



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** March 2, 2011
From: Brian J. Jackson, MCIP **File:** RZ 09-500671
Director of Development
Re: Application by Yong F. Liang and Wen X. Xu for Rezoning at 7540 Ash Street
Single Detached (RS1/F) to Single Detached (RS2/E)

Staff Recommendation

That Bylaw No. 8714, for the rezoning of 7540 Ash Street from "Single Detached (RS1/F)" to "Single Detached (R2S/E)", be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

DJ:blg
Att.

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

Staff Report

Origin

Yong F. Laing and Wen X Xu have applied to the City of Richmond for permission to rezone 7540 Ash Street (**Attachment 1**) from “Single Detached (RS1/E)” to “Single Detached (R2S/E)”, to permit the creation of a two (2) equally sized lot subdivision with access to Ash Street and the newly created Armstrong Street.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject property is located on the east side of Ash Street, between General Currie Road to the north and Blundell Road to the south. This area has seen some recent rezoning applications that would allow land to subdivide into smaller lots.

To the North:

Single Detached property zoned “Single Detached (RS1/F)”;

To the East:

Across Armstrong Street, a seven (7) lot single detached subdivision, zoned “Single Detached (ZS14) – South McLennan (City Centre)”;

To the South:

Single Detached property zoned “Single Detached (RS1/F)”;

To the West:

Single Detached property zoned “Single Detached (RS1/F)” as well as McLennan South park.

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 base 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 prior to final adoption of this rezoning application 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. There have been no concerns expressed by the public about this proposal in response to the placement of the rezoning sign on the property.

Background

This rezoning application proposes this single lot parcel be subdivided into two (2) equal parcels in a front-to-back configuration – maintaining the existing lot widths and access off Ash Street and the planned north-south back road for the rear lot, Armstrong Street. Given the proposed lot sizes for this subdivision would not meet the minimum size requirements for the existing zone, a rezoning application is required to create this additional lot.

The applicant has made an application for Subdivision (SD 09-500672) which will be processed upon third reading of this rezoning application.

Staff Comments

Transportation and Site Access

Access to the site will be provided off both Ash Street and the newly created rear parcel fronting Armstrong Street. Access from Armstrong Street will be created through a nine (9) meter land dedication off the rear of the existing property to facilitate the further development of the north-south road. Access to Armstrong Street is achieved through the creation of Breden Avenue that connects to Bridge Street to the east. The current Breden Avenue was created through a rezoning application for the seven (7) lot subdivision where the developer dedicated land and built half of the road to facilitate site access to each of the lots (RZ 04-276082). This also serves to access Armstrong Street that will provide access to the newly created rear parcel in accordance with the area plan.

In addition to the land dedication for the creation of Armstrong Street, the applicant is to build their portion of Armstrong Street to include the road and frontage improvements as well as frontage improvements along Ash Street to City standards. This will be reviewed during the standard Servicing Agreement must be entered into prior to rezoning adoption.

Trees

An Arborist report and tree survey has been submitted and reviewed by City staff for the purpose of assessing the existing trees on the subject property for their removal or retention (**Attachment 3**).

One large street tree located just off of Ash Street was identified in the report to be removed due to its poor condition. Parks staff have inspected this tree and noted that it has a significant lean to it and confirmed that it should be removed. While the size of the tree is large, staff is satisfied with a 2:1 replacement ratio and requires the applicant contribute to the Tree Compensation Fund in the amount of \$1,300.00 to be used at Parks discretion. The replanting of the street trees will be a part of the Servicing Agreement.

One tree along the north property line is shared with the neighbouring property is to be retained as it is in good condition and is far enough away from the allowable development footprint. Proper fencing to protect the tree during demolition of the existing structure and/or the construction of a new dwelling will be required.

City staff conducted a site visit and recommend that of the 29 existing trees on site, 13 are suffering from Bronze Birch Borer, 10 are dead, six (6) are good candidates for retention but are located within the side yard setback and are therefore recommended for removal.

In accordance with City policy, a 2:1 replacement ratio is required. Of the 29 that are to be removed, 58 will need to be replaced. Given the amount of room available to fit one house on each lot and a total of 58 trees on the two would be impractical and the typical contribution too onerous for such a small application.

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	29			
Total off site Street Trees	1	2:1	2	\$1,300.00 payment to the "Tree Compensation Fund". Tree replacement as part of the Servicing Agreement.
On Site trees	19	2:1	38	13 of the 19 trees listed here are suffering from Bronze Birch Borer. 6 are listed in good condition but are located within the development footprint.
On Site trees listed as dead	10	N/A	N/A	To be removed.
Trees To be Retained	1			Tree # 120 - Shared property line with Neighbour to be protected.

To provide sufficient compensation, staff support the following:

- The planting of 5 new trees on each lot (10 trees total) at a minimum calliper of 6 cm in diameter at breast height for deciduous trees and a 3.2 meter high coniferous trees. Securities to be paid to ensure survival of the planting is to be in the amount of \$5,000.00.
- Of the 38 trees that are to be compensated, a total of ten (10) trees will be supplied by the applicant, leaving 28 trees to be compensated.
- In accordance with policy, a voluntary contribution of \$15,300.00 to the City's Tree Compensation Fund is payable prior to adoption. Of this, \$14,000.00 is allocated to allow Parks staff to plant 28 new trees in areas of the City that would be beneficial and the remaining \$1,300.00 is to compensate the removal and replanting of the Ash Street Tree.

Analysis

Proposed Zoning to Single Detached (R2S/E)

The proposal allows the development of two single-family homes and is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes (**Attachment 4**). The proposal meets the minimum lot dimensions and area requirements as per policy.

The McLennan South Sub-Area 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 fronting Armstrong Street 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.

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 \$6,159.10.

Utilities and Site Servicing

Engineering has reviewed the submitted servicing plans and have determined that no upgrades to existing services are required. The City is looking to recuperate the costs of improvements made to the drainage in the South McLennan area. A voluntary contribution towards the committed upgrades for the South McLennan drainage area is in the amount of \$3,000.00 is payable prior to the adoption of the rezoning application.

Servicing Agreement and Subdivision

The applicant will be required to make a separate application for the Servicing Agreement for the purpose of area improvements the developer is to undertake. Some of the improvements include:

- Land dedication and construction of their portion of the north-south Armstrong Street at the east end of the property.
- In addition to the land dedication, construction of a sidewalk, treed and grassed boulevard, curb and gutter and road construction within the area dedicated.
- Frontage improvements to Ash Street in accordance with City policy.

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.

Conclusion

The proposed rezoning for the two (2) lot subdivision meets the requirements of the McLennan South Neighbourhood Plan as well as the zoning requirements set out in the Single Detached (RS2/E). The proposed road configuration is consistent with the neighbourhood plan. Staff recommend that rezoning application RZ 09-500671 proceed to first reading.



David Johnson
Planner 2
(604-276-4193)

DJ:cas

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey Map and Proposed Subdivision Plan
- Attachment 4: Land Use Map
- Attachment 5: Rezoning Considerations



City of Richmond

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

Development Application Data Sheet

RZ 09-500671

Attachment 2

Address: 7540 Ash Street

Applicant: Yong F. Laing and Wen X Xu

Planning Area(s): McLennan South Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	Yong F. Laing and Wen X Xu	No Change
Site Size (m²):	1770m ²	Two (2) lots, each approx. 798m ²
Land Uses:	One (1) single detached dwelling per lot	No Change
Area Plan Designation:	Residential, Historic Single Family with minimum sized lots of 18m wide along Ash Street	No change
Zoning:	Single Detached (RS1/F)	Single Detached (R2S/E)
Number of Units:	1	2 (one per lot)
Other Designations:	None	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.4 FAR for the first 464.5m ² of the size of the site. 0.3 FAR for the remainder	Max. 0.4 FAR for the first 464.5m ² of the size of the site. 0.3 FAR for the remainder	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	550m ²	Each approx. 798m ²	none
Setback – Front & Rear Yards (m):	Min. 6.0m	Min. 6.0m	none
Setback – Side Yard (m):	Min. 1.8m	Min. 1.8m	none
Setback – Rear Yard (m):	Min. 6.0m	Min. 6.0m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none

Rezoning Considerations

7450 Ash Street
RZ 09-500671

Prior to final adoption of Zoning Amendment Bylaw 8714, the following items are required to be completed:

1. Registration of a flood indemnity covenant on Title.
2. A voluntary contribution of \$3,000.00 is payable toward the committed upgrades to the South McLennan drainage area.
3. A voluntary contribution of \$6,159.10 is payable towards the City's Affordable Housing reserve fund.
4. A voluntary contribution of \$15,300.00 is payable towards the City's Tree Compensation Fund. Of this amount, \$14,000.00 is directed to the on-site tree replacement and \$1,300.00 towards the street tree replacement.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$5,000.00 to ensure the planting of ten (10) on-site trees with a minimum calliper of 6 cm in diameter at breast height for deciduous trees and a 3.2 meter high coniferous trees. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. Dedicate 9m of property along the entire eastern property line of the site for west half of the new north/south road Armstrong Street.
7. Enter into a standard Servicing Agreement. Works to include, but not limited to, design and construction of:
 - a) East side of Ash Street along the entire frontage including road widening, curb & gutter, 3.1m wide grass and treed blvd., decorative "Zed" street lights, and 1.75m wide concrete sidewalk near the property line.
 - b) West side of Armstrong Street along the entire east edge of the subject site including, but not limited to peat removal (if required), road widening, curb & gutter, 1.5m conc. sidewalk and 1.5m grass and treed blvd., sanitary sewer, U/G hydro, telephone, gas, cablevision, and any other servicing required to complete this portion of Armstrong Street. Note: At design stage it may be determined that the sanitary sewer cannot fit within the road R.O.W. and may have to be located within it's own utility R.O.W. Design should also include water, storm, and sanitary connections for each lot.

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

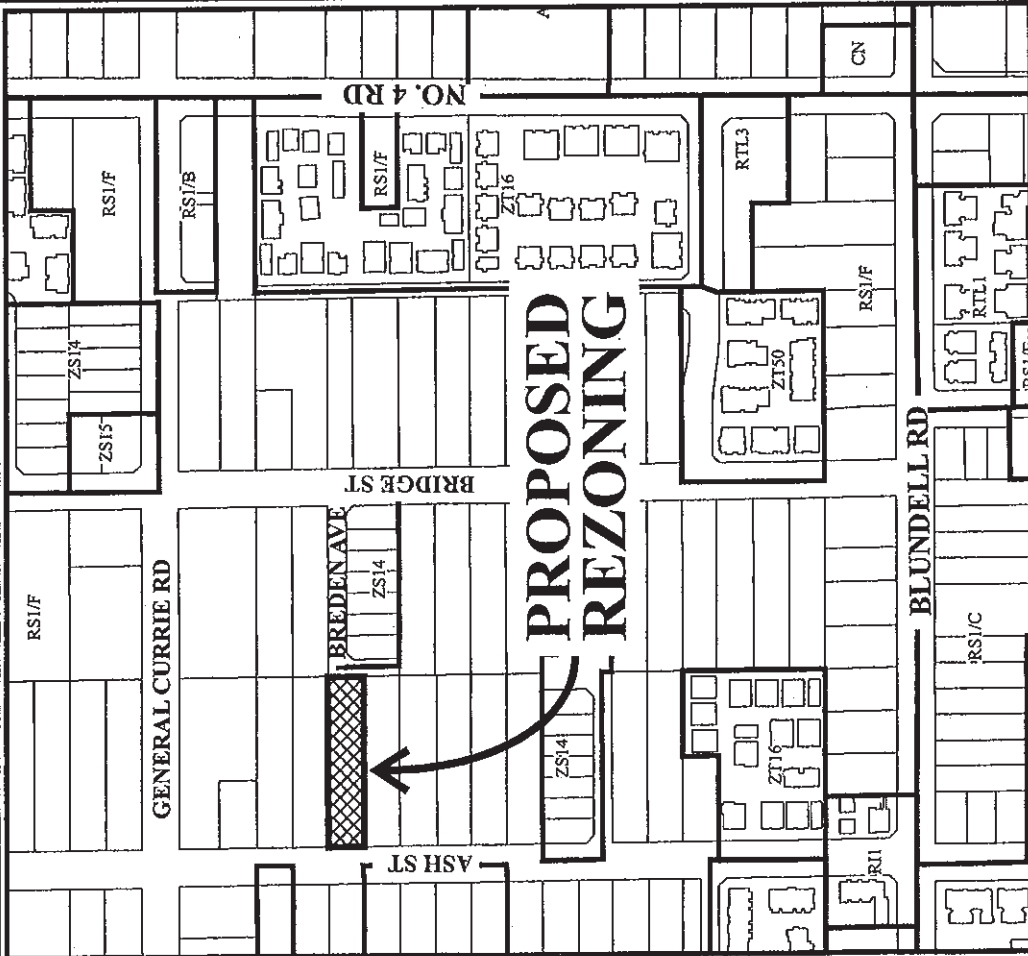
Tree Protection Fencing must be installed to City standard prior to any demolition of the existing dwelling and/or construction of a new dwelling on the newly created lot fronting Armstrong Street.

Signed

Date



City of Richmond



ASH ST

41.43	7491	7511	7531	7551	7571	7591
19.20	19.20	19.20	19.19	19.19	19.20	19.20

20.12	19.20	19.20	19.20	20.12	18.29
7480	7500	7520	7540	7560	7580
36.58	36.58	92.20	92.20	92.20	92.20
20.12	92.20	92.20	92.20	92.20	92.20
55.70	19.21	19.21	19.20	20.12	18.29
41.61					

ATTACHMENT 1

Original Date: 11/26/09

Revision Date:

Note: Dimensions are in METRES

RZ 09-500671





City of Richmond

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

Development Application Data Sheet

RZ 09-500671

Attachment 2

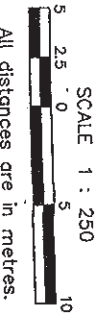
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Zoning:	Single Detached (RS1/F)	Single Detached (R2S/E)
Number of Units:	1	2 (one per lot)
Other Designations:	None	N/A

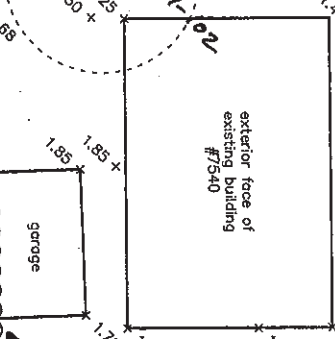
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Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	550m ²	Each approx. 798m ²	none
Setback – Front & Rear Yards (m):	Min. 6.0m	Min. 6.0m	none
Setback – Side Yard (m):	Min. 1.8m	Min. 1.8m	none
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Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none



7540 ASU STREET

S 1/2 3

0.16 on to S 1/2 of Lot 3
0.03 on to S 1/2 of Lot 3



798.2 m²

N 1/2 3

Area = 1,596.4 sq.m

798.2 m²

Area = 172.7 sq.m

9m FUTURE ROAD DEDICATION

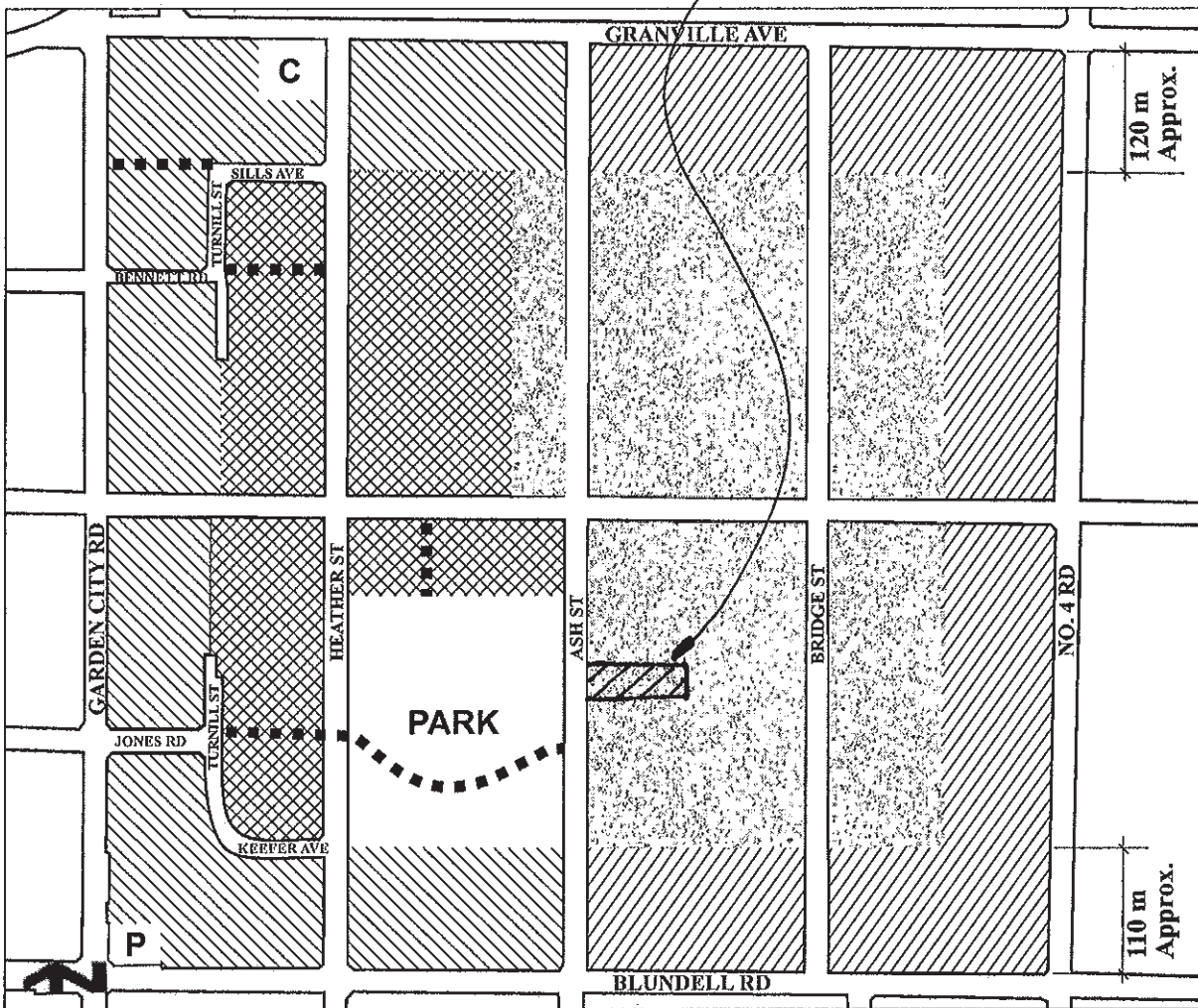
ARMSTRONG PLNS STREET


BI


CIVIC ADDRESS


City of Richmond


Land Use Map

Bylaw 7892
2005/04/18SUBJECT SITE
7540 ASH STREET

 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".

Rezoning Considerations

7450 Ash Street

RZ 09-500671

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Tree Protection Fencing must be installed to City standard prior to any demolition of the existing dwelling and/or construction of a new dwelling on the newly created lot fronting Armstrong Street.

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8714 (RZ 09-500671)
7540 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 (RS2/E)**.

P.I.D. 003-996-069

North Half Lot 3 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 8714**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

