



City of Richmond

Report to Committee

To: Planning Committee

From: Wayne Craig
Director of Development

Re: Application by Benito A Kho for Rezoning of 7520 Ash Street from "Single Detached (RS1/F)" to "Single Detached (RS2/E)" to accommodate 2 Single Detached Lots.

To Council - Oct 22, 2012
To: Planning Comm. Oct. 16, 2012

Date: September 19, 2012

File: RZ 11-585154

12-8060-20-8941

Staff Recommendation

That Bylaw 8941, for the rezoning of 7520 Ash Street from "Single Detached (RS1/F)" to "Single Detached (RS2/E)", be introduced and given first reading.


Wayne Craig
Director of Development
(604-247-4052)

REPORT CONCURRENCE

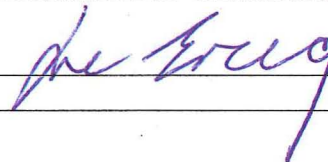
ROUTED TO:

Affordable Housing

CONCURRENCE



CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Benito A. Kho has applied to rezone 7520 Ash Street (**Attachment 1**) from “Single Detached (RS1/F)” to “Single Detached (RS2/E)” in order to create two (2) separate lots, with one fronting Ash Street to the west, with the other introducing their portion of Armstrong Street to the east (**Attachment 2**). This application will provide for the extension of Armstrong Street that will allow access to this new lot.

Findings Of Fact

Please refer to the attached Development Permit Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: Single Detached lot at 7500 Ash Street zoned “Single Detached (RS1/F)”.

Further to the north is a rezoning application at 7460 Ash Street (RZ 11-586861) to allow it to create a six (6) lot subdivision and is currently being processd.

To the East: Single Detached lot at 7491 Bridge Street zoned “Single Detached (RS1/F)”.

Properties (7451 and 7491 Bridge Street) have a rezoning application (RZ 09-496160) to allow it to create seven (7) single detached lots.

To the South: Single Detached lot at 7540 Ash Street zoned “Single Detached (RS1/F)”.

Application at 7540 have a rezoning application (RZ 09-500671) which proposes a front-to-back subdivision has received third reading, and a subdivision application (SD 09-500672) is being processed.

To the West: Across Ash Street, Single Detached lot at 7551 Ash Street zoned “Single Detached (RS1/F)”.

Related Policies and Studies

Official Community Plan

Official Community Plan (OCP) designation: McLennan South Sub-Area Plan, Schedule 2.10D (**complies**).

McLennan South Sub-Area Plan

OCP Sub-Area Land Use Map (**Attachment 4**): Residential, “Historic Single-Family”, two and a half storeys maximum, maximum density 0.55 F.A.R. (**complies**).

Floodplain Management Implementation Strategy

In accordance with the City’s Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 meters above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption and subdivision.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is not located within the OCP ANSD policy area and is not subject to noise mitigation measures, or the registration of an Aircraft Noise Sensitive Use Restrictive Covenant.

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, the applicant will be providing a voluntary contribution to the Affordable Housing Reserve Fund in the amount of \$7,660.00, based on a \$1.00 per square foot of maximum allowable density.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development and no comments have been made at this time. Should this application receive first reading, a Public Hearing will be held.

Analysis

Proposed Zoning to "Single Detached (RS2/E)"

The proposal to develop single-family homes is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes for new single family lots (**Attachment 4**). The policy permits lot widths fronting Ash Street to be at least 18.0 meters wide, with a minimum lot area of 550.0 square meters. The proposal (**Attachment 2**) meets these minimum lot size and area requirements of the policy and the proposed zoning.

The applicant will be making a separate application for a servicing agreement and subdivision upon third reading.

At the time of writing this report, the existing house on the subject property will remain after the subdivision is complete. Once the proposed subdivision is created, the applicant is free to sell the new east lot or build a new house on it in accordance with the amended zoning.

Neighbourhood Implications

The South McLennan Neighbourhood Plan allows for a mixture of residential types through the development of townhouses along the periphery of the neighbourhood while retaining its Single Family homes in the centre. With the proposed population growth of the area, this mixture was desired by the neighbourhood and growth within the Single Family area has been anticipated. To accommodate for this growth, the large lots that currently exist can subdivide into smaller lots where new Single Family homes can be built.

The Neighbourhood Plan requires large sized lots for properties fronting Ash and Bridge Street by maintaining a minimum lot width of 18.0 meters within Single Detached lot areas. Elsewhere in this area, the lots can be smaller to allow a minimum width of 11.3 meters. Recent rezoning approvals have created smaller sized lots when facing streets other than Ash or Bridge Streets as the land assembly was large enough to create these smaller lots. In this case, this single parcel is not wide enough to achieve the minimum lot width of 11.3 meters needed to create more than one lot fronting Armstrong Street. As there is no maximum lot width requirement for frontages in the area plan, it has been anticipated that wider lots would intermix with smaller lots along the Armstrong Street frontage.

In the case of the subject land, the result of this subdivision could limit the development options of the property to the north at 7500 Ash Street. This property to the north is sandwiched between two rezoning applications for the purpose of subdividing their respective properties. The property to the north of 7500 Ash Street at 7460 Ash Street, has made an application to rezone in order to create a six (6) lot subdivision (RZ 11-586861), which is currently being reviewed by City staff. Should these applications proceed to subdivide, the development potential of 7500 Ash Street would be limited to a front-to-back split similar to what is proposed with this application.

Trees

An Arborist report and tree survey (**Attachment 5**) have been submitted and reviewed by City staff for the purpose of assessing the existing trees on the subject property for their removal or retention. It should be noted that trees located within the future road extension of Armstrong Street were not assessed, as the construction of the road will necessitate their removal. Compensation for trees within this road right-of-way is not being sought as Armstrong Street is identified in the Area Plan.

City staff conducted a site visit and recommend that of the 17 existing trees on site, two (2) are good candidates for retention. As outlined in the table below, the health of the remaining trees is either in marginal or poor health. Seven (7) of these trees are within the road right-of-way as per the neighbourhood plan and therefore no compensation is being requested. Eight (8) others are either within the building envelope, or need to be removed due to their health condition or increases in the finished grade as required by policy.

In a rezoning application of the property to the south (RZ 09-500671) at 7540 Ash Street (sitting at third reading), one shared tree with the subject property is to be retained and eighteen trees within the northern boundary of the neighbouring property to the south at 7540 Ash Street were identified for removal. The removal of these 18 trees is part of a separate process relating to that rezoning application.

In accordance with City policy, a 2:1 replacement ratio is required for all on-site trees approved for removal. Of the eight (8) that are to be removed, 16 will need to be replaced. This works to an average of eight (8) replacement trees per lot, which is deemed excessive for the available amount of space needed for a new tree to survive and flourish. In consultation with the City's Tree Bylaw coordinator, the optimum number of trees to be planted for the size of lots is five (5). As there are already two trees to be retained on the lot to be fronted by Armstrong Street, three (3) additional trees will need to be planted for this lot and five (5) for the lot fronting Ash Street. This will result in a shortage of eight (8) trees that will require compensation at \$500 per tree. These funds will go to the City Tree Compensation Fund so they can plant trees off-site where needed. The developer contribution in this case works out to be \$4,000.00 and is payable prior to the adoption of this rezoning application.

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	17	-	-	-
Within Right of Ways for New Road Armstrong Street	7	N/A	None, as Road Required by Area Plan	Located within excavation and construction zones for roadworks
Trees approved for removal	8	2:1	16	To be removed, due to conflicts with proposed building locations, driveways, or poor health or structure of the trees.
Trees to be Retained	2	-	-	To be protected during construction.

To secure the replacement and survival of the on-site trees to be planted and the two (2) to be retained, a landscape security in the amount of \$5,000.00 (\$500 per tree), is to be supplied to the City. Securing the street trees will be a part of the separate Servicing Agreement.

Transportation and Site Access

Vehicular access to the new lots is to be from Ash Street and the newly created portion of Armstrong Street. This Armstrong Street portion will require a 9.0 meter wide land dedication off of the eastern edge of the subject site, which will facilitate the western half of the paved road, sidewalk, grassed and treed boulevard as well as a curb and gutter.

With the applicant committing to constructing the western half of Armstrong Street, access to the new east lot of this subdivision plan is dependent on the creation of the eastern half of Armstrong Street, which is to be provided by a separate rezoning application for 7451 and 7491 Bridge Street (RZ 09-496160), located directly east of the subject site. The applicant of the subject site, as a condition of their rezoning application will commit to the construction of the western half of Armstrong Street, but RZ 09-496160 on the adjacent site must proceed first (**Attachment 6**).

The applicant has been in contact with the developer of 7451 and 7491 Bridge Street, and the two of them wish to hire the contractor who will complete both road requirements at the same time in order to save costs.

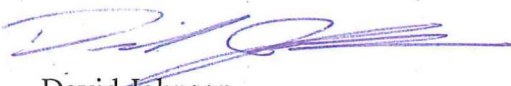
At the time of writing this report, the application for 7451 and 7491 Bridge Street (RZ 09-496160) received first reading at the September 10, 2012 Council meeting, and will proceed to the October 15, 2012 Public Hearing meeting. Should RZ 09-496160 not proceed with their subdivision plans, resulting in not constructing their portion of Armstrong Street, the applicant of the subject property would not be able to proceed with this application.

Servicing Agreement and Subdivision

Prior to the adoption of this rezoning application, the applicant is to make a separate application for a Servicing Agreement for the frontage improvements for both Ash Street and the creation of their portion of Armstrong Street, which includes frontage improvements. Additional works to be done is the servicing of utilities for the rear lot facing Armstrong Street.

Conclusion

The proposed rezoning for the two (2) lot subdivision meets the requirements of the OCP (McLennan South neighbourhood plan) as well as the zoning requirements set out in the Single Detached (RS2/E). The proposed land dedication and road configuration is consistent with the neighbourhood plan and Staff is confident the outstanding conditions will be met prior to final adoption. Staff recommends that rezoning application RZ 11-585154 proceed to first reading.



David Johnson
Planner
(604-276-4193)

DJ:cas

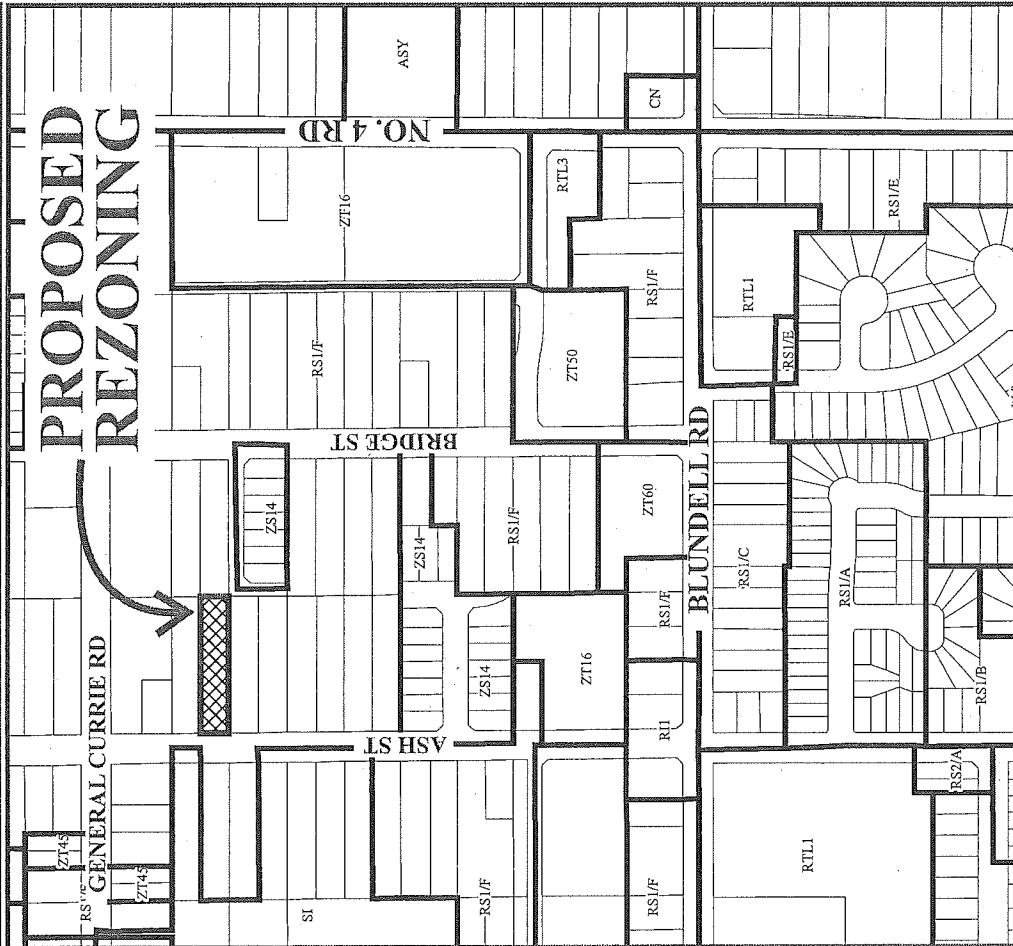
- Attachment 1: Location Map
- Attachment 2: Survey proposal of the subdivision
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Land Use Map
- Attachment 5: Tree Survey
- Attachment 6: Road construction plan
- Attachment 7: Conditional Rezoning Requirements



City of Richmond

PROPOSED REZONING

GENERAL CURRIE RD



ASH ST

7571	19.20	7551	19.19	7531	19.19	7511	19.20	7491	19.20	41.43
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20.12	7580	92.20	20.12	55.70	41.6
19.20	7560	92.20	19.20	20.12	36.58
19.20	7540	92.20	19.20	92.20	20.12
19.20	7520	92.20	19.20	19.21	19.21

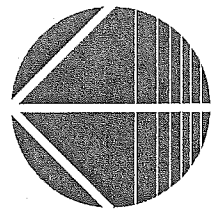
ATTACHMENT 1

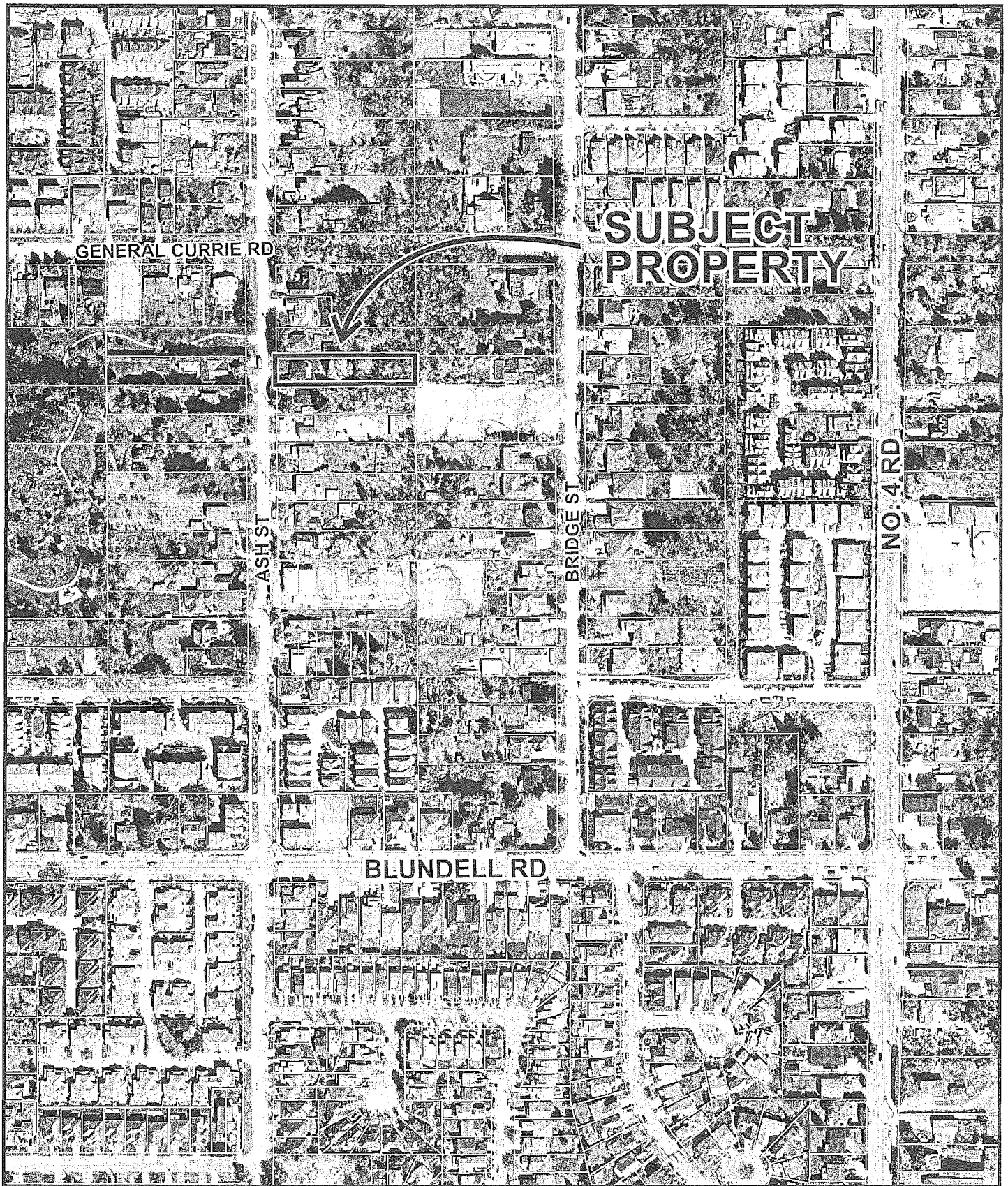
Original Date: 07/29/11

Revision Date:

Note: Dimensions are in METRES

RZ 11-585154





RZ 11-585154

PH - 15

Original Date: 07/29/11

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 11-585154

Address: 7520 Ash Street

Applicant: Benito A Kho

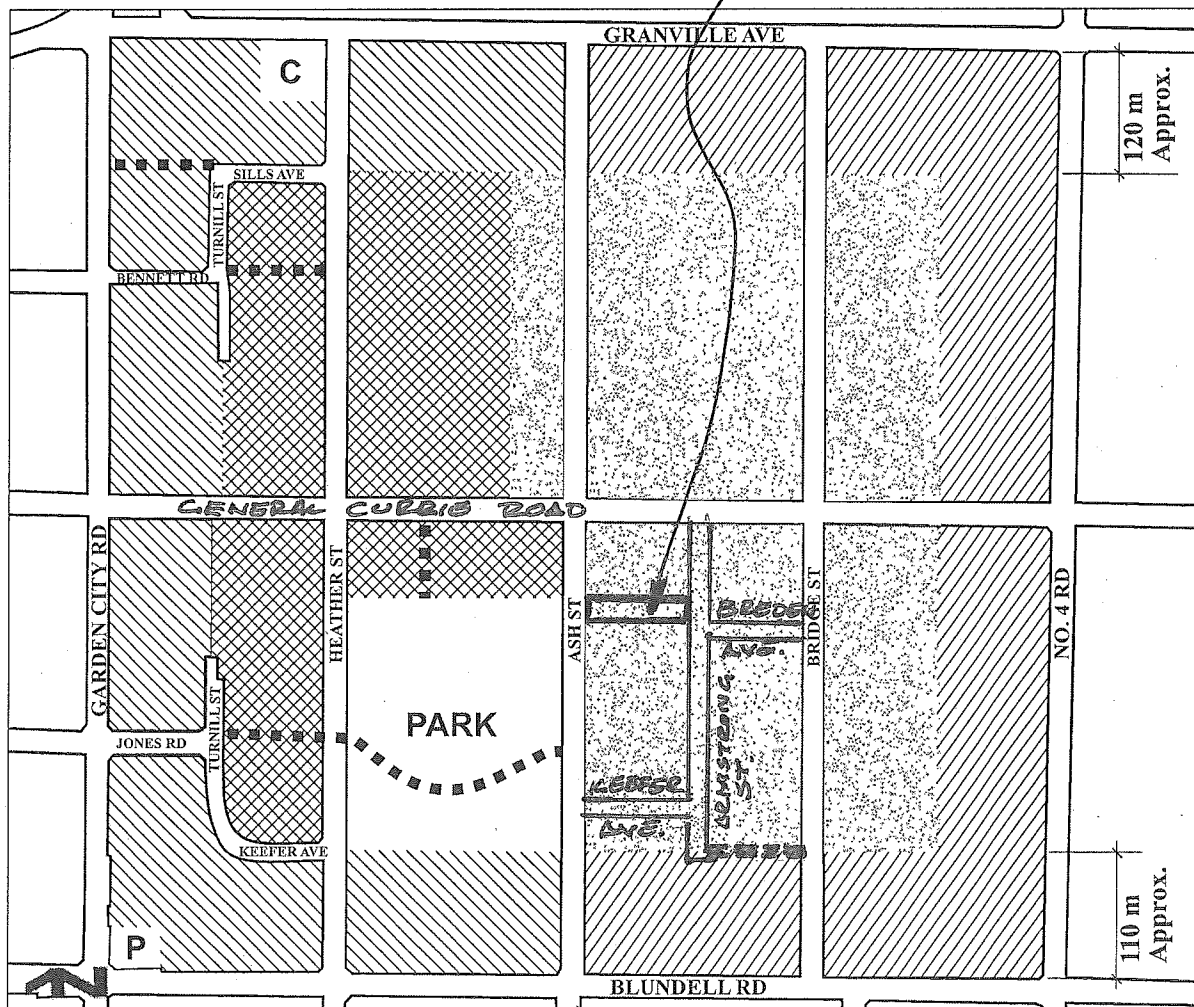
Planning Area(s): City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)


	Existing	Proposed
Owner:	Benito A Kho	Benito A Kho
Site Size (m²): (by applicant)	1,769.0 m ²	1,596.2 m ² The gross site area is reduced by: <ul style="list-style-type: none"> 9.0 m (29.5 ft.) wide dedicated right-of-way (Armstrong Street) along the site's east edge.
Land Uses:	Single-family residential	No change
OCP Designation:	Residential	No change
Area Plan Designation:	Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR)	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Single Detached (RS2/E)
Number of Units:	1 single-family dwelling	2 single-family dwellings


On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 FAR for the first 464.5 m ² , then 0.30 FAR for the remainder of the lot area.	0.55 F.A.R. for the first 464.5 m ² , then 0.30 FAR for the remainder of the lot area.	none permitted
Lot Size (area)	Min. 550.0 m ²	798.3 m ²	none
Lot Size (width)	18.0 m	19.2 m	none
Lot Size (depth)	24.0 m	41.6 m	none


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Land Use Map

Bylaw 7892
2005/04/18**SUBJECT SITE**
7520 ASH STREET

 Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.

 Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.

 Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.


 Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R.; Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/5,920 ft² min. area)

Elsewhere:

- 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;

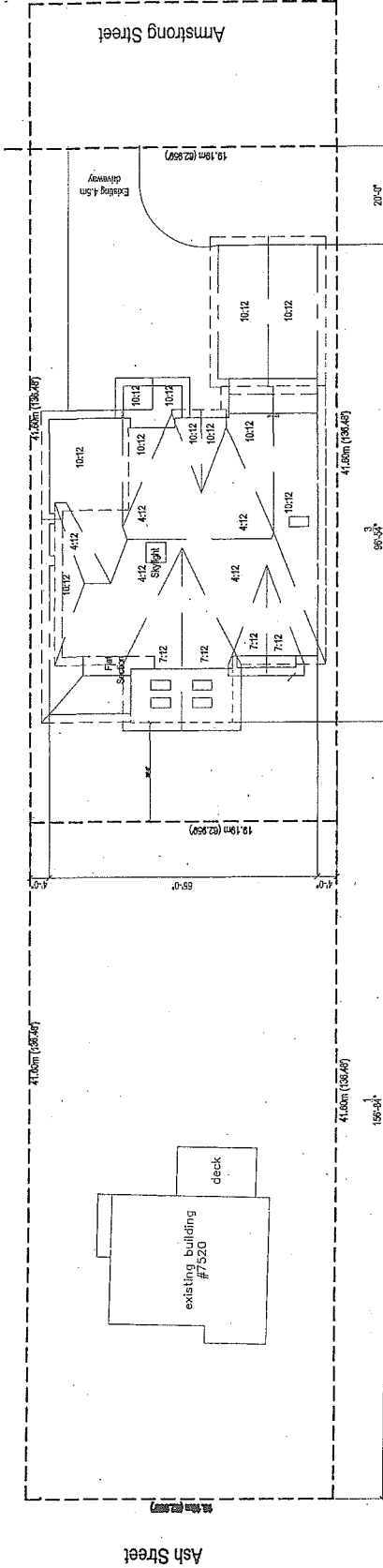
Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

 Trail/Walkway

C Church

P Neighbourhood Pub

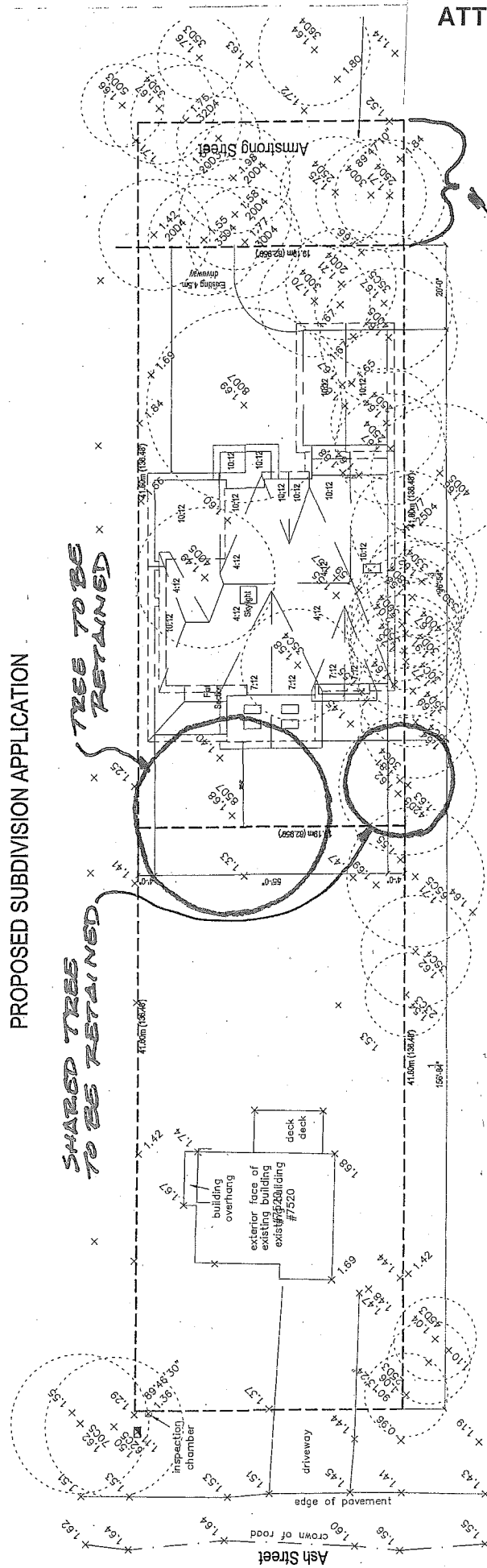
Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".



PROPOSED SUBDIVISION APPLICATION

SHARED TREE
TO BE RETAINED

TREE TO BE
RETAINED



SITE PROFILE SHOWING EXISTING TREES CW PROPOSED SFD

SITE PLAN SCALE 3/32" = 1'-0"

ALL ON-SITE TREES
ARE TO BE REMOVED
UNLESS NOTED

PH - 19

TREES ON PROPERTY
DIRECTLY SOUTH (7540 ASH)
CONSIDERED ON
22 09-500671

TREES WITHIN THE ARMSTRONG ST.
R.O.W. ARE TO BE REMOVED

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Conditional Rezoning Requirements

**7520 Ash Street
RZ 11-585154**

Prior to final adoption of Zoning Amendment Bylaw 8941, the developer is required to complete the following requirements:

- Registration of a Flood Indemnity Covenant on title;
- Land dedication of a 9 m wide strip of land for the establishment of Armstrong Street along the entire east edge of the subject site;
- A voluntary contribution of \$7,660.00 is payable towards the City's Affordable Housing reserve fund;
- A voluntary contribution of \$4,000.00 (five-hundred dollars per replanting shortfall) is payable to the City's Tree Compensation Fund in lieu of planting trees over the two lots;
- Submission of a Landscape Security to the City of Richmond in the amount of \$5,000 (five-hundred dollars per tree) for the on-site retained trees to be planted;
- Await the adoption of RZ 09-496160 for 7451 and 7491 Bridge Street to ensure the land dedication and Servicing Agreement requirements are satisfied.
- Enter into the City's standard Servicing Agreement*. Works include, but may not be limited to, the design and construction of:
 - a) East side of Ash Street along the subject site's entire frontage including, but not limited to, road widening, curb and gutter, 3.1 metre wide grass and treed boulevard, decorative "Zed" street lights, and 1.75 wide concrete sidewalk near the property line;
 - b) Within the 9.0 meter wide land dedication listed above, for the western half of Armstrong Street, peat removal (if required), road installation, curb and gutter, 1.5 meter wide boulevard, and 1.5 meter wide sidewalk at property line; and
 - c) Sanitary sewer, underground hydro, telephone, gas, cablevision and any other servicing required to complete this portion of Armstrong Street.

Then, prior to Subdivision* approval, review and approval of the location for driveways is required with the subdivision application.

Then, prior to issuance of the Building Permit*:

- Provision of a construction parking and traffic management plan 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 (<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8941
7520 ASH STREET
(RZ 11-585154)**

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 **SINGLE DETACHED (RS2/E)**.

P.I.D. 012-032-115

SOUTH HALF LOT 2 BLOCK "F" SECTION 15 BLOCK 4 NORTH RANGE 6
WEST NEW WESTMINSTER DISTRICT PLAN 1207

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8941"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 22 2012



MAYOR

CORPORATE OFFICER