



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

Date: September 3, 2010

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 09-504342

Re: **Application by Gary Dhami for Rezoning at 7700 and 7720 Ash Street from Single Detached (RS1/F) to Single Detached (ZS14) – South McLennan (City Centre)**

Staff Recommendation

That Bylaw No. 8647, for the rezoning of 7700 and 7720 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development
(604-276-4138)

Att. .

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

Staff Report

Origin

Gary Dhami has applied to rezone 7700 and 7720 Ash Street (**Attachment 1**) from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" in order to permit a seven (7) lot single-family subdivision fronting onto Keefer Avenue, connecting Ash Street to Armstrong Street along the northern edge of the subject site (**Attachment 2**).

The development will dedicate lands to facilitate the completion of this section of Keefer Avenue and either begin a new portion of Armstrong Street or a cul de sac, depending on the development plans of the adjacent landowners.

Findings of Fact

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

Surrounding Development

To the North: Across Keefer Avenue, seven (7) Single Detached lots zoned "Single Detached (ZS14) – South McLennan (City Centre)", that comprised RZ 06-331914.

To the South: A single lot zoned "Single Detached (RS1/F)" at 7740 Ash Street and a 29 – two and one-half storey townhouse complex at 7788 Ash Street zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)", that comprised RZ 03-254898.

To the East: Single Detached lots zoned "Single Detached (RS1/F)" fronting Bridge Street and three (3) Single Detached lots fronting the new Armstrong Street zoned "Single Detached Residential zoned "Single Detached (ZS14) – South McLennan (City Centre)", that comprised RZ 06-345524.

To the West: Across Ash Street, Single Detached lots zoned "Single Detached (RS1/F)".

Related Policies & Studies

Official Community Plan

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

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.

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 of the two (2) lots prior to final adoption and subdivision.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

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

Public Input

A notice board is posted on the subject property to notify the public of the proposed development. Staff have received two (2) phone messages from nearby residents asking to keep as many of the existing trees on the site as possible.

Staff also met with the owners of 7671 Bridge Street who have concerns over the alignment of the “ring road” as it directly increases the amount of land that would be needed to be dedicated to direct the curve of Armstrong Street and the lower portion of Keefer Avenue.

Staff CommentsTransportation and Site Access

Vehicular access to the individual lots is proposed to be from Keefer Avenue. Confirmation on the exact location of the driveways will be done as part of the servicing agreement.

A credit toward the Development Cost Charges is applicable to this application as it applies to the east-west ring road in accordance with policy. The credit may not refund the entire cost of both land and construction of this portion of Keefer Avenue.

The proposal includes land dedication of both the northern and eastern edges of the subject site to facilitate the road network in accordance with the area plan. The land requirement to complete the ultimate urban standard of Keefer Avenue is 8 m along the entire northern edge of the subject site. Because of the road curvature of the road alignment along the eastern edge of the property, the land required along the eastern edge of the site will be finalized during the Servicing Agreement stage where more detailed information will be available. It will begin at 9 m from the existing north-east corner of the property to match the existing dedication in the subdivision of the lots to the north (RZ 06-331914). From there, it tapers eastward in a curvilinear manner where it meets the south property line where the dedication reaches zero. In addition to these dedications, 4 m by 4 m corner cuts are required at the corners of Ash Street and Keefer Avenue as well as Armstrong Street and Keefer Avenue (**Attachment 2**).

Through consultation with the Transportation Department, it was determined that the previously approved ring road design for the neighbourhood was less important than once thought. With the elimination of the future neighbourhood school, the requirement for an intensive road system has lessened and the completion of the ring road is not necessary.

This application has provided road dedications for either the continuation of the ring road or a cul-de-sac. This road alignment change that requires an OCP amendment would be effected through a future rezoning application on the properties to the east of the subject application. When these applications are submitted, staff will ensure that if the ring road is deleted, there would be a pedestrian connection to connect Bridge Street to Armstrong Street to facilitate pedestrian east/west movement through the neighbourhood in the most direct way possible.

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 Keefer Avenue and 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 and Keefer Avenue are identified in the Area Plan.

City staff conducted a site visit and recommend that of the 27 existing trees on site, three (3) are good candidates for retention. Two (2) trees (#582 and 583) at the rear of the property can be retained with proper grading methods, while the one (1) tree toward the front of Keefer Avenue (#593) is to be retained as it was determined by City Staff that it is a good candidate for retention. As outlined in the table below, the health of the remaining trees are either in marginal or poor health. Nine (9) of these trees are within the road right-of-way and fifteen (15) 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 accordance with City policy, a 2:1 replacement ratio is required. Of the 15 that are to be removed, 30 will need to be replaced. This works to an average of just over four (4) replacement trees per lot. In addition, street trees are to be planted in accordance with the Servicing Agreement along the boulevards fronting Ash Street, Keefer Avenue and Armstrong Street.

To secure the replacement of the on-site trees and survival of the trees to be retained, a landscape security in the amount of \$16,500 (\$500 per tree), is to be supplied to the City. Securing the street trees will be a part of the separate Servicing Agreement.

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	27	-	-	-
Within Right of Ways for New Roads, Keefer Avenue and Armstrong Street	9	N/A	None, as Road Required by Area Plan	Located within excavation and construction zones for roadworks. These trees to be further assessed as part of the SA process.
Within Single-Family Building Envelope or grade elevation requirements	15	2:1	30	To be removed, due to conflicts with proposed building locations, driveways, or poor health or structure of the trees.
Trees To be Retained	3	-	-	To be protected during construction.

AnalysisProposed Zoning to Single Detached (ZS14) – South McLennan (City Centre)

The proposal to develop single-family homes is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes (**Attachment 4**). The policy permits the 11.3 m wide lots which front an east-west road, and a minimum 13 m wide for corner lots. The proposal also meets the minimum lot area requirements as per policy.

Affordable Housing

In accordance with the Affordable Housing Strategy, the applicant has opted to provide a voluntary contribution of \$1 per buildable square foot of density for all lots in relation to the proposed zone. This voluntary contribution amount to the Affordable Housing Reserve Fund is \$15,360.00.

Utilities and Site Servicing

Engineering has reviewed the submitted servicing plans and have determined that no upgrades to existing services are required. A voluntary contribution towards the committed upgrades for the South McLennan drainage area is in the amount of \$42,031.13.

Servicing Agreement and Subdivision

The applicant has made a separate application for the Servicing Agreement and a review is currently underway. Some of the improvements include:

- Completion of Keefer Avenue between Ash Street and Armstrong Street.
- Road extension of Armstrong Street, south of Keefer Avenue to mark the start of the road connection to Bridge Street via the continuation of Keefer Avenue.
- Offsite works such as water, storm and sewer to the individual lots are to compliment those already done immediately north via SA 07-368221.
- Frontage improvements to include curb and gutter, boulevard and sidewalk in accordance with City standards along Ash Street, Keefer Avenue and Armstrong Street that connect the subject properties.

It is anticipated that the applicant will be making a separate application for subdivision upon third reading.

Development Permit

As the proposed rezoning application is intended for single-family homes, they are not subject to a Development Permit application.

Financial Impact

None expected.

Conclusion

The proposed rezoning for the seven (7) lot subdivision meets the requirements of the OCP (McLennan South neighbourhood plan) as well as the zoning requirements set out in the Single Detached (ZS14) – South McLennan (City Centre). The proposed road configuration is consistent with the neighbourhood plan and Staff is confident the outstanding conditions will be met prior to final adoption. Staff recommend that rezoning application RZ 09-504342 proceed to first reading.



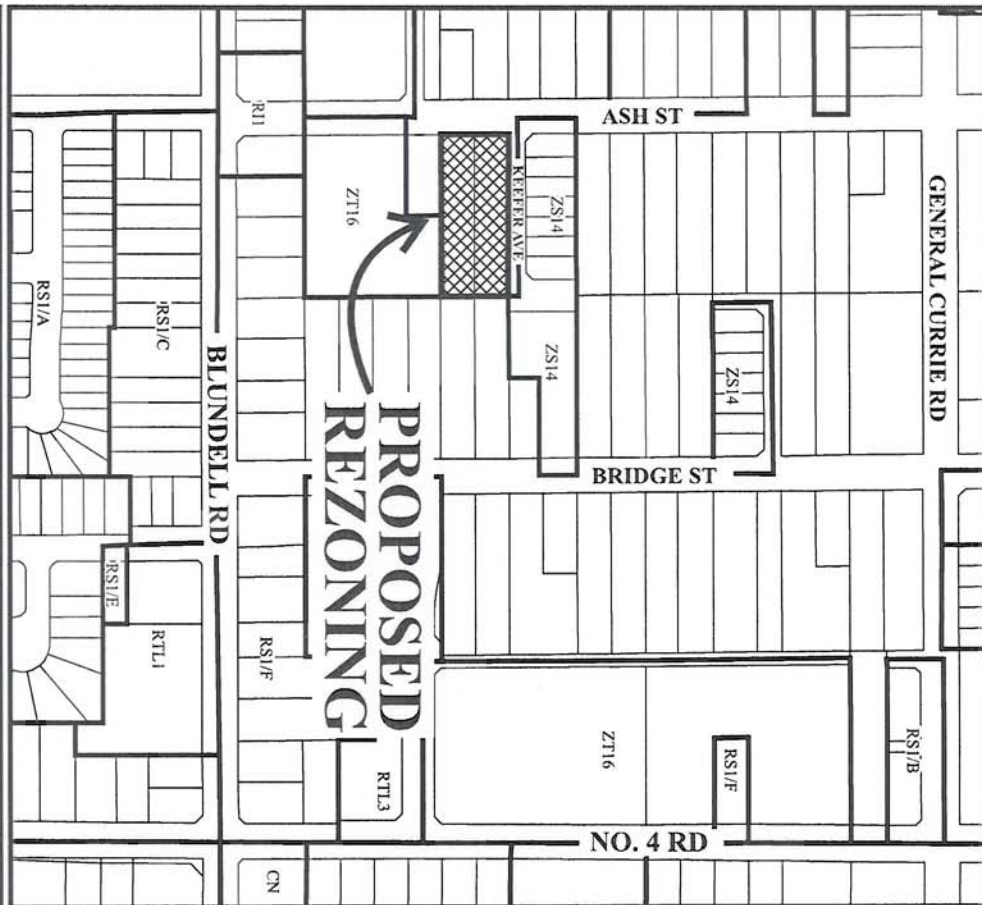
David Johnson
Planner
(604-276-4193)

DJ:rg

- 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: Conditional Rezoning Requirements



City of Richmond



759	7611	7631	7651	7671	7691	7711	731
19.20	19.20	19.20	20.09	18.29	19.66	18.71	18.18

ASH ST

18.29	19.20	19.20	19.20	24.39	13.35	24.39	18.18
760	7620	7640	7680	7680	7680	7680	7720
92.20	92.20	92.20	92.20	28.38	11.30	28.38	46.21
				9433	11.30	9433	
				9439	11.30	9439	
				9473	11.30	9473	
				9493	11.30	9493	
				9499	11.30	9499	
				7633	13.35	7633	
18.29	19.20	19.20	19.20	24.38	9.37	24.38	18.18

KEEPER AVE

RZ 09-504342

Original Date: 12/15/09

Revision Date:

Note: Dimensions are in METRES



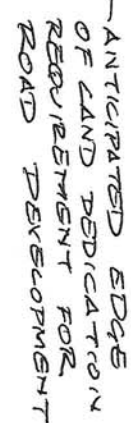
RZ 09-504342

Original Date: 12/15/09

Amended Date:

Note: Dimensions are in METRES

LANDS DEALT WITH:



R-10-16227-COMPOSITE

10 0 10 20

DIMENSIONS ARE FROM LAND TITLE OFFICE PLAN
RECORDS AND ARE SUBJECT TO LEGAL FIELD SURVEYS.



City of Richmond

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

Development Application Data Sheet

RZ 09-504342

Address: 7700 and 7720 Ash Street

Applicant: Gary Dalmi

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

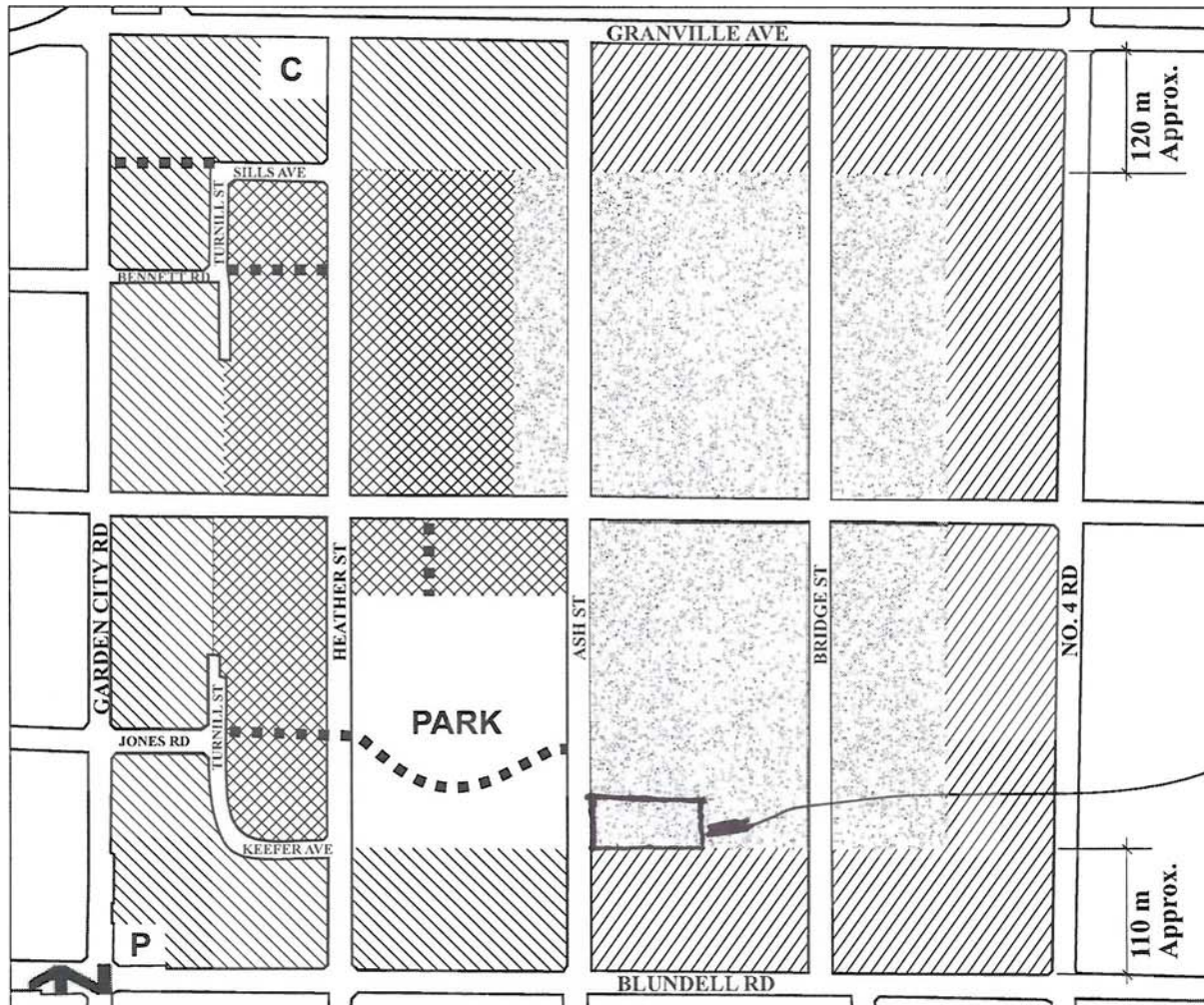
	Existing	Proposed
Owner:	0805877 B.C. Ltd., Inc. No. 0805877	0805877 B.C. Ltd., Inc. No. 0805877
Site Size (m²): (by applicant)	3,539.0 m ²	<p>~2,594.7 m²</p> <p>The gross site area is reduced by:</p> <ul style="list-style-type: none"> 8.0 m wide dedicated right-of-way (Keefer Avenue) along the site's north edge for road, complete with 4m x 4m corner cut at Ash Street; and 9.0 m (29.5 ft.) wide dedicated right-of-way (Armstrong Street) along the site's east edge for road, tapering in a curvilinear manner to 22.3 m at the rear of the site to match the final road configuration that will eventually connect Keefer Avenue to Bridge Street. Includes a 4 m x 4 m corner cut at Keefer Avenue.
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 (ZS14) – South McLennan (City Centre)
Number of Units:	2 single-family dwellings	7 single-family dwellings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	12 UPA	none required
Floor Area Ratio:	Max. 0.55 FAR, plus additional areas for covered areas, off-street parking, and floor area above garage	0.55 F.A.R.	none permitted

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (area)	Min. 320.0 m ²	Min. 320.0 m ²	none
Lot Size (width)	11.3 m 13.0 m at corner lot	5 lots at 11.3 m 2 corner lots at 13.0 m	none

City of Richmond

Land Use Map

Bylaw 7892
2005/04/18

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) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.

Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.

Residential, Historic Single-Family, 2 ½ 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

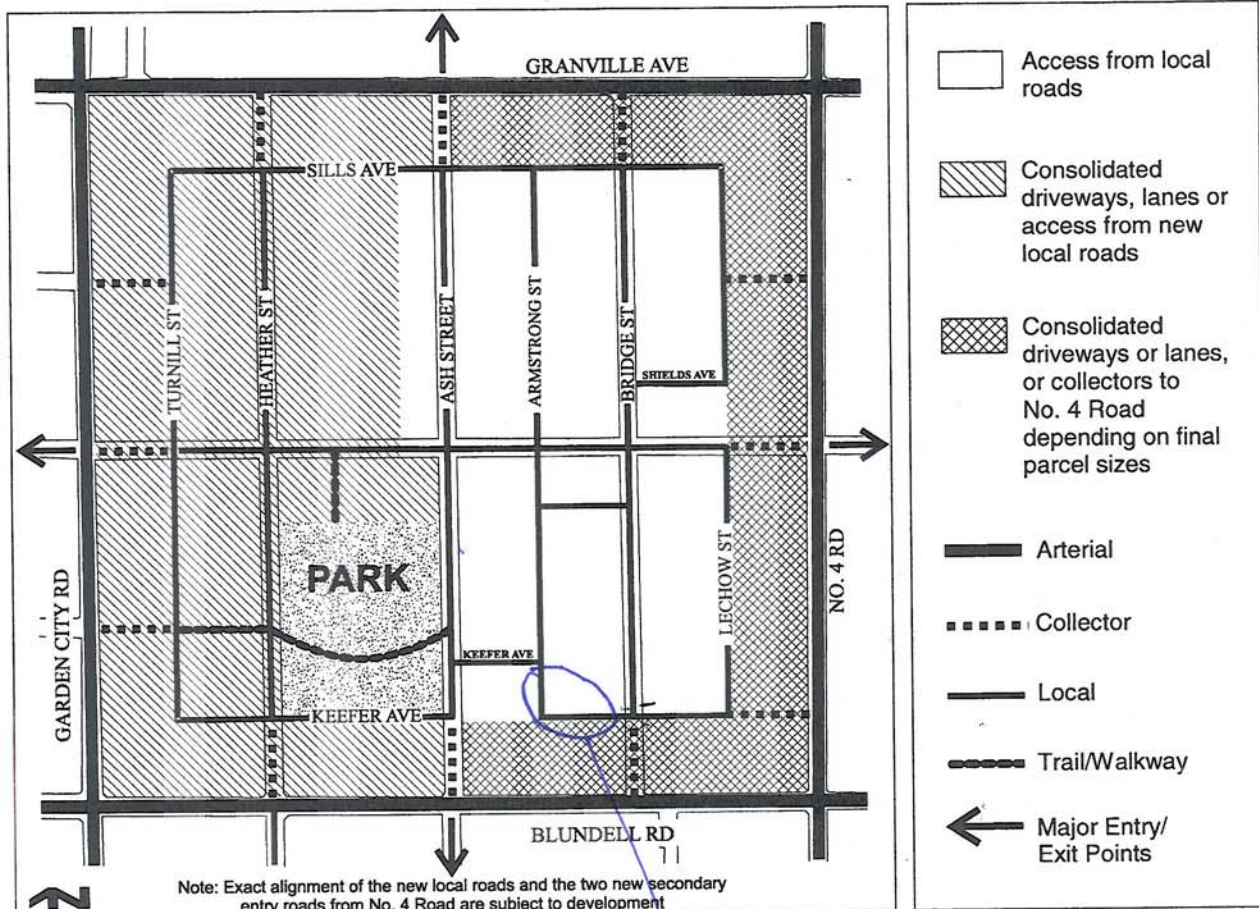
P Neighbourhood Pub

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

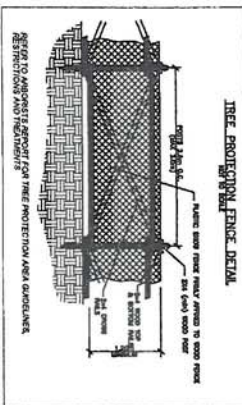
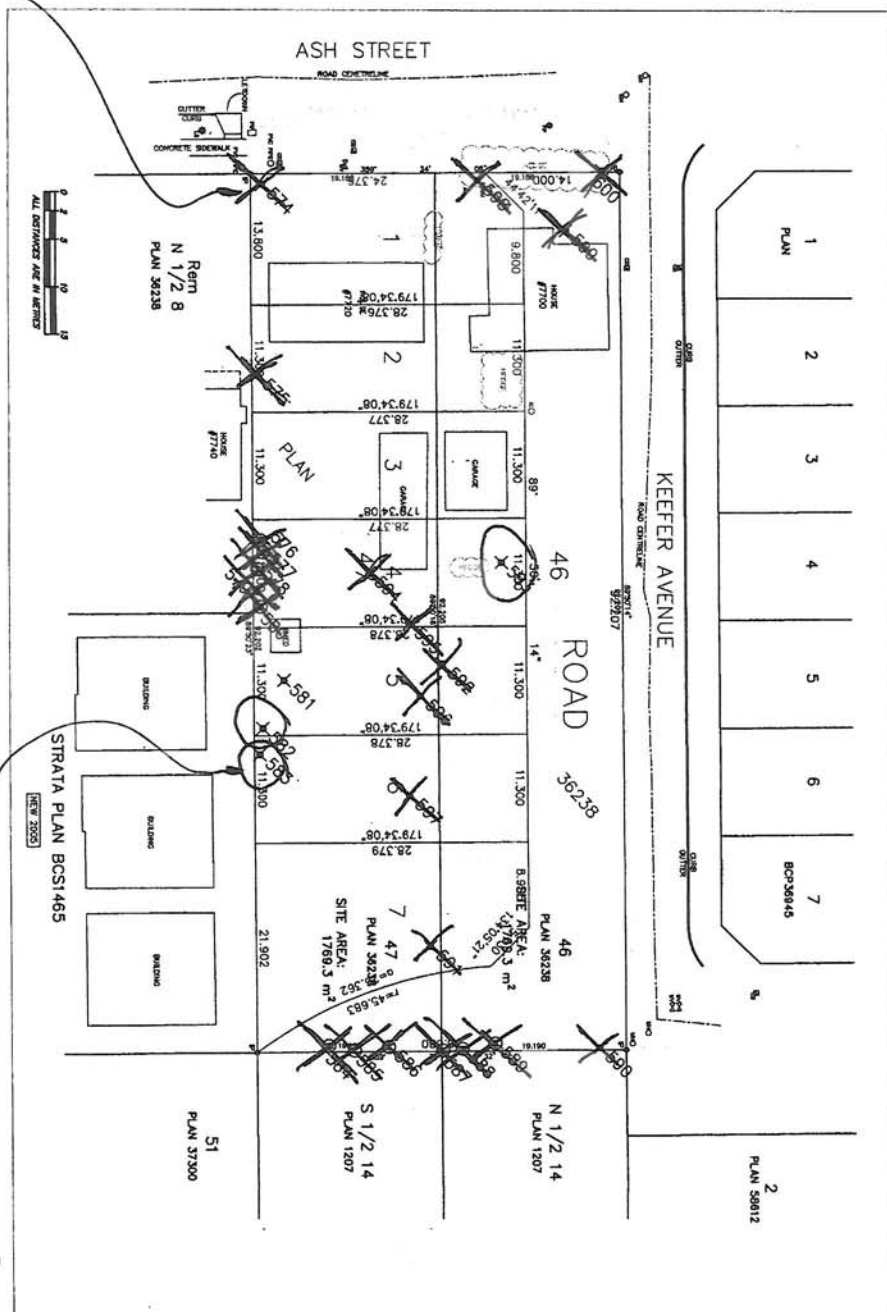
- l) Encourage cycling as a means of travel by calming automobile traffic within McLennan South and supporting the City Centre policies and programs for bicycles.

Circulation Map

Bylaw 8121
2008/01/28



POSSIBLE FUTURE DELETION
OF ROAD (TBD THROUGH FUTURE
APPLICATIONS)



70 BS RETAINED (typ.)

LEAD

- ① denotes TREE NUMBER. Refer to tree inventory for type, size and condition status.
- ② denotes TIME TO BE REMOVED
- ③ denotes ALDER/COTTONWOOD trees to be REMOVED
- ④ denotes trees to be REMOVED for hazard mitigation

(NEW) TREE PROTECTION FENCE to be installed to Tree Retention Area

ACL
arbortech consulting ltd
Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3
P 604 275 3484 F 604 275 9554
email: trees@arbortech.bc.ca

Client:	BOB MANDAIR
Project:	PROPOSED SUBDIVISION
Address:	7700 - 7720 ASH ST, RICHMOND
Date:	28 MAY 2010
Our File:	10162

Muni File:	XXX
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Scale 1:500

Conditional Rezoning Requirements

7700 and 7720 Ash Street RZ 09-504342

Prior to final adoption of Zoning Amendment Bylaw 8647, the developer is required to complete the following requirements:

- Registration of a Flood Indemnity Covenant on title.
- Land dedication of an 8 m wide strip of land for the establishment of Keefer Avenue along the entire north edge of the subject site, complete with 4m x 4m corner cuts at the intersections with Ash Street and Armstrong Street. The Developer is eligible for DCC credits for the cost of the road, including land dedication, road construction and services as identified in the DCC Program, not to exceed DCCs payable;
- Land dedication for road development along the eastern edge of the subject site for the purpose of constructing the curved connection of the north-south Armstrong Street to the east-west Keefer Avenue will begin with a 9 meter dedication at the north-east corner of the subject site (less the 8 meter dedication for Keefer Avenue above, and the 4m x 4m corner cut). The land dedication will taper in a curvilinear manner to zero at the south-west corner of the property as outlined in the proposed subdivision plan (**Attachment 2**). The actual curve of this dedication is to be determined at the Servicing Agreement stage to the satisfaction of the Director of Transportation;
- A voluntary contribution of \$42,031.13 is payable toward the committed upgrades to the South McLennan drainage area;
- A voluntary contribution of \$15,360.00 is payable towards the City's Affordable Housing reserve fund.
- Submission of a Landscape Security to the City of Richmond in the amount of \$16,500 (five-hundred dollars per tree) for the on site retained trees (3 trees) and replacement trees (30 trees) of a minimum size of 6.3 cm DBH to be distributed among the seven lots;
- 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, removal of existing sidewalk, pouring a new 1.75 m sidewalk at the property line, curb and gutter improvements and implementation of a grass and treed boulevard (3.1 m) between curb and gutter and new sidewalk;
 - b) Completion of Keefer Avenue by completing the remaining southern portion of the road. This includes completion of the ultimate pavement width of 8.5 m, curb and gutter, 2.0 meter sidewalks at property line and minimum 1.5 meter wide treed boulevard; and
 - c) The western side of Armstrong Street, constructing the minimum pavement width of 6.0 meters at the northern end, tapering to zero within the dedicated lands, curb and gutter, 1.5 meter sidewalk at property line and 1.5 meter wide boulevard.
 - d) Offsite works such as water, storm and sewer to the individual lots are to compliment those already done immediately north via SA 07-368221.

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 8647 (RZ 09-504342)
7700 AND 7720 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)**.

P.I.D. 003-795-594

Lot 46 Section 15 Block 4 North Range 6 West New Westminster District Plan 36238

P.I.D. 003-726-860

Lot 47 Section 15 Block 4 North Range 6 West New Westminster District Plan 36238

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8647”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

