



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: October 7, 2011
File: RZ 11-585027
Re: Application by Raj Dhaliwal for Rezoning at 10020 Aquila Road from Single Detached (RS1/E) to Coach Houses (RCH)

Staff Recommendation

That Bylaw No.8824, for the rezoning of 10020 Aquila Road from “Single Detached (RS1/E)” to “Coach Houses (RCH)”, be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

ES:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Item	Details
Application	RZ 11-585027
Location	10020 Aquila Road
Owner	Raj Dhaliwal
Applicant	Raj Dhaliwal

Date Received	July 20, 2011
Acknowledgement Letter	August 8, 2011
Fast Track Compliance	September 29, 2011
Staff Report	October 7, 2011
Planning Committee	November 8, 2011

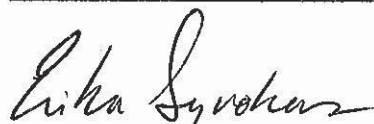
Site Size	714 m ² (7,685.7 ft ²)
Land Uses	Existing – One (1) single detached dwelling
	Proposed – Two (2) single detached lots 383 m ² (4,122.7 ft ²) and 331 m ² (3,562.9 ft ²)
Zoning	Existing – Single Detached (RS1/E)
	Proposed – Coach Houses (RCH)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) Generalized Land Use Map designation – “Neighbourhood Residential”. • OCP Specific Land Use Map designation - “Low-Density Residential”. • Lot Size Policy 5443 (adopted by Council 1990/amended 2006) - permits rezoning and subdivision of lots fronting Williams Road to “Single Detached (RC2)” or “Coach Houses (RCH)” providing no direct accesses are created to the arterial roads (Attachment 2). The current proposal would create two (2) lots, one (1) approximately 11.890 m wide and a second 10.058 m wide, with vehicle access from an existing operational rear lane off Aquila 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 single-family residential development proposal with access to an operational lane. <p><i>This application conforms with applicable land use designations and policies</i></p>

<p>Surrounding Development</p>	<ul style="list-style-type: none"> • The subject property is located on the corner of Williams Road and Aquila Road. In recent years, both the north and south sides of this block of Williams Road have undergone considerable redevelopment to smaller lots through rezoning and subdivision. Other lots within close proximity have redevelopment potential due to the existing rear lane system. • Development immediately surrounding the subject lot is as follows: <ul style="list-style-type: none"> ○ To the north, across Williams Road are new single detached dwellings zoned "Compact Single Detached (RC1)"; ○ To the east, is a single detached dwelling zoned "Single Detached (RS1/E)"; ○ To the south, is a single detached dwelling zoned "Single Detached (RS1/E)"; ○ To the west, across Aquila Road is a single detached dwelling zoned "Single Detached (RS1/E)" and further along Williams Road are new single detached dwellings zoned "Compact Single Detached (RC1)".
<p>Staff Comments</p>	<p><u>Background</u></p> <p>A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).</p> <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • The site survey (Attachment 4) submitted by the applicant shows the presence of two (2) bylaw-sized trees on City-owned property along the Williams Road frontage, one (1) bylaw-sized tree on City-owned property along Aquila Road, as well as a hedge along both the Williams Road and Aquila Road frontages. There are no bylaw-sized trees on site. • The Parks Department has reviewed the site survey and has provided preliminary approval for removal of the street tree adjacent to the site's west property line (Tree #1) to enable frontage improvements along Aquila Road. No compensation is required as planting of two (2) to three (3) street trees at 9 m spacing along Aquila Road are part of the servicing requirements.

