



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 3, 2017
File: RZ 16-748526


Re: Application by Pak Ching Chan and Anna Lei Ling Lee for Rezoning at 8511 No. 4 Road from "Single Detached (RS1/E)" Zone to "Coach House (ZS29) – No. 4 Road" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 to create the "Coach House (ZS29) – No. 4 Road" zone, and to rezone 8511 No. 4 Road from "Single Detached (RS1/E)" zone to "Coach House (ZS29) – No. 4 Road" zone, be introduced and given first reading.


Wayne Craig
Director, Development

SDS:blg
Att. 8

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

Staff Report

Origin

Pak Ching Chan and Anna Lei Ling Lee have applied to the City of Richmond for permission to rezone the property at 8511 No. 4 Road from the “Single Detached (RS1/E)” zone to a new site-specific zone, “Coach House (ZS29) – No. 4 Road”. The proposed rezoning would permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the existing rear lane (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. The proposed subdivision plan is included in Attachment 2.

The site-specific zone is requested by the applicant in order to facilitate the proposed lot depth of 34.96 m (114.7 ft.), which does not meet the minimum required lot depth of the standard “Coach Houses (RCH1)” zone of 35.0 m (114.8 ft.). The proposed site-specific zone is identical in all provisions to the standard “Coach Houses (RCH1)” zone, but allows for the reduced lot depth.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 4 Road.
- To the South: Single-family dwellings on lots zoned “Compact Single Detached (RC1)” fronting No. 4 Road, with vehicle access from the rear lane.
- To the East: Across No. 4 Road, single-family dwellings on actively farmed agricultural lots included in the Agricultural Land Reserve (ALR), zoned “Agriculture (AG1)”.
- To the West: Across the rear lane, single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Allison Court.

Related Policies & Studies

Official Community Plan/Broadmoor Area – Ash Street Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential” (NRES). The Broadmoor Area – Ash Street Sub-Area Plan designates the site as “small lots or large lots” (Attachment 4). The proposal is consistent with these designations.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject site as “Arterial Road Compact Lot Single Detached”, which allows for compact lot single detached or compact lot coach house development. The Arterial Road Land Use Policy requires all compact lot development to be accessed from an operational municipal lane only. The proposed rezoning and ensuing development is consistent with this Policy.

Agricultural Land Reserve (ALR) Buffer Zone

Consistent with the OCP guidelines, the applicant is required prior to final adoption of the rezoning bylaw, to register a legal agreement on Title to ensure that a 4.0 m wide landscaped Agricultural Land Reserve (ALR) buffer (as measured from the east property line) along No. 4 Road is maintained and will not be abandoned or removed. The legal agreement will also identify that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations. The application was not referred to the Agricultural Advisory Committee (AAC), as the committee has requested to review only higher density proposals near ALR land, and relies on staff to secure the landscaped buffer and legal agreement for single-family development.

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 first 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-Specific Zone

The proposed rezoning application would rezone the subject property to a new site-specific zone, “Coach House (ZS29) – No. 4 Road”. The proposed lot depth of 34.96 m (114.7 ft.) does not meet the minimum requirement of the standard “Coach Houses (RCH1)” zone of 35.0 m (114.8 ft.). The proposed site-specific zone is identical in all provisions to the RCH1 zone, but allows for a reduced lot depth. The proposed site-specific zone can be utilized for future rezoning on the neighbouring sites to the north, which have similar lot depths.

Tree Retention and Replacement

A Certified Arborist’s Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two bylaw-sized trees on the subject site.

The Arborist’s recommendations include relocating (with a tree spade) one Japanese maple tree on-site (tag# 1) by a qualified tree moving company. The tree is proposed to be moved from the rear yard to the front yard, as the existing location is in conflict with the proposed coach house dwelling. One tree on-site (tag# 2) is in poor condition and recommended to be removed. Tree Preservation staff have reviewed the Arborist’s Report, conducted an on-site visual tree assessment, and concur with the Arborist’s recommendations.

Tree Protection

The proposed Tree Management Plan is shown in Attachment 5, which outlines the protection and relocation of the one tree on-site (tag# 1). Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained.

Prior to final adoption of the rezoning bylaw, the applicant must submit a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones, and provide a Tree Survival Security to the City in the amount of \$10,000 for the one on-site tree to be relocated and retained.

Tree Replacement

Consistent with the OCP tree replacement ratio goal of 2:1, two replacement trees are to be planted and maintained on the proposed lots. Council Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two trees to be planted and maintained on every lot. Based on the preliminary Landscape Plan (Attachment 6), the applicant has proposed to plant three trees on proposed Lot A, in addition to the one tree being relocated and retained, and four trees on proposed Lot B; for a total of eight trees on-site.

As per Tree Protection Bylaw No. 8057, based on the size of the on-site tree being removed (34 cm dbh), replacement trees shall be the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | or | Minimum Height of Coniferous Replacement Tree |
|--------------------------|---|----|---|
| 2 | 6 cm | | 3.5 m |
| 2 | 8 cm | | 4 m |

The applicant will provide a Landscape Plan and landscape security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw, consistent with the preliminary Landscape Plan (Attachment 6). Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping

has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Site Plan & Architectural Character

Preliminary conceptual plans proposed for redevelopment of the subject site have addressed staff comments identified as part of the rezoning application review process (Attachment 7).

The proposed site plan involves a principal dwelling on the east side of each lot and an accessory coach house above a detached garage on the west side of each lot, with vehicle access from the rear lane. The proposed building siting and open space are consistent with the requirements of the zone.

The proposed Architectural Elevation Plans include sloped roofs, articulation of the coach house building and appropriate window placement to minimize overlook of adjacent properties, while still allowing for passive surveillance of the rear lane. There are no proposed coach house balconies.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line and located within a screened structure, in accordance with the zone.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 7 to ensure compliance with the Zoning Bylaw and BC Building Code. Prior to final adoption of the rezoning bylaw, the applicant must register restrictive covenants on Title to ensure:

- The coach house on each lot proposed cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the proposed preliminary conceptual plans.

Plans submitted at Building Permit stage must comply with all City regulations, including zoning.

Transportation and Site Access

Consistent with the requirements of the zone, pedestrian access to the site and coach house is proposed via a permeable pathway from both No. 4 Road and the rear lane.

Vehicle access to the proposed lots is to be from the existing rear lane only, with no access permitted from No. 4 Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

For each lot, on-site parking is proposed in a garage in accordance with the zone and consists of two parking spaces for the principal dwelling provided in tandem arrangement, along with one parking space for the coach house to the side (note: tandem parking for the principal dwelling is permitted in the zone). Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on Title, prohibiting the conversion of the tandem garage into habitable space.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

Affordable Housing Strategy

The proposed rezoning is consistent with the Affordable Housing Strategy, as it involves the creation of two new lots, each with a principal dwelling and an accessory coach house above a detached garage.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must provide a new 1.5 m wide statutory right-of-way (SRW) along the east property line for utilities (storm sewer). The applicant is aware that encroachment into the SRW is not permitted.

At Subdivision stage, the applicant is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 8. Frontage and road improvements include, but are not limited to, the following:

- North-south lane upgrades including rear laneway re-grading to a center swale configuration, installing rollover curbs and street lighting along entire property's rear laneway frontage.
- Providing frontage improvements along No. 4 Road in the form of a new 1.5 m concrete sidewalk at the property line, with the remaining space to the existing curb to be treed/grassed boulevard, complete with transitions to the existing sidewalk located to the north and south.

At Subdivision stage, the applicant is also required to pay current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 8.

Financial Impact or Economic Impact

The 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 8511 No. 4 Road from "Single Detached (RS1/E)" to a new site-specific zone, "Coach House (ZS29) – No. 4 Road", in order to permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage.

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

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 be introduced and given first reading.



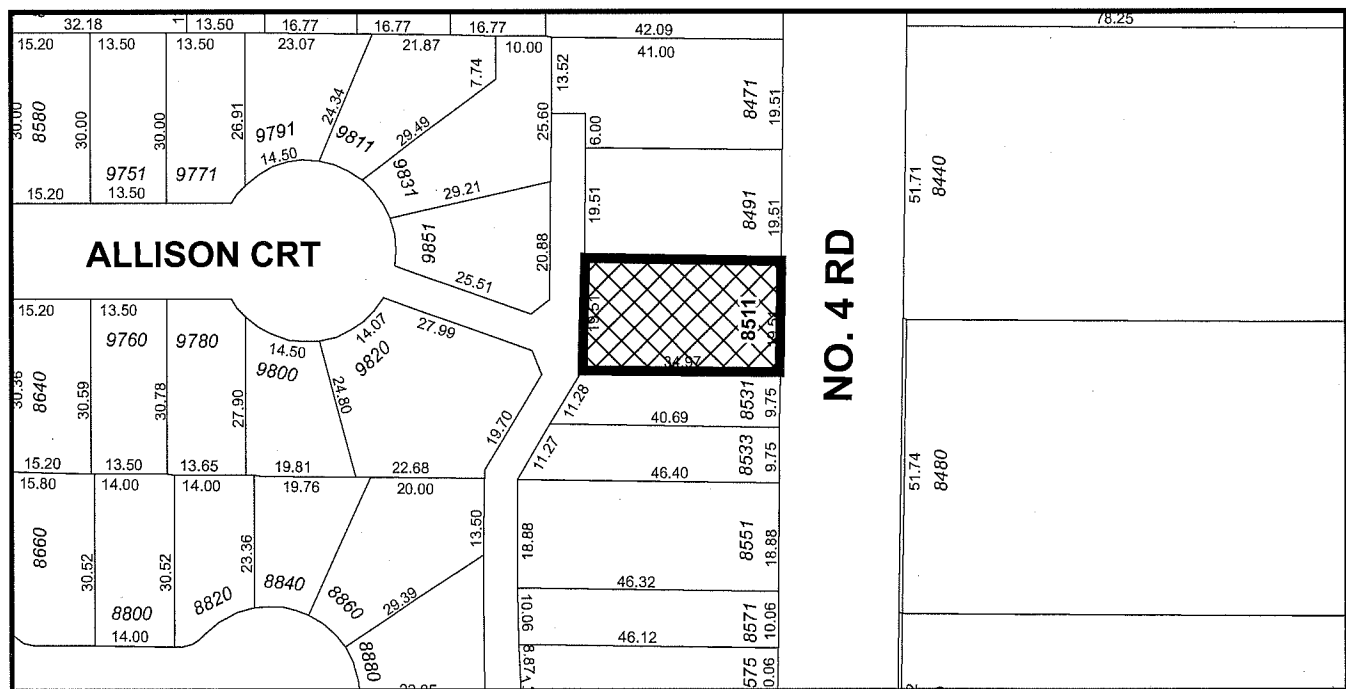
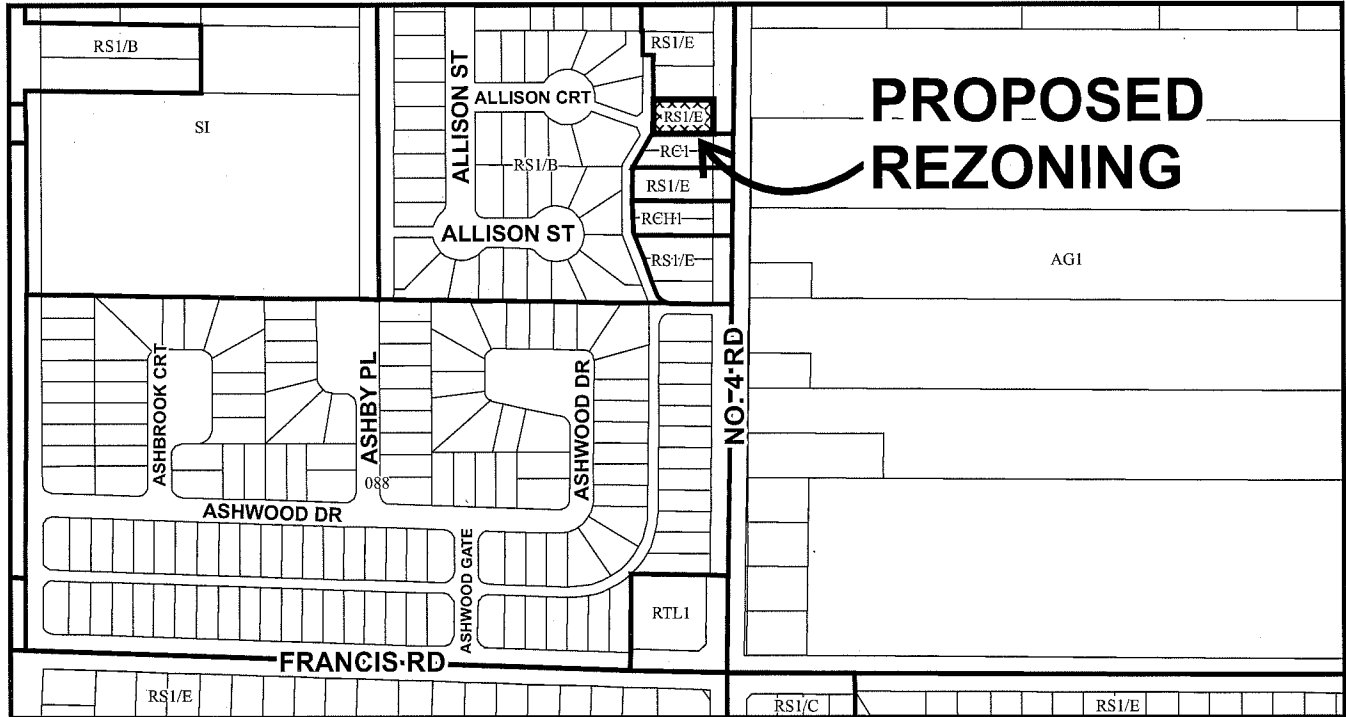
Steven De Sousa
Planning Technician – Design
(604-276-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Ash Street Sub-Area Plan Land Use Map
- Attachment 5: Tree Management Plan
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Preliminary Conceptual Plans
- Attachment 8: Rezoning Considerations



City of Richmond



RZ 16-748526

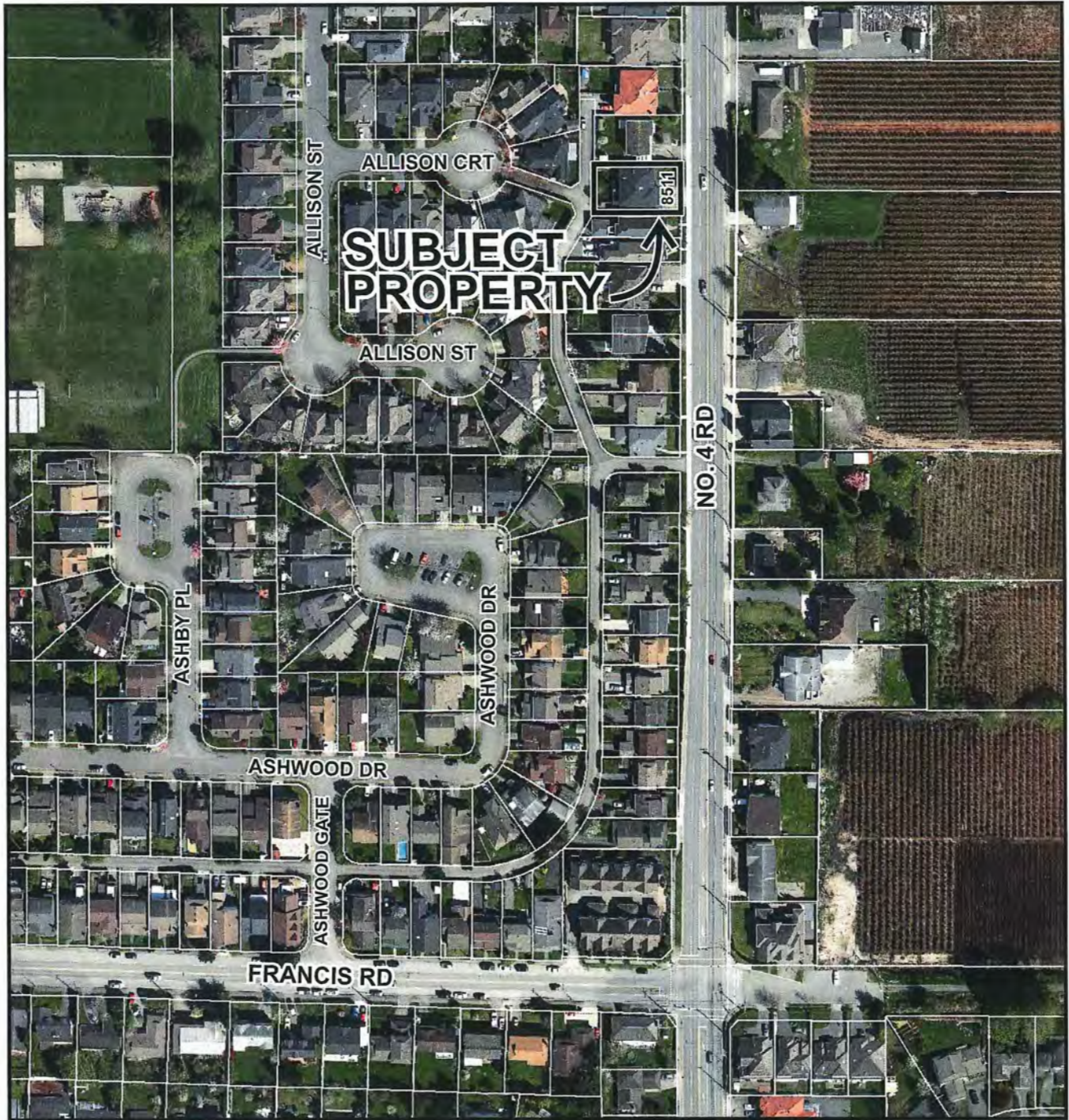
Original Date: 11/09/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-748526

Original Date: 11/09/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 18 EXCEPT:
 FIRSTLY: PART SUBDIVIDED BY PLAN 43667, SECONDLY:
 PART SUBDIVIDED BY PLAN 74576; BLOCK "B"
 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT PLAN 2670**

#8511 No. 4 ROAD,
 RICHMOND, B.C.
 P.I.D. 003-490-416

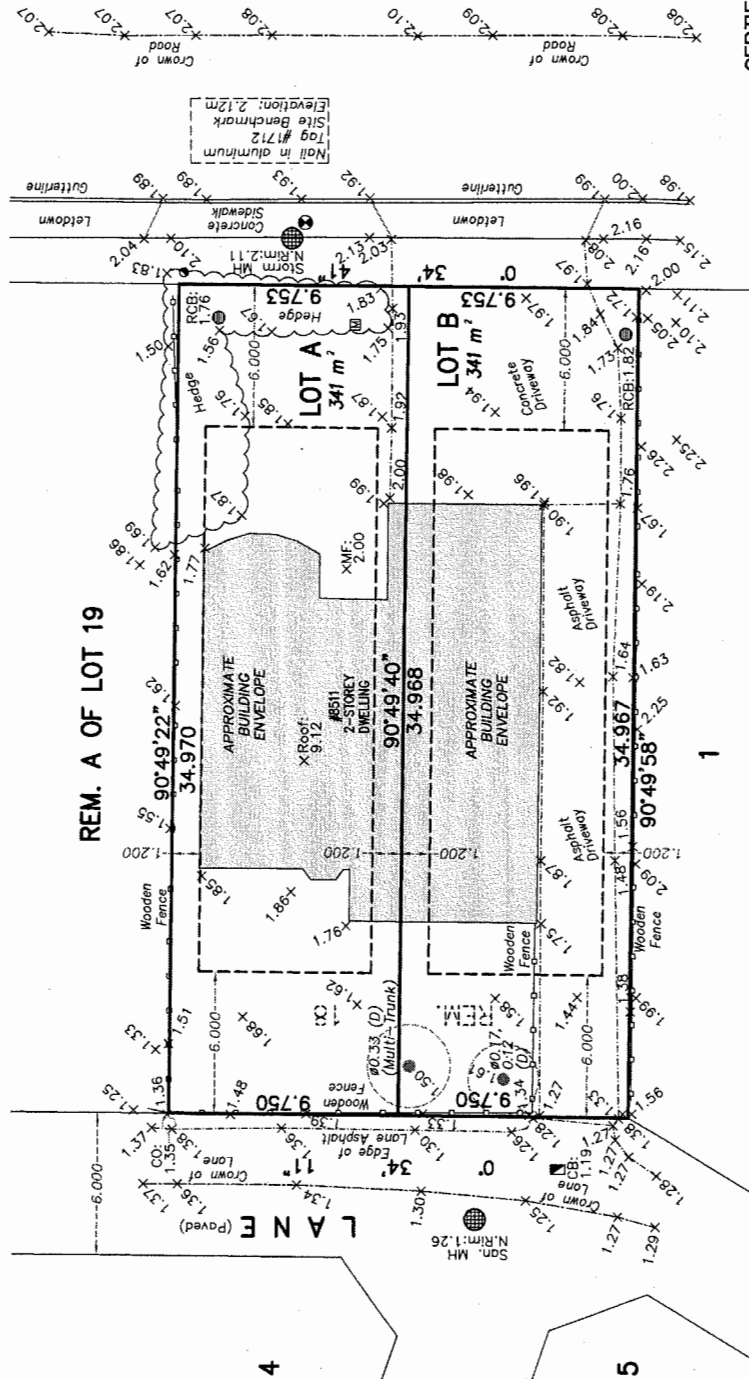
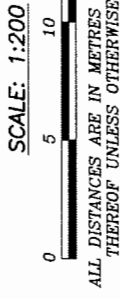
NOTE:
 Elevations shown are based on
 City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #196
 Control Monument 77H4970
 Elevation: 1.793m
 Benchmark: HPN #204
 Control Monument 02H2452
 Elevation: 1.559m

LEGEND:
 (D) denotes deciduous
 [Symbol] denotes catch basin
 [Symbol] denotes round catch basin
 [Symbol] denotes water meter
 [Symbol] denotes manhole
 [Symbol] denotes cleanout
 [Symbol] denotes power post
 MF denotes main floor

NOTE:
 Use site Benchmark Tag #1712 for
 construction elevation control.

© copyright
 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. 6535
 FB-307 P55-56
 Drawn By: IO

DWG No. 6535-Topo-01



CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.
 JOHNSON C. TAM, B.C.L.S.
 MAY 4th, 2016.



RZ 16-748526

Attachment 3

Address: 8511 No. 4 Road

Applicant: Pak Ching Chan & Anna Lei Ling Lee

Planning Area(s): Broadmoor (Ash Street Sub-Area)

| | Existing | Proposed |
|------------------------|---|--|
| Owner: | A. Lee & P. Chan | To be determined |
| Site Size: | 682 m ² (7,340 ft ²) | Lot A: 341 m ² (3,670 ft ²) Lot B: 341 m ² (3,670 ft ²) |
| Land Uses: | Single-family residential | No change |
| OCP Designation: | Neighbourhood Residential | Complies |
| Area Plan Designation: | Small lots or large lots | Complies |
| Zoning: | Single Detached (RS1/E) | Coach House (ZS29) – No. 4 Road |

| On Future Subdivided Lots | Bylaw Requirement (ZS29) | Proposed | Variance |
|---------------------------------|---|--|----------------|
| Floor Area Ratio: | Max. 0.6 | Max. 0.6 | None permitted |
| Principal Dwelling Floor Area:* | Max. 171.6 m ² (1,847 ft ²) (depending on coach house size) | 162.1 m ² (1,745 ft ²) | None permitted |
| Coach House Floor Area:* | Min. 33.0 m ² (355 ft ²) Max. 60.0 m ² (645 ft ²) | 42.5 m ² (457 ft ²) | None permitted |
| Total Buildable Floor Area:* | Max. 204.6 m ² (2,202 ft ²) | Max. 204.6 m ² (2,202 ft ²) | None permitted |
| Lot Coverage: | Buildings: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20% | Buildings: 45% Non-porous Surfaces: 70% Landscaping: 30% | None |
| Lot Size: | 315.0 m ² | 341 m ² | None |
| Lot Dimensions: | Width: 9.0 m Depth: 34.5 m | Width: 9.7 m Depth: 34.96 m | None |
| Principal Dwelling Setbacks: | Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m | Front: 6 m Rear: 17 m Interior Side: 1.2 m | None |
| Coach House Setbacks: | Front: Min. 15 m Rear: Min. 1.2 m Interior Side (Ground): Min. 0.6 m Interior Side (Upper): Min. 1.2 m Opposite Interior Side: Min. 1.8 m | Front: 21 m Rear: 1.2 m Interior Side (Ground): 0.6 m Interior Side (Upper): 1.2 m Opposite Interior Side: 2.9 m | None |
| Principal Dwelling Height: | Max. 2 ½ storeys | Max. 2 ½ storeys | None |

| On Future Subdivided Lots | Bylaw Requirement (ZS29) | Proposed | Variance |
|----------------------------------|---|---|-----------------|
| Coach House Height: | Max. 6.5 m measured from the highest elevation of the crown of the lane | Max. 6.5 m measured from the highest elevation of the crown of the lane | None |
| On-Site Parking Spaces: | Principal Dwelling: 2 Coach House: 1 | Principal Dwelling: 2 Coach House: 1 | None |
| Tandem Parking Spaces: | Permitted for Principal Dwelling | Principal Dwelling: 2 | None |
| Outdoor Amenity Space: | Principal Dwelling: Min. 30 m ² Coach House: No minimum | Principal Dwelling: Min. 30 m ² Coach House: 6 m ² | None |
| Coach House Balcony: | Max. 8.0 m ² | N/A | None |

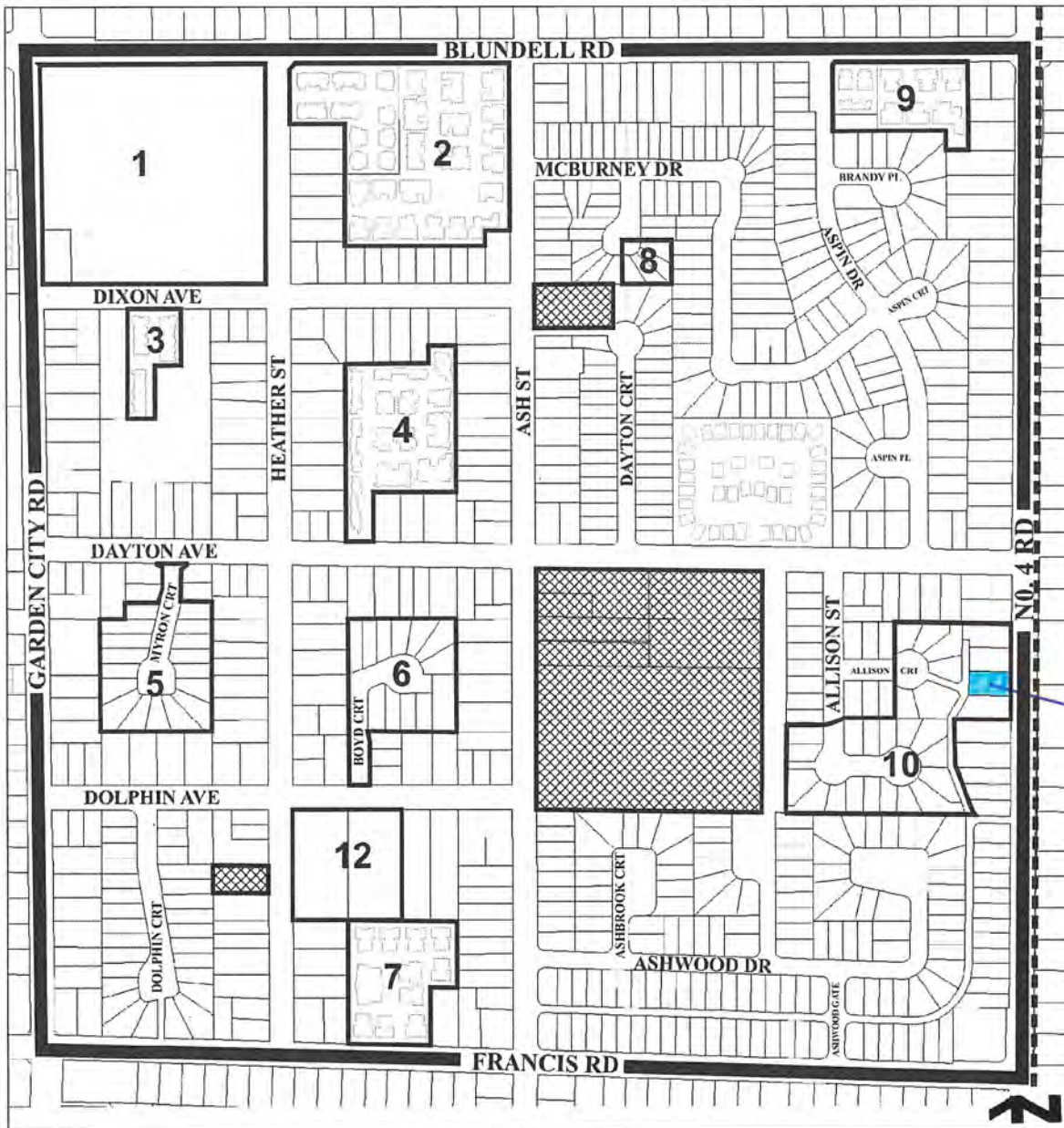
Other: Tree replacement compensation required for loss of significant trees.

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

City of Richmond

Land Use Map

Bylaw 9489
2016/07/18



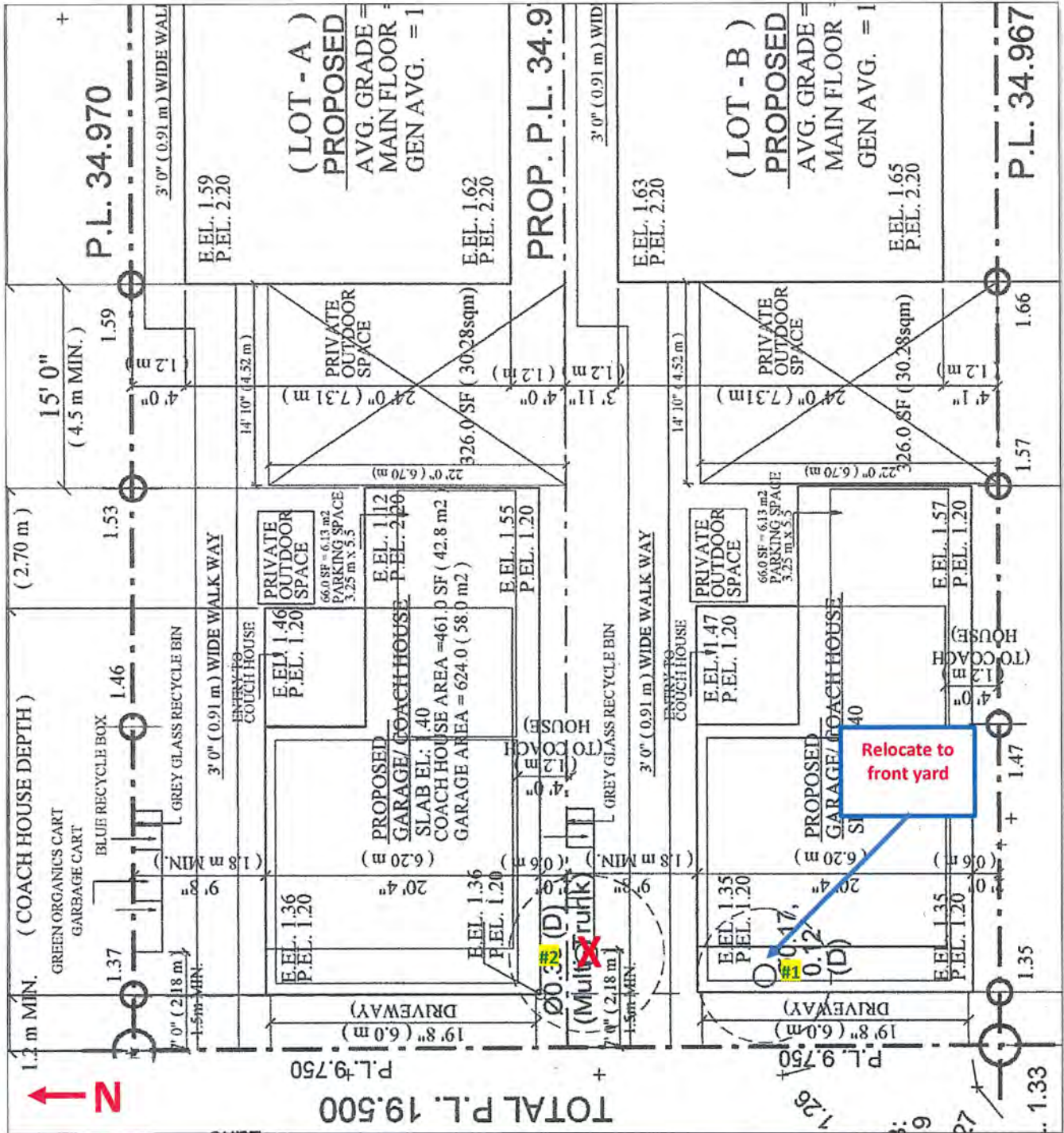
SUBJECT SITE

| | | |
|------------------------------------|-------------------------|---|
| ----- ALR Boundary | — Area Boundary | Designated Infill Areas – Refer to Table: 1 |
| Public, Institutional & Open Space | Low Density Residential | |

Table 1:

| Official Community Plan - Specific Infill Land Use Designations Ash Street (Section 22-4-6) | | | | | |
|--|---------------------------|------------------------------|-------------------------|------------------------------------|--|
| KEY TO AREA PLAN MAP | APPROXIMATE AREA HA (AC.) | DENSITY UNITS/HA (UNITS/AC.) | MAXIMUM NUMBER OF UNITS | LAND USE | OTHER |
| 1 | 24 (6) | | N.A. | Commercial or townhouses | Maximum two-storey height |
| 2 | 1.86 (4.61) | 29 (12) | 77 | Townhouses or small lots | Open space and children's play area with townhouses or small lots |
| 3 | 0.502 (1.25) | *.55 FAR | *.55 FAR | Townhouses or duplex | Open space and children's play area with townhouses |
| 4 | 1.07 (2.64) | 35 (14) | 37 | Townhouses or small lots | Open space and children's play area with townhouses or small lots |
| 5 | .95 (2.34) | 18 (7) | 18 | Small lots | Open space and children's play area |
| 6 | .81 (2) | 18 (7) | 14 | Small lots | Open space and children's play area |
| 7 | 0.830 (2.05) | 29 (12) | 25 | Townhouses or small lots | Open space and children's play area |
| 8 | 0.12 (0.3) | 18 (7) | 3 | Small lots | |
| 9 | 0.645 (1.6) | 19 (12) | 24 | Townhouses or small lots with lane | Access to Blundell restricted. Open space and children's play area. Possible lane. |
| 10 | 1.8 (4.45) | 18 (7) | 31 | Small lots or large lots | |
| 11 | # | N.A. | N.A. | Large lots or park | Open up corner for public view of DeBeck school/park |
| 12 | # | N.A. | N.A. | Park or small lots | |
| TOTAL | | | 246 | | |

Note: FAR = Floor Area Ratio



Tree Retention & Removal Plan, Scale 3/32"=1'

| TREE # | SPECIES | DBH (cm) | SPREAD Radius (ft.) est. |
|--------|--|----------------|--------------------------|
| 1 | Japanese maple (<i>Acer palmatum sp.</i>) | 31 combined | 4' 3.1m |
| 2 | Cherry (<i>Prunus sp.</i>) | 34 combined | 5' 3.1m |

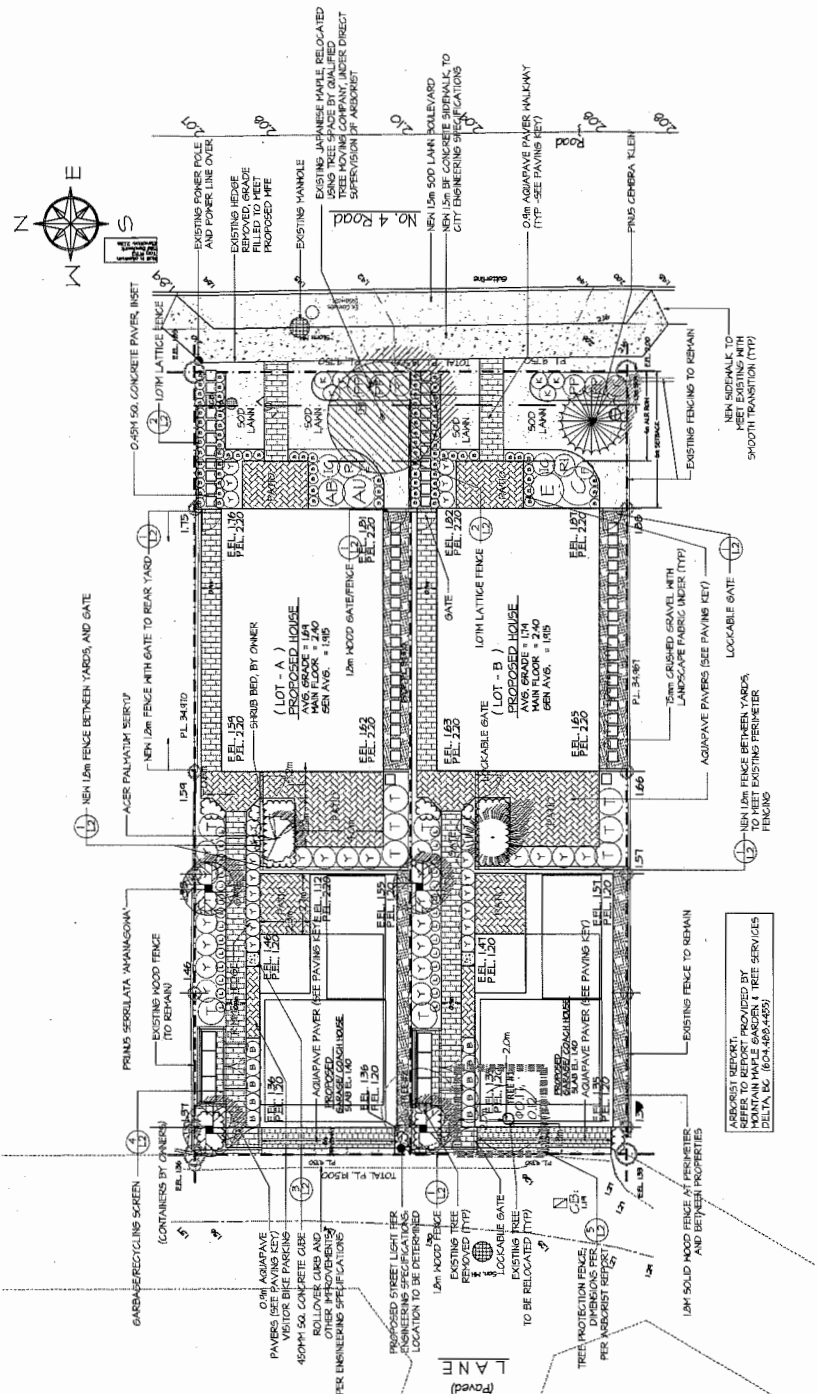
| SUITABLE REPLACEMENT TREES (Botanical name) |
|---|
| Dik's Weeping Cypress (<i>Chamaecyparis lawsoniana</i> 'Dik's Weeping') |
| Serbian Spruce (<i>Picea omorika</i>) |

SEAL:

LANDSCAPE PLAN

DATE: 18.07.17
 SCALE: 1:500
 DRAWING: 01
 DESIGN: PMA
 CLIENT: PMA PROJECT NUMBER: 1519-12P

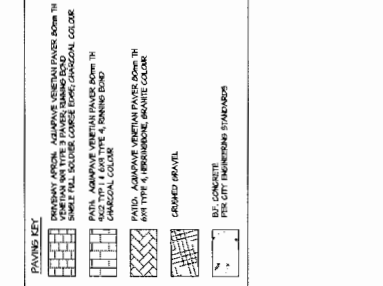
L1



| PLANT SCHEDULE | COMMON NAME | PLANTED SIZE / REMARKS |
|----------------|-------------|------------------------|
| 1 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 2 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 3 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 4 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 5 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 6 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 7 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 8 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 9 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 10 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 11 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 12 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 13 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 14 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 15 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 16 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 17 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 18 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 19 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |
| 20 | AGER GRSEEM | 50cm CAL, 12m STD, BHP |

PLANT SCHEDULE

1. AGER GRSEEM
 2. AGER GRSEEM
 3. AGER GRSEEM
 4. AGER GRSEEM
 5. AGER GRSEEM
 6. AGER GRSEEM
 7. AGER GRSEEM
 8. AGER GRSEEM
 9. AGER GRSEEM
 10. AGER GRSEEM
 11. AGER GRSEEM
 12. AGER GRSEEM
 13. AGER GRSEEM
 14. AGER GRSEEM
 15. AGER GRSEEM
 16. AGER GRSEEM
 17. AGER GRSEEM
 18. AGER GRSEEM
 19. AGER GRSEEM
 20. AGER GRSEEM





City of Richmond

Rezoning Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8511 No. 4 Road

File No.: RZ 16-748526

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9703, the developer is required to complete the following:

- 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 fencing, paving, installation costs and a 10% contingency. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - include the minimum four required replacement trees with the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Tree | or | Minimum Height of Coniferous Tree |
|--------------------------|-----------------------------------|----|-----------------------------------|
| 2 | 6 cm | | 3.5 m |
| 2 | 8 cm | | 4 m |

Landscape securities will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the securities for a one year maintenance period.

- 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. The Contract should include the scope of work to be undertaken, including: the relocation of the one tree (tag# 1) with a tree spade by a qualified tree moving company, 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.
- Submission of a Tree Survival Security to the City in the amount of \$10,000 for the one tree (tag# 1) on-site to be relocated and retained.
- Registration of a flood indemnity covenant on Title.
- Submission of Conceptual Development Plans of the proposed coach houses, to the satisfaction of the Director of Development, and registration of a legal agreement on Title, ensuring that the Building Permit application and ensuring development is generally consistent with the proposed plans.
- Registration of a legal agreement on Title, ensuring that the coach house cannot be stratified.
- Registration of a legal agreement on Title, ensuring that a 4.0 m wide landscaped Agricultural Land Reserve (ALR) buffer (as measured from the east property line) along No. 4 Road is maintained and will not be abandoned or removed. The legal agreement is to identify that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations.
- Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.

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

- Installation of tree protection fencing around all 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.

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

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the cost associated with the completion of the required servicing works and frontage improvements.
- Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements. Works include, but may not be limited to:

Initial: _____

Water Works:

- Using the OCP Model, there is 399 L/s of water available at a 20 psi residual at No. 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install two new water service connections, both complete with a meter and meter box, off of the existing 300 mm AC watermain along No. 4 Road to service the proposed subdivided lots.
 - Remove the existing water service connection at No. 4 Road frontage.
- At the Developers cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Retain existing storm service connections located at the north and south corners of the No. 4 Road frontage, remove existing inspection chambers and provide new Type II Inspection Chambers to service the proposed subdivided lots.
 - Provide a 1.5 m wide utility Statutory Right of Way along the entire east property line of the proposed development. Fencing of any sort will not be allowed within the Statutory Right of Way.
 - Install a new 200 mm diameter storm sewer along the proposed site's rear laneway frontage (approximately 18 m), complete with catch basins and a manhole at the highpoint at the north end and a new manhole at the lane junction.
 - Install, at City's cost, a new 200 mm diameter storm sewer at the rear lane frontage of 8533 and 8531 No. 4 Road (approximately 22 m), complete with catch basins and a manhole at the highpoint at the south end. Tie-in to the proposed 200 mm storm sewer mentioned above and into the existing storm sewer in the abutting lane to the northwest.
- At the Developers cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Retain the existing sanitary service connection located at the northwest corner of the proposed site and provide a new Type II Inspection Chamber to service the proposed subdivided lot to the north.
 - Install a new sanitary service connection off of existing SMH1489 to service the proposed subdivided lot to the south.
- At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Provide road improvements along No. 4 Road frontage of the proposed site in accordance with the standard road cross-section requirements, to include: a 1.5 m boulevard and 1.5 m sidewalk behind the existing curb/gutter as per Transportation's requirements.
 - Provide rear laneway re-grading to a center swale configuration, install rollover curbs and street lighting along entire property's rear laneway frontage.
 - At City's cost, provide re-grading to a center swale configuration, install rollover curbs and street lighting along the rear laneway fronting 8533 and 8531 No. 4 Road (approximately 22 m).
 - Complete other frontage improvements as per Transportation's requirements

General Items:

- The Developer is required to:

Initial: _____

- Enter into, if required, 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, 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.
 - Complete Road Restoration in compliance with Bylaw 7869 due to any road cuts made in No. 4 Road.
3. Submission of Building Permit plans that conform to the design covenant registered on title at rezoning stage. The plans submitted must comply with all City regulations.
 4. 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.

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 copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9703 (RZ 16-748526)
8511 No. 4 Road**

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:
 - a. Inserting the following section into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

15.29 Coach House (ZS29) – No. 4 Road

15.29.1 Purpose

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

15.29.2 Permitted Uses

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

15.29.3 Secondary Uses

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

15.29.4 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) is 0.6.
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 calculations of the maximum **floor area ratio**.
5. An unenclosed and uncovered **balcony** of a detached **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 detached **coach house** must be enclosed within the allowable **building** area.
7. Notwithstanding section 4.2.2 of this bylaw, where the **lot width** is between 9.0 m and 11.5 m:
 - a) a maximum of 58 m² of **enclosed parking** within a **garage** located on-site, or **parking spaces** within an unenclosed **carport** located on-site, is not included in the calculation of the maximum **floor area ratio**, provided that such **enclosed parking** or **parking spaces** are not used for **habitable space**; and
 - b) for the purposes of this subsection 15.29.4.7, a **carport** means a roofed **structure**, open on two or more sides, that is attached to the **accessory building** containing the **coach house** and that is used by the occupants of the **lot** to shelter the required **vehicle parking spaces**.

15.29.5 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.

15.29.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **accessory buildings, coach houses, carports, garages** and **parking spaces** must be **setback** a minimum of 15.0 m.
2. The minimum **interior side yard** for a **principal building** is 1.2 m.
3. On an **interior lot**, where the **lot width** is between 9.0 m and 11.5 m:
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 0.6 m for the ground floor and 1.2 m for the upper floor; and
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m.
4. On an **interior lot**, where the **lot width** is greater than 11.5 m:
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 1.2 m; and
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m.
5. In addition to subsections 15.29.6.3 and 15.29.6.4, 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.

6. **Bay windows and hutches** which form part of the **coach house** may project for a distance of 0.6 m into the **side yard**.
7. The minimum **exterior side yard** is 3.0 m.
8. The minimum **rear yard** is 6.0 m for the **single detached housing**, except for a **corner lot** where the **exterior side yard** is 6.0 m, in which case the **rear yard** is reduced to 1.2 m.
9. A **coach house** shall be located within 1.2 m and 10.0 m of the **rear lot line**.
10. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing a **coach house** is 4.5 m.
11. **Coach houses** and **accessory buildings** are not permitted in the **front yard**.
12. Waste and recycling bins for a **coach house** shall be located within a **screened structure** that is **setback** a minimum of 1.5 m from the **rear lot line**.
13. **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**.
14. An unenclosed and uncovered **balcony** of a detached **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**.

15.29.7 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 lot depth vertical 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 a 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 addition to the requirements in subsection 15.29.7.6, where the **lot width** is between 9.0 m and 11.5 m:
 - a) any portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** that extends beyond the footprint of the second **storey** of a **coach house** shall be no higher than 4.0 m above the highest elevation of the crown of the **abutting lane**; and
 - b) the roof over the portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** must have a minimum pitch of 4:12 and be a gable end roof design.
8. In the ZS29 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 15.29.7.8 only, **grade** means the finished ground elevation around the **accessory building** containing the **coach house**.
9. The maximum **height** for **accessory structures** is 9.0 m.

15.29.8 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:

| Minimum frontage | Minimum lot width | Minimum lot depth | Minimum lot area |
|------------------|-------------------|-------------------|----------------------|
| 6.0 m | 9.0 m | 34.5 m | 315.0 m ² |

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

15.29.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that in the ZS29 zone:
 - a) **fences**, when located within 3.0 m of a **side lot lane 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

- b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space shall be provided with a minimum area of 30.0 m² and a minimum width and depth of 3.0 m.
3. All private outdoor space shall not be:
 - a) located in the **front yard**; and
 - b) 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:
 - a) shall be for the benefit of the **coach house** only;
 - b) 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
 - c) 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 the **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 **building** 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.

15.29.10 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. Where the **lot width** is between 9.0 m and 11.5 m:
 - a) the required on-site **parking spaces** for the **single detached housing** may be provided in a **tandem arrangement**, with the required on-site **parking space** for the **coach house** located to one side; and
 - b) a **coach house** may not be located above more than 2 side-by-side **parking spaces** in the detached **garage** or **carport**, as defined in subsection 15.29.4.7 (b).
4. Where the **lot width** is greater than 11.5 m:
 - a) a **coach house** may not be located above more than 2 **parking spaces** in the detached **garage** for the **single detached housing**; and
 - b) 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.

15.29.11 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 **“COACH HOUSE (ZS29) – NO. 4 ROAD”**.

P.I.D. 003-490-416

Lot 18 Except: Firstly; Part Subdivided by Plan 43667, Secondly; Part Subdivided by Plan 74576; Block “B” Section 22 Block 4 North Range 6 West New Westminster District Plan 2670

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9703”**.

FIRST READING

APR 24 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER