



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** November 17, 2011  
**File:** RZ 11-562552  
**Re:** **Application by Graham Macfarlane for Rezoning at 140 Wellington Crescent from Single Detached (RS1/E) to Coach House (ZS20) - Burkeville**

**Staff Recommendation**

That Bylaw No. 8794, for the rezoning of 140 Wellington Crescent from "Single Detached (RS1/E)" to "Coach House (ZS20) - Burkeville", 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

Graham Macfarlane has applied to the City of Richmond for permission to rezone 140 Wellington Crescent from “Single Detached (RS1/E)” to “Coach House (ZS20)-Burkeville”, to permit a coach house above a detached garage on the property, with vehicle access to the existing rear lane (**Attachment 1**). There is an existing single detached house and attached garage already on the site, which will be retained, and an existing detached garage, which will be modified to accommodate the coach house.

### Background

This is the third rezoning application to permit a coach house on an existing single-family lot in Burkeville. The “Coach House (ZS20)-Burkeville” zone was introduced in response to the first rezoning application of this kind in Burkeville in 2009 at 3051 Catalina Crescent, and was specifically designed with potential neighbourhood concerns in mind (i.e. no secondary suite is permitted in the primary dwelling, and sensitivity to the surrounding area with respect to building mass, height, siting, access and landscaped open space).

For the first and second rezoning applications in Burkeville, the notification area for the respective Public Hearings was expanded to include all properties in the neighbourhood. As there was no opposition expressed from the public at the Public Hearings for these applications, and, as a result of community input as to the general acceptability of coach houses, staff do not believe that the expanded notification area is still warranted. The standard notification process will be followed.

### 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 in Burkeville, which is an established and unique residential neighbourhood on Sea Island in close proximity to Vancouver International Airport. Burkeville consists of a mix of older and newer character dwellings on larger lots zoned “Single Detached (RS1/E)”.

To the north, immediately across Wellington Crescent, are older dwellings on lots zoned “Single Detached (RS1/E)”;

To the east and west, are older dwellings on lots zoned “Single Detached (RS1/E)”;

To the south, across the rear lane, is a property recently rezoned “Coach House (ZS20)-Burkeville” and an older dwelling zoned “Single Detached (RS1/E)” fronting Douglas Crescent.

## **Related Policies & Studies**

### OCP Designation

There is no Area Plan for this neighbourhood. 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.

### OCP Aircraft Noise Sensitive Development Policy

The subject property is located within *Area 2 – High Aircraft Noise Area* of the OCP Aircraft Noise Sensitive Development (ANSD) Policy, in which all aircraft noise sensitive land uses may be considered, except new single-family detached development. This development proposal conforms to the intent of this Policy, as it does not result in the creation of a new single-family dwelling on the site or an increase in allowable density. This development proposal to create a coach house above a garage on the same site as the existing single-family dwelling is essentially the same as the creation of a secondary suite on the site, which is permitted outright in all single-family residential zoning districts in the City without rezoning.

As a condition of rezoning, an aircraft noise covenant is required to be registered on Title, in accordance with the ANSD Policy, to address public awareness and to ensure aircraft noise mitigation is incorporated into the residential design and construction.

### Affordable Housing Strategy

Under the Affordable Housing Strategy approved by Council on May 28, 2007, all single-family rezoning applications to increase the allowable density or to facilitate subdivision are required to either:

- a) Provide a secondary suite in all single-family residential zoning districts;
- b) Provide a coach house unit above a garage where permitted; or
- c) Provide a cash-in-lieu contribution based on \$1.00/ft<sup>2</sup> of total buildable area to the City's Affordable Housing Reserve Fund.

Although the Affordable Housing Strategy does not apply to this development proposal (as the allowable density will not be altered), it conforms to Richmond's Affordable Housing Strategy as the rezoning will enable a coach house to be built on the property.

### Lot Size Policy

There is no Lot Size Policy for this area.

## **Staff Comments**

### Background

Burkeville has not been an active area of redevelopment through rezoning or subdivision. Aside from this development proposal, there has been limited rezoning in the neighbourhood. This is the third rezoning application to permit a coach house on an existing single-family lot in Burkeville.

### Conceptual Site Plan

The Applicant has submitted a conceptual site plan showing the current location of the existing house and the proposed location of the modified detached garage and coach house addition (**Attachment 3**). There are no changes proposed to the existing house or lot grade.

The applicant proposes to extend the foundation of the existing detached garage by 42.7 m<sup>2</sup> (100 ft<sup>2</sup>) and add a second storey coach house dwelling. The ground floor area of the proposed new detached garage area is approximately 53.9 m<sup>2</sup> (580 ft<sup>2</sup>), while the second storey coach house area will be a maximum of 42.7 m<sup>2</sup> (460 ft<sup>2</sup>), providing for some articulation in the vertical building mass. At future development stage, a Building Permit must be obtained by the applicant and the final building design must comply with all City regulations. This development proposal complies with the maximum floor area ratio of 0.55 required in the proposed zone.

### Trees & Landscaping

A Tree Survey submitted by the applicant shows the location of two (2) trees on the subject property and one (1) off-site tree on City property (**Attachment 4**). A Certified Arborist's Report was not required for this rezoning application because:

- Both on-site trees were confirmed by the Arborist to be undersized; and
- There are no potential impacts anticipated to the undersized off-site tree during construction, as the proposed coach house is to be located in the rear yard well away from the tree located on City property.

### Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

As a condition of rezoning, a restrictive covenant is required to be registered on Title to ensure that if the existing house is demolished at some time in the future that vehicle access for both the house and the coach house would be restricted to the existing rear lane only, with no access permitted to/from Wellington Crescent.

### Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

### **Analysis**

This development proposal complies with all land use designations contained within the Official Community Plan (OCP) and other City policies.

The OCP and Affordable Housing Strategy encourage a variety of housing forms including secondary suites in single-family residential zones and coach houses, where zoning permits. This rezoning application will allow a coach house above a detached garage instead of a secondary suite, with no change in allowable building area or unit density from the existing zone.

The Coach House (ZS20)-Burkeville zone has been designed to address liveability and sustainability, and to address potential adjacency concerns by ensuring sensitivity to and compatibility with the surrounding area with respect to building mass, height, siting, access and landscaped open space.

This is the third rezoning application requesting this housing form in Burkeville. Anyone wishing to pursue a similar development proposal would require a rezoning approved by Council.

**Financial Impact or Economic Impact**

None.

**Conclusion**

This rezoning application to permit a coach house above a new detached garage complies with all applicable policies and land use designations contained within the Official Community Plan (OCP) and other City policies. The list of rezoning conditions is included as **Attachment 5**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff support the application.



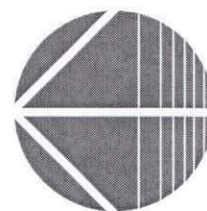
Erika Syvokas  
Planning Technician  
(604-276-4108)

ES:blg

- Attachment 1: Location Map/Aerial
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plan
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations Concurrence

Note: Dimensions are in METRES

RZ 11-562552

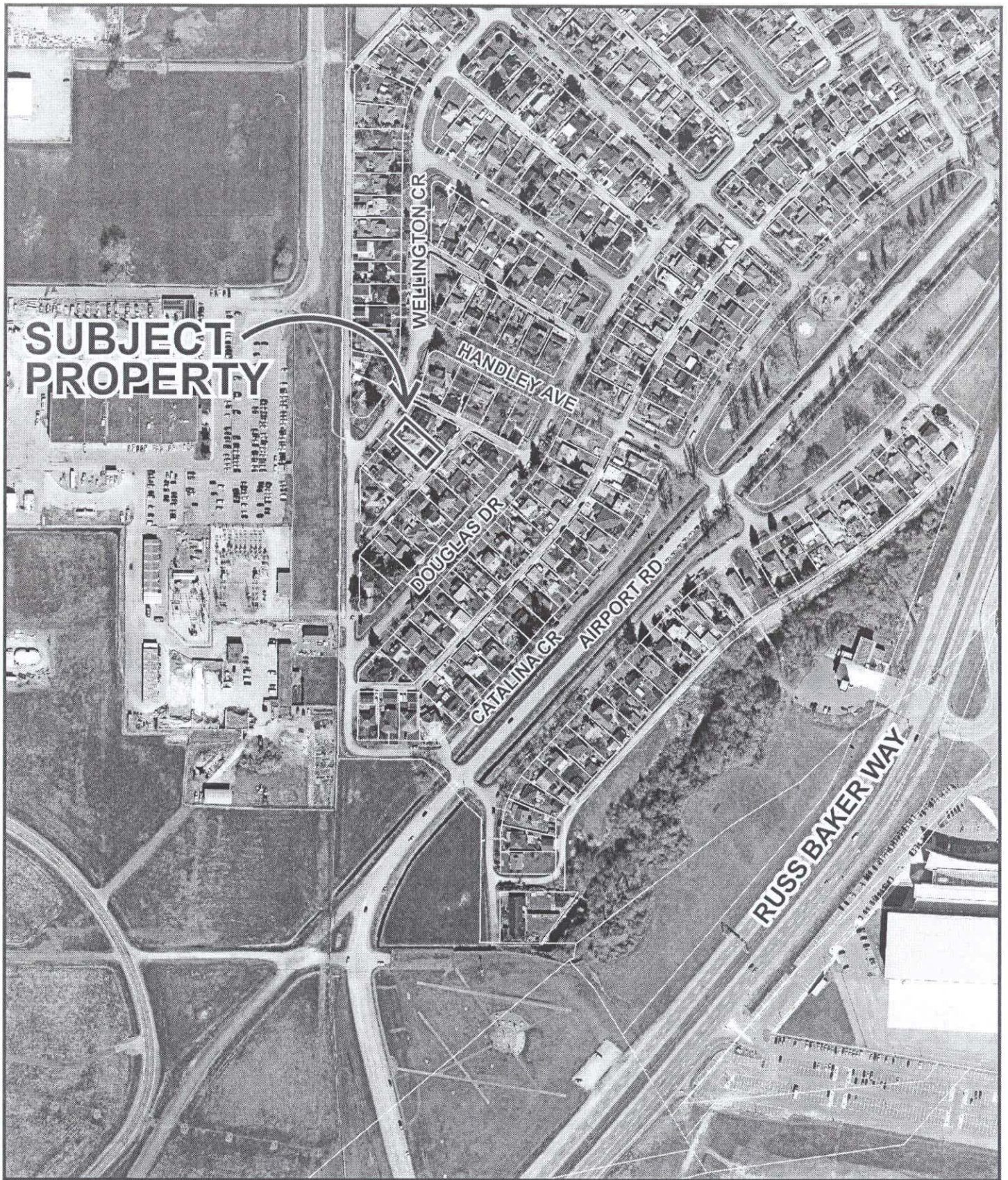


# PROPOSED REZONING

City of Richmond



**PLN - 16**



RZ 11-562552

PLN - 17

Original Date: 09/11/11

Revision 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 11562552**

**Attachment 2**

Address: 140 Wellington Crescent

Applicant: Graham Macfarlane

Planning Area(s): Sea Island (Burkeville)

	Existing	Proposed
<b>Owner:</b>	Graham Macfarlane	No change
<b>Site Size (m<sup>2</sup>):</b>	515.4 m <sup>2</sup> (5547.7 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	One (1) single-family dwelling & accessory building	One (1) single-family dwelling & one (1) coach house above an accessory building
<b>OCP Designation:</b>	Low-Density Residential	No change
<b>Area Plan Designation:</b>	N/A	N/A
<b>702 Policy Designation:</b>	N/A	N/A
<b>Zoning:</b>	Single-Detached (RS1/E)	Coach House (ZS20) - Burkeville
<b>Other Designations:</b>	The subject property is located within Area 2 – High Aircraft Noise Area of the Aircraft Noise Sensitive Development Policy, in which all aircraft noise sensitive land uses may be considered, except new single-family residential development.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	450 m <sup>2</sup>	515.4 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback –Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	2.5 storeys – Principal Building 2 storeys – Accessory Building	2.5 storeys – Principal Building 2 storeys – Accessory Building	none

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

**SURVEY PLAN OF LOT 4 BLOCK "D"  
SECTION 30 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 9740**

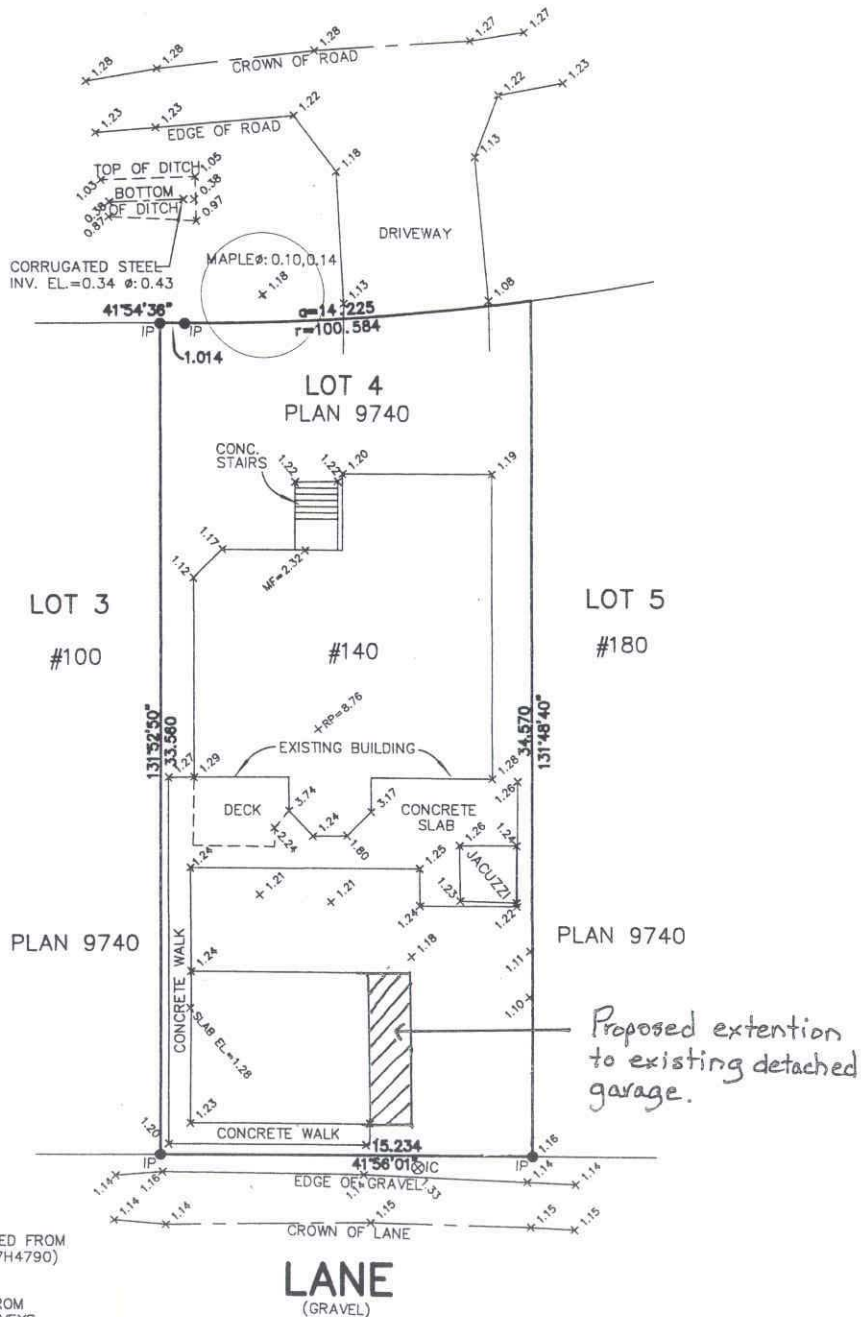
CIVIC ADDRESS:  
#140 WELLINGTON CRESCENT  
RICHMOND, B.C.

**WELLINGTON CRESCENT**



\* REVISED \*

Nov. 3<sup>rd</sup> 2011



**NOTES:**

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #196 (77H4790) WITH AN ELEVATION OF 1.793 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

**LEGEND**  
**SCALE 1:200**



ALL DISTANCES ARE IN METRES.

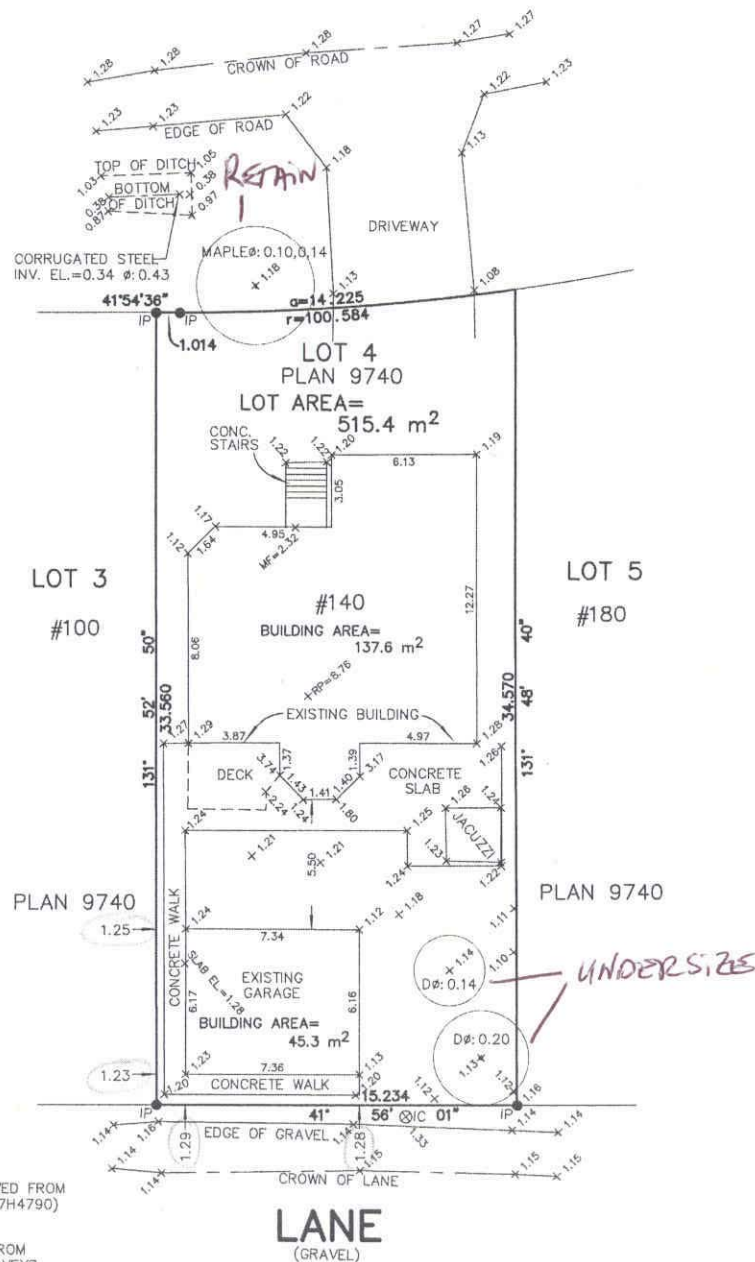
- +1.32 INDICATES SPOT ELEVATION
- IP INDICATES IRON POST FOUND
- IC INDICATES INSPECTION CHAMBER
- Ø INDICATES DIAMETER
- D INDICATES DECIDUOUS TREE
- MF INDICATES MAIN FLOOR
- RP INDICATES ROOF

**PLAN - 20**

**SURVEY PLAN OF LOT 4 BLOCK "D"  
SECTION 30 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 9740**

CIVIC ADDRESS:  
#140 WELLINGTON CRESCENT  
RICHMOND, B.C.

**WELLINGTON CRESCENT**

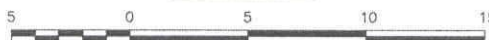


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**LEGEND**

SCALE 1:200



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- Ø INDICATES DIAMETER
- D INDICATES DECIDUOUS TREE
- MF INDICATES MAIN FLOOR
- RP INDICATES ROOF PEAK

CERTIFIED CORRECT  
THIS 14TH DAY OF JULY, 2011

*Staple*

B.C.L.S.

© COPYRIGHT

**MATSON PECK & TOPLISS**  
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C., V7A 5H7  
PH: 604-270-9331  
FAX: 604-270-4137

CADFILE: 16534-001-TPG-000.DWG

R-10-16534-TPG

CLIENT REF: GRAHAM MACLELLAN

**PLAN - 21**

DATES OF SURVEY: OCTOBER 25-26, 2010

**Rezoning Considerations**  
**140 Wellington Crescent**  
**RZ 11-562552**

Prior to final adoption of Zoning Amendment Bylaw 8794, the developer is required to complete the following:

1. Registration of an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into the residential design and construction.
2. Registration of a restrictive covenant on Title to ensure that that if the existing house is demolished at some time in the future that vehicle access for both the house and the coach house would be restricted to the existing rear lane only, with no access permitted to/from Wellington Crescent.
3. Registration of a flood indemnity covenant on Title.

[Signed original on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8794 (RZ 11-562552)  
140 WELLINGTON CRESCENT**

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 HOUSE (ZS20) – BURKEVILLE**.

P.I.D. 011-422-483

Lot 4 Block "D" Section 30 Block 5 North Range 6 West New Westminster District Plan 9740

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8794"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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