



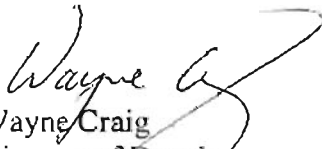
City of Richmond

Report to Committee

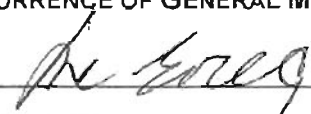
To: Planning Committee
From: Wayne Craig
Director of Development
Date: April 3, 2013
File: RZ 11-586861
Re: Application by Man-Chui Leung and Nora Leung for Rezoning at 7460 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)"

Staff Recommendation

That Bylaw 8907, for the rezoning of 7460 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.


Wayne Craig
Director of Development
(604-247-4625)

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Man-Chui Leung and Nora Leung have applied to rezone 7460 Ash Street (**Attachment 1**) from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" in order to permit a six (6) lot single-family subdivision fronting onto Ash Street, General Currie Road and Armstrong Street (**Attachment 2**).

The allocation of the proposed lots within this subdivision plan will initiate the creation of an undeveloped section of General Currie Road as well as require the dedication of lands for the introduction of Armstrong Street at the eastern edge of the subject site which will connect to the new section of General Currie Road. The creation of these roads is in accordance with the South McLennan Sub-Area Plan, and will provide vehicular and pedestrian access to the proposed new lots. This portion of General Currie Road has always been intended to connect Ash Street and Bridge Street, but has never been constructed.

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 the General Currie Road dedication, Single Detached lots zoned "Single Detached (RS1/F)".

To the East: Single Detached lots zoned "Single Detached (RS1/F)".

To the South: Single Detached lots zoned "Single Detached (RS1/F)".

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: Neighbourhood Residential: 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 prior to final adoption of rezoning.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development. Staff met with the owner of the property directly to the south at 7480 Bridge

Street who did not have a concern with the subdivision proposal as he was aware that the redevelopment potential of his lot has reached its limit under the current requirements of the Neighbourhood Plan. His concern was over a mature tree at the back of his house but located within the property line of the subject site. He was advised at the time we were still awaiting an arborist report for the property that would determine the health and possible retention of the tree.

Once the arborist report was submitted and reviewed by City staff, it was determined that while the tree is healthy, it is located within the allowable setback of the proposed zone. To keep it would result in a substantial loss of buildable area due to the root system the tree needs in order to survive. Otherwise, the allowable building area would have to remove a substantial amount of the tree's root system and the tree would eventually die. With this in mind, City staff recommended that the tree be removed. Because of the site constraints for new plantings, no tree replacement of significant size was recommended. Given the allowable side yard setback requirements (1.2 metres or approximately 4 feet), any new tree planting would have difficulty in growing to a substantial size. A response to the owner of 7480 Bridge Street was sent to inform them of this.

No other correspondence has been received regarding this application. Should first reading of this application be given, a Public Hearing will be held.

Analysis

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

The proposal to rezone the subject site to create smaller Single Detached lots is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes for Single Family use (**Attachment 4**). The policy permits lot widths fronting Ash Street to be at least 18.0 meters wide, with the remaining lots fronting General Currie Road and Armstrong Street at 11.3 meters wide, with corner lots being a minimum width of 13.0 meters. The ZS14 zone was chosen as it has been used on other Single Detached lots in the area. The proposal meets the minimum lot area requirements set out in the ZS14 zone.

It is anticipated that the applicant will be making a separate application for a Servicing Agreement and Subdivision upon third reading.

Proposed Site Assembly

According with the South McLennan Area Plan, the subject property is large enough to support a rezoning application on its own without the addition of adjacent properties. The owner of the smaller lot to the south (7480 Ash Street) was approached to see if they wished to be included with the application, but declined on this offer. The City has a letter from the applicant on file stating this.

Even with the inclusion of 7480 Ash Street, there is little opportunity to gain a further increase in the number of lots as 7480 Ash Street has reached its limits on subdividing in accordance with the Neighbourhood Plan. To include 7480 Ash Street would simply result in a seven (7) lot subdivision.

Staff Comments

Transportation and Site Access

Vehicular access to the individual lots is proposed to be from Ash Street (Lot 1), General Currie Road (Lots 2 and 3), and Armstrong Street (Lots 4, 5 and 6).

To accommodate access to these lots, the applicant will need to design and construct the undeveloped section of General Currie Road directly north of the property in accordance with City policy, as well as:

- Dedicate 9.0 meters off of the eastern edge of the subject site to facilitate the development of Armstrong Street;
- Dedicate 4 meter by 4 meter corner cuts at the intersections of General Currie Road and Ash Street as well as General Currie Road and Armstrong Street; and
- Design and construct the road, and road frontages to the extent of the site for Armstrong Street, including the corner cuts adding services such as extending existing water, storm, sanitary sewer, and other service lines to service the individual lots.

All this will be covered as part of the Servicing Agreement the developer will enter in with the City.

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 future road right-of-way is not being sought as Armstrong Street is identified in the Area Plan for road use.

City staff reviewed the submitted Arborist report and conducted a site visit and recommend that of the 56 existing trees on site, nine (9) are candidates for retention as they are in good condition and would not interfere with the allowable development footprint on each of the proposed lots. As outlined in the table below, the health of the remaining trees are either in marginal/poor health, or located within the allowable building area of the lot.

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	56	-	-	-
Within Right of Ways for Armstrong Street	11	N/A	None, as Road Required by Area Plan	Located within excavation and construction zones for roadworks.
Within Single-Family Building Envelope or grade elevation requirements	36	2:1	72	To be removed, due to conflicts with proposed building locations, driveways, or poor health or structure of the trees.
Trees To be Retained	9	-	-	To be protected during construction.

As a condition of rezoning, the applicant will be providing a security for the nine (9) retained trees in the amount of \$9,000.00 (\$1,000.00 per tree) to ensure the survival of these trees for a one year period.

In accordance with City policy, a 2:1 replacement ratio is required. Of the 36 that are to be removed, 72 will need to be replaced. This works to an average of 12 replacement trees per lot, which would take up substantial space and potentially limit the allowable building size and tree survival potential. Because of this, staff is recommending the optimum number of new trees be planted on the following lots to help ensure survival of new trees in their younger years. As displayed in the chart below, the optimum number of trees per lot is shown with the total number of new trees combined with trees that are to be retained. The shortfall can be provided through a voluntary payment to the City's Tree Compensation Fund which the applicant has agreed to provide. As the applicant is providing trees along the frontage of the property they do not own (7480 Ash Street), this number will be deducted from the total requirement.

Number of Trees to be Planted per Lot

Proposed Lot Numbers	Proposed Lot Size	Number of trees			
		Trees per Lot	Already Retained	To be Planted	Total Number of Trees to be planted
1	773.3m ²	6	5	1	14
2	469.3m ²	4	1	3	
3	469.9m ²	4	1	3	
4	324.7m ²	3	1	2	
5	342.3m ²	3	1	2	
6	325.2m ²	3	0	3	
Summery	72 trees required (minus) 2 street trees to be planted for the frontage of 7480 Ash Street. 14 new trees to be planted on the proposed lots = 56 tree shortfall (to be paid cash-in-lieu)				

The resulting shortfall of the 56 trees can be made up through a voluntary contribution toward the City's Tree Compensation Fund in the amount of \$500 per tree that is short. Taking into account the frontage improvements for the adjacent property to the south at 7480 Ash Street will result in two (2) trees being planted within the boulevard, the resulting contribution comes to \$28,000.00. The applicant has agreed to this contribution and will make the payment to the City prior to the adoption of this rezoning application.

To secure the replacement of the on-site trees and survival of the trees to be retained, a landscape security in the amount of \$7,000.00 (\$500 per tree), is to be supplied to the City prior to the adoption of this rezoning application. Securing the street trees will be a part of the separate Servicing Agreement.

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 instead of providing secondary suites to at least 50% of new homes in this subdivision. This voluntary contribution amount to the Affordable Housing Reserve Fund is \$13,233.69 and is payable prior to the adoption of this rezoning application.

Utilities and Site Servicing

Engineering has reviewed the submitted servicing plans and have determined that upgrades to existing sanitary will be needed. Water provisions will be determined at the Building Permit stage to ensure adequate flow. A voluntary contribution towards the committed upgrades for the South McLennan drainage area is in the amount of \$36,510.61 to account 2221-10-000-14710-0000 is required prior to the adoption of this rezoning application.

Servicing Agreement and Subdivision

The applicant is required to enter into a separate application for a Servicing Agreement for the purpose of designing for road construction, frontage improvements for sections of Ash Street, General Currie Road and Armstrong Street that front the subject property. Some of the improvements include but are not limited to:

Ash Street (from the north property line of the subject site and to the south property line of 7480 Ash Street)

- 1.75 meter wide concrete side walk;
- 3.10 meter wide grass and treed boulevard;
- curb and gutter; and
- road widening to existing pavement.

General Currie Road (from the north property line of the subject site)

- 1.75 meter wide concrete sidewalk;
- 4.10 meter wide grass and treed boulevard;
- curb and gutter; and
- road pavement covering half the width of the road right-of-way.

Armstrong Street (from the eastern edge of the property – after the 9.0 meter land dedication)

- 1.50 meter wide concrete sidewalk;
- 1.50 meter wide grass and treed boulevard;
- curb and gutter; and
- road pavement to the extent of the land dedication.

Other items such as sanitary upgrades, are also to be included as well as extending existing service lines to service the individual lots.

Financial Impact

None expected.

Conclusion

The proposed rezoning for the six (6) 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) zone. 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 11-586861 proceed to first reading.



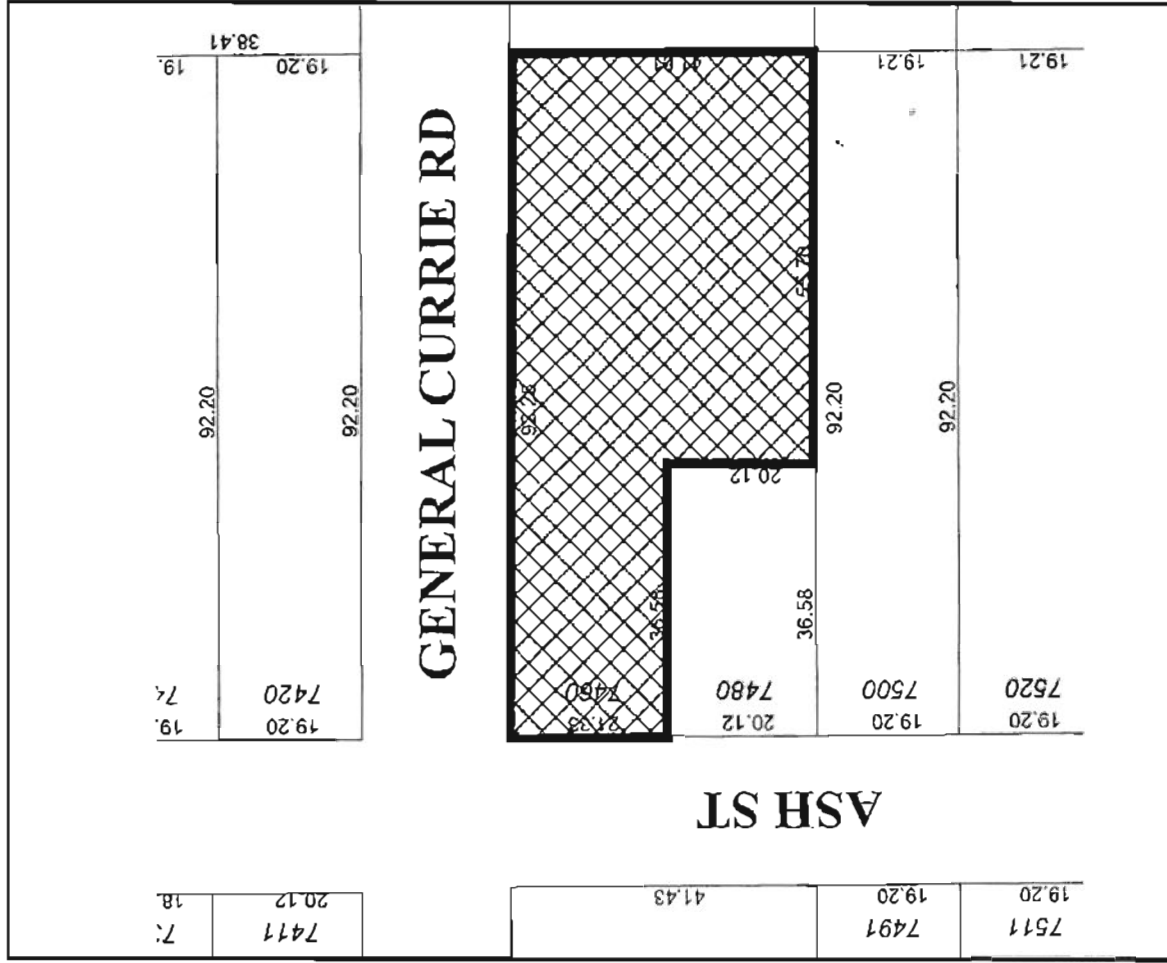
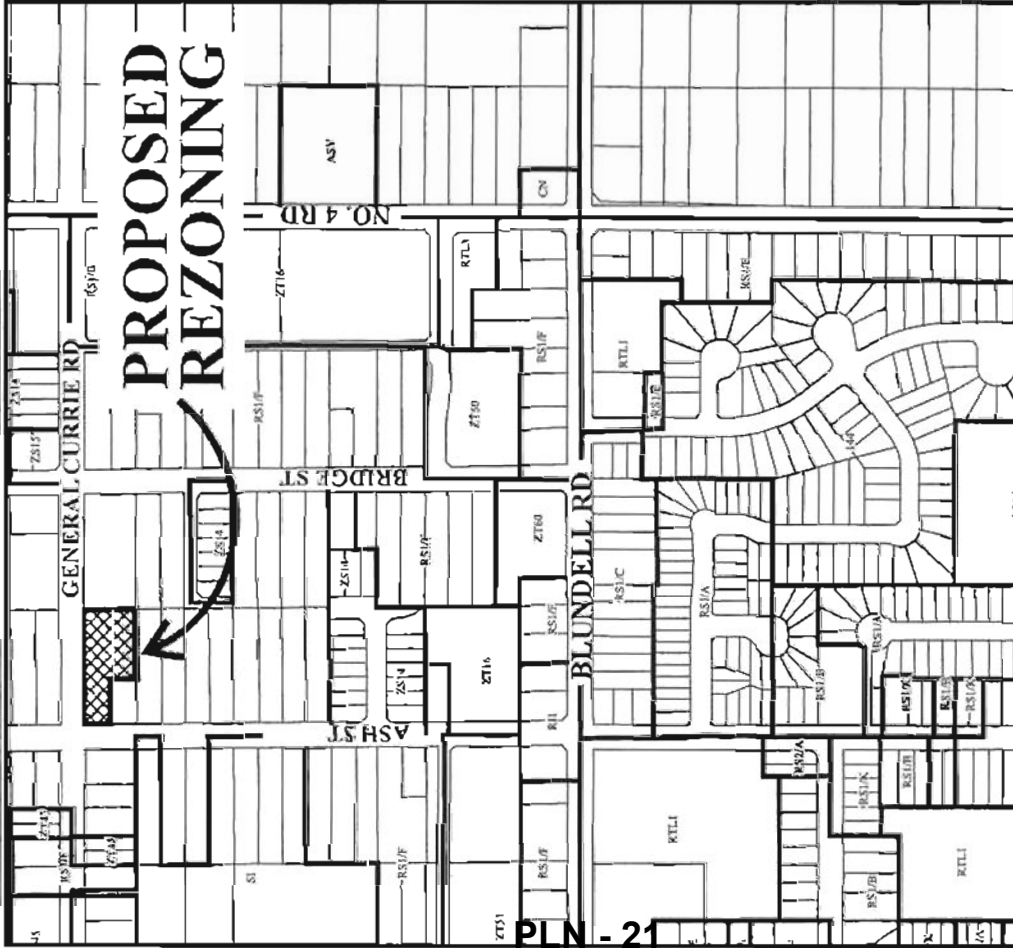
David Johnson
Planner 2
(604-276-4193)

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 Map
- Attachment 6: Conditional Rezoning Requirements



City of Richmond

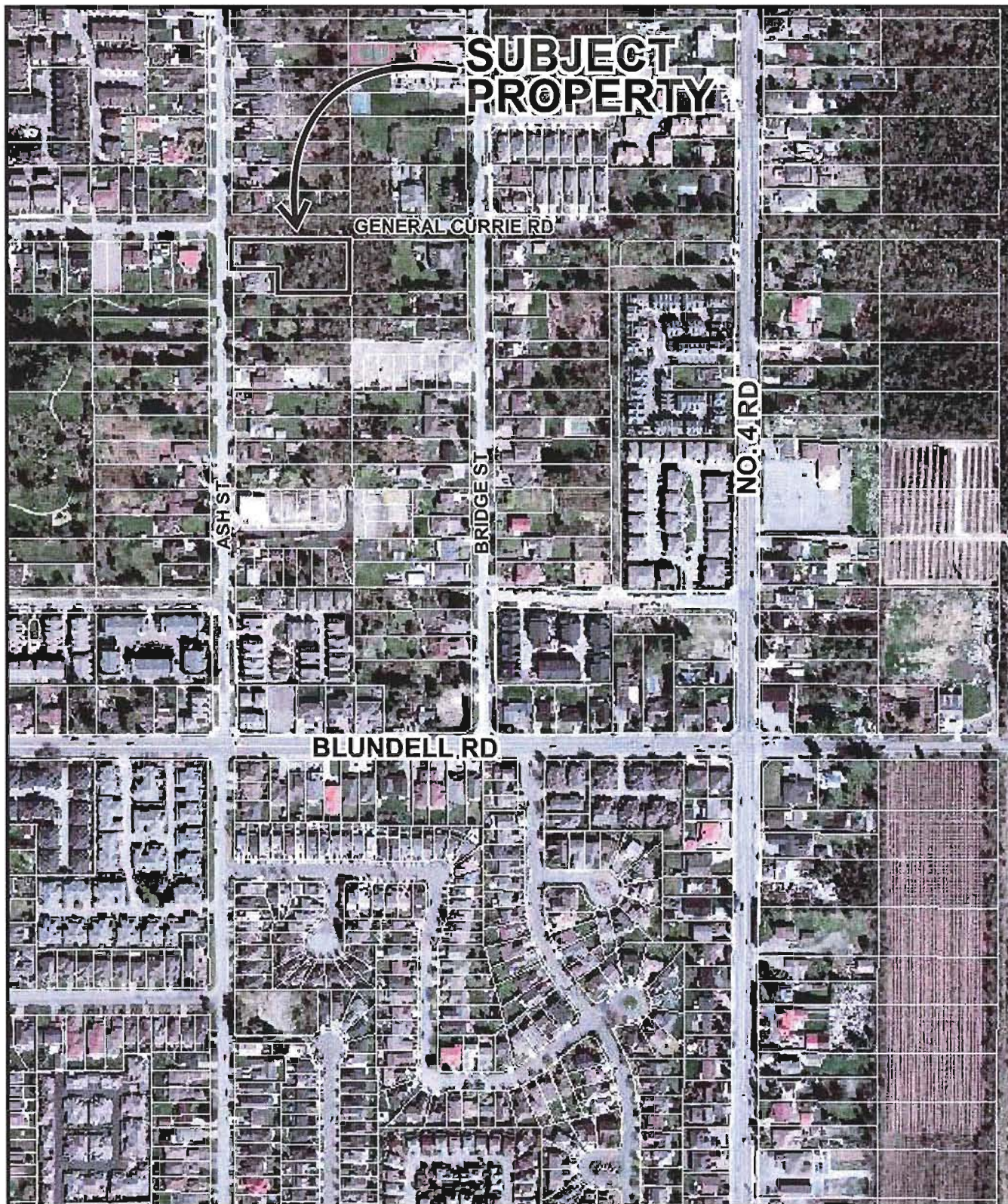


RZ 11-586861

Original Date: 08/17/11

Revision Date:

Note: Dimensions are in METRES



RZ 11-586861

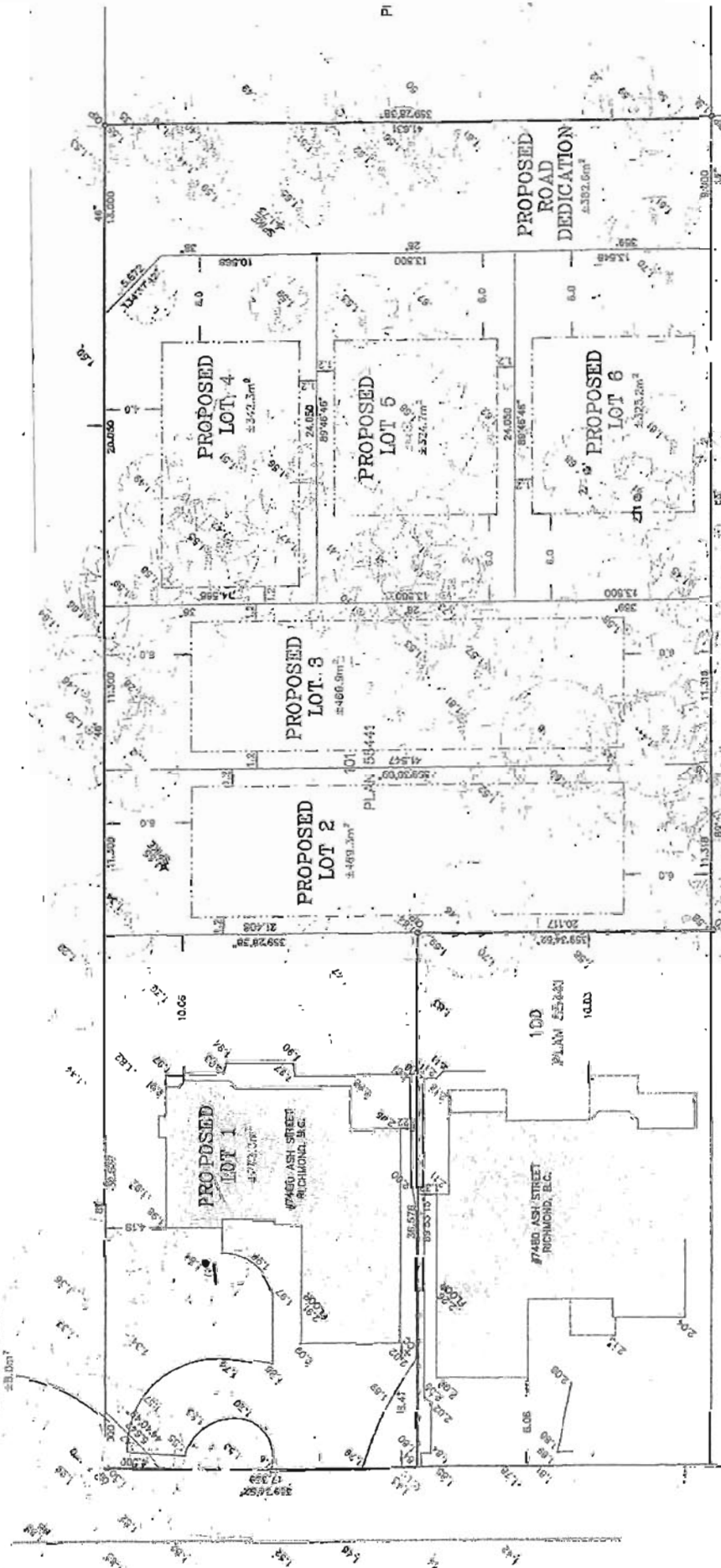
Original Date: 08/18/11

Amended Date:

Note: Dimensions are in METRES

GENERAL CURRIE ROAD
(UNCONSTRUCTED ROAD)

PROPOSED
ROAD
DEDICATION





City of Richmond

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

Development Application Data Sheet

RZ 11-586861

Address: 7460 Ash Street

Applicant: Man-Chiu Leung and Nora Leung

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

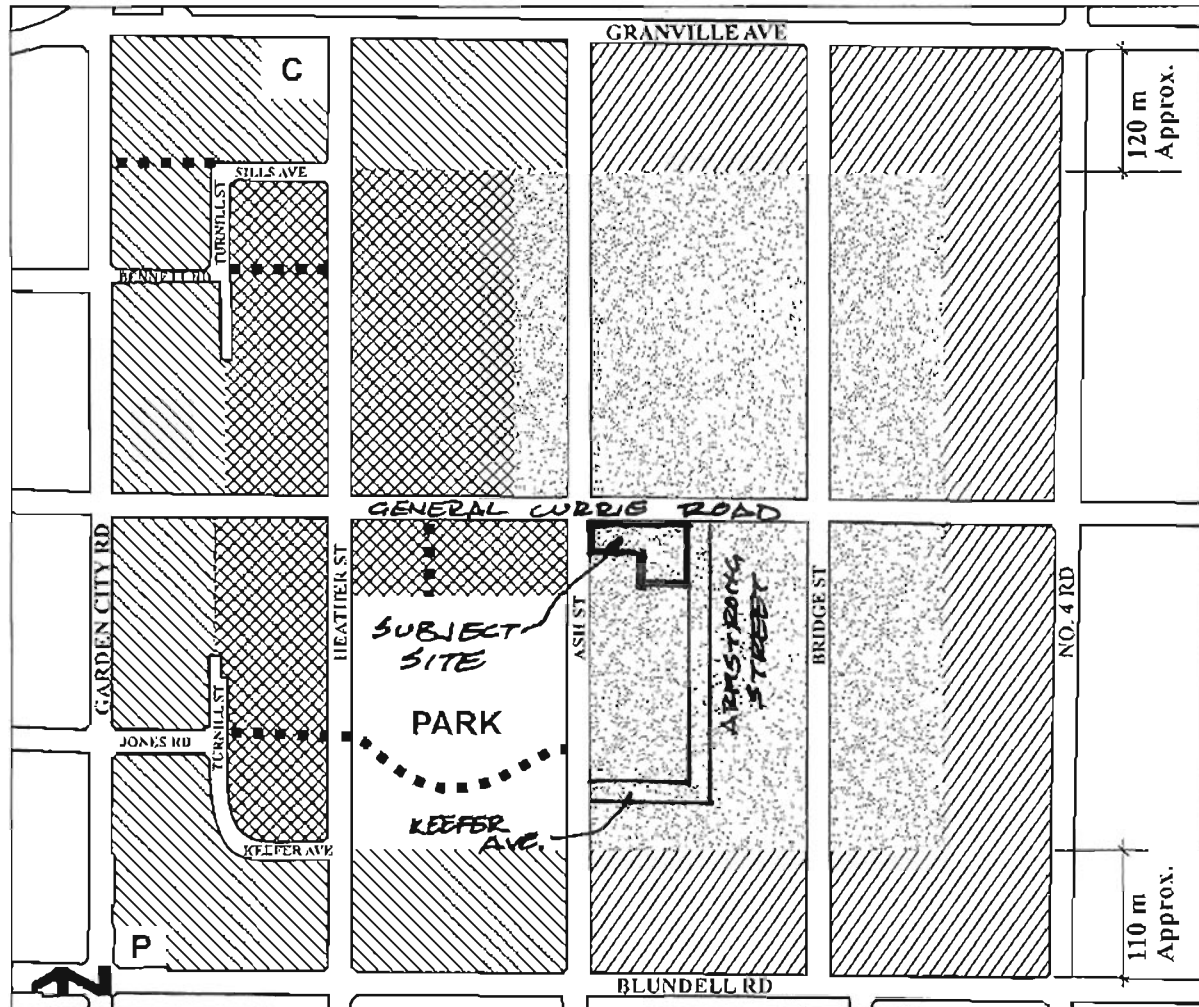
	Existing	Proposed
Owner:	Man-Chiu Leung and Nora Leung	No change
Site Size (m²): (by applicant)	3,079.0 m ²	2,704.1 m ² The gross site area is reduced by: <ul style="list-style-type: none"> 9.0 m wide dedicated right-of-way (Armstrong Street) along the site's eastern edge for road, complete with 4m x 4m corner cut at General Currie Road; and A 4 m x 4 m corner cut at Ash Street and General Currie Road.
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood 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 (RS1/F)	Single Detached (ZS14) – South McLennan (City Centre)
Number of Units:	1 single-family dwelling	6 single-family dwellings

On Future Subdivided Lots	Bylaw Requirement (ZS14)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 FAR for first 464.5m ² of lot area then 0.3 FAR for the remainder, plus additional areas for covered areas, off-street parking, and floor area above garage	0.55 FAR for first 464.5m ² of lot area then 0.3 FAR for the remainder, plus additional areas for covered areas, off-street parking, and floor area above garage	none permitted
Ash Street Lot area Lot width	Min. 550.0 m ² (area) Min. 18.0 m (width)	Lot 1 – 773.3 m ² (area) 21.3 m (width)	none

On Future Subdivided Lots	Bylaw Requirement (ZS14)	Proposed	Variance
Minimum Lot Area General Currie Rd. / Armstrong Street	Min. 320.0 m ²	Lot 2 – 469.3 m ² Lot 3 – 469.9 m ² Lot 4 – 342.3 m ² Lot 5 – 324.7 m ² Lot 6 – 325.2 m ²	none
Min. Lot Dimensions	11.3 m (width) 13.0 m (width) (Lot 4) 24.0 m (depth)	Lot 2 – 11.30 m (width) 41.50 m (depth) Lot 3 – 11.30 m (width) 41.50 m (depth) Lot 4 – 14.57 m (width) 24.05 m (depth) Lot 5 – 13.50 m (width) 24.05 m (depth) Lot 6 – 13.55 m (width) 24.05 m (depth)	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 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

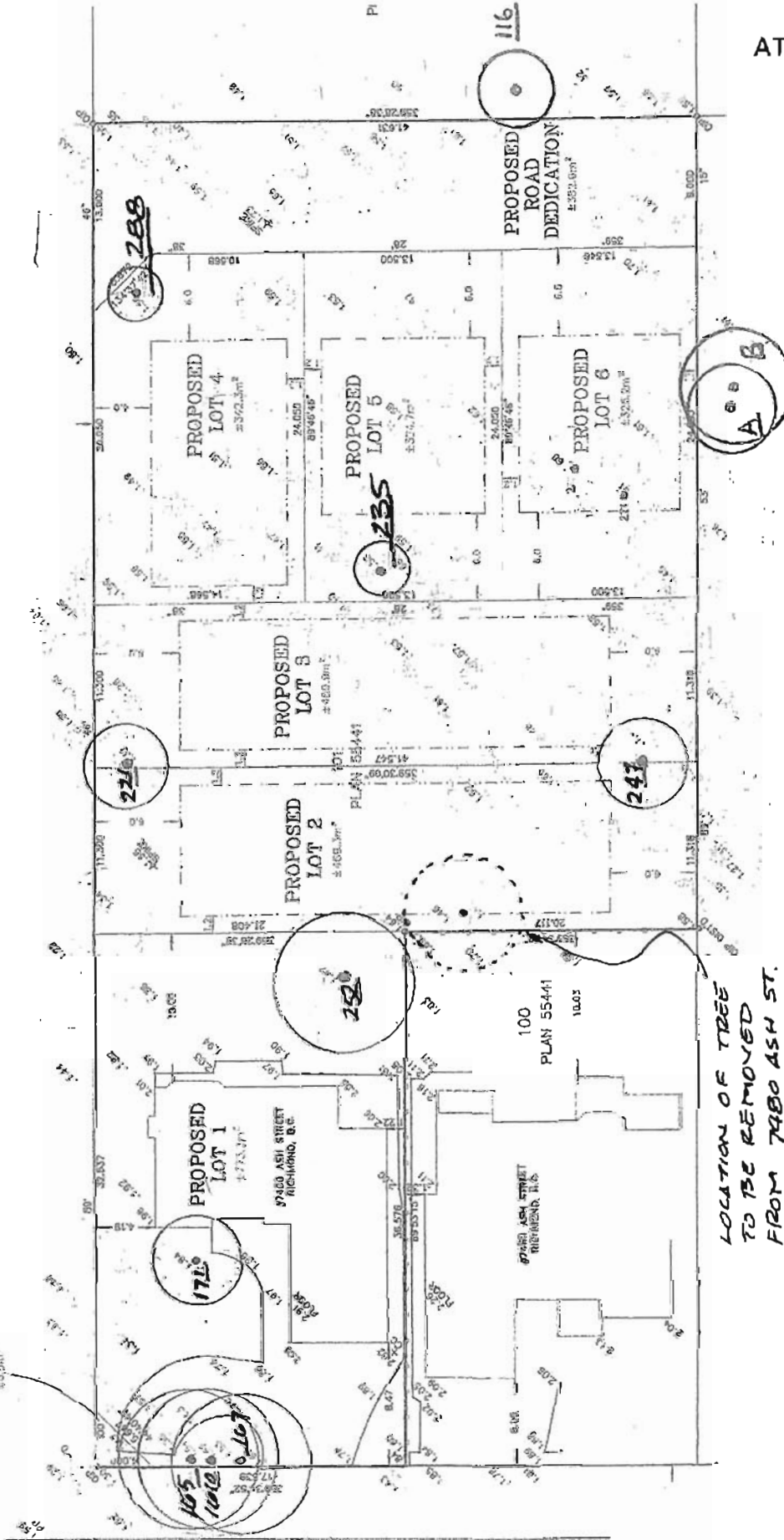
Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

Tree Location & Retention Plan

0 2 4 6 8 10
Scale (m)

GENERAL CURRIE ROAD
(UNCONSTRUCTED ROAD)

PROPOSED
ROAD
DEDICATION
4.5.0m²



LOCATION OF TREE
TO BE REMOVED
FROM 7900 ASH ST.
QUESTION

All Trees Recommended
For Removal Except where
Indicated As Following:

**Conditional Rezoning Requirements
7460 Ash Street
RZ 11-586861**

Prior to final adoption of Zoning Amendment Bylaw 8907, the developer is required to complete the following:

1. 9.0 metre land dedication along the entire eastern edge of the subject site for the facilitation of constructing Armstrong Street. In addition to 4 metre by 4 metre corner cuts at the corner of Ash Street and General Currie Road and General Currie Road and Armstrong Street.
2. City acceptance of the developer's offer to voluntarily contribute \$27,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Tree Survival Security to the City in the amount of \$9,000.00 (\$1,000.00 per tree) for the nine (9) trees to be retained for at least a one year period to ensure survival.
4. Submission of a Tree Survival Security to the City in the amount of \$7,000.00 (\$500.00 per tree) for the 14 trees to be planted to ensure survival for at least a one-year period.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title.
7. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$13,233.69) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on three (3) of the six (6) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

8. Voluntary contribution of \$36,510.61 to go towards the committed upgrades for the South McLennan Drainage Area to account 2221-10-000-14710-0000.
9. Enter into a Servicing Agreement* for the design and construction of frontage improvements to Ash Street and frontage works to both General Currie Road and Armstrong Street. Works include, but may not be limited to:
 - a) East side of Ash Street, from General Currie Road to the south property line of 7480 Ash Street, including road widening, curb & gutter, 3.1m wide grass and treed boulevard, decorative "Zed" street lights, and a 1.75m wide concrete sidewalk near the property line;
 - b) South half of General Currie Road along the entire frontage, including watermain & sanitary sewer extension, sand/gravel base, curb & gutter, asphalt pavement, 1.75m concrete sidewalk at or near the north property line of the subject site, a 4.10m grass and treed boulevard, comes with decorative "Zed" street lighting, and BC Hydro preducting. Any upgrades which may be determined via the capacity analysis process can be included in this SA process; and
 - c) West half of Armstrong Street along the entire east edge of the subject site including, but not limited to: peat removal (if required), sand/gravel base, curb & gutter, asphalt pavement, 1.5m concrete sidewalk and 1.5m grass & treed boulevard, sanitary sewer, watermain, underground 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 its own Utility R.O.W. Design should also include water, storm & sanitary connections for each lot.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Original signature on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8907 (RZ 11-586861)
7460 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. 003-822-605

LOT 101 SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 55441

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8907"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

