



City of Richmond

Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development
Re: **APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 7040
AND 7060 ASH STREET FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT
DISTRICT (CD/35)**

To Planning - Mar 7, 2006
Date: February 8, 2006
RZ 05-300412
File: 12-8060-20-7993

Staff Recommendation

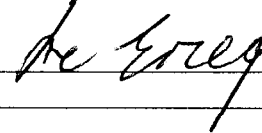
That Bylaw No. 7993 for the rezoning of 7040 and 7060 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/35)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:ef
Att. 6

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Am-Pri Construction Ltd. has applied to rezone 7040 and 7060 Ash Street from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/35)” (**Attachment 1**) in order to permit an 18 unit, two-storey townhouse development totalling 2125 m² (22,865 ft²).

Findings of Facts

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant bylaw requirements.

Surrounding Development

The subject site is in the City Centre Area, McLennan South Sub-Area (**Attachment 3**) and is located on Ash Street between Granville Avenue and General Currie Road.

The existing development surrounding the site is described as follows:

- To the north, are four single-family zoned lots (Single-Family Housing District, Subdivision Area F (R1/F) fronting onto Granville Avenue;
- To the west, across the street, and also fronting Ash Street, are single-family zoned lots (R1/F) and a townhouse development zoned Comprehensive Development District (CD/128);
- To the south, fronting Ash Street, are single-family zoned lots (R1/F); and
- To the east, is the site of a proposed 17-unit townhouse development (RZ 04-286806) with a proposed zoning of Comprehensive Development District (CD/35), fronting Bridge Street that is pending final reading.

Related Policies & Studies

Official Community Plan

The proposed development is generally consistent with the McLennan South Area Plan, which looks to establish “clusters of predominantly single-family, duplex, triplex units”. It is under this designation that the various townhouse developments along No. 4 Road and behind this site on Bridge Street within the same Character Area are being built.

Staff Comments

The applicant has agreed to the legal and development requirements associated with the application (**Attachment 4**). Preliminary Architectural Drawings (Site Plan, Floor Plans, Elevations) are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit and Building Permit.

Analysis

The proposal is consistent with the objectives of the McLennan South Sub-Area Plan in terms of unit type, density, scale, and open space. In particular:

- The proposed site layout provides a streetscape of townhouses fronting Ash Street, which are in scale, and character with the existing single-family streetscape, and consistent with the development permit guidelines in this area.
- Comprehensive Development District (CD/35) has been deemed the appropriate zone for the site. It has a maximum density of 0.6, which is higher than the 0.55 base density for this area in the McLennan South Sub-Area Plan. The other recent developments within the same Character Area (**Attachment 3**) are being similarly developed under Comprehensive Development District (CD/35).
- Staff support the slightly higher density on the grounds that the applicant has made a commitment to provide frontage improvements beyond the site along Ash Street to Granville Avenue.
- The applicant has proposed a payment of a contribution of \$0.60 per buildable sq. ft. (e.g., \$13,710) towards the City Affordable Housing Reserve Fund.
- Additionally, the applicant has proposed a payment-in-lieu for indoor amenity space in the amount of \$18,000 towards the development of the McLennan South neighbourhood parks.
- The subject site is located on a non-arterial road surrounded by existing single-family housing. The four adjacent properties to the north fronting Granville Avenue may be redeveloped independently of the subject site. If and when they do redevelop, access will be by driveway from either Ash Street or Granville Avenue, which is not considered a major arterial in this location.
- The other neighbouring properties to the south (7100 and 7120 Ash Street) will have access from the future portion of Sills Avenue, to be constructed with redevelopment of these sites. Therefore, no cross-access agreement is required through the subject property to these adjacent sites.

Engineering Review

The applicant has submitted a storm sewer and sanitary upgrade analysis up to the main conveyance at Garden City Road and Lansdowne. Staff have reviewed the submission and conclude:

- The existing sewer will be able to accommodate the flows from the proposed development, and as such upgrades to the sanitary sewer are not required at this time.
- Upon review of the submitted storm sewer analysis, staff completed an independent assessment and confirmed that significant downstream drainage upgrades are required to accommodate all in-stream and future development in the area. The City requests that storm sewer upgrades along Garden City Road, from Lansdowne Road to Westminster Highway must be completed prior to development. Drainage upgrades associated with frontage improvement is not required. The cost of these upgrades is estimated at \$965,250; and the

proportionate amount for the subject development is \$110,310.72. The applicant has agreed to contribute the proportionate amount, prior to rezoning adoption.

Design Review and Future Development Permit Considerations

- A Development Permit will be required to ensure that the development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level.
- The applicant has developed a preliminary design and basic site layout for this site to a minimum level required to demonstrate zoning compliance (adequate setback conditions to provide a suitable separation from adjacent lots; sufficient on-site parking; adequate amount of outdoor amenity areas, etc.) (**Attachment 5**).
- At the time of Development Permit, attention to the street façade and amenity area will be of importance. Particular emphasis will be placed on creating a street presence for the development. Attention is required to ensure liveable yards are designed sensitively. Attention to landscape design is required to ensure provision of adequate screening to adjacent properties.
- Existing on site trees will be reviewed as part of the Development Permit process. At this stage, a complete tree survey will be required in order to review opportunities for tree retention and to establish requirements for replacement trees or compensation.

McLennan South Road Network

The proposed development is located to the north of the future location of Sills Avenue, separated by the property at 7100 Ash Street. Staff conclude that the subject development is not required to contribute to the establishment of Sills Avenue, as this is consistent with the previous approvals for development directly east of the subject site, at 7071 Bridge Street (RZ 04-286806) and 7060 Bridge Street (RZ 02-215547). The lots south of the subject site with frontages along Sills Avenue will be required to dedicate lands and construct Sills Avenue, as required by the Works and Services Bylaw No. 5720.

Consultation

Staff have received two letters with regard to the application, from the residents to the north and south of the subject site. Concerns were expressed regarding overlook, landscaping, and traffic impacts associated with the development, as well as concerns about pedestrian safety at the crosswalk at Granville Avenue and Ash Street and impacts on the adjacent sites resulting from construction. There is support for the proposed extension of frontage improvements by the applicant along the property to the north on Ash Street to Granville Avenue.

Staff note that the proposed site and building design address the privacy and overlook concerns by minimizing second storey windows facing the homes to the north and south (and limiting these to bathroom and bedroom windows). Landscape design will be reviewed with the Development Permit application, with a recommendation to provide that landscaping to ensure adequate screening.

The proposed development complies with City requirements for off street resident and visitor parking.

Issues of site construction and drainage are regulated by bylaw, and will be reviewed at the development and building permit stages.

Financial Impact


City owned property at 7060 Ash Street

The City has sold the property at 7060 Ash Street to the applicant, following a public notification of sale and acceptance of the applicant's bid. The property was purchased as a strategic land acquisition in order to facilitate future development of the road system in McLennan South. The final alignment of Sills Avenue has subsequently been established three lots to the south of 7060 Ash and the site declared surplus. Proceeds from the sale have been directed to the Industrial Land Acquisition Fund.

No apparent financial impacts associated with this development.

Conclusion

Rezoning of the subject site as proposed conforms to citywide objectives for residential growth and development. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



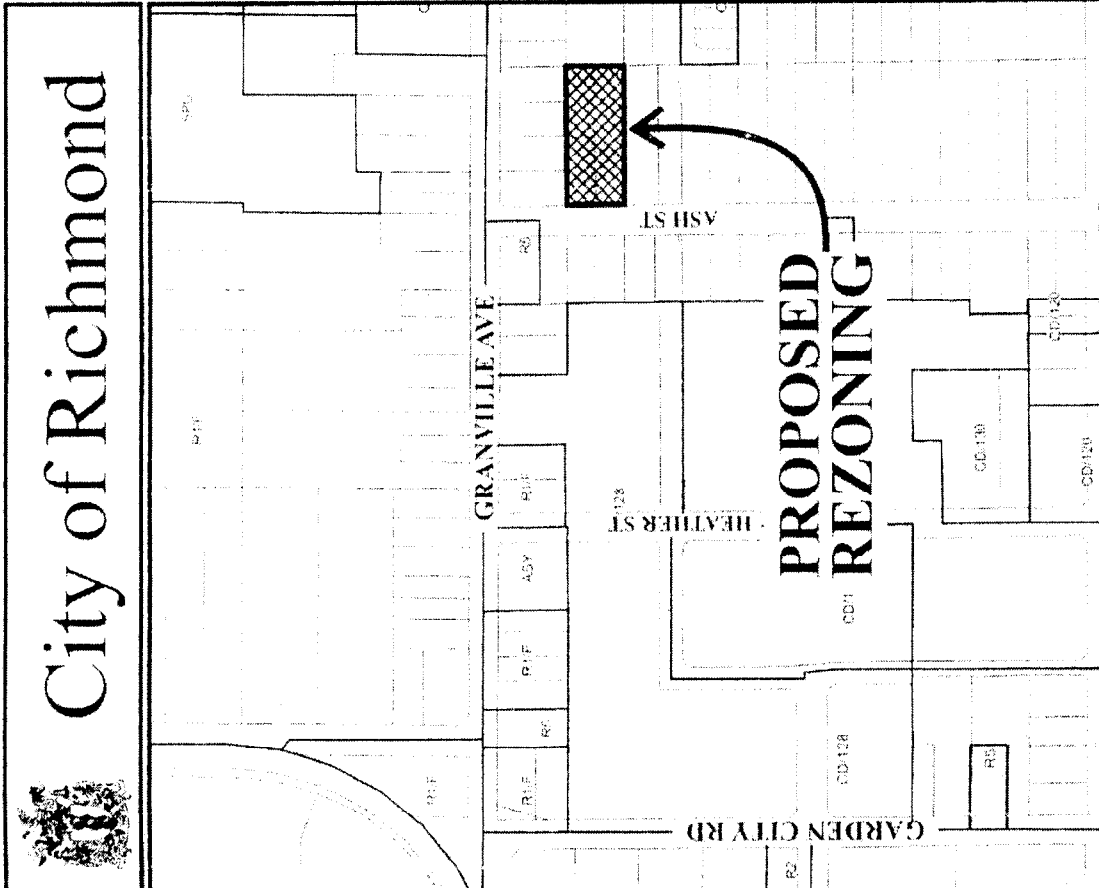
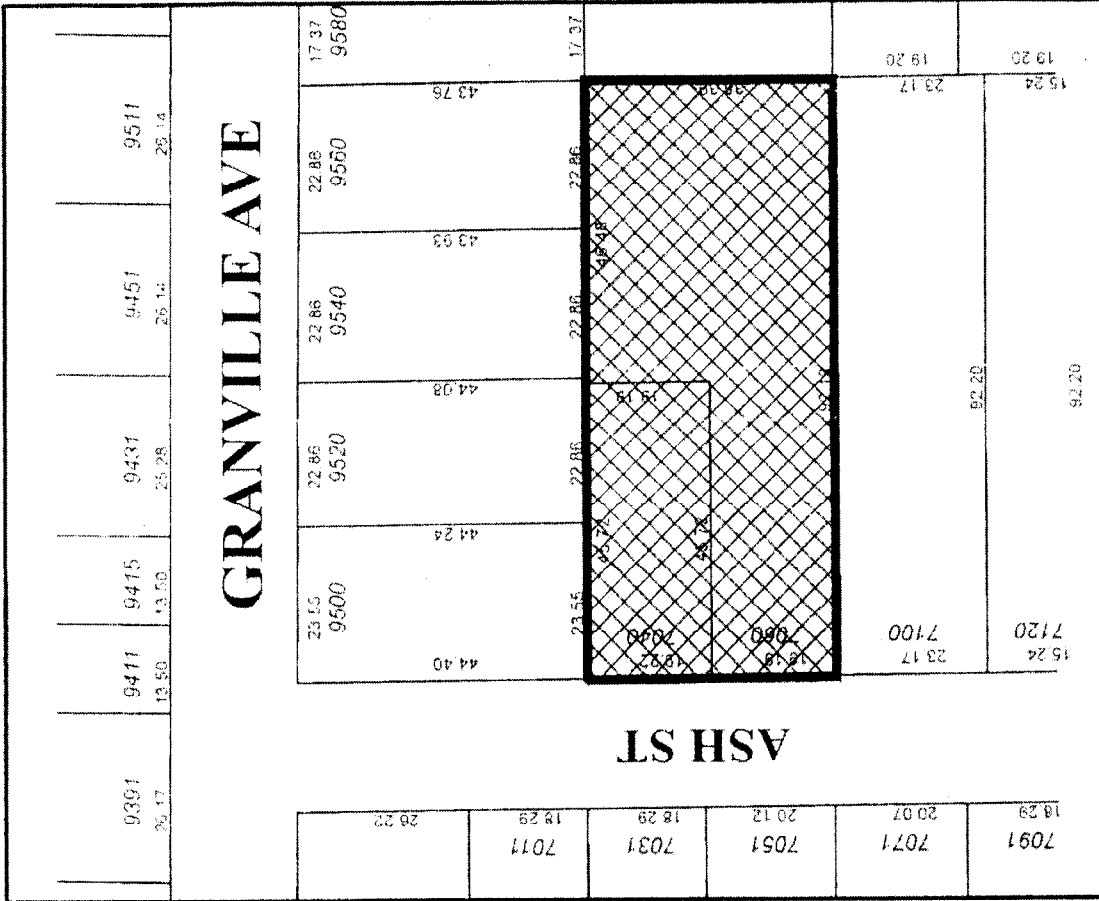
Eric Fiss
Planner

EF:cas

See **Attachment 4** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

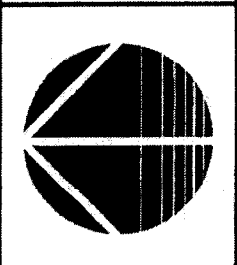
List of Attachments

- Attachment 1 Location Map
- Attachment 2 Development Application Data Sheet
- Attachment 3 McLennan South Land Use Map
- Attachment 4 Rezoning Conditional Requirements
- Attachment 5 Preliminary Architectural Drawings (Site plan, elevations, floor plans)
- Attachment 6 Letters from the Public



Original Date: 05/31/05
 Revision Date:
 Note: Dimensions are in METERS

RZ 05-300412





City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet
Development Applications Department**

RZ 05-300412

Attachment 2

Address: 7040 and 7060 Ash Street

Applicant: Am-Pri Construction Ltd.

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

	Existing	Proposed
Owners:	Am-Pri Developments (2004) Ltd.	Am-Pri Developments (2004) Ltd.
Site Size:	3,538 m ² (38,084 ft ²)	no change
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Single or Multi-Family Residential	no change
Zoning	R1/F	Comprehensive Development District (CD/35)
Number of Units	1	18

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40% when max. height 2 1/2 stories	40 %	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard:	Min. 3 m	3 m	none
Setback – Rear Yard:	Min. 3 m	3.3 m	none
Height (m):	11 m & 3 storeys except within 20 m of a public road – 10 m and 2 1/2 storey	2 storeys	none
Lot Size*:	None	n/a	none
Off-street Parking – Regular/Visitor*:	18 units @ 2 = 36 18 units @ 0.2 = 3.6 = 4	18 units @ 2 = 36 18 units @ 0.2 = 3.6 = 4	none
Total Parking	40	40	none
Amenity Space – Indoor*:	Min 70 m ²	\$18,000 cash-in-lieu	none
Amenity Space – Outdoor*:	Min 6 m ² /unit = 108 m ²	120 m ²	none

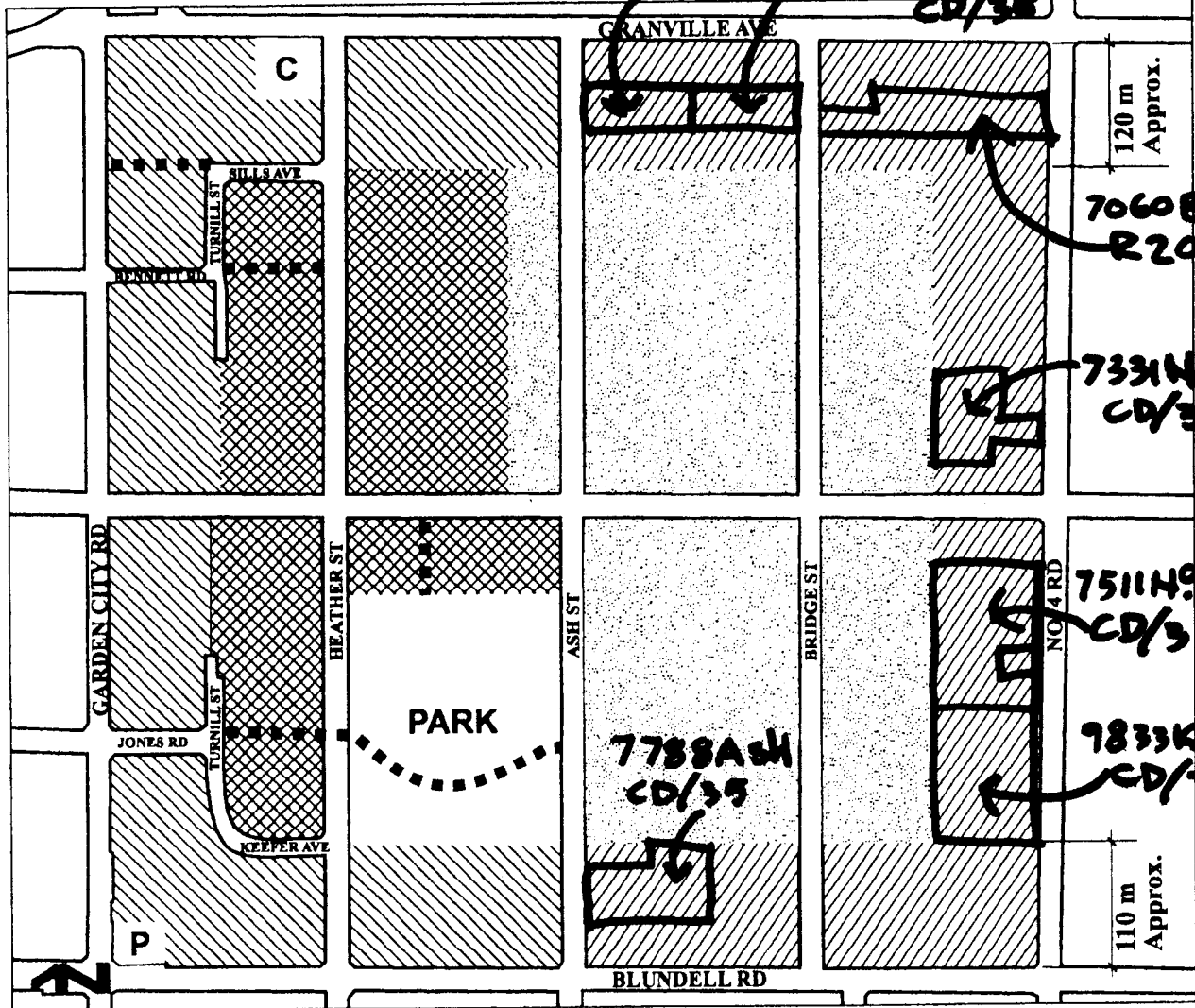
City of Richmond

Land Use Map

Bylaw 7892
2005/04/18

SUBJECT SITE
7049/60 ASH ST.
R2 05-300412

7071 BRIDGE ST
R2 04-286806
CD/35



	<p>Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p>		<p>Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) <p>Elsewhere:</p> <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p>■■■■ Trail/Walkway</p>
	<p>Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.</p>	<p>C Church</p>		
	<p>Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.</p>	<p>P Neighbourhood Pub</p>		

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Tumill Street are commonly referred to as the "ring road".

Conditional Rezoning Requirements 7040 and 7060 Ash Street (RZ 05-300412)

Prior to final adoption of Zoning Amendment Bylaw 7993, the developer is required to complete the following requirements:

Legal requirements, specifically:

- Consolidation of the two lots into one development parcel (which will require the demolition of the existing dwellings);
- Payment of a contribution of \$0.60 per buildable sq. ft. (e.g., \$13,710) towards the City's Affordable Housing Reserve Fund; and
- Payment-in-lieu for indoor amenity space in the amount of \$18,000 towards the development of the McLennan South neighbourhood parks.
- Payment of a contribution of \$110,310.72 to the storm sewer along Garden City Road, from Lansdowne Road to Westminster Highway.

Development requirements, specifically:

- Enter into the City's standard Servicing Agreement* to design and construct complete, half road-works improvements along Ash Street, from the south property line of the site, north to Granville Avenue. Works include, but are not limited to, road widening, curb and gutter, creation of a 3.1 m grass and treed boulevard including Zed street lighting, with a 1.75 m sidewalk near the property line. Works are at the developer's sole cost. No DCC credits.
- The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Then, prior to the issuance of the Building Permit:

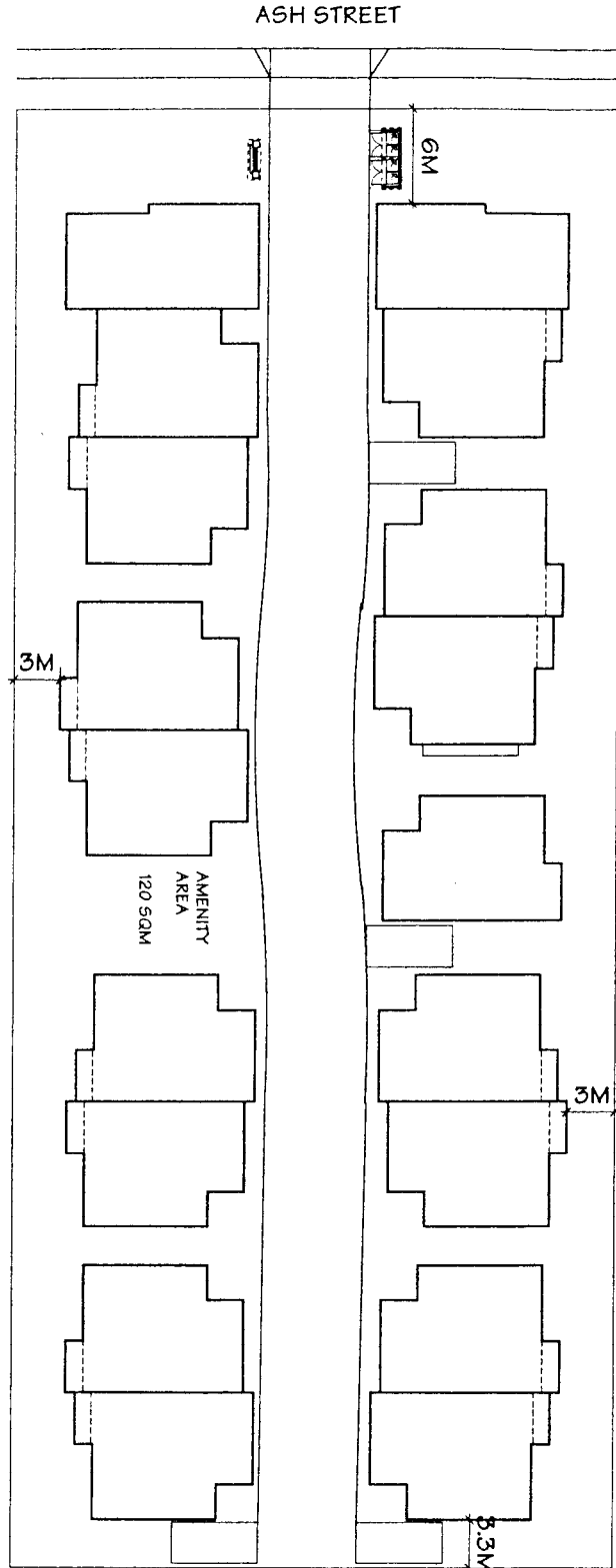
- A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

(Signed Copy on File)

Signed

Date



PROPOSED ZONING : R2-0.6

SITE AREA FOR 2 LOTS: 38,084 SQ.FT. (3,538 SQ.M.)

LOT COV.

MAX. ALLOWED: 15,536 SQ.FT. (40%)

PROPOSED: 15,536 SQ.FT. (40%)

FLOOR AREA

MAX. ALLOWED: 22,850 SQ.FT. (FAR: 0.6)

PROPOSED: 18 UNITS X AVERAGE 1,265 SQ.FT. = 22,770 SQ.FT.



SITE PLAN

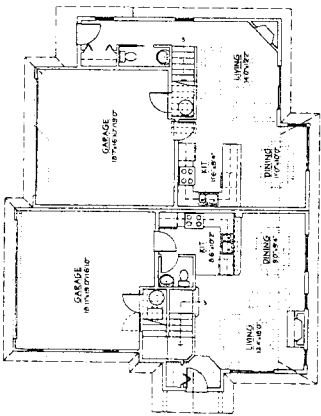
SCALE : 1" = 40'-0"

APRIL 19, 2005

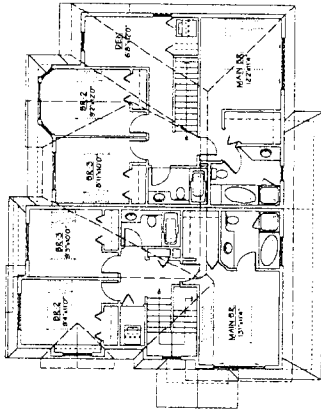
TOWNHOUSE DEVELOPMENT
7040 & 7060 ASH STREET, RICHMOND

tomizo yamamoto architect inc.

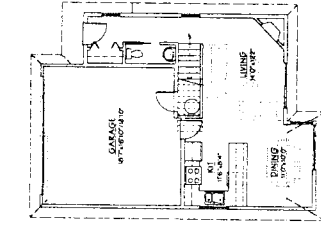
2386 Oak Street Vancouver B.C. V6H 4J1
 Tel. 604-731 1127 Fax.604-731-1327E-mail : tyarch@shaw.ca



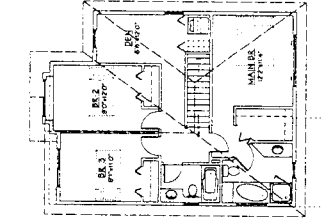
UNIT A2
BUILDING NO. 1
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



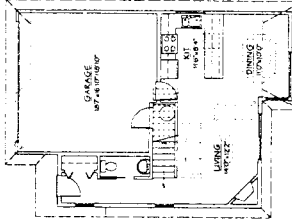
UNIT A2
BUILDING NO. 1
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



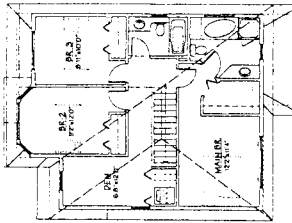
UNIT A1
BUILDING NO. 3, 5 & 7
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



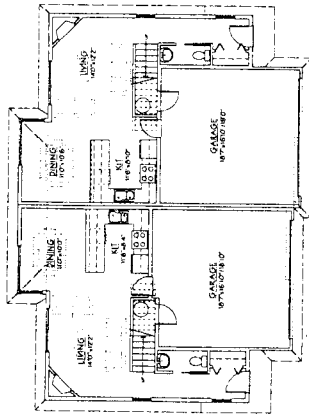
UNIT A1
BUILDING NO. 3, 5 & 7
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



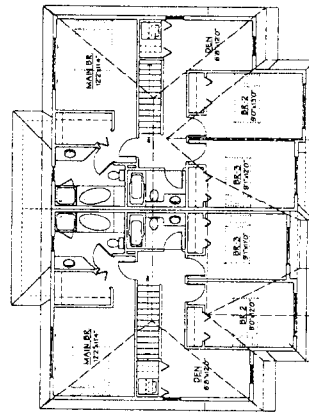
UNIT A2
BUILDING NO. 2, 4, 6 & 10
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



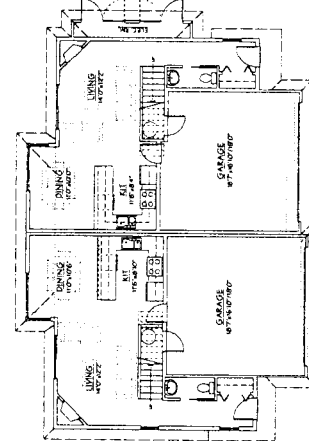
UNIT A2
BUILDING NO. 2, 4, 6 & 10
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



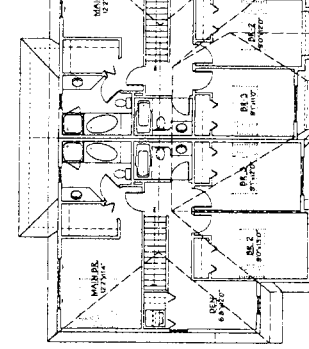
UNIT A2
BUILDING NO. 6
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT A2
BUILDING NO. 6
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

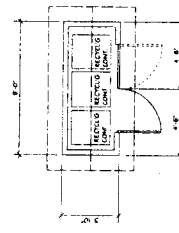


UNIT A2
BUILDING NO. 9
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

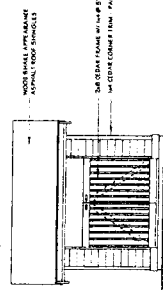


UNIT A2
BUILDING NO. 9
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

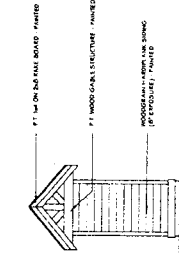
UNIT A
BUILDING NO. 6
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



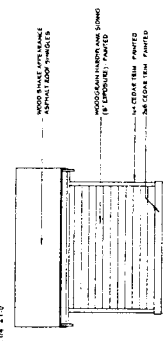
RECYCLING ENCLOSURE
SCALE 1/8" = 1'-0"



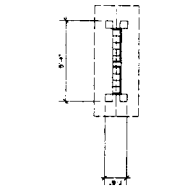
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



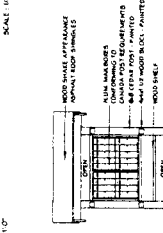
WEST & EAST ELEVATION
SCALE 1/8" = 1'-0"



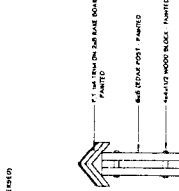
NORTH ELEVATION
SCALE 1/8" = 1'-0"



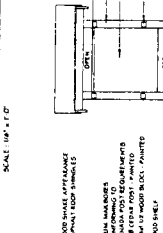
MAILBOX STRUCTURE
SCALE 1/8" = 1'-0"



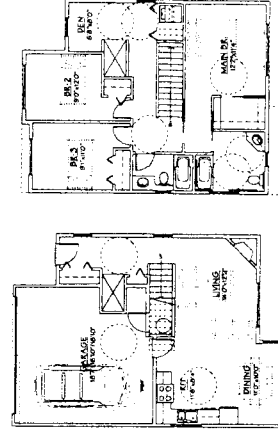
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



WEST & EAST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



POSSIBLE ACCESSIBLE UNIT CONVERSION
SCALE 1/8" = 1'-0"

UNIT A
BUILDING NO. 6
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT A
BUILDING NO. 6
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT A
BUILDING NO. 9
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT A
BUILDING NO. 9
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

DRAFT

NO DATE REVISIONS
CONSULTANT
PROJECT
17 UNIT TOWNHOUSE DEVELOPMENT

777 BIRCH ST
RICHMOND, B.C.

tomizo
yamamoto
architect inc.

1704 148 STREET, VANCOUVER, B.C.
VANCOUVER, BC V6L 2T7 (416) 594-7117 (416) 594-7117 (416) 594-7117
DRAWING TITLE
FLOOR PLANS

SCALE	1/8" = 1'-0"
DATE	MAY 10, 2005
DRAWN	W. YAMAMOTO
CHECKED	T. TOMIZO
SHEET NO.	7
TOTAL SHEETS	10

ATTACHMENT 6**Fiss, Eric**

From: Wayne Birch [wbirch@bigfoot.com]
Sent: Wednesday, 23 November 2005 5:40 PM
To: Fiss, Eric
Subject: RZ 05-300412

November 23, 2005

Mr. Eric Fiss

Dear Sir:

This letter is in regards to the rezoning application RZ 05-300412. As residents of 9500 Granville Avenue, we have several concerns about the subject site we wish to be addressed during the rezoning and development process. Firstly, we hope the project will minimize the overlook onto the single-family lots north of the site by limiting the north facing windows and endeavoring to retain the established landscaping, existing trees and greenery. Secondly, we are concerned about the increased traffic impact on Ash Street as there are no traffic calming measures such as speed bumps, roundabouts, stop signs or traffic lights in place. The lack thereof encourages vehicular traffic to travel at high speeds using the road as a thoroughfare endangering the children and other pedestrians who use the crosswalk at this very busy intersection to access Anderson Elementary and the new Garden City Park. The sidewalk on the west side of Ash Street does not link up with the crosswalk but ends 200' from the intersection forcing foot traffic onto the road. We would like to see frontage improvements along Ash Street beyond the limits of the subject site, which will not only improve the appearance of the streetscape but also enhance safety.

Thank-you for your attention in these matters,

Wayne Birch and Pia Quinter

604-278-9317

City of Richmond
Urban Development Division
6911 No 3 Road
Richmond, BC
V6Y 2C1

HB EF
ATTACHMENT 6
↓
Include to
Staff Report

12 Dec 2005

Re Development Application RZ05-300412

Dear Sirs

Regarding the above application to develop a townhome complex on 7040-7080 Ash Street adjacent to my property at 7100 Ash, I would like to raise the following concerns

- that, during the construction of foundations, drains, fencing etc , that the root structure of the mature trees along the North edge of 7100 Ash not be damaged to a degree that has a serious impact on the health of the trees (as happened when the ditch along Ash st was filled)
- that proper drainage be provided for in the development, and that the allowed non-porous surface ratio not be exceeded (and preferably that it be inspected) so that the water table on adjacent property not be raised by excessive surface runoff I note in passing that techniques exist to create porous load-bearing roadway e.g. fire lanes
- that, where possible, the usage patterns of different levels of new dwellings match those of adjacent properties, i.e. that rooms designated for day use not have an unobstructed view over nominal fence height into adjacent yards which may be used as children's play areas (I understand that an agreement on this issue was breached in the case of the Polygon development to the West of Ash Street)

regards

A Daviel
7100 Ash St
Richmond BC V6Y 2S1
Canada



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7993 (RZ 05-300412)
7040 AND 7060 ASH STREET**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/35)**.

P.I.D. 004-248-236

North Half Lot 2 Except: The East 152.25 Feet, Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 005-146-291

Lot 31 Section 15 Block 4 North Range 6 West New Westminster District Plan 30983

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7993"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>hl</i>
APPROVED by Director or Solicitor
<i>h</i>

MAYOR

CITY CLERK