<p>Staff Comments (Con't)</p>	<ul style="list-style-type: none"> • Tree #3 located on City-owned property along the Williams Road frontage is situated in a pre-cast concrete surround; therefore, no tree protection barrier is required. However, Tree #2 is located in the grass boulevard and tree protection according to City standard must be provided prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the future lots is completed. • To illustrate how the front yard along Aquila Road and flanking side yard along Williams Road of the future corner lot will be treated, the applicant has submitted a Landscape Plan (Attachment 5) prepared by a Registered Landscape Architect for the future corner lot (Lot A) in support of the application. The Landscape Plan indicates the front yard and flanking side yard will be landscaped with a mixture of small trees, shrubs and ground cover, and is considered in compliance with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$6,049.40 for the future corner lot prior to final adoption of the rezoning bylaw. • Council Policy adopted in 1995, encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from urban trees. Consistent with this Policy, the applicant has agreed to plant and maintain four (4) trees [two (2) trees per future lot] (minimum 6 cm deciduous calliper/2.5 m coniferous height). • As a condition of rezoning, the applicant must submit a Landscape Plan for future Lot B, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provided by the Landscape Architect, including installation costs) to ensure that two (2) replacement trees are planted and maintained, and that the front yard of the future lot will be enhanced. <p><u>Building Elevation Plans</u> To illustrate how the future corner lot interface will be treated, the applicant has submitted a set of preliminary Building Elevations (Attachment 6). The plans indicate that the main entrance to the future dwelling on the corner lot is from Aquila Road. At future development stage, Building Permit plans must be in compliance with zoning.</p>
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<p>Staff Comments (Con't)</p>	<p><u>Affordable Housing</u> Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.</p> <p>This rezoning application to permit a subdivision to create two (2) lots, each with a principal single-family dwelling and accessory coach house above a garage, conforms to the Affordable Housing Strategy.</p> <p><u>Site Servicing</u> Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 4 m x 4 m corner cut at the corner of Aquila Road and Williams Road.</p> <p>Prior to approval of Subdivision, the developer will be required to enter into the City's standard Servicing Agreement for design and construction of road upgrading along the entire frontage on Aquila Road and Lane upgrading along entire frontage on the existing lane at their sole cost including, but are not limited to:</p> <ol style="list-style-type: none"> 1. Aquila Road - curb & gutter, pavement widening, 1.5 m concrete sidewalk near the east property line of Aquila Road, grass boulevard (between back of curb & sidewalk), street trees at 9 m spacing, and street lighting. 2. Lane - full lane construction to current standards, which includes Storm sewer, sand/gravel base, rollover curb & gutter (both sides), asphalt pavement, and lane lighting. <p>Note: Design to include water, storm and sanitary connections for each lot.</p> <p><u>Vehicular Access</u> Vehicular access to the site at future development stage is not permitted to or from Williams Road as per Bylaw 7222. Access is to be from the new rear lane only. A Covenant will be required at future subdivision stage to ensure that vehicular access to the new corner lot will be from the lane only, with no direct access permitted to Aquila Road.</p> <p><u>Flood Management</u> Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.</p>
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Staff Comments (Con't)	<p><u>Subdivision</u> At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.</p>
Analysis	<p>This is a relatively straightforward redevelopment proposal. This redevelopment proposal is consistent with Lot Size Policy 5443 as the property is into two lots, approximately 11.9 m and 10.1 m wide. 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 there is an existing municipal lane. The future lots will have vehicle access to the laneway with no access being permitted onto Williams Road.</p>
Attachments	<p>Attachment 1: Location Map/Aerial Photo Attachment 2: Lot Size Policy 5443 Attachment 3: Development Application Data Sheet Attachment 4: Tree Survey Attachment 5: Preliminary Landscape Plan for Lot A Attachment 6: Preliminary Architectural Plans</p>
Recommendation	<p>Staff have reviewed the technical merits of the application for rezoning of 10020 Aquila 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.</p>



Erika Syvokas
Planning Technician
(604-276-4108)

ES:blg

Prior to final adoption of Zoning Amendment Bylaw 8824, the developer is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut at Aquila Road and Williams Road.
2. Submission of a Landscaping Security to the City of Richmond in the amount of \$6,049.40 for the landscape works as per the landscape plan for the corner lot (Lot A) attached to the report (**Attachment 5**).
3. Submission of a Landscape Plan for future Lot B, 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 Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
 - Include a mix of coniferous and deciduous trees; and

- Include the two (2) replacement trees with a minimum size/height of 6 cm deciduous calliper/
2.5 m coniferous height.
4. Submission of a Tree Survival Security to the City in the amount of \$1,000 for Tree #2. The City will release 90% of the security after construction and landscaping on the future lots is completed and inspections are approved. The remaining 10% of the security would be released one (1) year later subject to inspection.
 5. Registration of a flood indemnity covenant on Title.

At demolition stage*, the applicant will be required to:

- Obtain formal tree removal authorization from the Parks Department and pay compensation of \$650 to remove Tree # 1 located on City-owned property.
- Install Tree Protection Fencing around Tree #2 located on City-owned property to be retained.

At subdivision stage*, the developer will be required to:

1. Enter into a standard Servicing Agreement for design and construction of road upgrading along the entire frontage on Aquila Road and Lane upgrading along entire frontage on the existing lane at their sole cost including, but are not limited to:
 - a) Aquila Road - curb & gutter, pavement widening, 1.5m concrete sidewalk near the east property line of Aquila Road, grass boulevard (between back of curb & sidewalk), street trees at 9 m spacing, and street lighting.
 - b) Lane - full lane construction to current standards which includes Storm sewer, sand/gravel base, rollover curb & gutter (both sides), asphalt pavement, and lane lighting. Note: Design to include water, storm and sanitary connections for each lot.
2. Register a Restrictive Access Covenant, to ensure that vehicular access for the proposed corner lot is to be from the rear lane only.
3. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

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.

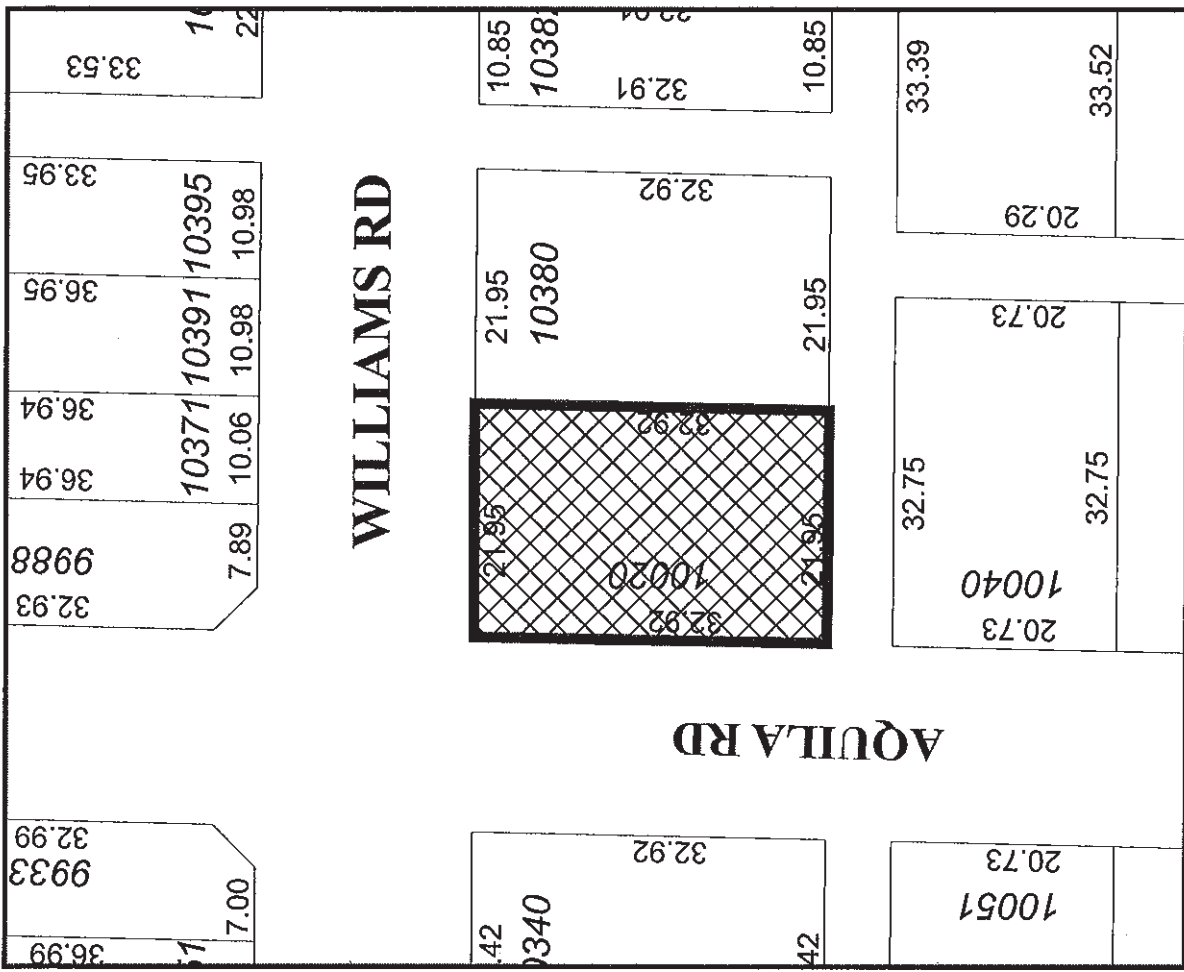
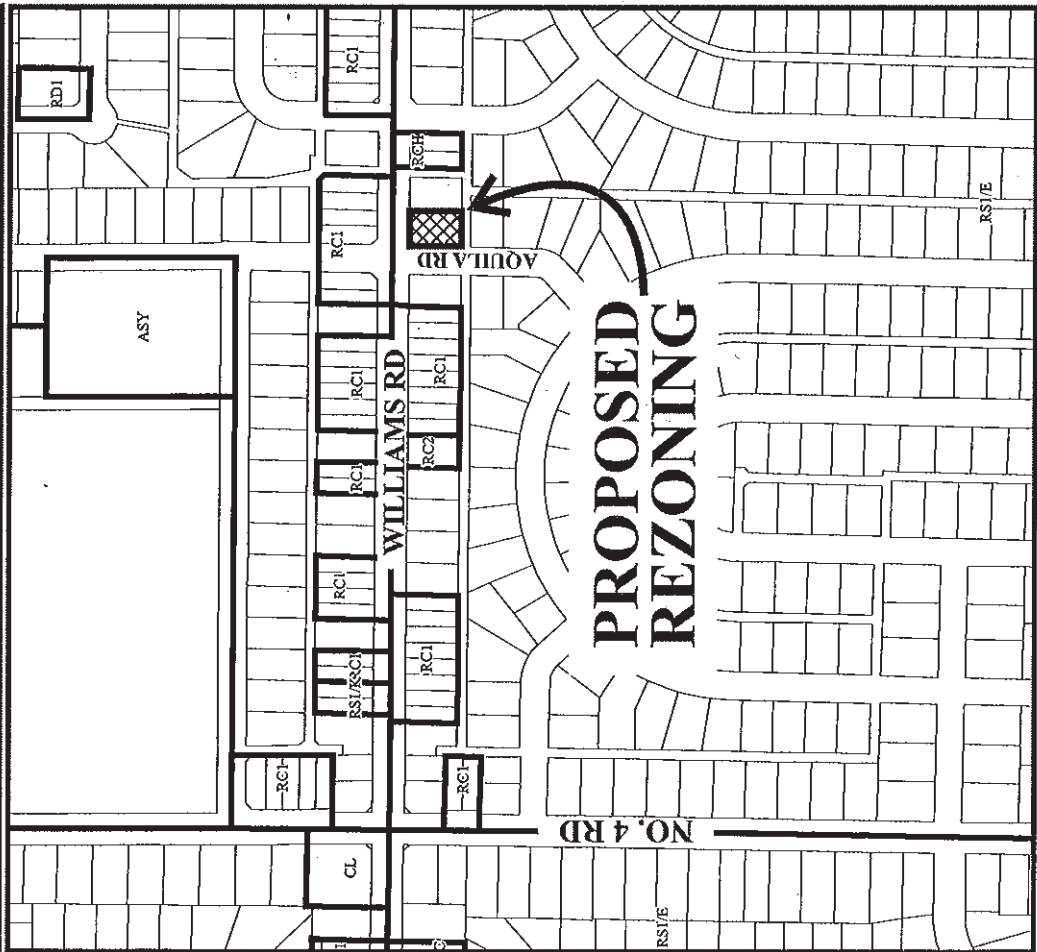
[Signed original on file]

Signed

Date



City of Richmond



PH - 88

RZ 11-585027

Original Date: 07/28/11

Revision Date:

Note: Dimensions are in METRES



**SUBJECT
PROPERTY**

WILLIAMS RD

AQUILA RD

NO. 4 RD



RZ 11-585027

Original Date: 07/28/11

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 17, 1990

POLICY 5443

Amended by Council: December 18, 2006

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6

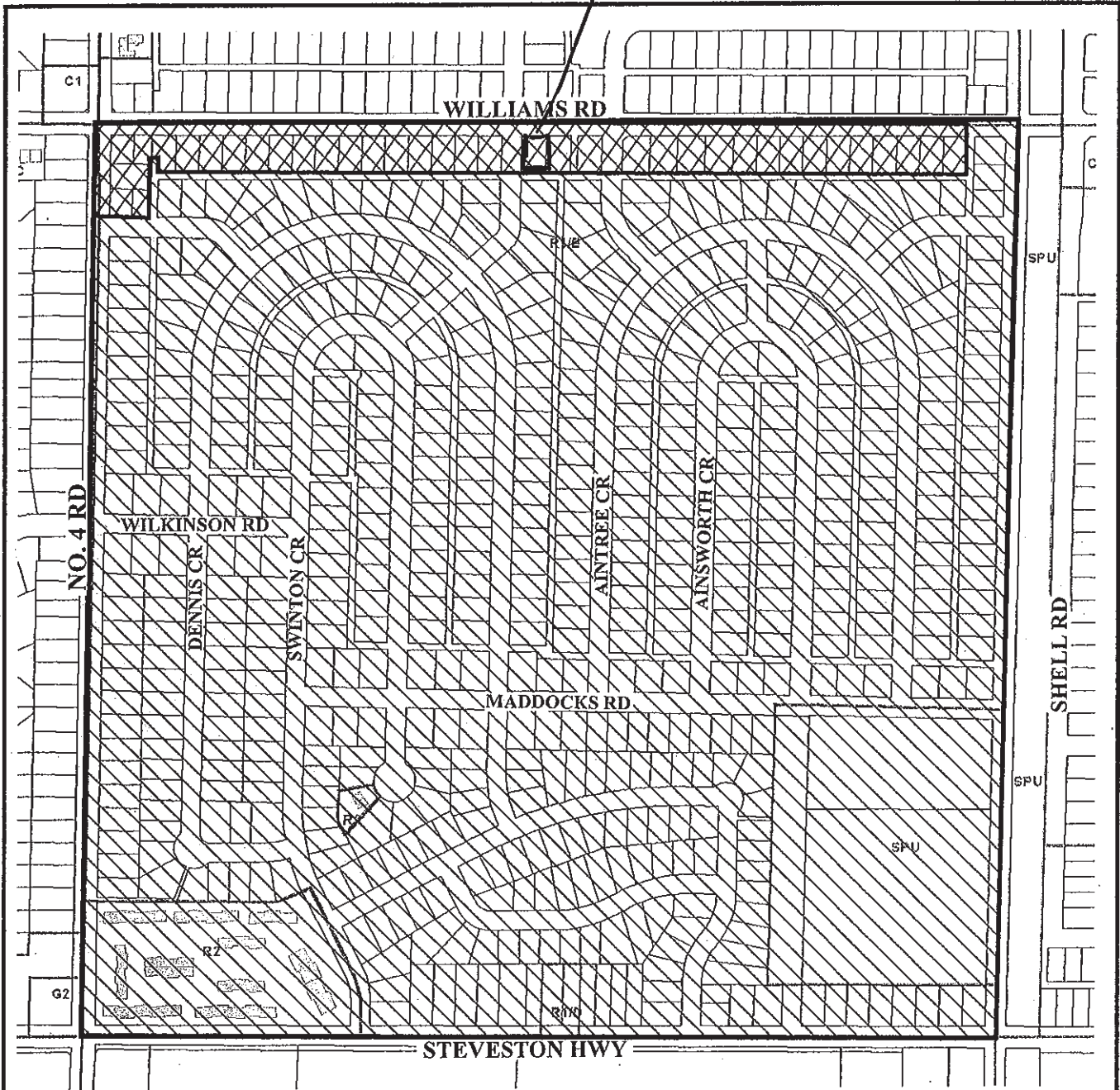
POLICY 5443:

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.

SUBJECT PROPERTY



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



City of Richmond

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

**Development Application
 Data Sheet**

RZ 11-585027

Attachment 3

Address: 10020 Aquila Road

Applicant: Raj Dhaliwal

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Raj Dhaliwal	To be determined
Site Size (m²):	714 m ² (7,685.7 ft ²)	Two (2) lots 383 m ² (4,122.7 ft ²) and 331 m ² (3,562.9 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings with one (1) coach house per lot
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
702 Policy Designation:	Compact Single Detached (RC1) or Coach Houses (RCH)	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH)
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m ² (2,906.35 ft ²)	383 m ² (4,122.7 ft ²) & 331 m ² (3,562.9 ft ²)	none
Setback – Front & Rear Yards (m):	6.0 m Min.	6.0 m Min.	none
Setback – Side Yard (m):	Min. 1.2 m / Min. 3.0 m along Aquila Road	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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

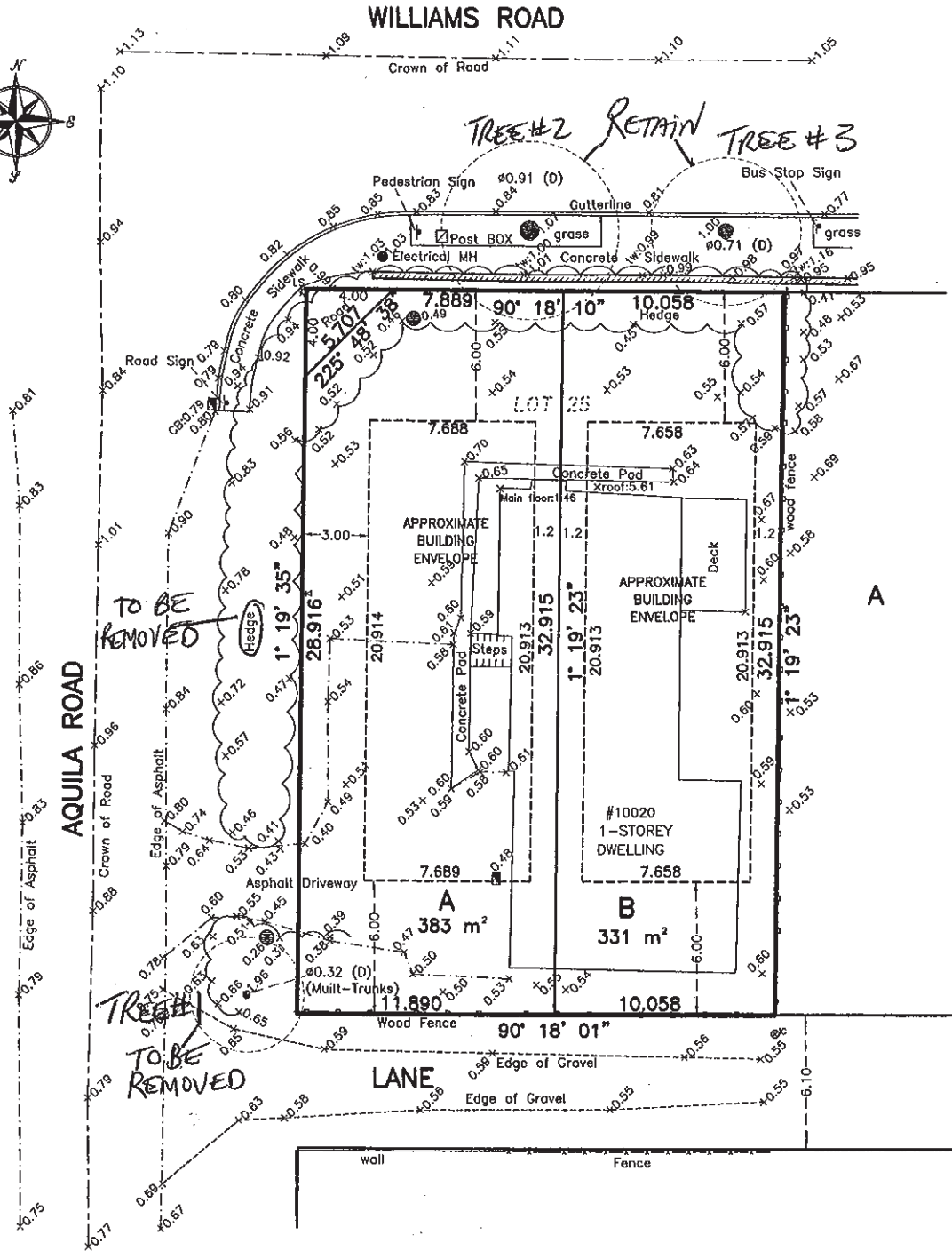
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 25 BLOCK 11
SECTION 35 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549**

SCALE: 1:200 ATTACHMENT 4



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

#10020 AQUILA ROAD,
RICHMOND, B.C.
P.I.D 004-132-360



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4544
FB-188 P24-26
Drawn By: TH

LEGEND:

- (D) denotes deciduous
- MH denotes manhole
- ☐ denotes catch basin
- ⊕ denotes water valve
- LS denotes lamp standard
- tw denotes top of concrete retaining wall
- denotes round catch basin
- IC denotes inspection chamber

NOTE:

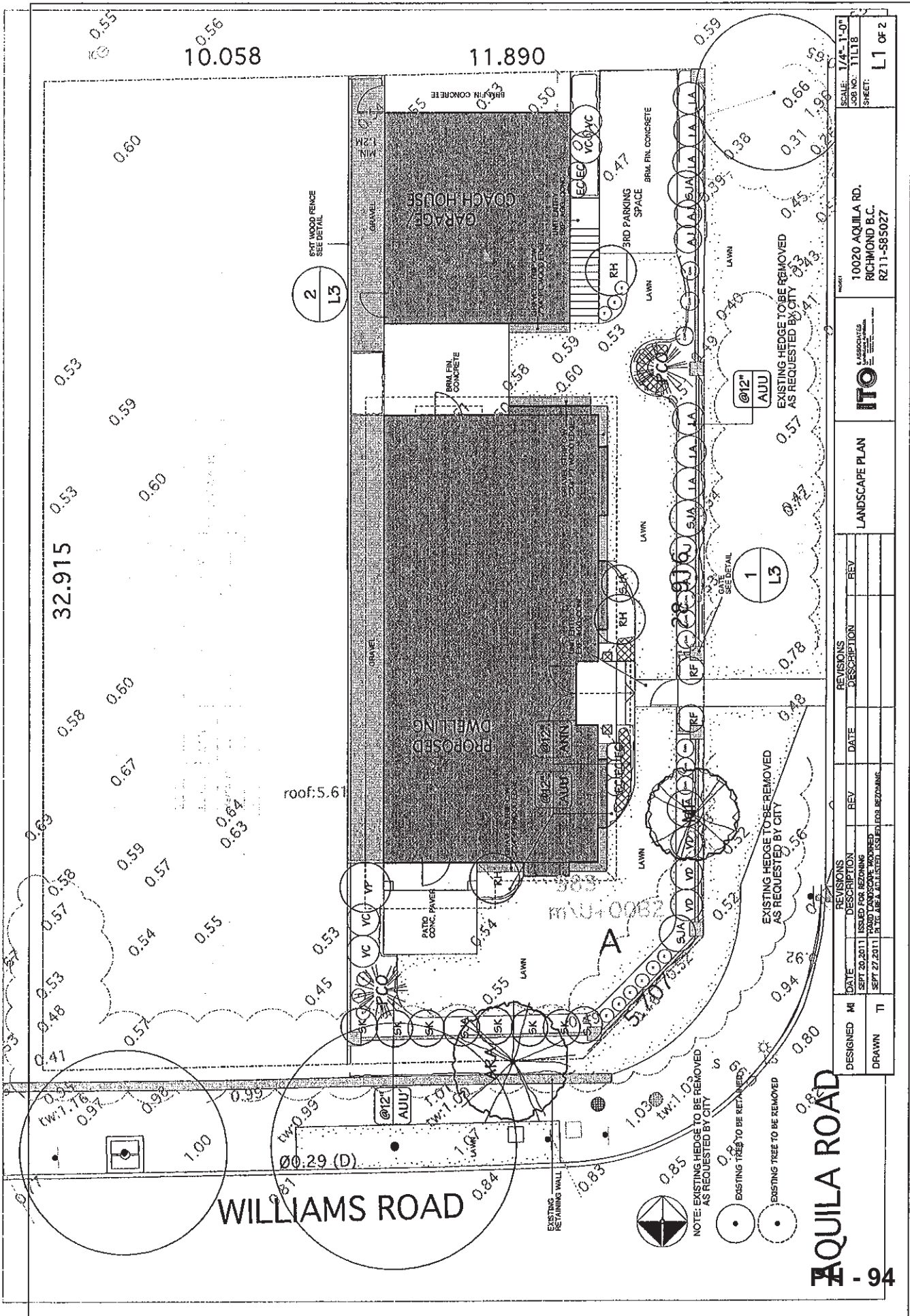
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #191, Control Monument 02H2453
Located at S edge traffic island @ Riverside Dr & Featherstone Way
Elevation = 1.664 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.

JULY 12 2019

DWG No. 4544-TOPO



SCALE: 1/4" = 1'-0"
 JOB NO.: 11118
 SHEET: L1 of 2

10020 AQUILA RD.
 RICHMOND B.C.
 R211-585027



LANDSCAPE PLAN

DESIGNED BY	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
TT	SEPT 20, 2011	ISSUED FOR PERMITS			
	SEPT 27, 2011	PERMITS AND SCENE MODIFIED			
		PERMITS AND SCENE MODIFIED			

REVISIONS TO BE REMOVED AS REQUESTED BY CITY

EXISTING HEDGE TO BE REMOVED AS REQUESTED BY CITY

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

AQUILA ROAD

WILLIAMS ROAD

PLANT LIST

PROJECT ADDRESS 11491 WILLIAMS RD., RICHMOND

EXISTING TREE REPLACEMENT RATIONAL

PROJECT ADDRESS (RZ. NO.)

EXISTING TREE TO BE REMOVED	QTY	SIZE	REQUIRED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
Ø30-40CM	-	Ø8CM CAL./4.0M HT.	-	-	0
Ø40-50CM	-	Ø9CM CAL./5.0M HT.	-	-	0

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARA	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	5.0cm CAL. B&B 1.8m ±
MF	1	MALUS FLORIBUNDA	FLOWERING CRABAPPLE	5.0cm CAL. B&B 1.8m ±
PCD	2	PICEA OMORICA	SERBIAN SPRUCE	1.5m HT. B&B

SHRUBS

AJ	4	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	5	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	6	LEUCOTHOE AXILLARIS	COAST LELCOTHOE	#2 POT
RH	3	RHOODODENDRON **	RHOODODENDRON	#5 POT
RF	6	ROSA FLOWER CARPET	FLOWER CARPET ROSE	#1 POT
SK	6	SKIMMIA JAPONICA	SKIMMIA	#2 POT
SJA	7	SPRAEA JAPONICA 'ANTHONY WATERER SPR'	'ANTHONY WATERER SPR'	#2 POT
VC	4	VACCINIUM CORYMBOSUM	NORTHERN HIGHBUSH	#2 POT
VP	1	VACCINIUM PARVIFOLIUM	HUCKLEBERRY	#2 POT
VD	3	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT

GROUND COVERS

AU	190	ARCTOSTAPHYLOS UVA URSI	KINKKINICK	#SP3 POT
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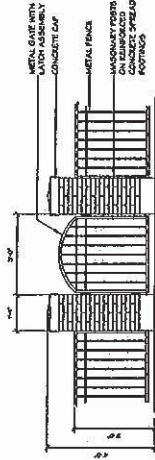
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

CHA	9	CAREX MORROWII 'AUREO-VIRESCENS'		#1 POT
H	12	HEMEROCALLIS 'STELLA D'ORO'	GOLD DAY LILY	#1 POT
ANN	40	ANNUALS **		#SP3 POT

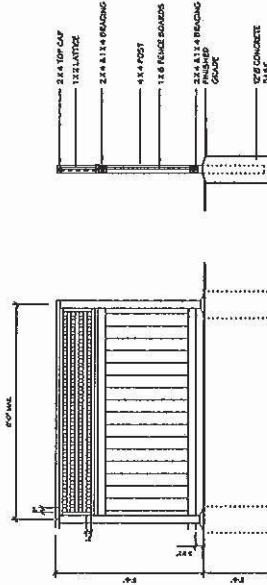
NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNRA STANDARDS FOR NURSERY STOCK AND THE RCNA STANDARDS FOR CONTAINER GROWN PLANTS

NOTE:
 ALL WOOD SHALL BE PRESSURE TREATED PER S.A.S.
 ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE ARCHITECT PRIOR TO APPLICATION.
 ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
 ALL COATES SHALL BE PROVIDED WITH METAL LATCH MECHANISMS



1 METAL FENCE
 SCALE: 1/4" = 1'-0"



2 6 HT WOOD FENCE DETAIL
 SCALE: 3/8" = 1'-0"

DESIGNED	DATE	REVISIONS	DESCRIPTION	REV.	DATE	REVISIONS	DESCRIPTION	REV.
TI	SEPT 20 2011	ISSUED FOR REZONING						
	SEPT 27 2011	PROJ LANDSCAPE PROPOSED						
		FOR FINAL SUBMITTAL						

SCALE: 1/4" = 1'-0"
 JOB NO.: 11118
 SHEET: L2 OF 2

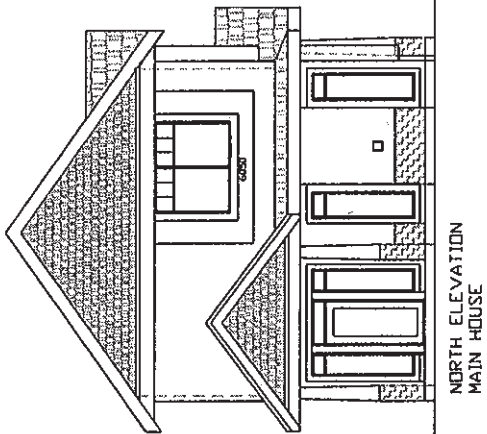
PROJECT
 10020 AQUILA RD.
 RICHMOND B.C.
 R211-585027



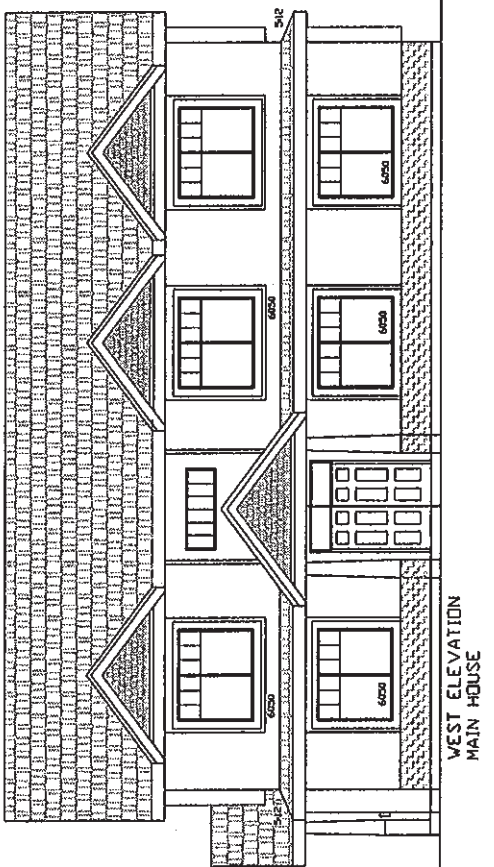
PLANT LIST/ DETAILS



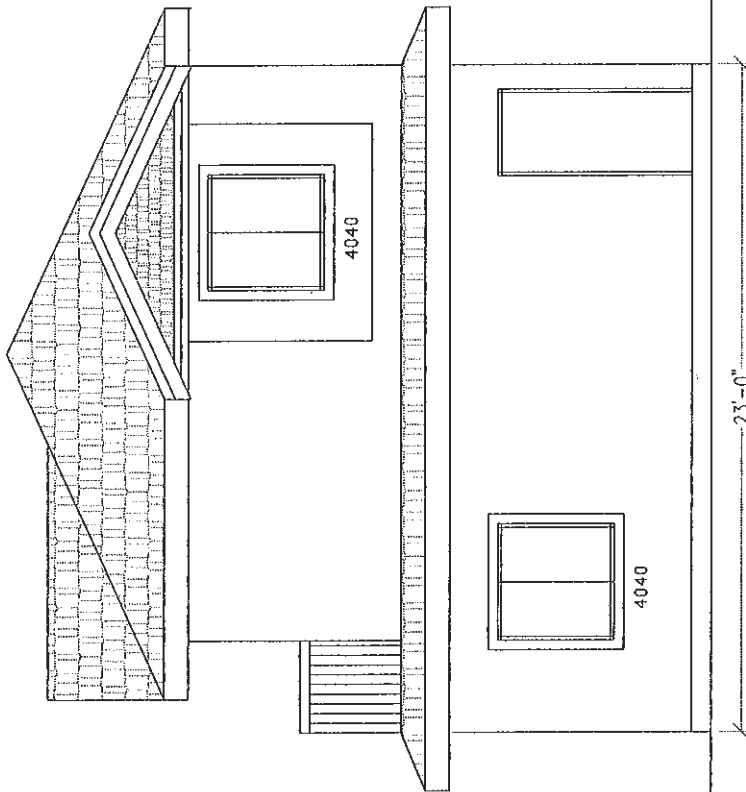
SOUTH ELEVATION
MAIN HOUSE



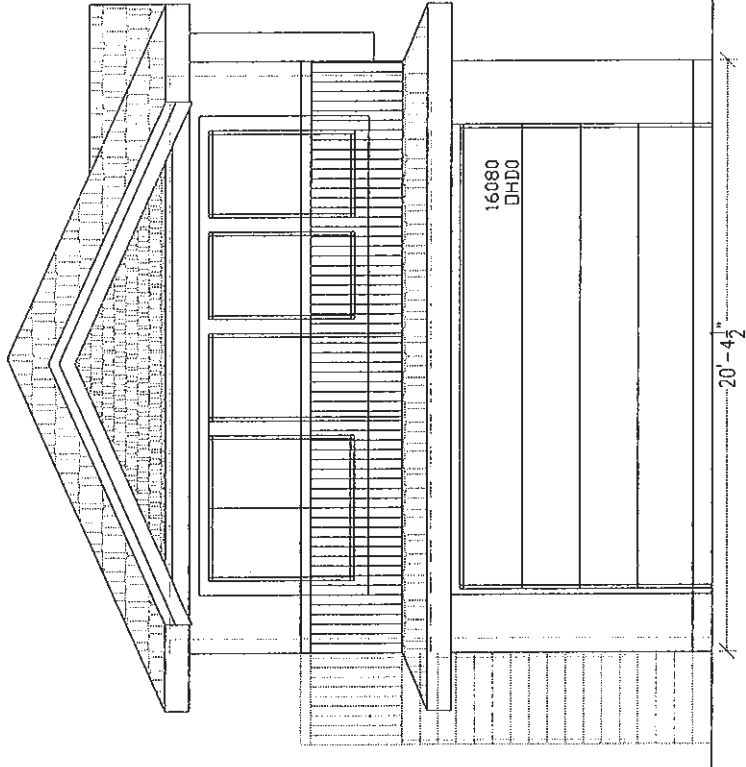
NORTH ELEVATION
MAIN HOUSE



WEST ELEVATION
MAIN HOUSE



SIDE ELEVATION
(COACH HOUSE)



GARAGE/
COACH HOUSE



Richmond Zoning Bylaw 8500
Amendment Bylaw 8824 (RZ 11-585027)
10020 AQUILA 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 HOUSES (RCH).

P.I.D. 004-132-360

Lot 25 Block 11 Section 35 Block 4 North Range 6 West New Westminster District Plan 18549

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8824".

FIRST READING

NOV 14 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER