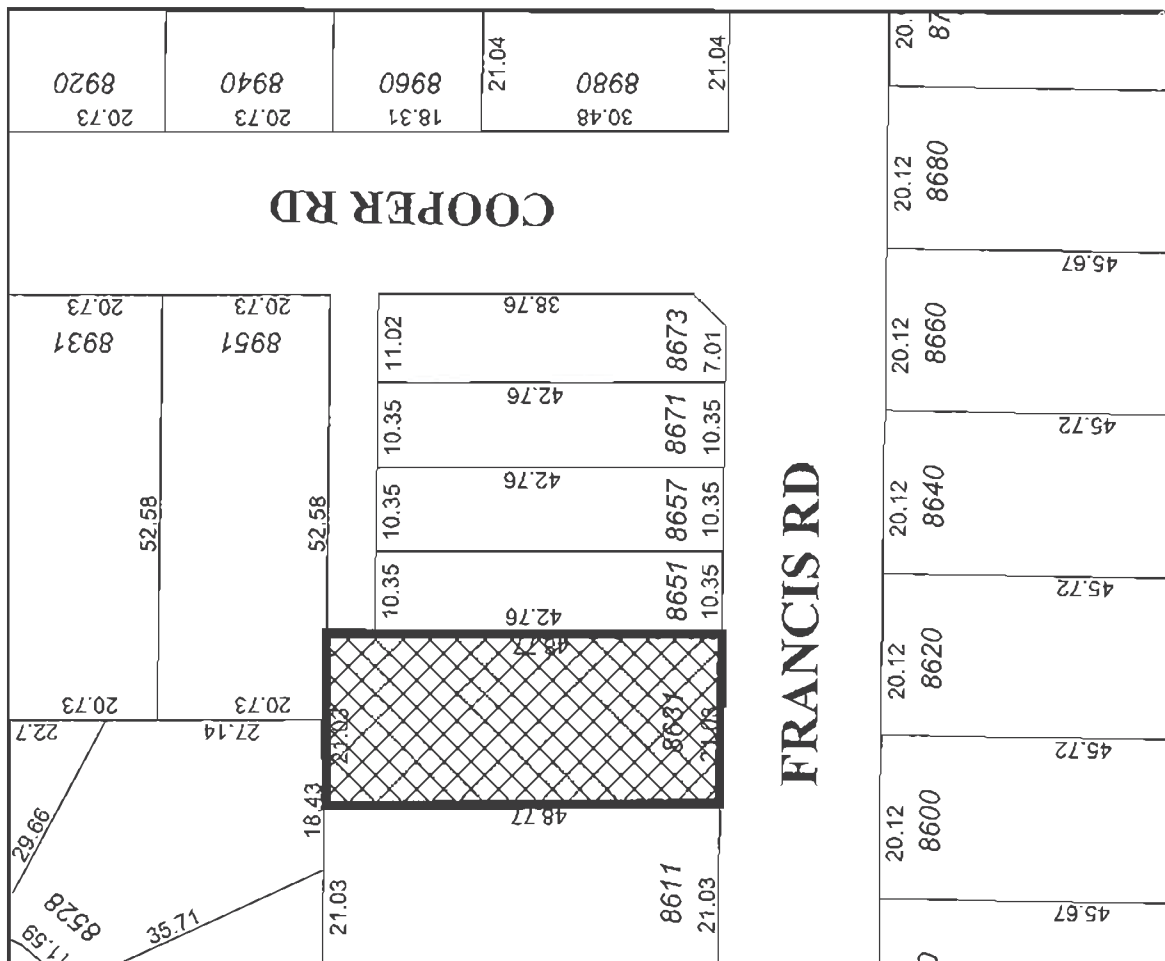


RZ 11-587257

Original Date: 08/30/11

Revision Date:

**Note:** Dimensions are in METRES





RZ 11-587257

PLN - 77

Original Date: 08/30/11

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 11-587257**

**Attachment 2**

Address: 8631 Francis Road

Applicant: Harbinder Bahd

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Harbinder Singh Bahd Harjinder Bahd	To be determined
Site Size (m <sup>2</sup> ):	900 m <sup>2</sup> (9,687.8 ft <sup>2</sup> )	Two (2) lots each 450 m <sup>2</sup> (4,843.9 ft <sup>2</sup> )
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwelling with one (1) coach house per lot
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	N/A	No change
Zoning:	Single Detached (RS1/E)	Coach House (RCH)
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	450 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of significant trees.

## TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 10 SECTION 21 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 13867

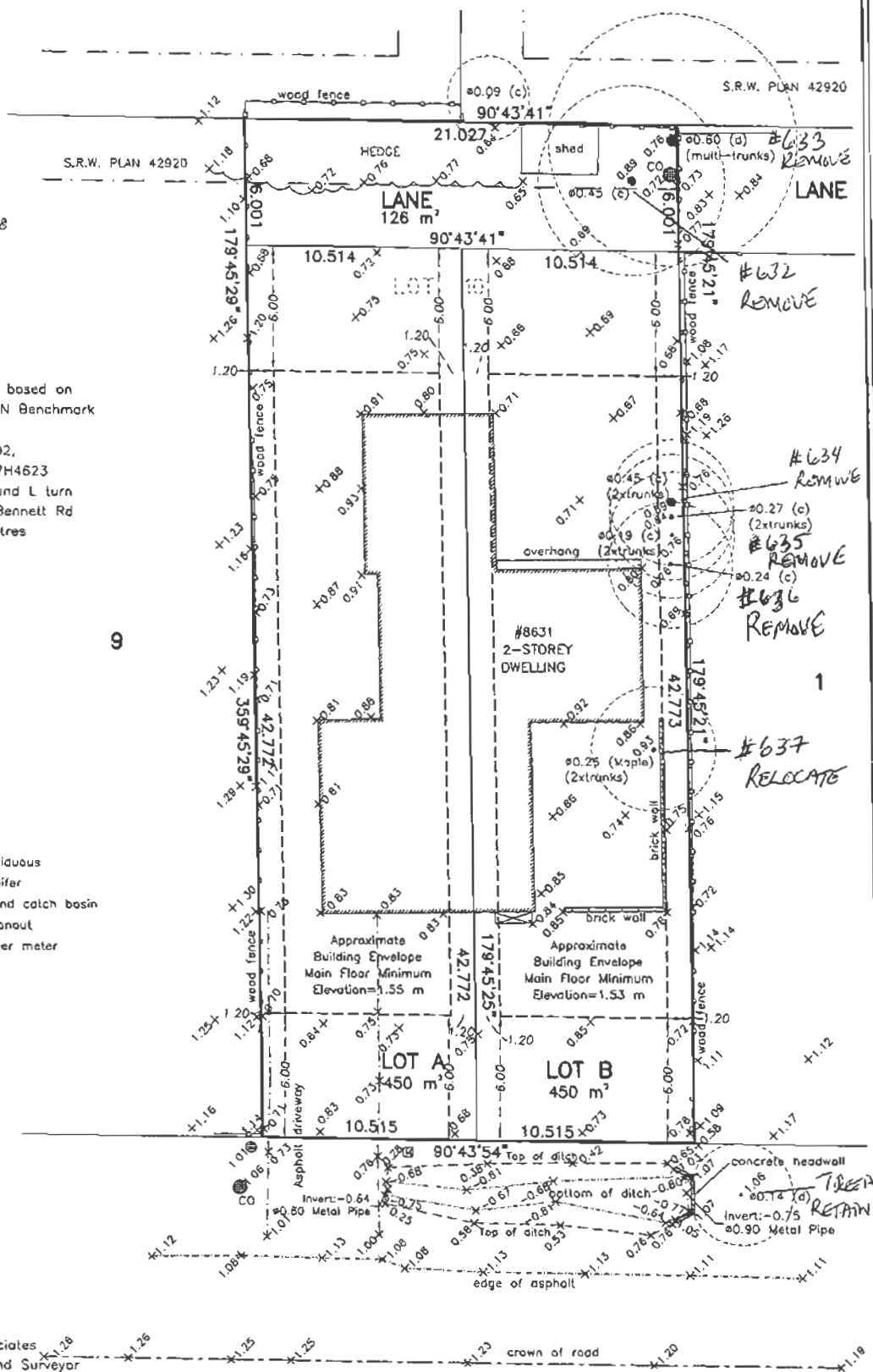
#8631 FRANCIS ROAD,  
RICHMOND, B.C.  
P.I.D. 007-213-913



**NOTE:**  
Elevations shown are based on  
City of Richmond HPN Benchmark  
network.  
Benchmark: HPN #202,  
Control Monument 77H4623  
Located at CL S bound L turn  
lane @ No.3 Rd & Bennett Rd  
Elevation = 1.452 metres

**LEGEND:**

- (a) denotes deciduous
- (c) denotes conifer
- ⊙ denotes round catch basin
- CO denotes cleanout
- ⊠ denotes water meter



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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. 4559  
FB-187 P64-88  
Drawn By: MY

FRANCIS ROAD

SCALE: 1:200

0 5 10 15  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.  
JULY 21st, 2011.

DWG No. 4559-TOP0

## Rezoning Considerations

**8631 Francis Road**

**RZ 11-587257**

Prior to final adoption of Zoning Amendment Bylaw 8866, the developer is required to complete the following:

1. Registration of a 6 m lane dedication on Title along the entire north property line of the site for the proposed lane.
2. Enter into a Servicing Agreement\* for the design & construction of a lane extension, along the entire north property line of the site. A storm sewer extension is also required along the entire frontage on Francis Road. The lane is to include, but not limited to: Storm sewer, sand/gravel base, roll curb & gutter, asphalt pavement, and lane lighting. Note: Design should also include water, storm and sanitary connections for both proposed lots.
3. 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; and
  - Include the required eight (8) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	6 cm		3.5 m
2	8 cm		4 m
2	10 cm		5.5 m

4. Submission of a Contract with a Certified Arborist for supervision of the relocation of Tree #637 and any works to be conducted within the Tree Protection Zone of Tree A to be retained located on City-owned property. 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. A Survival Security to the City in the amount of \$2,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure that Tree # 637 and Tree A will be retained and protected. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one year later subject to inspection.
6. Registration of a Flood Indemnity Covenant on Title.

At demolition\* stage, the applicant will be required to:

- Install Tree Protection Fencing for Tree A located on City-owned property according to City standard.

At subdivision\* stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee. Note: Servicing costs to be determined via the Servicing Agreement.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Signed original on file]

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8866 (RZ 11-587257)  
8631 FRANCIS 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. 007-213-913

Lot 10 Section 21 Block 4 North Range 6 West New Westminster District Plan 13867

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8866”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

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\_\_\_\_\_

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CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER