



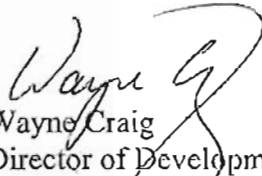
To: Planning Committee
From: Wayne Craig
Director of Development

Date: July 3, 2013
File: RZ 13-634617
12-8060-20-9045

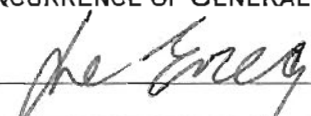
Re: Application by Rocky Sethi for Rezoning at 10591 No. 1 Road from Single Detached (RS1E) to Coach Houses (RCH1)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9045, for the rezoning of 10591 No. 1 Road from "Single Detached (RS1E)" to "Coach Houses (RCH1)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:kt
Att.

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

Staff Report

Item	Details	
Applicant	Rocky Sethi	
Location	10591 No. 1 Road - See Attachment 1	
Development Data Sheet	See Attachment 2	
Zoning	Existing – Single Detached (RS1/E)	
	Proposed – Coach Houses (RCH1)	
2041 OCP Land Use Map Designation	Neighbourhood Residential	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Steveston Area Plan Land Use Map Designation	Single-Family	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	The 2041 Arterial Road Policy identifies the subject site for redevelopment to Compact Lots or Coach Houses, with rear lane access	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	<p>The 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.</p> <p>This proposal to permit a subdivision to create two (2) lots, each with a principal single detached dwelling and accessory coach house above a detached garage, conforms to the Affordable Housing Strategy.</p>	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on Title is required prior to rezoning approval.	
Surrounding Development	North & South: Older-character single detached dwellings on a large lots zoned "Single Detached (RS1/E)".	
	East: Directly across No. 1 Road are older character single detached dwellings on medium-sized lots that are under Land Use Contract 148.	
	West: Across the rear lane that parallels No. 1 Road, is a newer single detached dwelling on a large lot zoned "Single Detached (RS1/E) that fronts Sorrel Drive".	
Rezoning Considerations	See Attachment 3	

Staff Comments

Background

This rezoning application is to enable the creation of two (2) compact lots (approximately 9 m wide, and 337 m² in area), each with a principal single detached dwelling and accessory coach house above a detached garage, with vehicle access from the existing rear lane. Potential exists for other lots on the west side of this block of No. 1 Road to redevelop in the same manner.

This is the first rezoning application under the new “Coach Houses (RCH1)” sub-zone to be brought before Council for consideration. City Council amended the “Coach Houses (RCH)” zone in March of 2013 to address concerns associated with the design of coach houses that were being constructed on the rear of lots fronting arterial roads. Improvements introduced with the RCH1 sub-zone included:

- A reduction in the maximum coach house building height, to control the bulk mass.
- An increase to the minimum lot depth and area requirements, to enable better site planning and design.
- An increase in the building separation space between the coach house building and the principal single detached dwelling.
- New provisions regulating a 1st storey sloping roof and requiring stairs to be enclosed within the coach house building, to improve the aesthetics of the coach house and to reduce the bulky design.
- New provisions associated with required parking, private outdoor space, landscaping, and screening.

At the same time that the RCH1 sub-zone was introduced, a new procedure was introduced as part of the rezoning application review process to enable staff and Council to have an idea of the proposed exterior design of a coach house at the rezoning stage, and to discourage speculative rezoning applications. The new procedure requires the applicant to:

- Submit building permit-like drawings to Planning Committee to ensure that Council is satisfied with the proposed exterior design of the coach house building.
- Apply for and have a building permit ready for issuance for the coach house building prior to final adoption of the rezoning bylaw.

The review process for this rezoning application at 10591 No. 1 Road has followed the new procedure and the applicant submitted building permit-like drawings for the coach house building. Staff conducted a review of the coach house drawings for consistency with the new RCH1 sub-zone and, while not required, staff also reviewed the drawings for consistency with the new Development Permit guidelines for coach houses in the Edgemere neighbourhood.

The proposed plans respond to the new zone, the coach house guidelines, and the design concerns expressed by Council through:

- A reduction in the coach house building height;
- The enclosure of entry stairs to the coach house;

- The provision of a private outdoor space on-site in the rear yard between the coach house and the principal dwelling that exceeds the minimum zoning requirement;
- Improved building articulation;
- Differentiation of building materials to provide visual interest and to clearly define the 1st and 2nd storeys of the coach house;
- Locating the balcony for the coach house facing the lane; and,
- Screening of the on-site garbage and recycling storage area;

The proposed drawings included in **Attachment 4** have satisfactorily addressed the staff comments identified as part of the rezoning application review process.

Prior to rezoning approval, the applicant must apply for and have a building permit ready for issuance for the coach house building (proposed building permit plans must comply with zoning and all other relevant City regulations). The process exists to ensure coordination between Building Approvals and Planning staff to ensure that building permit plans are consistent with those viewed by Council at rezoning stage.

As mentioned in the Trees & Landscaping section (below), prior to rezoning approval the applicant must provide a Landscape Plan prepared by a Registered Landscape Architect (along with a landscaping security), to enhance the proposed future yards and to demonstrate consistency with the new landscaping and screening provisions of the RCH1 zone.

Proposed RCH1 Zone Amendment

As part of this rezoning application, staff propose two minor amendments to the RCH1 zone to:

- include a provision for a lane-facing balcony of a coach house to project 0.6 m into the rear yard to enable facade articulation and visual interest; and
- clarify the intent of Section 8.3.7.8 of the zone, with respect to the maximum height to the top of the roof of the 1st storey of a coach house facing the single detached housing building.

Trees & Landscaping

A tree survey submitted by the applicant shows the location of:

- Three (3) bylaw-sized trees on-site.
- One (1) bylaw-sized tree and two (2) undersized trees on the neighbouring site to the south at 10611 No. 1 Road.

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 proposed development. The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a Visual Tree Assessment (VTA), and concurs with the Report recommendations to:

- To protect Trees # 2, 3, and 4 at 10611 No. 1 Road.
- Remove Trees # 1 and 5 due to poor form and structure.

- Remove Tree # 6 due to conflict with the coach house building envelope. Although the tree is in good condition, it would require special measures to retain it and this is not warranted due to its location within the coach house building envelope and the potential impacts with retention.

The Tree Retention Plan is reflected in **Attachment 5**, and includes a list of tree species proposed to be removed and retained.

Tree Protection Fencing must be installed on-site around the driplines of off-site Trees # 2, 3, and 4 that encroach into the subject site. Tree Protection Fencing must be installed to City standard in accordance with the City's Tree Protection Bulletin (TREE-03) prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a contract with a certified Arborist to supervise any on-site works within the Tree Protection Zone of off-site Trees # 2, 3, and 4 at 10611 No. 1 Road. The Contract must include the scope of work to be conducted, the proposed number of monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

Based on the 2:1 replacement ratio goal in the OCP, a total of six (6) replacement trees are required to be planted and maintained on the future lots (sizes are identified in **Attachment 3**). To ensure that the replacement trees are planted on-site, and that the yards of the future lots are enhanced, 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 submitted prior to rezoning adoption. A variety of suitable native and non-native replacement trees must be incorporated into the required Landscape Plan for the site, ensuring a visually rich urban environment and diverse habitat for urban wildlife.

Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning.

Vehicle access to No. 1 Road is not permitted in accordance with Residential Lot (Vehicular) Access Regulation – Bylaw 7222. Vehicle access to the lots at development stage will be from the existing rear lane.

Subdivision

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

Conclusion

This rezoning application is to permit subdivision of an existing large lot into two (2) smaller lots, each with a principal single detached dwelling and a coach house above a detached garage, with vehicle access to the existing rear lane. Other lots on the west side of this block of No. 1 Road have the potential to redevelop in the same manner.

This rezoning application complies with all applicable policies and land use designations contained within the OCP, and the building permit-like drawings submitted by the applicant have satisfactorily addressed the staff comments identified as part of the rezoning application review process.

Prior to rezoning adoption, the applicant must apply for and have a building permit ready for issuance for the coach house building (proposed building permit plans must comply with zoning and all other relevant City regulations).

The list of rezoning considerations is included in **Attachment 3**, 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:kt



RZ 13-634617

Original Date: 04/18/13

Amended Date:

Note: Dimensions are in METRES



RZ 13-634617

Attachment 2

Address: 10591 No. 1 Road

Applicant: Rocky Sethi

Date Received: April 15, 2013 Fast Track Compliance: May 24, 2013

	Existing	Proposed
Owner	Rockinder J Sethi Kanchangeet B Sethi	To be determined
Site Size (m ²)	674 m ² (7,255 ft ²)	Two (2) lots – each approx 337 m ² (3,627 ft ²)
Land Uses	One (1) single detached dwelling	Two (2) residential lots, each with a single detached dwelling and a coach house above a detached garage, with rear lane access.
2041 OCP Land Use Map Designation	Neighbourhood Residential	No change
Steveston Area Plan Land Use Map Designation	Single-Family	No change
Other Designations	The 2041 Arterial Road Policy identifies the subject site for redevelopment to Compact Lots or Coach Houses, with rear lane access	No change
Zoning	Single Detached (RS1/E)	Coach Houses (RCH1)

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 Coverage – Building, structures, and non-porous surfaces	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front Yard (m)	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yards (m)	Principal dwelling – Min. 1.2 m Coach house – 0.6 m for lots of less than 10.0 m	Principal dwelling – Min. 1.2 m Coach house – 0.6 m for lots of less than 10.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Rear Yard (m)	Principal dwelling – Min. 6.0 m Coach house – Min. 1.2 m and max. 10.0 m	Principal dwelling – Min. 6.0 m Coach house – Min. 1.2 m and max. 10.0 m	none
Building Separation Space between Principal Dwelling & Coach House (m)	Min. 4.5 m	Min. 4.5 m	
Height (m)	Principal dwelling – 2 ½ storeys or 9.0 m Coach house – 2 storeys or 6.0 m, whichever is less	Principal dwelling – 2 ½ storeys or 9.0 m Coach house – 2 storeys or 6.0 m, whichever is less	none
Lot Size	Min. 315 m ²	Two (2) lots – each approx. 337 m ²	none
Lot Width	Min. 9.0 m	Two (2) lots – each approx. 9.14 m	none

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



Address: 10591 No. 1 Road

File No.: RZ 13-634617

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9045, the developer is required to complete the following:

1. Submit 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 Compact Lot Development Requirements in the 2041 OCP Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of suitable coniferous and deciduous native and non-native replacement trees, which ensure a visually rich urban environment and diverse habitat for urban wildlife;
 - include the dimensions of tree protection fencing in accordance with the City’s Tree Protection Bulletin (TREE-03); 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	8 cm		4 m
2	6 cm		3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City’s Tree Compensation Fund for off-site planting is required.

2. Submit a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of Trees # 2, 3, and 4 located on the neighbouring lot to the south at 10611 No. 1 Road. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Apply for and have a Building Permit ready for issuance for the coach house building.
4. Register a flood indemnity covenant on title.

At Demolition stage* the developer must complete the following requirements:

- Install Tree Protection Fencing on-site around the driplines of off-site Trees # 2, 3, and 4 that encroach into the subject site. Tree Protection Fencing must be installed to City standard in accordance with the City’s Tree Protection Bulletin (TREE-03) and must remain in place until construction and landscaping on the future lots is completed.

At Subdivision stage*, the developer must complete the following requirements:

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

At Building permit stage*, the developer must complete the following requirements:

- Submit a Construction Parking and Traffic Management Plan to the Transportation Division. The 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.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

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.

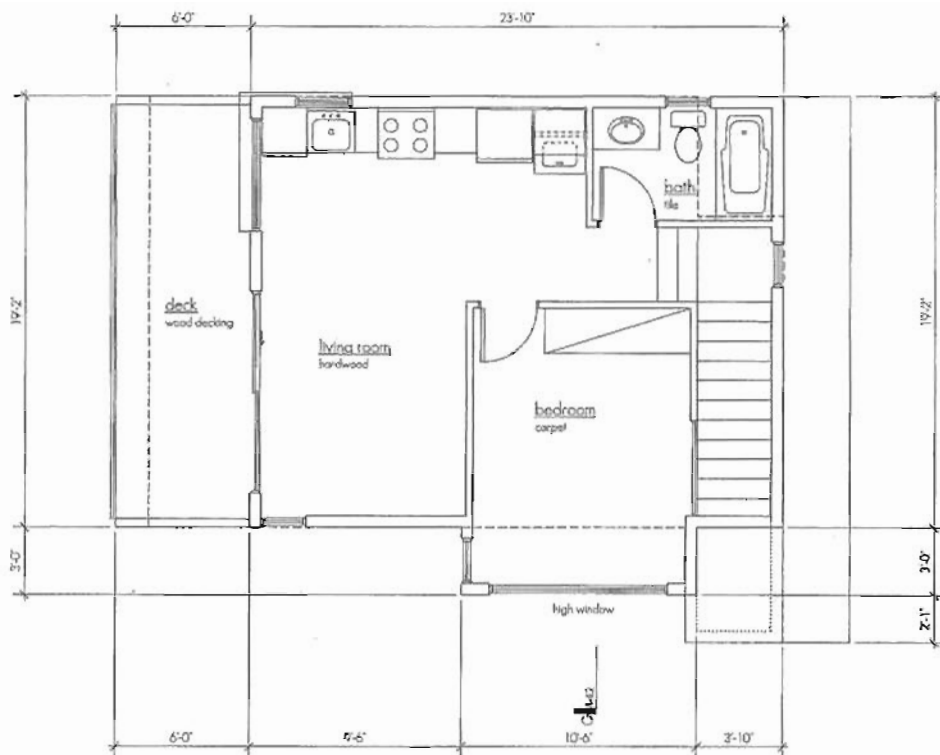
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

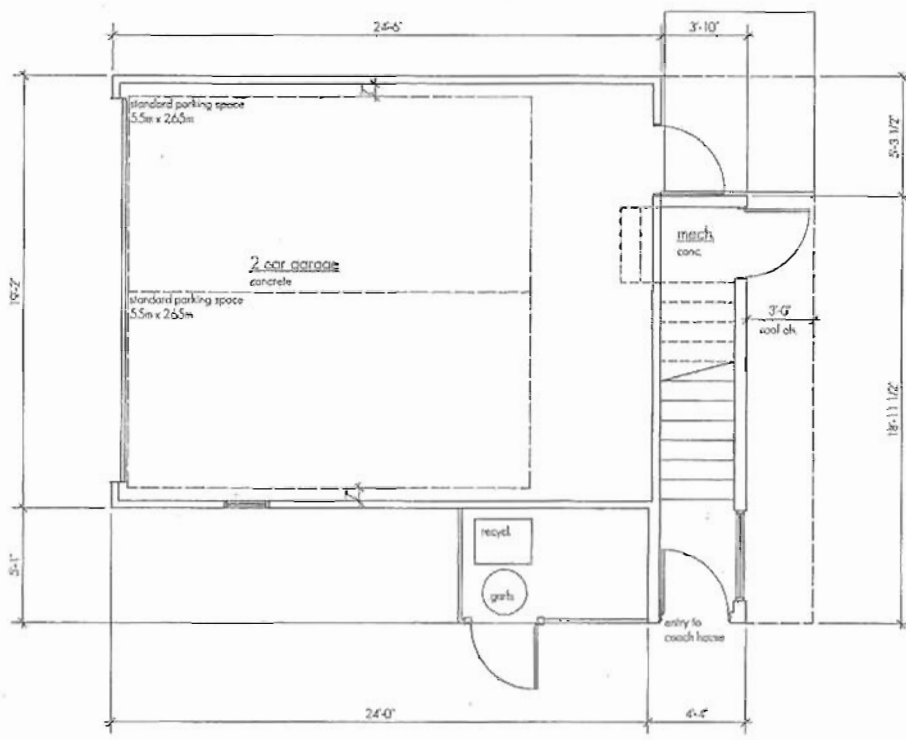
Signed

Date



COACH HOUSE - UPPER FLOOR PLAN

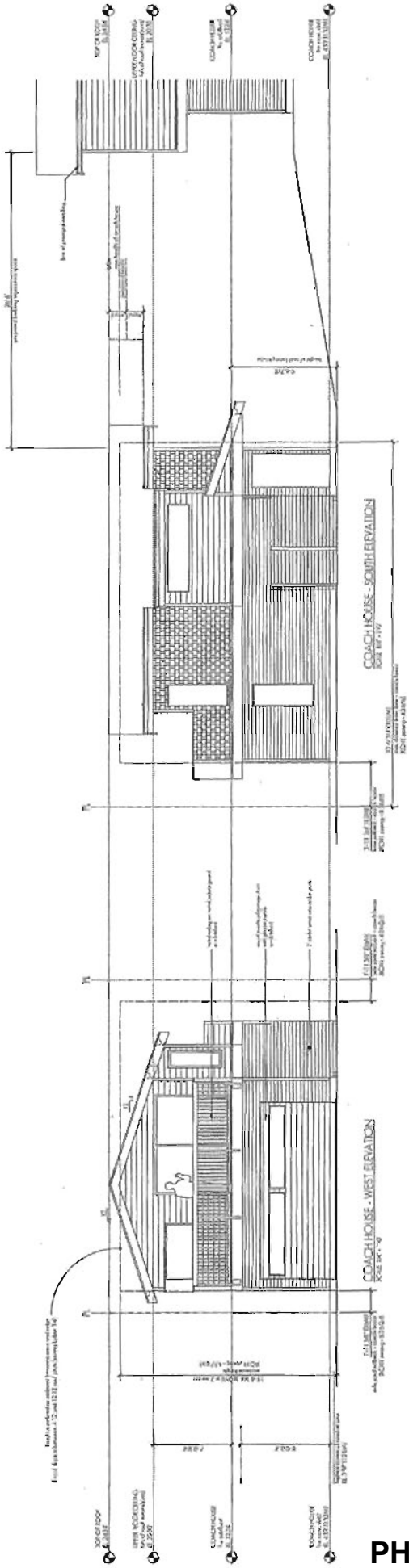
scale: 1/4" = 1'-0"
 ceiling height: 7'-0" (vaulted up to 10'-0")
 proposed floor area: 439.6 sqft
 (stair opening exclusion: 48.8 sqft)
 deck area: 82.8 sqft.



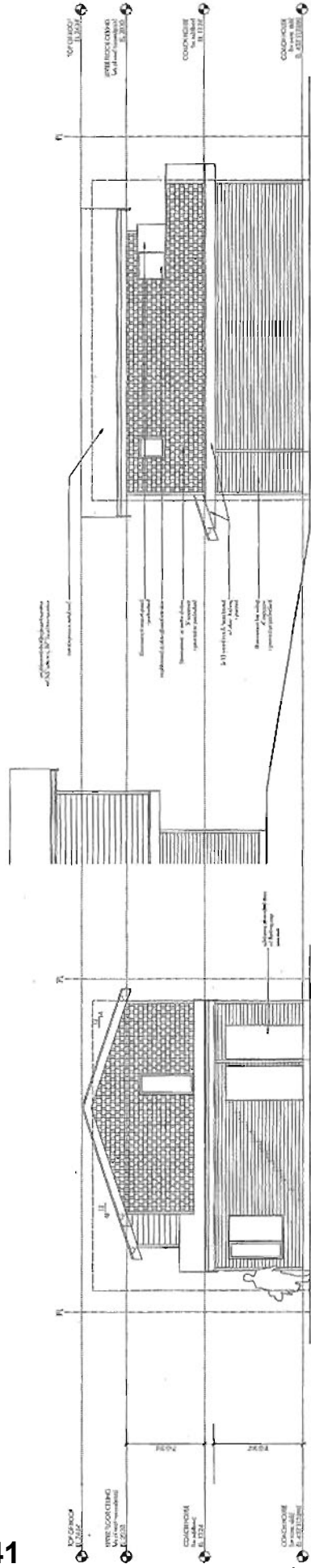
COACH HOUSE - GROUND FLOOR PLAN

scale: 1/4" = 1'-0"
 ceiling height: 8'-0"
 proposed floor area: 72.5 sqft
 garage area: 469.6 sqft.





PH - 141



COACH HOUSE - WEST ELEVATION
SCALE 1/4\"/>

COACH HOUSE - NORTH ELEVATION
SCALE 1/4\"/>



NO	REV	REVISION

PROJECT: 1200 west 7th street, westmore, litchfield, vancouver, british columbia v6k 4g6, phone: 604.278.0035, email: drkdesign@drk.ca

DESIGNED BY: coach house elevations

DATE: 12/20/11

SCALE: 1/4\"/>

NO	REV	REVISION

PROJECT: 1200 west 7th street, westmore, litchfield, vancouver, british columbia v6k 4g6, phone: 604.278.0035, email: drkdesign@drk.ca

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DATE: 12/20/11

SCALE: 1/4\"/>

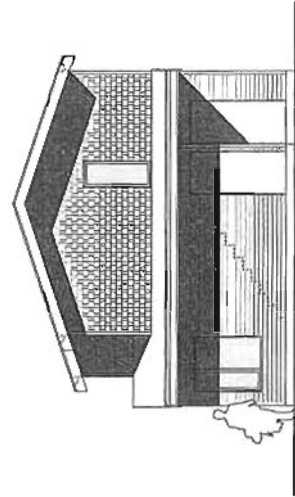
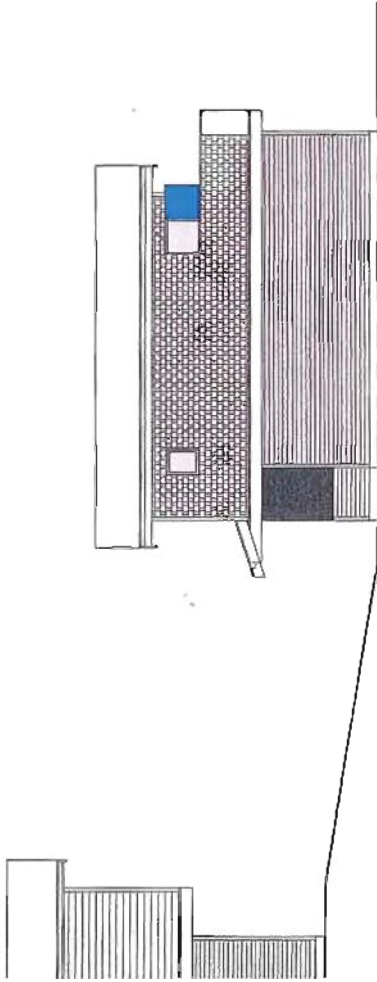
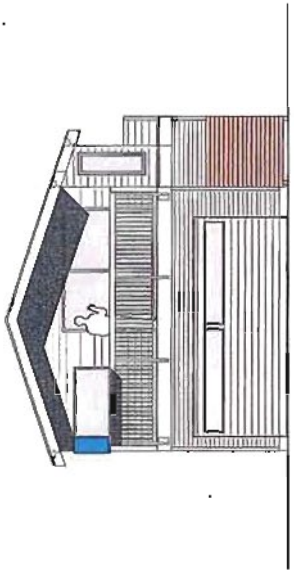
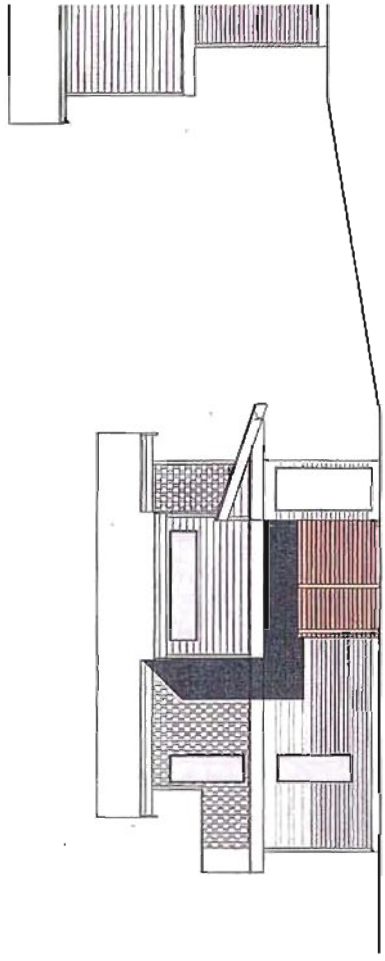
NO	REV	REVISION

PROJECT: 1200 west 7th street, westmore, litchfield, vancouver, british columbia v6k 4g6, phone: 604.278.0035, email: drkdesign@drk.ca

DESIGNED BY: coach house elevations

DATE: 12/20/11

SCALE: 1/4\"/>



DRK design

1110 west 7th avenue, portcooler, kettik, colombo 10, Sri Lanka. phone: 00949920205, e-mail: msh@drkdesign.com

PROJECT: RCHH house & coach house
 10091 no. 1 road
 city of fishermans, S.C.

DESIGNED: 2010
 DRAWN: 2010
 SCALE: 1/4" = 1'-0"
 DATE: 08.03.2010
 SHEET: 04/4
 PROJECT: A3.2

10091 no. 1 road
 city of fishermans, S.C.

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 603 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST

NEW WESTMINSTER DISTRICT PLAN 42890

#10591 NO. 1 ROAD,
RICHMOND, B.C.
P.L.D. 003-970-507

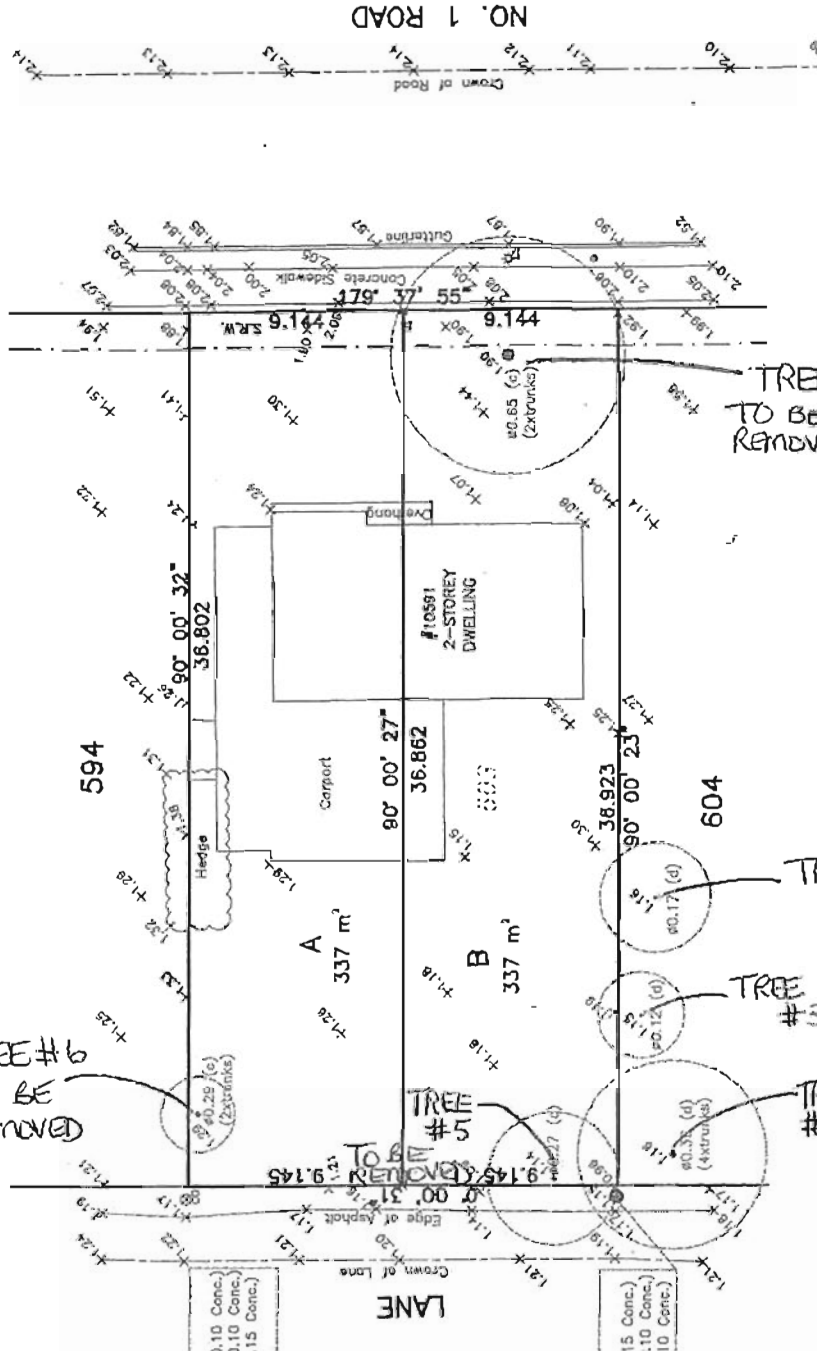


Tree Species Proposed to be Removed	Tree Species at 10611 No. 1 Road to be Retained
Tree # 1 - Cypress (<i>Chamaecyparis</i> sp.)	Tree # 2 - Fig (<i>Ficus</i> sp.)
Tree # 5 - Hemlock (<i>Tsuga heterophylla</i>)	Tree # 3 - Apple (<i>Malus</i> sp.)
Tree # 6 - Cedar (<i>Thuja occidentalis</i> sp.)	Tree # 4 - Japanese Maple (<i>Acer palmatum</i> sp.)

LEGEND:

- (c) denotes coniferous
- (d) denotes deciduous
- denotes power pole
- ⊙ denotes round catch
- ⊞ denotes water meter
- ⊚ denotes alarmout
- LS denotes lamp stand

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J. C. Tam and Associa
Canada and B.C. Land
115 - 8833 Odlin Cr
Richmond, B.C. V6X 3J2
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.ca
Website: www.jctam.ca
Job No. 5105
FB-225 PB3-84
Drawn By: TH



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
MARCH 19th, 2013

SCALE: 1:200
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

TREE #6
TO BE
REMOVED

TREE #1
TO BE
REMOVED

TREE #2

TREE #3

TREE #4

TREE #5
TO BE
REMOVED

TO BE
RETAINED
&
PROTECTED



Richmond Zoning Bylaw 8500
Amendment Bylaw 9045 (RZ 13-634617)
10591 No. 1 Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Zoning Bylaw 8500 is amended by:
i. Inserting the following new subsection directly after Section 8.3.6.11:
"12. An unenclosed and uncovered balcony of a detached coach house in the RCH1 zone, located so as to face the lane on a mid block lot and the lane or side street on a corner lot, may project 0.6 m into the rear yard."
ii. Replacing Section 8.3.7.8, with the following:
"8. The maximum height to the top of the roof of the first storey of a coach house facing the building separation space between the single detached housing and the coach house in the RCH1 zone shall be 4.0 m above grade."
2. 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 (RCH1).

P.I.D. 003-970-507
Lot 603 Section 34 Block 4 North Range 7 West New Westminster District Plan 42890

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9045".

FIRST READING

JUL 22 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Table with 2 rows: CITY OF RICHMOND APPROVED by [Signature], APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER