



City of Richmond

Report to Committee Planning and Development Division

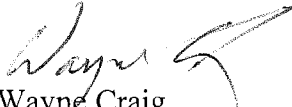
To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 15, 2016
File: RZ 14-662864

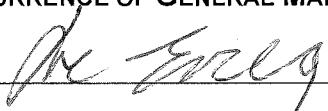
Re: Application by Farzana and Trilochan Khokhar for Rezoning at 10644 Railway Avenue from Single Detached (RS1/E) to Large Lot Arterial Road Coach House (RCH2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9498, to create the "Large Lot Arterial Road Coach House (RCH2)" zone, and to rezone 10644 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Large Lot Arterial Road Coach House (RCH2)" zone, be introduced and given first reading.


Wayne Craig
Director, Development

WC:cl
Att.

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

Staff Report

Origin

Farzana and Trilochan Khokhar have applied to the City of Richmond for permission to rezone the property at 10644 Railway Avenue from the “Single Detached (RS1/E)” zone to a new zone entitled “Large Lot Arterial Road Coach House (RCH2)”, to permit construction of a new single-family dwelling and an accessory coach house above a detached garage on the subject property with vehicle access to/from the existing rear lane (Attachment 1). The property currently contains a single-family dwelling and detached garage, which will be demolished at future development stage. This redevelopment proposal does not involve subdivision of the property. A survey plan of the subject site 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

Existing development immediately surrounding the subject site is as follows:

- To the North and South, are lots zoned “Single Detached (RS1/E), which each contain a single-detached dwelling and a detached garage with access from the rear lane.
- To the east, immediately across the rear lane, are two (2) lots fronting Hollymount Drive under Land Use Contract 101, which each contain a single-detached dwelling.
- To the west, immediately across Railway Avenue, is the Railway Greenway trail on City-owned property.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The Official Community Plan (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. This proposal is consistent with the Arterial Road Policy.

Single-Family Lot Size Policy 5420

The subject site is located within the area governed by Single-Family Lot Size Policy 5420, adopted by Council on October 16, 1989, and amended on August 17, 1992 (Attachment 5). The Single-Family Lot Size Policy provides direction on the size of lots that may be created through

rezoning and subdivision. The Single-Family Lot Size Policy is not applicable to the subject rezoning application as it does not involve the subdivision of land.

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 Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Site Planning and Architectural Character

The proposed conceptual plans for redevelopment of the subject site have satisfactorily addressed the staff comments identified as part of the rezoning application review process (Attachment 6).

The proposed site plan involves a principal dwelling on the west side of the lot and an accessory coach house above a detached garage on the east side of the lot. The ground floor of the coach house building is proposed to be approximately 65 m² (700 ft²) (including the garage, the coach house entry, closet, and staircase to the upper level), while the main living area of the coach house on the upper level is proposed to be approximately 52 m² (567 ft²).

Separate private open spaces are proposed on-site for both the principal dwelling and for the exclusive use of the coach house. The required private outdoor space for the coach house is proposed to be provided as a small yard at grade to the west of the coach house, as well as a small balcony off the main living area of the coach house, facing the rear lane [i.e., 3.6 m² (38.5 ft²) in area]. The location of the balcony is consistent with the requirements of the RCH1 zone, and is estimated to be approximately 16 m (52 ft) from the nearest portion of the dwellings on the lots directly across from the rear lane.

Pedestrian access to the site and coach house is proposed via a permeable pathway from Railway Avenue, 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 Railway Avenue, in accordance with Residential Lot Vehicular Access Regulation

Bylaw 7222. On-site parking is proposed in accordance with the Zoning Bylaw, which consists of two (2) side-by-side parking spaces in the detached garage for the principal dwelling, and one (1) outdoor surface parking space for the coach house to the north side of the detached garage.

The proposed site plan and architectural elevations show that the coach house building is proposed to be articulated along exposed sides of the building (i.e., east and north) to break up the building mass and to provide for visual interest.

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

- a Landscape Plan, prepared by a Registered Landscape Architect, for the site that is consistent with both the proposed zoning and with the landscaping guidelines in the Arterial Road Policy. The Landscape Plan must be accompanied by a cost estimate prepared by the Landscape Architect for the works (including all trees, soft and hard materials proposed, fencing, installation costs, and a 10% contingency).
- a Landscaping Security based on 100% of the cost estimate by the Landscape Architect.

On-site garbage and recycling is proposed in accordance with the Zoning Bylaw, and is set back significantly more than the minimum 1.5 m from the rear property line. 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, the applicant must register legal agreements on title to ensure that:

- The coach house cannot be stratified;
- The Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 6. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to. The final plans submitted at Building Permit stage must comply with all City regulations, including Zoning.

Proposed “Large Lot Arterial Road Coach House (RCH2)” Zone

An amendment to the Richmond Zoning Bylaw 8500 is proposed to create a new zone entitled “Large Lot Arterial Road Coach House (RCH2)” and to rezone the subject site to the new zone. The proposed zone has been prepared to regulate the proposed coach house on the subject site and for future similar developments on an existing large lot on arterial roads designated for coach houses on the Arterial Road Development Map.

The new “Large Lot Arterial Road Coach House (RCH2)” zone has been prepared to:

- Reflect many of the same provisions as the existing “Coach Houses (RCH1)” and the Single Detached (RS1) zones.

- Allow a single detached dwelling and a detached coach house. The minimum size for a coach house is 33 m² and must not exceed a total floor area of 60 m². Note: a secondary suite is not permitted.
- Allow a maximum density of 0.60 FAR 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 464.5 m². This proposed density matches the maximum density allowed on large lots zoned "Single Detached (RS1), but provides for an additional FAR of 0.05 because the lot will contain a detached coach house.
- Allow a maximum lot coverage for buildings of 45%.
- Allow a maximum principal building height of 2 ½ storeys (maximum 9 m) to the roof peak.
- Allow a minimum lot width of 12 m and a minimum lot area of 420 m².

Staff are supportive of the creation of this zone as it provides for an additional housing option for large lots on arterial roads that do not have subdivision potential.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two (2) bylaw-sized trees located on the west property line. An undersized shrub, which was included on the Survey Plan, is not subject to the Tree Protection Bylaw, and was not assessed as part of the Arborist's Report.

The City's Parks Department Arborist has reviewed the Arborist's Report, conducted visual tree assessment, and has indicated that both trees on the west property line along Railway Avenue are in good health and condition, and that they concur with the report's recommendation to retain the trees (Trees # 988 and 989).

Tree Protection

Two (2) trees are required to be retained and protected on-site (Trees # 988 and 989). The proposed Tree Management Drawing is shown in Attachment 7.

To ensure protection of Trees # 988 and 989, the applicant must submit the following items prior to final adoption of the rezoning bylaw:

- 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 to be supervised, including:
 - the number of monitoring inspections at specified stages of construction;
 - special measures to be taken during installation of the new water connection at future development stage to ensure tree protection; and
 - a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

- A Survival Security in the amount of \$20,000. The survival security will not be released until construction and landscaping on-site is completed, a landscape inspection has been passed by City staff, and the Arborist's post-construction impact assessment report is received by the City. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the trees survive.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around Tree # 988 at a minimum of 5.0 m out from the base of the tree and around Tree # 989 at a minimum of 5.5 m out from the base of the tree. 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.

Affordable Housing Strategy

For single-family rezoning applications on a lot that is not intended to be subdivided, Richmond's Affordable Housing Strategy requires the lot to contain a secondary suite or coach house.

This proposal to permit the construction of a coach house above a detached garage on the existing lot conforms to the Affordable Housing Strategy.

Site Servicing and Frontage Improvements

At the applicant's cost, the City is to complete the required water, drainage, and sanitary connection works described in Attachment 8 at Building Permit application stage.

Existing Legal Encumbrances

There is an existing 1.5 m x 1.5 m statutory right-of-way for utilities on title of the subject lot (located at the southeast corner of the lot). Encroachment into the right-of-way is not permitted. The owner is aware of the charge on title and the proposed conceptual plans for the dwelling and coach house do not show any encroachment into the right-of-way.

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

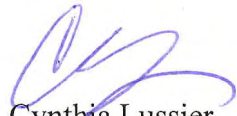
The subject proposal is to rezone the property at 10644 Railway Avenue from the "Single Detached (RS1/E)" zone to a new zone entitled "Large Lot Arterial Road Coach House (RCH2)", to permit the construction of a single-family dwelling and an accessory coach house above a detached garage on the existing lot, with vehicle access to/from the existing rear lane.

Staff are supportive of the proposed rezoning application to facilitate development of a new dwelling and coach house on the subject site as it provides for an additional housing option for large lots on arterial roads that do not have subdivision potential.

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 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9498 be introduced and given first reading.

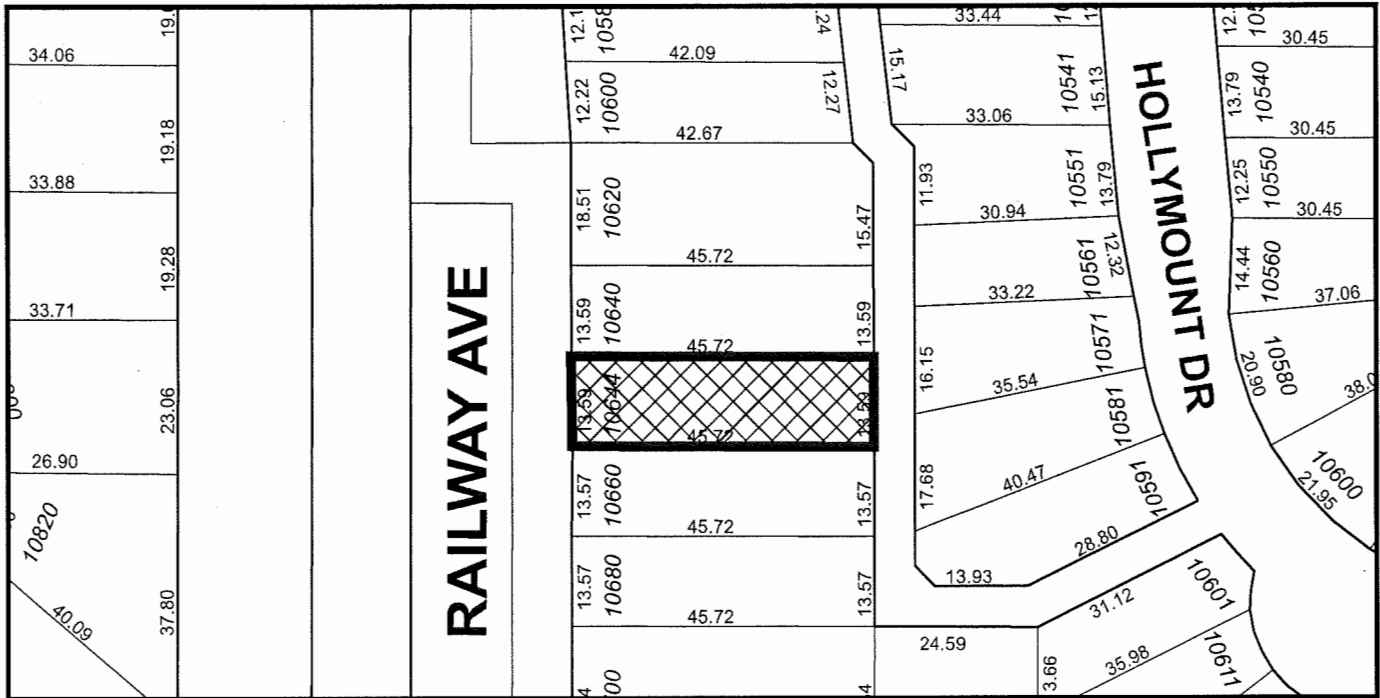
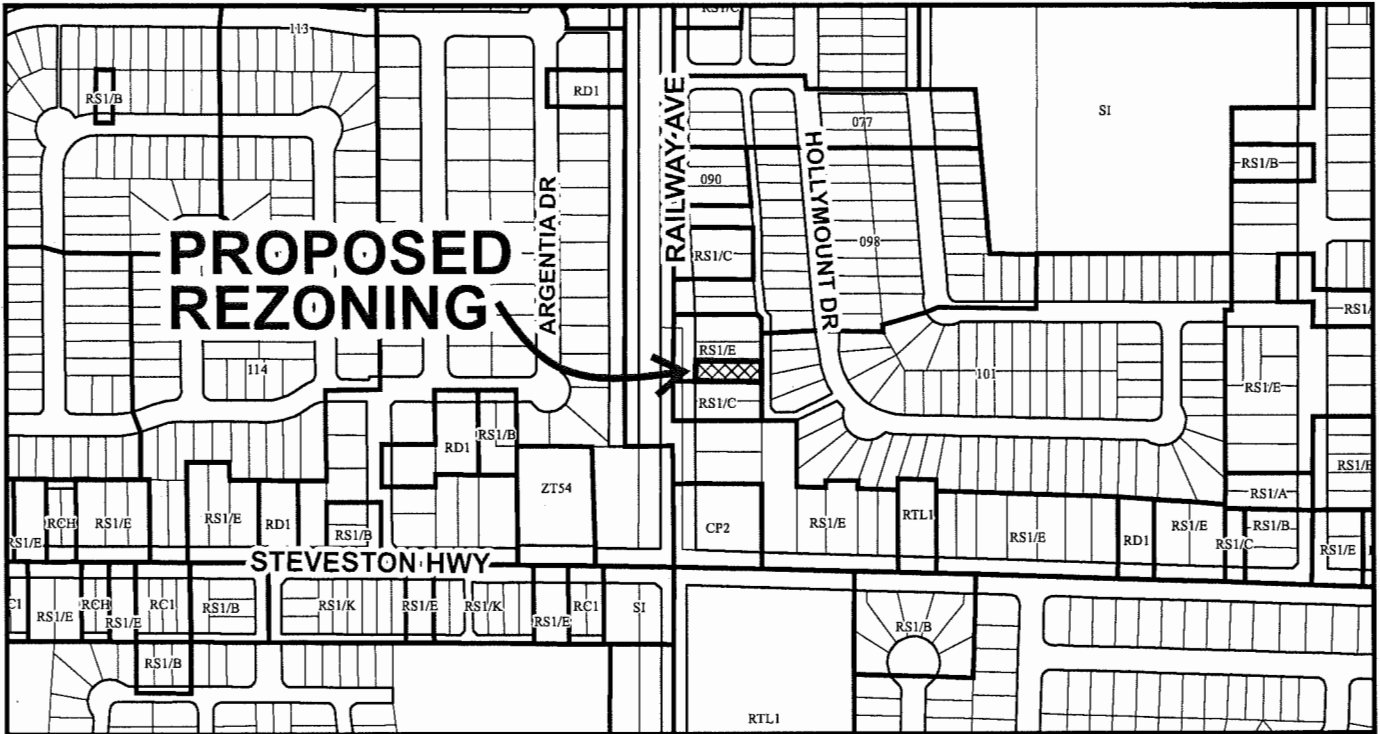


Cynthia Lussier
Planning Technician
CL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Survey Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan Land Use Map
- Attachment 5: Lot Size Policy 5420
- Attachment 6: Conceptual Development Plans
- Attachment 7: Proposed Tree Management Drawing
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 14-662864

Original Date: 05/21/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-662864

Original Date: 05/21/14

Revision Date:

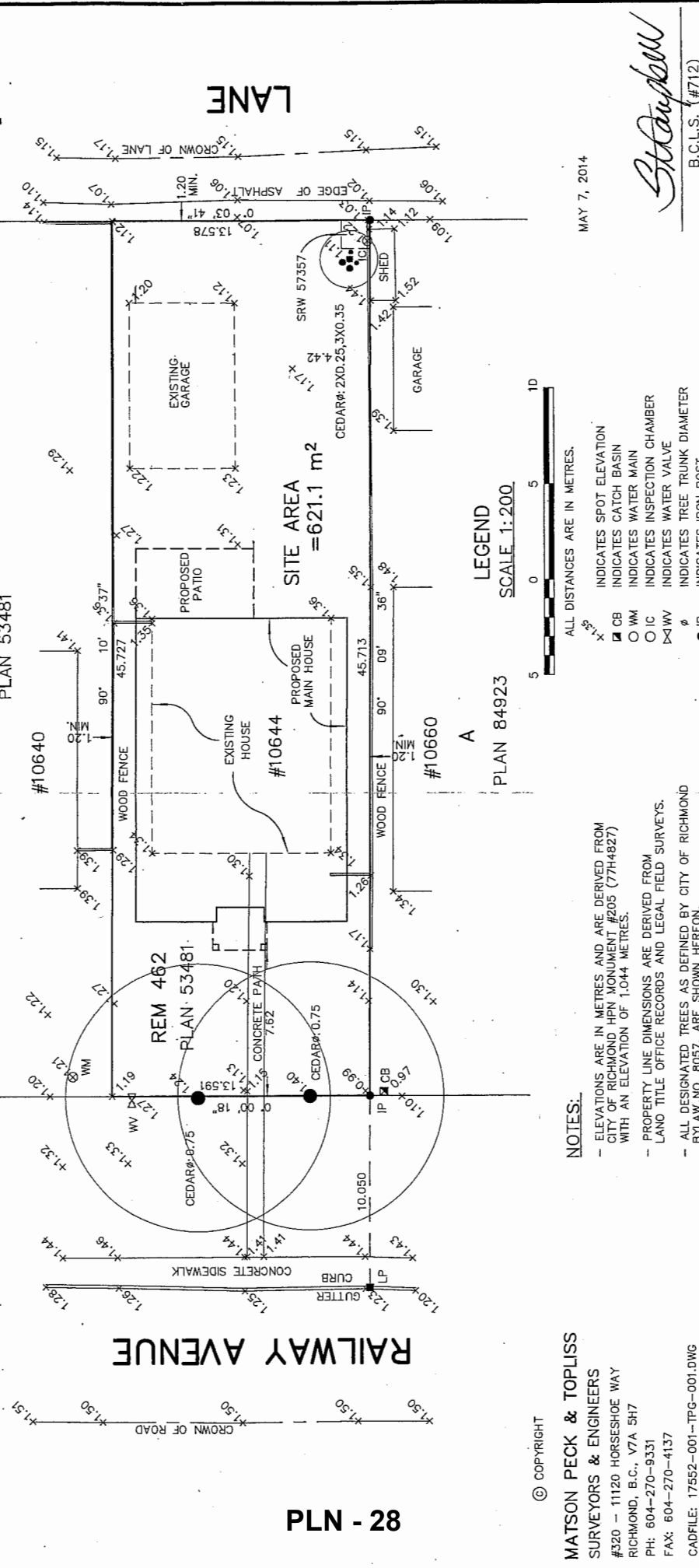
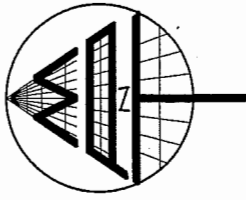
Note: Dimensions are in METRES

**SURVEY PLAN OF LOT 462 EXCEPT: THE NORTHERLY PORTION,
SECTION 36 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 53481**

CIVIC ADDRESS:
#10644 RAILWAY AVENUE
RICHMOND, B.C.

FOR CITY OF RICHMOND APPLICATIONS

N 1/2 462
PLAN 53481



PLN - 28

RAILWAY AVENUE

LANE

SITE AREA
= 621.1 m²

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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 17552-001-TPG-001.DWG

NOTES:
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #205 (77H4827) WITH AN ELEVATION OF 1.044 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW, NO. 8057, ARE SHOWN HEREON.

LEGEND
SCALE 1:200

ALL DISTANCES ARE IN METRES.

+E5 INDICATES SPOT ELEVATION
 CB INDICATES CATCH BASIN
 WM INDICATES WATER MAIN
 IC INDICATES INSPECTION CHAMBER
 ΔWV INDICATES WATER VALVE
 φ INDICATES TREE TRUNK DIAMETER
 IP INDICATES IRON POST
 LP INDICATES LEAD PLUG

MAY 7, 2014

Stephenson

B.C.L.S. (#712)

DATE OF SURVEY: APRIL 3, 2014

CLIENT REF: TRENDSETTER HOMES

R-14-17552-TPG



RZ 14-662864

Attachment 3

Address: 10644 Railway Avenue

Applicant: Farzana Khokhar

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Trilochan Singh Khokhar Farzana Khokhar	No change
Site Size (m²):	621.1 m ² (6,685 ft ²)	No change
Land Uses:	A single detached dwelling and a detached garage	A new single detached dwelling and a coach house above a detached garage
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
702 Policy Designation:	Permits subdivision along Railway Avenue in accordance with the "RS2/B" zone, subject to rear lane access	Not applicable (no subdivision is proposed)
Zoning:	Single Detached (RS1/E)	Large Lot Arterial Road Coach House (RCH2)
Other Designations:	The Arterial Road Policy designates the subject site for infill development to include a coach house	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 to a max 464.5 m ² of lot area, plus 0.30 for the balance 325.68 m ² * (3,505 ft ²)*	Max. 0.60 to a max 464.5 m ² of lot area, plus 0.30 for the balance 325.68 m ² * (3,505 ft ²)*	none permitted
Principal Dwelling Size:	Max. 265.68 m ² * (2,859 ft ²)*	Max. 266.78 m ² * (2,871 ft ²)*	none
Coach House Size:	Min. 33 m ² (355 ft ²) Max. 60 m ² (645 ft ²)	Ground floor/stair: 6.2 m ² (67 ft ²) Upper floor: 52.7 m ² (567 ft ²) Total: 58.9 m ² (634 ft ²)	none
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Non-porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live Plant Material:	Min. 20 %	Min. 20 %	none
Lot Size (min. dimensions):	420 m ²	621.1 m ²	none
Principal Dwelling Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none

* Preliminary estimate; not inclusive of garage exemption (max. 50 m²); exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

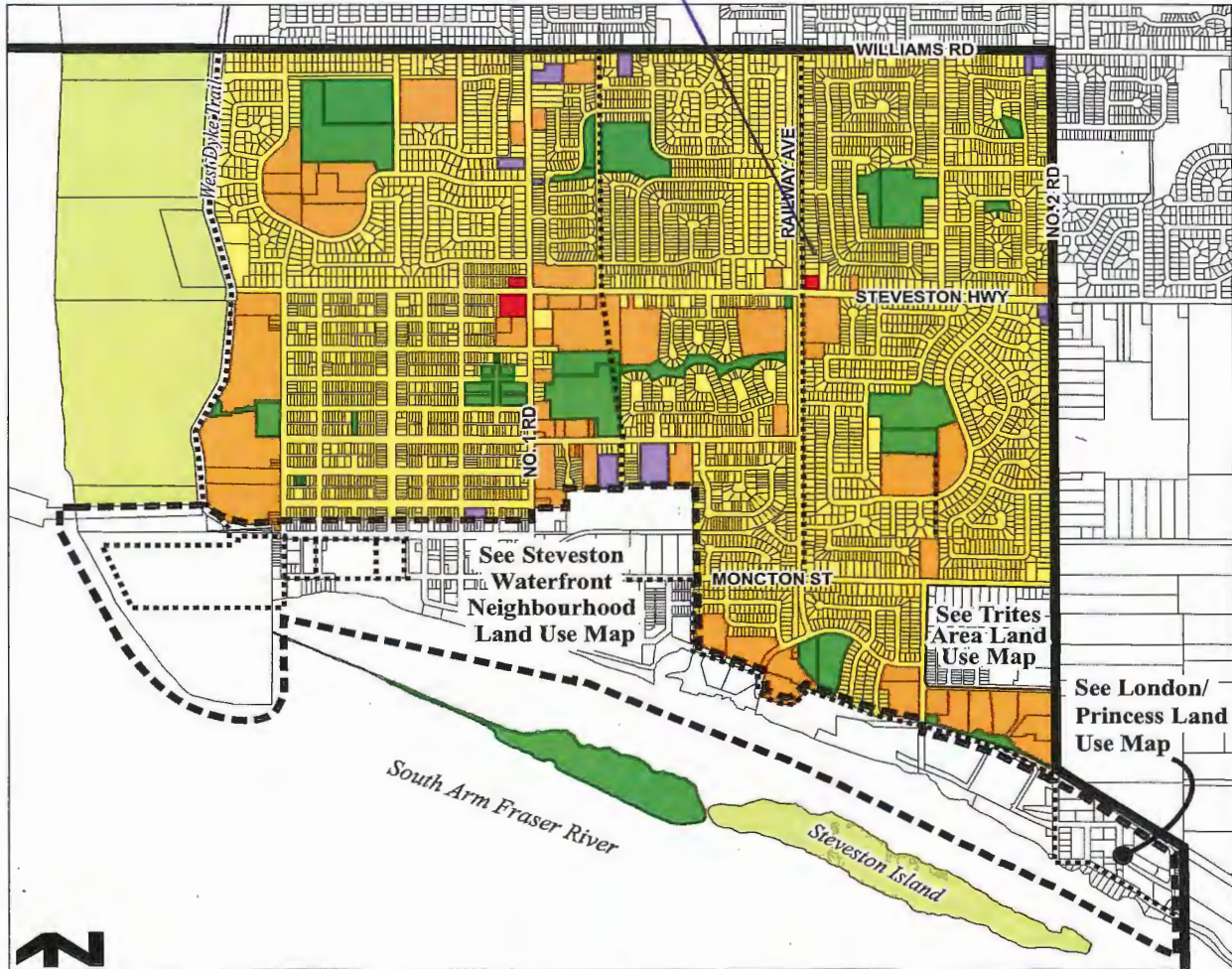
	Bylaw Requirement		Proposed		Variance
Principal Dwelling Setback – Side Yards (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Rear Yard (m):	Min. 1.2 m		1.5 m		none
Coach House Building Setback – Side Yards (m):	Ground floor	Min. 0.6 m (south side) Min. 1.8 m (north side)	Ground floor	Min. 1.2 m (south); 4.49 m (north)	none
	Second floor	Min. 1.2 m (south side) Min. 1.8 m (north side)	Second floor	Min. 1.2 m (south); 4.49 m (north)	none
Principal Dwelling Height (m):	Max. 2 ½ storeys		Max. 2 ½ storeys		none
Coach House Building Height (m):	Max. 2 storeys or 6.5 m, whichever is less, as measured from the highest elevation of the crown of the lane		2 storeys (6.48 m), 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 outdoor surface parking space		1 outdoor surface parking space		none
Private Outdoor Space:	Principal Dwelling	Min. 30 m ²	Principal Dwelling	Min. 30 m ²	none
	Coach House	No minimum	Coach House	33 m ² yard 3.6 m ² balcony	










Subject Site

City of Richmond

Steveston Area Land Use Map

Bylaw 7783
2010/04/12



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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: October 16, 1989
 Amended by Council: August 17, 1992
 Lassam Rd. Adopted by Council: August 21, 1995

POLICY 5420

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7**POLICY 5420:**

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

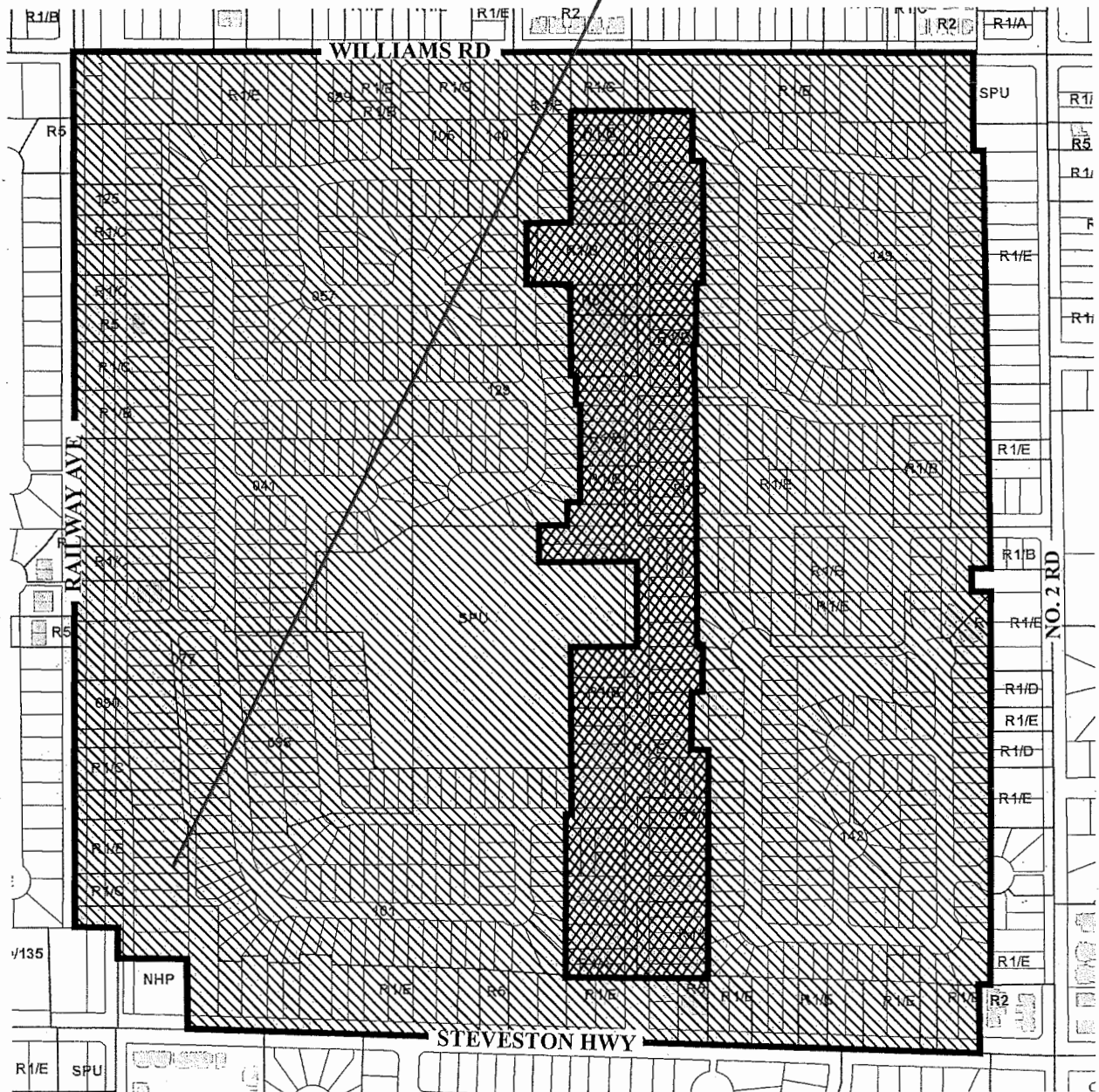
- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

Note: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

Note: There are two adoption dates for two separate portions of Policy 5420.

SUBJECT SITE



Subdivision permitted as per **R1/B** (date of adoption 08/21/95).



Subdivision permitted as per **R1/B** (date of adoption 10/16/89).

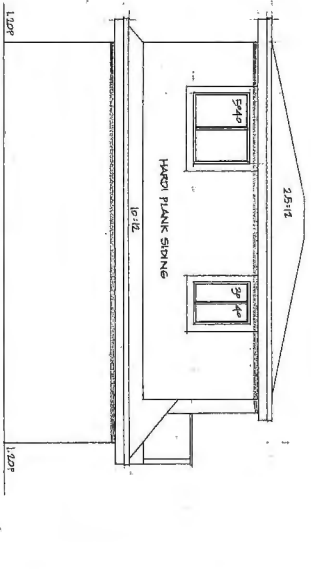
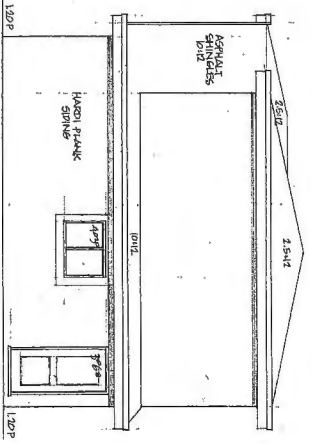
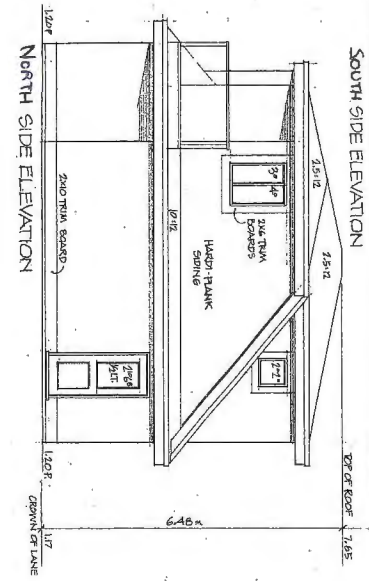
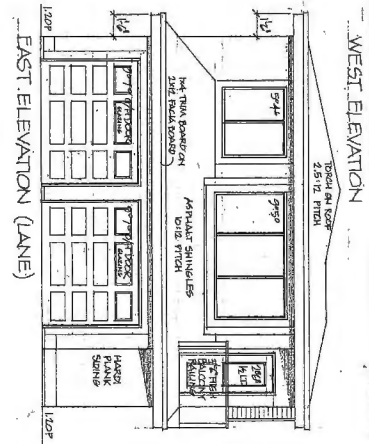
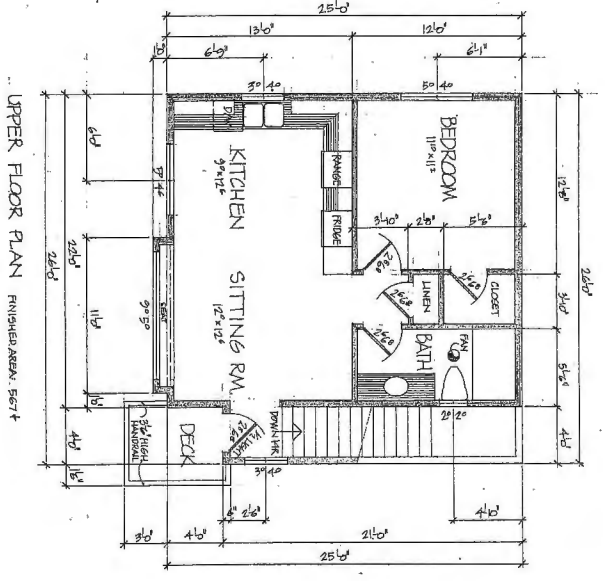
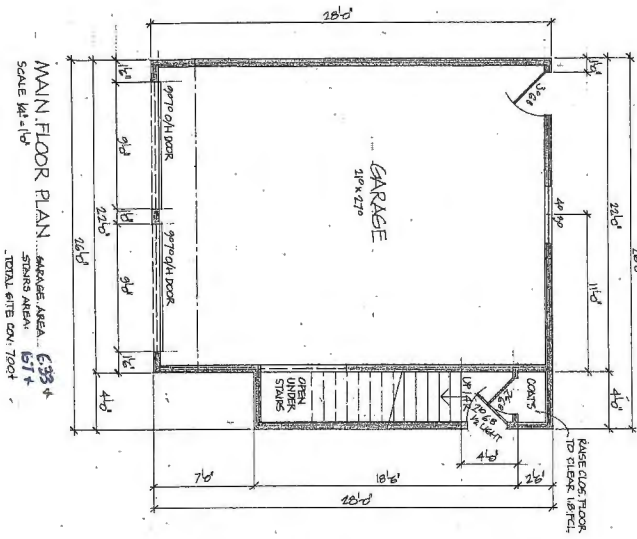
1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.



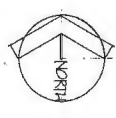
Policy 5420

Section 36-4-7

Adopted Date: 10/16/89
 Amended Date: 08/17/92
 Lassam Rd.
 Adopted Date: 08/21/95
 Note: Dimensions are in METRES

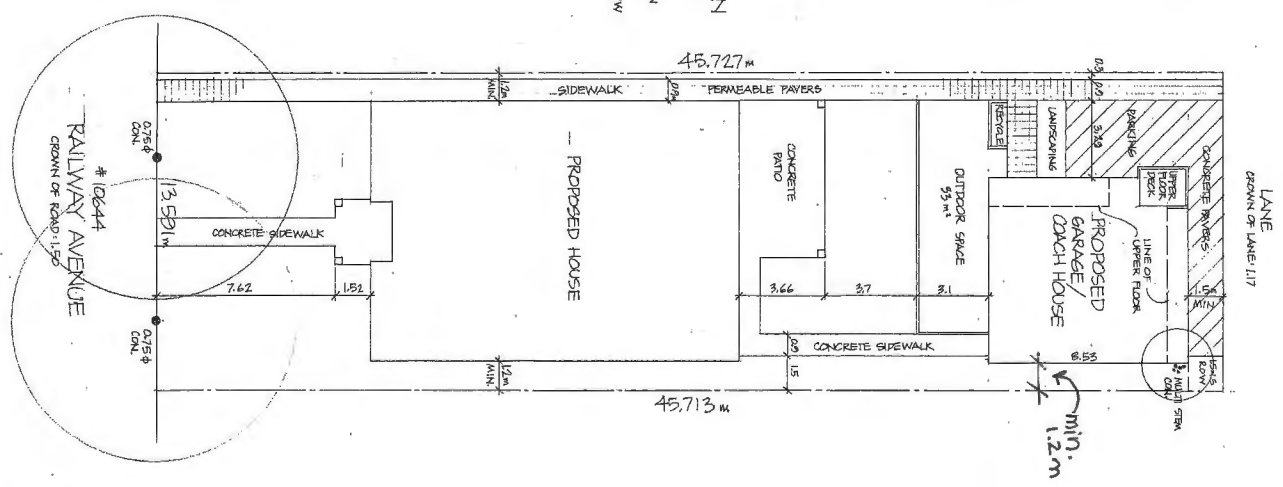


LEGAL DESCRIPTION
LOT 462
SECTION 36, BURN RIVER
PLAN 55481



SITE PLAN
SCALE 1/8"=1'-0"

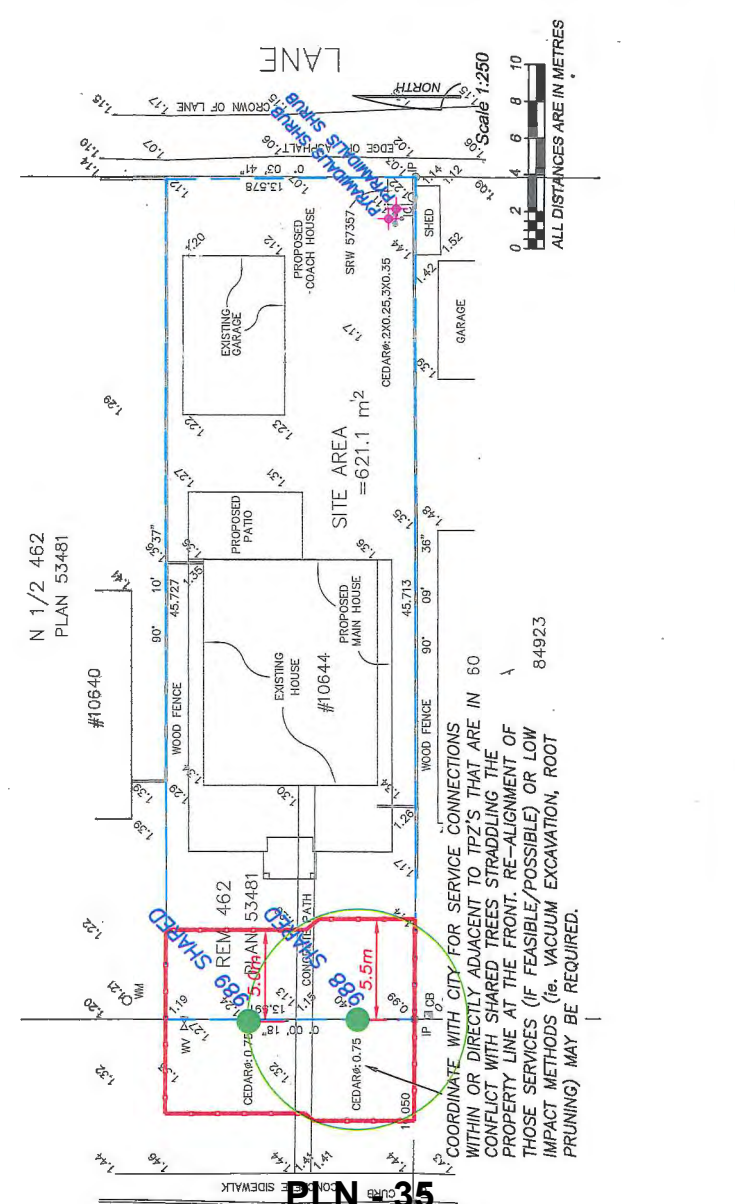
PRELIMINARY
CONCEPTUAL PLANS
(ALL PLANS AT BUILDING
PERMIT STAGE MUST COMPLY
WITH ALL CITY REGULATIONS)



10C 1st Stage
25/1/16

TREE PROTECTION GUIDELINES:

- TREE PROTECTION ZONE (TPZ) DEFINITION:** This office provides a suitable subject to ensure adequate protection of trees (TPZ) and other vegetation and structures. The TPZ is defined as the area around a tree or trees that requires special protection measures to ensure the tree's survival, and may include measures such as tree protection fencing, mulch, root pruning, canopy protection, and other measures. The TPZ is defined as the area around a tree or trees that requires special protection measures to ensure the tree's survival, and may include measures such as tree protection fencing, mulch, root pruning, canopy protection, and other measures.
- TREE PROTECTION FENCE (TPZF) REQUIREMENTS:** The TPZF shall be constructed in accordance with the following requirements:
 - The TPZF shall be constructed of 2x4 wood posts and 1/2 inch wire mesh.
 - The TPZF shall be a minimum of 1.2m high.
 - The TPZF shall be a minimum of 1.2m wide.
 - The TPZF shall be a minimum of 1.2m from the tree trunk.
 - The TPZF shall be a minimum of 1.2m from the tree canopy.
 - The TPZF shall be a minimum of 1.2m from the tree roots.
 - The TPZF shall be a minimum of 1.2m from the tree trunk.
 - The TPZF shall be a minimum of 1.2m from the tree canopy.
 - The TPZF shall be a minimum of 1.2m from the tree roots.
- TREE PROTECTION FENCE DETAIL - EXAMPLE:** See drawing for details.
- TREE PROTECTION ZONE (TPZ) CALCULATION:** The TPZ is calculated based on the tree's trunk diameter (D) and its height (H). The formula is: $TPZ = 8.7D + 0.2H$.



ARBORTECH CONSULTING

HEAD OFFICE: SERVING METRO VANCOUVER
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3
PRIMAR VALLEY REGIONAL OFFICE
SUITE 107 - 1563 HUNTSVILLE ROAD, ABBOTSFORD, BC CANADA V2S 8A3
P: 604.275.5192

a division of:

ACLEGROUPE

10644 RAILWAY AVE, RICHMOND
CLIENT: FARZANA KHOKAR
ACL FILE: 14378

DATE: NOV 27, 2014
INITIAL SUBMISSION
COMMENTS:

- TREE INVENTORY AND ASSESSMENT LIST:**
- **Tag #** denotes the tag affixed to the tree for reference.
 - **Ht and Spr** denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable.
 - **Health and Condition** are not applicable for Grove or Forest Stand trees.
 - **Cond** denotes the health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes Unsuitable, M denotes Marginal, S denotes Suitable. See report for details.
 - **Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for details.
 - **Observations**
 - These trees are shared with the city and appear to have historically been topped at a height of 12 above grade.
 - Replacement leaders consist of horizontal branches that have formed vertical fattening or permanent structural impairment carry 40% of the crown. This is a significant concern as the trees are likely to fail. These trees could be retained subject to protection measures being implemented within the site.
- | Tag # | Ht (m) | Spr (m) | Dih (cm) | Tree Type | Cond | Action |
|-------|--------|---------|----------|------------------|------|--------|
| 988 | 20 | 6 | 80 | Western redcedar | M | Retain |
| 989 | | | | | M | Retain |



Address: 10644 Railway Avenue

File No.: RZ 14-662864

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9498, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including trees, all soft and hard materials proposed, installation costs, and a 10% contingency). The Landscape Plan must:
 - comply with the proposing zoning and the guidelines of the OCP's Arterial Road Policy, and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees; and,
 - include the dimensions of tree protection fencing as illustrated on the Tree Management Drawing attached to this report.

The landscaping security will not be released until construction and landscaping on-site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the landscaping survives.
2. 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 # 988 and 989). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, special measures to be taken during installation of the new water connection at future development stage to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$20,000 for Trees # 988 and 989. The survival security will not be released until construction and landscaping on-site is completed, a landscape inspection has been passed by City staff, and the Arborist's post-construction impact assessment report is received by the City. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the trees survive.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on title ensuring that the coach house cannot be stratified.
6. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 6 to this staff report dated June 15, 2016.

Prior to Demolition Permit* issuance, the applicant is required to:

- Install tree protection fencing around Tree # 988 at a minimum of 5.0 m out from the base of the tree and around Tree # 989 at a minimum of 5.5 m out from the base of the tree. 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.

Prior to Building Permit* issuance, the applicant is required to:

- Submit Building Permit plans that conform to the design covenant registered on title at rezoning stage. The final plans submitted at Building Permit stage must comply with all City regulations, including Zoning.

- At the applicant's cost, the City is to complete the following service connection works:

Water Works

- Using the OCP Model, there is 242 L/s of water available at a 20 psi residual at Railway Ave. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the building design has been confirmed at the Building Permit stage, the applicant 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 20 mm diameter water connection at the main, and install a new 25 mm diameter connection complete with a meter box at the property line. The meter box must be placed on the grass boulevard outside of any private fence at minimum 1.0 m away from any paved driveways and walkways.

Storm Sewer Works

- No storm sewer upgrade is required along Railway Ave.
- No upgrade is required to the existing storm sewer system in the rear lane. All on-site drainage must be graded towards Railway Avenue.
- The applicant is to reuse the existing storm inspection chamber and connection at the southwest corner of the property to service both the primary dwelling and the coach house in the proposed development.
- The boulevard must be graded towards the inspection chamber to prevent storm water from ponding on the boulevard, road, driveways and walkways.

Sanitary Sewer Works

- No sanitary sewer upgrade is required along the rear lane.
- The applicant is to reuse the existing sanitary inspection chamber and connection at the southeast corner of the property to service both the primary dwelling and the coach house in the proposed development.
- Submit a Construction Parking and Traffic Management Plan to the Transportation Department. The 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 9498 (RZ 14-662864)
10644 Railway Avenue**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 8 (Residential Zones), in numerical order:

“ **8.15 Large Lot Arterial Road Coach House (RCH2)** ”

8.15.1 Purpose

The **zone** provides for a detached **coach house** in conjunction with **single detached housing** where there is **vehicle access** to a rear **lane**.

8.15.2 Permitted Uses

- **housing, single detached**
with a detached **coach house**

8.15.3 Secondary Uses

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

8.15.4 Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per lot.
2. The maximum **floor area ratio** (FAR) including the **single detached housing** and **coach house** is 0.60 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 464.5 m².
3. The **coach house** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 60.0 m².
4. For the purposes of this **zone** only, 10% of the **floor area** total calculated for the **lot** in question must be used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum for the **coach house** being 6.0 m², and is not included in the calculation of the maximum **floor area ratio**.
5. An unenclosed and uncovered **balcony** of a **coach house** shall have a maximum area of 8.0 m², and shall be located so as to face the **lane** on a mid block **lot**, and the **lane** or side street on a **corner lot**.

6. Stairs to the upper level of a **coach house** must be enclosed within the allowable **building** area.

8.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is **45% for buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

8.15.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **coach houses, carports, garages** and **parking spaces** must be set back a minimum of 20.0 m.
2. The minimum **interior side yard** is 1.2 m for the **single-detached housing**.
3. The minimum **interior side yard** for an **accessory building** containing a **coach house** to one **side lot line** is 1.2 m; and to the opposite and opposing **side lot line** is 1.8 m.
4. In addition to subsection 8.15.6.3, an **accessory building** containing a **coach house** on an **interior lot** with an east-west orientation shall be located closest to the southern **interior side lot line**, to reduce shadowing on the adjacent **lot** to the north.
5. The minimum **exterior side yard** is 3.0 m.
6. The minimum **rear yard** is 6.0 m for the **single detached housing**.
7. A detached **accessory building** other than a **coach house**, of more than 10.0 m² may be located in the **rear yard** but no closer than 3.0 m to a **lot line abutting** a public **road** or 1.2 m to any other **lot line**.
8. A **coach house** shall be located within 1.2 m and 10.0 m of the **rear lot line**.
9. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing a **coach house** is 4.5 m.
10. **Coach houses** are not permitted in the **front yard**.
11. Waste and recycling bins for the **lot** shall be located within a **screened structure** that is set back a minimum of 1.5 m from the **rear lot line**.
12. **Building** elements in a **coach house** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project 0.6 m into the **side yard** and **rear yard**.

13. An unenclosed and uncovered **balcony** of a **coach house** 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**.

8.15.7 Permitted Heights

1. The maximum **height** for **single detached housing** is 2 ½ **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a principal **building** with a flat roof, the maximum **height** is 7.5 m
2. 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 setback required for the interior side yard or the exterior side yard.
3. The ridge line of front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
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 the 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**.
6. The maximum **height** for an **accessory building** containing a **coach house** shall be 2 **storeys** or 6.5 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.
7. In this **zone**:
 - a) The **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall have a sloping skirt roof, and the maximum height of the **eave** of the sloping skirt roof shall be 3.7 m above **grade**;
 - b) the maximum **height** to the top of the sloping skirt roof of the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall be 4.0 m above **grade**; and
 - c) for the purpose of this subsection 8.15.7.7 only, **grade** means the finished ground elevation around the **accessory building** containing the **coach house**.

8. The maximum **height** for **accessory structures** is 9.0 m.

8.15.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Zone	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RCH2	6.0 m	12.0 m	35.0 m	420.0 m ²

2. A **coach house** may not be **subdivided** from the **lot** on which it is located.

8.15.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that in the RCH2 zone:
- fences**, when located within 3.0 m of a **side lot line abutting** a public road or 6.0 m of a **front lot line abutting** a public road, shall not exceed 1.2 m in **height**; and
 - fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space shall be provided on the **lot** with a minimum area of 30 m² and a minimum width and depth of 3.0 m.
3. All private outdoor space shall not be:
- located in the **front yard**; and
 - occupied or obstructed 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.
4. A private outdoor space shall also be provided for the benefit of the **coach house** only, which:
- may include an open or covered deck, unenclosed **balcony, patio** pavers, **porch** or fenced yard space which is clearly defined and screened through the use of **landscaping**, planting or architectural features such as trellises, low **fencing** or planters, but not space used for parking purposes; and
 - shall be accessed from the **rear yard, lane** or **coach house**.

5. The **rear yard** between a **coach house** and the **lane**, including the **building** entry to the **coach house**, must incorporate:
 - a) the planting of appropriate trees (e.g. small species or fastigate/columnar) and other attractive soft **landscaping**, but not low ground cover, so as to enhance the visual appearance of the **lane**; and
 - b) high quality permeable materials where there is a driveway to **parking spaces** and where the **lane** has curb and gutter.
6. A high quality **screen** shall be located between a **lane** and any surface **parking spaces** parallel to the **lane**, and along the **lot line** adjacent to any surface **parking spaces** if **abutting** a neighbouring **lot**. Where the space is constrained, a narrow area sufficient for the growth of plant material shall be provided at the base of the **screen**.
7. The **yard** between the **coach house** and the **road** on a **corner lot** shall be designed and treated as the **front yard** of the **coach house**, not be used as private outdoor space and have quality surface treatment, soft **landscaping** and attractive plant materials.
8. Where vertical greening is used as a means to improve privacy, it may include walls and/or the provision of **fences** and arbours as support structures for plants. In constrained areas, tall plantings may include varieties of bamboo for **screening** and **landscaping**.
9. A minimum 0.9 m wide, unobstructed, permeable pathway must be provided:
 - a) clearly leading from the **road** to the **coach house** entry; and
 - b) clearly leading from the **lane** to the **coach house** entry.

8.15.10 On-Site Parking & 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**.
3. A **coach house** may not be located above more than 2 **parking spaces** in the detached **garage** for the **single detached housing**.
4. The required **parking space** and driveway for a **coach house** must be unenclosed or uncovered and must be made of porous surfaces such as permeable pavers, gravel, grasscrete or impermeable wheel paths surrounded by ground-cover planting.

8.15.11 Other Regulations

1. **Boarding and lodging** shall be located only in a **single detached housing** unit, and not in the **coach house**.
 2. A **child care program** shall not be located in a **coach house**.
 3. The **coach house** must be located above a detached **garage**.
 4. 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 **“LARGE LOT ARTERIAL ROAD COACH HOUSE (RCH2)”**.
- P.I.D. 003-832-481
 Lot 462 Except: the northerly portion, Section 36 Block 4 North Range 7 West New Westminster District Plan 53481
3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9498”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER