



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 14, 2016
File: RZ 16-728740

Re: Application by Kenneth Jarmana for Rezoning at 7671 Bridge Street from Single Detached (RS1/F) to Single Detached (ZS26) – South McLennan (City Centre)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9548, to create the “Single Detached (ZS26) – South McLennan (City Centre)” zone, and to rezone 7671 Bridge Street from “Single Detached (RS1/F)” to “Single Detached (ZS26) – South McLennan (City Centre)”, be introduced and given first reading.


Wayne Craig
Director, Development

SDS:blg
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Kenneth Jarmana has applied to the City of Richmond for permission to rezone the eastern portion of the property at 7671 Bridge Street from the “Single Detached (RS1/F)” zone to a new site-specific single-family residential zone: “Single Detached (ZS26) – South McLennan (City Centre)”. The new zone is requested by the applicant in order to increase the permitted floor area for a detached accessory building to be retained on the site after the western portion of the site has been subdivided into a separate lot (Attachment 1). A survey of the subject site is included in Attachment 2.

Previous Rezoning

On September 4, 2013, Planning Committee gave first reading to Bylaw 9049 to rezone a portion of 7671 Bridge Street fronting Armstrong Street from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)” under RZ 13-631303. The bylaw would allow subdivision of the subject property into two (2) single-family lots. Third reading was given following the October 21, 2013 Public Hearing and the rezoning bylaw was adopted by Council on January 25, 2016.

The subject site is occupied by a newer single-family dwelling fronting Bridge Street and a large detached accessory building. The principal dwelling has a floor area of approximately 372 m² (4,004 ft²) and the accessory building has a floor area of approximately 112 m² (1,200 ft²).

The previous report to Council (April 14, 2013) on the previous rezoning indicated that the existing house and large detached accessory building could both be retained on site, subject to a Council consideration of a Development Variance Permit for maximum permitted lot coverage.

Through the review of the current subdivision application, detailed site surveys identified that the retention of both the house and the detached accessory shed do not exceed site coverage, but rather the maximum permitted floor area ratio in the “Single Detached (RS1/F)” zone is exceeded. The owner has requested a rezoning to increase the permitted floor area for the lot in order to proceed with the subdivision and retain both existing buildings, as the owner had planned through the previous rezoning and subdivision applications.

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 dwelling on a lot zoned “Single Detached (RS1/F)” with a rezoning application to rezone to “Single Detached (ZS14) – South McLennan (City Centre)” (RZ 16-721609), which is currently in circulation.

To the South: 34-unit, three (3) storey townhouse complex zoned “Medium Density Townhouses (RTM2)”.

To the East: Across Bridge Street, a single-family dwelling on a lot zoned “Single Detached (RS1/F)”.

To the West: Across Armstrong Street, a single-family dwelling on a lot zoned “Single Detached (ZS14) – South McLennan (City Centre)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This rezoning application is consistent with this designation.

The subject property is located in the McLennan South sub-area of the City Centre Area Plan. The Plan designates the subject property as “Residential, Historic Single-Family”. This rezoning application is consistent with this designation.

Floodplain Management Implementation Strategy

A flood indemnity covenant to meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 has been registered on Title of the subject lot as a condition of the previous rezoning application (RZ 13-631303).

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.

Analysis

Proposed Rezoning

The proposed rezoning application would rezone the eastern portion of 7671 Bridge Street (approximately 50 m in depth, with an area of 973.5 m²) to a new site-specific zone “Single Detached (ZS26) – South McLennan (City Centre)”. The proposed site-specific zone is identical in all provisions as the “Single Detached (ZS14) – South McLennan (City Centre)” zone, but allows for a larger floor area ratio for an accessory building only. The proposed zone includes a site plan to identify a specific area on the lot where an accessory building greater than 10 m² in area can be located. The proposed rezoning to the “Single Detached (ZS26) – South McLennan (City Centre)” would permit the existing structures on the lot to be retained.

The maximum floor area ratio (FAR) for the single family dwelling is consistent with the other single family zones in the vicinity of the site, and the additional FAR for the detached accessory building is limited to a maximum of 0.12 of the lot area, and is restricted to a location at the rear of the proposed lot. The existing accessory building is 5 m in height. Should the existing accessory building be removed, Section 4.14.4 of the Richmond Zoning Bylaw would limit the height of any future accessory building over 10 m² to 4 m for a building with a pitched roof and 3 m for a building with a flat roof.

Tree Retention and Replacement

Tree retention and replacement considerations were included and secured in the previous rezoning of the subject site (RZ 13-631303).

Affordable Housing Strategy

Requirements from the Affordable Housing Strategy were secured through the previous rezoning of the subject site (RZ 13-631303).

Site Servicing and Frontage Improvements

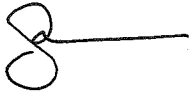
There are no servicing concerns with the proposed rezoning.

Conclusion

The purpose of this rezoning application is to rezone the property at 7671 Bridge Street from the “Single Detached (RS1/F)” zone to a new site-specific single-family residential zone “Single Detached (ZS26) – South McLennan (City Centre)”, to increase the permitted floor area for an accessory building.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9548, be introduced and given first reading.

A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line extending to the right.

Steven De Sousa
Planning Technician
(605-276-8592)

SDS:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet



City of
Richmond



RZ 16-728740

Original Date: 04/13/16

Revision Date:

Note: Dimensions are in METRES

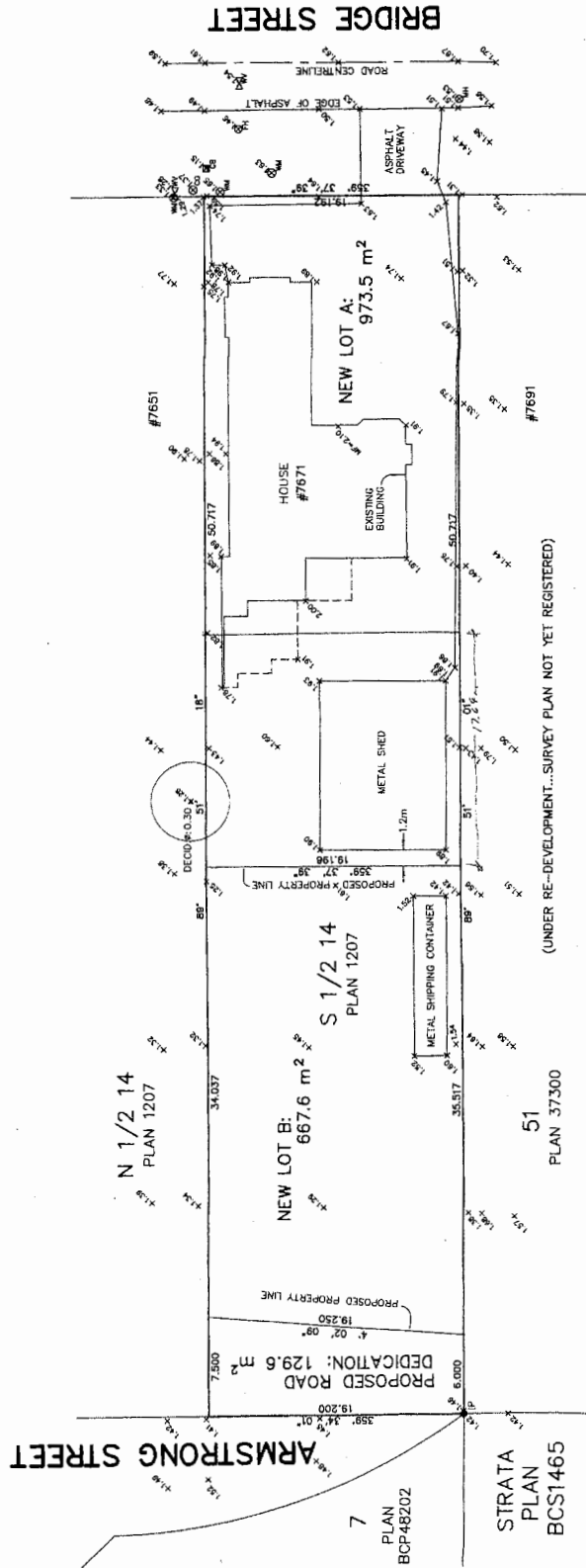
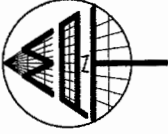
**SURVEY PLAN OF SOUTH HALF LOT 14 BLOCK "F"
SECTION 15 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 1207**

PARCEL IDENTIFIER (PID): 012-032-131

CIVIC ADDRESS
#7671 BRIDGE STREET
RICHMOND, B.C.

CURRENT ZONING: RS1/F

FOR RE-ZONING AND SUBDIVISION APPLICATIONS



(UNDER RE-DEVELOPMENT...SURVEY PLAN NOT YET REGISTERED)

LEGEND
SCALE 1:250



ALL DISTANCES ARE IN METRES.

- INDICATES SPOT ELEVATION
- INDICATES CATCH BASIN
- INDICATES CLEAN OUT
- INDICATES FIRE HYDRANT
- INDICATES FIRE MANNHOLE
- INDICATES WATER METER
- INDICATES WATER VALVE
- INDICATES MAIN FLOOR ELEVATION
- INDICATES IRON POST

NOTES:

- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND SUBJECT TO REVISION PENDING FINAL ECG SURVEY.
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #202 (77H4823) WITH AN ELEVATION OF 1.452 METRES.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

© COPYRIGHT

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SURVEYORS & ENGINEERS
#320 - 1120 HORSESHOE WAY
RICHMOND, B.C. V7A 5H7
PH: 604-270-4331
FAX: 604-270-4137

CERTIFIED CORRECT
THIS 21ST DAY OF FEBRUARY, 2013

K. J. Jarmana
B.C.L.S.

CADFILE: 17209-001-TPG-000.DWG

R-13-17209-TPG

CLIENT REF: KEN JARMANA

DATE OF SURVEY: FEBRUARY 18, 2013



RZ 16-728740

Attachment 3

Address: 7671 Bridge Street

Applicant: Kenneth Jarmana

Planning Area(s): McLennan South Sub-Area (City Centre)

	Existing	Proposed
Owner:	Kenneth Jarmana & Sandy Jarmana	No Change
Site Size (m²):	1,641.1 m ²	East Lot: 973.5 m ² West Lot: 667.6 m ²
Land Uses:	Single Detached	No Change
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Residential, Historic Single Family	No Change
Zoning:	East Lot: Single Detached (RS1/F) West Lot: Single Detached (ZS14)	East Lot: Single Detached (ZS26) West Lot: No Change

On Future Subdivided Lots	Bylaw Requirement East Lot (ZS26)	Proposed	Variance
Floor Area Ratio:	Max. 408.2 m ² plus 112 m ² (0.12) for accessory building	372.0 m ² plus 112 m ² (0.12) for accessory building	none permitted
Lot Coverage – Building:	Max. 45%	42%	none
Lot Size (min. dimensions):	828.0 m ²	973.5 m ²	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – Side & Rear Yards (m):	Min. 1.2 m & 6.0 m	Min. 1.2 m & 6.0 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

Other: N/A



Richmond Zoning Bylaw 8500
Amendment Bylaw 9548 (RZ 16-728740)
Portion of 7671 Bridge Street

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 into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

“15.26 Single Detached (ZS26) – South McLennan (City Centre)

15.26.1 Purpose

The zone provides for **single detached housing**.

15.26.2 Permitted Uses

- **housing, single detached**

15.26.3 Secondary Uses

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

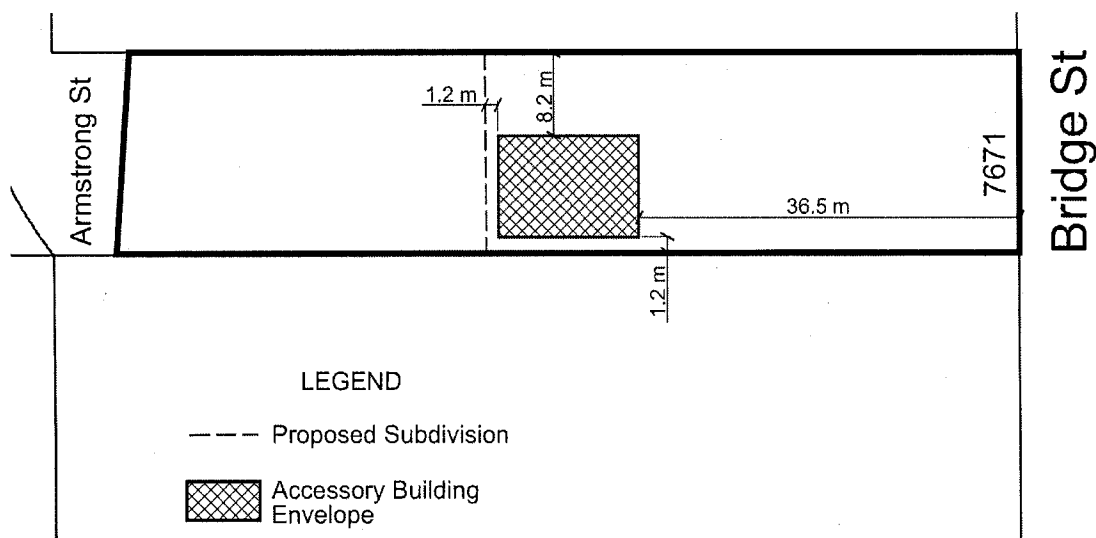
15.26.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) for a **principal dwelling unit** is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. The maximum **floor area ratio** (FAR) for an **accessory building** is 0.12 applied to the **lot area**.
4. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
 - a) 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on one or more sides and must face the **front lot line** or **rear lot line**;
 - b) 10% of the **floor area** total calculated for the **lot** in question, to a maximum of 20.0 m² provided that:

- i) this **floor area** is located directly above a **garage**;
- ii) this **floor area** is located directly below sloping ceilings where the ceiling is attached directly to the underside of the sloping roof and having a minimum slope of 9:12 roof pitch; and
- iii) the distance from the floor to the ceiling is no higher than 2.5 m measured vertically.

15.26.5 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. 25% of the **lot area** is restricted to **landscaping** with live plant material.
4. An **accessory building** that has a **floor area** of more than 10.0 m² shall only be located within the area shown as "Accessory Building Envelope" in Diagram 1, Section 15.26.5.5.
5. Diagram 1



15.26.6 Yards & Setbacks

1. The minimum **front yard** is:
 - a) 6.0 m for parking pads, **garages** and **carports** provided that the maximum **garage** door width shall be the greater of 4.9 m or 50% of the **building** width; and
 - b) 6.0 m for buildings and structures.
2. **Bay windows** which form part of the **principal building** may project into the **front yard** for a distance of 1.0 m.

3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 4.0 m.
5. There is no **side yard** requirement for an **accessory building** that has an area of 10.0 m² or less.
6. The minimum **rear yard** is 6.0 m.

Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** of more than 10.0 m², may be located within the **rear yard** but no closer than:

- a) 6.0 m to a **lot line abutting** a public road; or
- b) 0.6 m to any other **lot line**.

15.26.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a front roof dormer may project horizontally up to 0.9 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
3. The ridge line of a side roof dormer may project horizontally up to 0.9 m beyond the **residential vertical lot width envelope** but no further than the **side yard setback**.
4. The maximum **height** for **accessory structures** is 9.0 m.

15.26.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. A **fence** shall not be located within 6.0 m of a **road** unless:
 - a) a minimum of 30% of the total vertical area of the **fence** is open to the other side or constructed of a transparent material; and
 - b) the maximum **fence height** is 0.9 m. In the case of such a **fence**, its **height** shall be calculated as the vertical distance between the highest point on the **fence** and the greater of:
 - i) the point at which the **fence** intersects the ground; or
 - ii) the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent road**.

- 3. The maximum **height** of a **fence** located elsewhere within a required **yard** is 2.0 m.
- 4. On a **lot** that has resulted from a single **subdivision** plan that created two or more **lots**, the **owner** shall plant and maintain three (3) trees of a minimum size of 60.0 mm calliper measured at 1.2 m above the root ball, at least one (1) of which shall be located within 6.0 m of the **front lot line**.

15.26.9 On-Site Parking and Loading

- 1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.26.10 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**SINGLE DETACHED (ZS26) – SOUTH MCLENNAN (CITY CENTRE)**”.

That area shown cross-hatched on “Schedule A attached to and forming part of Bylaw No. 9548”.

- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9548**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

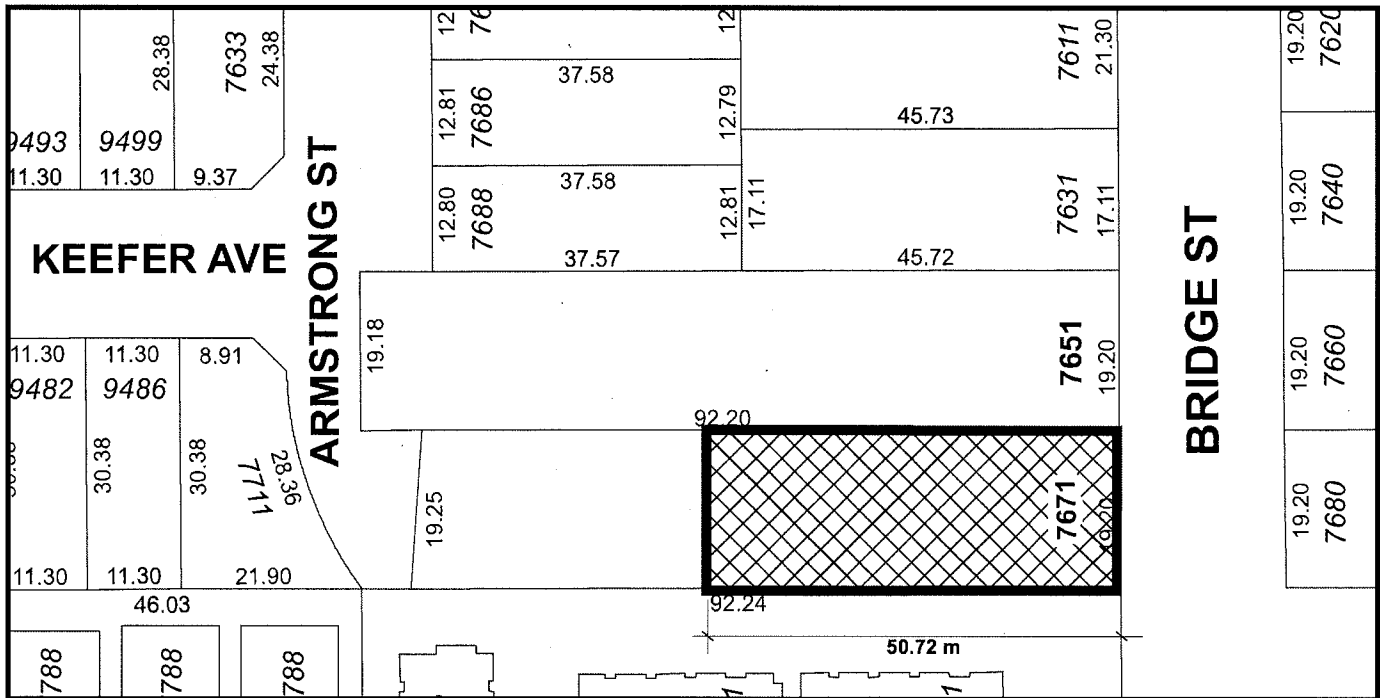
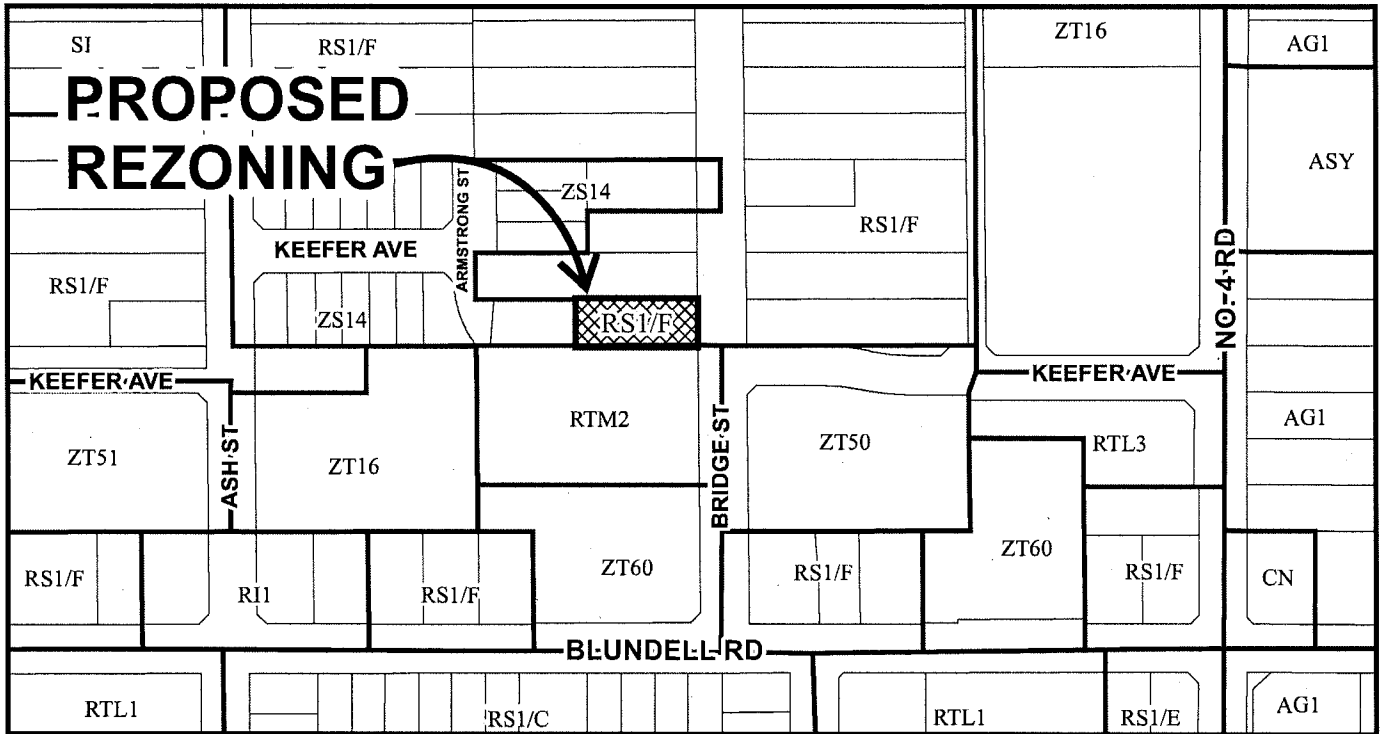


MAYOR

CORPORATE OFFICER



City of Richmond



Schedule A attached to
and forming part of
Bylaw No. 9548

Original Date: 04/13/16

Revision Date:

Note: Dimensions are in METRES