



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

Date: August 10, 2004

From: Raul Allueva
Director of Development

File: RZ 04-263553

Re: APPLICATION BY NORMAN ZOTTENBERG ARCHITECTURE TO REZONE
7820 ASH STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION
AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28)

Staff Recommendation

That Bylaw No. 7799, for the rezoning of 7820 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to Comprehensive Development District (CD/28)", be introduced and given first reading.

Raul Allueva
Director of Development

EF:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Norman Zottenberg Architecture has applied to rezone 7820 Ash Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/28) in order to develop five (5) townhouses including one (1) small unit (e.g. less than 60 m²/645.8 ft²) (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	CPS Enterprises Ltd.	No change
Applicant	Norman Zottenberg Architecture	
Site Size (by GIS)	892 m ² (9,601.7 ft ²)	876.48 m ² (9,434.7 ft ²) <ul style="list-style-type: none"> • Reduced for dedication of 0.39 m along entire Blundell Road frontage (approx. 7.52 m² /80.95 ft²) and 4 m x 4 m corner cut (approx 8 m² /86 ft²)
Land Uses	Single family home	5 Townhouses at 3 storeys
City Centre Area Plan Designation	Residential	No change
Sub-Area Plan Designation (McLennan South) (Attachment 3)	<ul style="list-style-type: none"> • Land Use: Residential Character Area C2, 2 ½ storeys typical (3-storeys maximum), predominantly Triplex, Duplex, and Single-Family • Density: Designated for a base density of 0.55 floor area ratios (FAR). Densities of up to 0.6 FAR have been approved in Area C1, fronting No. 4 Road. • Development Permit Guidelines: Encourage clusters of one, two, and triplex housing to contribute to the rural aspect of the community's country estate character and wooded aspect. • Roads: The developer of the subject site must provide a lane right-of-way at the rear of the site to provide access for future mid-block development of properties fronting Blundell Road. 	
Zoning	<p>Single-Family Housing District, Subdivision Area F (R1/F)</p> <ul style="list-style-type: none"> • Permits single-family dwellings at FAR 0.55 • 2 ½ storey • Maximum 45% Lot Coverage for buildings • Front setback: 6 m (9 m (29.527) on section line roads) • Rear Yard: 6 m (19.7 ft.) • Side Yard: 2.0 m (6.562 ft.) 	<p>Comprehensive Development District (CD/28)</p> <ul style="list-style-type: none"> • Permits townhouses at 0.55 FAR, with an additional 0.1 FAR for including dwelling units less than 60 m²/645.8 ft² <i>Proposed: 0.65 FAR</i> • Permits 12 m (39.37 ft.) and not more than 3-storeys. <i>As proposed.</i> • Maximum 45% Lot Coverage for buildings. <i>Proposed: 38%.</i> • Front yard: 4.5 m (14.76 ft.) • Side yard (at road): 3.0 m (9.843 ft.) • Rear yard (at lane): 1.2 m (3.937 ft.) <i>Proposed setbacks comply.</i>
Off Street Parking	<p>Required For (CD/28)</p> <p>Residents: Greater of 1.0 spaces/unit x 5 = 5, or 0.5 spaces /bedroom) x 13 = 7</p> <p>Visitors: 0.2 spaces/unit x 5 = 1</p> <p>Total: 7 resident + 1 visitor = 8</p>	<p>Proposed</p> <p>Residents: 2.0 spaces/unit x 4 = 8, and 1.0 space/unit x 1small unit = 1</p> <p>Visitors: 0.2 spaces/unit x 5 = 1</p> <p>Total: 8 resident + 1 resident (small unit) + 1 visitor = 10</p>

Related Policies & Studies

Sub-Area Plan Overview

The McLennan South Sub-Area Plan encourages the development of townhouses and single-family homes, together with a neighbourhood park and school, within a lush, green environment. New roads are proposed to provide convenient access for both pedestrians and drivers, and to enable properties to redevelop in a pedestrian-friendly manner. The character of development is intended to be “traditional”, with building densities and heights designed to complement the neighbouring single-family areas. Modest increases in density are supported to provide compensation for providing lands for road dedications. As well, allowing three-storey buildings is supported where the additional height would have negligible impact on neighbours and it provides for significantly reduced site coverage by buildings (i.e. 38% maximum site coverage proposed versus 45%).

Surrounding Development

The subject site is situated along the northern edge of Blundell Road in the least dense multiple-family area designated under the McLennan South Sub-Area Plan. A mix of older and newer homes characterizes the area around the subject site. The plan generally intends that this part of McLennan South will be redeveloped with a mix of detached, duplex, and triplex dwellings, either as low-density townhouse projects or as fee simple subdivisions. The approved rezoning for a proposed development at 9371 Blundell Road by Louie and Maureen Pulice (RZ 99-167465), with an FAR of 0.55, occupies the similarly sized lot on the northwest corner of Blundell Road and Ash Street, directly across from the subject site and has been rezoned to the same CD/28. North of the site is the proposed development at 7740 to 7800 Ash Street by Tien Sher Investment Group Inc. (RZ 03-254898), approved at Public Hearing on June 21, 2004, for 29 2 ½-storey townhouses at a floor area ratio of 0.60 F.A.R.

Staff Comments

Policy Planning

The proposed use of the subject site is for the development of a triplex and two (2) single-family dwellings, incorporating a both large family-type units and a smaller unit appropriate to singles or couples. This is consistent with the proposed “country estate” quality of the neighbourhood. As well, the proposed development is consistent in scale and character with recent development in McLennan South Sub-Area on the Blundell Road frontage, and provides a transition in scale from the higher density development west of Heather Street (at 0.78 F.A.R.) to the existing single-family homes to the east.

The use of Comprehensive Development District (CD/28) is attractive for this site as it provides consistency with the neighbouring proposed development directly west across Ash Street, which together will provide a gateway into the McLennan South neighbourhood. The base floor area ratio in CD/28 of 0.55 F.A.R. is consistent with that of this sub-area. Additional density (0.65 FAR) is earned in this case for achieving community goals and benefits (e.g., smaller and more affordable housing units, and a road dedication along Blundell Road frontage).

At the Development Permit stage, the applicant is to address the design development to the architectural details and landscape plan.

Development Permit Guidelines

Guidelines for the issuance of Development Permits for multiple-family housing are contained within Section 2.10 and 2.10D of Bylaw 7100 (City Centre Area Plan and McLennan South Sub-Area Plan). Specific design issues related to the application have been noted and will be dealt with at the Development Permit stage (**Attachment 4**).

Development Applications – Engineering and Transportation

The Development Applications Department supports the rezoning application. The Site Engineering, Transportation, and Urban Development staff comments are provided in **Attachment 4**.

Analysis

:

- The proposed development achieves a consistent scale and massing with neighbouring developments;
- The proposed massing, with the appearance of a large main house and smaller coach houses, achieves the “country-estate” character objective for the Character Area;
- The mix of units is in keeping with City Centre Plan objectives to provide for a broad range of housing needs;
- The increase in density from 0.55 to 0.65 F.A.R. on this small lot represents a relatively small increase in floor area (approximately 940 ft²), for this small site, and allows for the inclusion of an additional small unit, to provide for a greater mix of unit type and housing opportunities in the area;
- The proposed reduced site is consistent with the Area Plan objectives to achieve increased useable on-site open space coverage, and allows this proposal to achieve a higher FAR (0.65 FAR) and higher building height (3-storeys) at this location while minimizing impacts on neighbouring properties;
- The applicant proposes to provide a lane right-of-way to provide future access to neighbouring properties to the east which front Blundell Road, in order to eliminate the requirement for vehicular access from Blundell Road;
- The applicant will provide transportation improvements including a road dedication across their entire Blundell frontage complete with a 4 m x 4 m corner cut at Ash Street; and
- The applicant will enter into the City’s standard Servicing Agreement for the design and construction of offsite works on all three (3) frontages (e.g. Blundell Road, Ash Street, and the new lane).

Financial Impact

None.

Conclusion

The subject development conforms with City-wide, City Centre, and McLennan South policies and objectives for development. The proposed use of Comprehensive Development District (CD/28) is consistent with the McLennan South Sub-Area and with previously approved projects in the sub-area. Overall, the project will be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development be approved.



Eric Fiss
Policy Planner

EF:blg

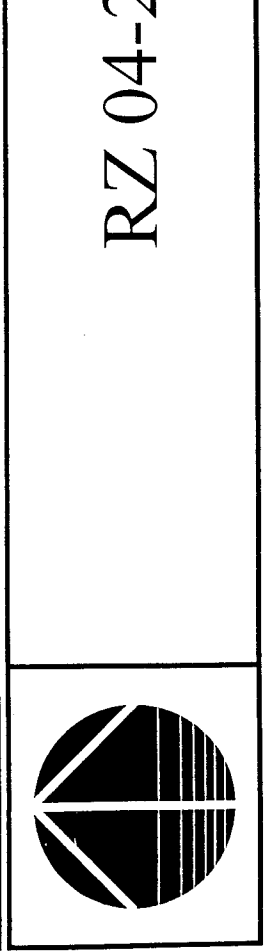
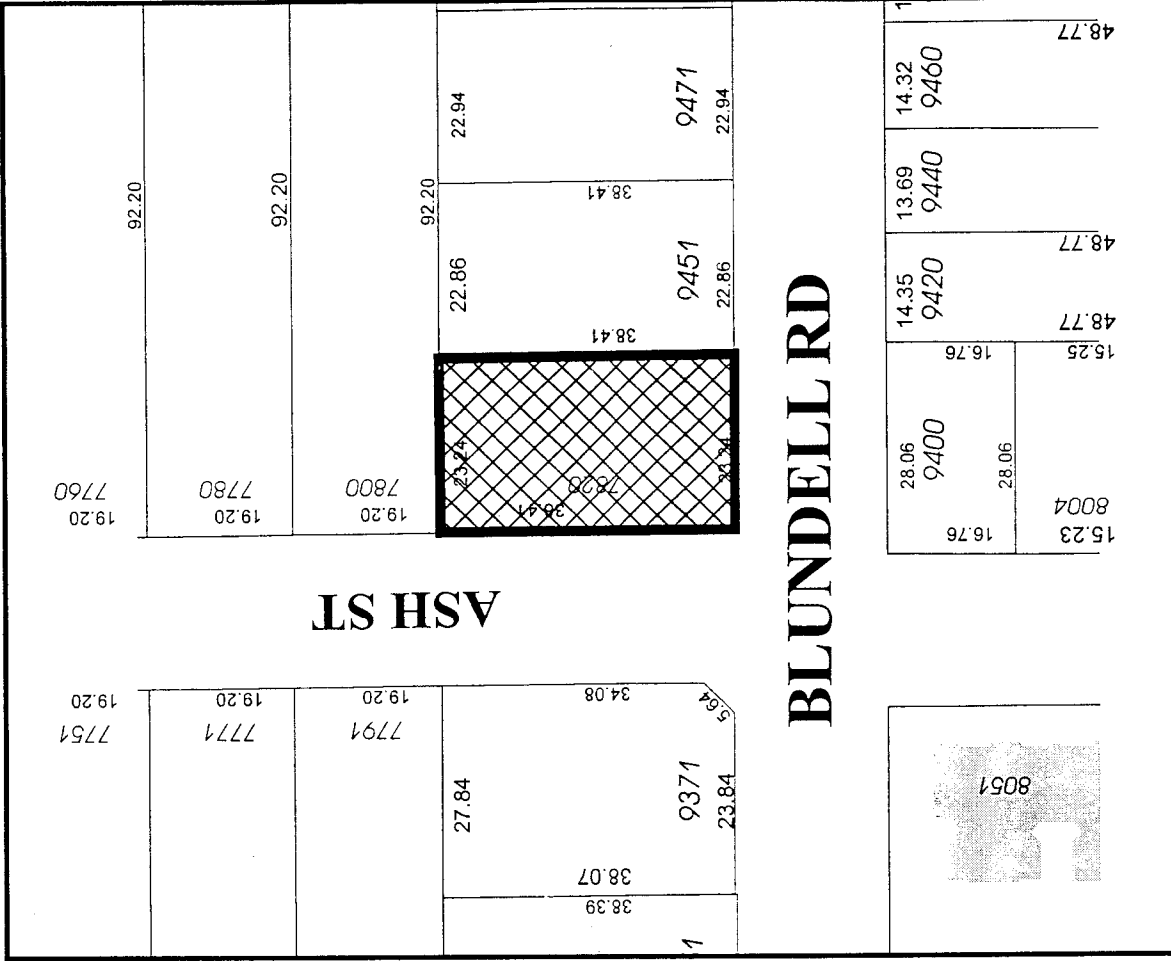
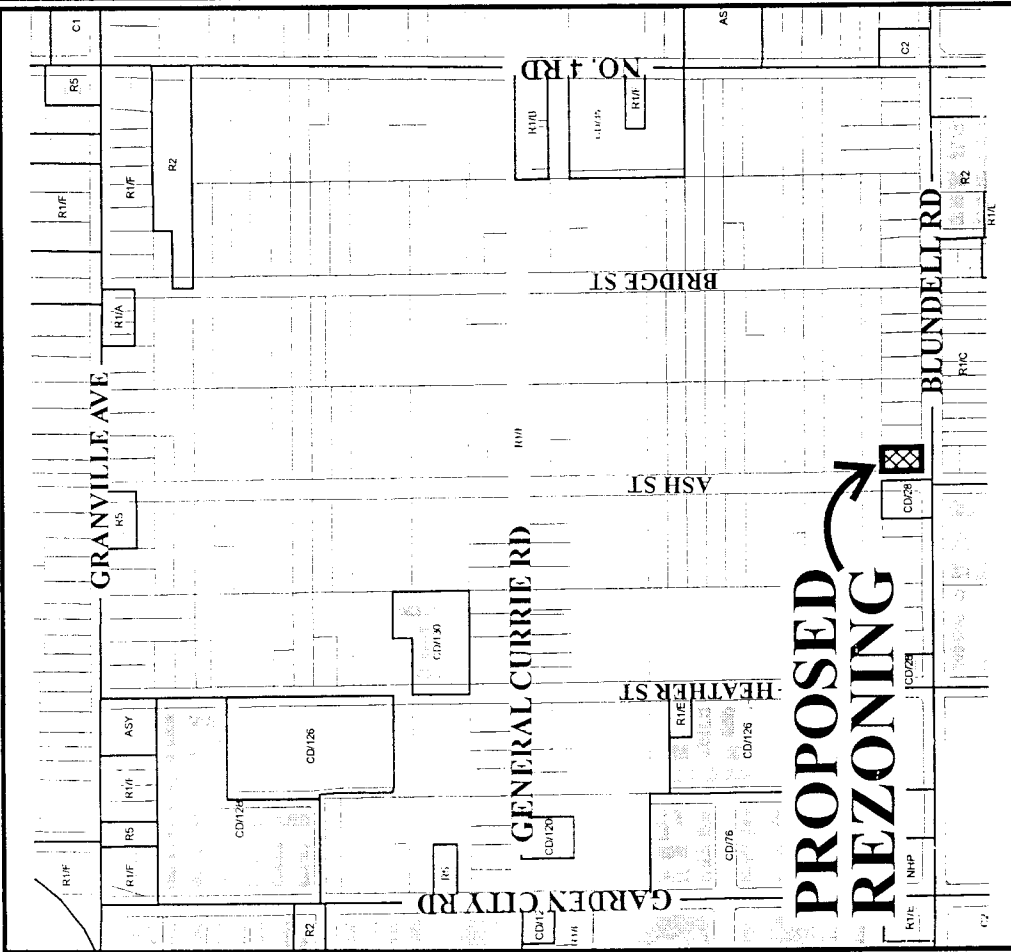
The following requirements are to be dealt with prior to final adoption:

Legal requirements, specifically:

- Dedication of a 0.39 m Road Dedication across the entire Blundell Road frontage complete with a 4 m x 4 m corner cut at Ash Street; and
- Registration of a 6 m Public Rights-of-Passage Right-of-Way (with full utilities, City maintenance and liability) across the entire north edge of the site.

Development requirements, specifically:

- Contribution towards construction of the neighbourhood park in lieu of providing on-site indoor amenity space to the rates established by the City's new amenity space policy (e.g. approximately \$5,000); and
- Processing of a Development Permit application to a satisfactory level, as determined by the Director of Development.



RZ 04-263553

Original Date: 02/19/04

Revision Date:

Note: Dimensions are in METRES

<p>LEGAL DESCRIPTION TOPOGRAPHIC PLAN ON W 1/2 OF LOTS SECTION 16 BLOCK 11 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 2007 CIVIC ADDRESS 7820 ASH STREET RICHMOND, BC</p>		<p>PROPOSED ZONING - CD / SR LOT AREA - 882 804.00 SQ FT DENSITY ALLOWED .65 573600.00-684000 SQ FT TOTAL NO. OF RESIDENTIAL UNITS PROVIDED 411 SMALL - 6 UNITS AREA OF 1 SMALL UNIT PROVIDED - 674 SQ FT BREAKDOWN OF AREAS GROUND FLOOR - 4800.00 SQ FT SECOND FLOOR - 4800.00 SQ FT TOTAL - 9600.00 SQ FT</p>		<p>SETBACKS SETBACKS REQUIRED AND PROVIDED (TO BUILDING LINE) BLUNDELL ROAD 4.5M (14'-9" S/R) ASH STREET 3M (9'-0" S/R) REAR ROW 3M (9'-0" S/R) EAST SIDE 1.5M (5'-0" S/R)</p>		<p>PARKING PARKING REQUIRED FOR RESIDENTS - 6 PER BEDROOMS BEDROOMS - 46 CARS VISITOR PARKING REQUIRED - 10 PER LIVING AND UNIT 70 - 10 CARS TOTAL PARKING REQUIRED 677.5 841 6 CARS TOTAL PARKING PROVIDED 6 GARAGES - 6 (STANDARD SIZE CARS) TANDUM PARKING (ADDITIONAL) AS GARAGES - 2 SMALL CARS COVERED PARKING (FOR SMALL UNITS) - 2 STANDARD SIZE CARS VISITOR PARKING (COVERED) - 18 (STANDARD SIZE CARS) TOTAL - 6</p>		<p>PERMISSIBLE COVERED AREAS OF THE PRINCIPAL BUILDING - 30 X 6840.00-6840.00 SQ FT PROVIDED COVERED AREAS OF THE PRINCIPAL BUILDING - 461.00 SQ FT DECK/PORCH AREA BALCONY AREA - 226.41 SQ FT TOTAL - 687.41 SQ FT</p>		<p>LOT COVERAGE PERMISSIBLE LOT COVERAGE - 461.00/9600.00-4800.00 SQ FT PROVIDED LOT COVERAGE - 687.41 SQ FT</p>		<p>PROPOSED UNIT PLUMMEL & KAI RICHMOND, BC</p>		<p>SITE PLAN & GROUND FLOOR PLAN</p>		<p>PREPARED BY TOWNHUB</p>		<p>DATE 2018.01.15</p>		<p>SCALE 1/8" = 1'-0"</p>	
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LEGAL DESCRIPTION
 TOPOGRAPHIC PLAN ON W 1/2 OF LOTS
 SECTION 16 BLOCK 11 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT PLAN 2007
 CIVIC ADDRESS
 7820 ASH STREET
 RICHMOND, BC

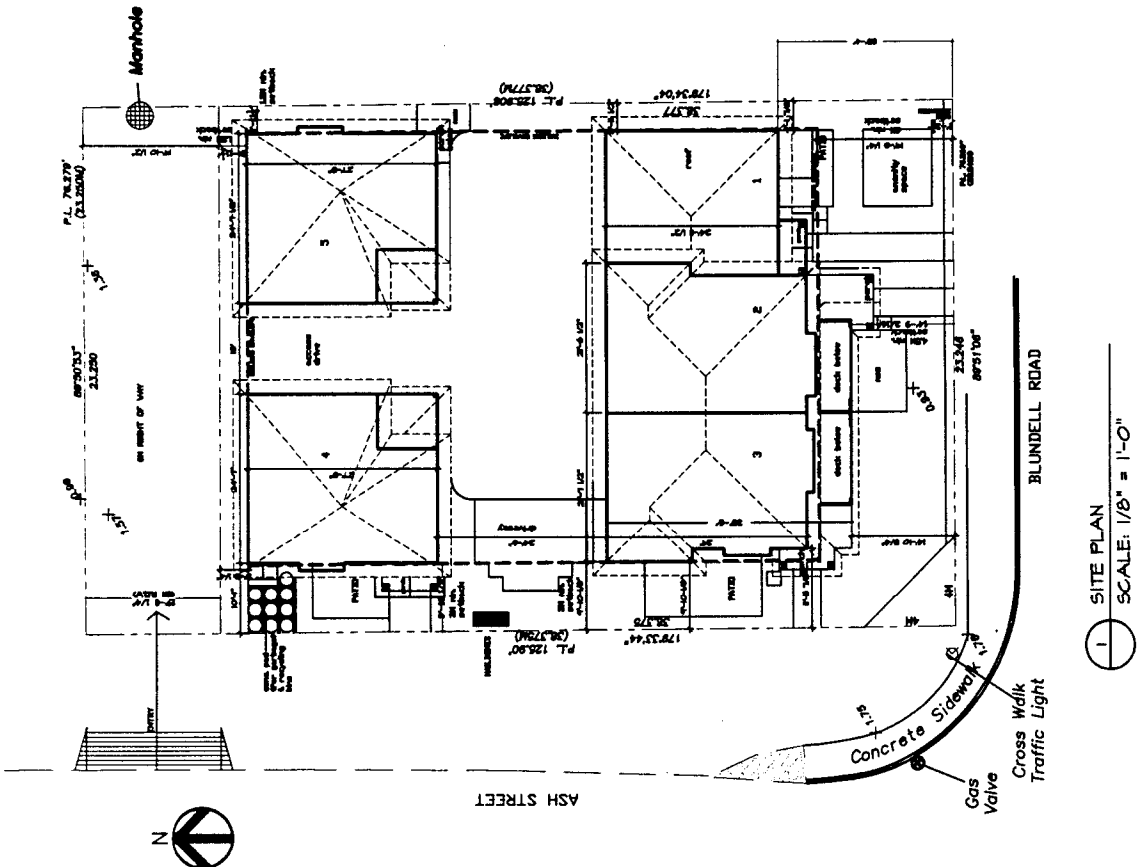
PROPOSED ZONING - CD / SR
 LOT AREA - 882 804.00 SQ FT
 DENSITY ALLOWED .65 573600.00-684000 SQ FT
 TOTAL NO. OF RESIDENTIAL
 UNITS PROVIDED 411 SMALL - 6 UNITS
 AREA OF 1 SMALL UNIT PROVIDED - 674 SQ FT
 BREAKDOWN OF AREAS
 GROUND FLOOR - 4800.00 SQ FT
 SECOND FLOOR - 4800.00 SQ FT
 TOTAL - 9600.00 SQ FT

SETBACKS
 SETBACKS REQUIRED AND PROVIDED (TO BUILDING LINE)
 BLUNDELL ROAD 4.5M (14'-9" S/R)
 ASH STREET 3M (9'-0" S/R)
 REAR ROW 3M (9'-0" S/R)
 EAST SIDE 1.5M (5'-0" S/R)

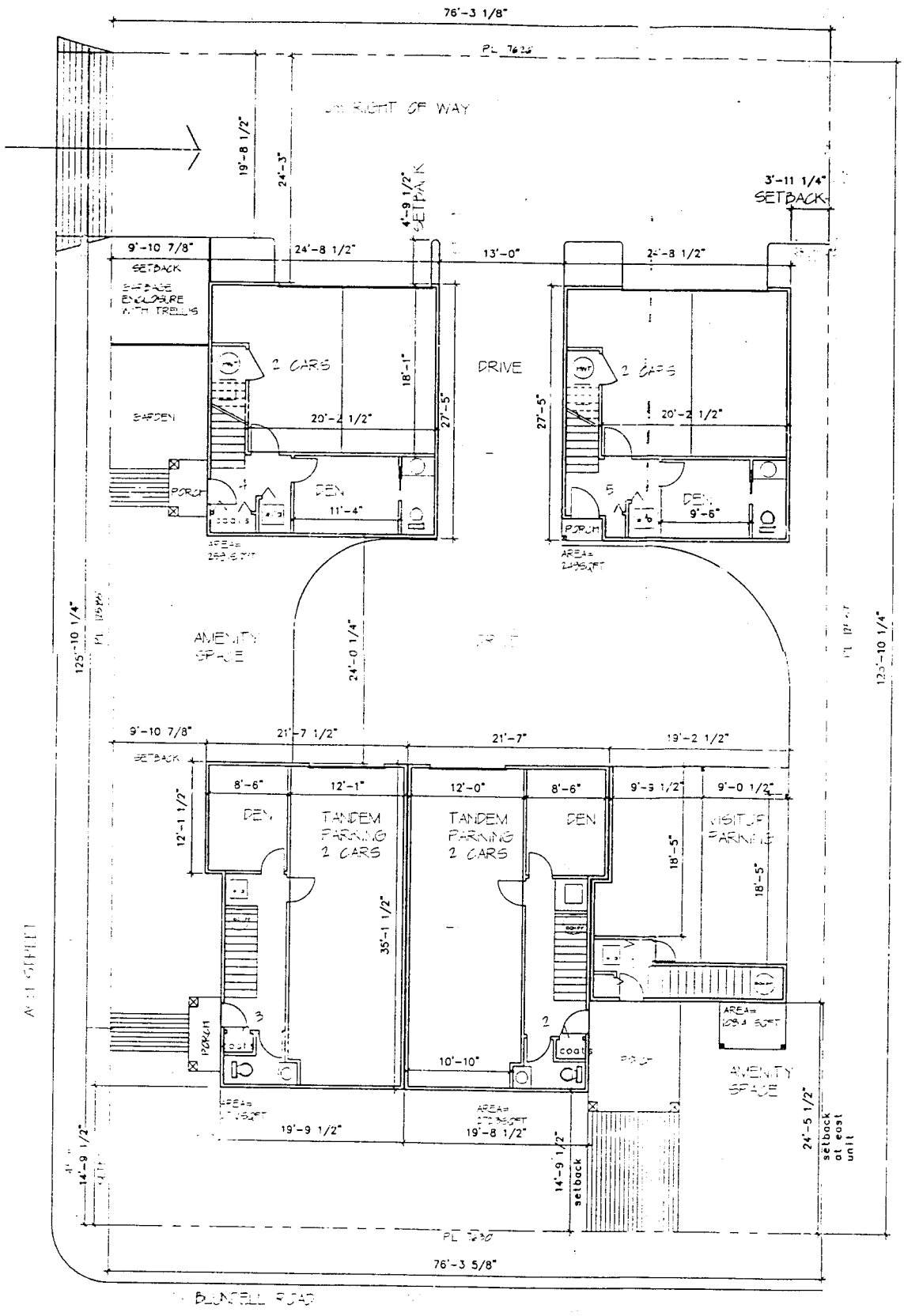
PARKING
 PARKING REQUIRED FOR RESIDENTS - 6 PER BEDROOMS BEDROOMS - 46 CARS
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 TOTAL - 6

PERMISSIBLE COVERED AREAS OF
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 BALCONY AREA - 226.41 SQ FT
 TOTAL - 687.41 SQ FT


LOT COVERAGE
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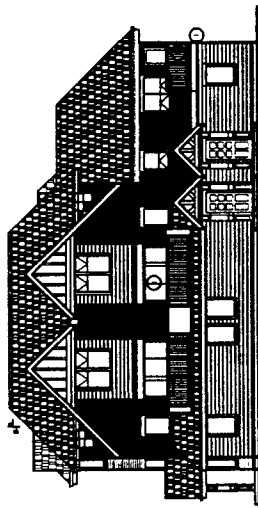


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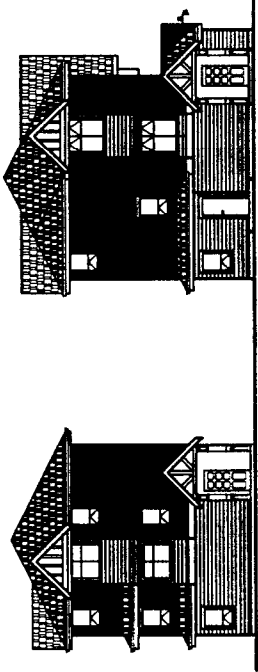


1 SITE PLAN
SCALE: 1/8" = 1'-0"

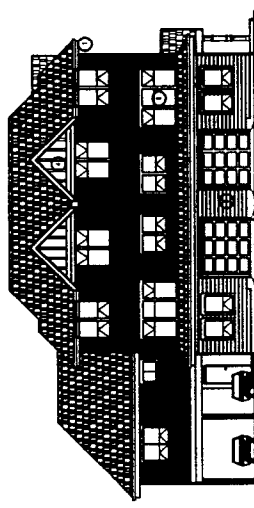
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NO.	REV.	DATE	DESCRIPTION															
1	ASD	01/14/18	SP															
1	FOR	01/14/18	PERMITS															
1	REV.	01/14/18	DESCRIPTION															
<p>PROJECT: PROPOSED UNIT TOWNHOME</p> <p>ARCHITECT: BLUNDELL & ART ROBINSON, INC.</p> <p>OWNER: TBA</p> <p>ELEMENTS: ELEMENTS</p> <p>ARCHITECT: NORMAN I. ZITENBERG ARCHITECTURE <small>1000 N. 10TH ST. SUITE 200 ARLINGHAM, MA 01930</small></p>		<p>DATE: 01/14/18 SCALE: AS SHOWN PROJECT NO: 18-001 DRAWING: A301</p>																



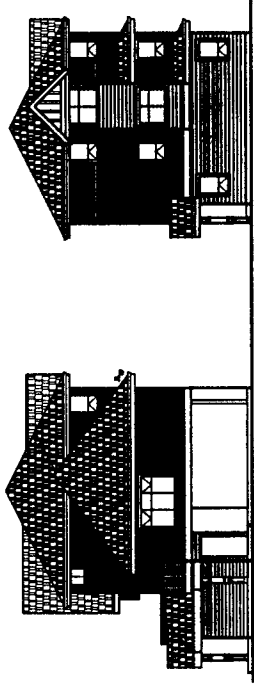
1 SOUTH ELEVATION - BLUNDELL ROAD
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - ASH STREET
SCALE: 1/8" = 1'-0"

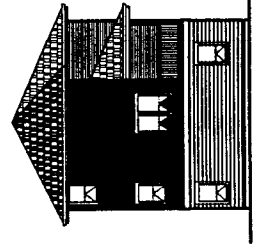


3 NORTH ELEVATION - BLUNDELL UNITS
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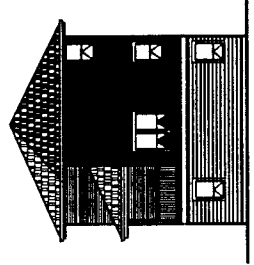


4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

- 1. SEE FINISH SCHEDULE
- 2. BRICK FINISH
- 3. BRICK FINISH
- 4. WALL, TRIM, ROOF
- 5. BRICK FINISH
- 6. ALUMINUM WINDOW/DOOR
- 7. BRICK FINISH
- 8. BRICK FINISH
- 9. BRICK FINISH
- 10. BRICK FINISH
- 11. BRICK FINISH
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- 20. BRICK FINISH

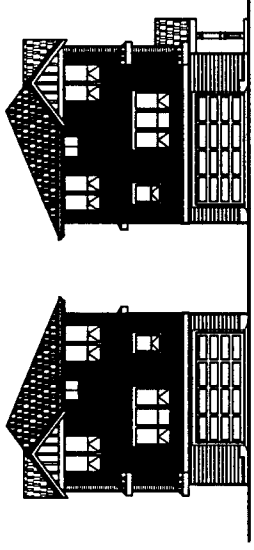


5 WEST ELEVATION SE LANE UNIT (from common drive)
SCALE: 1/8" = 1'-0"



6 EAST ELEVATION SW LANE UNIT (from common drive)
SCALE: 1/8" = 1'-0"

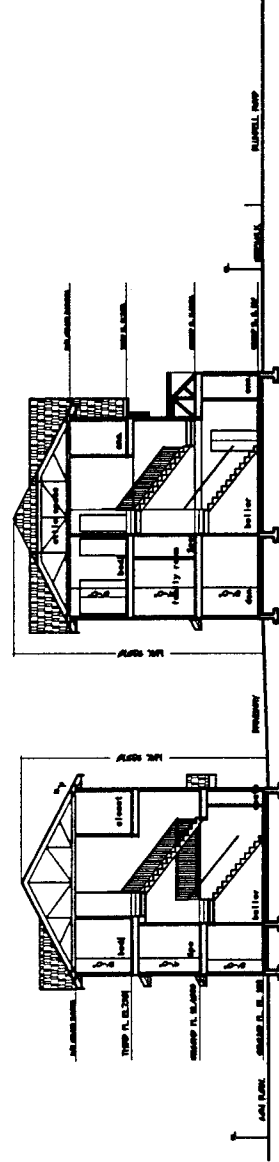
PROJECT PROPOSED 4 UNIT TOWNHOUSE		ARCHITECT RUNNELL & ARI RICHMOND, VA.		SHEET TITLE ELEVATIONS		DESIGNER NORMAN L. ZOTTEBERG ARCHITECTURE	
DATE: JAN 16/14 SCALE: AS SHOWN PROJECT NO.: PURCHASER:		DATE: JAN 16/14 SCALE: AS SHOWN PROJECT NO.: PURCHASER:		DATE: JAN 16/14 SCALE: AS SHOWN PROJECT NO.: PURCHASER:		DATE: JAN 16/14 SCALE: AS SHOWN PROJECT NO.: PURCHASER:	



1 NORTH ELEVATION - LANE UNITS
 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION - LANE UNITS
 SCALE: 1/8" = 1'-0"

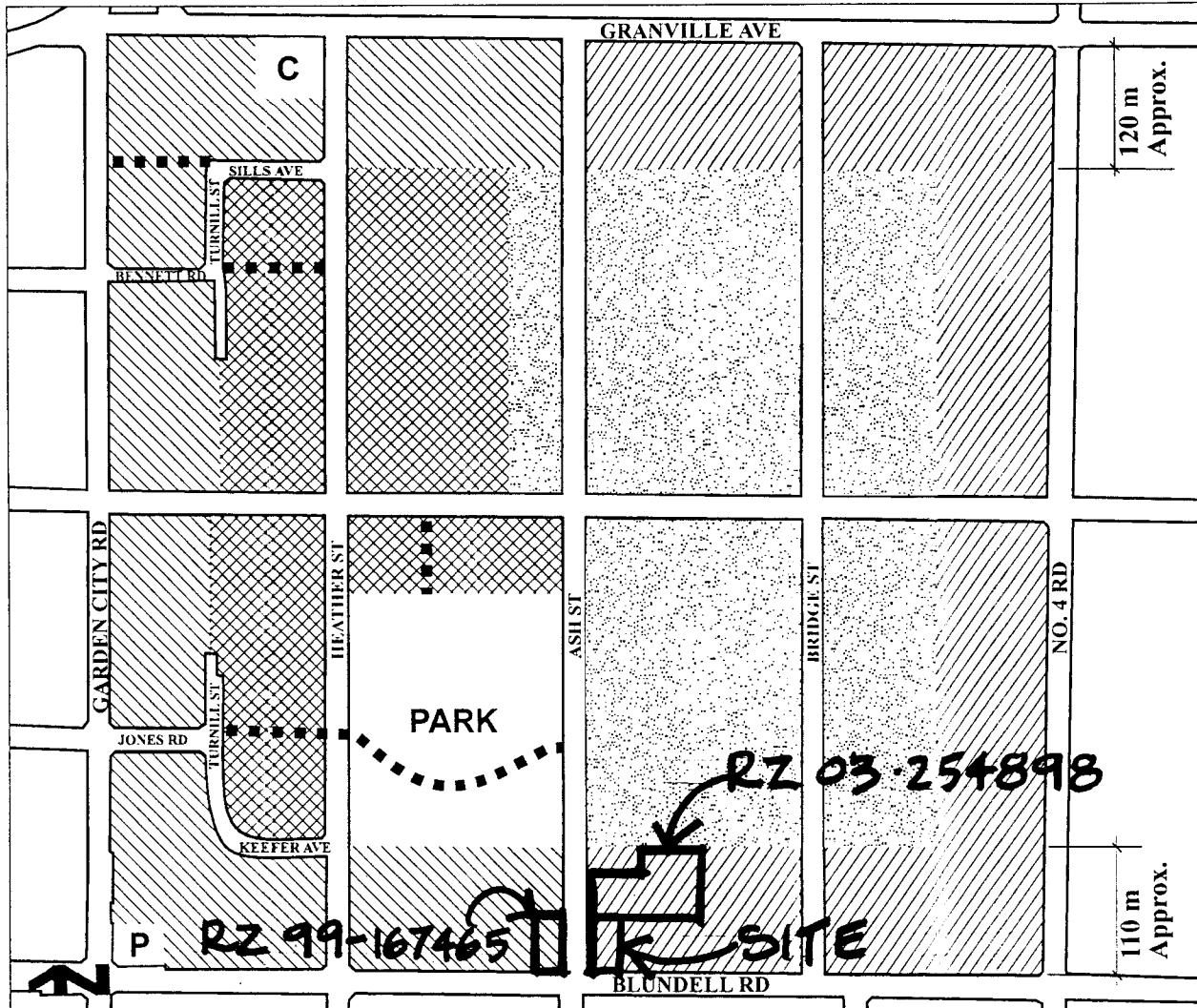







3 SECTION
 SCALE: 1/8" = 1'-0"

707
 A300

City of Richmond

Land Use Map Bylaw 7731
2004/06/21



	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.		Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		Trail/Walkway
	Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R.	C	Church
				P	Neighbourhood Pub

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

ATTACHMENT 4***Development Applications – Staff Comments******Site Engineering***

Prior to final adoption of the Rezoning, the following must be complete:

- Dedicate a 0.39 m Road Dedication across their entire Blundell Road frontage complete with a 4 m x 4 m corner cut at Ash Street.
- Register a 6 m Public Rights-of-Passage Right-of Way (with full utilities, City maintenance and liability) across the entire north edge of the site.
- No other concerns with rezoning.

Then prior to issuance of future Building Permit, the developer is to have entered into our standard Servicing Agreement to design and construct offsite works on three (3) frontages. Works include but are not limited to:

- Blundell Road - remove existing sidewalk, creating a 1.5m grass and treed boulevard with a new 1.5 m sidewalk at the new property line.
- Ash Street - road widening to an offset still to be confirmed, curb and gutter, a grass and treed boulevard at a width to be determined, complete with Zed street lighting, with a 1.75 m concrete sidewalk at or near the property line.
- Public rights-of-passage laneworks - a 5.1 m asphalt lane complete with roll curb and gutter on both sides, storm sewer and laneway street lighting.

All works are at the developer's sole cost - no Development Cost Charges (DCC) credits are available.

Transportation

- Road dedication - 0.39 m on Blundell Road; 4 m x 4 m corner cut.
- No road dedication on Ash Street.
- Lane right of way of 6 m at rear of property.
- Frontage improvements on Blundell Road and Ash Street.
- Lane construction.

Urban Design

Staff have also identified the following points which will have to be addressed at the Development Permit stage (and could affect the rezoning application):

- Provide outdoor amenity space details - size calculation and use;
- Improve entry identities;
- Provide mailbox, garbage and recycling enclosure details. Relocate garbage from Ash Street setback to lane;
- Provide private outdoor spaces and screening details. Balconies on Blundell Road discouraged;

- Improve transitions: between public lane and drive aisle; between drive aisle and side yards; between drive aisle and entry; between drive aisle and garage entries; between drive aisle and Ash Street;
- Provide landscape plan including boulevard treatment and relationship with sidewalks and streets;
- Revise plans to match elevations;
- Provide all elevations;
- Provide context plan including closest major intersection(s);
- Provide streetscapes including adjacent development;
- Provide sunshade analysis for impact on neighbour to east; and
- Provide high quality natural facade materials in earth tones.

The plans comply with the Comprehensive Development District (CD/28) zoning with the exception of the Tandem parking which would require a variance.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7799 (RZ 04-263553)
7820 ASH STREET**

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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28)**.

P.I.D. 003-427-781

West Half Lot 10 Except: Part Subdivided By Plan 38863; Block "F" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7799"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK