



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development

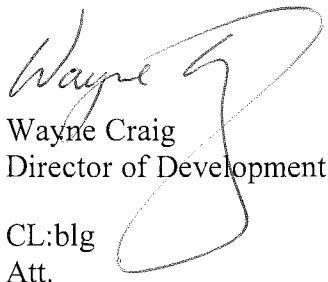
Date: September 24, 2015

File: RZ 14-670779

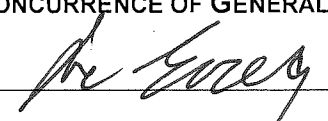
Re: Application by 0814948 BC Ltd. for Rezoning at 10551 No. 1 Road from Single Detached (RS1/E) to Coach Houses (RCH1)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9287, for the rezoning of 10551 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

0814948 BC Ltd. has applied to the City of Richmond for permission to rezone the property at 10551 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and an accessory coach house above a detached garage, with vehicle access from the existing rear lane (Attachment 1). A survey of the subject site showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3)

Surrounding Development

The subject site currently contains an older character single-family dwelling. Development immediately surrounding the subject site is as follows:

- To the North, are compact lots zoned “Coach Houses (RCH)”, each containing a principal single-family dwelling and an accessory coach house building.
- To the East, directly across No. 1 Road, are single-family dwellings on lots under Land Use Contract 148.
- To the South, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)”.
- To the West, across the rear lane that parallels No. 1 Road, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” that fronts Sorrel Drive.

Related Policies & Studies

Official Community Plan (OCP) and Steveston Area Plan Designations

The OCP land use designation for the subject site is “Neighbourhood Residential”. The Steveston Area Plan designation for the subject site is “Single-Family” (Attachment 4). This redevelopment proposal is consistent with these designations.

Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach houses, with rear lane access.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

Staff has not received any comments from the public about the development proposal in response to the placement of the rezoning sign on the property.

Analysis

Site Planning, Transportation Requirements and Architectural Character

The applicant's conceptual development plans are included in Attachment 5, which address the significant staff comments identified as part of the rezoning application review process.

The proposed site plan involves a principal dwelling on the east side and an accessory coach house above a detached garage on the west side of each lot proposed. Private open space is proposed in the rear yard in between the principal dwelling and the coach house on each lot proposed, which exceeds the minimum zoning requirement. Private open space for the exclusive use of the coach house is also proposed in the form of a balcony facing the existing rear lane.

Pedestrian access and circulation on-site is proposed to the main dwelling and coach house via a permeable pathway from No. 1 Road, as well as from the rear lane.

Vehicle access to the subject site is required to be from the rear lane only, with no access permitted to No. 1 Road in accordance with Bylaw 7222.

On-site parking is proposed in a garage in accordance with the Zoning Bylaw, and consists of two (2) parking spaces for the principal dwelling, provided in a tandem arrangement, along with one (1) parking space to the side for the coach house, with vehicle access to the site from the existing rear lane. Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on title to prohibit the conversion of the parking area in the garage into habitable space.

The proposed architectural elevation plans include articulation of the coach house building, differentiation of exterior cladding materials, and appropriate window placement, thereby avoiding blank facades, providing some visual interest, and minimizing overlook onto adjacent properties.

On-site garbage and recycling is proposed to be located in the rear yard, and is setback a minimum of 1.5 m from the rear lot line, in accordance with the RCH1 zone. Screening of on-site garbage and recycling will be reviewed upon receipt of the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, minor revisions will be made to the conceptual plans included in Attachment 5. Furthermore, the applicant must register restrictive covenants on title to ensure that:

- The coach house cannot be stratified; and
- The Building Permit application and ensuing development at the site is generally consistent with the plans included in Attachment 5. The Building Permit application

process includes coordination between Building Approvals and Planning staff to ensure that the covenant is adhered to.

Trees and Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- Five (5) bylaw-sized trees on the subject property; and,
- Three (3) trees located on the neighbouring property to the south at 10571 No. 1 Road.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and provides the following comments:

- Three (3) trees on-site have all been severely topped, are visibly dying, and should be removed and replaced (Trees # 999, 1000, 1001).
- Two (2) trees on-site are both in good condition, however, are located within the building envelopes for the coach houses (Trees # 997 and 998).
- Off-site Trees A and B on the adjacent property to the south (10571 No. 1 Road) are required to be retained and protected.
- Off-site Tree C on the adjacent property to the south (10571 No. 1 Road) is in marginal condition and is recommended for removal due to its proximity the building on the proposed south lot at the subject site, subject to neighbouring property owner authorization via a Tree Removal Permit. If the neighbouring property owner authorization is not obtained, Tree C must be protected.

Tree Retention

A total of three (3) off-site trees are to be retained and protected on the adjacent site to the south at 10571 No. 1 Road, and all five (5) trees on the subject site are proposed for removal. The proposed Tree Management Drawing is shown in Attachment 6.

To ensure protection of the off-site trees (Trees A, B, and C), the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, any special measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around the off-site trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

All five (5) trees on-site are proposed to be removed and replaced. The OCP tree replacement ratio of 2:1 requires that 10 replacement trees be planted and maintained on the subject site. Due to the compact size of the proposed lots, staff recommends that a total of six (6) replacement trees be planted and maintained on the proposed lots at development stage, and that a cash-in-lieu contribution be submitted to the City's Tree Compensation Fund in the amount of \$2,000 for the balance of required replacement trees not planted (\$500/tree). The six (6) replacement trees must be of the following minimum sizes and be located as follows:

- Two (2) 6 cm deciduous or 3.5 m coniferous trees in the front yards.
- Two (2) 8 cm deciduous or 4 m high coniferous trees in the front yards.
- Two (2) 5 m high conifer trees in the rear yards (with a minimum value of \$3,000 each). Suitable trees for the rear yards, as recommended by the project Arborist and the City's Tree Protection Department staff are Serbian Spruce.

To ensure that the required replacement trees are planted and maintained, and that the front and rear yards of the subject site are enhanced, the applicant is required to submit a Landscape Plan prepared by a Registered Landscape Architect, along with a Security in the amount of 100% of a cost estimate for the works provided by the Landscape Architect. The Landscape Plan must respond to the guidelines of the Arterial Road Policy and must comply with the landscaping requirements of the RCH1 zone. The Landscape Plan, Cost Estimate, and Security are required to be submitted prior to final adoption of the rezoning bylaw. The Security will be reduced by 90% after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City will retain 10% of the Security for a one-year maintenance period to ensure that the landscaping survives.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) registered on Title of the subject site for utilities. The applicant is aware that no encroachment into the SRW is permitted.

Affordable Housing Strategy

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.

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.

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning. At subdivision and development stage, the applicant is required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.
- Submit a cash-in-lieu contribution for future lane improvements (e.g., full lane width asphalt pavement, lane drainage, roll curb and gutter, and lighting).
- Complete the required servicing works and frontage improvements as described in Attachment 7.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this rezoning application is to rezone the property at 10551 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and accessory coach house over a detached garage, with vehicle access to the existing rear lane.

This rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site.

The list of rezoning considerations associated with this application is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9287 be introduced and given first reading.



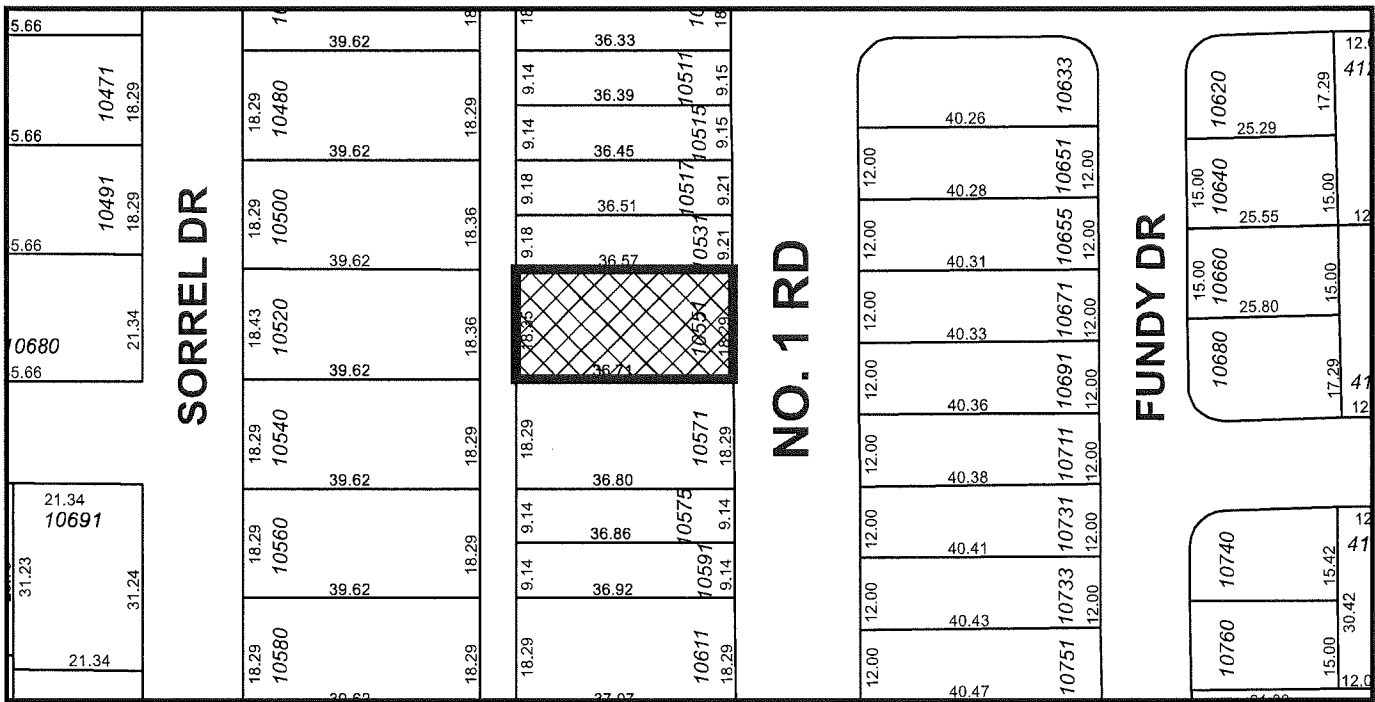
Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey and Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan Land Use Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Proposed Tree Management Drawing
- Attachment 7: Rezoning Considerations



City of
Richmond

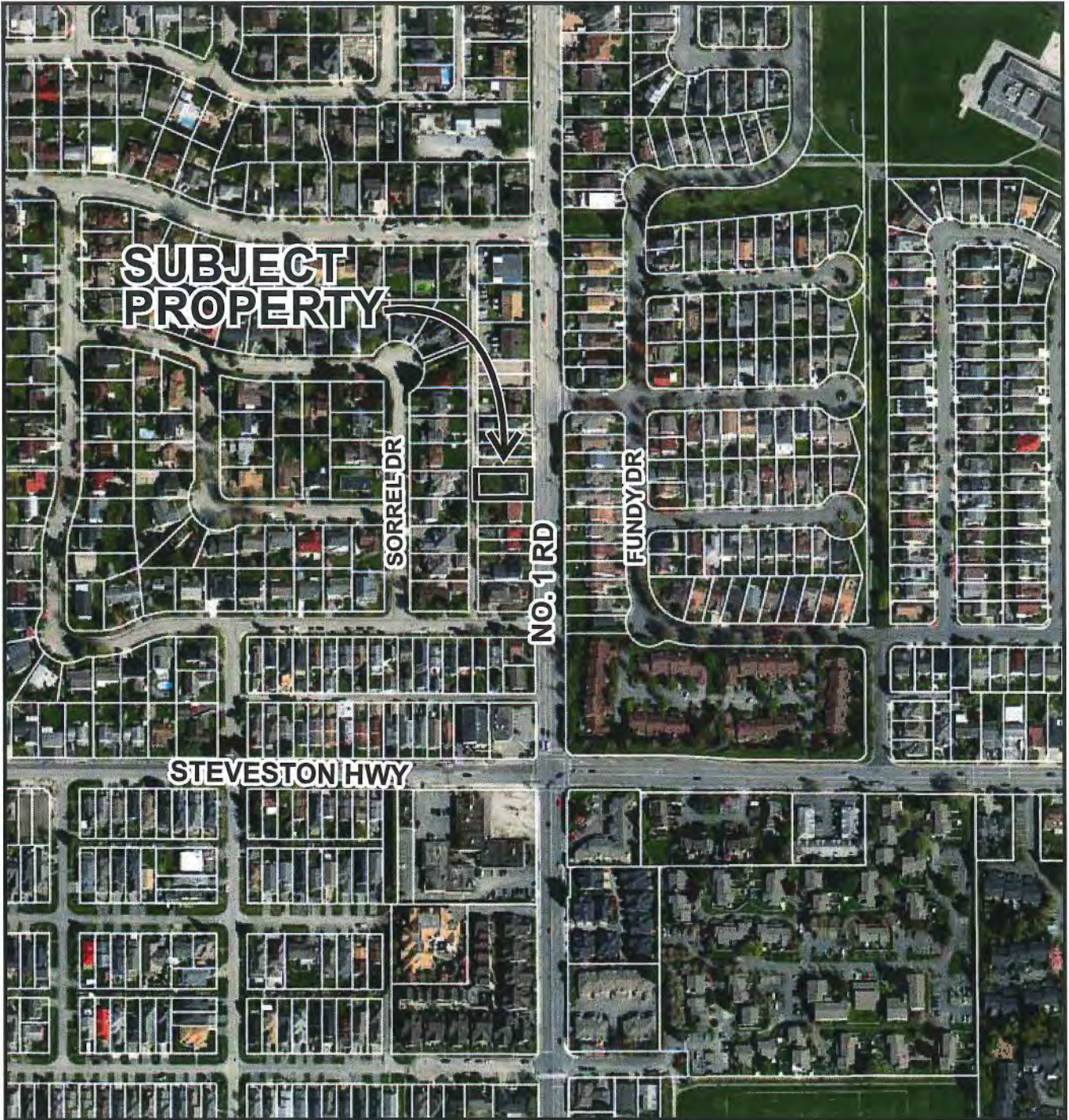


RZ 14-670779

Original Date: 09/08/14
 Revision Date:
 Note: Dimensions are in METRES



City of
Richmond



RZ 14-670779

Original Date: 09/08/14

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 593 SECTION 34 BLOCK 4 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42890**

#10551 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D 006-594-298

LEGEND:

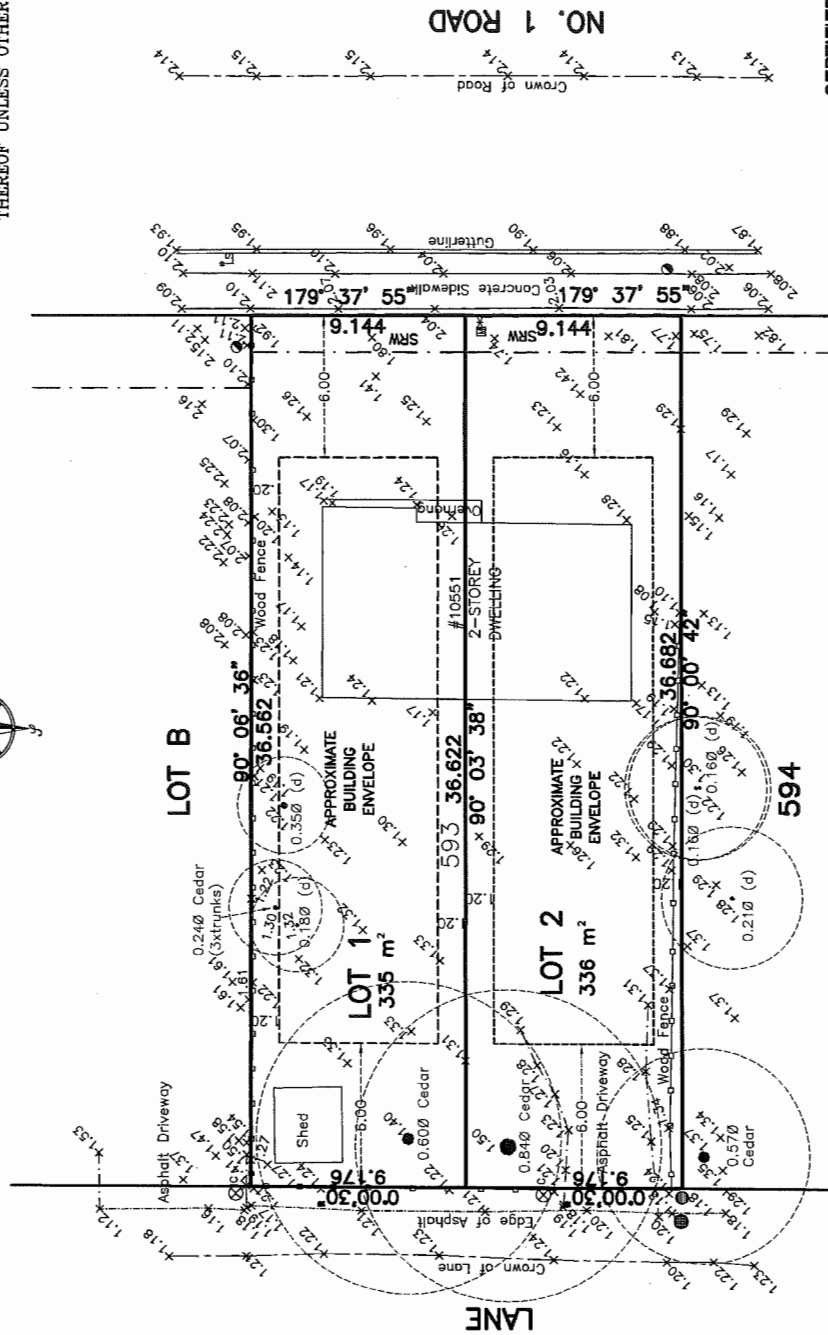
- (d) denotes deciduous
- denotes power pole
- denotes round catch basin
- ⊗ denotes manhole
- ⊗c denotes inspection chamber
- ⊞ denotes water meter
- ⊞ denotes water valve
- CO denotes cleanout
- LS denotes lamp standard

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #231,
Control Monument 19713
Located at E side of Dyke, W side lagoon opp. Mariner Park. Prot. By 4X4 posts
Elevation = 3.419 metres

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
AUGUST 6th, 2014

DWG No. 5681-TOPO

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Canada and B.C. Land Surveyor
115 - 8633 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5681
FB-260 P112-113
Drawn By: TH



RZ 14-670779

Attachment 3

Address: 10551 No. 1 Road

Applicant: 0814948 BC Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Pami Vininder Singh Buttar Amandeep Amy Mander	To be determined
Site Size (m²):	671 m ²	North lot – 335 m ² South lot - 336 m ²
Land Uses:	Single detached dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to coach houses with lane access.	No change

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.60		Max. 0.60		none permitted
Lot Coverage – Building:	Max. 45%		Max. 45%		none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%		Max. 70%		none
Lot Coverage – Live Plant Material:	Min. 20%		Min. 20%		none
Lot Size (min. dimensions):	315 m ²		North lot - 335 m ² South lot - 336 m ²		none
Principal Dwelling Setback – Front & Rear Yards (m):	Min. 6 m		Min. 6 m		none
Principal Dwelling Setback – Side Yards (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Rear Yard (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Side Yards (m):	Ground floor	Min. 0.6 & 1.8 m	Ground floor	Min. 0.6 & 1.8 m	none
	Second floor	Min. 1.2 m & 1.8 m	Second floor	Min. 1.2 m & 1.8 m	none
Principal Dwelling Height (m):	Max. 2 ½ storeys		Max. 2 ½ storeys		none

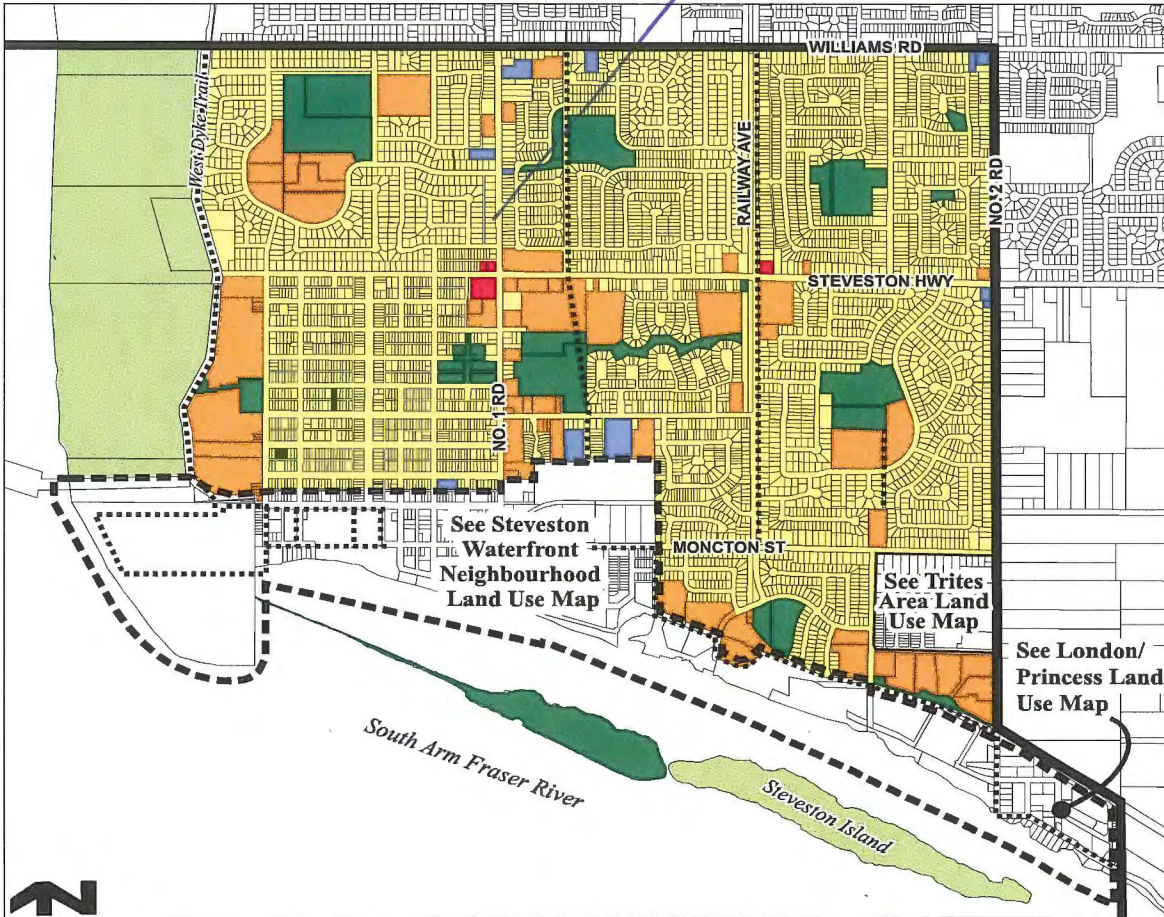
On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Coach House Building Height (m):	Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		none
On-Site Parking Spaces – Principal Dwelling:	2		2		none
On-Site Parking Spaces – Coach House:	1		1		none
Tandem Parking Spaces:	permitted		2 for Principal Dwelling		none
Amenity Space – Outdoor:	Principal Dwelling	30 m ²	Principal Dwelling	30 m ²	none
	Coach House	No minimum	Coach House	No minimum	none










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

City of Richmond

Steveston Area Land Use Map Bylaw 7783
2010/04/12

SUBJECT SITE

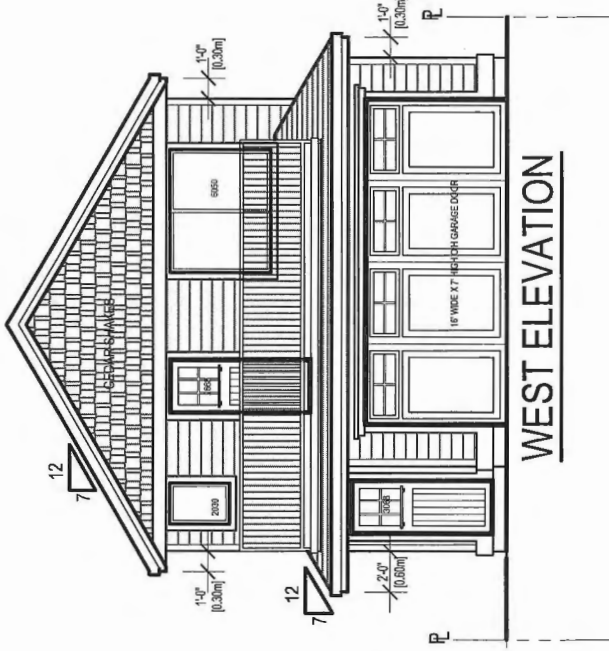


	Single-Family		Institutional
	Multiple-Family		Conservation Area
	Commercial		Trail
	Public Open Space		Steveston Area Boundary
			Steveston Waterfront Neighbourhood Boundary

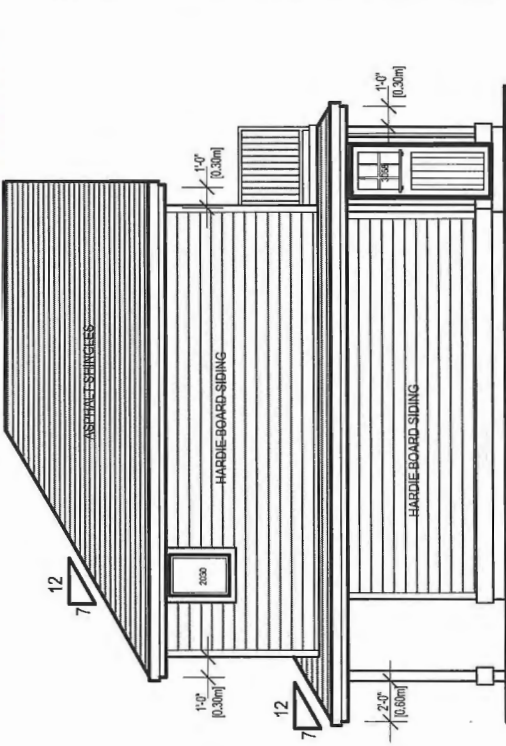
PRELIMINARY PROPOSAL

- ROOF RIDGE EL.
- ROOF MEAN EL.
- U/S 2nd FLR CEIL. EL.

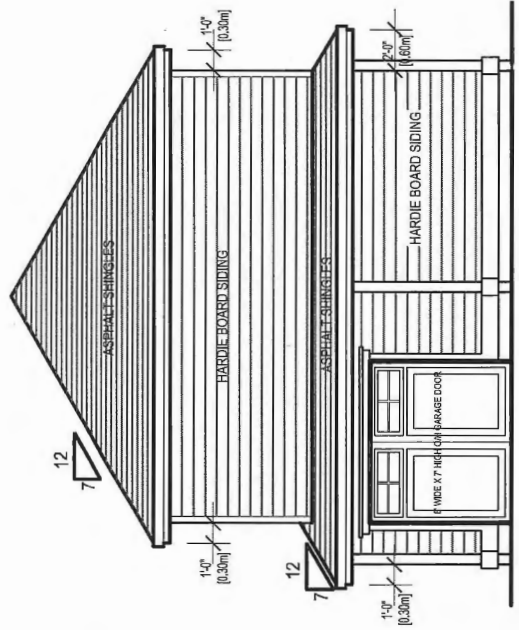
- TO 2nd FLOOR EL.
- TO MAIN FLOOR EL.



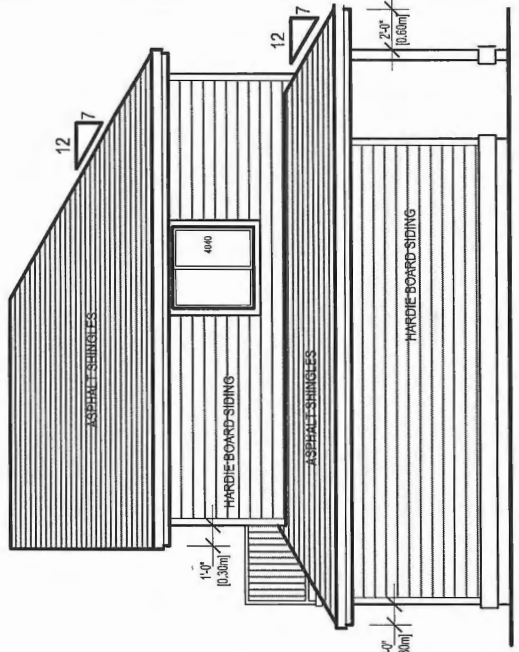
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



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www.dmanddesign.com



Address: 10551 No. 1 Road

File No.: RZ 14-670779

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9287, the following items are required to be completed:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of a cost estimate for the works provided by the Landscape Architect (including 10% contingency, fencing, required trees, all hard and soft landscaping, and installation). The Landscaping Security will be reduced by 90% after construction and landscaping on the subject site is completed and a landscaping inspection by City staff has been passed. The City will retain 10% of the Security for a one-year maintenance period to ensure that the landscaping survives. The Landscape Plan must respond to the guidelines of the Arterial Road Policy and comply with the landscaping requirements of the RCH1 zone, and must include the following six (6) replacement trees:
 - Two (2) 6 cm deciduous or 3.5 m coniferous trees in the front yards.
 - Two (2) 8 cm deciduous or 4 m high coniferous trees in the front yards.
 - Two (2) 5 m high conifer trees in the rear yards (with a minimum value of \$3,000 each). Suitable trees for the rear yards, as recommended by the project Arborist and the City's Tree Protection Department staff are Serbian Spruce.
2. Registration of a restrictive covenant on Title of the lot to ensure that the Building Permit application and ensuing development at the site is generally consistent with the plans included in Attachment 5 to this report.
3. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of 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 the trees to be retained (Trees A, B, and C on the adjacent site to the south at 10571 No. 1 Road). The Contract must 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.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title ensuring that the coach house cannot be stratified.
7. Registration of a legal agreement on title prohibiting the conversion of the parking area in the garage into habitable space.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Installation of appropriate tree protection fencing on-site around the trees to be retained (Trees A, B and C on the adjacent property to the south at 10571 No. 1 Road). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

At Subdivision* and Building Permit* stage, the applicant must complete the following requirements:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.

- Submit a cash-in-lieu contribution for future lane improvements (e.g., full lane width asphalt pavement, lane drainage, roll curb and gutter, and lighting).
- Complete the following required servicing works and frontage improvements:

Water Works

- Using the OCP Model, there is 396 L/s of water available at a 20 psi residual at the No. 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- At the applicant's cost, the City is to disconnect the existing 20mm water connection, and install two (2) new 25mm diameter water connections complete with meter boxes in the existing right-of-way.

Storm Sewer Works

At the applicant's cost, the City is to:

- Cut and cap the existing storm connection at the southwest corner of the property.
- Install a new storm sewer inspection chamber and two new service connections at the proposed common property line and tie-in to the existing manhole STMH5748 in the rear lane.

Sanitary Sewer Works

- No sanitary sewer upgrade is required.
- The applicant is required to retain and tie-in to the existing sanitary service connections in the rear lane.

Frontage Improvements

- No lane upgrade is required.
- The applicant is required to submit a cash-in-lieu contribution at subdivision stage for future lane improvements (e.g., full lane width asphalt pavement, lane drainage, roll curb & gutter, and lighting).

General Items

- Proposed driveway locations must not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
- 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 Department 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.
- 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 9287 (RZ 14-670779)
10551 No. 1 Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "COACH HOUSES (RCH1)".

P.I.D. 006-594-298
Lot 593 Section 34 Block 4 North Range 7 West New Westminster District Plan 42890

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9287".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor hl

MAYOR

CORPORATE OFFICER