



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** June 29, 2010
From: Brian J. Jackson **File:** RZ 10-525049
Director of Development
Re: **Application by Parmjit Randhawa for Rezoning at 9751 No. 3 Road from Single Detached (RS1/E) to Coach Houses (RCH)**

Staff Recommendation

That Bylaw No. 8639, for the rezoning of 9751 No. 3 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:cl
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

Parmjit Randhawa has applied to the City of Richmond for permission to rezone 9751 No. 3 Road from “Single Detached (RS1/E)” to “Coach Houses (RCH)”, to permit a subdivision to create two (2) 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**).

Findings of Fact

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

Surrounding Development

To the North, is an older character single detached dwelling on a lot zoned “Single Detached (RS1/E)”;

To the East, directly across No. 3 Road, are older character duplexes on lots zoned “Two-Unit Dwellings (RD1)” and “Single Detached (RS1/E)”, situated in between two (2) new townhouse complexes to the north and south;

To the South, is a townhouse complex constructed in 1990 on a lot zoned “Low Density Townhouses (RTL1)”, and beyond that is the Broadmoor shopping plaza at the intersection of No. 3 Road and Williams Road; and,

To the West, across the existing rear lane, are older character dwellings fronting Bates Road on lots 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 two (2) lots, each approximately 10 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 CommentsBackground

Since 2000, numerous similar applications to rezone and subdivide properties to smaller lots have been approved on the west side of No. 3 Road, between Williams Road and Francis Road, with several lots zoned "Coach House (RCH)". Other lots on the west side of this block of No. 3 Road have redevelopment potential under the Arterial Road Redevelopment Policy.

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:

- Seven (7) bylaw-sized trees on-site; and,
- One (1) bylaw-sized tree straddling the south property line, shared with 7711 Williams Road.

The Report recommends removal of all bylaw-sized trees on the following basis:

- One (1) tree is assessed as having a high risk of failure and should be removed to mitigate safety risk to the subject site and public lane (Tree # 572);
- Six (6) trees are assessed as having a pre-existing non-viable condition due to structural defects and irreparable health deficiencies (Trees # 566, 567, 568, 569, 570, and 571); and,
- One (1) tree is assessed as being viable, however has poor structure and is located within the proposed building envelope (Tree # 573).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and provides the following comments:

- All bylaw-sized trees on-site identified by the project Arborist for removal have been repeatedly topped and as a result exhibit decay, upper crown cavities, bacterial disease/infections and weakly attached scaffold limbs. All of these trees are in very poor condition and should be removed (Trees # 566, 567, 569, 570, 571, 572);
- Staff observed that the viable tree (Tree # 573) recommended by the project Arborist for removal due to building conflicts is of such low quality that it does not warrant modifications to the building envelope to retain it; and,
- Staff observed that the bylaw-sized tree straddling the south property line, shared with 7711 Williams Road (Tree # 568) has a previous basal wound and some minor bacterial canker.

Authorization for future removal of the shared bylaw-sized tree along the south property line (Tree # 568) is required from the adjacent property owner (7711 Williams Rd). Authorization has been obtained and is on file. The applicant will be required to obtain a Tree Removal Permit prior to removal of the tree at development stage.

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

Based on the 2:1 tree replacement ratio goal in the OCP, and the size requirements for replacement trees in the City’s Tree Protection Bylaw, a total of 14 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	6 cm	or	3.5 m
2	8 cm		4 m
4	9 cm		5 m
2	10 cm		5.5 m
2	11 cm		6 m

Due to the limited space in the yards of the future lots, the applicant proposes to plant and maintain a total of six (6) large-sized replacement trees [three (3) per future lot], and provide a voluntary contribution in the amount of \$4,000 (\$500/tree) in-lieu of planting the balance of required replacement trees on-site.

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, incl. installation costs) to ensure that the replacement trees will be planted and 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. 3 Road 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 developer 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, including removal of the existing driveway crossing.

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 rear lane. The potential exists for other lots on this side of No. 3 Road to redevelop consistent with these policies.

Financial Impact


None.

Conclusion

This rezoning application is to permit subdivision of one (1) existing large lot into two (2) smaller lots, each with a single detached dwelling and a coach house above a garage, with vehicle access to the existing 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 west side of this block of No. 3 Road.

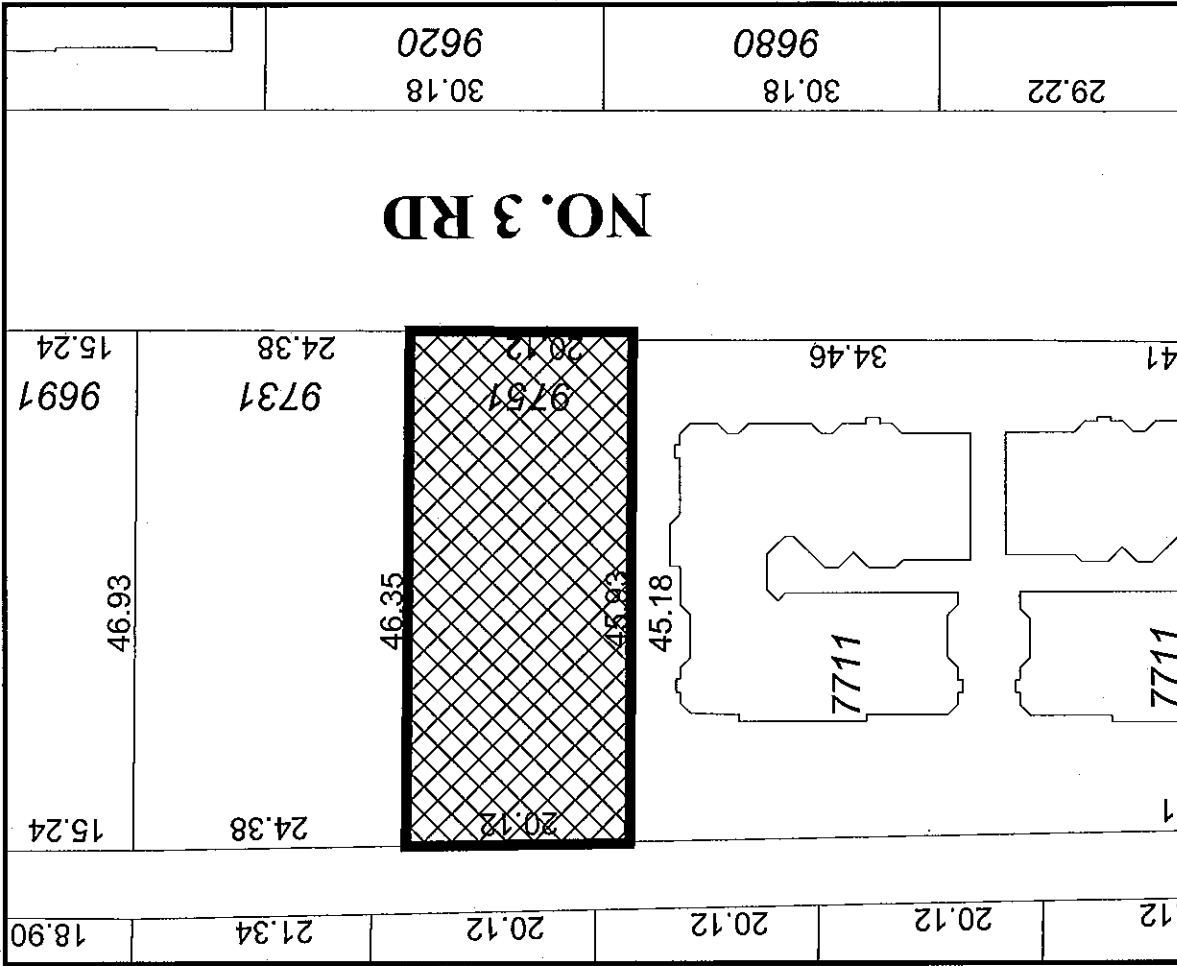
The list of rezoning conditions is included as Attachment 4, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support of the application.


Cynthia Lussier
Planning Technician

CL:rg

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

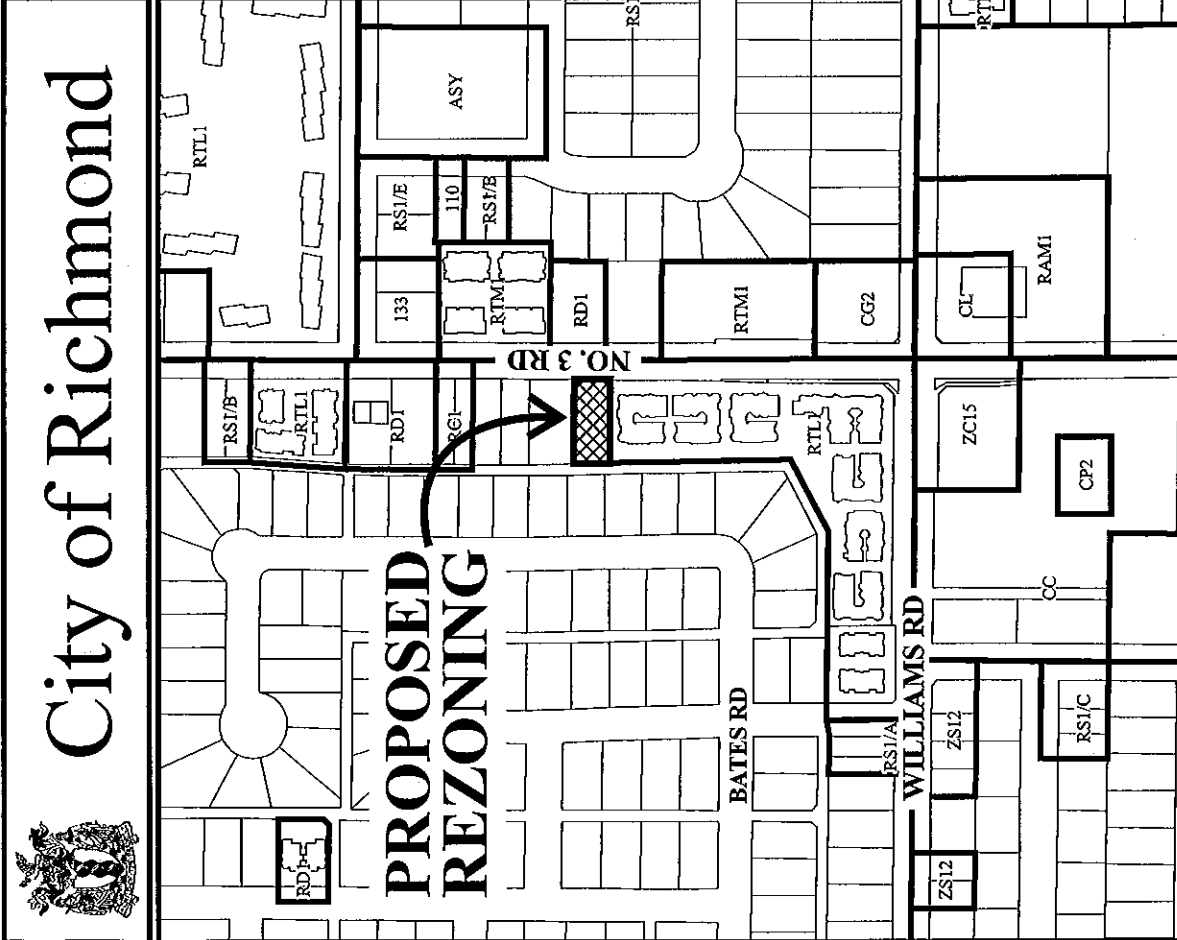


Original Date: 04/21/10

Revision Date:

Note: Dimensions are in METRES

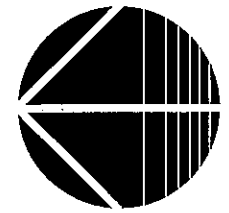
RZ 10-525049

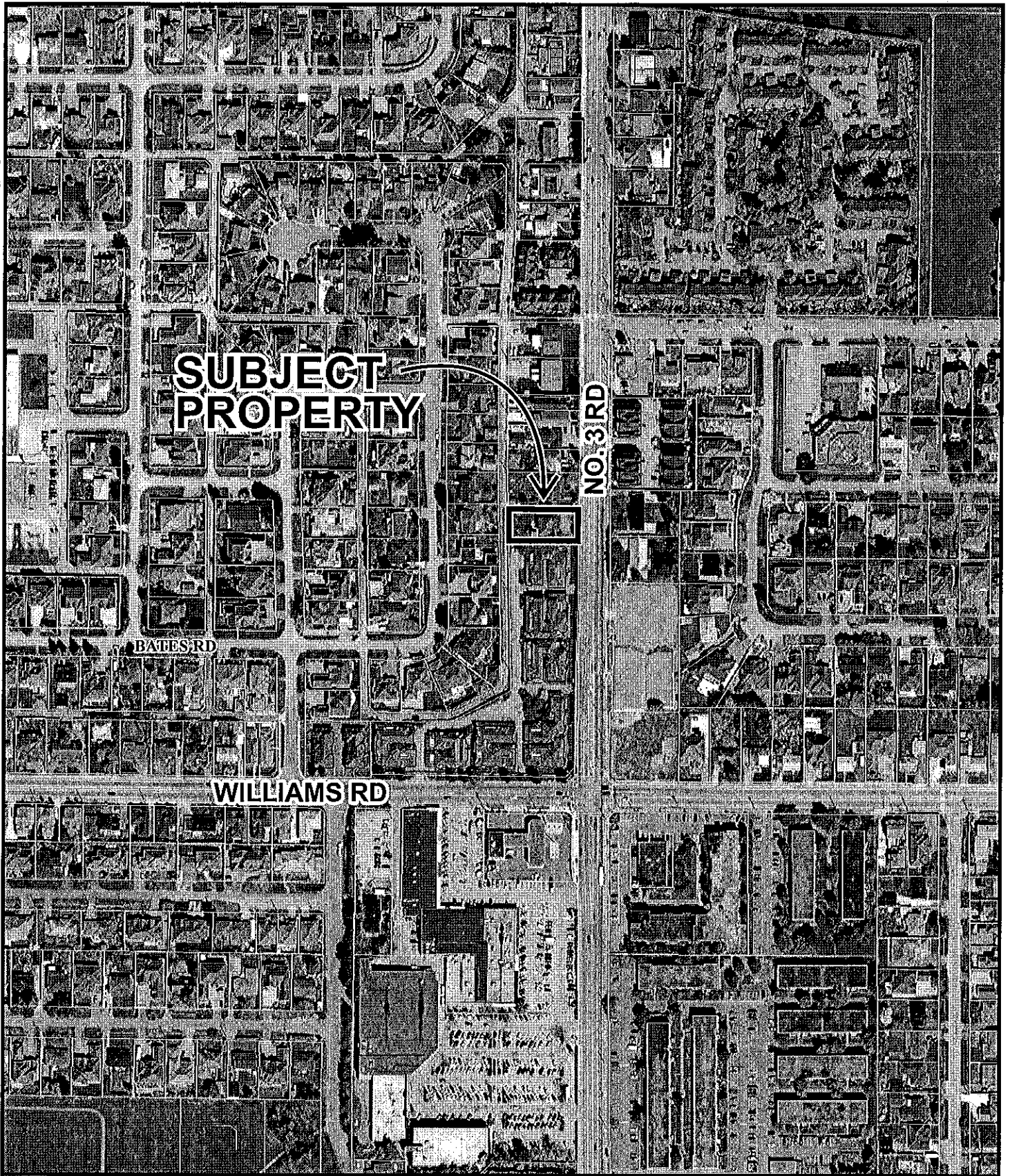


City of Richmond



PROPOSED REZONING





**SUBJECT
PROPERTY**

NO. 3 RD

BATES RD

WILLIAMS RD



RZ 10-525049

Original Date: 04/21/10

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 10-525049

Attachment 2

Address: 9751 No. 3 Road

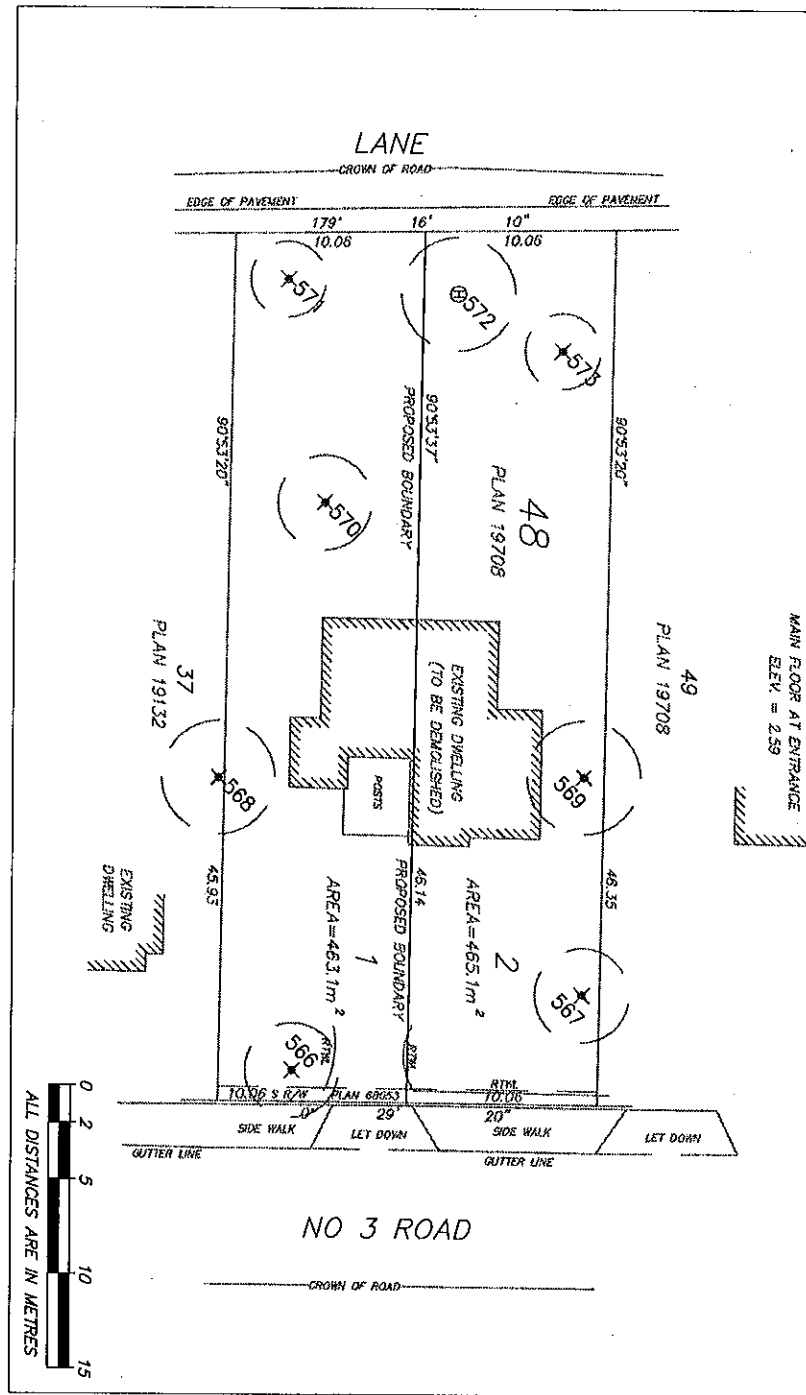
Applicant: Parmjit Randhawa

Planning Area(s): Broadmoor

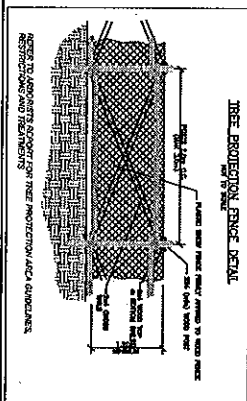
	Existing	Proposed
Owner:	Melanie Wylie	To be determined
Site Size (m²):	928 m ² (9,991 ft ²)	North Lot – 465 m ² (5,005 ft ²) South Lot – 463 m ² (4,984 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) compact residential lots
OCP Designation:	Generalized Land Use Map Designation – "Neighbourhood Residential"	No change
Area Plan Designation:	Low Density Residential	No change
702 Policy Designation:	N/A	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH)
Number of Dwelling Units:	1	4
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. 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	North Lot - 465 m ² South Lot - 463 m ²	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	<ul style="list-style-type: none"> ▪ Single Detached Housing – Max. 2 ½ 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 ½ storeys ▪ Garage with Coach House – Max. 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 	<ul style="list-style-type: none"> ▪ Single Detached Housing – 2 spaces ▪ Coach House – 1 space Total per lot = 3 	none

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



Note: All trees to be removed.



LEGEND

- denotes TREE NUMBER. Refer to tree inventory for tree.
- denotes tree to be REMOVED.
- denotes tree to be RETAINED.
- denotes tree to be REMOVED FOR RECENT DAMAGE.
- denotes tree to be RETAINED FOR RECENT DAMAGE.
- denotes REPLACEMENT TREE to be planted. Refer to plant list for species and site specifications.

Notes:

1. This plan is based on a topographic and tree location survey provided by the client. The client is responsible for the accuracy of the survey data.
2. The proposed boundary is shown for information only. It is not intended to be used for legal purposes.
3. The existing dwelling is shown for information only. It is not intended to be used for legal purposes.
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ACL
arbortech consulting ltd
Suite 200 - 3740 Chatham Street
Richmond, B.C. Canada V7E 2E3
P 604 275 3484 F 604 275 9554
email: trees@arbortech.bc.ca

TREE RETENTION PLAN	
Client:	PARMJI RANDHAWA
Project:	PROPOSED 2 LOT SUBDIVISION
Address:	9751 No.3 ROAD, RICHMOND
Date:	11 MAY 2010
Dur File:	10155

Muni File:	XXX
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Scale 1:250

Rezoning Considerations

9751 No. 3 Road

RZ 10-525049

Prior to final adoption of Zoning Amendment Bylaw 8639, 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 six (6) required replacement trees with the following minimum sizes:

# Replacement Trees	Min. Calliper of Deciduous Tree		Min. 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 voluntary contribute \$4,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City (in-lieu of planting the remaining required replacement trees on-site).
3. Registration of a Flood Indemnity Covenant on Title.

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, including removal of the existing driveway crossing.

Prior to Building Permit* Issuance, the applicant must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8639 (RZ 10-525049)
9751 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 HOUSES (RCH)**.

P.I.D. 003-272-699

Lot 48 Except: Parcel "C" (Statutory Right of Way Plan 68053); Section 29 Block 4 North Range 6 West New Westminster District Plan 19708

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8639**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER