



**To:** Planning Committee

**Date:** March 21, 2023

**From:** Wayne Craig  
Director, Development

**File:** RZ 17-777739

**Re:** Application by Ajit Aujla and New Villa Holdings for Rezoning at 8491 No. 4 Road from “Single Detached RS1/E” Zone to the “Coach House ZS31 – No. 4 Road” Zone

**Staff Recommendation**

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10455 to create the “Coach House (ZS31) – No. 4 Road” zone, be introduced and given First Reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10456 to rezone 8491 No. 4 Road from “Single Detached (RS1/E)” zone to “Coach House (ZS31) – No. 4 Road” zone, be introduced and given First Reading.

Wayne Craig  
Director, Development  
(604-247-4625)

WC:le  
Att. 9

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

## Staff Report

### Origin

Ajit Aujla and New Villa Holdings (Director: Raj Dhaliwal) have applied to the City of Richmond for permission to rezone the property at 8491 No. 4 Road from the “Single Detached (RS1/E)” zone to a new site-specific zone, “Coach House (ZS31) – No. 4 Road”. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed rezoning would permit the property to be subdivided to create two lots (Attachment 2), each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the existing rear lane (Attachment 3).

A new site-specific zone is being introduced to facilitate the proposed lot depth of 34.6 m (113.5 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 a reduced lot depth.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

#### Subject Site Existing Housing Profile

There is an existing single-family dwelling on the subject property, which is proposed to be demolished. The applicant has confirmed the single-family dwelling is currently rented, and does not contain any secondary suites.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and further north “Compact Single Detached (RC1)” fronting No. 4 Road.
- To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and further south “Compact Single Detached (RC1)” fronting No. 4 Road.
- To the East: Across No. 4 Road, single-family dwellings on 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 5). 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. Compact lot single detached (single detached housing with a secondary suite) is permitted on all compact lots with a minimum of 9 m width. Compact lot coach house (single detached housing with a detached coach house unit) is permitted on compact lots with a minimum 35 m lot depth. This proposal is to create a site-specific zone to allow for coach houses on lots with a minimum 34.5 m lot depth.

The Policy identifies that Rezoning for the construction of a coach house along an arterial road may be considered on isolated sites identified for Arterial Road Compact Lot Single Detached on the Arterial Road Housing Development map based on its own merit. The subject development has demonstrated that they are able to achieve all zoning and policy requirements on a slightly reduced lot depth so the proposed 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. Submission of a Landscape Plan and cash securities to ensure the buffer area is appropriately landscaped is required prior to rezoning bylaw adoption. A preliminary landscape plan is included as Attachment 6, and is subject to further review to ensure that the plan meets all OCP guidelines. 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* and the *City's Zoning Bylaw 8500*.

## **Analysis**

### Built Form and 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 3).

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 Architectural Elevation Plans of the proposed coach house (Attachment 7) include sloped roofs, articulation of the buildings 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.

### Existing Legal Encumbrances

None

### 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.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report indicates there are no street trees adjacent to the subject property and assesses four bylaw-sized trees on the subject property and one tree on a neighbouring property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Four trees (tag# 2, 3, 4 & 5) located on site are in poor condition, have been previously topped, and should be removed and replaced.
- One tree that forms part of a hedge row (tag #1) located on adjacent neighbouring property to the south (8511 No. 4 Road) is identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove four on-site trees (Trees #2, #3, #4, and #5). The 2:1 replacement ratio would require a total of eight replacement trees (see Attachment 8 for the Tree Management Plan). The applicant has agreed to plant three trees on each lot proposed; for a total of six trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
Lot 1 – 3 trees	8 cm	4 m
Lot 2 – 3 trees	8 cm	4 m

To ensure that the three new trees are planted and maintained on each new lot, the applicant is required to submit a Landscape Plan and cost estimate for 100 per cent of the landscaping works (including installation) to the satisfaction of the Director, Development, that includes the six (6) replacement trees noted above, prior to the final adoption of the rezoning bylaw. Securities will be held 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 to ensure that the landscaping survives. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$1,500.00 to the City’s Tree Compensation Fund in lieu of the remaining two trees that cannot be accommodated on the subject property after redevelopment while also providing on-site open space for the single family home and coach house occupants.

*Tree Protection*

One tree that forms part of a hedge row (Tag # 1) on the neighbouring property to the south (8511 No. 4 Road) is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect it during development stage (Attachment 7). To ensure that the tree identified for retention is protected at the development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, 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 remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite on 50 per cent of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund on the total buildable area of the remaining lot(s); or a cash-in-lieu contribution on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the City's Affordable Housing Strategy, the applicant proposes to provide a one-bedroom coach house above an attached garage on each of the new lots, for a total of two coach house units. To ensure that the coach houses are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, no final Building Permit inspection will be granted until the coach houses are constructed in accordance with the plans shown in Attachment 7. The permitted uses in the ZS31 zone require the construction of a coach house in addition to a single detached house.

### Site Servicing and Frontage Improvements

Prior to rezoning bylaw adoption, 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 9. 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 2.0 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 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.
- Payment of the 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 create a site-specific zone, “Coach House (ZS31) – No. 4 Road” and rezone the property at 8491 No. 4 Road from “Single Detached (RS1/E)” to the “Coach House (ZS31) – No. 4 Road” zone, 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 9, 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 10455 and that Richmond Zoning Bylaw 8500, Amendment Bylaw 10456 be introduced and given first reading.



Laurel Eyton  
Planning Technician  
(604-276-4262)

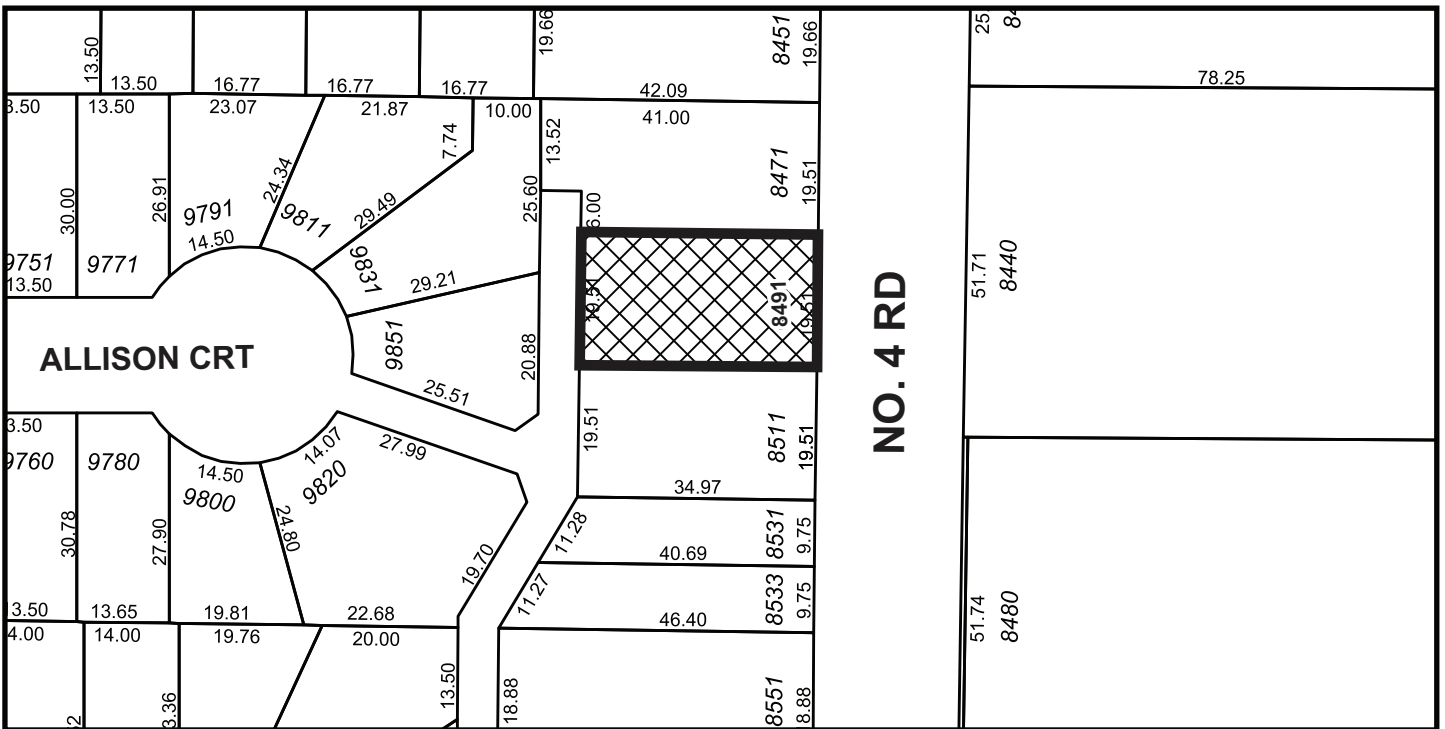
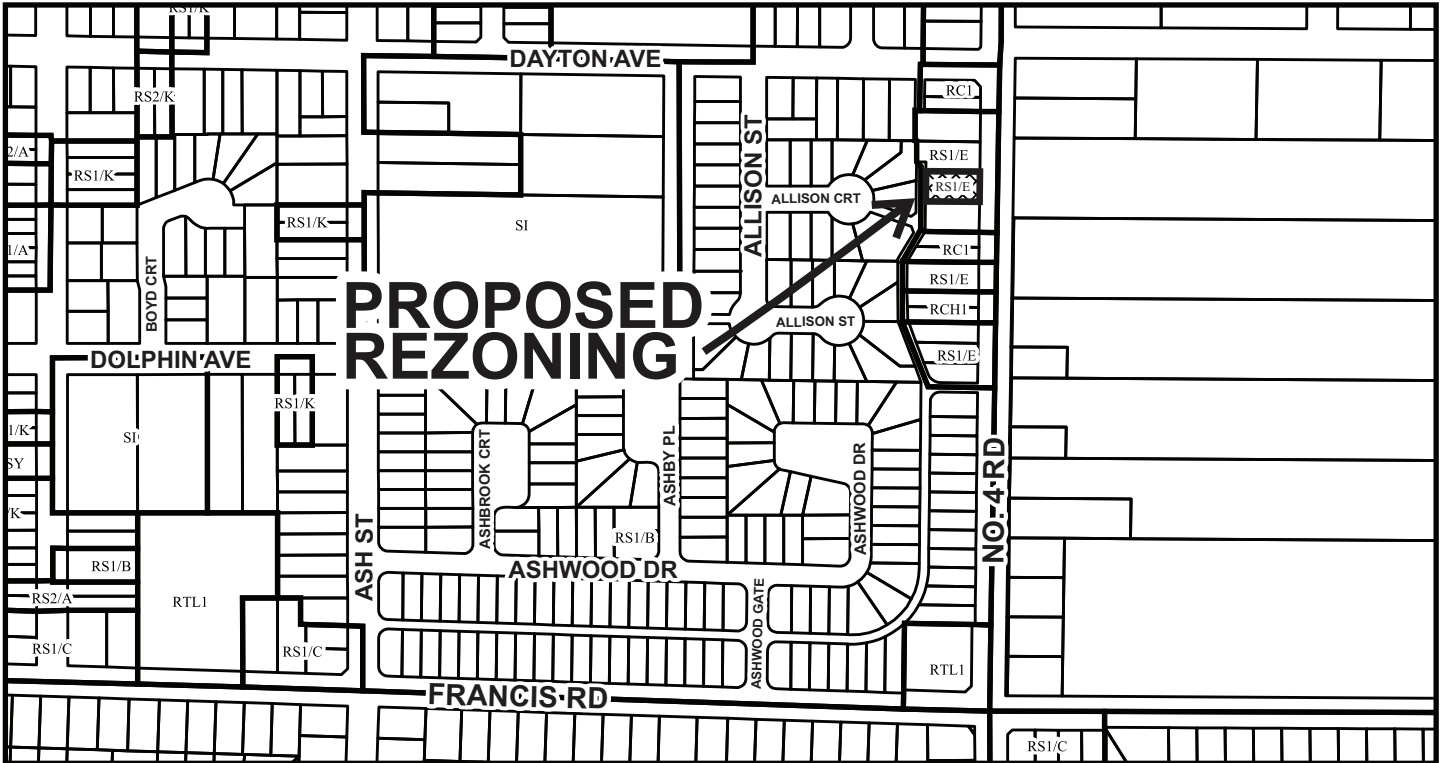
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- Att. 1: Location Map/ Aerial Photo  
2: Site Survey and Proposed Subdivision Plan  
3: Site Plan  
4: Development Application Data Sheet  
5: Ash Street Sub-area Plan Land Use Map  
6: Preliminary Landscape Plan  
7: Conceptual Coach House Development Plans  
8: Tree Management Plan  
9: Rezoning Considerations





City of  
Richmond



RZ 17-777739

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Original Date: 08/18/17

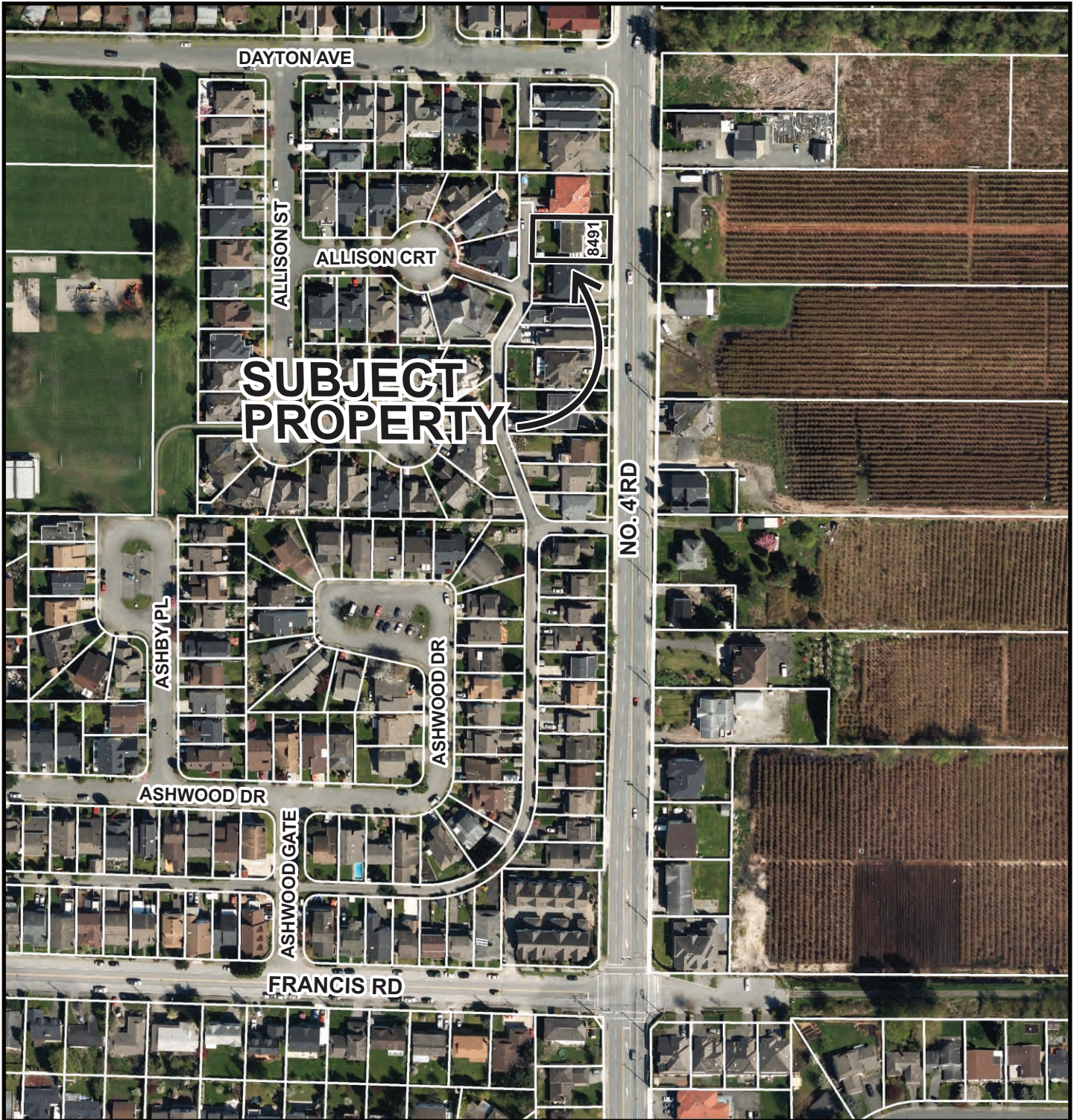
Revision Date: 03/06/23

Note: Dimensions are in METRES





City of  
Richmond



RZ 17-777739

PH - 65

Original Date: 08/18/17

Revision Date:

Note: Dimensions are in METRES



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
 PARCEL "A" (H84808E) LOT 19 EXCEPT:  
 PART SUBDIVIDED BY PLAN 74576; BLOCK "B"  
 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST  
 NEW WESTMINSTER DISTRICT PLAN 2670**

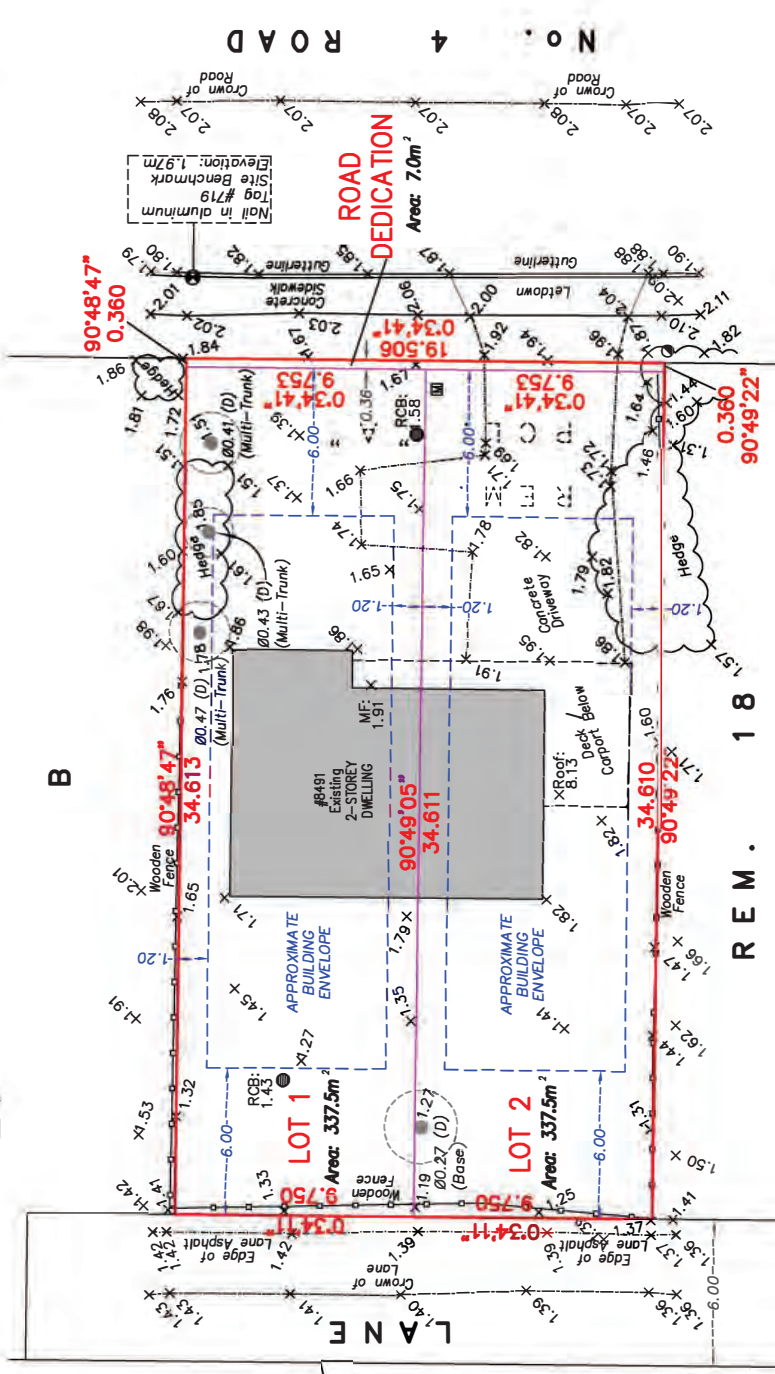
#8491 No. 4 ROAD,  
 RICHMOND, B.C.  
 P.I.D. 003-518-809

PH - 66

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED



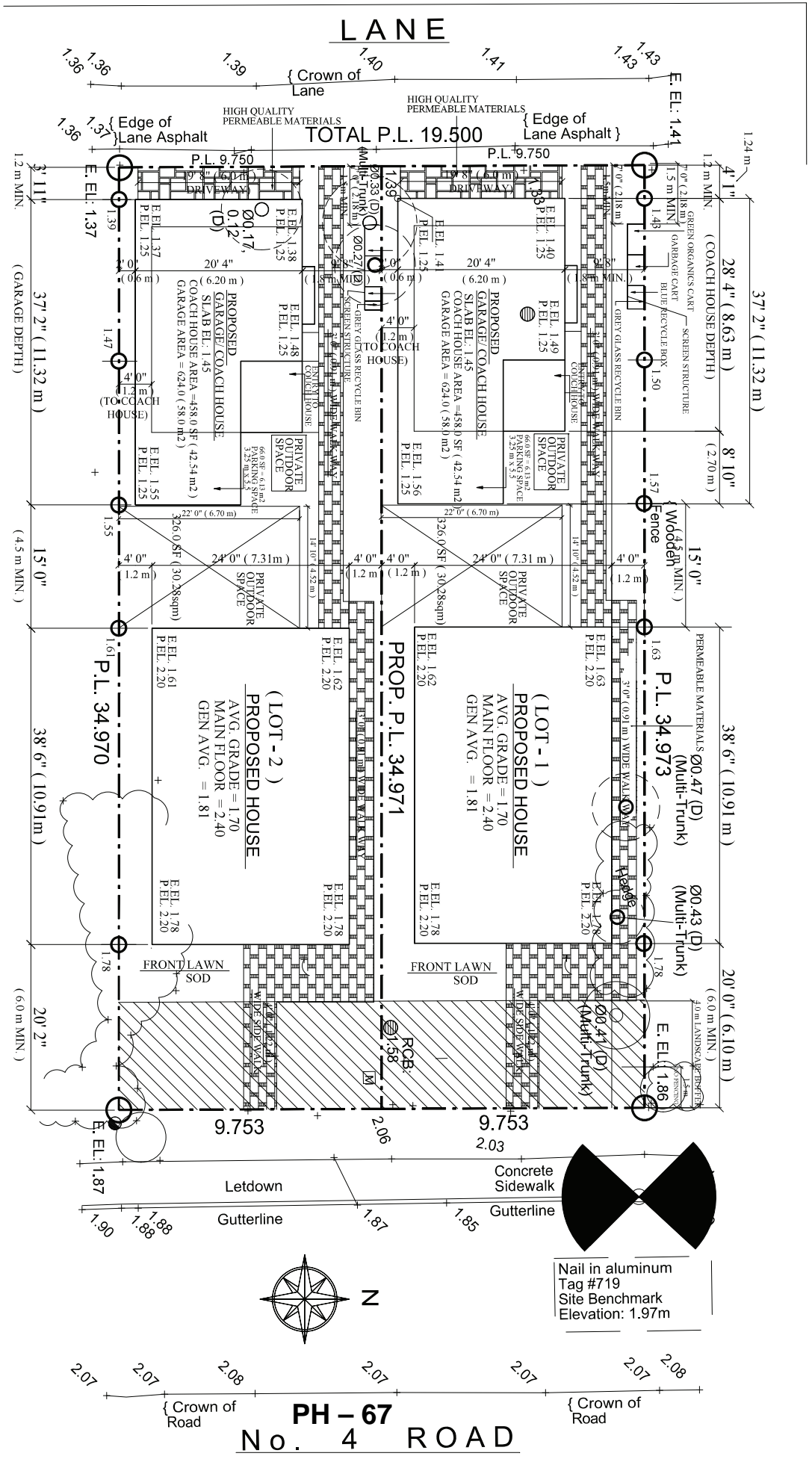
**NOTE:**  
 Elevations shown are based on  
 City of Richmond HPN  
 Benchmark network.  
 Benchmark: HPN #190  
 Control Monument 94H1624  
 Elevation: 2.353m  
 Benchmark: HPN #196  
 Control Monument 77H4970  
 Elevation: 1.793m

**LEGEND:**  
 (D) denotes deciduous  
 ● denotes round catch basin  
 ■ denotes water meter  
 ○ denotes power post  
 MF denotes main floor

**NOTE:**  
 Use site Benchmark Tag #719 for  
 construction elevation control.

**CERTIFIED CORRECT:**  
 LOT DIMENSION ACCORDING TO  
 FIELD SURVEY.  
 Digitally signed by  
**Johnson Tam**  
 JQQ5M3  
 Date: 2023.02.16  
 105224-0800  
 JOHNSON C. TAM, B.C.L.S., C.L.S.  
**MARCH 14th, 2017.**

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 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. 6675  
 FB-327 P80-81  
 Drawn By: IO/LK  
**DWG No. 6875-Topo-02**



PER IMPERMEABLE COVERAGE = 70% OF 3670.61 S.F. ( 341.0 m<sup>2</sup> )  
 = 2569.0 S.F. ( 238.66 m<sup>2</sup> )  
 PROPOSED IMPERMEABLE COVERAGE = 2162.0 S.F. ( 200.84 m<sup>2</sup> )  
 PER. LANDSCAPE SURFACE = 30% OF 3670.61 S.F. ( 341.0 m<sup>2</sup> )  
 = 1101.0 S.F. ( 102.28 m<sup>2</sup> )  
 PROPOSED LANDSCAPE SURFACE = 1508.0 SF ( 127.36 m<sup>2</sup> )

**SITE PLAN**

**PS : CALCULATIONS ARE PER LOT SIZE**

PER SITE COVERAGE = 45% OF 3670.61 S.F. ( 341.0 m<sup>2</sup> )  
 = 1651.77 S.F. ( 153.44 m<sup>2</sup> )  
 PROPOSED SITE COVERAGE = 1613.0 S.F. ( 149.84 m<sup>2</sup> )

Note: Revised calculations to be provided, with revised lot area following road dedication

DATE	DESCRIPTION
Dec 11 2017	UPDATED TO SUIT CITY COMMENTS
ASONSIBH DESIGN & DRAFTING LTD.	
19732-718 Ave Langley B.C.	
PH: 1 604 539 1740 FAX: 1 604 539 1741	
CELL: 1 604 728 0389 E-MAIL: ansibh@asonsibh.com	
SITE PLAN	
DATE	DESCRIPTION
8401 - No-4 Road, Richmond, B.C.	
DATE	DESCRIPTION
10/20/18	



**RZ 17-777739**

**Attachment 4**

Address: 8491 No. 4 Road

Applicant: Ajit Aujla and New Villa Holdings

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

	Existing	Proposed
<b>Owner(s):</b>	Ajit Aujla and New Villa Holdings	Ajit Aujla and New Villa Holdings
<b>Site Size (m<sup>2</sup>):</b>	682 m <sup>2</sup> (7,340 ft <sup>2</sup> )	Lot A: 337.5 m <sup>2</sup> (3,633 ft <sup>2</sup> ) Lot B: 337.5 m <sup>2</sup> (3,633 ft <sup>2</sup> )
<b>Land Uses:</b>	One single-detached lot	Two single detached lots, each with a coach house
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	Small lots or large lots	No Change
<b>702 Policy Designation:</b>	N/A	N/A
<b>Zoning:</b>	Single Detached (RS1/E)	Coach House (ZS31) – No. 4 Road
<b>Number of Units:</b>	1	Lot A: 2 Lot B: 2
<b>Other Designations:</b>	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement (ZS31)	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max 0.6	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 204.6 m <sup>2</sup> (2202.3 ft <sup>2</sup> ) Lot B: Max. 204.6 m <sup>2</sup> (2202.3 ft <sup>2</sup> )	Lot A: Max. 202.5 m <sup>2</sup> (2179.7 ft <sup>2</sup> ) Lot B: Max. 202.5 m <sup>2</sup> (2179.7 ft <sup>2</sup> )	none permitted
Coach House Floor Area (m <sup>2</sup> ):	Min: 33.0 m <sup>2</sup> Max: 60.0 m <sup>2</sup>	Min: 33.0 m <sup>2</sup> Max: 60.0 m <sup>2</sup>	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	315.0 m <sup>2</sup>	337.5 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 9.0 m Depth: 34.5 m	Width: 9.8 m Depth: 34.6 m	none
Primary Dwelling Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m (Min separation to coach house: 4.5 m) Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m (Min separation to coach house: 4.5 m) Side: Min. 1.2 m	none

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement (ZS31)</b>	<b>Proposed</b>	<b>Variance</b>
Accessory Coach House Setbacks (m)	Front: Min. 6.0 m Rear: Min. 1.2 m Side, South: min. 0.6 m ground floor; 1.2 m upper floor Side, North: 1.8 m	Front: Min. 6.0 m Rear: Min. 1.2 m Side, South: min. 0.6 m ground floor; 1.2 m upper floor Side, North: 1.8 m	none
Primary Dwelling Height (m):	Max. 2 ½ storeys or 9.0 m	Max. 2 ½ storeys or 9.0 m	none
Accessory Coach House Height (m):	Max: 2.0 storeys or 6.5 m	Max: 2.0 storeys or 6.5 m	none
On-site Vehicle Parking, including Accessory Coach House Use:	Min. 3 per lot	Lot A: Min. 3 Lot B: Min. 3	none
Off-street Parking Spaces – Total (per lot):	Principal Dwelling: 2 Coach House: 1	Principal Dwelling: 2 Coach House: 1	none
Tandem Parking Spaces (per lot):	Permitted for Principal Dwelling	Principal Dwelling: 2	none

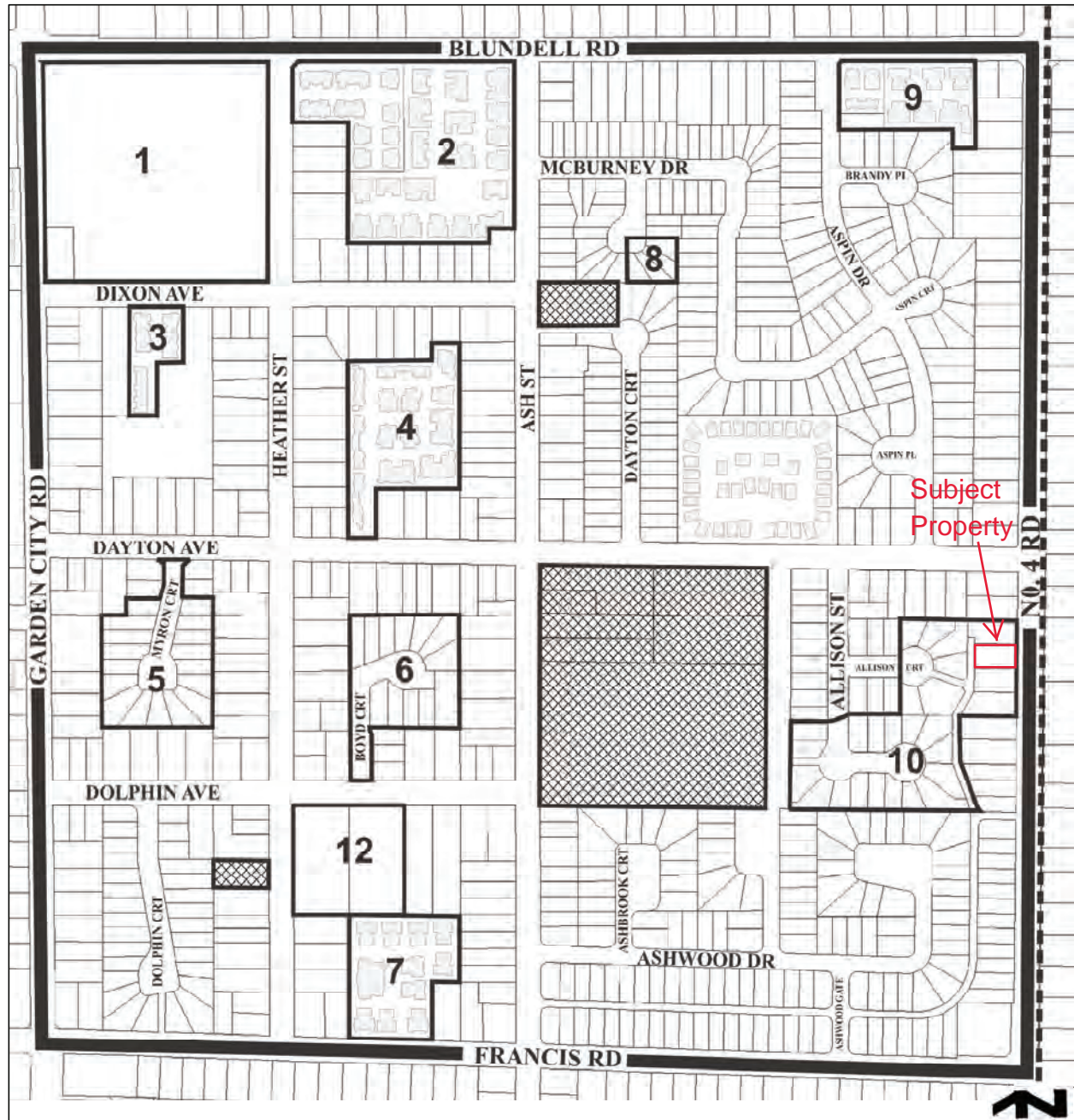
\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



City of Richmond

Land Use Map

Bylaw 9489  
2016/07/18



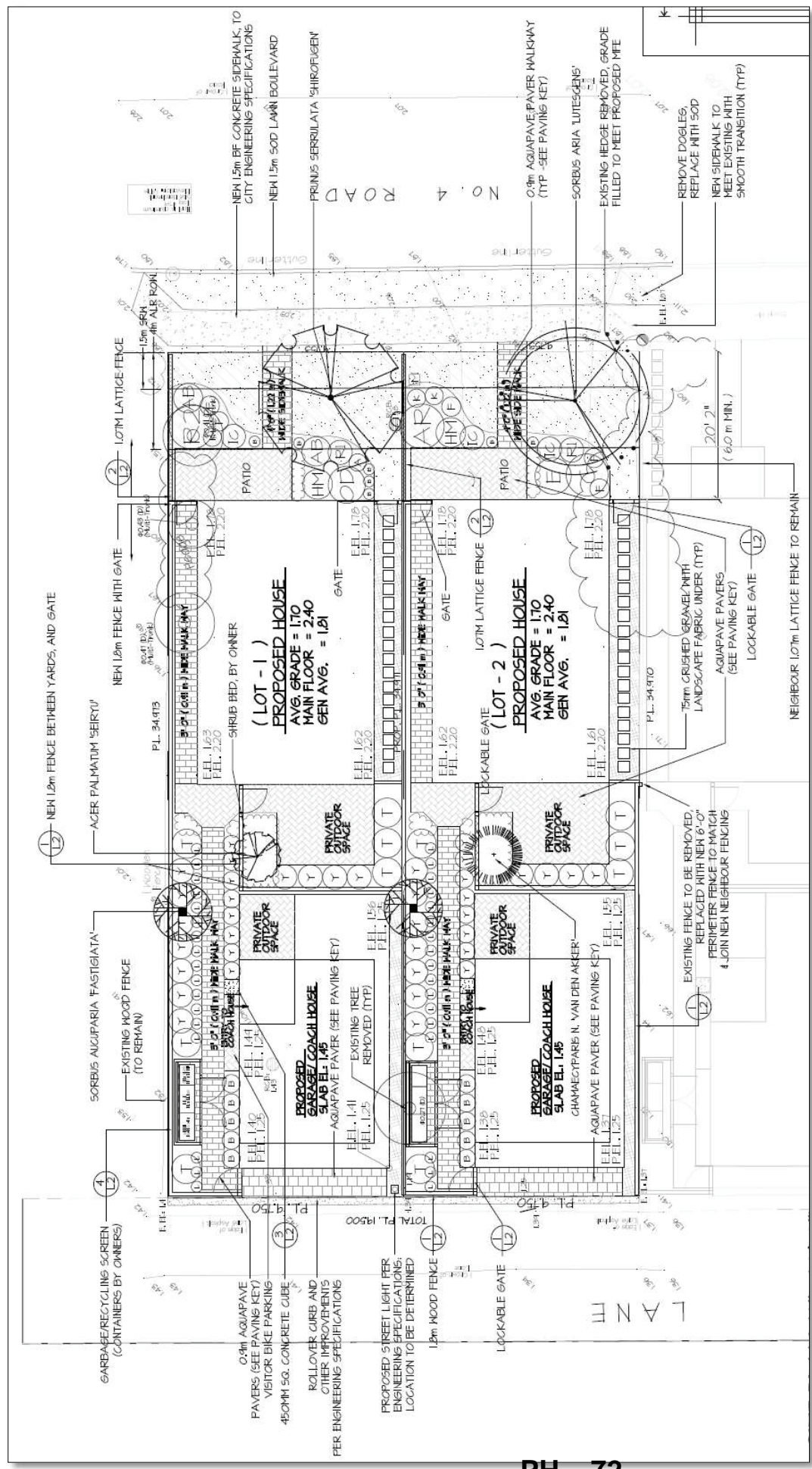
ALR Boundary	Area Boundary	
Public, Institutional & Open Space	Low Density Residential	Designated Infill Areas – Refer to Table: 1



**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



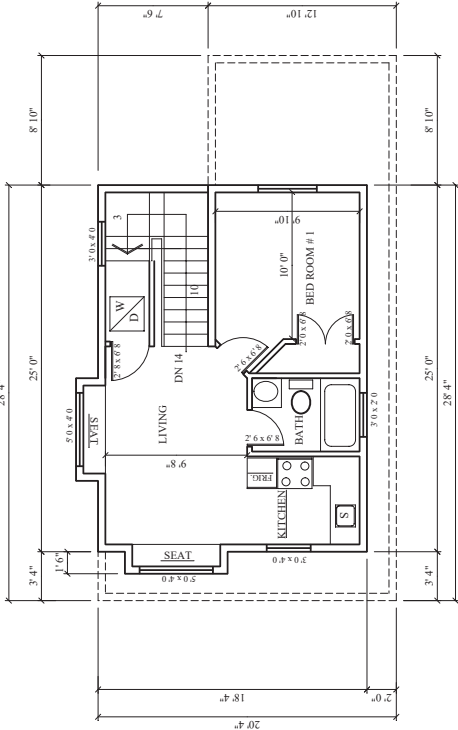
TOTAL PROPOSED REPLACEMENTS = 6 (4 removals = 8 required replacement trees)

Note: Replacement trees should not interfere with driveways, visibility, buildings, services, sidewalks and the view corridors of adjacent properties. All plant material, topsoil depth, and quality and installation to be to the BC Landscape Standard, recent edition. They should be watered deeply twice per week (depending on natural levels of precipitation) for the first year or until established.

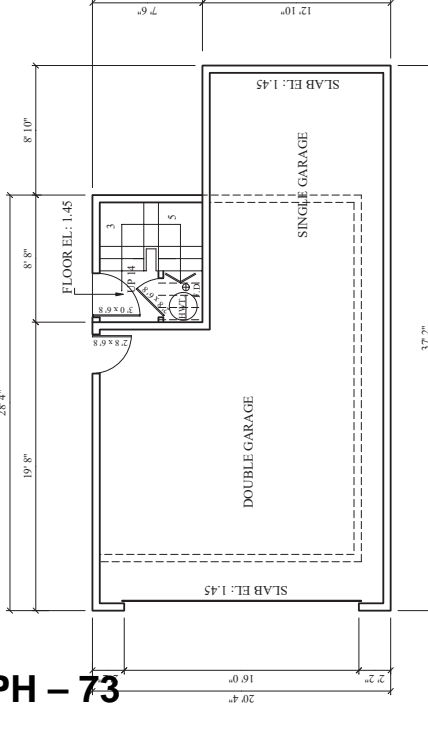
PLANT SCHEDULE	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER: 17-084
1	ACER PALMATUM 'SEIRTU'	15 POT STATED UPRIGHT	17-084
1	VAN DEN AKER' NORTA OTTRES'	15 POT STATED UPRIGHT	
1	PRUNUS SERRULATA 'SHIROFIGEN'	60H CALI. 1.5H STD. B&B	
1	SORBUS ARIA 'LUTESCENS'	60H CALI. 1.5H STD. B&B	
2	SORBUS ALUCIPARIA 'FASTIGIATA'	60H CALI. 1.5H STD. B&B	

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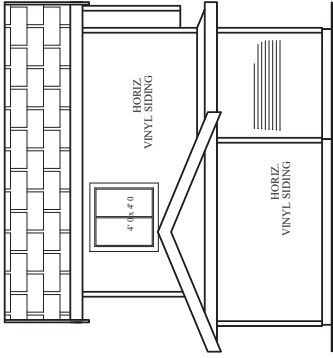
\* Subject to further review to ensure consistency with OCP guidelines



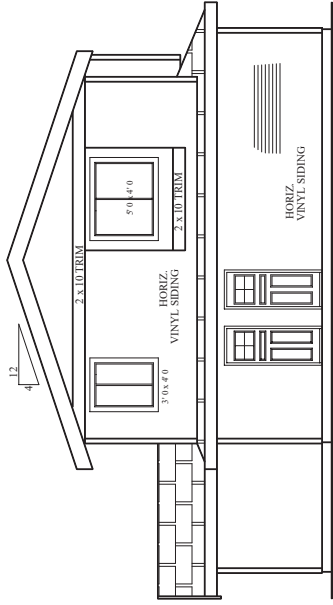
**COACH HOUSE FLOOR PLAN**  
 COACH HOUSE AREA = 458.0 SF (42.54 m<sup>2</sup>)  
 incl. stair on one floor



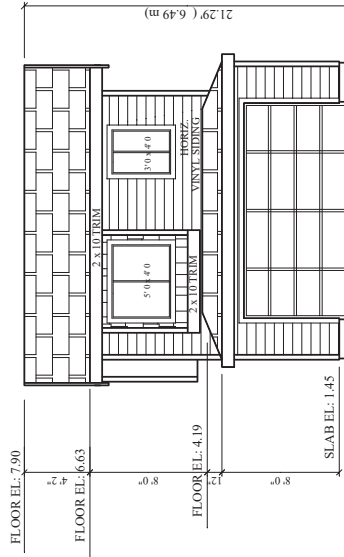
**GARAGE PLAN**  
 AREA = 624.0 SF (57.96 m<sup>2</sup>)



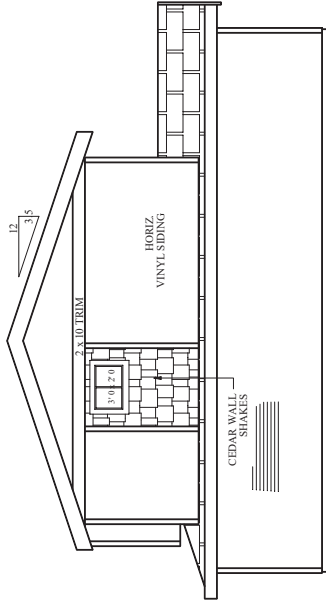
**FRONT ELEVATION (EAST)**



**LEFT SIDE ELEVATION (NORTH)**



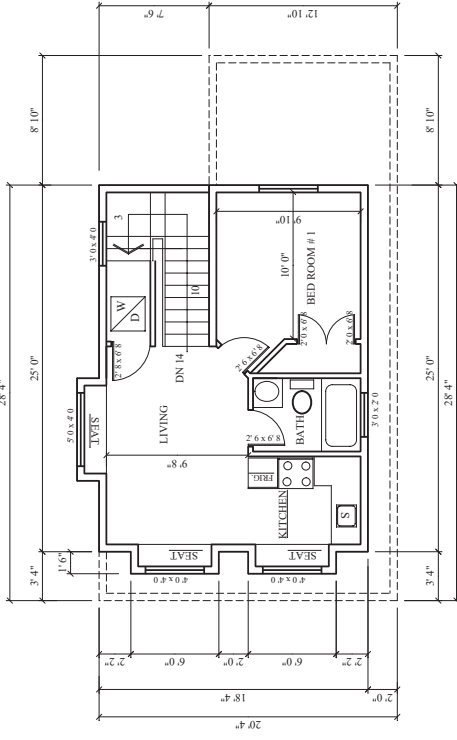
**REAR ELEVATION (WEST)**



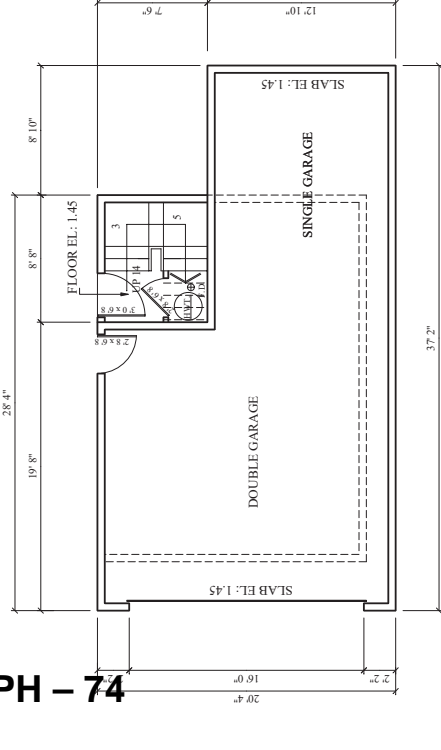
**RIGHT SIDE ELEVATION (SOUTH)**

Dec. 11 2017		UPDATED TO SUIT CITY COMMENTS	
Astonish Design & Detailing Ltd.			
19732/118 Ave. Langley B.C.			
PH: 604.885.1741			
CELL: 1 604 728 0889 E-MAIL: astonish@astonish.com			
PROJECT:		Lot - 1, COACH HOUSE PLAN	
DRAWN:		8891 - No 4 Road, Richmond, B.C.	
CHECKED:		KAMAL	
SCALE:		1/8" = 1'-0" / 1/4" = 1'-0"	
DATE:		X-2002	

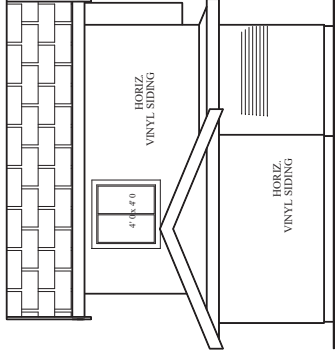
THESE PLANS CONFORM TO  
 B.C.B.C. 2012 EDITION



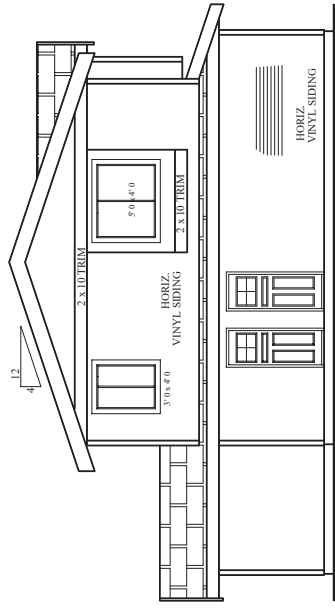
**COACH HOUSE FLOOR PLAN**  
 COACH HOUSE AREA = 458.0 SF (42.54 m<sup>2</sup>)



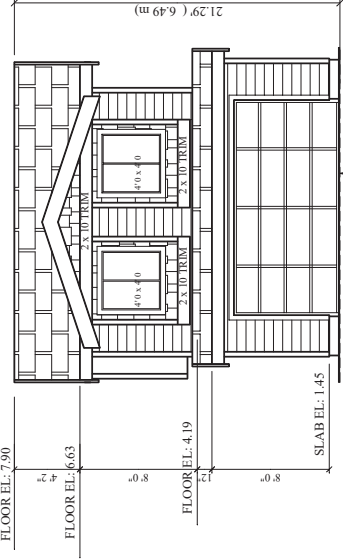
**GARAGE PLAN**  
 AREA = 624.0 SF (57.96 m<sup>2</sup>)



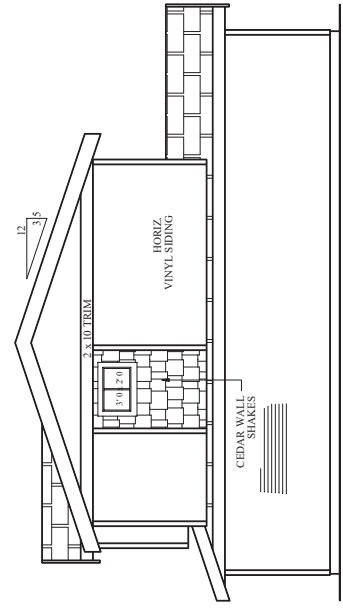
**FRONT ELEVATION**  
 (EAST)



**LEFT SIDE ELEVATION**  
 (NORTH)



**REAR ELEVATION**  
 (WEST)

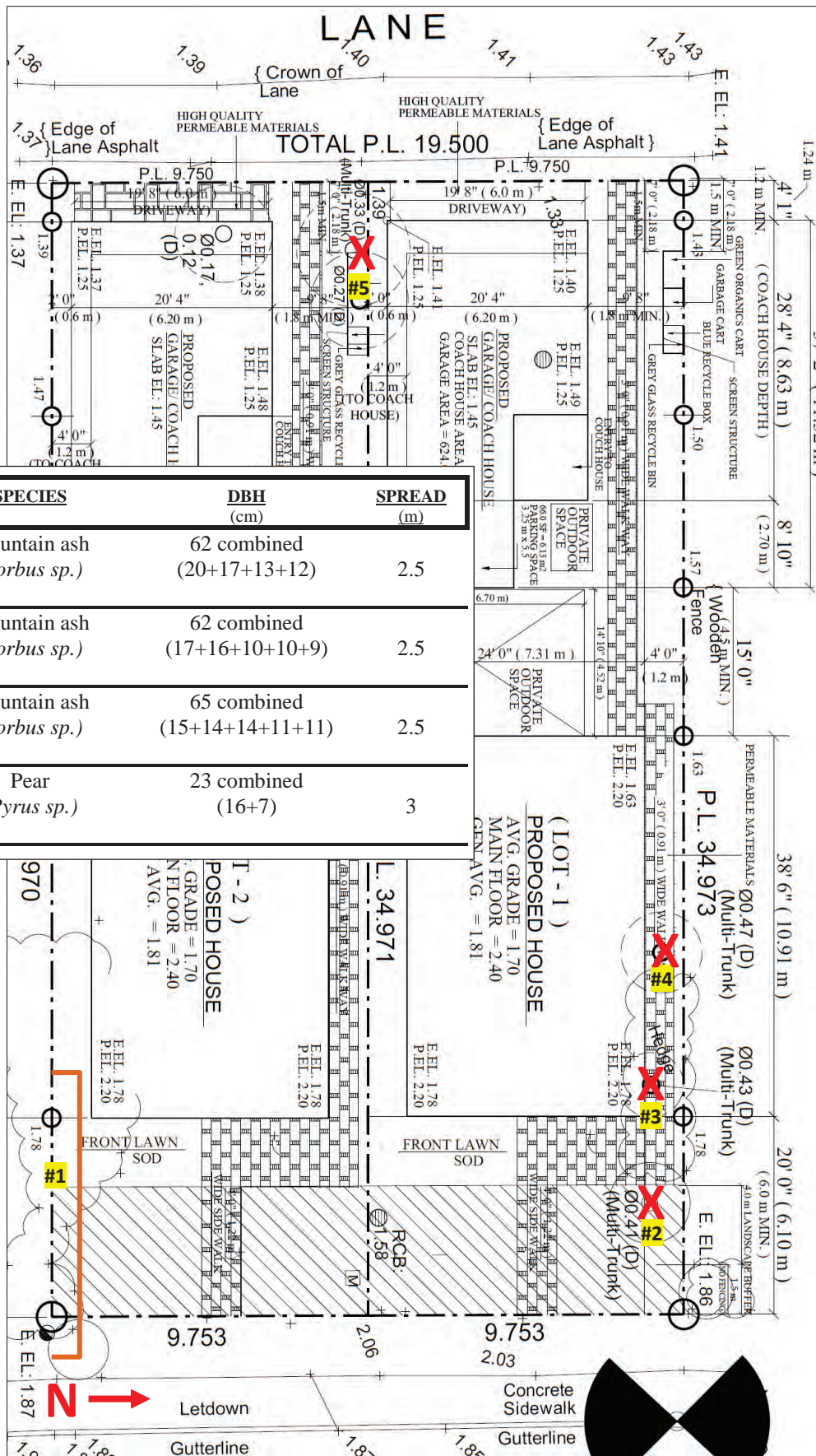


**RIGHT SIDE ELEVATION**  
 (SOUTH)

DATE	11/2017	DESCRIPTION	UPDATED TO SUIT CITY COMMENTS
DESIGNER	Astonish Design & Detailing Ltd.		
PROJECT	8911 - No 4 Road, Richmond, B.C.		
CELL	1604 728 0889		
E-MAIL	astondesign@hotmail.com		
PROJECT	Lot - 2, COACH HOUSE PLAN		
SCALE	AS SHOWN		
DATE	8/9/17		
PROJECT	8911 - No 4 Road, Richmond, B.C.		
CELL	1604 728 0889		
E-MAIL	astondesign@hotmail.com		
PROJECT	Lot - 2, COACH HOUSE PLAN		
SCALE	AS SHOWN		
DATE	8/9/17		
PROJECT	8911 - No 4 Road, Richmond, B.C.		
CELL	1604 728 0889		
E-MAIL	astondesign@hotmail.com		

THESE PLANS CONFORM TO  
 B.C.B.C. 2012 EDITION





TREE #	SPECIES	DBH (cm)	SPREAD (m)
2	Mountain ash ( <i>Sorbus sp.</i> )	62 combined (20+17+13+12)	2.5
3	Mountain ash ( <i>Sorbus sp.</i> )	62 combined (17+16+10+10+9)	2.5
4	Mountain ash ( <i>Sorbus sp.</i> )	65 combined (15+14+14+11+11)	2.5
5	Pear ( <i>Pyrus sp.</i> )	23 combined (16+7)	3

Tree Retention & Removal Plan, Scale 1/16" = 1'



**Address:** 8491 No. 4 Road

**File No.:** RZ 17-777739

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10456, the developer is required to complete the following:**

1. A 0.36m road dedication along the entire eastern frontage of the property.
2. 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 installation costs. The Landscape Plan should:
  - comply with 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;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
  - include native plantings within the ALR Buffer consistent with the OCP’s guidelines; and
  - include the six required replacement trees with the following minimum sizes:

<b>No. of Replacement Trees</b>	<b>Minimum Caliper of Deciduous Tree</b>	or	<b>Minimum Height of Coniferous Tree</b>
6	8 cm		4.0 m

The City will release 90% of the security after construction and landscaping on the future lots is completed, and a landscaping inspection is approved. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the replacement trees have survive. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.

3. City acceptance of the developer’s offer to voluntarily contribute \$1,500 to the City’s Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Installation of appropriate tree protection fencing around the trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on title ensuring that the coach house cannot be stratified.
8. Registration of a legal agreement on Title ensuring that the Building Permit application and ensuing development of the coach houses are generally consistent with submitted conceptual plans attached to the Rezoning Report to Planning Committee.
9. Registration of a legal agreement on title to ensure that landscaping planted along the eastern 4m of the property, for the purposes of buffering the interface with the Agricultural Land Reserve, is maintained and will not be abandoned or removed.
10. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
11. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City’s Consolidated Fees Bylaw No 8636, as amended.
12. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 402.0 L/s of water available at 20 psi residual at the hydrant located at the frontage of 8451 No. 4 Rd and 391.0 L/s of water available at 20 psi residual at the frontage of 8511 No. 4 Rd. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, 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 onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.
  - Retain the existing water service connection and meter to service the proposed Lot 2 of the subject site.
  - Provide a 1.5m x 1.5m Statutory Right of Way for the new water meter to serve the proposed Lot 1. The location of the new meter shall be determined through the Servicing Agreement process.
- At the Developer's cost, the City will:
  - Install a new water service connection off of the 300mm AC water main along No. 4 Rd, complete with water meter, to serve proposed Lot 1.

Storm Sewer Works:

- The Developer is required to:
  - Check the existing storm service connection and inspection chamber serving the subject site (STLAT91219 & STCN31118). Confirm the material and condition of the inspection chambers and pipes. If deemed acceptable by the City, the existing service connections may be retained. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
  - Provide a 3.5m deep & 3.0 m wide utility Statutory Right of Way centered on the common property line of the new lots. Encroaching into the SRW with proposed trees, non-removable fencing, or other non-removable structures will not be permitted.
  - Install a new 200mm diameter storm sewer from the north property line of 8491 No. 4 Rd to the lane junction (approximately 35 m), complete with catch basins and a manhole at the highpoint at the north end and a new manhole at the lane junction. The storm sewer shall be designed to allow for connection to lane drainage to the north if the lane is extended.
  - Remove the existing storm service lateral from the north east corner of 9820 Allison Court to the existing catch basin at the lane junction (approximately 34 m). The removal of the lateral and catch basin shall be completed at the City's cost, subject to funding approval.
  - Install a new 200mm diameter storm sewer from the north east corner of 9820 Allison Court to the existing catch basin at the lane junction (approximately 34 m), at the City's cost, subject to funding approval. Tie-in shall be to a new manhole to replace STMH5831.
- At the Developer's cost, the City will:
  - Replace the existing storm service connections and inspection chambers (STLAT91219 & STCN31118), if the connections are not in a condition to be re-used. The existing connection serving 8511 No. 4 Rd shall be reconnected if the replacement of the existing IC is required.

Sanitary Sewer Works:

- At the Developer's cost, the City will:
  - Cut and cap the existing service connection located at the south west corner of the subject site (SCON30043). The existing inspection chamber (SIC7945) shall be retained to serve 8511 No. 4 Rd.
  - Install a new sanitary service connection at the adjoining property line of the proposed lots, complete with an inspection chamber and dual service leads.

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 onsite.
- Provide road improvements along No. 4 Rd frontage of the proposed site in accordance with the standard road cross-section requirements, to include: a 1.5m boulevard and 2.0m sidewalk behind the existing curb/gutter as per Transportation's requirements.
- Provide rear laneway re-grading to a center swale configuration, and install rollover curbs and street lighting along entire property's rear laneway frontage, at the Developer's cost.
- Complete other frontage improvements as per Transportation's requirements

General Items:

- The Developer is required to:
  - 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 Rd.

**Prior to Demolition, the developer must complete the following requirements:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

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

1. 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.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. 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.
2. 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.

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10455 (RZ 17-777739)  
8491 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:

**15.31 Coach House (ZS31) – No. 4 Road**

15.31.1 Purpose

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

15.31.2 Permitted Uses

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

15.31.3 Secondary Uses

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

15.31.4 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 m<sup>2</sup> and must not exceed a total **floor area** of 60.0 m<sup>2</sup>.
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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup> 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 15.31.4.7, 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**.

#### 15.31.5 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.

#### 15.31.6 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 15.31.6.3 and 15.31.6.4, 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**.

#### 15.31.7 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 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 15.31.7.6, 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 respect of an **accessory building** containing a **coach house**:
  - 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 15.31.7.8 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.

15.31.8 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 <sup>2</sup>

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

15.31.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that in this **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 m<sup>2</sup> 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.



### 15.31.10 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 15.31.4.7 (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.

### 15.31.11 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. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10455”**.

FIRST READING

\_\_\_\_\_

A PUBLIC HEARING WAS HELD ON

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER CONDITIONS SATISFIED

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10456 (RZ 17-777739)  
8491 No. 4 Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“COACH HOUSE (ZS31) – NO. 4 ROAD”**.

P.I.D. 003-518-809

Parcel “A” (H84808E) Lot 19 Except: Part Subdivided by Plan 74576; Block “B” Section 22 Block 4 North Range 6 West New Westminster District Plan 2670

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10456”**.

FIRST READING

\_\_\_\_\_

A PUBLIC HEARING WAS HELD ON

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER CONDITIONS SATISFIED

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor




Regular Council  
Tuesday, April 11, 2023

R23/7-7

- 13. **APPLICATION BY AJIT AUJLA AND NEW VILLA HOLDINGS FOR REZONING AT 8491 NO. 4 ROAD FROM “SINGLE DETACHED RS1/E” ZONE TO THE “COACH HOUSE ZS31 – NO. 4 ROAD” ZONE**  
(File Ref. No. 12-8060-20-010455, RZ 17-777739; 12-8060-20-010456) (REDMS No. 7060982, 7173602, 7152994, 4573372)

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10455 to create the “Coach House (ZS31) – No. 4 Road” zone, be introduced and given First Reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10456 to rezone 8491 No. 4 Road from “Single Detached (RS1/E)” zone to “Coach House (ZS31) – No. 4 Road” zone, be introduced and given First Reading.*

The question on the motion was not called as discussion took place on (i) retaining or replacing all the trees on the property, (ii) finding innovative strategies to retain trees, (iii) timeline for applications, and (iv) potential stratification of coach houses.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.