



To: Planning Committee **Date:** October 21, 2011
From: Brian J. Jackson, MCIP **File:** RZ 11-589493
 Director of Development
Re: **Application by Kevin Sandhu for Rezoning at 10511 No.1 Road from Single Detached (RS1/E) to Coach Houses (RCH)**

Staff Recommendation

That Bylaw No.8827, for the rezoning of 10511 No.1 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		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Mr. Kevin Sandhu has applied to the City of Richmond for permission to rezone 10511 No. 1 Road (**Attachment 1**) from “Single Detached (RS1/E)” to “Coach Houses (RCH)” to permit the property to be subdivided into two (2) 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 west side of No. 1 Road, between Springfield Drive and Shuswap Avenue. This block of No. 1 Road consists primarily of older single-family dwellings on lots zoned “Single Detached (RS1/E)” with rezoning and subdivision potential.

To the north, are single detached dwellings zoned “Single Detached (RS1/E)”;

To the south, are two (2) single detached lots recently rezoned (RZ 07-380230) to “Coach Houses (RCH)”;

To the east across, No. 1 Road, are smaller single detached dwellings under Land Use Contract 148; and

To the west along Sorrel Drive are single detached dwellings 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, as it is a coach house development proposal with access to an operational lane. All lots on the west side of No. 1 Road within this block have similar development potential due to the existing lane system.

Lot Size Policy

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

Staff Comments

Tree Preservation

The site survey (**Attachment 3**) submitted by the applicant indicates that there are no bylaw-sized trees located on the subject property. However, there is one (1) bylaw-sized tree (Tree #1) located within 2 m of the subject property on the neighbouring property to the north at 10491 No.1 Road.

As Tree #1 is potentially in conflict with the proposed building envelope of future Lot A, the applicant has received authorization (on file) from the owners of 10491 No. 1 Road for its removal. The applicant is to apply for a Tree Removal Permit for Tree #1 at Building Permit stage. Tree protection fencing for Tree #1 must be provided according to City standard prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping of the future lots is completed or a Tree Removal Permit is granted.

Council Policy adopted in 1995, encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from urban trees. Consistent with this Policy, the applicant has agreed to plant and maintain four (4) trees [two (2) trees per future lot] (minimum 6 cm deciduous calliper/2.5 m coniferous height).

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 two (2) replacement trees are planted and maintained on each lot, and that the front yard of the future lots will be enhanced.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to and from the subject site is not permitted in accordance with Bylaw 7222. Access to the site at future development stage is to be from the existing rear lane only.

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 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.

Subdivision

At future subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges for future lane upgrading, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

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 where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto No. 1 Road.

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 the existing 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).

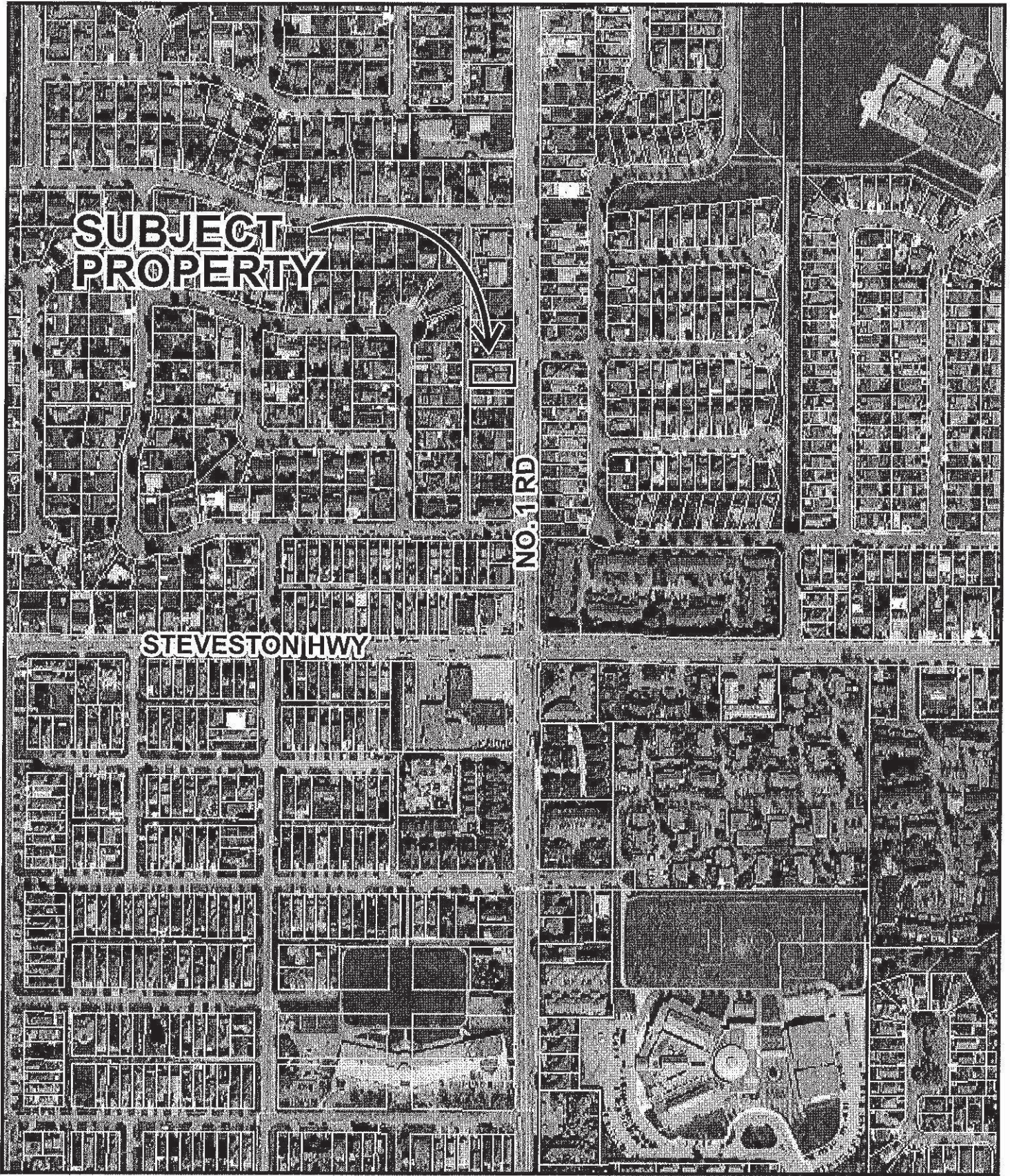
On this basis, staff recommend that the proposed development be approved.



Erika Syvokas
Planning Technician
(604-276-4108)

ES:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Survey
- Attachment 4: Rezoning Considerations Concurrence



**SUBJECT
PROPERTY**

NO. 1 RD

STEVESTON HWY



RZ 11-589493

Original Date: 09/20/11

Amended Date:

Note: Dimensions are in METRES

PH - 150



City of Richmond

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

**Development Application
 Data Sheet**

RZ 11-589493 **Attachment 2**

Address: 10511 No.1 Road

Applicant: Kevin Sandhu

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Kevin Sandhu	To be determined
Site Size (m²):	666 m ²	Two (2) lots, 332.7 m ² and 333.3 m ²
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map Designation – "Neighbourhood Residential" Specific Land Use Map Designation – "Low-Density Residential" 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	RS1/E	RCH
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision to compact lots along the west side of this section of No. 1 Road	No change

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	Two lots, each approx. 328 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
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
Off-street Parking Spaces – Regular (R) / Visitor (V):	Single Detached Housing – 2 spaces Coach House – 1 space Total per lot = 3 spaces	Single Detached Housing – 2 spaces Coach House – 1 space Total per lot = 3 spaces	none

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

Rezoning Considerations

10511 No.1 Road

RZ 11-589493

Prior to final adoption of Zoning Amendment Bylaw 8827, the developer is required to complete the following:

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; and
 - Include the required four (4) replacement trees [two (2) per future lot] with a minimum size height of 6 cm deciduous calliper/2.5 m coniferous height.
2. Registration of a Flood Indemnity Covenant on Title.

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

- Install Tree Protection Fencing for Tree #1 located on the adjacent property to the north (10491 No. 1 Road) according to City standard.

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

- Pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvement Charges for future lane upgrading, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

At Building Permit* stage, the applicant will be required to:

- Obtain a Tree Removal Permit for Tree #1 located on the adjacent property to the north (10491 No. 1 Road).

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]

Signed _____

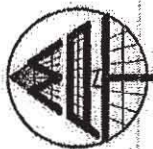
Date _____

SURVEY PLAN SHOWING PROPOSED SUBDIVISION OF LOT 479 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NWD PLAN 40616

PID: 004-041-305

CIVIC ADDRESS:

#10511 NO. 1 ROAD
RICHMOND, B.C.



LEGEND

SCALE 1:200



ALL DISTANCES ARE IN METRES.

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C.

V7A 5H7

PH: 604.270.9331

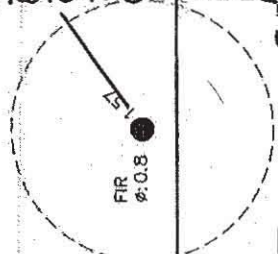
FAX: 604.270.4137

PROFILE: 16805-001-SKETCH-001.DWG

IR-11-16805-SKETCH-1

CLIENT REF: KEVIN SANDHU

TREE #1
TO BE
PROTECTED

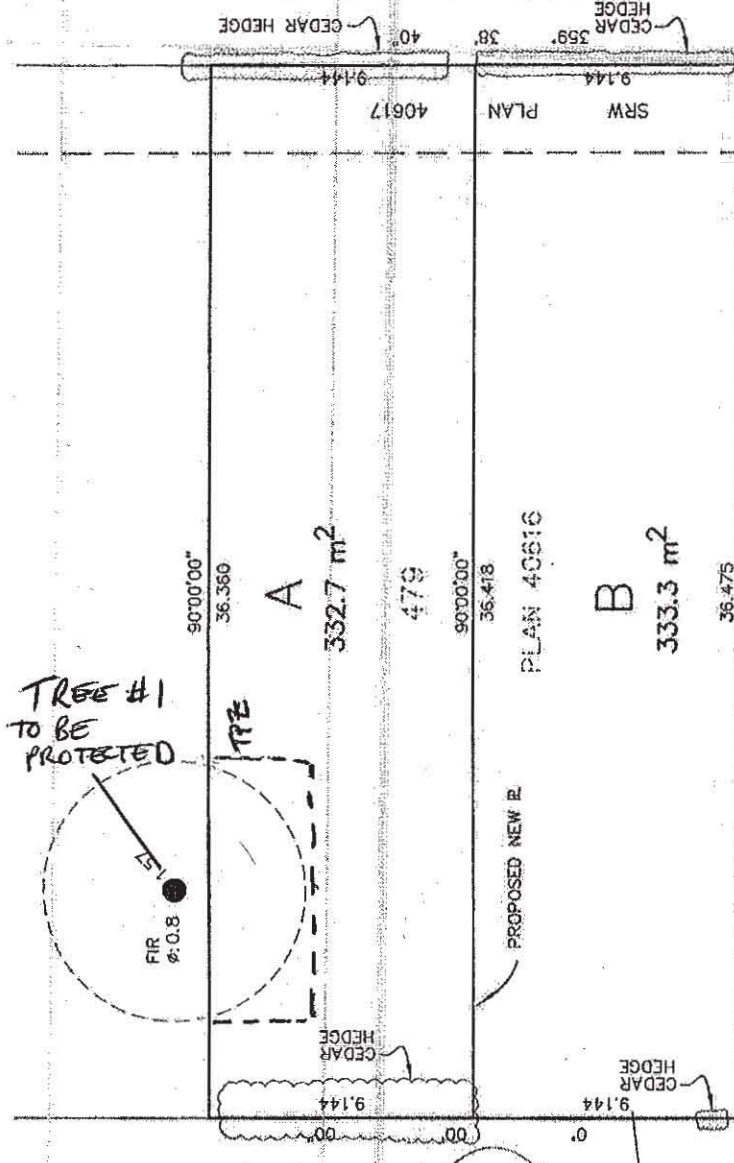


90°00'00"
36.360
A
332.7 m²

479

90°00'00"
36.418

PROPOSED NEW B
B
333.3 m²



NO. 1 ROAD

NOTE:

PROPERTY LINE DIMENSIONS ARE FROM
LAND TITLE OFFICE PLAN RECORDS ONLY
AND ARE SUBJECT TO CONFIRMATION BY
LEGAL FIELD SURVEYS

ELEVATIONS ARE TO CITY OF RICHMOND GEODETIC DATUM.

W. Sandhu

SEPTEMBER 6, 2011
AUGUST 18, 2011



Richmond Zoning Bylaw 8500
Amendment Bylaw 8827 (RZ 11-589493)
10511 NO. 1 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. 004-041-305

Lot 479 Section 34 Block 4 North Range 7 West New Westminster District Plan 40616

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8827".

FIRST READING

NOV 28 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER