



City of Richmond

Report to Committee Planning and Development Division


To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 3, 2018
File: RZ 16-738953


Re: Application by Pietro Nardone for Rezoning at 7320, 7340 and 7360 Ash Street from "Single Detached (RS1/F)" Zone to "Single Detached (ZS14) – South McLennan (City Centre)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9784, for the rezoning of the east portions of 7320, 7340 and 7360 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.


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

WC:sds
Att. 9

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

Staff Report

Origin

Pietro Nardone has applied to the City of Richmond for permission to rezone the east portions of 7320, 7340 and 7360 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (ZS14) – South McLennan (City Centre)” zone, to permit the properties to be subdivided into three RS1/F lots fronting Ash Street and five ZS14 lots fronting a new extension of Armstrong Street (Attachment 1). The subject site is currently occupied by three single-family dwellings located on the west portions of the properties and fronting Ash Street, which are proposed to remain. The proposed subdivision plan is included in Attachment 2.

The subject rezoning application is being considered concurrently with a rezoning application at 7151, 7171, 7191, 7211, 7231 and 7251 Bridge Street (RZ 16-732490), located northeast of the subject properties. The required road works associated with both applications will facilitate the connection of Armstrong Street from Sills Avenue to General Currie Road, as shown in Attachment 3. The required road works will be secured through a single Servicing Agreement for both applications, which the applicant must enter into prior to final adoption of the rezoning bylaw.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North & South: Single-family dwellings on lots zoned “Single Detached (RS1/F)” fronting Ash Street.
- To the East: Single-family dwellings on lots zoned “Single Detached (RS1/F)” and “Single Detached (ZS14) - South McLennan (City Centre)” fronting Bridge Street and Armstrong Street.
- To the West: Across Ash Street, single-family dwellings on lots zoned “Single Detached (RS1/F)”.

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 site is “Neighbourhood Residential (NRES)” (Attachment 5). The proposed rezoning and subdivision would comply with this designation.

The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject site is “Residential, Historic Single-Family” (Attachment 6). The Area Plan identifies minimum lot sizes along Ash Street (minimum 18 m frontage and 550 m² area) and on Armstrong Street (minimum 11.3 m frontage and 320 m² area). The proposed rezoning and subdivision would comply with the minimum lot frontage and area requirements of the Area Plan and the requirements of the “Single Detached (ZS14) - South McLennan (City Centre)” zone.

The McLennan South Sub-Area Plan identifies the development of a “ring road”, made up of Sills Avenue and Armstrong Street, connecting Sills Avenue to General Currie Road (Attachment 7). These new roads have been constructed incrementally through previous development applications, including portions of Sills Avenue to the north and Armstrong Street to the south. The proposed rezoning and subdivision is consistent with the identified road development, and will complete (along with RZ 16-732490) an interim north-south connecting Armstrong Street.

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 property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the 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

The applicant is proposing to rezone the east portions of the subject properties to the “Single Detached (ZS14) - South McLennan (City Centre)” zone, in order to subdivide into three RS1/F lots fronting Ash Street and five ZS14 lots fronting a new extension of Armstrong Street. The proposal includes retaining the three existing single-family dwellings located on the west portion of the subject properties fronting Ash Street, and constructing a new single-family dwelling on each of the five new lots fronting Armstrong Street.

Based on the proposed subdivision, the applicant has provided a signed and sealed plan from a registered BC Land Surveyor, confirming the existing buildings and structures meet the setback, lot coverage and density requirements of the “Single Detached (RS1/F)” zone.

Transportation and Site Access

Vehicle access to the proposed five ZS14 lots, located on the east portion of the subject site, will be by new driveways from the new extension of Armstrong Street. Vehicle access to the three RS1/F lots, located on the west portion of the subject site, is to be maintained from Ash Street using existing driveways.

The connection of Armstrong Street from Sills Avenue to General Currie Road is necessary to achieve functional vehicle circulation for two-way traffic and emergency access and egress. This connection will be facilitated through the subject rezoning application and a rezoning application northeast of the subject properties at 7151, 7171, 7191, 7211, 7231 and 7251 Bridge Street (RZ 16-732490).

In order to secure the road connection between the two development sites, a 9.0 m wide road dedication is required along the rear property lines of the subject properties and the submission of a functional road plan demonstrating the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation. Additionally, a 9.0 m road dedication along the entire east property line of 7280 Ash Street (not included in either rezoning application) will be required prior to final adoption of the rezoning bylaw. The applicant has provided written confirmation that the property owner of 7280 Ash Street has agreed to this condition. The required road and servicing works will be secured through a single Servicing Agreement with RZ 16-732490, which is required prior to final adoption of the rezoning bylaw.

The applicant is also required, prior to final adoption of the rezoning bylaw, to register a legal agreement on Title of the proposed lots to ensure that prior to final building inspection granting occupancy, all required off-site works (from Sills Avenue to General Currie Road) are completed.

At the Servicing Agreement stage, the applicant will be required to provide a 4.0 m by 6.0 m statutory right-of-way on the southernmost lot (proposed Lot 5) centered on the proposed driveway location for this lot for the purposes of vehicle turnaround.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report for the eastern portion of the subject site (portion of the site being rezoned and developed), which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 15 bylaw-sized trees on-site and two trees located on neighbouring properties.

The Arborist's recommendations include removing 12 trees located on-site in poor condition (tag# 700 & COT) and two neighbouring trees (tag# A & B). Prior to removal of the neighbouring trees, the applicant must obtain written permission from the adjacent property owner with whom the trees are shared and obtain a valid Tree Removal Permit. If permission to remove the trees is not granted, the trees should be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.

Three trees (tag# BIR) are located in the new road right-of-way and are suffering from Bronze Birch Borer infestation. Compensation for trees within the road dedication area is not being sought as Armstrong Street is identified in the Area Plan.

Tree Preservation staff have reviewed the Arborist’s Report, conducted an on-site visual tree assessment, and concur with the Arborist’s recommendations.

Tree Replacement

For the removal of the 12 trees on the eastern portion of the subject site, the OCP tree replacement ratio goal of 2:1 requires 24 replacement trees to be planted and maintained on-site. The applicant has proposed to plant and maintain three replacement trees on each lot (Attachment 8), for a total of 15 replacement trees. Tree protection and replacement requirements for the western portion of the subject site were addressed through the Building Permits for the existing dwellings.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (24-80 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	9 cm	5 m
3	10 cm	5.5 m
6	11 cm	6 m

To ensure that the 15 replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of \$7,500 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$4,500 (\$500/tree) to the City’s Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (9 trees).

Affordable Housing Strategy

The City’s Affordable Housing Strategy for single-family rezoning applications received prior to July 24, 2017, requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City’s Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if secondary suites cannot be accommodated.

On the proposed five new lots along Armstrong Street, the applicant proposes to provide a legal secondary suite on each lot, for a total of five secondary suites. The three existing lots along Ash Street each contain a secondary suite, which were approved prior, through the associated Building Permits, consistent with the Affordable Housing Strategy.

To ensure the secondary suites are built on the five new lots to the satisfaction of the City in accordance with the City's Affordable Housing Strategy and the secondary suites in the three existing lots remain, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are 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 enter into a Servicing Agreement for the design and construction of road works, engineering infrastructure and frontage improvements, as described in Attachment 9.

The developer for the subject application is responsible for the required road works, engineering infrastructure and frontage improvements along Ash Street, the portion of Armstrong Street along the subject site's frontage, and 50% of the portion of Armstrong Street within the road dedication at 7280 Ash Street. The remaining requirements to complete the connection of Armstrong Street from Sills Avenue to General Currie Road will be the responsibility of the developer for RZ 16-732490. Required works include, but are not limited to, the following:

- Ash Street: Road widening, concrete curb and gutter, landscaped/treed boulevard with street lights and new concrete sidewalk at the property line.
- Armstrong Street: Road widening to accommodate two-way traffic, concrete curb and gutter, landscaped/treed boulevard with street lights and new concrete sidewalk at the property line.

Due to the road width of Armstrong Street in the interim condition, the ultimate frontage works may be deferred until the neighbouring lots develop and additional road width is acquired. At Servicing Agreement stage, the applicant is required to provide a cash-in-lieu contribution for the construction of the ultimate condition to be completed when the adjacent lots develop. The cash-in-lieu contribution will be determined through the Servicing Agreement design review process.

At Subdivision stage, the applicant is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge and Address Assignment Fees.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated Operating Budget Impact (OBI) for the ongoing maintenance of these assets is \$6,000.00. This will be considered as part of the 2019 Operating Budget.

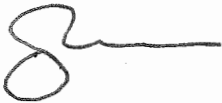
Conclusion

The purpose of this rezoning application is to rezone the properties at 7320, 7340 and 7360 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone, to permit the properties to be subdivided into three lots fronting Ash Street and five lots fronting a new extension of 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 9784 be introduced and given first reading.



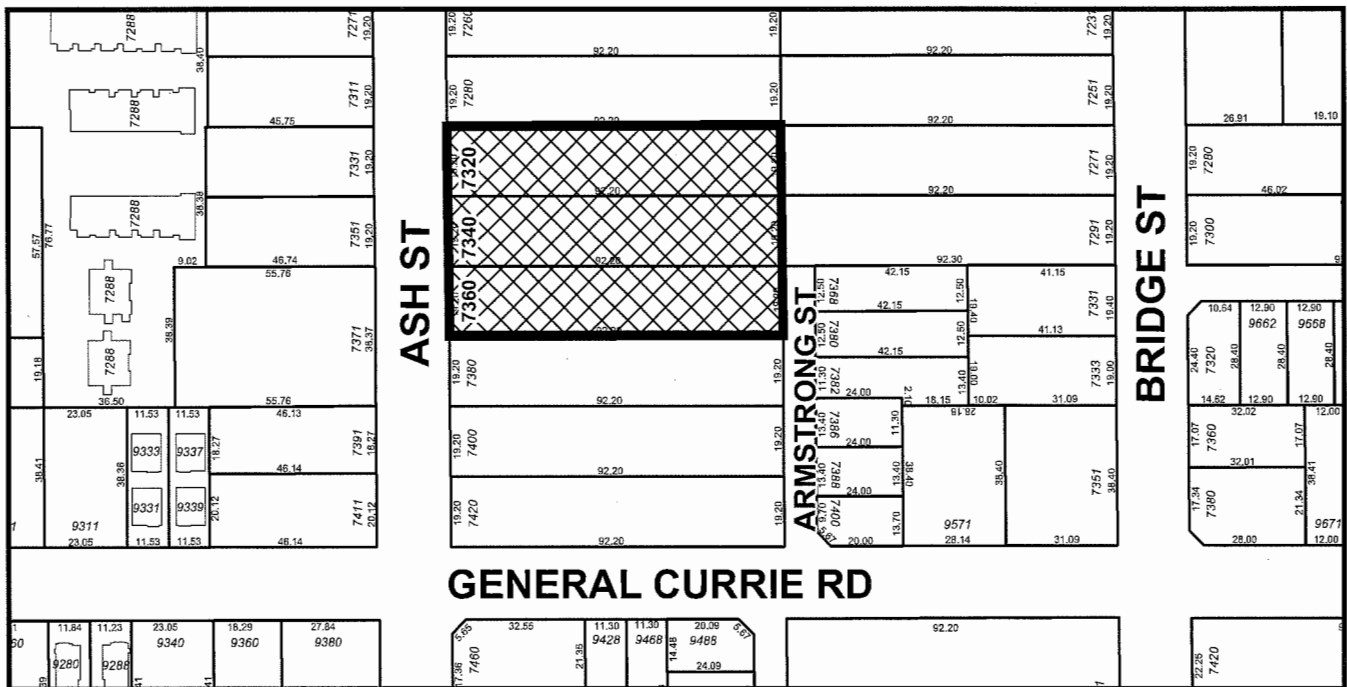
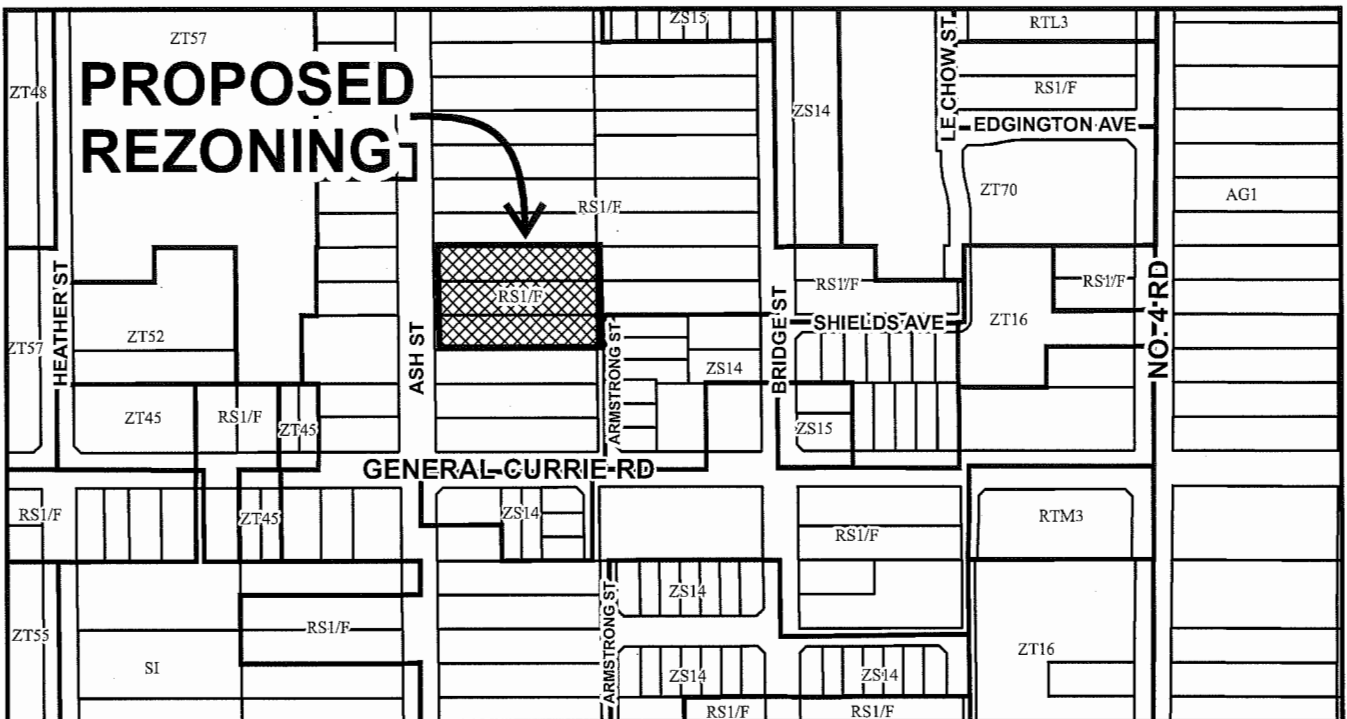
Steven De Sousa
Planning Technician – Design
(604-204-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Armstrong Street Development Proposal
- Attachment 4: Development Application Data Sheet
- Attachment 5: Official Community Plan Land Use Designation
- Attachment 6: City Centre Area – McLennan South Sub-Area Plan Land Use Map
- Attachment 7: City Centre Area – McLennan South Sub-Area Plan Circulation Map
- Attachment 8: Tree Management Plan
- Attachment 9: Rezoning Considerations



City of Richmond



RZ 16-738953

Original Date: 08/16/16
 Revision Date: 12/12/17
 Note: Dimensions are in METRES



City of
Richmond



RZ 16-738953

Original Date: 08/16/16

Revision Date: 12/12/17

Note: Dimensions are in METRES

PLN - 148

TOPOGRAPHIC SURVEY AND PROPOSED SUBMISSION OF
1) THE NORTH HALF LOT 8, BLOCK "C", PLAN 1207
2) THE SOUTH HALF LOT 8, BLOCK "C", PLAN 1207
3) THE NORTH HALF LOT 9, BLOCK "C", PLAN 1207
ALL OF SECTION 15, BLOCK 4 NORTH RANGE 6, WEST
NEW WESTMINSTER DISTRICT

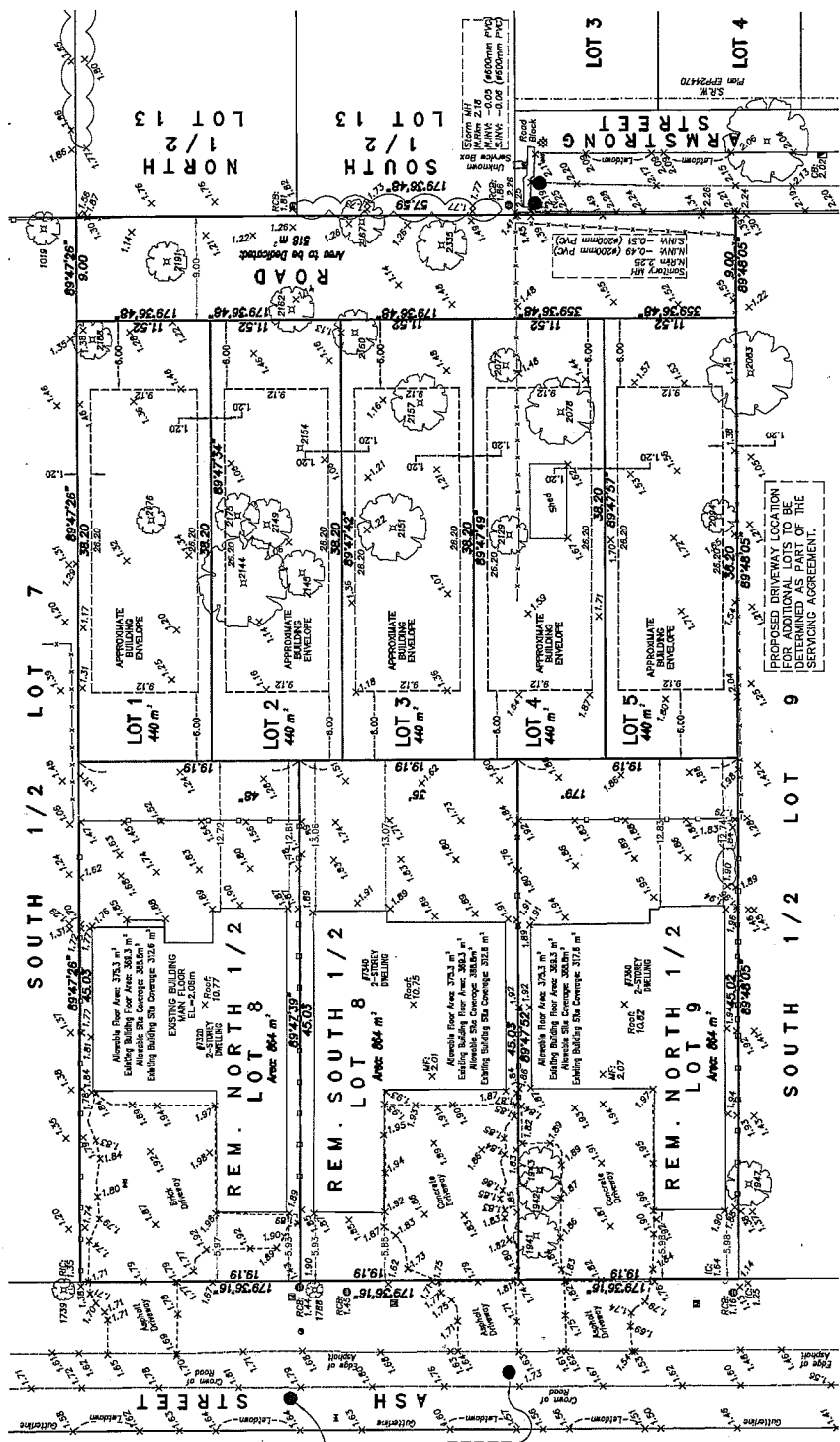
#7390 ASH STREET, (N. 1/2 LOT 8)
 RICHMOND, B.C. 031-031-832
 P.L.D. 012-031-832

#7340 ASH STREET, (S. 1/2 LOT 8)
 RICHMOND, B.C. 001-352-882
 P.L.D. 001-352-882

#7380 ASH STREET, (N. 1/2 LOT 9)
 RICHMOND, B.C. 004-336-810
 P.L.D. 004-336-810

Station 177
 MARK: 0.16 (400mm CONE)
 MARK: 0.22 (400mm PVC)
 MARK: 0.15 (400mm CONE)
 MARK: 0.15 (400mm CONE)

Station 178
 MARK: 0.16 (400mm CONE)
 MARK: 0.22 (400mm PVC)
 MARK: 0.15 (400mm CONE)
 MARK: 0.15 (400mm CONE)



SCALE: 1:250

0 10 20

ALL DISTANCES ARE IN METERS AND DECIMALS
 ALL HEIGHTS UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.
 Johnson
 Tam U81489
 JOHNSTON C. TAM, B.C.L.S.
 OCTOBER 7th, 2015.

Tree Table (As Surveyed between September 18th and October 6th, 2015)

Number	Spec.	Trunk Diameter (cm)	Canopy (m)	Trunk Height (m)	Notes	Type	Canopy (m)	Trunk Diameter (cm)	Notes	Type
1770	TRIE	0.30	2.0	5.4	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1778	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1780	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1781	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1782	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1783	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1784	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1785	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1786	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1787	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1788	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1789	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1790	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1791	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1792	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1793	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1794	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1795	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1796	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1797	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1798	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1799	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous
1800	TRIE	0.32	1.5	3.6	Conditioned	Deciduous	0.40	4.5	1.1	Deciduous

LEGEND:
 □ denotes catch basin
 ○ denotes water valve
 ● denotes water meter
 ● denotes manhole
 ○ denotes inspection chamber
 ⊕ denotes lamp standard
 ⊕ denotes fire hydrant
 ⊕ denotes power post

NOTE:
 Elevations shown are based on City of Richmond Benchmark # 9419.
 Located at North side of Granville Avenue & Bridge Street intersection next to fire station to McNeil School.

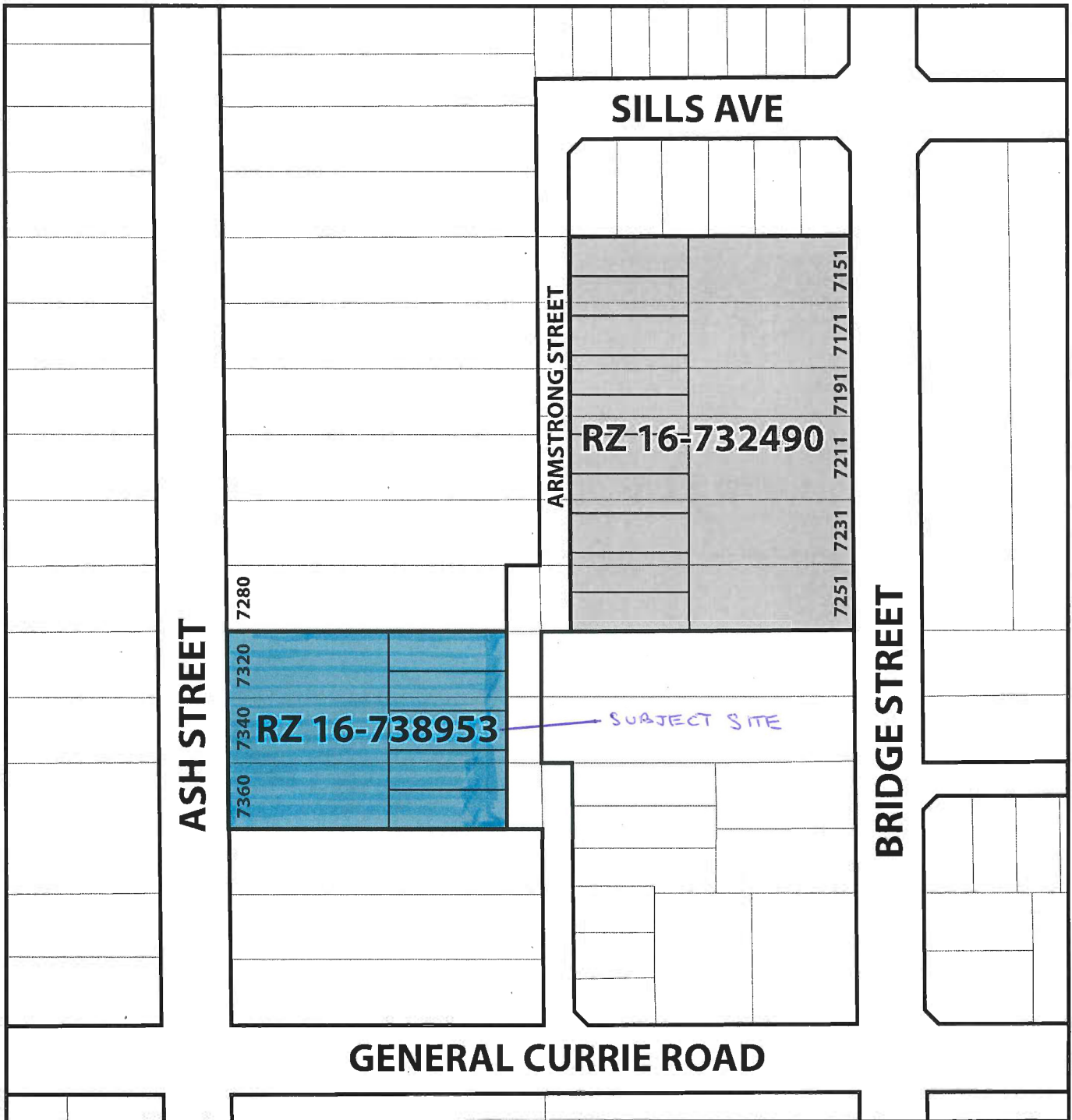
NOTE:
 Survey data was collected between the dates of September 18th, 2015 and October 7th, 2015.

© copyright
 J. C. Tom and Associates
 Chartered B.C. Land Surveyor
 815 - 8833 Oolin Crescent
 Vancouver, B.C. V6Z 2T7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctom.com
 Website: www.jctom.com
 Job No. 6228
 PB-291 P22-23; PB-297 P146-149
 PB-290 P131-132; PB-291 P20-28
 Drawn By: JD

DWG No. 6228-Topo_4 - 01



City of
Richmond



Interim Road Network for
RZ 16-732490 and RZ 16-738953

Original Date: 12/12/17

Revision Date:

Note: Dimensions are in METRES



RZ 16-738953

Attachment 4

Address: 7320, 7340 & 7360 Ash Street

Applicant: Pietro Nardone

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Owner:	7320 Ash St: R. Tang 7340 Ash St: Y. Huang 7360 Ash St: Y. Zhang	To be determined
Site Size:	7320 Ash St: 1,770 m ² (19,052 ft ²) 7340 Ash St: 1,770 m ² (19,052 ft ²) 7360 Ash St: 1,770 m ² (19,052 ft ²)	7320 Ash St: 864 m ² (9,300 ft ²) 7340 Ash St: 864 m ² (9,300 ft ²) 7360 Ash St: 864 m ² (9,300 ft ²) Lot 1: 440 m ² (4,736 ft ²) Lot 2: 440 m ² (4,736 ft ²) Lot 3: 440 m ² (4,736 ft ²) Lot 4: 440 m ² (4,736 ft ²) Lot 5: 440 m ² (4,736 ft ²) Road dedication: 518 m ² (5,576 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential, Historic Single-Family	Complies
Zoning:	Single Detached (RS1F)	Single Detached (ZS14) - South McLennan (City Centre) (east portion)
Number of Units:	3	8

Proposed ZS14 Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	None permitted
Buildable Floor Area:*	Max. 242 m ² (2,604 ft ²)	Max. 242 m ² (2,604 ft ²)	None permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25%	None
Lot Size:	Min. 320 m ²	440 m ²	None
Lot Dimensions:	Width: Min. 11.3 m Depth: Min. 24.0 m	Width: 11.5 m Depth: 38.2 m	None
Setbacks:	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	None
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None

Other: Tree replacement compensation required for loss of significant trees.

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

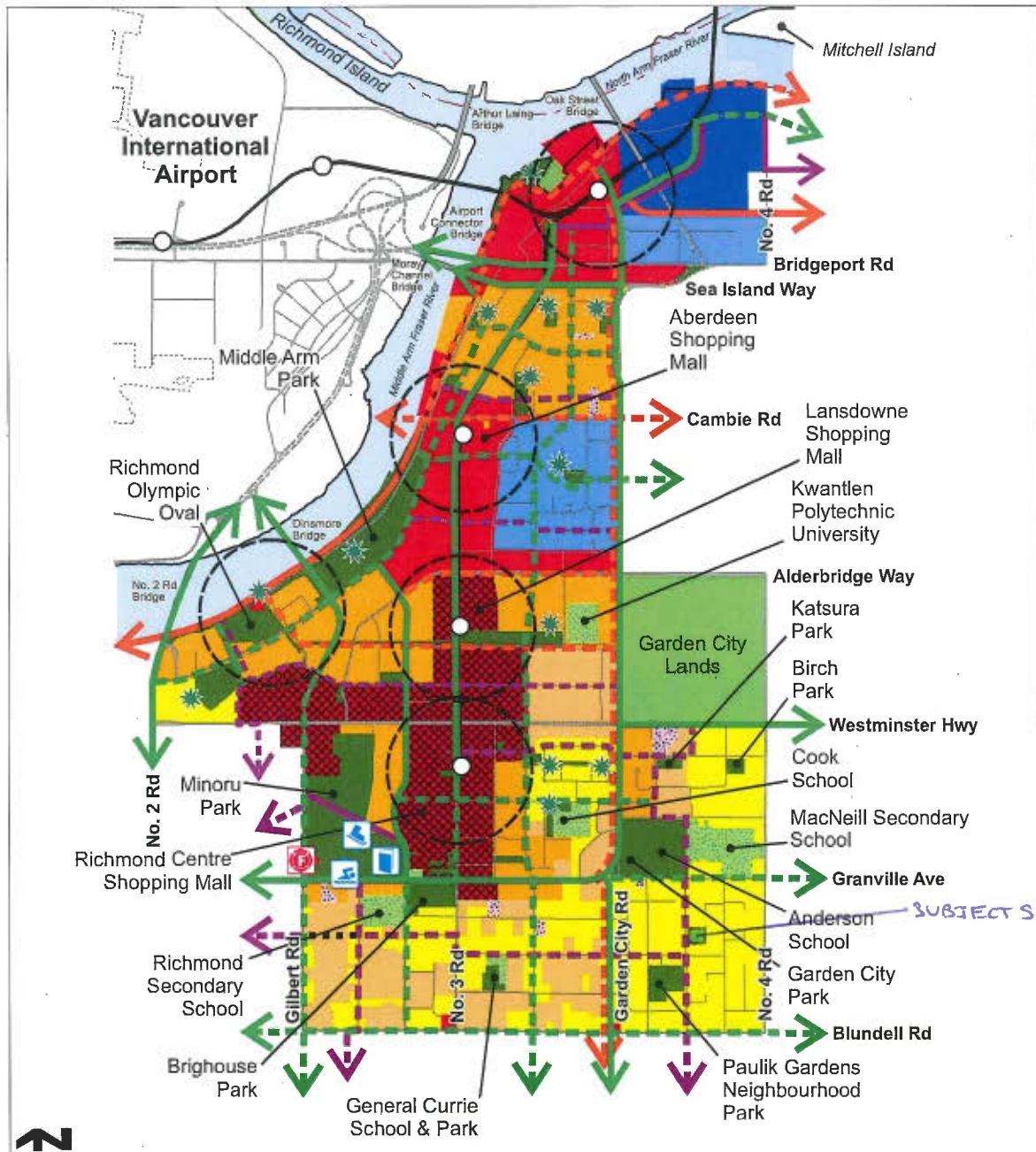
Proposed RS1/F Lots	Bylaw Requirement	Existing	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	0.43	None permitted
Buildable Floor Area:*	Max. 375.3 m ²	369.3 m ²	None permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 30%	Building: 37% Non-porous: Max. 70% Landscaping: Min. 30%	None
Lot Size:	Min. 828.0 m ²	864 m ²	None
Lot Dimensions:	Width: Min. 18.0 m Depth: Min. 45.0 m	Width: 19.1 m Depth: 45.0 m	None
Setbacks:	Front: Min. 6.0 m Rear (60%): Min. 9.0 m Rear (40%): Min. 11.2 m Side: Min. 1.8	Front: 6.0 m Rear: 12.7 m Side: 1.8 m	None
Height:	Max. 2 ½ storeys	2 ½ storeys	None

Other: Tree replacement compensation required for loss of significant trees.

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



10. City Centre

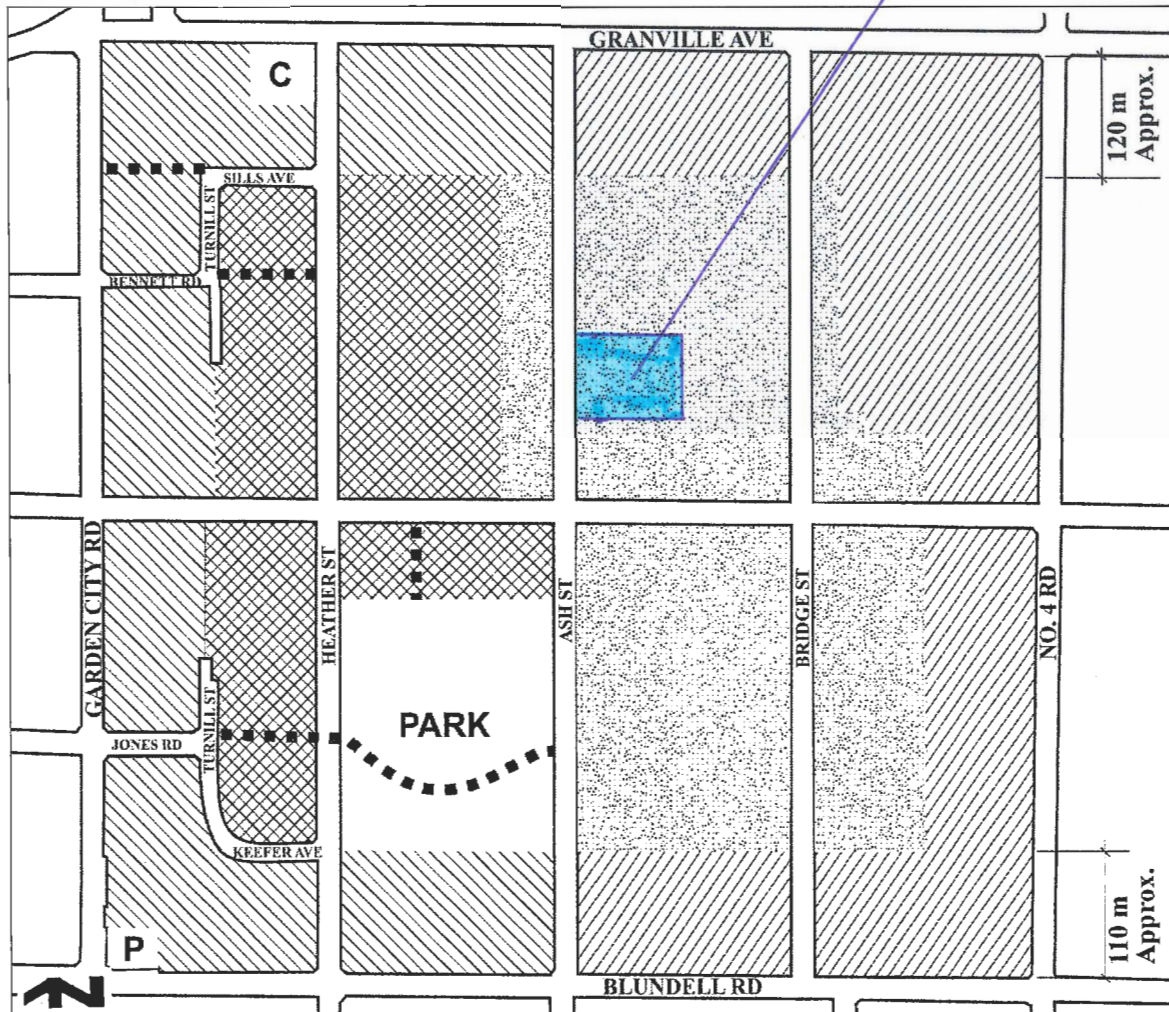


Apartment Residential	Park	Neighbourhood Centres (future)
Commercial	School	Canada Line
Community Institutional	Future Park (location to be determined)	Existing Major Street Bike Route
Conservation	Minoru Arenas	Future Major Street Bike Route
Downtown Mixed Use	Minoru Library	Existing Greenway/Trail
Industrial	Minoru Pools	Future Greenway/Trail
Mixed Use	No. 1 Firehall	Existing Neighbourhood Link - enhanced
Neighbourhood Residential		Future Neighbourhood Link - unenhance
		Future Neighbourhood Link

City of Richmond

Land Use Map Bylaw 9106
2015/09/14

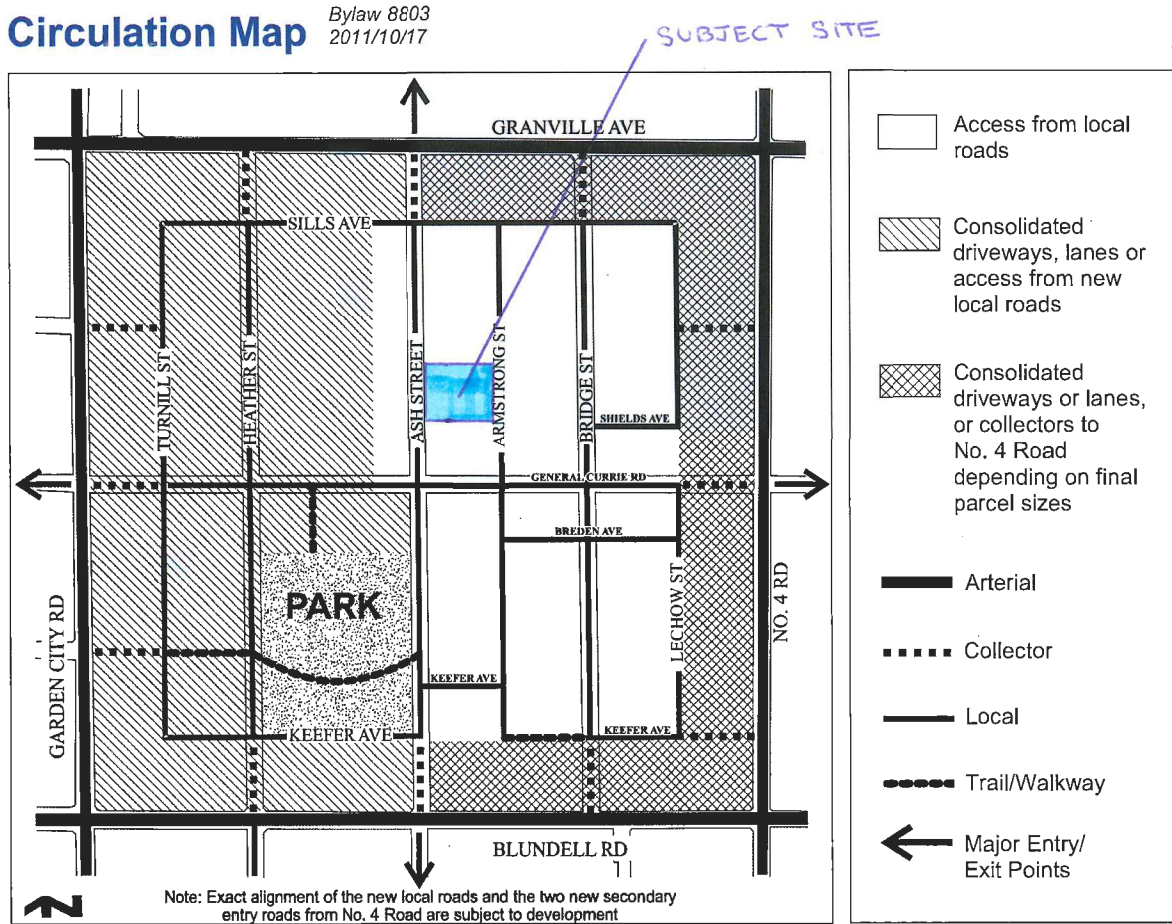
SUBJECT SITE



Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.	Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets: <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) Elsewhere: <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; 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
Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		
Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		

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

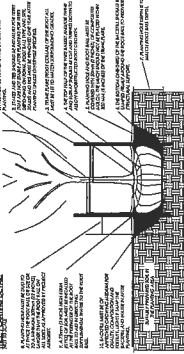
- 1) Encourage cycling as a means of travel by calming automobile traffic within McLennan South and supporting the City Centre policies and programs for bicycles.



TREE RELATIONS COMMENTS:

1. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.
2. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.
3. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.
4. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.
5. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.
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8. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.
9. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.
10. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.

TREE RELATIONS DETAIL:



TREE RELATIONS COMMENTS:

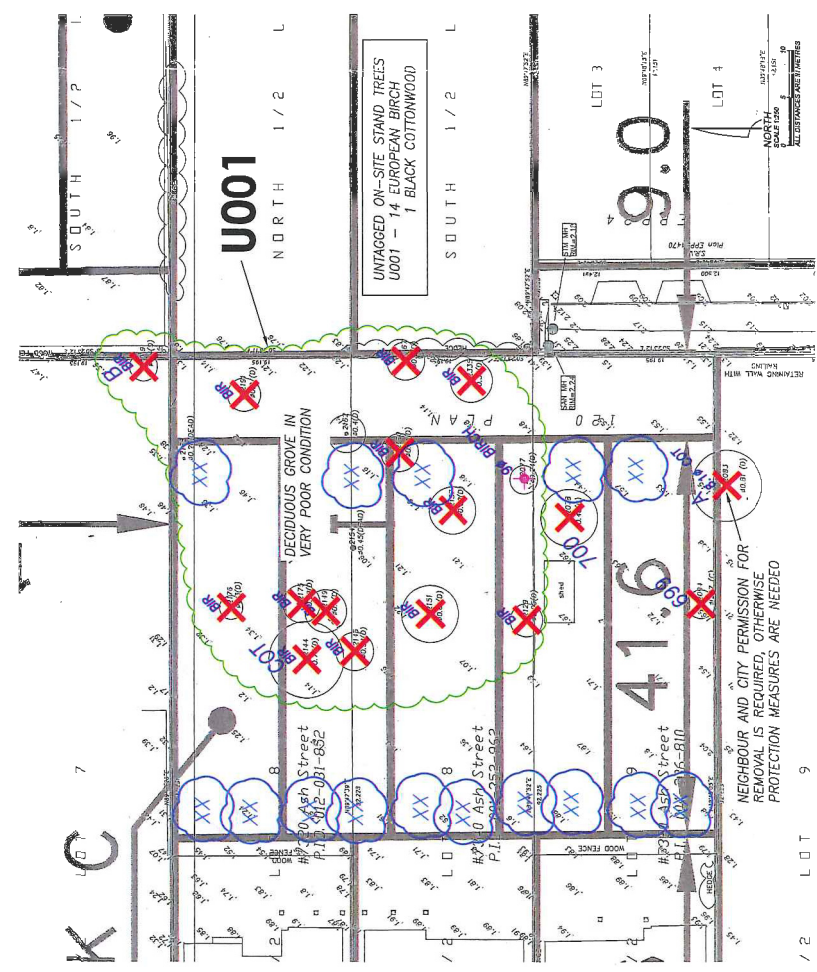
1. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.
2. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.
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10. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.

SUGGESTED REPLACEMENT TREES
Please use botanical names when ordering.
Consult the following standards for tree selection and establishment data:
- from planting practice, planting and establishment data.

CODE	CITY	SIZE	BOTANICAL NAME	COMMON NAME
ACA	60m C	3.5m H	Acer campestre	Field maple
AG	60m C	3.5m H	Acer griseum	Paperbark maple
ARB	60m C	3.5m H	Acer rubrum 'Norway'	Red maple
ARB	60m C	3.5m H	Acer rubrum 'Spartan'	Red maple
IB	60m C	3.5m H	Diospyros 'Black'*	Black ironwood
FSD	60m C	3.5m H	Fagus sylvatica 'Dawyck'	Dawyck beech
FSP	60m C	3.5m H	Fagus sylvatica 'Pendula'	Weeping European beech
MDO	3.5m H	3.5m H	Malus domestica	Domestic apple
AP	60m C	3.5m H	Acer palmatum	Japanese maple
AJ	60m C	3.5m H	Aheliax undulata	Sorrelberry tree
CC	3.5m H	3.5m H	Cercis canadensis	Eastern redbud
MR	60m C	3.5m H	Malus 'Redbracket'	Redbracket Malus
PSAR	60m C	3.5m H	Prunus sargentii 'Blackdog'	Sargent cherry
PY	60m C	3.5m H	Prunus x yedoensis	Yoshino cherry
SI	60m C	3.5m H	Syringa japonica	Japanese lilac
DOBERBETN - SMALL SCALE:	3.5m H	3.5m H	Abies procera 'Glauca'	Noble fir
APC	3.5m H	3.5m H	Picea omorika	Serbian spruce

LEGEND:

- 1. Circles TAG NUMBER or ID REFERENCE.
- 2. Circles ALDER or COTTONWOOD TREE (highlighted below).
- 3. Circles BIRCH (spread of the branches and foliage) of the tree.
- 4. Circles BURNING TREE (proposed).
- 5. Circles REMOVAL TREE (proposed).
- 6. Circles HIGH RISK REMOVAL TREE (proposed).
- 7. Circles HIGH RISK REMOVAL TREE (proposed).
- 8. Circles HIGH RISK REMOVAL TREE (proposed).
- 9. Circles HIGH RISK REMOVAL TREE (proposed).
- 10. Circles HIGH RISK REMOVAL TREE (proposed).



PLN - 156

TREE MANAGEMENT DRAWING
 PROJECT: 2301 7340 17TH AVE SE, RICHMOND, BC
 CLIENT: HARBORNE - CORE CONCEPT
 SCALE: 1:500
 DATE: 15/01/2011

ARBORTECH CONSULTING
 1101 141 STREET, RICHMOND, BC V6V 4W4
 TEL: 604-273-3444

NOTES:
 1. All trees shown on this plan are to be removed and replaced with the suggested replacement trees.
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City of Richmond

Rezoning Considerations

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

Address: 7320, 7340 & 7360 Ash Street

File No.: RZ 16-738953

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9784, the developer is required to complete the following:

- Road dedication measuring 9.0 m wide along the entire east property lines of 7320, 7340, 7360 Ash Street. The applicant is responsible for securing 50% of the required 9.0 m wide road dedication on the east property line of 7280 Ash Street.
- Submission of a Landscape Security in the amount of \$7,500 (\$500/tree) to ensure that a total of three replacement trees (one located within 6.0 m of the front lot line) are planted and maintained on proposed lot 1-5 (for a total of 15 trees); with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree
6	9 cm
3	10 cm
6	11 cm

or

Minimum Height of Coniferous Replacement Tree
5 m
5.5 m
6 m

- City acceptance of the developer's offer to voluntarily contribute \$4,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- Registration of a flood indemnity covenant on Title.
- Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on all lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- Registration of a legal agreement on Title to ensure prior to final building inspection granting occupancy all required off-site works (from Sills Avenue to General Currie) are completed.
- Submission of a functional road plan for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation.
- Enter into a Servicing Agreement* for the design and construction of road, engineering infrastructure and frontage improvements, including (but may not be limited to) the requirements for RZ 16-732490 and the following:

Water Works:

- Using the OCP Model, there is 352 L/s of water available at a 20 psi residual at the Ash Street frontage, and 274 L/s of water available at a 20 psi residual at the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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.
 - Retain the existing 25 mm water service connections along the Ash Street frontage.
 - Install approximately 200 m of new 200 mm water main in the extension of Armstrong Street from Sills Avenue to tie in to the existing water main fronting 7368 Armstrong Street, complete with fire hydrants to meet City spacing requirements.
 - Install 5 new water service connections, complete with meters and meter boxes, off of the proposed water main in the extension of Armstrong Street.
- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Cut, cap, and remove:
 - The two northernmost service connections and inspection chambers along the frontage of 7340 Ash Street.
 - The southernmost service connection and inspection chamber along the frontage of 7320 Ash Street.
 - Check the existing storm service connection at the adjoining property lines of 7360 and 7340 Ash Street and confirm the material, capacity, and condition of the inspection chamber and pipes via video inspection. If deemed acceptable by the City, the existing service connections may be retained. In the case that the service connections are not in a condition to be re-used, the Developer shall cut, cap, and remove, at main, the existing service connection and inspection chamber, and install a new service connection, complete with inspection chamber and dual service leads.
 - Check the existing storm service connections at the adjoining property lines of 7320 and 7280 Ash Street and confirm the material, capacity, and condition of the inspection chambers and pipes via video inspection. If deemed acceptable by the City, the existing inspection chamber shall be relocated into the Ash Street right-of-way and the service leads reconnected. In the case that the service connections are not in a condition to be re-used, the developer shall cut, cap, and remove the existing storm service connection and inspection chamber, and then install a new service connection, complete with inspection chamber and a new service lead to 7320 Ash Street, and then reconnect the existing service lead to 7280 Ash Street to the newly installed inspection chamber.
 - Cut and cap the existing storm service lead, at inspection chamber, on the south west corner of 7360 Ash Street.
 - Install approximately 200 m of new 600 mm storm sewer in the extension of Armstrong Street from the existing storm sewer in Sills Avenue to tie in to the existing storm sewer fronting 7368 Armstrong Street.
 - Install 5 new storm service connections, complete with inspection chambers, off of the proposed storm main in the extension of Armstrong Street. Where possible, a single service connection and inspection chamber with dual service leads may be installed at the adjoining property line of two lots.
 - 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.
- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Retain the existing sanitary service connection serving 7340 Ash Street.
 - Cut, cap, and remove, at junction of the two existing service leads, the existing service connections and inspection chambers serving 7320 and 7360 Ash Street. The existing service connections and inspection chambers serving 7280 and 7380 Ash Street are to remain.
 - Install two new service connections, complete with inspection chambers, to serve 7360 and 7320 Ash Street.
 - Install approximately 200 m of new 200 mm sanitary sewer in the extension of Armstrong Street from the existing sanitary sewer in Sills Avenue to tie in to the existing sanitary sewer fronting 7368 Armstrong Street.
 - Install 5 new sanitary service connections, complete with inspection chambers, off of the proposed sanitary main along the extension of Armstrong Street frontage. Where possible, a single service connection and inspection chamber with dual service leads may be installed at the adjoining property line of two lots.
- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Provide a 9.0m-wide road dedication along the entire east property line of the development site, along the entire east property line of 7280 Ash Street, and along the entire west property lines of 7251, 7231, 7211, 7191, 7171, and 7151 Bridge Street, and construct a functional road complete with asphalt pavement, sidewalk, boulevard, curb and gutter, lighting, and drainage, connecting Sills Avenue to the north to the developed portion of Armstrong Street to the south.

- Coordinate with BC Hydro, Telus, and other private communication service providers for undergrounding of overhead service lines along the Ash Street frontage.
- Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite, as described below.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's 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 (SA) 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
- Complete other frontage improvements as per Transportation's requirements, which include (but may not be limited to) the following:
 - Armstrong Street:
 - Minimum 9.0 m wide road dedication along the entire rear property lines for the extension of Armstrong Street.
 - Granting of an approximately 4.0 m by 6.0 m statutory right-of-way on the southernmost lot for the purposes of vehicle turnaround.
 - Submission of a functional road plan for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation. All interim works to be constructed, including interim concrete curbs, required to delineate a smooth road alignment and vehicular wheel path movement for northbound and southbound traffic around the undeveloped lots. This will also require interim frontage works and driveway locations. Through the ultimate design, the reconstruction and reinstatement of all final works will be required.
 - Ultimate condition to provide 11.2 m pavement width, minimum 0.15 m wide concrete curb and gutter, minimum 1.5 m wide landscaped/treed boulevard, and a minimum 1.5 m wide concrete sidewalk at the property line.
 - The ultimate curb alignment is to match that set by redevelopment south of General Currie Road.
 - Frontage works to extend from Sills Avenue to General Currie Road.
 - Ash Street:
 - Road widening, minimum 0.15 m wide concrete curb and gutter, minimum 1.5 m wide landscaped/treed boulevard behind the curb with "Zed" street lights, and a minimum 1.75 m wide concrete sidewalk at the property line; to taper back to existing condition to the north and south of the subject site.
 - Refer to curb alignment works constructed by SA 06-332928 and SA 08-444861 in order to set alignment of Ash Street transition.
 - All utility pole or other infrastructure conflicts to be relocated at Developer's cost.
- Driveway design and locations to conform to Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. Interim and ultimate driveway design may be required.

Initial: _____

- Prior to Building Permit issuance, submission of a Construction Parking and Traffic Management Plan to the Transportation Department.
- Provide a cash-in-lieu contribution to the City, for all of the ultimate condition off-site works to be deferred to accommodate functional two-way traffic in the interim condition, for the City to complete the construction of the ultimate condition when the adjacent lots develop. The cash-in-lieu contribution amount will be determined through the Servicing Agreement* design review process and will be based on the submission of a functional plan for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation.

General Items:

a. The Developer is required to:

- 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 a Demolition Permit* Issuance, the developer is required to:

1. Prior to removal of the neighbouring trees, the applicant must obtain written permission from the adjacent property owner with whom the trees are shared and obtain a valid tree removal permit. If permission to remove the trees is not granted, the trees should be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.

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

1. 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.

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

2. 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.
3. 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,

Initial: _____

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.

[Signed copy of file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9784 (RZ 16-738953)
7320, 7340 & 7360 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)".

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9784".

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9784".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording dates and conditions.

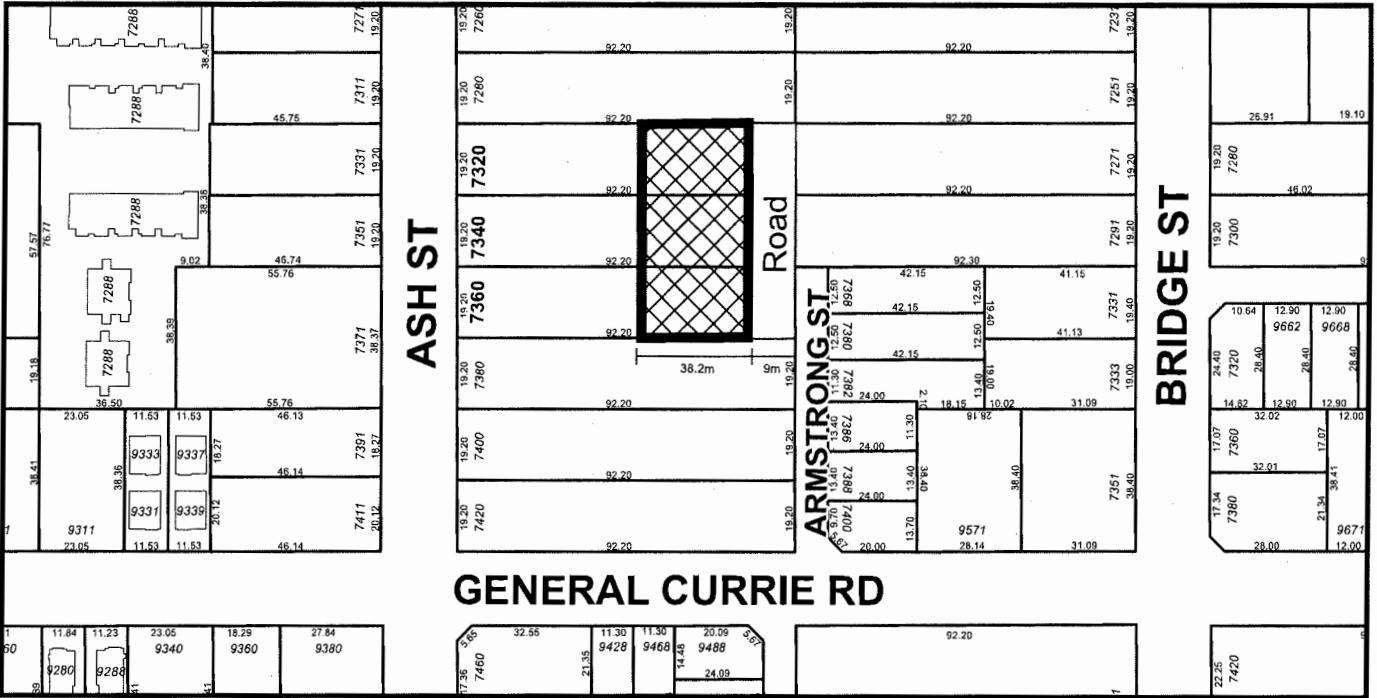
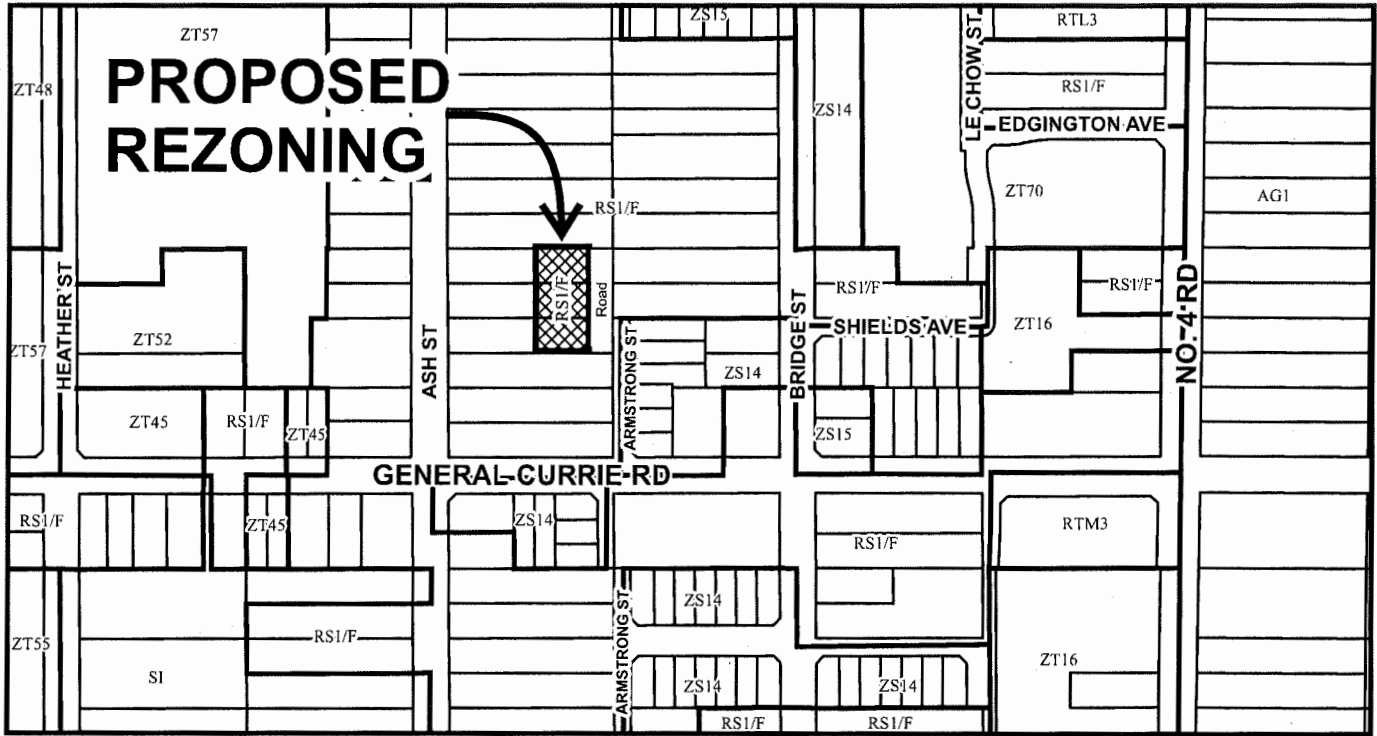
CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



City of Richmond



Schedule A attached to
and forming part of
Bylaw No. 9784

Original Date: 08/16/16
Revision Date: 12/12/17
Note: Dimensions are in METRES