



**City of
Richmond**

Report to Committee
Planning and Development Department

To: Planning Committee
From: Wayne Craig
 Director of Development
Re: Application by Ken Jarmana for Rezoning at 7671 Bridge Street from Single Detached (RS1/F) to Single Detached (ZS14) – South McLennan (City Centre)

TO PLN - SEP. 4, 2013
To Council - Sep 9, 2013
Date: August 14, 2013
File: RZ 13-631303
12-8060-20-9049

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9049, for the rezoning of the western portion of 7671 Bridge Street from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”, be introduced and given first reading.

Wayne Craig
 Wayne Craig
 Director of Development

WC:dj
 Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	<i>[Signature]</i> FOR JE

Staff Report

Origin

Ken Jarmana has applied to the City of Richmond for permission to rezone the western 41.5 metres of 7671 Bridge Street (**Attachment 1**) from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)” in order to subdivide the subject property from one lot to two (2) for the purpose of constructing a new single family home on the new lot fronting an extension of Armstrong Street (**Attachment 2**).

Findings of Fact

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

Surrounding Development

To the North: A Single Detached dwelling at 7651 Bridge Street, zoned “Single Detached (RS1/F)”.

To the East: Across Bridge Street, a Single Detached dwelling at 7680 Bridge Street, zoned “Single Detached (RS1/F)”.

To the South: A 34 unit, 3 storey townhouse complex at 7691 Bridge Street, zoned “Medium Density Townhouses (RTM2)”, with a public rights of passage servicing right-of-way along the common property line for a pedestrian connection between Bridge Street and Armstrong Street.

To the West: Across Armstrong Street, a Single Detached dwelling at 7711 Armstrong Street, zoned “Single Detached (ZS14) – South McLennan (City Centre)”.

Related Policies & Studies

Official Community Plan

Official Community Plan (OCP) land use designation: Neighbourhood Residential (NRES) where Residential Single Family use is supported.

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.

Minimum lot sizes on properties fronting Bridge Street is 18.0 metres wide and 550 square metres in area. Lots fronting street other than Bridge Street or Ash Street is 11.3 metres wide and 320 square metres in area.

Floodplain Management Implementation Strategy

In accordance with the City’s Flood Management Strategy, the minimum allowable elevation for habitable space is the lesser of 2.9 m GSC or 0.3 meters above the highest crown of the adjacent

road. A Flood Indemnity Covenant is to be registered on title prior to final adoption and subdivision.

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, the applicant will be providing a voluntary contribution to the Affordable Housing Reserve Fund in the amount of \$3,405.80, based on a \$1.00 per square foot of maximum allowable density for the new lot.

Public Input

A notice board was posted on the subject property on April 3, 2013 to notify the public of the rezoning application, and no public comments have been received to date. Should this application receive first reading, a public hearing will be scheduled.

Staff Comments

No significant concerns have been identified through the technical review.

A plan of the proposed subdivision is enclosed for reference (**Attachment 2**). Separate from the rezoning process, the applicant is required to submit separate applications for a Servicing Agreement and Subdivision. As this proposal is intended to subdivide this parcel for the purpose of constructing a single family house, no Development Permit is required.

Analysis

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

The proposal is to rezone the western portion of the lot to allow the lot to subdivide for the purpose of constructing a new single family home on the new western lot. The proposal is consistent with the Land Use designation for the OCP and the Land Use designation within the McLennan South Sub-Area Plan (**Attachment 4**). The sub-area plan permits Single Family use on minimum 18.0 meter wide lots fronting Bridge Street and 11.3 metres fronting the new Armstrong Street to the west. The proposed subdivision meets the minimum lot area requirements as per the area plan and the proposed zoning regulation (ZS14).

The proposed rezoning and subdivision will affect the site coverage of the existing house and storage shed due to the lot area of the new east remainder lot. The combined site coverage of the current structures would exceed the maximum 45% coverage allowable for the zone (RS1/F). The proposed site coverage in this case is 52.6%, an excess of 71.25 m² (767 ft²). To achieve conformance with the RS1/F zone, the applicant has been provided with two options:

1. Remove the storage shed to reduce the site coverage by 111.48 m² (1,200 ft²) to achieve a total site coverage of 41.2%; or
2. Apply for a Development Variance Permit, requesting a variance to the maximum site coverage.

The applicant will need to select one of these options before the subdivision application creating these two lots can be approved.

Site Assembly

The applicant had discussed the possibility of joining in with his neighbour to the north at 7651 Bridge Street to submit a joint subdivision proposal, but the owner of 7651 Bridge Street was not interested in modifying his property at this time.

Transportation and Site Access

Access to the proposed eastern lot will continue to be from its current location from Bridge Street. Access to the proposed west lot will be from the extension of Armstrong Street, just south of Keefer Avenue. This extension is the result of land dedications from the western edge of the subject site as well as from the seven (7) lot subdivision to the west, which was secured through a previous rezoning application (RZ 09-504342) approved in September 2010.

The extension of Armstrong Street will be to the main access point to proposed Lot B (**Attachment 2**), and the potential future access to the adjacent property to the north. The proposed result will have an appearance of a private lane heading south from the intersection of Keefer Avenue and Armstrong Street. Given this extension is only to serve this and potentially the adjacent lot to the north, staff determined that a full road design is not necessary and that a drive ramp connecting the intersection of Keefer Avenue and Armstrong Street to the subject site by a 4.5 metre wide lane would be sufficient (**Attachment 5**).

Staff have worked with the applicant on this access design, which provides the applicant with an effective and satisfactory access point to the proposed west site. The design will require land to be dedicated off the western edge of the subject site, starting at 7.5 metres off of the north property line, and tapering to a 6.0 metre dedication at the south property line. This will provide sufficient vehicle circulation while avoiding any impact on the property to the north. It will also provide a much desired access point to a public trail connection to Bridge Street, which is part of a 34 unit townhouse complex to the south of the subject site at 7691 Bridge Street. This access point has not been available as the current property lines have prevented this intended pedestrian connection between Bridge Street to the east and Armstrong Street to the west.

Recycling and Garbage

Access to the west property from Armstrong Street will be difficult for recycling and garbage pickup from the end of the proposed west lot. The applicant understands that recycling bins, green bins and garbage bins will need to be rolled to the curb at the intersection of Keefer Avenue and Armstrong Street for service.

An agreement to this effect is to be registered on title prior to the adoption of the rezoning application.

Trees

The subject site contains no on-site or off-site trees that would affect the proposed subdivision and new house construction.

Utilities and Site Servicing

Engineering has reviewed the submitted plans and have determined that upgrades to existing infrastructure is not required, but connections to provide sanitary, storm and water will be needed to service the new property. These connections will be designed in the forthcoming Servicing Agreement.

Servicing Agreement

The applicant is required to make a separate application for a Servicing Agreement for the frontage improvements on Bridge Street and the construction of the Armstrong Street extension south of Keefer Avenue to the subject site. Some of the improvements include but are not limited to:

- Road widening of Bridge Street, including the installation of a curb and gutter, a 3.85 metre wide grass and treed boulevard (including a 2.6 meter wide utility corridor), Zed street lighting and a 1.5 meter wide concrete sidewalk near the property line.
- Armstrong Street frontage improvements consisting of peat removal and sand/gravel base for a 4.5 metre wide asphalt pavement. Concrete drive ramp connecting to Armstrong Street. 1.75 metre wide concrete sidewalk along the eastern property line of 7711 Armstrong Street, connecting to the public path at the northwest corner of 7691 Bridge Street. 1.5 metre concrete sidewalk extension fronting the north property line of 7711 Armstrong Street to the western property line of 7641 Bridge Street. After land dedication of the western edge of the subject site, a 1.75 metre wide concrete sidewalk located 1.0 meter west of the new west property line, connecting to the public path at the northwest corner of 7691 Bridge Street.

Details on the rezoning considerations are outlined in **Attachment 6**.

Financial Impact or Economic Impact

None.

Conclusion

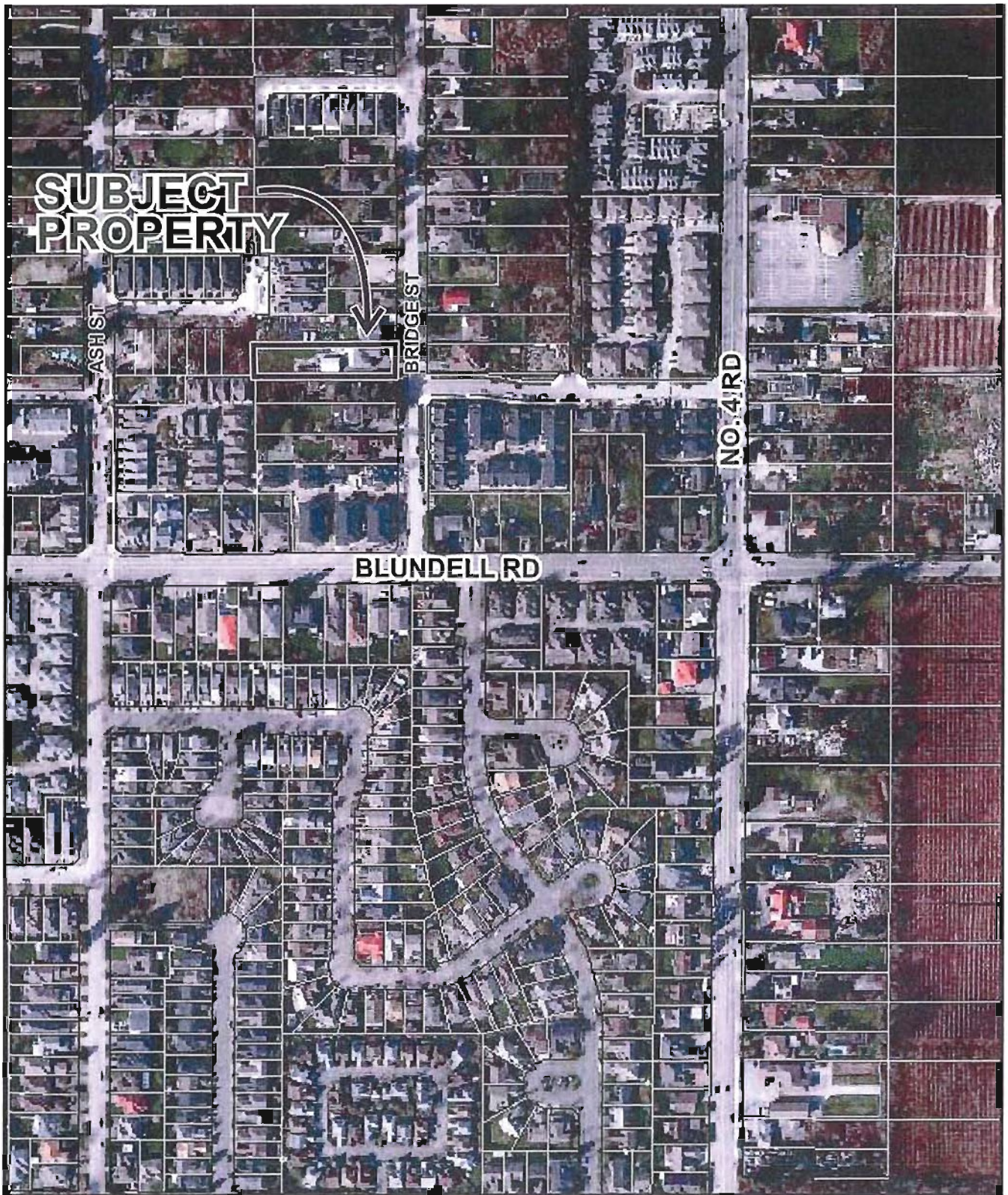
The proposed rezoning to allow the subject site to subdivide into two lots meets the lot size and dimension requirements of the McLennan South Sub-Area Plan and the proposed zoning. Transportation is satisfied with the design to allow access to the proposed western lot. Staff recommend that Bylaw 9049 to rezone the western portion of 7671 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" be introduced and given first reading.



David Johnson
Planner 2

DJ:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Land Use Map
- Attachment 5: Land Dedication and Access Map
- Attachment 6: Rezoning Considerations



RZ 13-631303

Original Date: 03/08/13

Amended Date:

Note: Dimensions are in METRES

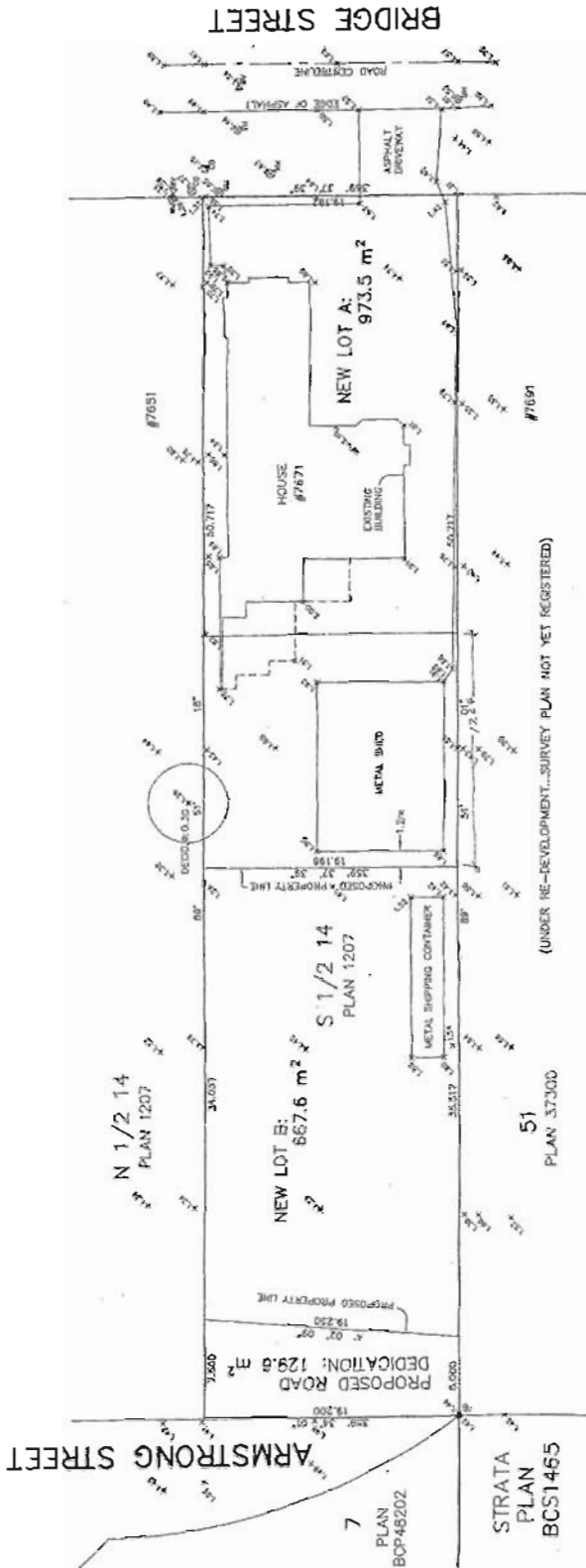
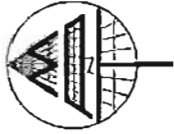
**SURVEY PLAN OF SOUTH HALF LOT 14 BLOCK "F"
SECTION 15 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 1207**

PARCEL IDENTIFIER (PID): 012-032-121

CIVIC ADDRESS
#7671 BRIDGE STREET
RICHMOND, B.C.

FOR RE-ZONING AND SUBDIVISION APPLICATIONS

CURRENT ZONING: RS1/F



(UNDER RE-DEVELOPMENT...SURVEY PLAN NOT YET REGISTERED)



- NOTES:**
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE ENTRY RECORDS AND SUBJECT TO HEREMAN POSITION FINAL LEGAL SURVEY.
 - ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND MPM MEASUREMENT #222 (17/04/623) WITH AN ELEVATION OF 1.453 METRES.
 - ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW 184 (1962) ARE SHOWN HEREON.

- LEGEND**
- SPT INDICATES SPOT ELEVATION
 - U CO INDICATES CATCH BASIN
 - O CO INDICATES CLEAR CUT
 - O PA INDICATES PRE-ROBANT
 - O WA INDICATES MANHOLE
 - O WA INDICATES WATER METER
 - WV INDICATES WATER VALVE
 - F INDICATES FIRE POST

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MATSON PECK & TOPPLIS
SURVEYORS & ENGINEERS
#10 - 1110 HERRINGWOOD WAY
RICHMOND, B.C. V7A 5H7
PH: 774-370-3331
FAX: 604-276-4133
CADFILE: 17209-001-PP-000.DWG

CLIENT REF: KEN JARWAANA

DATE OF SURVEY: FEBRUARY 18, 2013

CERTIFIED CORRECT
THIS 21ST DAY OF FEBRUARY, 2013

[Signature]
B.C.L.S.



RZ 13-631303

Attachment 3

Address: 7671 Bridge Street

Applicant: Ken Jarmana

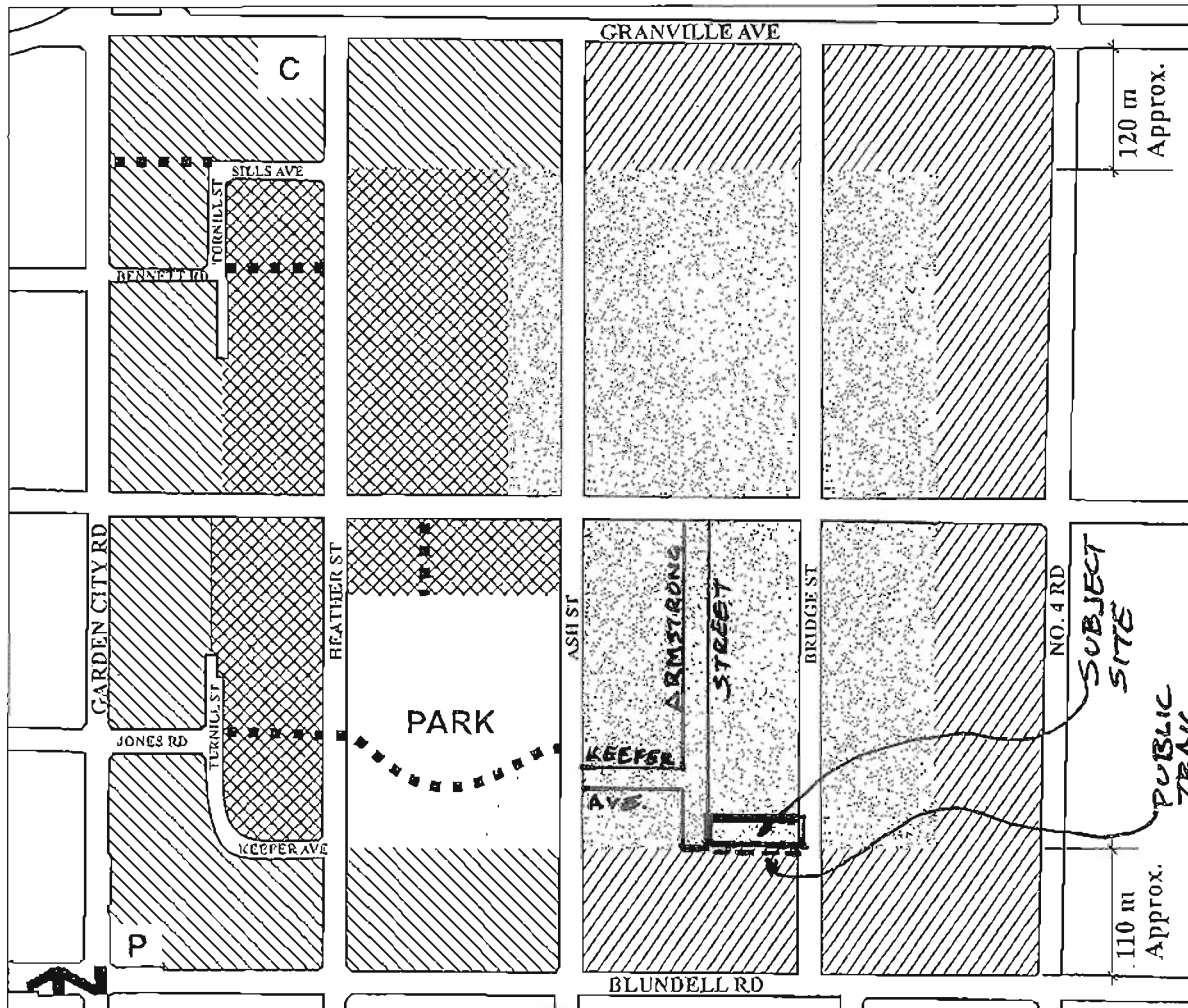
Planning Area(s): McLennan South Sub-Area Plan (schedule 2.10D)

	Existing	Proposed	
Site Size (m ²):	1,770.7 m ²	East Lot: 973.5 m ² West Lot 667.6 m ²	
Land Uses:	Single Detached	Single Detached	
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential	
Area Plan Designation:	Residential, Historic Single Family	Residential, Historic Single Family	
Zoning:	Single Detached (RS1/F)	East Lot: Single Detached (RS1/F) West Lot: Single Detached (ZS14) – South McLennan (City Centre)	
On Future Subdivided Lots	Bylaw Requirement East Lot (RS1/F)	Proposed	Variance
Floor Area Ratio:	408.12 m ²	371.98 m ² (existing)	none permitted
Lot Size (area):	Min. 828.0 m ²	973.5 m ²	none
Lot Size (width):	Min. 18.0 m	19.2 m	none
Lot Size (depth):	Min. 45.0 m	50.72 m	none
Lot Coverage:	Max. 45%	52.6%	7.6% (73.9 m ²)

On Future Subdivided Lots	Bylaw Requirement West Lot (ZS14)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for the first 464.5m ² of the site Max. 0.30 for the remaining. Plus 20m ² maximum floor area if over a garage.	Max. 0.55 for the first 464.5m ² of the site Max. 0.30 for the remaining. Plus 20m ² maximum floor area if over a garage.	none permitted
Lot Size (area):	Min. 320.0 m ²	667.6 m ²	none
Lot Size (width):	Min. 11.3 m	19.2 m	none
Lot Size (depth):	Min. 24.0 m	34.75 m	none

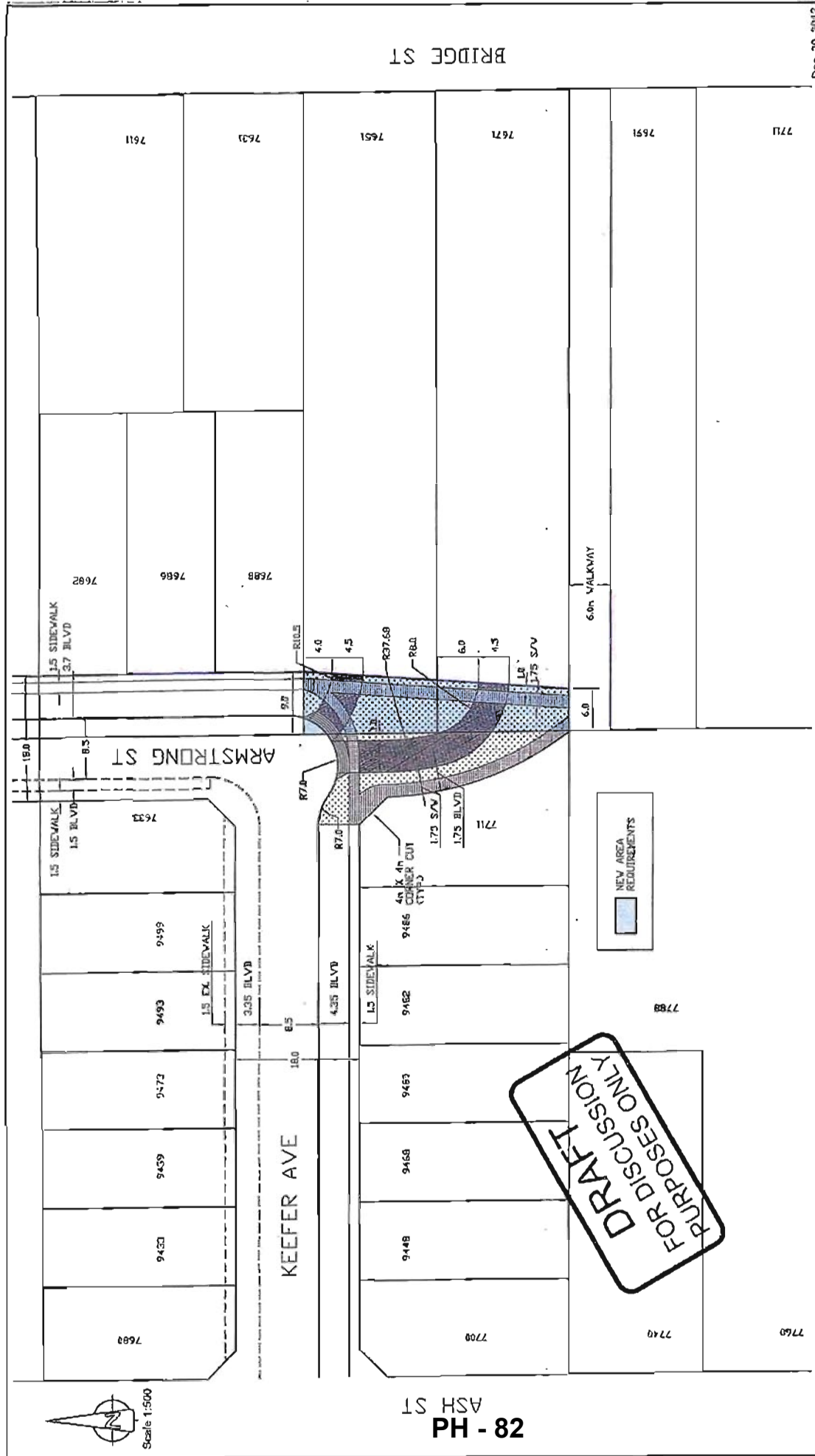
City of Richmond

Land Use Map *Bylaw 7892*
2005/04/18



	<p>Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p>		<p>Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) <p>Elsewhere:</p> <ul style="list-style-type: none"> • 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; <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p>■ ■ ■ ■ Trail/Walkway</p>
	<p>Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.</p>	<p>C Church</p>		
	<p>Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.</p>	<p>P Neighbourhood Pub</p>		

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



Dec. 20, 2012

Property Requirements for Proposed Keeper Street Functional Design

ASH ST
PH - 82



Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 7671 Bridge Street

File No.: RZ 13-631303

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9049, the developer is required to complete the following:

1. A road dedication along the entire western edge of the subject site, starting at 7.5 metres at the north west corner, tapering to 6.0 metres at the south west corner (129.6 m²).
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on title ensuring garbage and recycling pickup location for the future lot fronting Armstrong Street will be at the corner of Keefer Avenue and Armstrong Street.
4. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$3,405.80) 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 one (1) of the two (2) 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.

5. Enter into a Servicing Agreement* for the design and construction of frontage improvements to both Bridge Street and Armstrong Street. Works include, but may not be limited to:
 - o Road widening of Bridge Street, including the installation of a curb and gutter, a 3.85 metre wide grass and treed boulevard (including a 2.6 meter wide utility corridor), Zed street lighting and a 1.5 meter wide concrete sidewalk near the property line.
 - o Armstrong frontage consisting of peat removal and sand/gravel base for a 4.5 metre wide asphalt pavement. Concrete drive ramp connecting to Armstrong Street. 1.75 metre wide concrete sidewalk along the eastern property line of 7711 Armstrong Street, connecting to the public path at the northwest corner of 7691 Bridge Street. 1.5 metre concrete sidewalk extension fronting the north property line of 7711 Armstrong Street to the western property line of 7641 Bridge Street. After land dedication of the western edge of the subject site, a 1.75 metre wide concrete sidewalk locate 1.0 meter west of the new west property line, connecting to the public path at the northwest corner of 7691 Bridge Street.

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.
- 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.

[original signed on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9049 (RZ 13-631303)
Portion of 7671 Bridge 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)".

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9049"

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9049".

FIRST READING

SEP 09 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

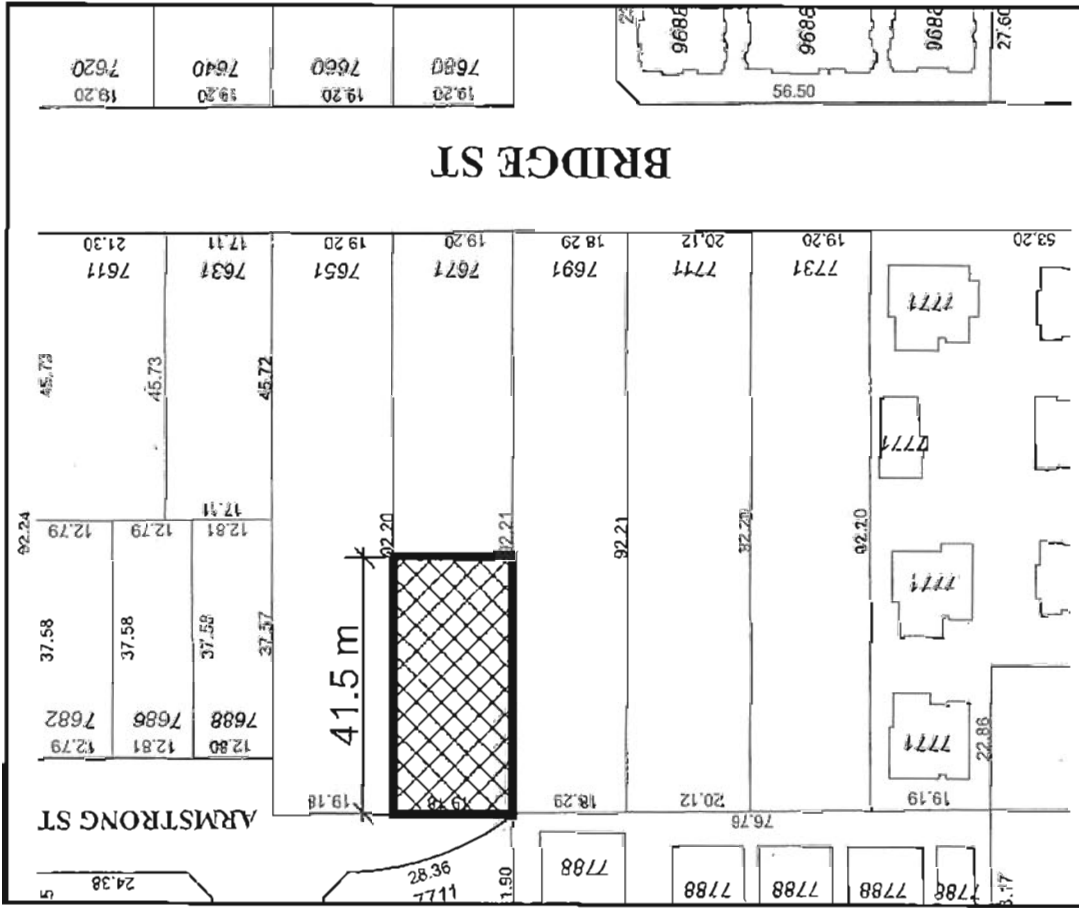
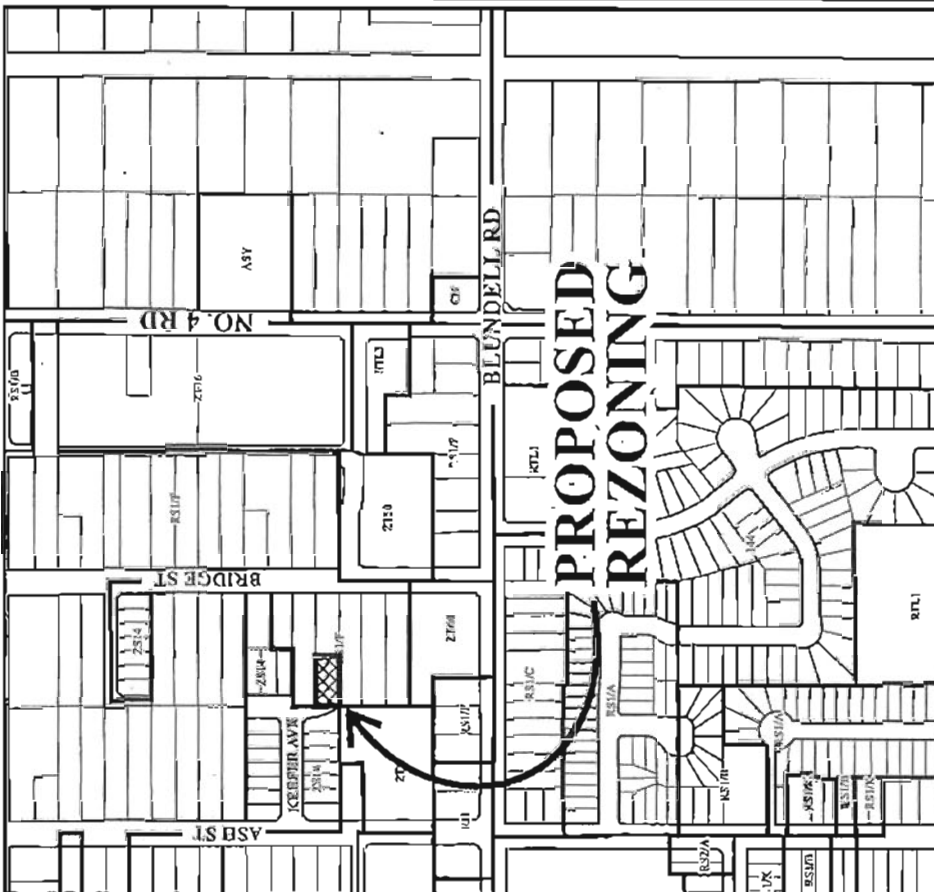


MAYOR

CORPORATE OFFICER



City of Richmond



Schedule A Attached to and Forming Part of Bylaw No. 9049

Original Date: 08/15/13

Revision Date:

Note: Dimensions are in METRES