



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** August 22, 2022  
**File:** RZ 19-853820

**Re:** Application by Randy Schuette and Updesh Johal for Rezoning at 7600 & 7620 Ash Street from the "Single Detached (RS1/F)" Zone to the "Single Detached (RS2/E)" Zone and "Single Detached (ZS14) – South McLennan (City Centre)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10126, for the rezoning of 7600 & 7620 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached (ZS14) – South McLennan (City Centre)" zone, be introduced and given first reading.

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

WC/NA:js  
Att. 9

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

## Staff Report

### Origin

Randy Schuette and Updesh Johal have applied to the City of Richmond for permission to rezone the western portion of the subject properties from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and to rezone the eastern portion of the subject sites from “Single Detached (RS1/F)” zone to the “Single Detached (ZS14) – South McLennan (City Centre)” zone, in order to subdivide into five single family lots with two fronting Ash Street and three fronting the proposed extension of Armstrong Street. The two existing homes on the subject properties are proposed to be retained. A location map and aerial photo is provided in Attachment 1. A survey of the subject properties and proposed lot configurations are provided in Attachment 2.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

#### Subject Site Existing Housing Profile

Two single-family dwellings currently exist on the western portion of the subject sites, are owner occupied with no secondary suites. A site survey showing the existing single-family dwellings, road dedication and future property lines is included in Attachment 2.

### Surrounding Development

Development immediately surrounding the site is as follows:

- |               |  |
|---------------|--|
| To the North: | Property zoned “Single Detached (RS2/E)” and “Single Detached (ZS14) – South McLennan (City Centre)” with a council adopted rezoning and subdivision application to create two single-family lots with one fronting Ash Street and one fronting a new extension of Armstrong Street (RZ 16-732500 and SD 16-732501). |
| To the South: | A single-family dwelling on a lot zoned “Single Detached (RS1/F)”.   |
| To the East:  | Across the proposed extension of Armstrong Street, single-family dwellings on lots zoned “Single Detached (ZS14) – South McLennan (City Centre)” (RZ 10-539727 and RZ 18-802621).  |
| To the West:  | Across Ash Street, property zoned “School and Institutional Use (SI)” and used as City Park land (Paulik Neighbourhood Park).  |

## **Related Policies & Studies**

### Official Community Plan/City Centre Area – McLennan South Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject properties is “Neighbourhood Residential”.

The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject properties is “Residential, Historic Single Family” (Attachment 4). The Plan identifies minimum lot sizes along Bridge Street and Ash Street (minimum 18 m (59 ft.) frontage and 550.0 m<sup>2</sup> (5,920 ft<sup>2</sup>) minimum area) and along Armstrong Street (minimum 11.3 m (37 ft.) frontage and 320.0 m<sup>2</sup> (3,444 ft<sup>2</sup>) minimum area). The proposed rezoning and subdivision would comply with these designations and lot configuration requirements.

### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

## **Public Consultation**

A rezoning sign has been installed on the subject properties. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the properties.

The applicant has contacted the adjacent property owner to the south at 7640 Ash Street to make them aware of the application and to determine if they were interested in rezoning at this time. The applicant advised staff in writing that the property owner is aware of the proposed rezoning and has no specific objections to the rezoning application as proposed (Attachment 5).

Should the Planning Committee endorse this application and Council grant first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10126 (the “Rezoning Bylaw”), the Rezoning Bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## **Analysis**

### Proposed Rezoning and Subdivision Plan

The applicant is proposing to rezone the subject sites with the intention of subdividing 7600 and 7620 Ash Street to create a total of five single-family lots with two fronting Ash street and three fronting a new extension of Armstrong Street. A 9.0 m wide road dedication along the eastern property line for the extension of Armstrong Street is proposed as part of the rezoning and subdivision. The proposed subdivision plan is provided in Attachment 2 and conceptual development plan in Attachment 6. The proposed rezoning and subdivision is consistent with lot pattern and zoning of the properties in the area fronting onto the new Armstrong Street.

The applicant has provided a signed and sealed plan from a registered BC Land Surveyor confirming the existing buildings and structures proposed to be retained on proposed Lot 1 and Lot 2 meet the lot size, setback, coverage, and density requirements of the “Single Detached (RS2/E)” zoning upon subdivision, with the exception of the existing accessory building (detached garage) on Lot 1 which requires a variance for the side yard setback (see Variance section below). The existing detached garage on Lot 2 is proposed to be demolished prior to subdivision.

The proposed lots along Ash Street are a minimum of 18 m wide and minimum 824 m<sup>2</sup> in area and the proposed lots along Armstrong Street will be approximately 12 m wide and minimum 464 m<sup>2</sup> in area, each in compliance with their respective new zones.

Staff worked with the applicant team to ensure that the proposed Lot 5 building envelope has been purposely modified to facilitate the retention of a hedgerow (tree tag # 29-35) and one neighbouring tree (tag #28) located along the south property line (see Tree Retention and Replacement section below). A legal agreement will be registered on Title as a condition of rezoning to ensure that upon Building Permit issuance the Tree Protection Zones and additional setback requirements are maintained.

#### Variance

The existing buildings on proposed Lot 1 are generally in compliance with the “Single Detached (RS2/E)” zone in Richmond Zoning Bylaw 8500. However, in order to retain an existing detached garage at the rear of the proposed Lot 1 and comply with zoning, a decreased side yard setback for accessory buildings with a wall length greater than 6.0 m per Zoning Bylaw Section 4.7.7.f.ii) from 2.4 m to 1.5 m is required.

Staff generally support the requested variance as the variance does not facilitate new construction and would maintain the existing condition between the two lots fronting Ash Street (7600 and 7620 Ash Street). The proposed variance must be issued by Council prior to subdivision approval or the detached garage must be removed or relocated.

#### Transportation and Site Access

Vehicle access to the western lots (Lot 1 and Lot 2) is to be from the existing driveways on Ash Street and vehicle access to the eastern lots (Lots 3, 4, and 5) is to be from the extension of Armstrong Street.

Vehicle access to the proposed properties fronting onto the extension of Armstrong Street is dependent on the completion of the road works associated with the required Servicing Agreement. Prior to final adoption of the rezoning bylaw, the developer is required to register a legal agreement on Title of the existing lots to ensure that prior to Subdivision approval, construction of all road works required as part of the associated Servicing Agreement are completed.

This application and three other rezoning applications to the northeast (7531 and 7551 Bridge Street RZ 10-539727), to the north (7580 Ash Street RZ 16-732500), and east (7571 Bridge Street RZ 18-802621), which have been approved, are connected to each other by means of a Servicing Agreement and road allocation along Armstrong Street. The required road works associated with all applications identified in Attachment 7 will facilitate the continuation of Armstrong Street south, with the ultimate goal for the connection of Armstrong Street from Braeden Avenue (to the north) to Keefer Avenue (to the south) as indicated in the McLennan South Area Plan.

The length of the Armstrong Street extension creates a road which is greater than 90 m without a secondary emergency access. Prior to Subdivision approval, the application will be required to register a restrictive covenant on Title to ensure the proposed new dwellings fronting Armstrong Street (Lots 3, 4, and 5) will have a fire sprinkling system installed. The Fire Department has reviewed the proposal and has no other concerns. Furthermore, prior to Subdivision approval, granting of a statutory right-of-way (PROP) over the driveway of the proposed Lot 5 to allow vehicles to turn around at the dead-end, including a swept-path analysis showing access is functional will also need to be provided.

#### Tree Retention and Replacement

- The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 18 trees on the subject property (Tag# 2, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, and 37), one tree on the neighbouring 7640 Ash Street property to the south (Tag# 28), and one street tree on City property (Tag # 1) in the boulevard in front of 7640 Ash Street.
- The Arborist's report also identifies six trees (Tag# 3, 4, 5, 10, 15, and 16) that were located on the adjacent properties to the north and east but have since been removed for the construction of the Armstrong Street road extension approved as part of the adjacent rezoning applications. There are 11 trees located within the proposed road right-of-way (Tag# 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, and 19).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- On-site trees (not within the future road right-of-way):
  - One tree (tag# 36) a multi-branching (a Curley willow) is in good condition and should be retained and protected. Retain and protect as per City of Richmond Tree Protection Information Bulletin Tree-03. A Tree Survival Security of \$10,000.00 is required.
  - Seven trees (tag# 29, 30, 31, 32, 33, 34, and 35) located on the southern edge (proposed lot 5) of the development site comprise a hedgerow of Western red cedars in good condition. Retain and protect as per Arborist report recommendation. A Tree Survival Security of \$10,000.00 is required and a covenant is to be registered on Title to ensure additional building envelope setbacks are maintained to accommodate the trees.

- Two non bylaw-sized trees located on site, specifically, tag# 2 (Japanese maple) and #37 (Palm) are in good condition and are to be retained and protected (a min. 1.5m out from the base of the trees).
- Eight trees located on site (tag# 20, 21, 22, 23, 24, 25, 26 and 27) are all in very poor condition, either dead or infected with Bronze Birch Borer - remove and replace.
- Replacement trees should be specified at 2:1 ratio as per the O.C.P.
- If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.
- On-site trees (within the future road right-of-way):
  - 11 trees located on new road right-of-way (Tag# 6, 7, 8, 9, 11, 12, 13, 14, 17, 18 and 19) to be removed so as to facilitate the new Armstrong Street road construction. The 2:1 ratio as per the O.C.P. for replacement trees does not apply to the trees identified within a planned future neighbourhood roadway.
- Neighbouring Tree:
  - One tree located on neighbouring property (tag#28) to be retained and protected as per as per City of Richmond Tree Protection Information Bulletin Tree-03.
- City Tree Review:
  - One City tree (Tag#1) is to be retained and protected with a Tree Survival Security of \$10,000.00.

### *Tree Replacement*

The applicant wishes to remove eight on-site trees (Trees # 20-27). The 2:1 replacement ratio would require a total of sixteen replacement trees. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of 10 trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
10	8 cm	4 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$4,500.00 (\$750/tree) to the City's Tree Compensation Fund in lieu of the remaining six (6) trees that cannot be accommodated on the subject property after redevelopment.

### *Tree Protection*

Four trees (Tag# 1, 2, 36, 37) and one Cedar hedgerow containing tree tag# 29-35 and tag# 28 on the neighbouring site to the south are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 8).

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security of \$30,000.00. A legal agreement setting the terms for release of security is also required.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, a legal agreement is required to be registered on Title to ensure that the future building permit application for the dwelling on proposed Lot 5 contains modified building setbacks to ensure retention of the cedar hedgerow (Tag# 28-35) identified on the Tree Retention Plan (Attachment 8).
- Prior to any demolition or construction activity on the subject site the applicant is required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

#### Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of the total buildable area of the remaining lots; or a cash-in-lieu contribution of the total buildable area of all lot where a secondary suite cannot be accommodated in the development.

The existing dwellings at 7600 and 7620 Ash Street on the proposed Lots 1 and 2 do not contain a secondary suite and are proposed to remain for the time being. According to the applicant, future plans to rebuild on the property will include the addition of a secondary suite on each lot. A secondary suite covenant (for a minimum of two-bedroom secondary suites) for the future development of Lot 1 and Lot 2 is required.

On the proposed eastern lots (Lot 3, 4, and 5), the applicant proposes to provide a one-bedroom secondary suite that meets the minimum Zoning Bylaw requirements in each lot. To ensure that the secondary suite is built to the satisfaction of the City, in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until a one-bedroom secondary suite on Lot 3, 4, and 5 is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 9.0 m wide road dedication along the entire east property line of the subject property to provide for the extension of Armstrong Street.

At Subdivision stage, the developer is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 9. Frontage improvements include, but are not limited to, the following:

- Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- Ash Street: pavement widening, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.

Also at Subdivision stage, the developer is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements as described in Attachment 9.

### **Financial Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### **Conclusion**

The purpose of this rezoning application is to rezone the properties at 7600 and 7620 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E) zone and “Single Detached (ZS14) – South McLennan (City Centre)” zone, to permit a subdivision to create two single-family lots fronting Ash Street and three single-family lots fronting an extension to Armstrong Street.

This rezoning application complies with the land use designations and applicable policies contained within the OCP and Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 9, which has been agreed to by the applicant (signed concurrence on file).



On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10126 be introduced and given first reading.

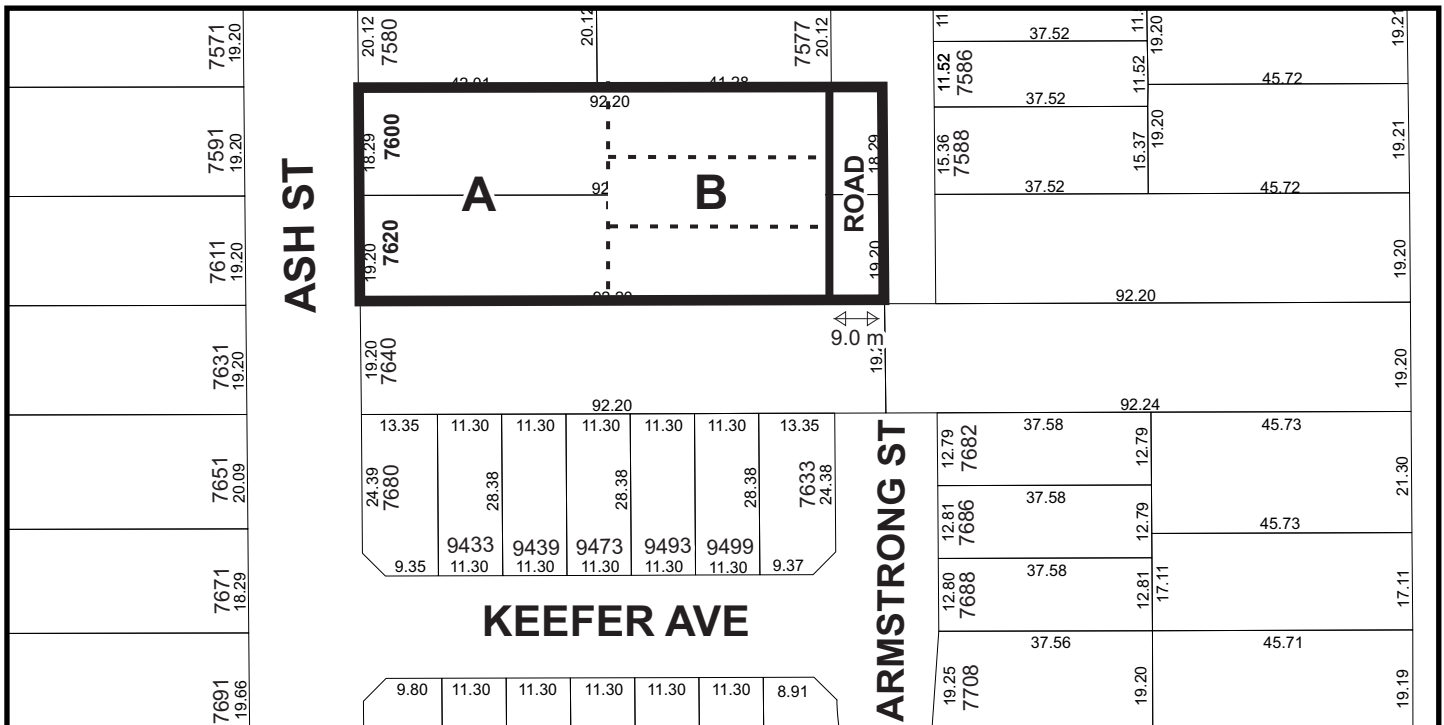


Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:js

Attachments

- Attachment 1: Location Map
- Attachment 2: Site Survey and Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: South McLennan Sub Area Plan
- Attachment 5: 7640 Ash St – Neighbour Letter regarding development
- Attachment 6: Conceptual Development Plan
- Attachment 7: Neighbouring Applications Map
- Attachment 8: Tree Retention Plan
- Attachment 9: Rezoning Considerations



RZ 19-853820

Revision Date: 07/21/22

Note: Dimensions are in METRES





# City of Richmond



RZ 19-853820

Original Date: 04/15/19

Revision Date: 07/21/22

Note: Dimensions are in METRES



# **SITE PLAN OF THE NORTH HALF OF LOT 5; PARCEL "A" (EXPLANATORY PLAN 33316) LOT 4; BOTH OF BLOCK "F", SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NWD, PLAN 1207**

## **CIVIC ADDRESS'S**

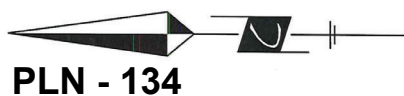
- 7600 Ash Street, Richmond
- 7620 Ash Street, Richmond



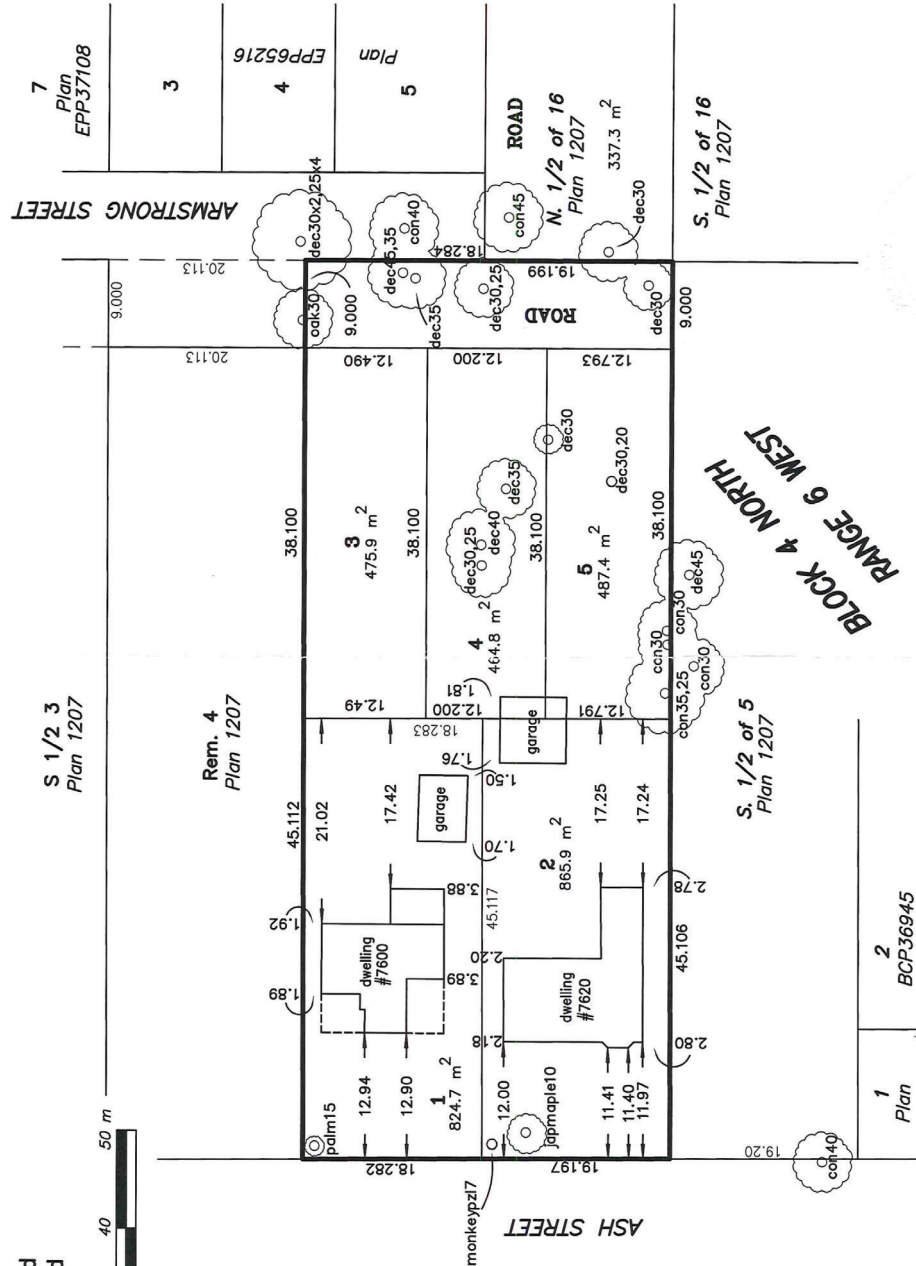
SCALE - 1 : 500  
All distances are in metres

## **Legend:**

- oak30 ○ 30cm dia Oak tree
- monkeyp27 ○ 17cm dia Monkey puzzle tree
- japmaple10 ○ 10cm dia Japanese maple tree
- palm15 ○ 15cm dia Palm tree
- dec35 ○ 35cm dia Deciduous tree



**PLN - 134**



This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 7th day of May, 2019.

Sean Costello

B.C.L.S.(900)

This plan lies within the Metro Vancouver Regional District

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
File: 6768-SitePlan



**RZ 19-853820**

**Attachment 3**

Address: 7600 & 7620 Ash Street

Applicant: Randy Schuette and Updesh Johal

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
<b>Owner:</b>	Randy Schuette Updesh Johal	To be determined
<b>Site Size (m<sup>2</sup>):</b>	7600 Ash St: 1,685 m <sup>2</sup> 7620 Ash St: 1,769 m <sup>2</sup>	Lot 1: 824.7 m <sup>2</sup> Lot 2: 865.9 m <sup>2</sup> Lot 3: 475.9 m <sup>2</sup> Lot 4: 464.8 m <sup>2</sup> Lot 5: 487.4 m <sup>2</sup>
<b>Land Uses:</b>	Single-family residential	No change
<b>OCP Designation:</b>	Neighbourhood Residential	Complies
<b>Area Plan Designation:</b>	Residential, Historic Single-Family	Complies
<b>Zoning:</b>	Single Detached (RS1/F)	Lot 1 and 2: Single Detached (RS2/E) Lots 3, 4 and 5: Single Detached (ZS14) – South McLennan (City Centre)
<b>Number of Units:</b>	2	5

On Future Subdivided Lots	Bylaw Requirement (Lot 1 & 2 – RS2/E)	Proposed (Lot 1 & 2)	Bylaw Requirement (Lot 3, 4, 5 – ZS14)	Proposed (Lot 3, 4, 5)	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	None Permitted
Buildable Floor Area:*	Lot 1 Max. 363.5 m <sup>2</sup> (3,912.7 ft <sup>2</sup> ) Lot 2 Max. 375.9 m <sup>2</sup> (4,046.1 ft <sup>2</sup> )	Lot 1 Max. 363.5 m <sup>2</sup> (3,912.7 ft <sup>2</sup> ) Lot 2 Max. 375.9 m <sup>2</sup> (4,046.1 ft <sup>2</sup> )	Lot 3: Max. 258.9 m <sup>2</sup> (2,786.7 ft <sup>2</sup> ) Lot 4: Max. 255.6 m <sup>2</sup> (2,751.2 ft <sup>2</sup> ) Lot 5: Max. 262.3 m <sup>2</sup> (2,823.4 ft <sup>2</sup> )	Lot 3: Max. 258.9 m <sup>2</sup> (2,786.7 ft <sup>2</sup> ) Lot 4: Max. 255.6 m <sup>2</sup> (2,751.2 ft <sup>2</sup> ) Lot 5: Max. 262.3 m <sup>2</sup> (2,823.4 ft <sup>2</sup> )	None Permitted
Lot Coverage Building: Non-Porous: Landscaping:	Max. 45% Max. 70% Min. 30%	Max. 45% Max. 70% Min. 30%	Max. 45% Max. 70% Min. 25%	Max. 45% Max. 70% Min. 25%	None

On Future Subdivided Lots	Bylaw Requirement (Lot 1 & 2 – RS2/E)	Proposed (Lot 1 & 2)	Bylaw Requirement (Lot 3, 4, 5 – ZS14)	Proposed (Lot 3, 4, 5)	Variance
Lot Size:	Min. 550.0 m <sup>2</sup>	Lot 1: 824.7.0 m <sup>2</sup> Lot 2: 865.9 m <sup>2</sup>	Min. 320.0 m <sup>2</sup>	Lot 3: 475.9 m <sup>2</sup> Lot 4: 464.8 m <sup>2</sup> Lot 5: 487.4 m <sup>2</sup>	None
Lot Dimensions:	Min. Width: 18.0 m Min. Depth: 24.0 m	Lot 1 Width: 18.3 m Lot 1 Depth: 45.1 m  Lot 2 Width: 19.1 m Lot 2 Depth: 45.1 m	Min. Width: 11.3 m Min. Depth: 24.0 m	Lot 3 Width: 12.5 m Lot 3 Depth: 38.1 m Lot 4 Width: 12.2 m Lot 4 Depth: 45.1 m Lot 5 Width: 12.8 m Lot 5 Depth: 45.1 m	None
Setbacks:	Front: Min. 6.0 m Rear (60%): Min. 8.4 m Rear (40%): Min. 10.5 m Side: Min. 1.8 m	Front: 7.6 m Rear (60%): 8.6 m Rear (40%): 10.5 m Side: Min. 1.8 m and Min. 1.5 m for existing detached garage on proposed Lot 1	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: 6.0 m Rear: 6.0 m Side: 1.2 m	Variance for existing detached garage side yard setback on proposed Lot 1 only
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	Max. 2 ½ storeys	Max. 2 ½ storeys	None

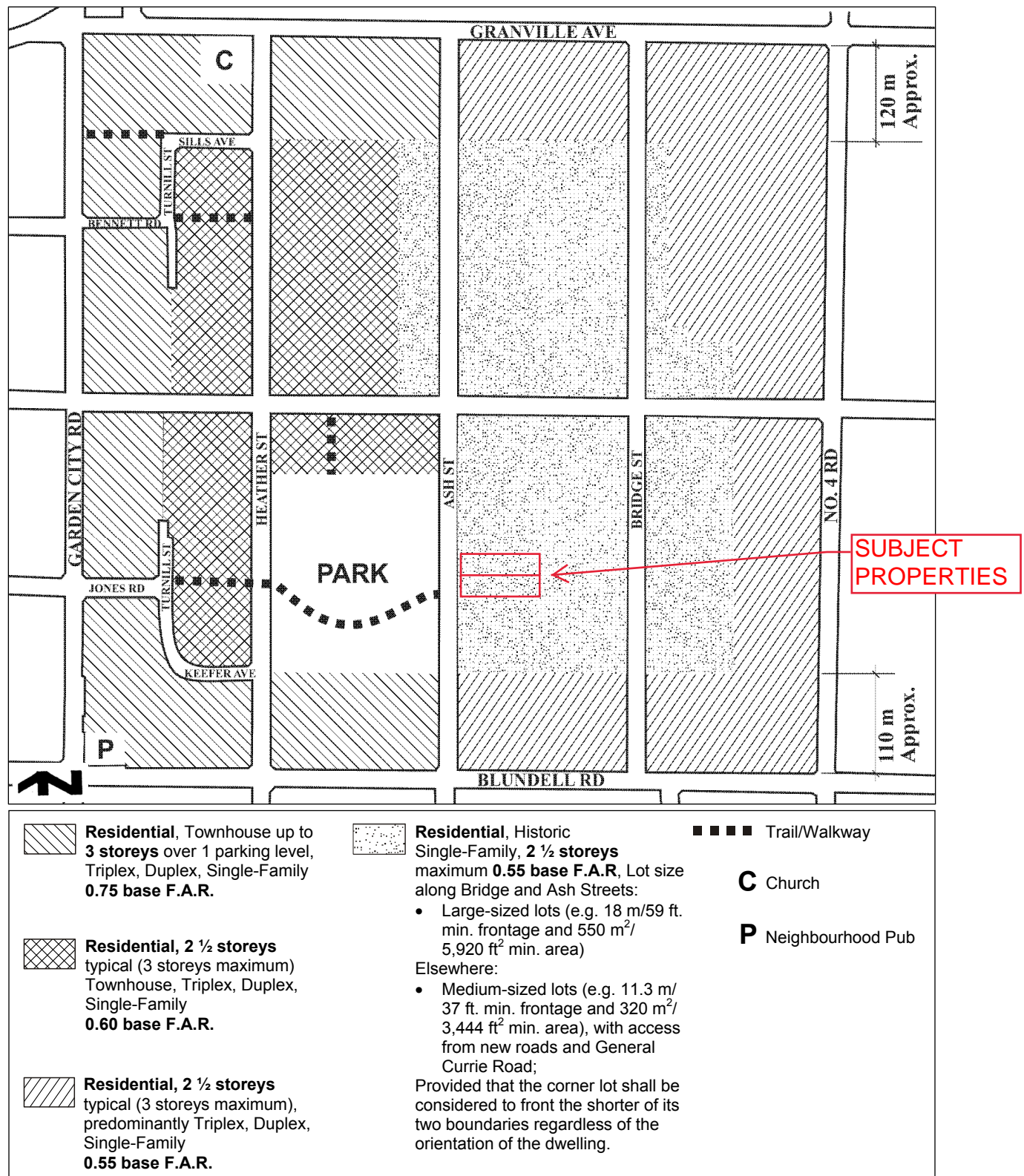
Other:

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

City of Richmond

# Land Use Map

Bylaw 9106  
2015/09/14



**Note:** Sills Avenue, Le Chow Street, Keefe Avenue, and Turnill Street are commonly referred to as the “ring road”.

To the owner of 7640 Ash street, Richmond

Date: Nov. 13/19

**re: To inform you about the proposed rezoning of 7600 & 7620 Ash Street RZ 18-853820.**

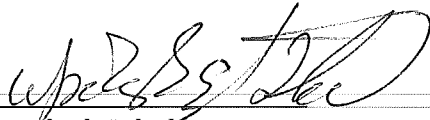
We the owner/applicants of 7600 & 7620 Ash Street have applied to the City of Richmond under file number RZ 18-853820, for the rezoning and subdivision of our two properties.

This application is to subdivide the back portions of 7600 and 7620 to create 5 new single-family lots under zoning ZS14. This zoning will allow us to create 3 lots of approximately 40 feet wide and 120 feet deep facing the new extension of Armstrong Street on the east property line and leave two lots facing Ash Street. Once Armstrong street is dedicated, it will end at your northern property line and give you an opportunity to subdivide your property to create two new single family lots – one facing Ash street and one facing Armstrong street.

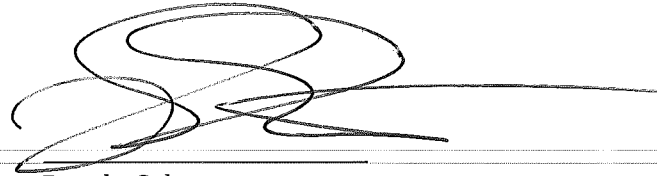
If you have any questions or concerns about this proposed development you can contact the City of Richmond at 604-276-4000 and ask for the area Planner Nathan Andrews or call his direct line at 604-247-4911.

You can also contact me if you have any questions or concerns at 778-870-7642.

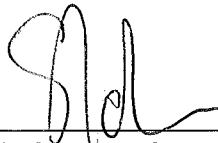
Thanks,



Updesh Johal  
Owner of 7600 Ash St.



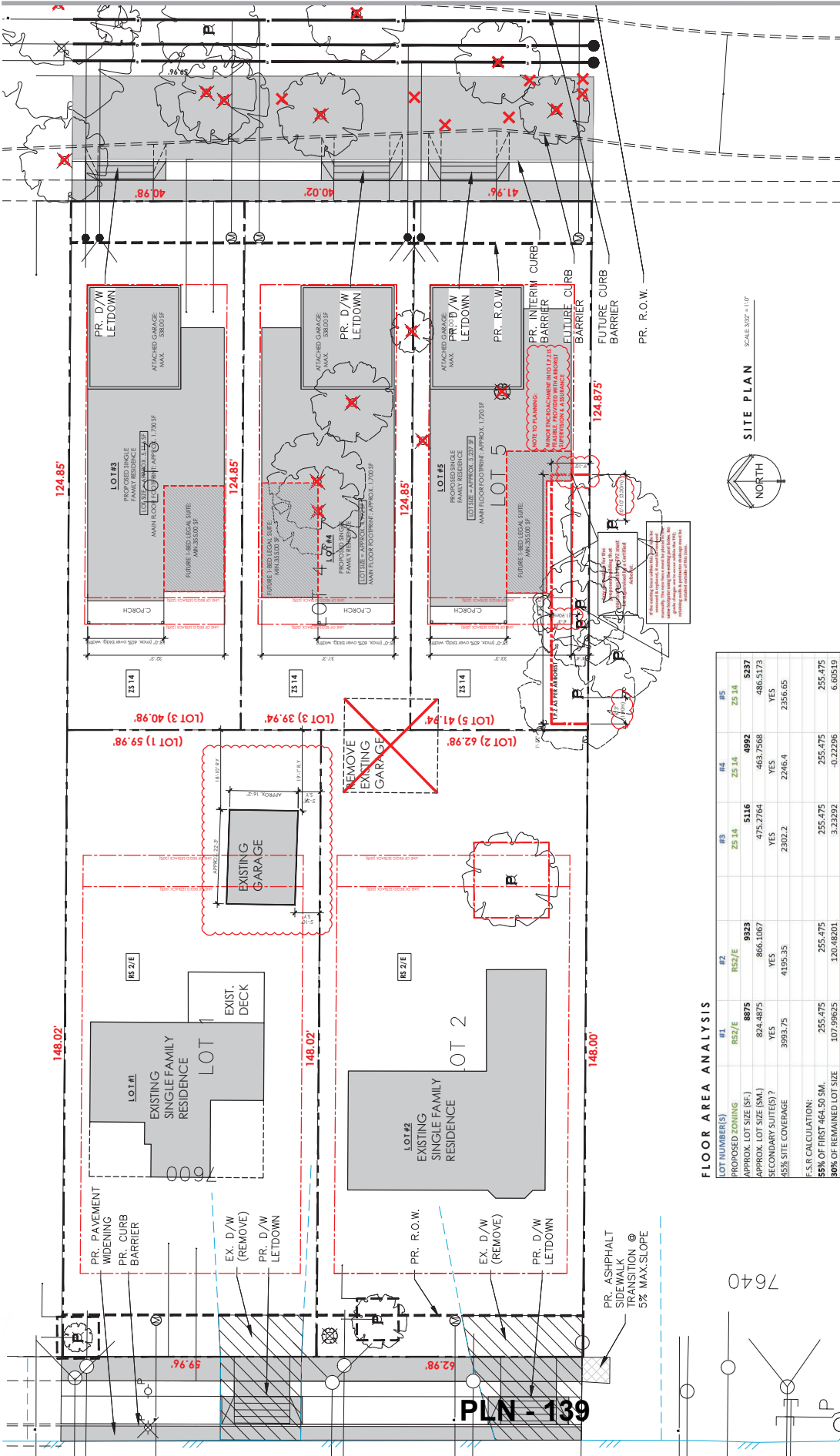
Randy Schuette  
Owner of 7620 Ash St.



13/11/19

Acknowledgement by owner of 7640 Ash Street.  
Surjeet Sidhu





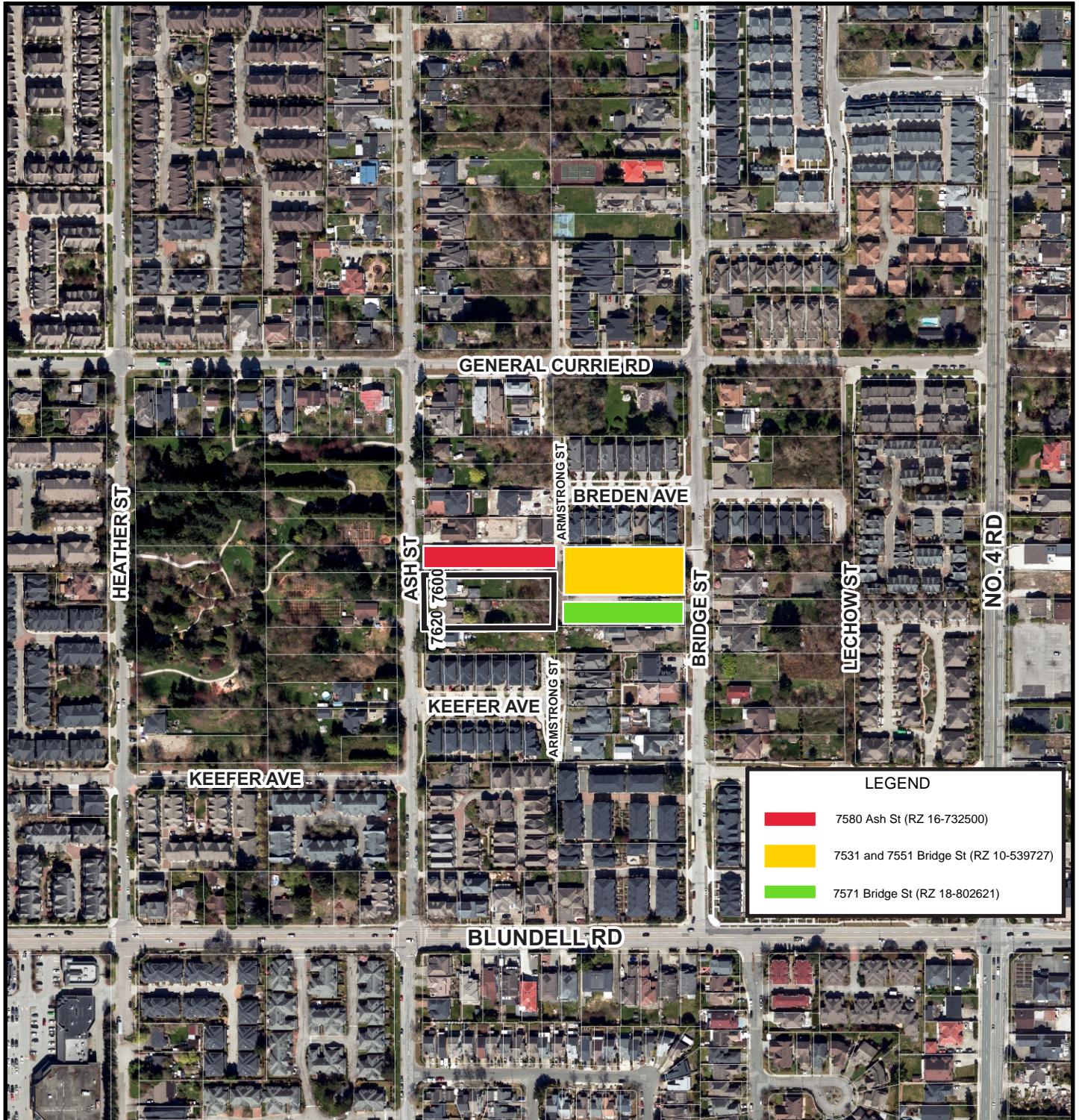
SITE PLAN SCALE: 1/32" = 1'-0"



FLOOR AREA ANALYSIS

LOT NUMBER(S)	E1	E2	E3	E4	E5
PROPOSED ZONING	R52/E	R52/E	R52/E	R52/E	R52/E
APPROX. LOT SIZE (SF)	8875	9923	5116	4992	5397
APPROX. LOT SIZE (SQ. FT.)	824,487.5	866,100.7	475,270.4	463,756.8	486,517.3
SECONDARY SUITE(S) ?	YES	YES	YES	YES	YES
528 SITE COVERAGE	3993.75	4195.35	2302.2	2246.4	2356.65
F.S.R. CALCULATION:					
55% OF FIRST 464.50 SM.	255.475	255.475	255.475	255.475	255.475
30% OF REMAINDER LOT SIZE	107.59625	120.48201	3.23292	-0.22296	6.60519
SUB-TOTAL	363.07125	375.95701	258.70792	255.25204	262.08019
USDM - FOTER EXEMPT	10	10	10	10	10
USDM - AREA (SQ. FT.)	373.07125	385.95701	268.70792	265.25204	272.08019
MAX. AREA (SQ. FT.)	4020.142626	4154.542626	2892.442626	2855.242626	2923.742626





LEGEND

- 7580 Ash St (RZ 16-732500)
- 7531 and 7551 Bridge St (RZ 10-539727)
- 7571 Bridge St (RZ 18-802621)



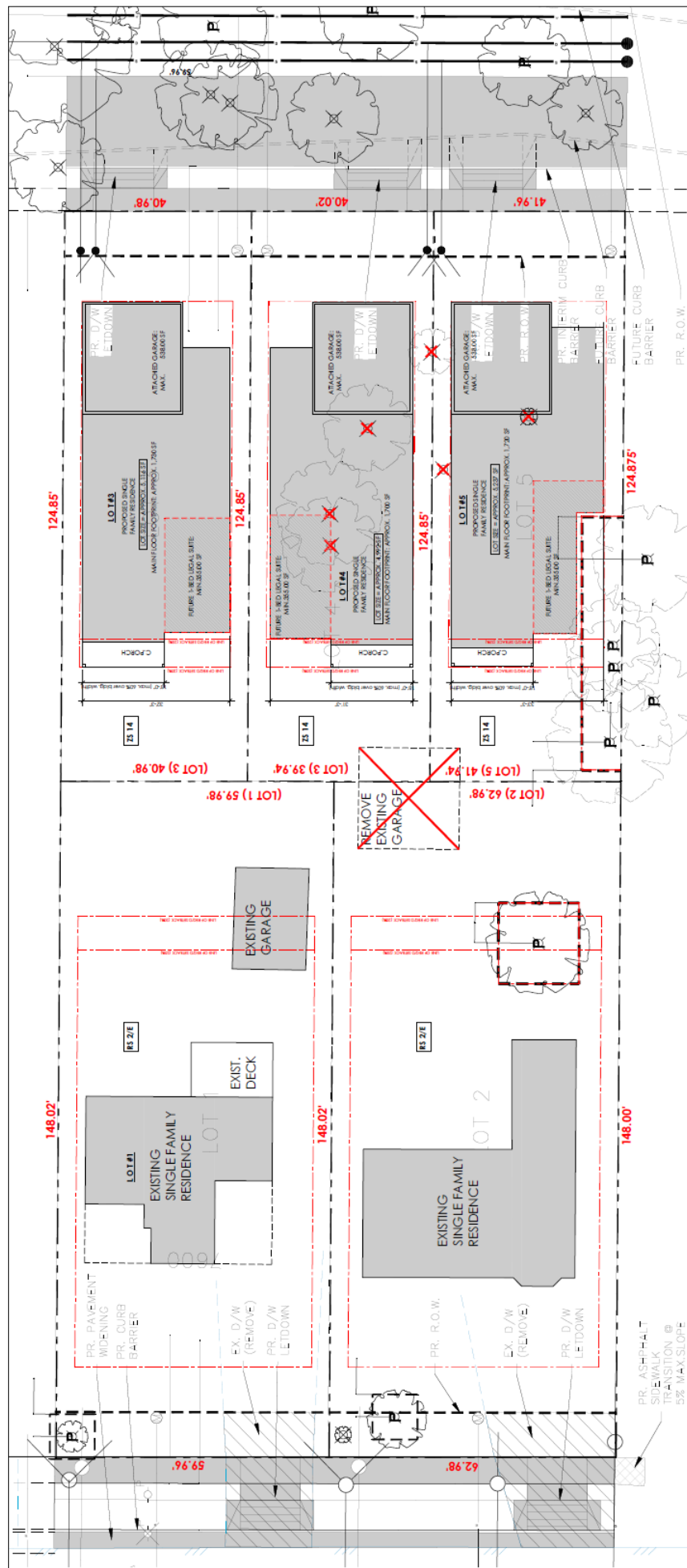
RZ 19-853820

Original Date: 04/15/19

Revision Date: 07/21/22

Note: Dimensions are in METRES





PLN - 141  
Tree Management Plan - Not to Scale







**Address:** 7600 & 7620 Ash Street

**File No.:** RZ 19-853820

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10126, the developer is required to complete the following:**

1. Road dedication along the entire east property line measuring 9.0 m wide and 337.3 m<sup>2</sup> in area for the extension of Armstrong Street.
2. Submission of a Landscape Security in the amount of \$7,500.00 (10 x \$750/tree) to ensure that a minimum of two replacement trees per lot is provided (for a total of ten trees); minimum 8 cm deciduous caliper or 4 m high conifers).  
**NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
3. City acceptance of the developer's offer to voluntarily contribute \$4,500 for 6 replacement trees that cannot be accommodated on-site to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$30,000.00 for the one City tree (Tag #1), three on-site trees (Tag #2, 36 and 37) and the hedgerow to be retained.
6. Registration of a flood indemnity covenant on title (2.9 m GSC- Area A).
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite with a minimum of two-bedrooms is constructed on Lot 1 and Lot 2 fronting Ash Street, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite with a minimum of one-bedroom is constructed on each of Lot 3, 4, 5 fronting Armstrong Street, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
9. Prior to final adoption of the rezoning bylaw, upon subdivision, a legal agreement is required to be registered on Title to ensure that the future building permit application for the dwelling on proposed Lot 5 contains modified building setbacks to ensure retention of the cedar hedgerow (Tag# 28-35) identified on the Tree Retention Plan (Attachment 8).
10. Registration of a legal agreement on Title to ensure that prior to Subdivision approval, the road works associated with the Servicing Agreement for the subject property are completed.

**Prior to Demolition Permit\* Issuance, the developer is required to complete the following:**

1. Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

**Prior to Subdivision\* Approval, the developer is required to complete the following:**

1. Issuance of a Development Variance Permit to vary the side yard setback respecting the existing detached garage on Lot 1 (7600 Ash Street), or confirmation of removal of the detached garage.
2. Removal of the detached garage on Lot 2 (7620 Ash Street).
3. Modification of the building setbacks covenant (Rezoning Consideration #9) such that the covenant is registered against Lot 5 only.

4. Registration of a legal agreement on Title to ensure the proposed dwellings on Armstrong Street have a fire sprinkling system installed (the length of the Armstrong Street extension creates a road which is greater than 90 m without a secondary emergency access).
5. Granting of a statutory right-of-way (PROP) over the entire length and width of the driveway of the proposed Lot 5 to allow vehicles to turn around at the dead-end of this section of Armstrong Street, including swept-path analysis showing access is functional.
6. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.
7. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure and frontage improvements, including (but not limited to) the following. All road works and behind-the-curb frontage improvements are to be completed at the cost of the Developer and to the satisfaction of the City before Occupancy Permit issuance:

#### **Water Works:**

- Using the OCP Model, there is 370.0 L/s of water available at a 20 psi residual at the Ash Street frontage and 217 L/s of water available at a 20 psi residual along the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- a) At Developer's cost, the Developer is required to:
    - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
    - ii) Cut and cap at main the two existing water service connections and remove water meters on the Ash Street frontage.
    - iii) Install two new service connections complete with water meters per City standards on the Ash Street frontage to service Lot 1 and Lot 2.
    - iv) Install three new service connections complete with water meters per City standards on the Armstrong Street frontage to service Lot 3, Lot 4, and Lot 5.
    - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
  - b) At Developer's cost, the City will:
    - i) Complete all tie-ins for the proposed works to existing City infrastructure.

#### **Storm Sewer Works:**

- c) At Developer's cost, the Developer is required to:
  - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
  - ii) Inspect all existing storm service connections near the Ash Street frontage. Reuse if in good condition to service Lot 1 and Lot 2.
  - iii) Install three new storm service connections complete with inspection chambers near the Armstrong Street frontage to service Lot 3, Lot 4, and Lot 5.
- d) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

#### **Sanitary Sewer Works:**

- e) At Developer's cost, the Developer is required to:

- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - ii) Inspect the two existing sanitary sewer service connections near the West property line of Lot 1 and Lot 2. Reuse if in good condition to service Lot 1 and Lot 2.
  - iii) Install three new sanitary sewer service connections complete with inspection chamber near the Armstrong Street frontage to service Lot 1, Lot 2, and Lot 3.
- f) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

**Street Lighting:**

- g) At Developer's cost, the Developer is required to:
- i) Review street lighting levels along all road and lane frontages, and upgrade as required.
  - ii) Replace the Hydro lease light on Ash Street with a new City street light, and provide street lighting conduit along the development frontage.
  - iii) Provide Type 1 decorative luminaire poles with Powder Coated TX Gloss Black RAL 9005 along the development's new Armstrong Street frontage.

**General Items:**

- h) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements:

**A. Frontage Improvements (Armstrong Street)**

The Developer is required to complete the following frontage improvements. The frontage works are to be consistent with the requirements included in the 7580 Ash Street Servicing Agreement (SA 20-913007).

1. Frontage improvements (cross-section): Across the subject site's entire Armstrong Street frontage, construct a new 1.5 m wide concrete sidewalk at the property line and a landscaped boulevard with street trees over the remaining width between the new sidewalk and the new west curb of Armstrong Street. The road widening is to include 5.9 m wide new pavement. A 9.0 m wide dedication is required to support these frontage improvements. The cross-section of the frontage improvements (west to east) is to include:
  - New east property line of the subject site.
  - 1.5 m wide concrete sidewalk.
  - 1.5 m wide landscaped boulevard with street trees.
  - 0.15 m wide curb.
  - 5.9 m wide pavement.
2. Road Works: The Developer is required to complete the following road works:
  - a) Road widening cross the subject site's frontage: Construct new 5.9 m wide pavement or adequate road widening to meet existing edge of pavement along the as-built east section of Armstrong Street. The road widening will require the removal of the retaining wall approximately along the centreline of the ultimate road width.
  - b) North end of road widening: Remove the 1.5 m deep gravel setback and no post concrete barriers. Back-fill this area with pavement per standards for overall road widening.
  - c) Road end treatments: At the south end of the road widening, install no-post concrete barriers setback 1.5 m from adjoining perimeter fence. Setback area is to have a gravel surface. Checker board sign (WA-8) is required.

**B. Frontage Improvements (Ash Street)**

The Developer is required to complete the following frontage improvements. The frontage works are to be consistent with the requirements included in the 7580 Ash Street Servicing Agreement (SA 20-913007).

1. Frontage improvements (cross-section): Across the subject site's entire Ash Street frontage, construct a new 1.75 m wide concrete sidewalk at the property line and a landscaped boulevard with street trees over the remaining width between the new sidewalk and the new east curb of Ash Street. The road works include



pavement widening between the new curb and existing edge of pavement. The cross-section of the frontage improvements (east to west) is to include:

- Subject site's west property line.
  - 1.75 m wide concrete sidewalk.
  - 3.1 m wide landscaped boulevard with street trees.
  - 0.15 m wide curb.
  - Road widening to meet existing edge of pavement.
2. Road Works: The Developer is required to complete the following road works:
- a) Road widening: Ash Street has a road right-of-way of 20.12 m. Design standards require a total pavement width of 8.5 m. The subject site's road works are to include widening the pavement between the new east curb of Ash Street and the existing edge of pavement.
- b) Frontage improvements (transition sections): The frontage improvements are to include the following transition sections to connect to the frontage treatments to the north and south neighbouring sites:
- Sidewalk/boulevard: The new sidewalk and boulevard are to meet those to be established at 7580 Ash Street to the north and transition to meet the existing frontage treatments at 7640 Ash Street to the south.
  - Road alignment: The curb line fronting the subject site is to meet that to be established at 7580 Ash Street to the north. To the south, the subject site's new curb is to transition to meet the existing edge of pavement (20:1 taper ratio).
3. Driveway closures/backfills/re-construction:
- a) All existing driveways along the subject site's Ash Street frontage are to be closed permanently. The Developer is responsible for the removal of all existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described under Item D (1) above.
- b) One new vehicle driveway is to be provided for each subdivided properties (Lots 1/2). The new driveways are to be constructed per City design standards. Refer to Item F below for details.
4. Parks/Tree Bylaw requirements: Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
5. Engineering requirements: Consult Engineering on lighting and other utility requirements as part of the frontage works.

**C. Vehicular Access**

1. Driveway locations:
- Vehicular access to the proposed eastern lots (Lots 3/4/5) and to the western lots (Lots 1/2) are to be via the subject site's Armstrong Street and Ash Street frontages respectively. Each subdivided lot is to have its own driveway.
  - Driveways are to be paired if possible to optimize on-street parking spaces, i.e. Lots (4/5). The driveway for Lot 3 is to be placed at the northern end of the subject site.
2. Driveway design:
- Per Bylaw 7222, the following design standards are to be met:
  - Minimum 1.65 m separation between the top of driveway letdown to the closest common property line with the immediate neighbouring site.
  - The width of each driveway is to be set at 4.0 m maximum at the property line.
  - 0.9 m wide flares (at the curb) both sides of the 4.0 m wide letdown.
- ii) Coordinate with BC Hydro, Telus and other private communication service providers:
- (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - (3) To underground overhead service lines.
- iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic

signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
  - BC Hydro LPT – 3.5 x 3.5 m
  - Street light kiosk – 1.5 x 1.5 m
  - Traffic signal kiosk – 2.0 x 1.5 m
  - Traffic signal UPS – 1.0 x 1.0 m
  - Shaw cable kiosk – 1.0 x 1.0 m
  - Telus FDH cabinet – 1.1 x 1.0 m
- iv) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- v) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1<sup>st</sup> submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
- (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
  - (b) Pipe sizes, material and slopes.
  - (c) Location of manholes and fire hydrants.
  - (d) Road grades, high points and low points.
  - (e) Alignment of ultimate and interim curbs.
  - (f) Proposed street lights design.
- vi) Enter into, if required, 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, 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.

**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 Department. 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 Department 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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10126 (RZ 19-853820)  
7600 and 7620 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)”**.

That area shown as block “A” on “Schedule A attached to and forming part of Bylaw No. 10126”.

2. 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)”**.

That area shown as block “B” on “Schedule A attached to and forming part of Bylaw No. 10126”.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10126”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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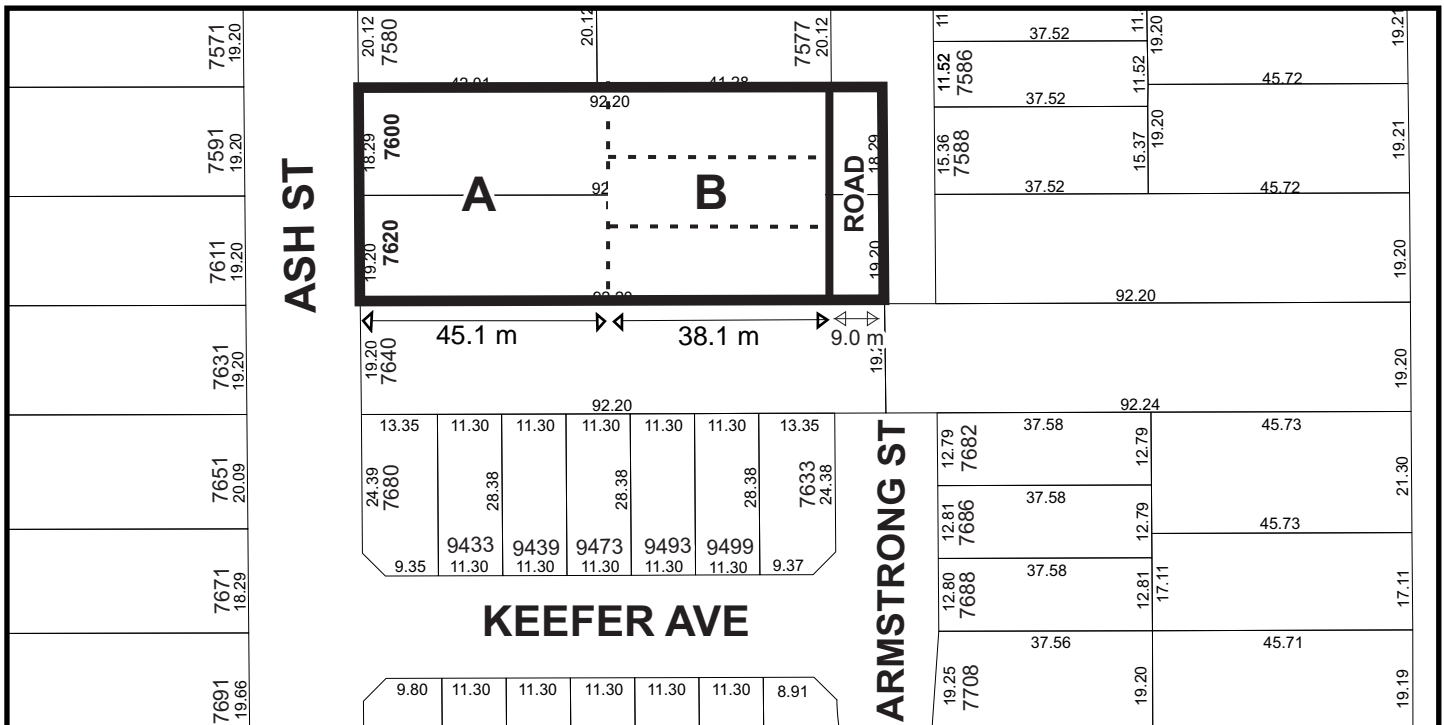
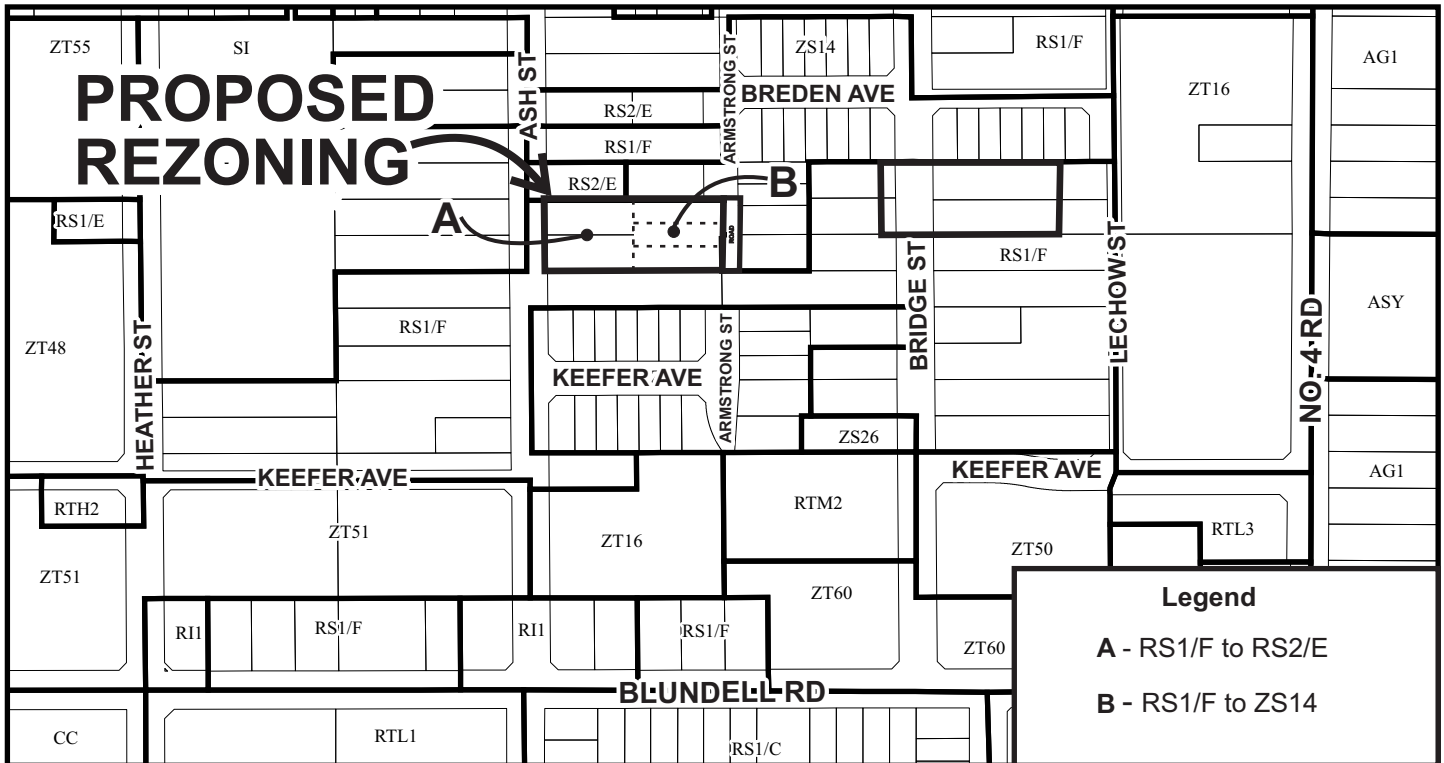
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond

"Schedule A attached to and forming part of Bylaw No. 10126"





## RZ 19-853820

Original Date: 04/15/19

Revision Date: 07/21/22

Note: Dimensions are in METRES