City of Richmond
Planning and Development Department

Report to Committee

To Planning - Jan. 16, 2007

To: Planning Committee

Date: December 19, 2006

From: Jean Lamontagne
Director of Development

RZ 06-329755

File: 12-8060-20-8130

Re: **Application by Samuel Yau for Rezoning at 10351 Aragon Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

Staff Recommendation

That Bylaw No. 8130, for the rezoning of 10351 Aragon Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

for Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

2654586

Staff Report

Origin

Mr. Samuel Yau has applied to the City of Richmond for permission to rezone 10351 Aragon Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the property to be subdivided into two (2) lots each with a single-family residence on it and a dwelling unit above the garage with access to an existing lane.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the North:	Along the north side of Williams Road, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots as well as some recently developed Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District (R1-0.6) zoned lots.
To the South:	Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots.
To the East and West:	Older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots with potential to rezone and subdivide into compact lots fronting Williams Road.

Related Policies & Studies

Lot Size Policy 5443

The subject property is located within the Single-Family Lot Size Policy No. 5443 (adopted by Council December 17, 1990/amended December 18, 2006 (**Attachment 3**)). This Policy permits subdivision of lots fronting Williams Road to Single-Family Housing District (R1-0.6) or Coach House District (R9) (minimum 9 m or 29.5 ft wide) providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots, one (1) approximately 11.42 m wide and a second approximately 10.81 m wide, with vehicle access from an existing operational rear lane off Aragon Road.

Lane Establishment and Arterial Road Redevelopment Policies

The rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, as it is a Coach House development proposal with access to an operational lane. A number of properties in the 10000 and 11000 block of Williams Road are currently in the process of redevelopment (to R1-0.6 or R9). The majority of the lots in these two (2) blocks have similar development potential due to the existing lane system.

Staff Comments

Landscaping

A tree survey is submitted (**Attachment 4**) and a total 18 trees are noted.

- 8 bylaw-sized trees on site;
- 6 bylaw-sized trees on City's boulevard;
- 3 undersize trees on site; and
- 1 undersize tree on City's boulevard.

The bylaw-sized trees on site are mainly located along the front property line on Williams Road. According to the applicant's Arborist, there is approximately 1 m difference in elevation between the road frontage along Williams Road and the current lot elevation. The applicant is proposing to fill the front portion of the lot to match the existing road elevation at Williams Road and therefore need to remove all of the eight (8) bylaw sized trees and two (2) undersize trees within the front yard. The applicant is also proposing to remove one (1) other undersize tree to accommodate the construction of a future garage and coach house on the rear portion of the site. An Arborist Report is submitted in support of the tree removal (**Attachment 5**). Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw #8057, 16 replacement trees are required:

- 6 replacement trees at 6 cm calliper each;
- 4 replacement trees at 8 cm calliper each; and
- 6 replacement trees at 11 cm calliper each.

The applicant is proposing to plant and maintain all the required replacement trees on the future compact lots. If replacement trees could not be accommodate onsite cash-in-lieu ($500/tree) for off-site planting would be required. The applicant understands that a proposal to plant only the small replacement trees (6 – 8 cm calliper) and provide contribution to the Park Statutory Reserve Fund in-lieu of the large replacement trees (11 cm calliper) will NOT be accepted. In order to ensure that the replacements will be planted and the front yards of the future lots will be enhanced, a landscape plan prepared by a registered landscape architect and a landscaping security (100% of the cost estimates provided by the landscape architect) are required to be submitted prior to final adoption of the rezoning bylaw.

The applicant is also proposing to remove three (3) bylaw-sized trees located within the City's boulevard along Aragon Road. The Arborist Report has been forwarded to Parks Department and no concerns on the proposed removal of boulevard trees. However, before removal of any City's trees, the applicant will need to seek formal permission from Parks Development and may need to plant replacement trees or make a contribution to the Tree Planting Fund. Removal and replanting of boulevard trees will be at the owner's cost. Tree protection barriers along the drip line of the three (3) boulevard trees along Aragon Road have been installed and will remain on site until the construction of the future dwellings is completed.

Site Servicing

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 4 m x 4 m corner cut at Aragon and Williams Roads.

Prior to approval of Subdivision, the developer will be required to enter into the City's standard Servicing Agreement for design and construction at their sole cost including, but are not limited to:

1. Aragon Road - full 1/2 road construction, including benkleman beam test to confirm roads' strength, road widening, curb and gutter, a minimum 2 m grass and treed boulevard, davit arm street lights, and a 1.5 m concrete sidewalk at or near the property line.
2. Lane - full lane construction to current standards which includes roll curb and gutter on both sides, 5.1 m asphalt, storm sewer, and post top laneway street lighting.

At Subdivision, the developer will be required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing costs.

Vehicular Access

At Subdivision, a Covenant will be required to ensure that vehicular access to the new corner lot will be form the lane only; with no direct access permitted to Aragon Road. The Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 will ensure no vehicle access is permitted to Williams Road.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Analysis

This is a relatively straightforward redevelopment proposal. All the relevant technical issues can be addressed and it is noted that the proposal conforms to the recently amended Lot Size Policy 5443. The rezoning application also complies with the Lane Establishment and Arterial Road Redevelopment Policies, as it is a residential coach house development on an arterial road where an existing municipal lane is fully operational. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.

Financial Impact or Economic Impact

None.

Conclusion

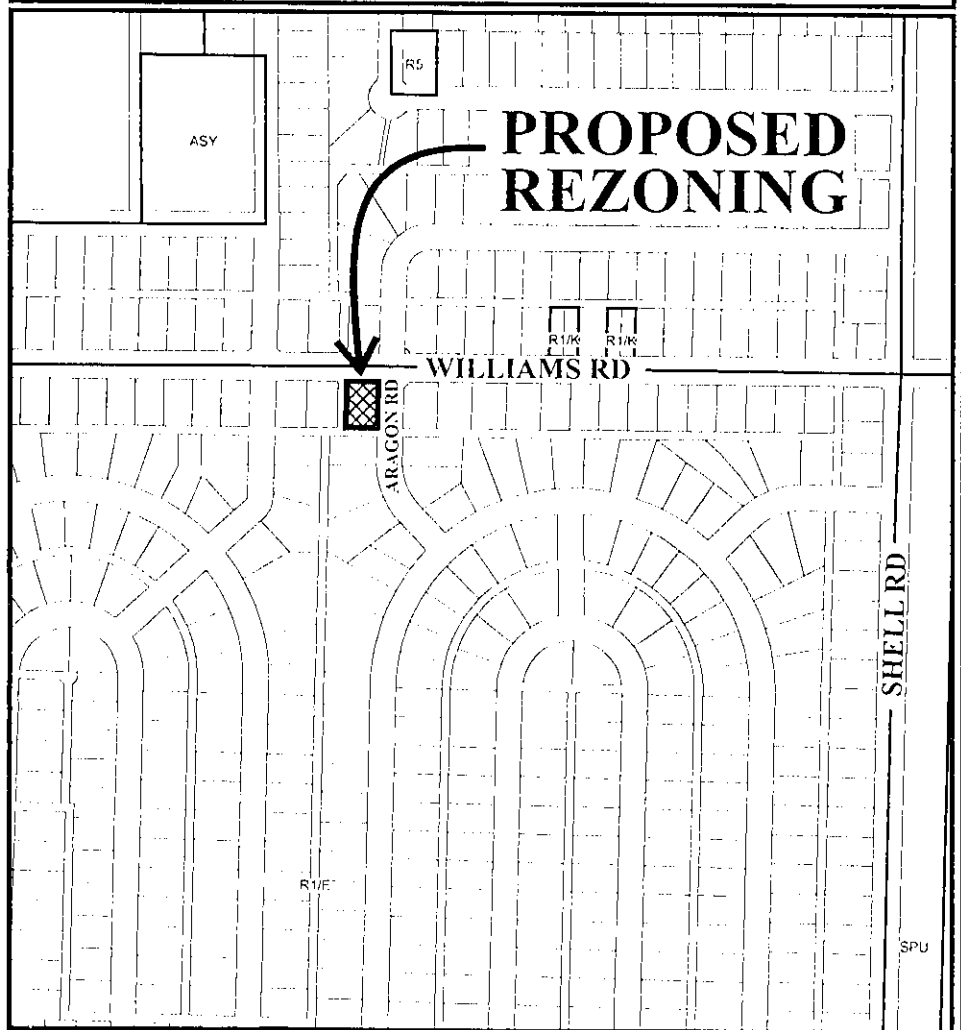
Staff have reviewed the technical merits of the application for rezoning of 10351 Aragon Road. The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.

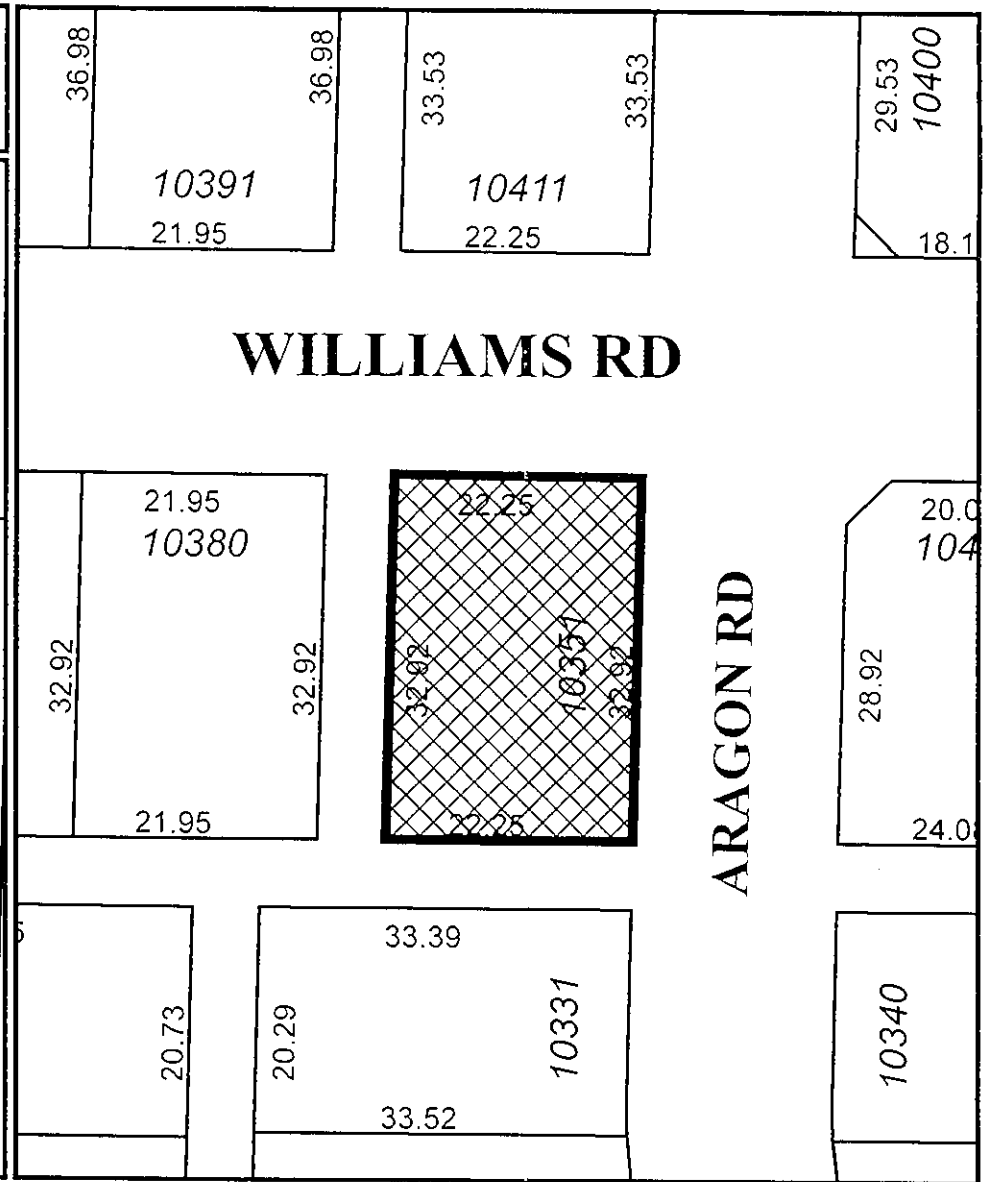
Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Lot Size Policy 5443
Attachment 4: Tree Survey
Attachment 5: Arborist Report
Attachment 6: Conditional Rezoning Requirements Concurrence

City of Richmond





RZ 06-329755

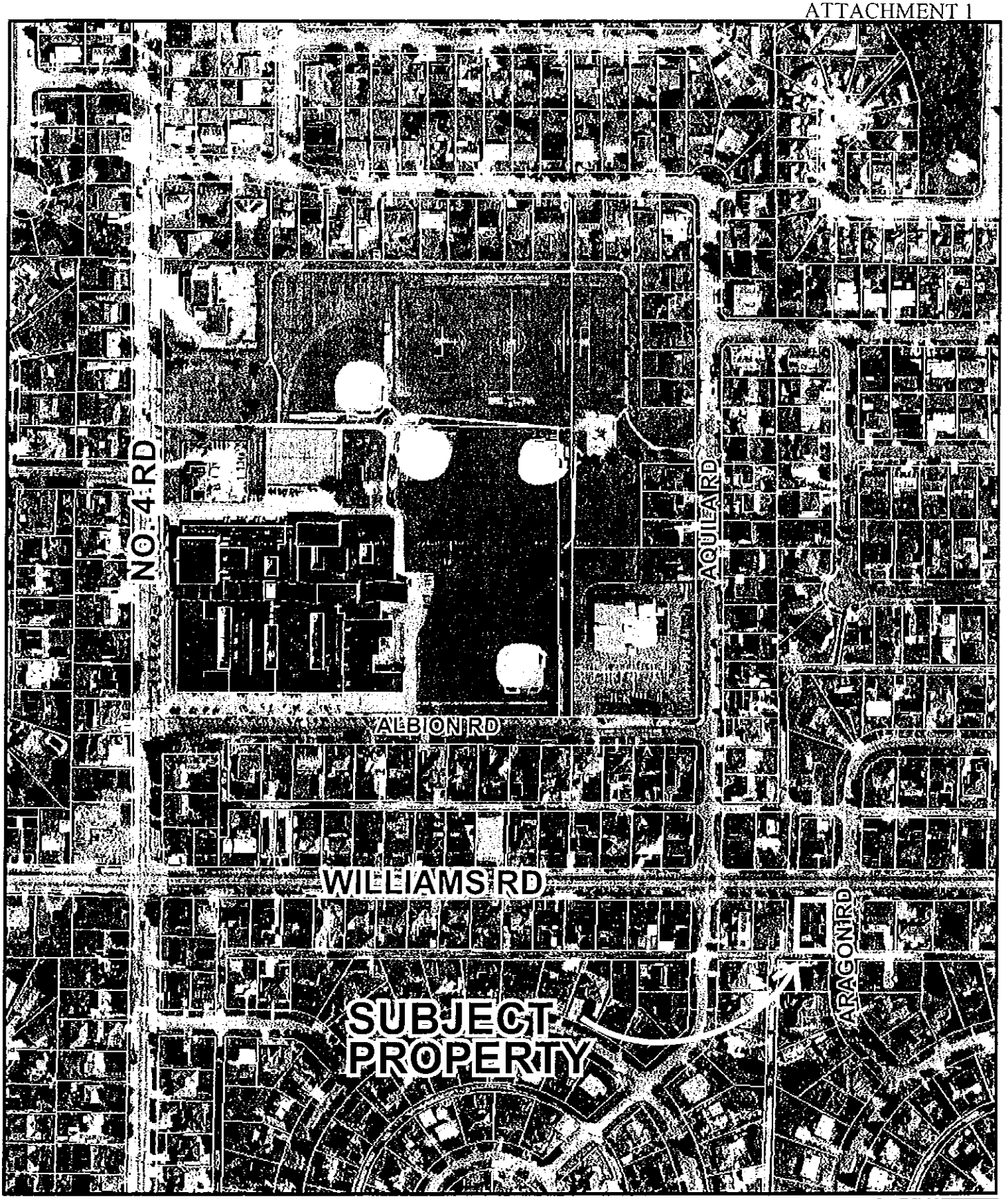
Original Date: 04/04/06

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

ATTACHMENT 1



RZ 06-329546

Original Date: 06/22/06

Amended Date:

Note: Dimensions are in METRES

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 06-329755 **Attachment 2**

Address: 10351 Aragon Road

Applicant: Samuel Yau

	Existing	Proposed
Owner:	Yuk Kuen Yau	To be determined
Site Size (m^2):	732 m^2 (7,879 ft^2)	1 lot at approximately 376 m^2 (4,045 ft^2) and a second lot at approximately 356 m^2 (3,834 ft^2)
Land Uses:	Single-Family Residential Dwelling	2 Residential Coach House Lots
OCP Designation:	Low Density Residential	No Change
702 Policy Designation:	R1-0.6 or R9	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Coach House District (R9)
Number of Units:	1 single-family detached	1 principle dwelling and 1 coach house per lot

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55; or Max. 0.60 for lots contain 1 coach house with less than 60 m^2 of gross floor area	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m^2	356 m^2 & 376 m^2	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 1.2 m / Min. 3.0 m along Aragon Road	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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

City of Richmond Policy Manual

Page 1 of 2	Adopted by Council: December 17, 1990 Amended by Council: December 18, 2006	POLICY 5443
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6	

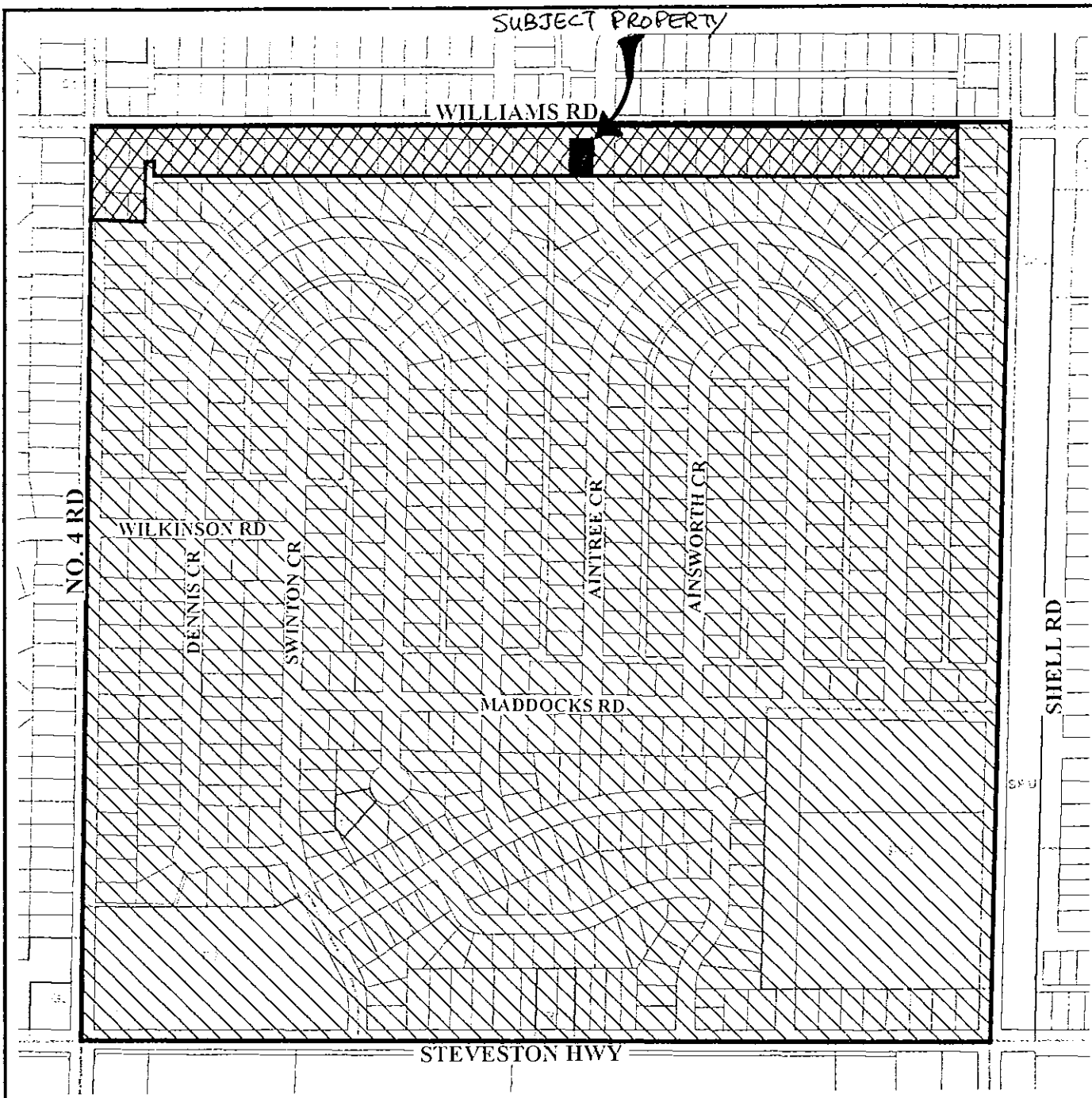
POLICY 5443:

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by **Steveston Highway, Shell Road, No. 4 Road and Williams Road**:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:

   a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.

2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.



Subdivision permitted as per **R1/E**.

Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.

	Policy 5443 Section 35, 4-6	Adopted Date: 12/17/90 Amended Date: 12/18/06

R-06-15011-TREE

FILE COPY

ATTACHMENT 4

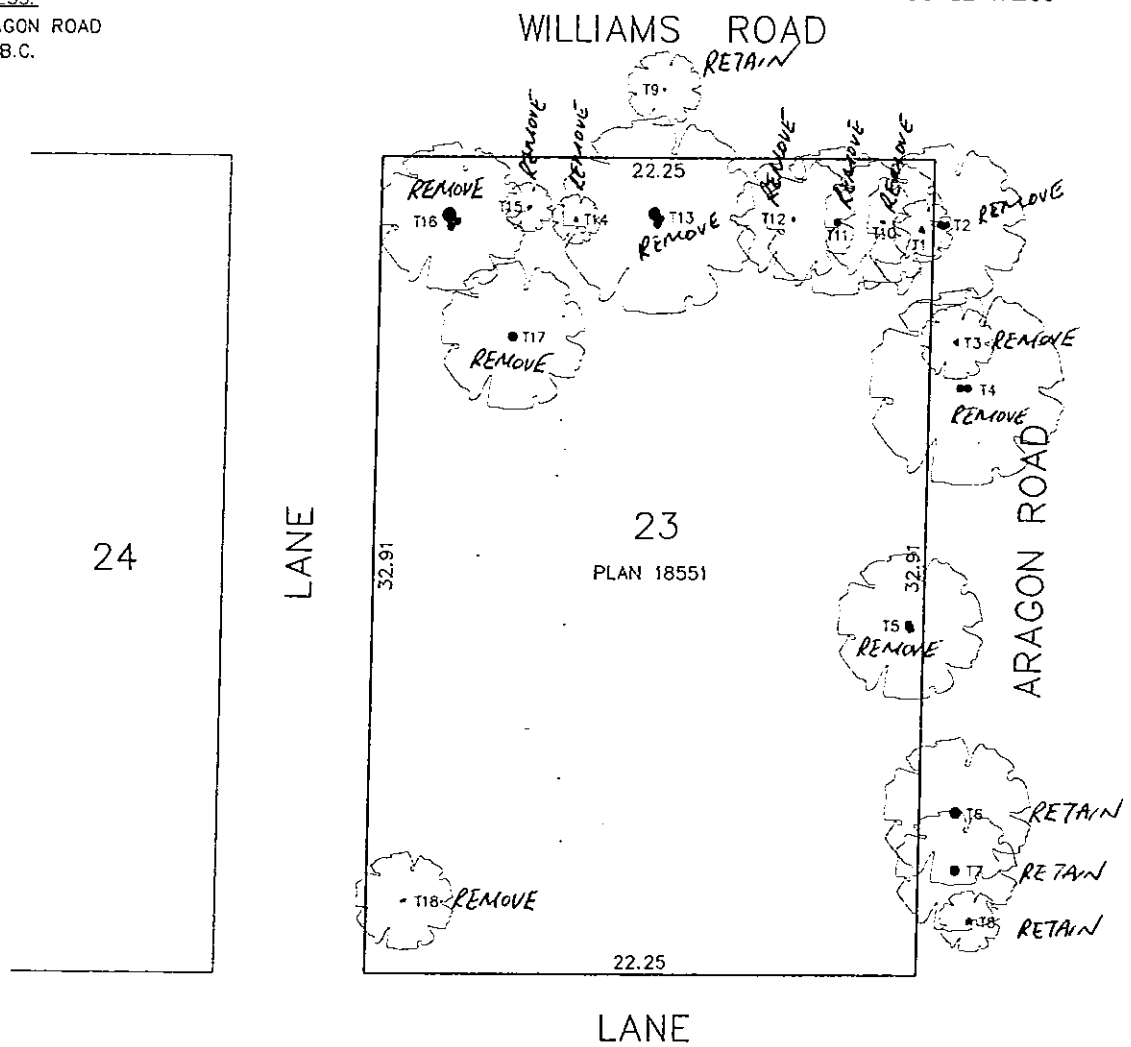
SURVEY PLAN OF LOT 23 BLOCK 11 SECTION 35 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 18551

SHOWING TREES ACCORDING TO CITY OF RICHMOND BYLAW No. 8014

PARCEL IDENTIFIER (PID): 010-459-901

CIVIC ADDRESS:
10351 ARAGON ROAD
RICHMOND, B.C.

SCALE 1:200



	TREE TYPE	TRUNK DIAMETER ø:		TREE TYPE	TRUNK DIAMETER ø:
T1	CEDAR	MULTIPLEø: 0.15, 0.12, 0.10, 0.07	T10	CEDAR	ø: 0.12, 0.10
T2	CEDAR	MULTIPLEø: 0.30, 0.25, 0.12	T11	CEDAR	ø: 0.30
T3	CEDAR	MULTIPLEø: 0.15, 0.10, 2@0.08	T12	DECIDUOUS	ø: 0.16
T4	CEDAR	MULTIPLEø: 2@0.30	T13	CEDAR	ø: 0.50, 0.34, 0.23
T5	CEDAR	MULTIPLEø: 0.20, 0.18, 0.17, 0.16, 0.13, 0.10	T14	CEDAR	ø: 3@0.10
T6	FIR	ø: 0.45	T15	CEDAR	MULTIPLEø: 5@0.07
T7	FIR	ø: 0.40	T16	CEDAR	MULTIPLEø: 0.58, 0.33, 0.27
T8	CEDAR	MULTIPLEø: 6@0.10	T17	DECIDUOUS	ø: 0.37
T9	DECIDUOUS	ø: 0.12	T18	DECIDUOUS	MULTIPLEø: 0.13, 0.10

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#210 – 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 15011-TPG.FLX

NOTE: LEGAL PROPERTY DIMENSIONS ARE SUBJECT TO CONFIRMATION BY FIELD SURVEYS.

W P Wong, B.C.L.S.

R-06-15011-TREE | CLIENT REF: LICON CONSTRUCTION LTD. | DATE OF SURVEY: FEBRUARY 16, 2006

ARBORIST REPORT

Prepared for

Samuel Yau

Location: **10351 Aragon Road, Richmond, B. C.**

Prepared by: **Randy Greenizan**
Certified Arborist
Email: greenizanr0268@shaw.ca

September 24, 2006

ARBORIST: Randy Greenizan
ISA Certified Arborist
Certification #: PN-0712 A

SITE FEATURES:

This is a 2-lot split development. The area is relatively flat and there are no drainage issues viable.

The trees on this site are mainly around the perimeter of the property. There is approximately 1-meter difference in elevation from the road frontage along Williams Road to the current lot elevation. The developer is going to fill the front portion of the lot to match the existing road elevation at Williams Road. In order to do this a number of trees will have to be removed. This assessment is noted within the body of the report.

The trees are predominantly Cedar and Cypress. These trees are in fair to poor condition due to multiple tops with poor attachments.

RETAINED TREES:

All retained trees on this site shall be protected with a drip line no encroachment barrier zone. This zone shall be installed prior to any demolition of the existing house or lot grading. Any work that has to be done within these zones shall be completed by hand. There shall be no mechanized equipment used within these zones.

ADJOINING PROPERTIES:

There are no tree issues associated with adjoining properties. Roads or lanes are on all sides bordering the site.

Tree Evaluation

Tree #: T 6
Species: Blue Spruce
DBH: 43 cm

Condition: This tree is in good condition.

Recommendation: This tree be retained.

Tree #: T 7
Species: Blue Spruce
DBH: 36 cm

Condition: This tree is in good condition.

Recommendation: This tree be retained.

Tree #: T 8
Species: Columnar Cedar
DBH: 10 cm Average

Condition: This tree is in good condition.

Recommendation: This tree be retained.

Tree #: T 5
Species: Cedar
DBH: 15 cm Average

Condition: This tree has multiple stems. It is in the building envelope.

Recommendation: This tree be removed.

Tree #: T 16
Species: Cypress
DBH: 33 cm Average

Condition: This tree is in poor condition. It has multiple stems with poor attachments. This tree is in the fill area at Williams Road. This tree will not survive the fill required for this area to level the lot.

Recommendation: This tree be removed.

Tree #:	T 14 & 15
Species:	Columnar Cedars
DBH:	10 cm
Condition:	These trees are in poor condition. They will not survive land clearing or the lot leveling.
Recommendation:	These 2 trees be removed.
Tree #:	T 13
Species:	Cypress
DBH:	50 cm Average
Condition:	This tree is in poor condition. It has 2 stems with poor attachments and included bark. This tree is hazardous. It will not survive land clearing or lot leveling.
Recommendation:	This tree be removed.
Tree #:	T 9
Species:	Maple
DBH:	10 cm
Condition:	This tree is growing on the City Boulevard. It is in good condition and requires retention.
Recommendation:	This City tree be retained.
Tree #:	T 12
Species:	Maple
DBH:	16 cm
Condition:	This tree will not survive land clearing or lot grading.
Recommendation:	This tree be removed.
Tree #:	T 11
Species:	Cedar
DBH:	32 cm
Condition:	This tree will not survive land clearing or lot grading. It is growing along the Williams Road frontage and will fail when the fill is added over the root zone.
Recommendation:	This tree be removed.

Tree #: T 10
Species: Cedar
DBH: 11 cm Average

Condition: This tree is undersized and is in poor condition. It will not survive the land clearing or lot grading.

Recommendation: This tree be removed.

Tree #: T 1
Species: Columnar Cedar
DBH: 10 cm Average

Condition: This tree is undersized and in poor condition. It will not survive land clearing or lot grading.

Recommendation: This tree be removed.

Tree #: T 2
Species: Cypress
DBH: 30 cm

Condition: This tree is in poor condition. It will not survive land clearing or lot grading. This tree will sustain root damage through this process and fail.

Recommendation: This tree be removed.

Tree #: T 3
Species: Columnar Cedar
DBH: 15 cm Average

Condition: This tree is in poor condition. It will not survive land clearing or lot grading.

Recommendation: this tree be removed.

Tree #: T 4
Species: Cedar
DBH: 35 cm Average

Condition: This tree is in poor condition. It has 2 stems and the branches are growing into the bark of the other stem. This tree is hazardous.

Recommendation: This tree be removed.

Tree #:	T 17
Species:	Cherry
DBH:	40 cm
Condition:	This tree is in good condition. It is in the building envelope and it also will not survive the demolition of the existing house.
Recommendation:	This tree be removed.

Tree #:	T 18
Species:	Apple
DBH:	12 cm
Condition:	This tree is in good condition. It will not survive when the garage is installed.
Recommendation:	This tree be removed.

Randy Greenizan

Randy Greenizan, ISA Certified Arborist

Conditional Rezoning Requirements
10351 Aragon Road RZ 06-329755

Prior to final adoption of Zoning Amendment Bylaw 8130, the developer is required to complete the following requirements:

1. Submission of a landscape plan prepared by a registered landscape architect to the satisfaction of the Director of Development and deposit of a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan and landscaping security should include sixteen (16) replacement trees: six (6) trees at 6 cm calliper , four (4) trees at 8 cm calliper, and six (6) trees at 11 cm calliper. If replacement trees could not be accommodate onsite cash-in-lieu ($500/tree) for off-site planting would be required.

2. Dedication of a 4 m x 4 m corner cut at Williams and Aragon Roads; and

3. Registration of a flood indemnity covenant on title.

Prior to Subdivision Approval:

1. Enter into the City's standard Servicing Agreement* for design and construction at their sole cost: i.e. no credits. Works include, but are not limited to:
   i. Aragon Road - full 1/2 road construction, including Benkelman beam test to confirm roads' strength, road widening (Transportation to determine road width/x-section), curb & gutter, a minimum 2 m grass & treed boulevard, davit arm street lights and a 1.5 m concrete sidewalk at or near the property line.
   ii. Lane - full lane construction to current standard which includes roll curb & gutter on both sides. 5.1 m asphalt, storm sewer and post top laneway street lighting.
   iii. Also note, that the sanitary sewer connection currently is along the west edge of the site. There is sanitary in the lane, but it is VERY deep, so a long extension from the existing connection may be the most economical design.

2. Registration of a Covenant to ensure vehicular access to the new corner lot is to be from lane only. No access to Aragon Road. Accesses to be located adjacent to the west property line (as far away from Aragon Road as possible).

3. Payment of Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fee. (Note: Servicing costs to be determined via the Servicing Agreement.)

* Note: This requires a separate application.

[signed copy on file]

Signed _____ Date _____

City of Richmond

Bylaw 8130

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 8130 (RZ 06-329755) 10351 ARAGON 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COACH HOUSE DISTRICT (R9).**

   P.I.D. 010-459-901
   Lot 23 Block 11 Section 35 Block 4 North Range 6 West New Westminster District Plan 18551

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8130".**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

OTHER REQUIREMENTS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

_____
MAYOR

_____
CORPORATE OFFICER

2054882