



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: August 25, 2013

File: RZ 12-624849

Re: Application by Mike Young for Rezoning at 11351 No. 1 Road from Single Detached (RS1/A) to Single Detached (ZS22) – No. 1 Road

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9012, to create the “Single Detached (ZS22) – No. 1 Road” zone, and to rezone 11351 No. 1 Road from “Single Detached (RS1/A)” to “Single Detached (ZS22) – No. 1 Road”, be introduced and given first reading; and

Wayne Craig
Director of Development

CL:kt
Att.

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

Staff Report

Origin

Mike Young has applied to the City of Richmond for permission to rezone 11351 No. 1 Road from “Single Detached (RS1/A)” to a new site specific zone, to permit the property to be subdivided to create four (4) lots with vehicle access from a new rear lane (**Attachment 1**).

The proposed site specific zone created for this rezoning application is entitled “Single Detached (ZS22) – No. 1 Road”, and is required in order to permit the proposed south lot adjacent to the undeveloped portion of Pleasant Street:

- To have a minimum corner lot width of 9.0 m.
- To have a minimum exterior side yard of 1.2 m.

The proposed “Single Detached (ZS22) – No. 1 Road” zone is attached to this report as Richmond Zoning Bylaw 8500, Amendment Bylaw 9012.

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 Regent Street and Georgia Street, immediately north of Lord Byng Elementary School Neighbourhood Park. The site is located in an established neighbourhood consisting of a mix of old and new single detached dwellings on varying lot sizes, along with a mix of older and newer town housing on the east side of No. 1 Road. Development immediately surrounding the subject property is as follows:

- To the north, across an existing east-west lane, is an older single-family dwelling fronting No. 1 Road, as well as a non-conforming duplex and an older dwelling fronting Regent Street, which are all on lots zoned “Single Detached (RS1/A)”.
- To the east, across No. 1 Road, is an older dwelling on a non-conforming lot zoned “Single Detached (RS1/E)”, as well as a townhouse site on a lot zoned “Low Density Townhouses (RTL1)”.
- To the south, is an undeveloped portion of Pleasant Street, on which is currently located the basketball court associated with Lord Byng Elementary School Neighbourhood Park.
- To the west, is a large lot that forms part of Lord Byng Elementary School Neighbourhood Park.

Related Policies & Studies

2041 Official Community Plan (OCP) Designation

The 2041 OCP’s Land Use Map designation for this property is “Neighbourhood Residential”. The subject property is located in the Steveston Planning Area. The Steveston Area Plan Land Use Map designation for this property is “Single-Family”. This redevelopment proposal is consistent with these designations.

Arterial Road Policy

The 2041 OCP's Arterial Road Map does not apply to this section of No. 1 Road, therefore this redevelopment proposal is being considered on its own merit and in the context of the surrounding area.

Lot Size Policy

The subject site is not governed by a Lot Size Policy.

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a secondary suite on 50% of new lots created, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a legal secondary suite on two (2) of the four (4) future lots at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is required prior to rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lots where the secondary suites are not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suites will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$7,328).

Public Input

The City received notification that the rezoning sign was placed on the subject property on January 23, 2013. 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 Comments

Proposed "Single Detached (ZS22) – No. 1 Road" zone

This redevelopment proposal to rezone 11351 No. 1 Road from "Single Detached (RS1/A)" to a new site specific zone, to permit a 4-lot subdivision requires the creation of the proposed "Single Detached (ZS22) – No. 1 Road" zone to address an existing condition at subject site.

The proposed “ZS22” zone is modelled after the “Compact Single Detached (RC2)” zone, commonly used for rezoning applications on arterial roads, with the appropriate modifications made to address the existing condition at the subject site. Due to its location at the intersection of No. 1 Road and an undeveloped portion of the road dedication for Pleasant Street, the proposed future south lot at the subject site (Lot 4 in **Attachment 3**) is considered to be a “corner lot” according to the Interpretation Section of Richmond Zoning Bylaw 8500. The “Compact Single Detached (RC2)” zone requires a corner lot to have an additional 2.0 m of width for a total width of 11.0 m, and requires an exterior side yard of 3.0 m.

The lot configuration for corner lots, typically located at the intersection of two (2) developed roads, is intended to provide adequate sightlines and achieve a consistent streetscape in terms of open space and building setbacks along the block.

The existing land use on the undeveloped portion of Pleasant Street south of the subject site is occupied by the basketball court associated with Lord Byng Elementary School Neighbourhood Park. Planning staff have confirmed with the Parks department that there are no future plans to change this scenario.

The context for the subject site is unique as there are no future plans to develop the undeveloped portion of Pleasant Street adjacent to the proposed south lot. In this case, staff feels that it is appropriate to treat the south (Lot 4) as an interior lot, with the proposed “ZS22” zone allowing for:

- a minimum corner lot width of 9.0 m;
- minimum side yards of 1.2 m; and
- a standard fence height along portions of all side yards.

Trees & Landscaping

A tree survey submitted by the applicant has identified:

- Seven (7) bylaw-sized trees on the subject property.
- Four (4) bylaw-sized trees on the adjacent school/park site to the south.

A Certified Arborist’s Report for the subject property 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 recommends:

- Retention of the four (4) trees on the adjacent school/park site to the south (one (1) Chestnut tree, one (1) Cedar tree, and two (2) Cedar shrubs).
- Removal of two (2) on-site trees (identified as Trees #481 – Honey Locust and #482 - Beech) due to their location within the future lane dedication.
- Removal of one (1) on-site tree (identified as Tree #484 – Weeping Birch) due to its location within the building envelope.
- Removal of four (4) on-site trees (identified as Tree #483 – Holly) due to their poor condition.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment, and concurs with the Arborist's recommendations for the removal of Tree #484 (based on location within the building envelope) and #483 (based on poor condition). However, the City's Tree Preservation Coordinator recommends that:

- Two (2) trees (Tree #481 - Honey Locust, and an undersized Japanese Maple tree), which are in good condition but are located within the new lane dedication area, be relocated on-site along the No.1 Road frontage. Prior to rezoning approval, the applicant is to provide written confirmation from a Tree Moving Contractor that they have been hired to relocate the trees.
- One (1) Beech tree (Tree #482) should be retained and protected in its current location at the end of the future lane dedication because it is in excellent condition and is a viable specimen. This Beech tree is growing on a raised planting area such that the lane construction will have little impact on its long term viability. Tree protection fencing for this Beech tree should be installed a minimum of 1.8 m from the base of the tree in all directions. In addition, to ensure there is adequate space for a vehicle to turn around at the end of the lane, any building proposed on the south lot should be located as close as possible to the proposed north property line and should be located a minimum of 1.8 m from the base of the Beech tree.

Note: Engineering and Transportation Staff have reviewed the potential to retain the Beech tree (Tree # 482) within the future lane dedication. Through the Servicing Agreement design review process for the lane, the retention of the Beech tree will be further reviewed with the aim to locate services and infrastructure so that they do not impact the tree. If during the design review process, it is identified that there exists significant conflicts between tree retention and required services and infrastructure, staff may consider removal of the Beech tree. In this case, staff would accept the planting of two (2) replacement trees on-site by the applicant or a contribution to the City's Tree Compensation Fund in the amount of \$500/ tree in-lieu of planting the replacement trees on-site.

The final Tree Retention Plan is reflected in **Attachment 3**.

Tree Protection Fencing for the Honey Locust tree (Tree # 481), the undersized Japanese Maple tree, the Beech tree (Tree #482), and the four (4) off-site trees on the adjacent school/park must be installed to City standard prior to demolition of any buildings or structures on-site 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 Zones of onsite trees to be retained and off-site trees that encroach onto the subject site. The Contract must include 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.
- A Tree Survival Security to the City in the amount of \$7,000 to ensure protected trees survive beyond development stage. The City will release 90% of the security after construction and landscaping on the future lots is completed, inspections are approved,

and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one year after the final landscape inspection for the four (4) lots is completed.

Based on the 2:1 tree replacement ratio goal in the OCP, and the requirements of the City's Tree Protection Bylaw No. 8057, a total of 10 replacement trees are required. Considering the limited space available in the future yards and the effort to be undertaken by the applicant to save trees on-site, staff recommends that only six (6) replacement trees be required to be planted and maintained on the future lots, each with a minimum 6 cm calliper (deciduous) or minimum 3.5 m height (coniferous).

Prior to rezoning adoption, the applicant must submit a Landscape Plan for the proposed four (4) lots, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provide by the Landscape Architect, including installation costs) to ensure that the replacement trees are planted and maintained, and that the front yards of the future lots are enhanced.

Restrictive Covenant

There is an existing restrictive covenant (X95750) registered on title of the subject site relating to Development Permit No. DPV 84-078. The Development Permit was issued by Council in 1984 to vary the maximum accessory building height to allow a detached garage to be constructed on the property. The garage has since been demolished. Prior to final adoption of the rezoning bylaw, the covenant (X95750) must be discharged from the land title record.

Site Servicing & Vehicle Access

Vehicular access to the subject site at development stage will be via the proposed rear lane only, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Prior to final adoption of the rezoning bylaw, the applicant is required to:

- Dedicate 6.0 m of property along the entire west property line of the subject site for the lane extension (southbound), complete with a 3m x 3m corner cut at the lane intersection.
- Register a 3.0 m Utility Right-of-Way on title along the entire east property line of the site, to accommodate storm sewer connections, inspection chambers, and water meter boxes.
- Enter into a Servicing Agreement requiring the developer to design and construct a laneway along the entire west property line of the subject site. The lane works are to include, but are not limited to: storm sewer, sand/gravel base, roll curb and gutter (both sides), asphalt pavement, sanitary sewer extension, and lane lighting.

Notes: The design is to provide for protection of the Beech tree (# 482), which is to be retained with development. The Beech tree is growing on a raised planting area such that the lane construction will have little impact on its long term viability.

The design is to include water, storm and sanitary connections for each lot, and the removal of the existing driveway crossing on No. 1 Road. Underground hydro, telephone and cable service connections will be required for each lot.

Subdivision

At Subdivision stage the developer will be required to:

- Register a covenant on title of the future north lot to ensure that vehicle access to that lot is via the proposed new rear lane and not the existing east-west lane out to No. 1 Road;
- Register a covenant on title to ensure that any building proposed on the future south lot is located to enable vehicle manoeuvring into and out of the site (i.e. sufficiently setback from the lane and located on the north side of the proposed south lot); and
- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, and Address Assignment Fee.

Analysis

This rezoning application has been reviewed on its own merit and in the context of the surrounding area. The following existing conditions make consideration of compact lots at this site supportable:

- There exists a mix of old and new single detached dwellings on varying lot sizes, along with older and newer town housing in the surrounding area;
- The subject property is located on a major arterial road with transit service, and is within walking distance of an elementary school, a secondary school, Steveston Community Park, and Steveston Village.
- The subject property is located immediately south of an existing operational east-west lane out to No. 1 Road, and is located immediately adjacent to Lord Byng Elementary School Neighbourhood Park.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into four (4) compact lots, accessible from a new rear lane complies with applicable policies and land use designations contained within the 2041 OCP, and is compatible with the established mix of lot sizes and land uses in the surrounding area.

The rationale for the proposed “Single Detached (ZS22) – No. 1 Road” zone is to address an existing condition at subject site while enabling the creation of compact lots on a major arterial road, consistent with City policy.

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

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9012 be introduced and given first reading.

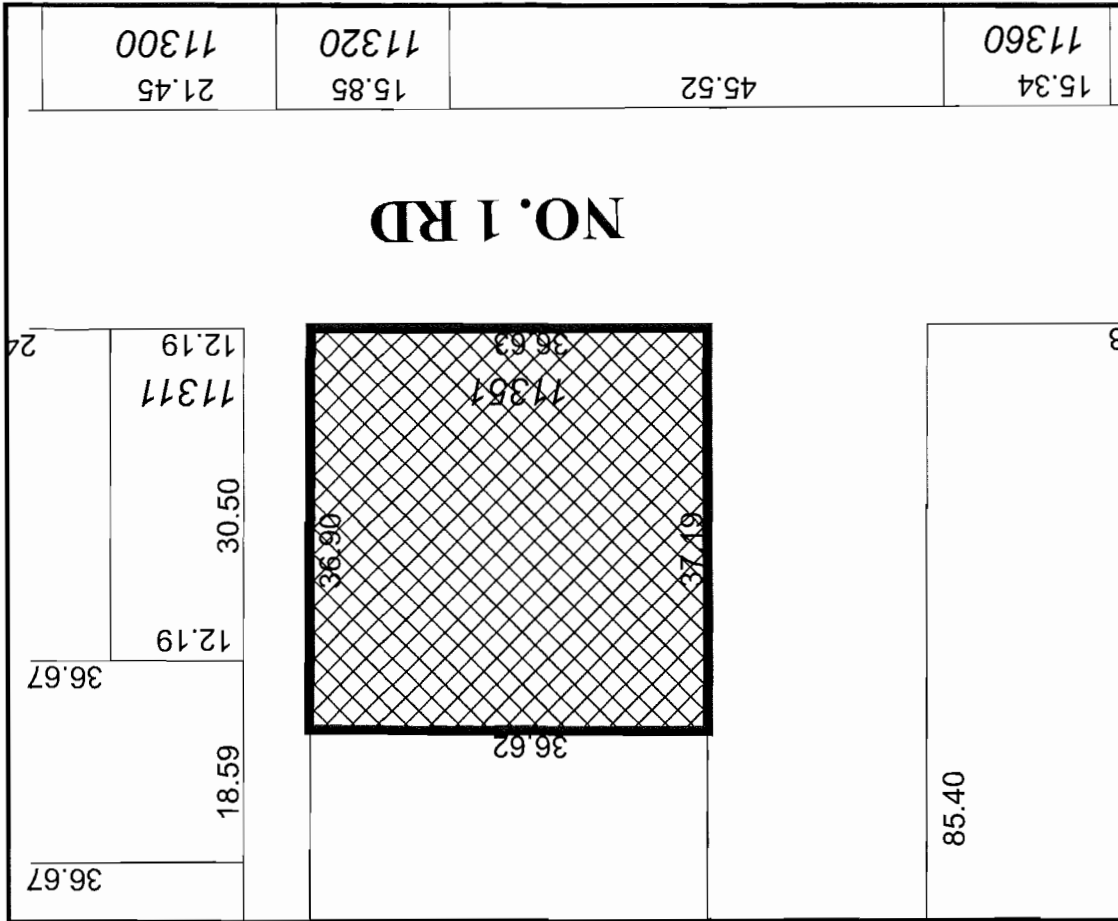


Cynthia Lussier

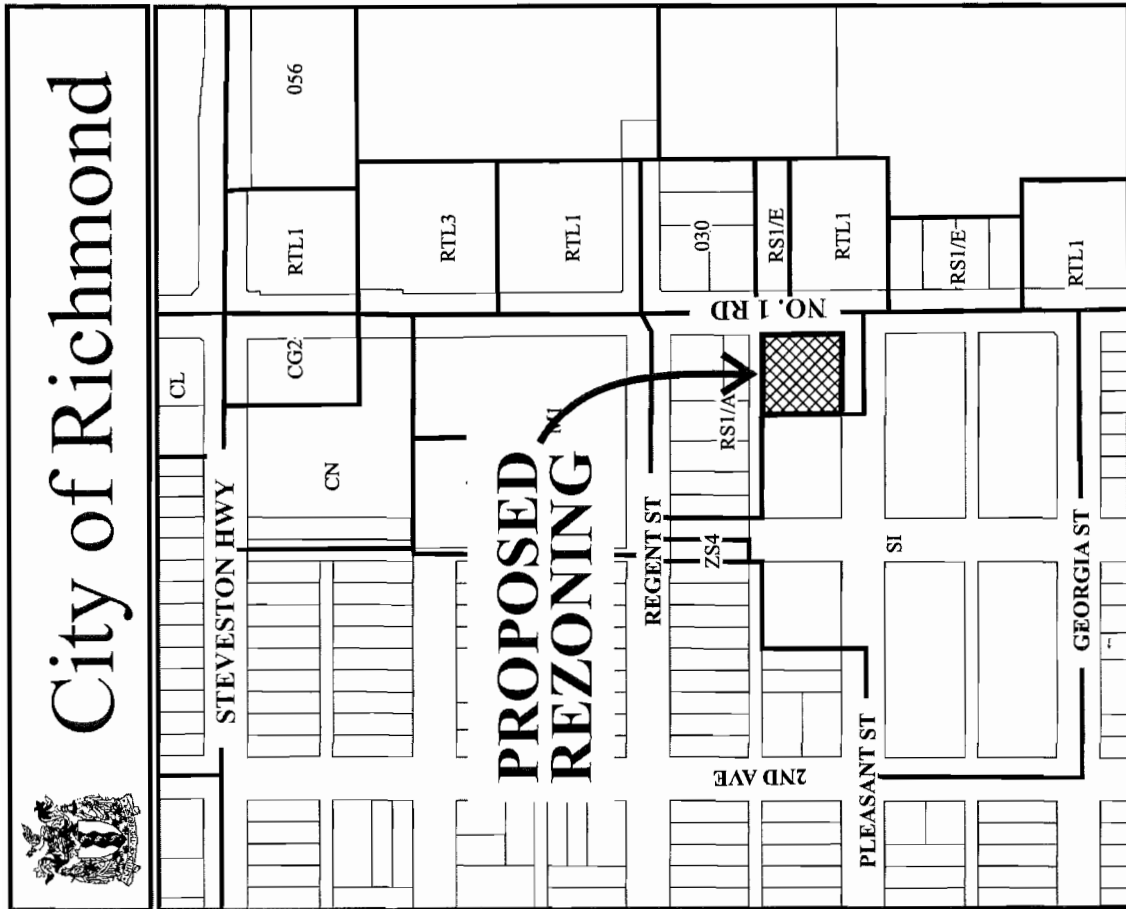
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Attachments:

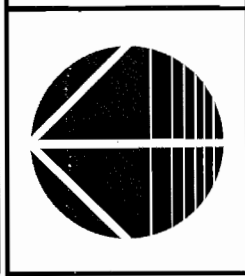
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Retention Plan
- Attachment 4: Rezoning Considerations



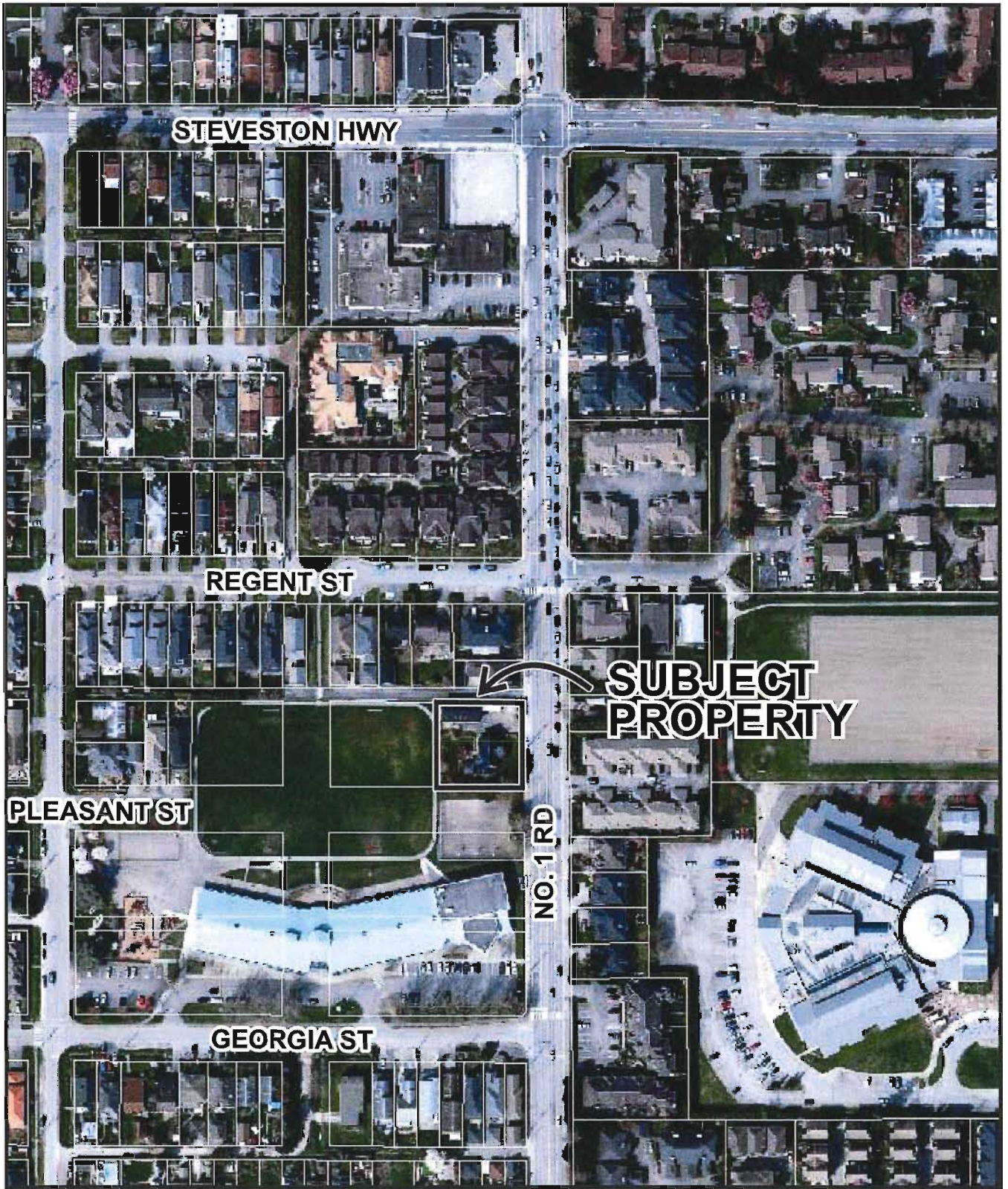
Original Date: 11/30/12
 Revision Date:
 Note: Dimensions are in METRES



 City of Richmond



RZ 12-624849



RZ 12-624849

Original Date: 11/30/12

Amended Date:

Note: Dimensions are in METRES

PLN - 230



RZ 12-624849

Attachment 2

Address: 11351 No. 1 Road

Applicant: Mike Young

Planning Area(s): Steveston

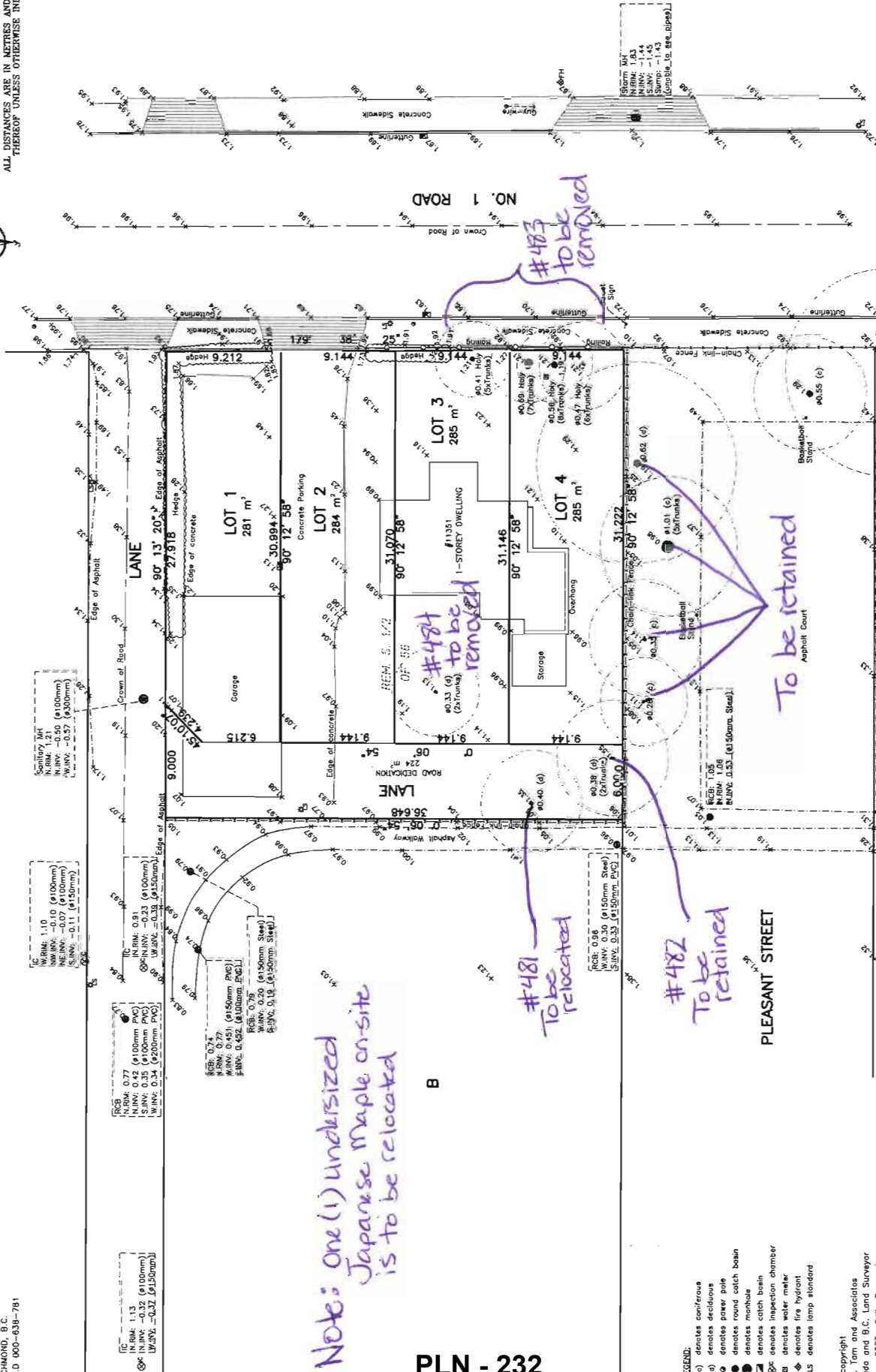
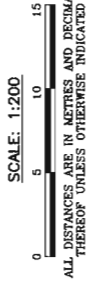
	Existing	Proposed
Owner:	0939314 BC Ltd	To be determined
Site Size (m²):	1139 m ² (12,260 ft ²)	Lane dedication – 224 m ² (2,411 ft ²) Lot 1 – 281 m ² (3,024 ft ²) Lot 2 – 284 m ² (3,057 ft ²) Lot 3 – 285 m ² (3,067 ft ²) Lot 4 – 285 m ² (3,067 ft ²)
Land Uses:	Vacant lot	Four (4) lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Zoning:	Single Detached (RS1/A)	Single Detached (ZS22) – No. 1 Road

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	281 – 285 m ²	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF SOUTH HALF OF BLOCK 56 EXCEPT PART SUBDIVIDED BY PLAN 18478, SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

#11351 NO. 1 ROAD,
RICHMOND, B.C.
P.L.D. 000-638-781



Note: one (1) undesignated Japanese Maple on-site is to be relocated

PLN - 232

- LEGEND:
- (c) denotes centrefurrows
 - (d) denotes deciduous
 - ⊙ denotes power pole
 - denotes round catch basin
 - denotes manhole
 - ⊠ denotes catch basin
 - ⊞ denotes inspection chamber
 - ⊞ denotes water meter
 - ⊞ denotes fire hydrant
 - LS denotes lamp standard

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4980
FB-218 P49-50, 53-56
Drawn By: TH

NOTE:
Elevations shown are based on City of Richmond HFN
Benchmark network.
Benchmark: HFN #231, Control Monument 19713
Located at E side of Dyle, W side lagoon opp. Mariner
Park. Phot. By 4x4 posts
Elevation = 3.419 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
October 4th, 2012

DWG No. 4990-TOPO



Address: 11351 No. 1 Road

File No.: RZ 12-624849

Prior to final adoption of Richmond Zoning Bylaw 8500, Zoning Amendment Bylaw 9012, the developer is required to complete the following:

1. Dedicate 6.0 m of property along the entire west property line of the subject site for the lane extension (southbound), complete with a 3m x 3m corner cut at the lane intersection.
2. Register a 3.0 m Utility Right-of-Way on title along the entire east property line of the site, to accommodate storm sewer connections, inspection chambers, and water meter boxes.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two (2) of the four (4) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$7,328) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

5. Enter into a Servicing Agreement requiring the developer to design and construct a lane along the entire west property line of the subject site. The lane works are to include, but are not limited to: storm sewer, sand/gravel base, roll curb and gutter (both sides), asphalt pavement, sanitary sewer extension, and lane lighting.

Notes: The design is to provide for protection of the Beech tree (# 482), which is to be retained with development. The Beech tree is growing on a raised planting area such that the lane construction will have little impact on its long term viability. If during the design review process, it is identified that there exists significant conflicts between tree retention and required services and infrastructure, staff may consider removal of the Beech tree. In this case, staff would accept the planting of two (2) replacement trees on-site by the applicant or a contribution to the City's Tree Compensation Fund in the amount of \$500/ tree in-lieu of planting the replacement trees on-site.

The design is to include water, storm and sanitary connections for each lot, and the removal of the existing driveway crossing on No. 1 Road. Underground hydro, telephone and cable service connections will be required for each lot.

6. Discharge of Restrictive Covenant X95750 relating to Development Permit No. DPV 84-078, from the land title record.
7. 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 outlined in the 2041 OCP;

- Include the dimensions of Tree Protection Fencing for the Beech tree (Tree # 482) and the four (4) off-site trees located on the Lord Byng Elementary School Neighbourhood Park to the south ;
 - Include the new locations for the Honey Locust tree (Tree # 481) and the undersized Japanese Maple in the front yards of the future lots;
 - Include the six (6) required replacement trees (minimum 6 cm deciduous caliper or 3.5 m high conifer). 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.
7. Submit a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the Tree Protection Zones of on-site trees to be retained and off-site trees that encroach onto the subject site (i.e. the Honey Locust tree - # 481, the Beech tree - # 482, the undersized Japanese Maple on-site, and the four (4) off-site trees located on the Lord Byng Elementary School Neighbourhood Park to the south). The Contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. Submit a Tree Survival Security to the City in the amount of \$7,000 to ensure protected trees survive beyond development stage. The City will release 90% of the security after construction and landscaping on the future lots is completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one year later, subject to inspection.

At Demolition* stage, the developer is required to complete the following:

- Install Tree Protection Fencing around the Honey Locust tree (Tree # 481), the Beech tree (Tree #482), the undersized Japanese Maple tree on-site, and the four (4) off-site trees on the adjacent school/park. Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwellings and must remain in place until construction and landscaping on the future lots is completed. Tree Protection Fencing for the Beech tree (Tree # 482) should be installed a minimum of 1.8 m from the base of the tree in all directions.

At Subdivision* stage, the developer is required to complete the following:

- Register a covenant on title of the future north lot to ensure that vehicle access to that lot is via the proposed new rear lane and not the existing east-west lane out to No. 1 Road;
- Register a covenant on title to ensure that any building proposed on the future south lot is located to enable vehicle manoeuvring into and out of the site (i.e. sufficiently setback from the lane and located on the north side of the proposed south lot); and
- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, and Address Assignment Fee.

At Building Permit* stage, the following requirements must be dealt with:

- 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.

Notes:

- * 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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9012 (RZ 12-624849)
11351 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 inserting as Section 15.22 thereof the following:

15.22 Single Detached (ZS22) – No. 1 Road

15.22.1 Purpose

The **zone** provides for **single detached housing** which fronts an **arterial road** and where provisions have been made for access to a **lane**. A range of compatible **secondary uses** are also permitted.

15.22.2 Permitted Uses

- housing, single detached

15.22.3 Secondary Uses

- bed and breakfast
- boarding and lodging
- community care facility, minor
- home business
- secondary suite

15.22.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The maximum **floor area ratio** (FAR) is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5m².
3. Notwithstanding Section 15.22.4.2, the reference to “0.40” is increased to a higher **density** of “0.60” if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time Council adopts a zoning amendment bylaw to include the **owner’s lot** in the ZS21 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.22.4.3, the reference to “0.40” in 15.22.4.2 is increased to a higher **density** of “0.60” if:

- a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
 - b) at least 50% of the **lots** contain **secondary suites**.
5. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
- a) up to 10% of the **floor area** total calculated for the **lot** in question, provided the **floor area**:
 - i. is used exclusively for covered areas of the **principal building**, which are always open on two or more sides;
 - ii. is never enclosed; and
 - iii. is not located more than 0.6 m above the lowest horizontal floor.
 - b) 45.0 m² which may be used for **accessory buildings** and on-site parking, which cannot be used for **habitable space**.

15.22.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings**, **structures** and **non-porous surfaces**.
3. Not less than 20% of the **lot area** must be **landscaping** with live plant material.

15.22.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Bay windows**, fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 1.2 m.
5. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
6. A detached **accessory building** of more than 10.0 m² in area that is used exclusively for on-site parking, may be located within the **rear yard** but no closer than:
 - a) 3.0 m to a **lot line** abutting a public **road**; or
 - b) 1.2 m to any other **lot line**.
7. A detached **accessory building** of more than 10.0 m² in area that is used exclusively for on-site parking, may be linked to the **principal building** by an enclosed area, provided that:
 - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:

- i. 50% of the width of the **principal building**; or
 - ii. 3.6 m; and
 - b) the **building height** of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single storey no greater than 5.0 m.
8. **Bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
9. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.21.6.7, may be located within the **building separation space**.

15.22.7 Permitted Heights

- 1. The maximum **height** for **principal buildings** is 2 ½ storeys, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
- 2. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
- 3. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **interior side yard setback** or the **exterior side yard setback**.
- 4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
- 5. The **residential vertical lot depth envelope** is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the **maximum building height** of 9.0 m.
- 6. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

15.22.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.22.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided and maintained in accordance with Section 6.0 of this bylaw, except that:
 - a) a **fence**, when located within 6.0 m of a **front lot line** abutting a public **road** shall not exceed 1.2 m in **height**; and
 - b) a **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections, and on-site parking, except for **cantilevered roofs** and **balconies**, which may project into the private outdoor space for a distance of not more than 0.6 m.

15.22.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

15.22.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

- 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 **SINGLE DETACHED (ZS21) – NO. 1 ROAD.**

P.I.D. 000-638-781

SOUTH HALF OF BLOCK 56 EXCEPT: PART SUBDIVIDED BY PLAN 18478, SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9012”.**

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

