




City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Joe Erceg, MCIP
General Manager, Planning and Development
Date: August 8, 2012
File: RZ 12-610097
Re: Application by Anwer Kamal for Rezoning at 10471 No. 1 Road from Single Detached (RS1/E) to Coach Houses (RCH)

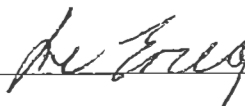
Staff Recommendation

That Bylaw No. 8931, for the rezoning of 10471 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.



Joe Erceg, MCIP
General Manager, Planning and Development

CL:rg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Anwer Kamal has applied to the City of Richmond for permission to rezone 10471 No. 1 Road from “Single Detached (RS1/E)” to “Coach Houses (RC2)”, to permit a subdivision to create two (2) lots, each with a principal dwelling and coach house above a garage, with vehicle access to the 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, in the Steveston Planning Area. In recent years, the west side of this block of No. 1 Road has undergone some redevelopment to smaller lots through rezoning and subdivision.

To the north of the subject site is an existing non-conforming duplex on a large lot zoned “Single Detached (RS1/E);

To the east, across No. 1 Road, are older character dwellings on medium-sized lots under Land Use Contract 148;

To the south, is an older character dwelling on a large lot zoned “Single Detached (RS1/E), with recently created compact lots zoned “Coach Houses (RCH)” beyond that;

To the west, across the rear lane, are older character dwellings on large lots zoned “Single Detached (RS1/E)” fronting Sorrel Drive.

Related Policies & Studies

Official Community Plan (OCP) Designation

The subject property is located within the Steveston Planning Area. The Generalized Land Use Map designation for this site is “Neighbourhood Residential”. The Steveston Area Plan Land Use Map designation for this site is “Single-Family. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision along this section of No. 1 Road due to the existing operational rear lane. This redevelopment proposal is consistent with these Policies.

Lot Size Policy

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

Affordable Housing Strategy

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 City's 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 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.

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 CommentsBackground

Two (2) similar applications to rezone and subdivide properties to smaller lot sizes with coach houses have been approved in recent years on the west side of this block of No. 1 Road. Other lots on this side of the block have redevelopment potential under the Arterial Road Redevelopment Policy due to the existing operational rear lane.

Trees & Landscaping

A Certified Arborist's Report submitted by the applicant shows the location of 10 bylaw-sized trees and one (1) undersized tree on the subject property, and one (1) bylaw-sized tree shared with the adjacent property to the north (Tree A at 10451/10453 No. 1 Road). The Report identified tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal.

The Report recommends removal of three (3) bylaw-sized trees from the subject property based on their poor condition, severe structural impairments and limited remaining lifespan (Trees # 376, 379, and 385). Also recommended, is the removal of seven (7) poor-rated trees on-site and one (1) off-site Tree A due to conflict with the proposed building construction. The undersized Holly tree is also proposed to be removed from the site due to its existing condition as an understory tree and its location within the limited side yard of the future lots.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment (VTA). He concurs with the Arborist's recommendations for removal of a total of 10 bylaw-sized trees from the subject property. All of these trees are in poor condition, have been historically topped and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union and co-dominant stems with inclusions. These are not good candidates for retention and should be removed and replaced. In addition, the existing lot grade is approximately 1 m below the highest crown of the road and any required grade changes to meet the required flood construction level would further limit the viability of these trees.

The City's Tree Preservation Coordinator also concurs with removal of the off-site Tree A on the adjacent property to the north (10451/10453 No. 1 Road) due to its existing poor condition and conflict with proposed construction. Prior to removal, the applicant must obtain written authorization from the adjacent property owners with whom the tree is shared, and obtain a valid tree removal permit. Written authorization has been obtained by the applicant and is on file.

The Tree Retention Plan is included as **Attachment 4**.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), a total of 20 replacement trees are required. Due to the small size of the future lots and the limited space available to accommodate replacement trees, the applicant has agreed to planting and maintaining a total of six (6) replacement trees [three (3) per lot], and to providing a voluntary contribution of \$7,000 to the City's Tree Compensation Fund in-lieu of planting the balance of required replacement trees on-site (14 x \$500). Based on the size requirements for replacement trees in the City's Tree Protection Bylaw, the following sizes are required for the six (6) replacement trees:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	11 cm		6 m
2	10 cm		5.5 m
2	9 cm		5 m

Prior to final adoption of the rezoning bylaw, 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). The Landscape Plan must be consistent with the guidelines of the Arterial Road Redevelopment Policy and must include the required six (6) replacement trees. The Landscaping Security is required to ensure that the replacement trees will be planted and maintained, and that the front yards of the future lots will be enhanced.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to No. 1 Road is not permitted in accordance with Bylaw No. 7222. Vehicular access to the site at development stage will be from the existing rear lane only.

Subdivision

At Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge 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 an infill development proposal on an arterial road with vehicle access to and from the existing operational rear lane. The potential exists for other lots on the west side of this block on No. 1 Road to redevelop consistent with these policies.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies contained within the OCP. This rezoning application is consistent with the pattern of redevelopment that has recently begun in the neighbourhood.

The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:rg

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

Note: Dimensions are in METRES

RZ 12-610097



City of Richmond

PROPOSED REZONING

SPRINGFIELD DR

1

15

RSI/E.

NO. 1 RD

$$-\text{RCH}-$$

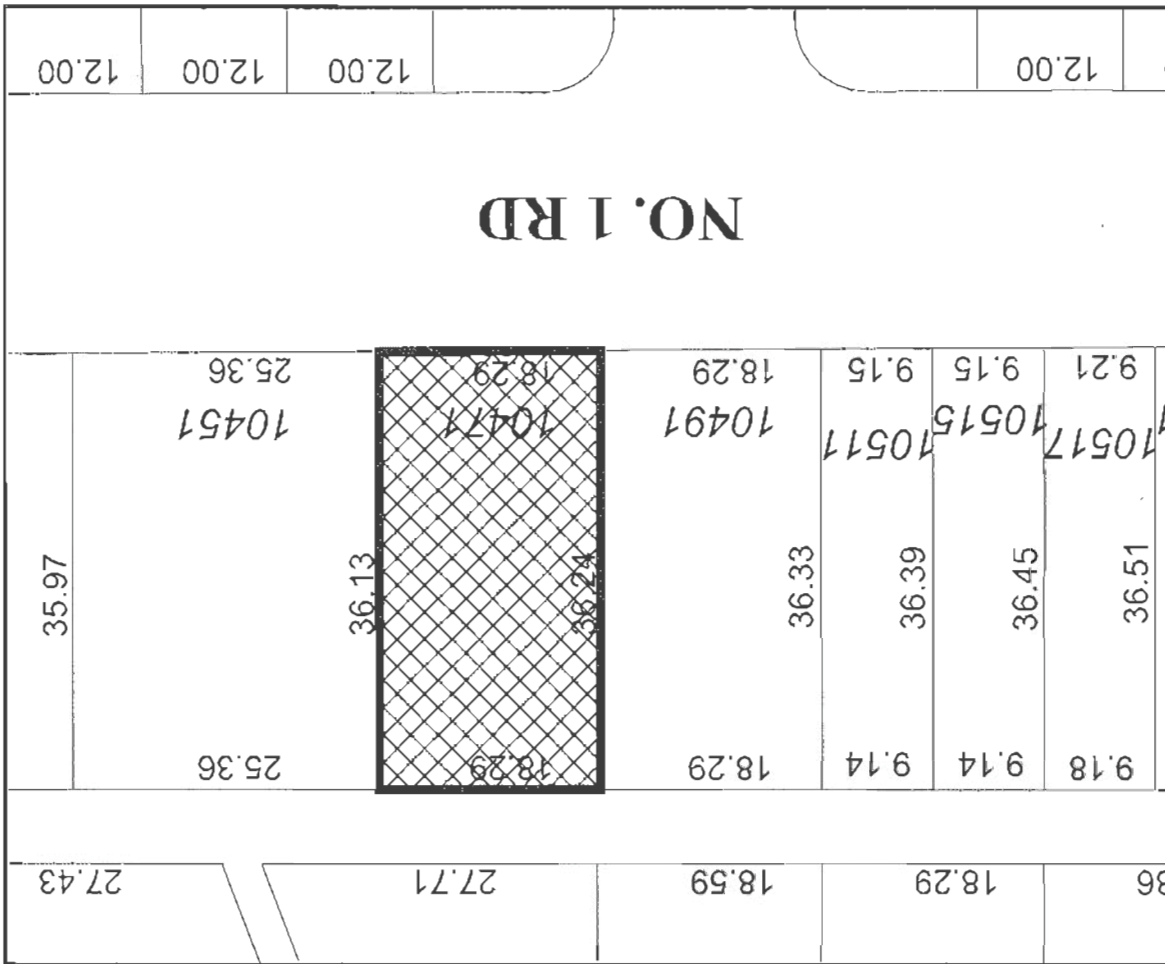
SEUSWAP AVE

RSI/A_T

20

STEVE STON HWY

PH - 50



NO. 1 RD



RZ 12-610097

PH - 51

Original Date: 05/29/12

Amended Date:

Note: Dimensions are in METRES



RZ 12-610097

Attachment 2

Address: 10471 No. 1 Road

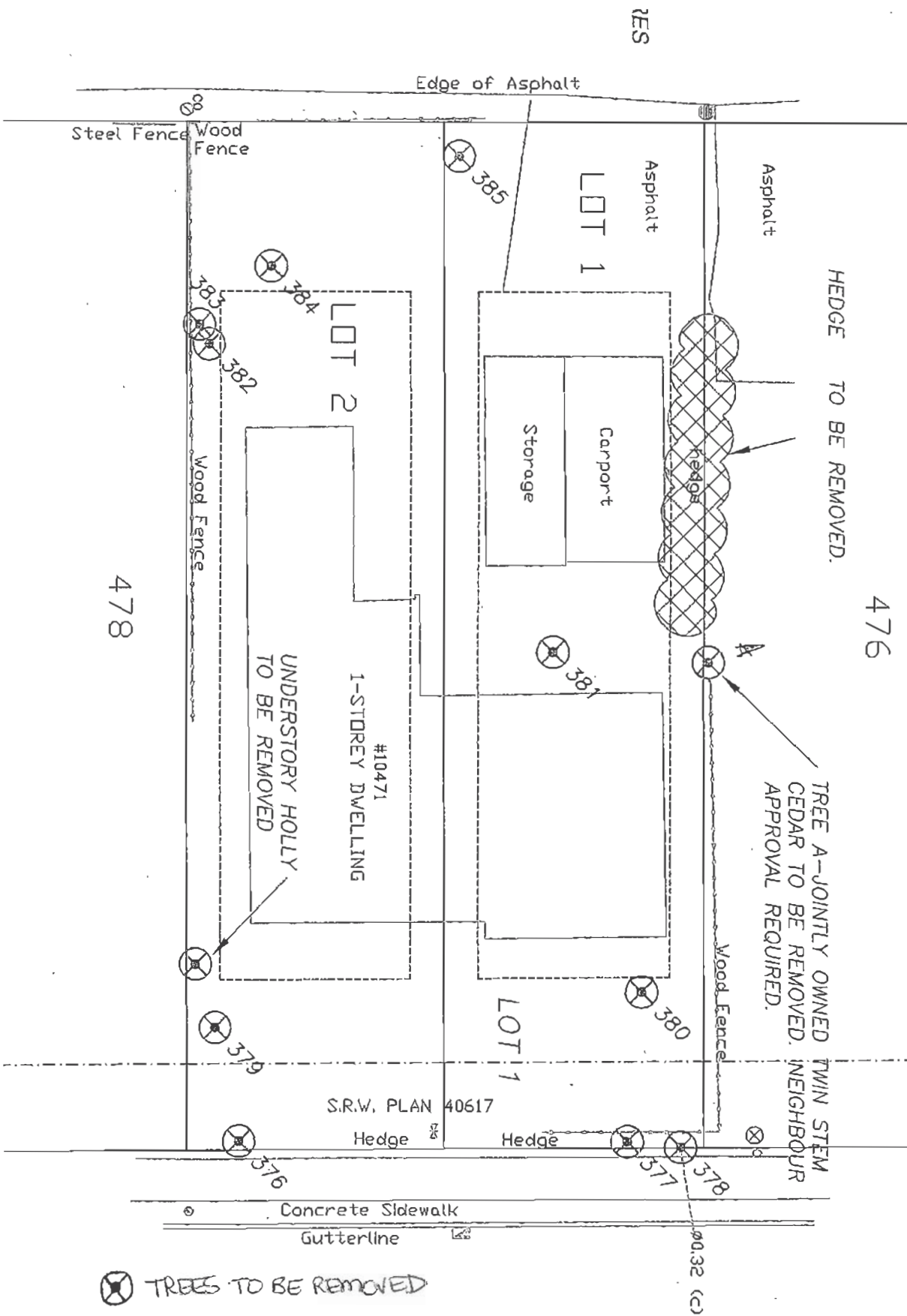
Applicant: Anwer Kamal

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Anwer Kamal	To be determined
Site Size (m ²):	662 m ² (7,126 ft ²)	Two (2) lots, each approximately 331 m ² (3,563 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH)
Number of Units:	1	2
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision to smaller lots along the west side of this section of No. 1 Road due to the existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m ²	Two (2) lots, each 331 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
Height (m):	<ul style="list-style-type: none"> Principal dwelling - max. 2.5 storeys Accessory building containing the coach house – max. 2 storeys or 7.4 m, whichever is less 	<ul style="list-style-type: none"> Principal dwelling - max. 2.5 storeys Accessory building containing the coach house – max. 2 storeys or 7.4 m, whichever is less 	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.





Address: 10471 No. 1 Road

File No.: RZ 12-610097

Prior to final adoption of Zoning Amendment Bylaw 8931, the applicant 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;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the six (6) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree		Minimum Height of Coniferous Tree
2	11 cm	or	6 m
2	10 cm		5.5 m
2	9 cm		5 m

2. City acceptance of the developer's offer to voluntarily contribute \$7,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of required replacement trees on-site.
3. Registration of a flood indemnity covenant on title.

At Subdivision stage*, the applicant is required to:

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

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.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8931 (RZ 12-610097)
10471 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. 003-953-505

Lot 477 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 8931**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 10 2012

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER