



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Raul Allueva
Director of Development

Re: Application by Pelman Architecture Inc. for Rezoning at 7751, 7771 and
7791 Ash Street from Single-Family Housing District, Subdivision Area F (R1/F)
to Comprehensive Development District (CD/129)

To Planning - Aug 24, 2004

Date: August 10, 2004

File: RZ 04-267216

File: 12-8060-20-7787

Staff Recommendation

That Bylaw No. 7787, for the rezoning of 7751, 7771 and 7791 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development (CD/129), be introduced and given first reading.

Raul Allueva
Director of Development

CA:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Pelman Architecture Inc. has applied to rezone 7751, 7771 and 7791 Ash Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/129) to permit 31 townhouse units with access from Keefer Street (to be constructed as part of this development).

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

The proposed site is in the McLennan South Sub-Area (**Attachment 3**) located on Ash Street north of Blundell Road and south of the future Keefer Avenue, which will be constructed as part of this development. The site is within Area A of the McLennan South Sub-Area Plan, which allows for development of residential uses (Townhouse up to three-storeys over one (1) level parking, Triplex, Duplex, Single-Family). The existing development surrounding the site is described as follows:

- To the north, Keefer Avenue (to be constructed) and future park beyond;
- To the east, existing residential single-family dwellings across Ash Street;
- To the south, existing single-family homes with redevelopment potential under the same designation (Townhouses, Triplex, Duplex, Single-Family); and
- To the west, approved two and three-storey townhouse development (DP 03-252735).

Related Policies & Studies

Official Community Plan

- **Density:** The proposed development is generally consistent with the designated Residential, two and half storeys (three-storey maximum) 0.75 base F.A.R. in the area. The proposed density is 0.78. Densities of up to 0.93 F.A.R. have been approved, with 0.75-0.8 F.A.R. being more typical. The site immediately to the west has been developed with the same 0.78 density.
- **Roads:** The developer of the subject site will provide financial contribution to the establishment of Keefer Avenue immediately to its north. This road is required to provide access to numerous properties, and is being developed through developer contributions, including the townhouse site to the west and the subsequent development of the park site to the north.
- **Lane:** A lane is to be built along the south edge of the subject site by others. The applicant has not been made responsible for the lane in light of his road requirements.
- **Development Permit Guidelines:** Encourage a “traditional” style and “house-like” character within a lush, green, informal landscape. These will be applied at the Development Permit stage.

- **Park:** Planning began in 2003, with limited construction to follow in 2004. The applicant will be contributing approximately (\$43,000) towards the neighbourhood park in lieu of providing indoor amenity area.
- **School:** No date has been set for construction of the neighbourhood elementary school.

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 4**). Preliminary Architectural Drawings (Site plan and elevations) are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit (received DP 04-270421), Servicing Agreement (SA) (Ash and Keefer frontage improvements, etc.) and Building Permit.

Analysis

- The proposed project and its contribution to the establishment of Keefer Avenue and McLennan South's neighbourhood park are consistent with City objectives and supportive of a high amenity, multiple-family neighbourhood as envisioned under the sub-area plan.
- The proposed Comprehensive Development District (CD/129) was originally developed to allow the development immediately to the west. The CD/129 district schedule grants a maximum density of 0.78 specifically for sites, like this and the one to the west, where the acquisition of the public lane is contingent on future development on abutting sites beyond the scope of the proposed development. The traffic circulation and manoeuvring of the on-site parking necessitate a "redundant lane" to be provided on the subject site until the public lane can be achieved. The 0.78 F.A.R. provisions build in the flexibility to allow the relocation of one of the tandem parking spaces provided for some of the townhouse units onto the "interim" drive aisle (once the public lane is achieved) and to reclaim some of the ground floor as liveable floor area.
- Staff can consider a variance (setback to the deck only along Keefer Avenue) to Comprehensive Development District 129 (CD/129) from a minimum 4 m setback to 2.6 m. The proposed variance is minor and is a practical way to deal with the development constraint of having to provide for a "redundant" lane, thereby needing a larger than required south setback to accommodate vehicular manoeuvring. The setback to the building façade must meet the minimum requirement. The proposed variance is to permit an approximately 1.8 m deck on the second floor to project into the front yard. The proposed deck will provide direct outdoor space off the main living area, and will not create negative visual and privacy impacts or overlook issues as it fronts onto Keefer Avenue and the future McLennan South Neighbourhood Park.
- Design issues will be dealt with at the Development Permit stage.
- The applicant proposal to pay-in-lieu of providing on-site indoor amenity space is consistent with the practice employed elsewhere in McLennan South since adoption of the sub-area plan and is considered most appropriate in light of the site's proximity to the proposed park.
- The applicant proposes to contribute funds towards the City's affordable housing fund which will provide community benefit and contribute to the diversity of housing stock in the City.

Financial Impact***Neighbourhood Park Contributions***

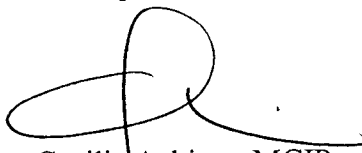
The applicant is required, as a condition of rezoning, to make payment-in-lieu of providing on-site, indoor amenity space at a rate of \$1,000 per dwelling for the first 19 units and \$2,000 per dwelling for the remaining units (e.g. \$43,000) and to contribute funds towards the City's affordable housing fund at a rate of \$0.60 per buildable square foot (e.g. +/- \$26,544).

Keefer Avenue Implementation

- The City owns land earmarked for the establishment of Keefer Avenue between Heather and Ash Streets. The applicant, as a condition of rezoning, is required to pay for the equivalent of a 10 m (32.8 ft.) wide strip of land along the north edge of the subject site and the construction of a portion of Keefer Avenue on that land to City standards. The approved townhouse development west of the subject site (e.g. fronting onto Heather Street) was required to make an equivalent contribution towards Keefer Avenue, and the School District will be required to complete Keefer Avenue's north edge between Heather Street and Ash Street.
- Staff recommend that the funds received from the applicant be directed to pay for the construction of a partial width of Keefer Avenue linking Heather Street with Ash Street, and that funds received from subsequent developer(s) and the School District be directed to completing construction of the north side of the road (e.g. a parking lane, sidewalk, and boulevard) and reimbursing the City for the cost of its land.
- The developer will be eligible for Development Cost Charge (DCC) road credits for Keefer Avenue.

Conclusion

Staff recommend support for this application. Rezoning of the subject site as proposed conforms to city-wide, City Centre, and McLennan South objectives for residential growth and development and merits favourable consideration.



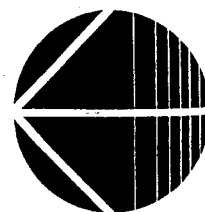
Cecilia Achiam, MCIP
Urban Design Planner

CA:blg

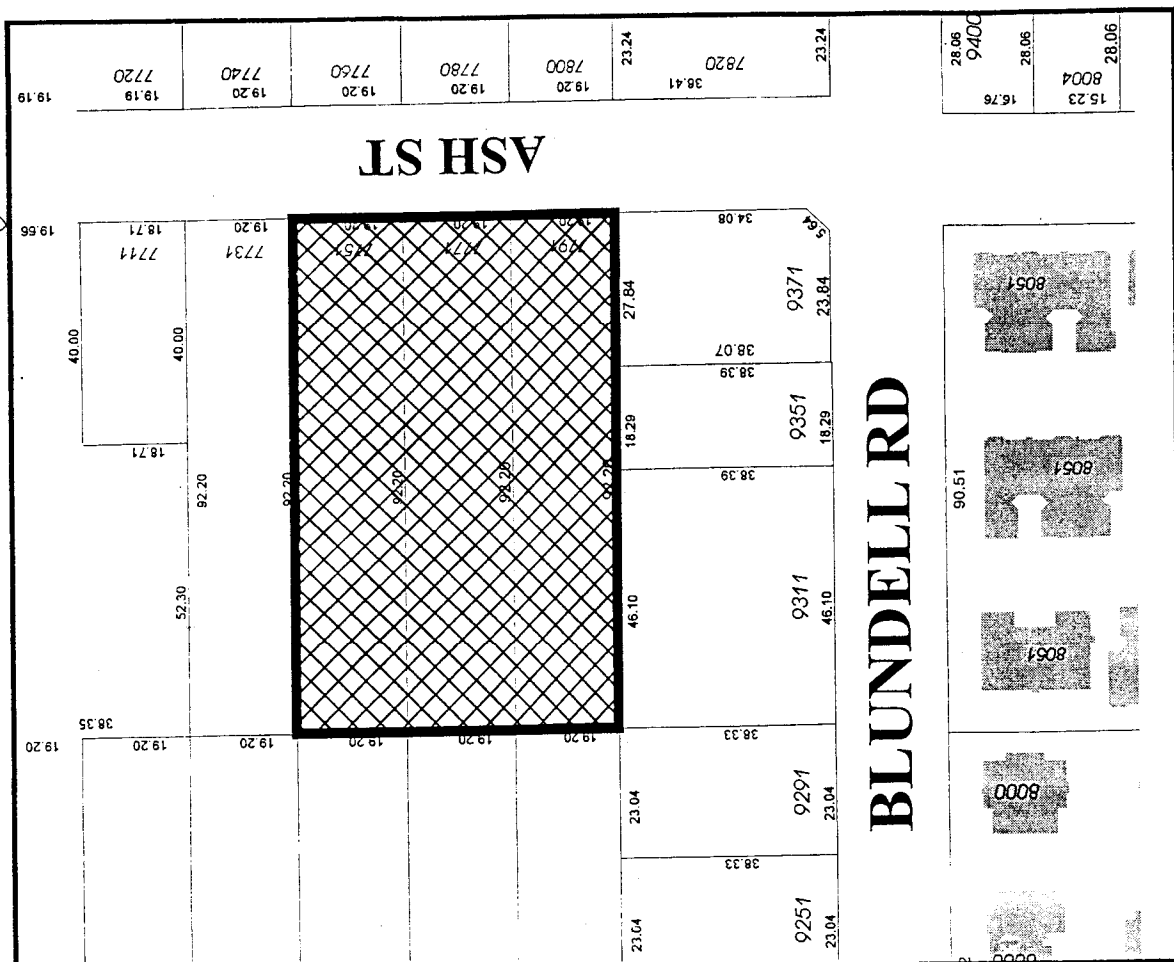
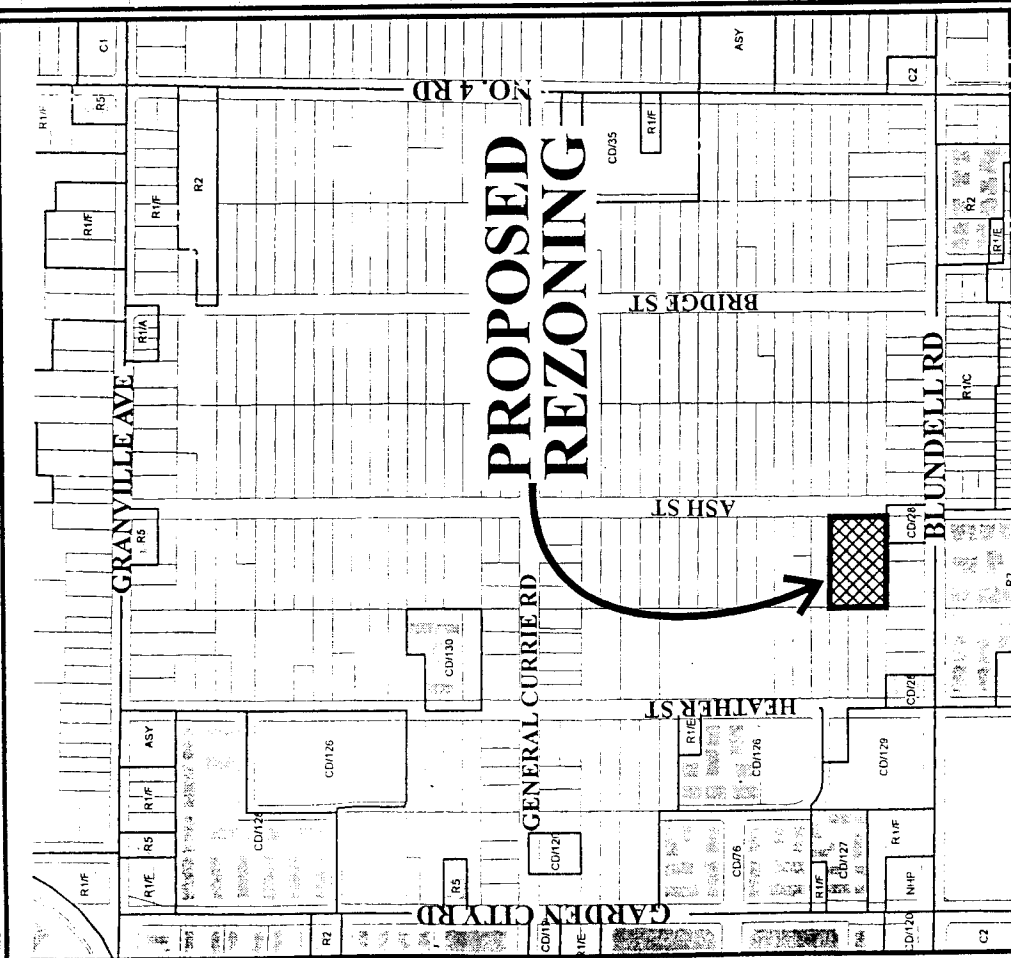
See Attachment 4 for rezoning requirements to be dealt with prior to final adoption as agreed by the applicant.

List of Attachments

Attachment 1	Location Map
Attachment 2	Development Application Data Sheet
Attachment 3	McLennan South Land Use Map
Attachment 4	Conditional Rezoning Requirements
Attachment 5	Preliminary Architectural Drawings (Site plan and elevations)



PROPOSED REZONING



ATTACHMENT 1

Original Date: 04/02/04

Revision Date:

Note: Dimensions are in METRES

RZ 04-267216



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet

Development Applications Department

RZ 04-267216

Attachment 2

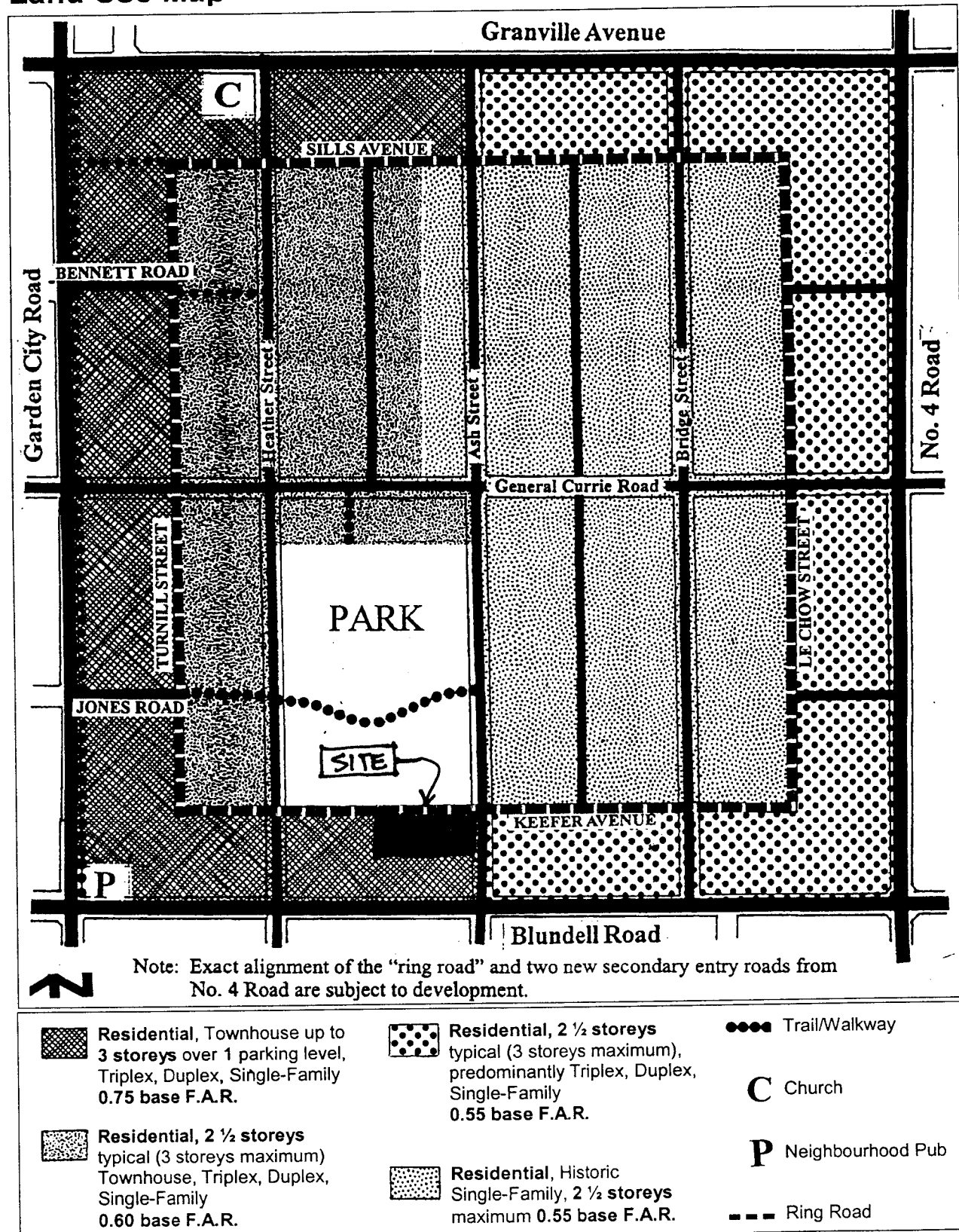
Address: 7751, 7771 and 7791 Ash Street
Applicant: Pelman Architecture Inc. Owner: Richmond School District #38, Benito A & Verney T Kho & Parmjit K & Bikar S Johal
Planning Area(s): Character Area "A" of McLennan South Sub-Area of City Centre Area

	Existing	Proposed
Site Size:	5,311 m ²	5,295 m ² (including a 4m x 4m corner cut)
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Residential, 3 Storeys over 1 parking level	Residential, 3 Storeys
Applicable Policy Designation		no change
Zoning	R1/F	CD/129
Number of Units	existing houses to be demolished	31

	Bylaw Requirement	Proposed	Variance
Density (units/hectare)		58.55 upHa	
Floor Area Ratio:	Max. 0.78	0.78	
Lot Coverage – Building:	Max. 40%	37.4%	
Lot Size:	.3 ha	5,295 m ² (.53 ha)	
Street Setbacks: Keefer Ave (North): Ash Street (East):	Min. 4.5 m (to bldg) Min. 4.0 m (to deck) Min. 6.0 m (to bldg) Min. 4.0 m (to deck)	Min. 4.5 m (to bldg) Min. 2.6 m (to deck) Min. 6.0 m (to bldg) Min. 4.2 m (to deck)	1.4m variance (deck)
Setback – West	Min. 6.0 m (to bldg) Min. 4.0 m (to deck)	Min. 6.0 m (to bldg) Min. 4.2 m (to deck)	
Setback – South:	Min. 6.0 m	Min. 6.0 m	
Height (m):	12 m	10.9 m	
Off-street Parking Spaces – Regular/Visitor*:	47 and 6	62 and 6	
Tandem Parking Spaces	permitted	54	
Amenity Space – Indoor*:	none	none	Payment in lieu
Amenity Space – Outdoor*:	none	ok	

City of Richmond

Land Use Map



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

Conditional Rezoning Requirements

7751, 7771 and 7791 Ash Street RZ 04-267216

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

Legal requirements, specifically:

1. Consolidate the three lots into one development parcel
2. Dedication of 4m x 4m at the NE corner of the site (future corner of Keefer & Ash) for road.
3. Payment for the equivalent of a 10m wide strip of land along the south side of 7731 Ash Street (immediately north of the development parcel), road dedication of the same and construction of that 10m of road (Keefer Ave) through to meet up with works being done via SA 04-266374, via our standard SA. Exact financial details to be resolved between Development Applications, Policy Planning, Law Dept and the developer, but to be based on the model done with Am-Pri for the adjacent leg of Keefer at Heather.
(Note: The developer has the choice of either providing the road dedication survey plan for the 10m width and City retains ownership of remainder (with the City's approval) or shows the 10m area as dedicated road on the subdivision/consolidation plan)
4. As eluded to in (3), SA requirements for the 10m of Keefer from Heather to Ash include, but are not limited to, peat removal as required, replacing with fill acceptable to Engineering Dept, 1.75m concrete sidewalk at the P.L., 1.50m grass & treed (7cm caliper) blvd, decorative Zed street lights, curb & gutter and a minimum of 6m road c/w storm sewer. An edge approved by Engineering Dept between the N edge of this 2/3 road and the existing lands to the north must also be dealt with. Sanitary sewer, watermain and hydro/tel/gas/cable are NOT required subject to the developer coordinating all those connections directly from Heather. DCC credits for construction and land value apply for Keefer only.
5. Enter into the City's standard SA for full half road improvements along Ash Street frontage (can/should be same SA as #3). Works include, but are not limited to, road widening, creation of a grass & treed (7cm caliper) boulevard (exact width to be determined) and decorative Zed street lights and a 1.75m sidewalk.

Development requirements, specifically:

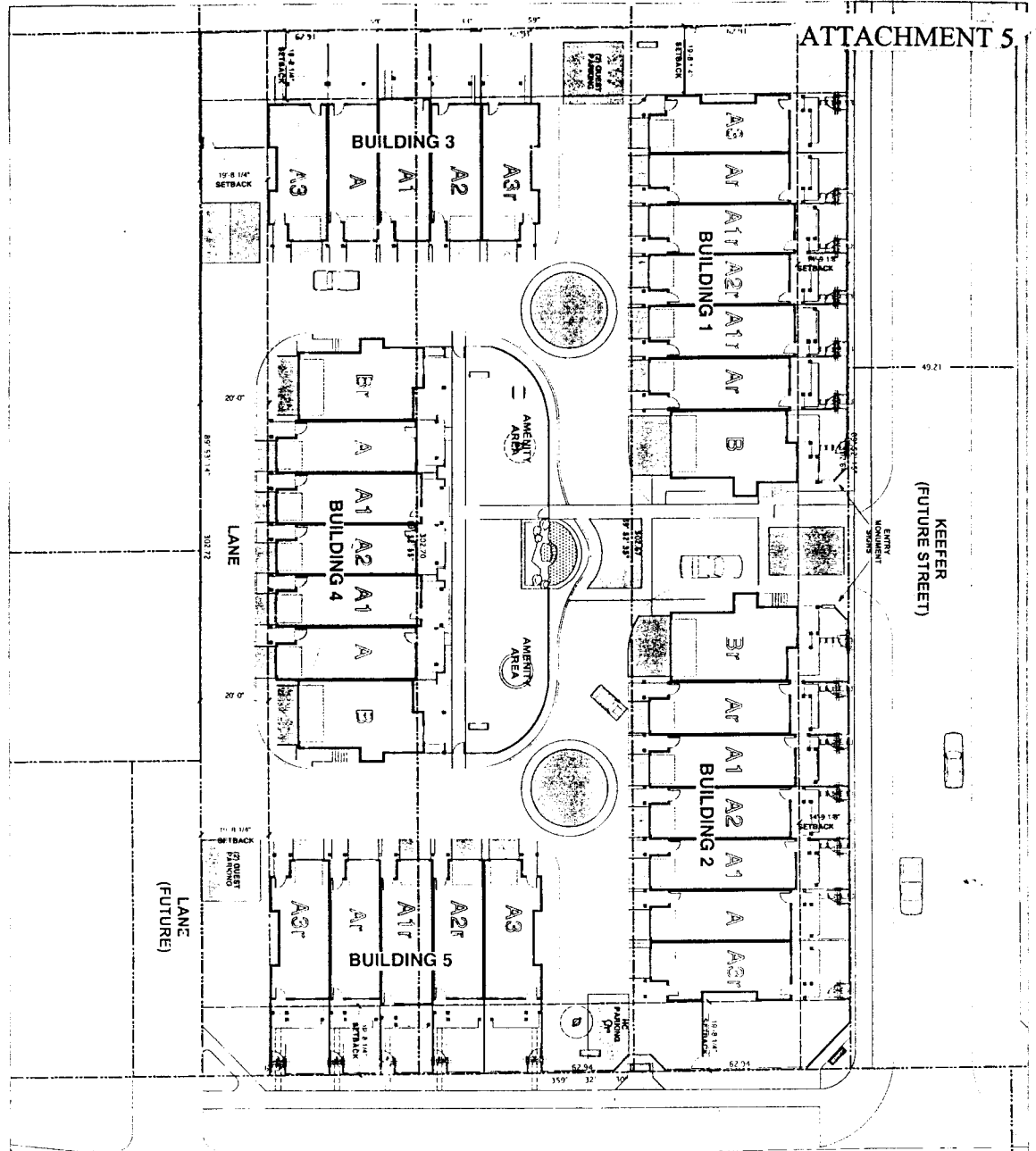
- Demolition of any existing structures on the subject properties.
- \$1,000 for the first 19 dwellings and \$2,000 for the remainder 12 units (e.g. \$43,000, to be confirmed) in-lieu of on-site indoor amenity space to go towards development of the McLennan South neighbourhood park.
- \$0.60 per buildable square foot (e.g. approximately \$26,544) towards affordable housing
- Processing of a Development Permit application to the satisfaction of the Manager of Development Applications.
- The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

Signed

1313239

Date



BUILDING STATISTICS:				
BUILDING NAME	A Units	A1 Units	A2 Units	Total Units
Building 1	2	2	1	7
Building 2	2	1	1	7
Building 3	1	1	2	5
Building 4	2	2	2	7
Building 5	2	2	2	5
TOTAL:	16	16	12	31 Units

UNIT SCHEDULE:				
Unit Type	Size	Amenity (Sq. Ft.)	Quantity	Area (Sq. Ft.)
A	3 Bedroom	1310	7	9170
A1	3 Bedroom	1355	7	9485
A2	3 Bedroom	1257	5	6285
A3	2 Bedroom	1525	7	10675
B	2 Bedroom	1485	5	6425
TOTAL:			31 Units	44260 SF

PROJECT DATA:

Site Address: 7125 7791 Ave Street, Richmond B.C.

Legal Description: PLAN OF SOUTH HALF OF LOT 13 AND THE SOUTH HALF OF LOT 12, THE NORTH HALF OF LOT 12 AND THE SOUTH HALF OF LOT 12, ALL OF BLOCK 6, SECTION 16, BLOCK 4 NORTH, PARCELS 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 1207

TECHNICAL CHECK:

Item	Required	Actual
33 GUIDELINES	NA	57,141 S.F.
204.2 Site Area	NA	1227 m ² Keefer Street
204.3 Footprint	0.78	57.12
204.4 1st Coverage	40% Max	57.12
204.4 2nd Coverage	40% Max	57.12
204.4 3rd Coverage	40% Max	57.12
204.4 4th Coverage	40% Max	57.12
204.4 5th Coverage	40% Max	57.12
204.4 6th Coverage	40% Max	57.12
204.4 7th Coverage	40% Max	57.12
204.4 8th Coverage	40% Max	57.12
204.4 9th Coverage	40% Max	57.12
204.4 10th Coverage	40% Max	57.12
204.4 11th Coverage	40% Max	57.12
204.4 12th Coverage	40% Max	57.12
204.4 13th Coverage	40% Max	57.12
204.4 14th Coverage	40% Max	57.12
204.4 15th Coverage	40% Max	57.12
204.4 16th Coverage	40% Max	57.12
204.4 17th Coverage	40% Max	57.12
204.4 18th Coverage	40% Max	57.12
204.4 19th Coverage	40% Max	57.12
204.4 20th Coverage	40% Max	57.12

NOT FOR CONSTRUCTION

LEGAL ADDRESS:

7125 7791 AVE STREET, RICHMOND B.C.

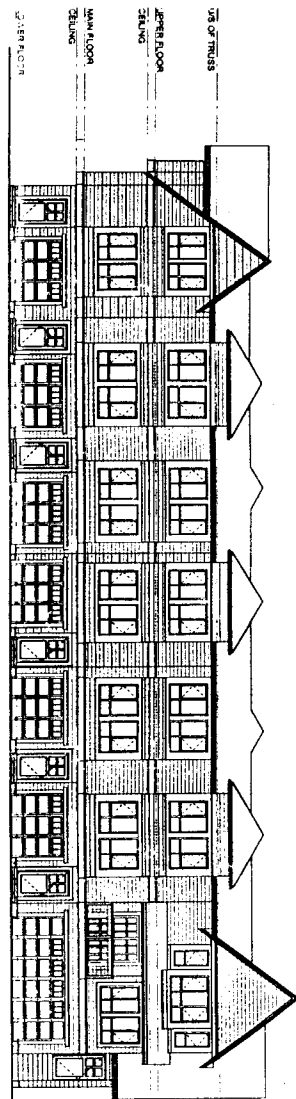
THE NORTH HALF OF LOT 13 AND THE SOUTH HALF OF LOT 12, THE NORTH HALF OF LOT 12 AND THE SOUTH HALF OF LOT 12, ALL OF BLOCK 6, SECTION 16, BLOCK 4 NORTH, PARCELS 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 1207

MACLEAN HOMES LIMITED

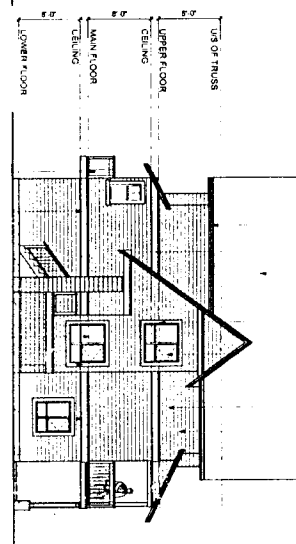
PROPOSED TOWNHOUSE DEV.

A quality 31 unit townhouse project

040

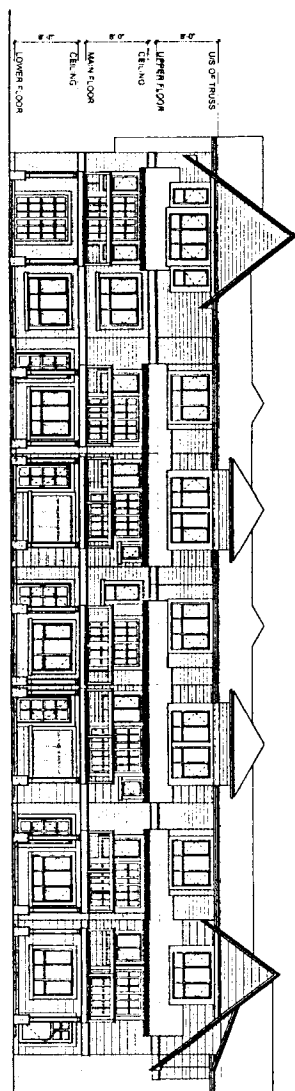


BUILDING 1 & 2 FRONT ELEVATION



BUILDING 4 SIDE ELEVATION

UNIT A3



BUILDING 1 & 2 REAR ELEVATION

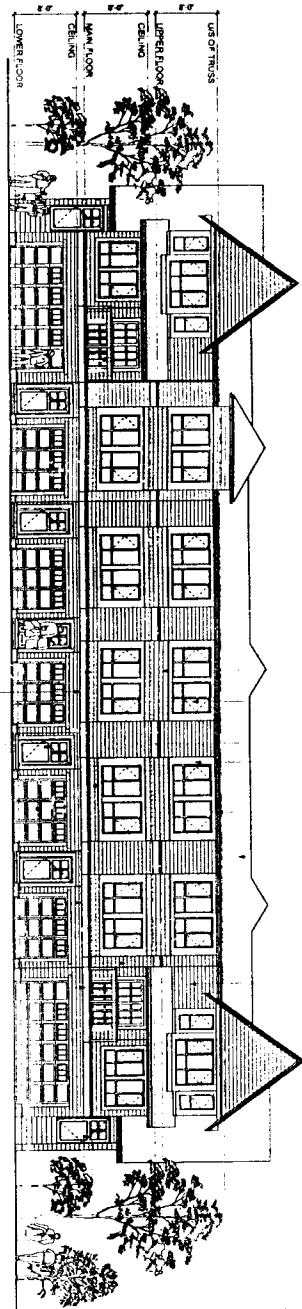
MATERIALS:

- (1) Asphalt Roof Shingles
- (2) Fiber Reinforced Cement Siding
- (3) Aluminum Double Glazed Window
- (4) Fiber Reinforced Cement Panel
- (5) Wood Window Trim
- (6) Aluminum Siding
- (7) Vinyl Plastic Gutter
- (8) Wood Horizontal Trim
- (9) Wood Column on Wood Trim
- (10) Wood Bracket
- (11) Wood Horizontal Cedar Trim
- (12) Overhead Storage Door
- (13) French Entry Door
- (14) Wood Lower Roof Vent
- (15) Cedar Shingles

NOT FOR CONSTRUCTION

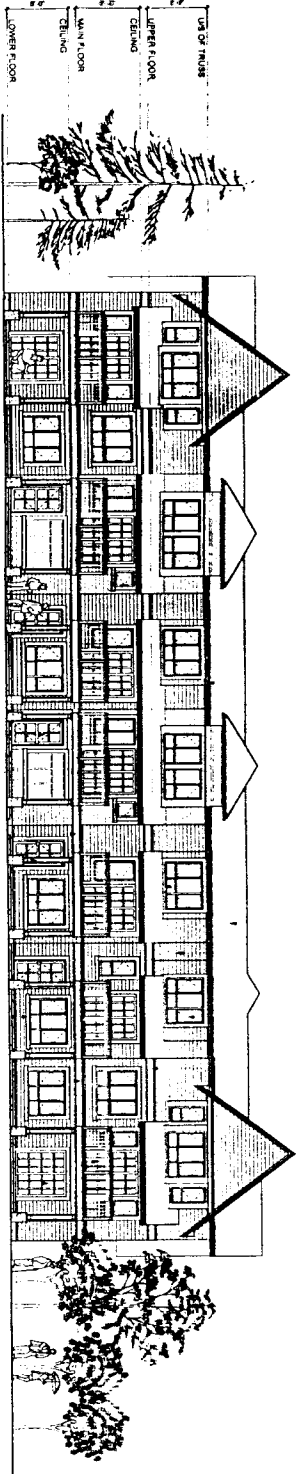
MACLEAN HOMES LIMITED
PROPOSED TOWNHOUSE DEV.
 A quality 31 unit townhouse project
 ASH STREET, RICHMOND B.C.

PRELIMINARY ELEVATIONS
 0401
 15 JULY 2004
 A4.1



UNIT B
UNIT A
UNIT A1
UNIT A2
UNIT A1
UNIT A
UNIT B
BUILDING 4 FRONT ELEVATION

- MATERIALS:**
- 1 Asphalt Roof Shingles
 - 2 Fiber Reinforced Cement Siding
 - 3 Aluminum Double Glazed Window
 - 4 Fiber Reinforced Cement Panel
 - 5 Wood Window Trim
 - 6 Aluminum Gutter
 - 7 Wood Picket Quatrail
 - 8 Wood Horizontal Trim
 - 9 Wood Column on Wood Trim
 - 10 Wood Brackets
 - 11 Wood Horizontal Cedar Trim
 - 12 Overhead Garage Door
 - 13 French Sliding Door
 - 14 French Entry Door
 - 15 Wood Lower Roof Vent
 - 16 Cedar Shingles



UNIT B
UNIT A
UNIT A1
UNIT A2
UNIT A1
UNIT A
UNIT B
BUILDING 4 REAR ELEVATION

NOT FOR CONSTRUCTION

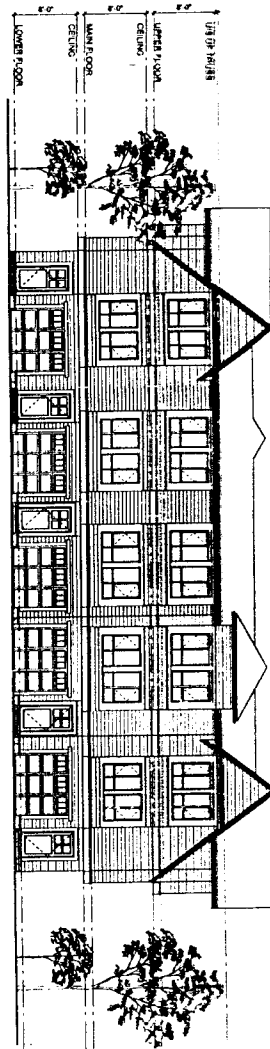
MACLEAN HOMES LIMITED PROPOSED TOWNHOUSE DEV.

A quality 2 unit townhouse project
ASH STREET, RICHMOND B.C.

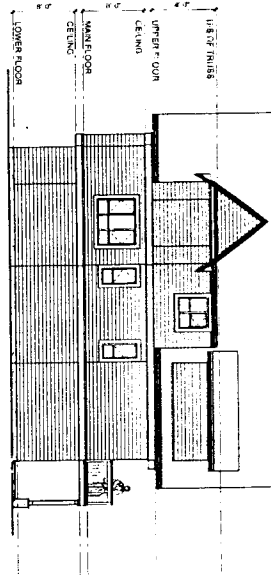
TECHNICAL
PRELIMINARY ARCHITECTURE

0401
BUILDING 2 & 3
ELEVATIONS

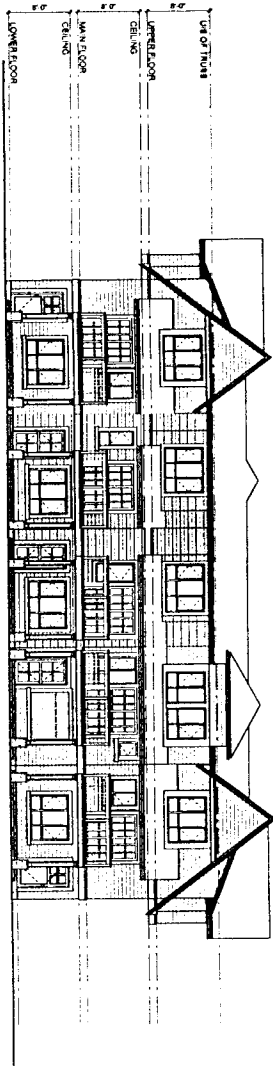
A4.2



UNIT A2 UNIT A UNIT A1 UNIT A2 UNIT A3
BUILDING 3 & 5 FRONT ELEVATION



UNIT A4
BUILDING 3 & 5 SIDE ELEVATION



UNIT A2 UNIT A UNIT A1 UNIT A2 UNIT A3
BUILDING 3 & 5 REAR ELEVATION

MATERIALS

- 1 Asphalt Roof Shingles
- 2 Fiber Reinforced Cement Siding
- 3 Aluminum Double Glazed Window
- 4 Fiber Reinforced Cement Panel
- 5 Wood Window Trim
- 6 Aluminum Gutter
- 7 Wood Picket (Guardrail)
- 8 Wood Horizontal Trim
- 9 Wood Column CW Wood Trim
- 10 Wood Bracket
- 11 Wood Horizontal Cedar Trim
- 12 Overhead Garage Door
- 13 French Sliding Door
- 14 French Entry Door
- 15 Wood Louver Roof Vent
- 16 Cedar Shingles

NOT FOR CONSTRUCTION

MACLEAN HOMES LIMITED
PROPOSED TOWNHOUSE DEV.
A quality 31 unit townhouse project
ASH STREET, RICHMOND B.C.

PHILIP W. ANDERSON INC.

0401
BUILDING 4
ELEVATIONS

5.000.000
A4.3



City of Richmond

Bylaw 7787

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7787 (RZ 04-267216)
7751,7771, 7791 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/129)**.

P.I.D. 003-842-681

South Half Lot 12 Block "G" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-723-551

The North Half of Lot 12 Block "G" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 002-694-832

The South Half of Lot 13 Block "G" of Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7787**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

CITY OF RICHMOND
APPROVED for content by originating dept. HS
APPROVED for legality by Solicitor [Signature]