



To: Planning Committee **Date:** April 29, 2004
From: Raul Allueva **File:** RZ 03-254898
 Director of Development
Re: **APPLICATION BY TIEN SHER INVESTMENT GROUP INC. TO REZONE 7760, 7780, 7800, AND THE BACK HALF OF 7740 ASH STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/35), TO AMEND COMPREHENSIVE DEVELOPMENT DISTRICT (CD/35) AND TO AMEND THE MCLENNAN SOUTH SUB-AREA PLAN**

Staff Recommendation

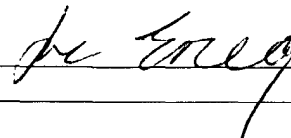
1. That Official Community Plan Amendment Bylaw No. 7731, to amend Schedule 2.10D (McLennan South Sub-Area Plan) by introducing a map amendment affecting the area designated for "Residential, Historic Single-Family, 2½ storeys maximum 0.55 base FAR", be introduced and given first reading.
2. That Bylaw No. 7731, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, the Economic Strategy Plan, and the 5 Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act.
3. That Bylaw No. 7731, having been examined in accordance with the City Policy No. 5002 on referral of Official Community Plan Amendments, is hereby deemed to have no effect upon an adjoining Municipality nor function or area of the Greater Vancouver Regional District, in accordance with Section 882(3)(d) and (e) of the Local Government Act.
4. That Bylaw No. 7731, having been examined in accordance with the requirement in the Accord between the City and the Vancouver International Airport Authority, is hereby deemed to be outside the areas affected by aeronautical operations.
5. That Bylaw No. 7732, to amend the lot coverage permitted under "Comprehensive Development District (CD/35)", be introduced and given first reading.
6. That Bylaw No. 7733, for the rezoning of 7760, 7780, 7800 and the back half of 7740 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/35)", be introduced and given first reading.


 Raul Allueva
 Director of Development

RV:ef
Att. 6

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Tien Sher Investment Group Inc. has applied to rezone 7760, 7780, 7800, and the back half of 7740 Ash Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/35) in order to permit the development of approximately 29 two and 2 ½ storey townhouses at a floor area ratio of 0.60 and with 6 visitor parking spaces (**Attachment 2**).

An amendment to the McLennan South Sub-Area Plan is proposed to clarify the north and south boundaries between the designated single-family and the multiple-family character areas within the Sub-Area, and to administer this boundary independent of the ring road location (**Attachment 3**).

The application does not include a proposal to provide for a portion of the Keefer Avenue “ring road”, as shown on the “Circulation Map” in the Sub-Area Plan, due to limitations related to the quality and location of existing single family dwellings in the area, as well as other viable opportunities for road development further to the north. Both of these issues are discussed below in detail. The road would be required to locate north of the subject site, at a location to be determined in conjunction with future single-family subdivision. The McLennan South Sub-Area Plan states that the exact alignment of the “ring road” is subject to development. To clarify this issue, amendments to the McLennan South Sub-Area Plan are to be brought forward in a separate report to Council to confirm the conditions for exercising flexibility in road alignments, along with other amendments to establish an acceptable single-family lot size policy.

Findings of Fact

Item	Existing	Proposed
Owners	7740 Ash St. – Lynda Clark 7760 Ash St. – Kamijit and Hazoori Olak 7780 Ash St. – Tien Sher Investment Group Inc. 7800 Ash St. – Surjit and Karen Kullar	Tien Sher Investment Group Inc.
Applicant	Tien Sher Investment Group Inc.	
Site Size (by applicant)	6195 m ² (66,683 ft ²)	6195 m ² (66,683 ft ²) No change
Land Uses	<ul style="list-style-type: none"> An area of existing single-family homes. 	<ul style="list-style-type: none"> 29 2 and 2 ½ storey single-family and two-family dwellings
Area Plan: City Centre	Land Use Designation: Residential	
Sub-Area Plan: McLennan South Policies & Practices	<ul style="list-style-type: none"> Land Use: Residential, Triplex, Duplex, Single Family Density: Designated for a <u>base</u> density of 0.55 floor area ratio (FAR) on the site – Densities of up to 0.60 FAR in Area C, outside the “ring road” have been approved. Amendments to the Sub-Area Plan are proposed with this application to provide clarity on boundary with single-family area (Attachment 3) Development Permit Guidelines: Encourage clusters of one, two, and triplex housing to contribute to the rural aspect of the community’s country estate character and wooded aspect. Roads: The developer of the subject site must contribute to off-site improvements to Ash Street. The location and construction of Keefer Road north of the site will be undertaken by developers as part of future development in the single-family 	

Item	Existing	Proposed
	area to the north. <ul style="list-style-type: none"> Park: Planning for the McLennan South Park, between Heather and Ash Streets, is currently underway, with limited construction following in late 2004 and completion within three years. 	
Zoning	Single-Family Housing District, Subdivision Area F (R1/F) <ul style="list-style-type: none"> Permits single-family dwellings at FAR 0.55 2 ½ storey Maximum 45% Lot Coverage for buildings Front setback: 6 m (9 m (29.527) on section line roads) Rear Yard: 6 m (19.7 ft) Side Yard: 2.0 m (6.562 ft) 	Comprehensive Development District (CD/35) <ul style="list-style-type: none"> Permits townhouses at 0.60 FAR <i>Proposed: 0.60 FAR</i> Specifies maximum number of storeys, (2½ storeys within 20 m (65.6 ft) of a road and 3 storeys beyond that) <i>Proposed: 2 and 2 ½ storeys</i> CD/35 to be amended to permit lot coverage up to 40% for sites in McLennan South where building height is a maximum of 2 ½-storeys <i>Proposed: 40% site coverage</i> Specifies setbacks from public roads: 6 m (19.7 ft) <i>Proposed: 6 m (16.4 ft.)</i> Side and rear yards: 3.0 m (9.842 ft) <i>Proposed: 1.2 m (4 ft) to 5.3 m (17 ft) (Staff recommend compliance)</i>
Off Street Parking	Required For (CD/35) Residents: 1.5 spaces /unit x 29 units = 44spaces Visitors: 0.2 spaces/unit x 29 units = 6 spaces Total: 1.7 spaces/unit x 54 units = 50 spaces	Proposed Residents: 2.0 spaces /unit x 29 units = 58 spaces Visitors: 0.2 spaces/unit x 29 units = 6 spaces Total: 2.2 spaces/unit x 29 units = 64 spaces

Related Policies & Studies

Surrounding Development

The McLennan South sub-area plan prescribes a typical height of 2 ½ storeys for the subject site, with a mix of detached and duplex dwellings predominant when viewed from the public roads.

The subject site is situated along the east side of Ash Street, which is one of the low density multi-family residential areas designated under the McLennan South Sub-Area Plan. The area around the subject site is characterized by a mix of older and newer single-family homes. The plan generally intends that this part of McLennan South to the south, east, and west of the site, will be redeveloped with low density townhouse projects, although allowance is made for the retention of single-family homes as appropriate. The lands immediately to the north are designated for single-family development.

Staff Comments

Policy Planning

Issues:

City staff have met with the applicant on several occasions both pre- and post-application to review the issues for development on this McLennan South site, and have identified the following issues:

- Roads
- Density
- Setbacks

Roads

In accordance with the Sub-Area Plan, the City is seeking to extend the Keefer “ring road” through to Bridge Street. Recognizing the existing newer house at 7740 Ash St. and a recently issued Building Permit for 7671 Bridge St., staff have identified potential difficulties in completing the “ring road” at this location. On this basis, staff have revisited the preferred route for the ring road, and have considered a route several lots to the north, in line with several properties that the City owns, to the east, and would facilitate single-family subdivision and access to the backlands. The change in the alignment is specific to this quadrant (east of Ash Street), which includes lands designated for future single family development, and will necessarily require internal roads to be built at the exclusive cost of developers to achieve subdivision. The proposed relocation of a future road access between Ash and Bridge Streets to the north is also consistent with provisions in the Area Plan for flexibility. However, to provide increased clarity for both the neighbourhood and the development community, amendments are proposed to the Area Plan to provide criteria for evaluating changes in the road alignment. This report will be brought forward separately to Council, along with recommendations for a Single-Family Lot Size Policy for McLennan South.

Density

A design rationale and a appropriate public benefit contributions from the developer are required to support a density increase to 0.60 FAR. The proposed introduction of detached single-family units in combination with duplex units is an innovative housing type which has not previously been provided in the multi-family and townhouse projects in the area. Detached single-family town homes make an appropriate transition to the existing single-family neighbourhood, in height and massing, and would be a complementary addition to the streetscape. Additionally, the applicant proposes a \$50,000 cash contribution towards the McLennan South neighbourhood park (in addition to the payment in lieu of providing indoor amenity space) in support of the density increase to FAR 0.60.

Setbacks

The setback regulations in Comprehensive Development District (CD/35) specify a 6 m (19.7 ft.) setback from public roads and a 3 m (9.8 ft.) setback from rear and side property lines. These setbacks are consistent with the Sub-Area Plan, and are established to enhance the area’s unique “country estate” character, by ensuring adequate open space between buildings to allow for privacy, sunlight, and substantial landscaping between buildings. The applicant proposes setbacks to the side and rear yards, which will require variances at the Development Permit stage. Staff have advised that the proposed setbacks will be reviewed in detail as part of the full review of design information submitted as part of the Development Permit application, and will likely require adjustments to the site plan and unit mix. In reviewing these relaxations, staff will consider the ultimate development pattern in the area and existing site constraints to ascertain whether the variances will have a detrimental effect on the intended smooth transition to neighbouring single-family and future multiple family buildings and open space.

Development Applications – Engineering and Transportation

The Development Applications Department support the rezoning application. The Site Engineering, Transportation, and Urban Development staff comments are provided in **Attachment 5**.

Analysis

- The proposed project is consistent with Richmond's planning and development objectives and is expected to be an attractive and fitting addition to McLennan South's multiple-family neighbourhood. The proposed central open green space will enhance the livability of the project for the residents. Overall, the project is well-designed and deserving of support.
- Proposed variances to CD/35 related to the proposed side and rear yard setbacks will need to be reviewed as part of the Development Permit application, and may require adjustments to the site plan, unit types and mix, and overall design.
- The applicant will enter into the City's standard servicing agreement for the design and construction of the east side of Ash Street adjacent to their project.
- The applicant proposes a voluntary contribution of \$50,000 towards the neighbourhood park, an appropriate public benefit for a development of this size and recommended density.
- The applicant proposes to pay cash-in-lieu of on-site indoor amenity space in accordance with City Policy. This is appropriate for a project of this scale and will benefit the community as a whole with the contribution towards the development of the nearby neighbourhood park.
- The proposed zone, Comprehensive Development District (CD/35), has been applied to the development in McLennan South by Porte Realty at 7511 No. 4 Road (RZ 02-213224), and is equally appropriate for the subject site, which is able to accommodate the allowable density of 0.60 FAR. Concurrent with the subject Rezoning application, amendments to CD/35 are proposed to permit an increased site coverage of 40% for developments which limit the building height to 2 ½ storeys (versus the existing requirement for 30% lot coverage for 3-storey projects).
- An amendment to the McLennan South Sub-Area Plan is proposed to clarify the boundary between the single-family and multi-family areas.

Financial Impact

None.

Conclusion

The subject development conforms with city-wide, City Centre, and McLennan South policies and objectives for development. The proposal will confirm the boundary between the single-family and multi-family area in this part of McLennan South. The proposed use of Comprehensive Development District (CD/35) is consistent with the McLennan South Sub-Area and with previously approved projects in the sub-area. Overall, the project is attractive and will be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development be approved.



Eric Fiss
Policy Planner

EF:cas

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The following requirements are to be dealt with prior to final adoption:

Legal requirements, specifically:

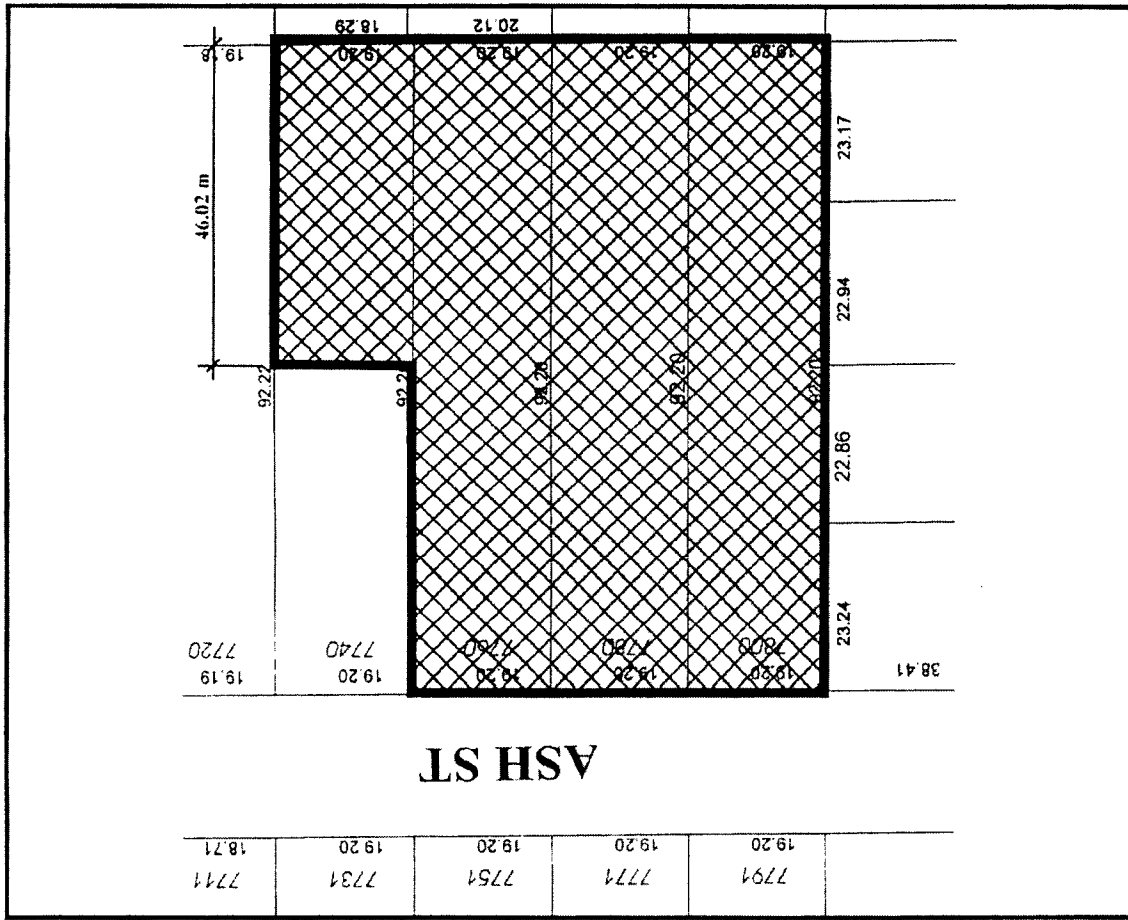
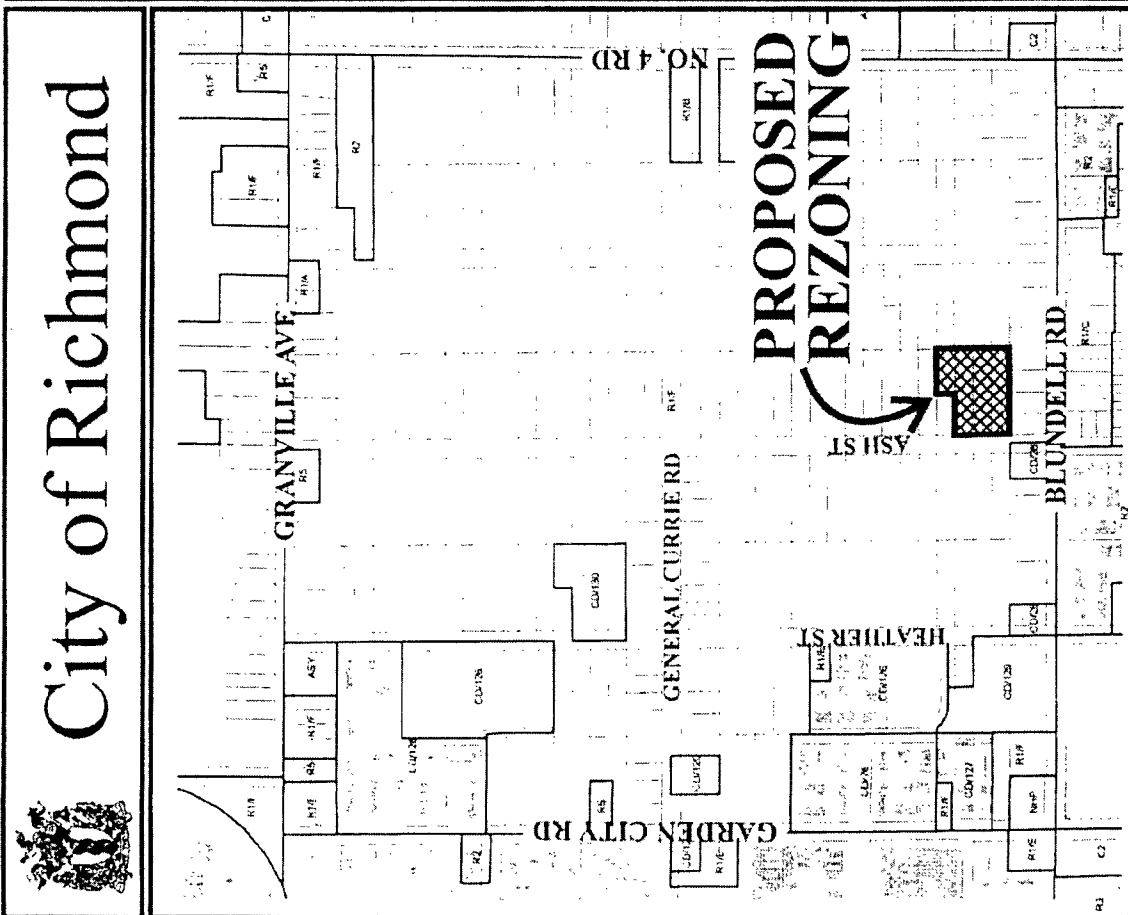
- Consolidation of the subject lots into one parcel;
- Entering into the City's standard Servicing Agreement for the design and construction of the east half of the Ash Street frontage, from the south end of 7800 to the north end of 7740 Ash. Works include, but are not limited to, road widening, curb and gutter, creation of a 3.1m grass and treed boulevard, complete with decorative Zed street lights (City spec L12.5), with a 1.75m concrete sidewalk near the property line. All works are at the developer's sole cost and are not subject to any credits; and
- Registration of a covenant to ensure provision of a cross access easement (prepared by the developer's solicitor) between this new development site and the remaining frontage at 7740 Ash Street.

Development requirements, specifically:

- Contribution towards construction of the neighbourhood park in lieu of providing on-site indoor amenity space to the rates established by the City's new amenity space policy (e.g. approximately \$37,000);
- Contribution towards the City's Parks Reserve of \$50,000 (e.g. at a rate of approximately \$1.25 per buildable square foot of the proposed project, excluding parking); and
- Processing of a Development Permit application to a satisfactory level, as determined by the Director of Development.

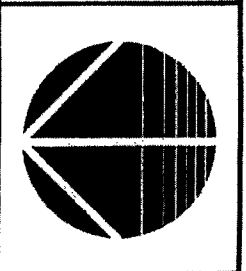
LIST OF ATTACHMENTS

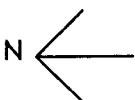
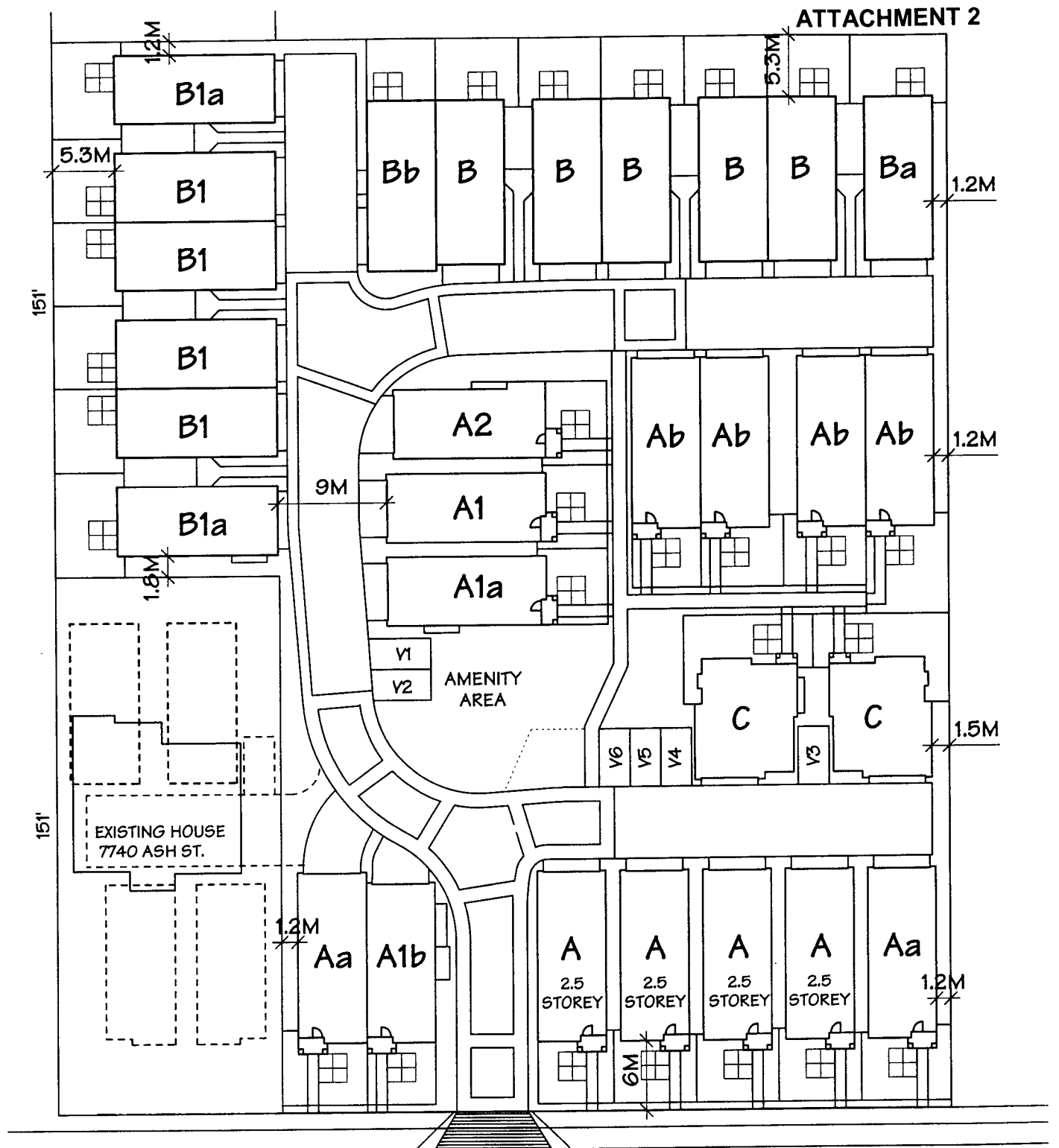
- Attachment 1 - Zoning Site Map
- Attachment 2 - Proposed Site Plan
- Attachment 3 - Multi-Family Pressure on the Single-Family Area's North & South Boundaries
- Attachment 4 - Proposed Land Use Map
- Attachment 5 - Development Applications Staff Comments



Original Date: 01/08/04
 Revision Date: 01/21/04
 Note: Dimenstions are in METRES

RZ 03-254898





ASH STREET

SITE PLAN

SCALE: 1" = 40'-0"

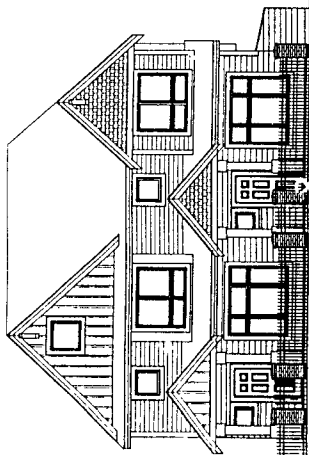
SITE AREA: 57,170 SF + 9,190 SF = 66,360 SF (1.3 AC.)

PROPOSED DEVELOPMENT:

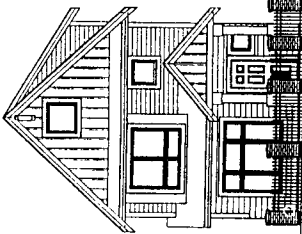
29 UNITS (2 1/2 STOREY) X 1,372 SF = 39,788 SF (FAR = 0.6)
 MAX. SITE COVERAGE = 40%

MAY 4, 2004

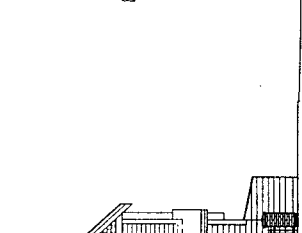
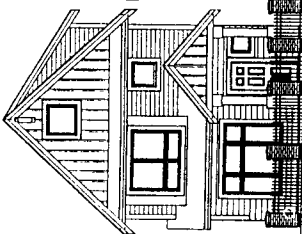
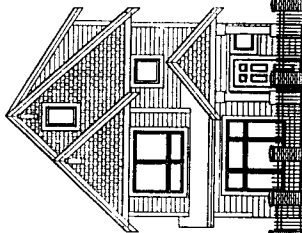
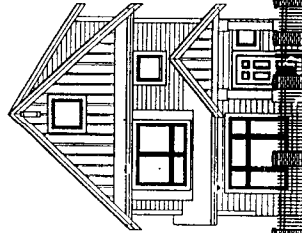
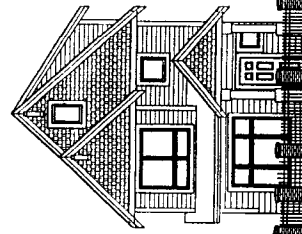
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ASH STREET ELEVATION - 1 UNIT "Aa/A1b"
SCALE: 1/8" = 1'-0"



ASH STREET ELEVATION - 1 UNIT "Aa", 4 UNITS "A"
SCALE: 1/8" = 1'-0"



May 4, 2004

854 Bayfield Drive, North Vancouver, B.C. V7G 1N8, Tel: 604-291-8231, Fax: 604-291-8235, E-mail: h.yarch@shaw.ca

7740/7760/7780/7800 ASH ST.
Richmond, B.C.

7740/7760/7780/7800 ASH ST.
Richmond, B.C.

May 4, 2004

854 Bayfield Drive, North Vancouver, B.C. V7G 1N8, Tel: 604-291-8231, Fax: 604-291-8235, E-mail: h.yarch@shaw.ca

Multi-Family Pressure on the Single-Family Area's North & South Boundaries

Issue:

Residents are concerned that the plan does not protect the single-family area from being “squeezed” by developers seeking to maximize the size of the multiple-family areas to its north and south, which could impair its livability and viability and the range of housing choices available in the neighbourhood.

Discussion:

The plan stipulates that the single-family area's north and south boundaries should follow Sills and Keefer Avenues, but the alignments of these roads are not fixed as that could impede their establishment. The boundaries of the single-family area could, on the other hand, be fixed independently of Sills and Keefer, which would reduce developer/land speculation while allowing road locations to remain somewhat flexible.

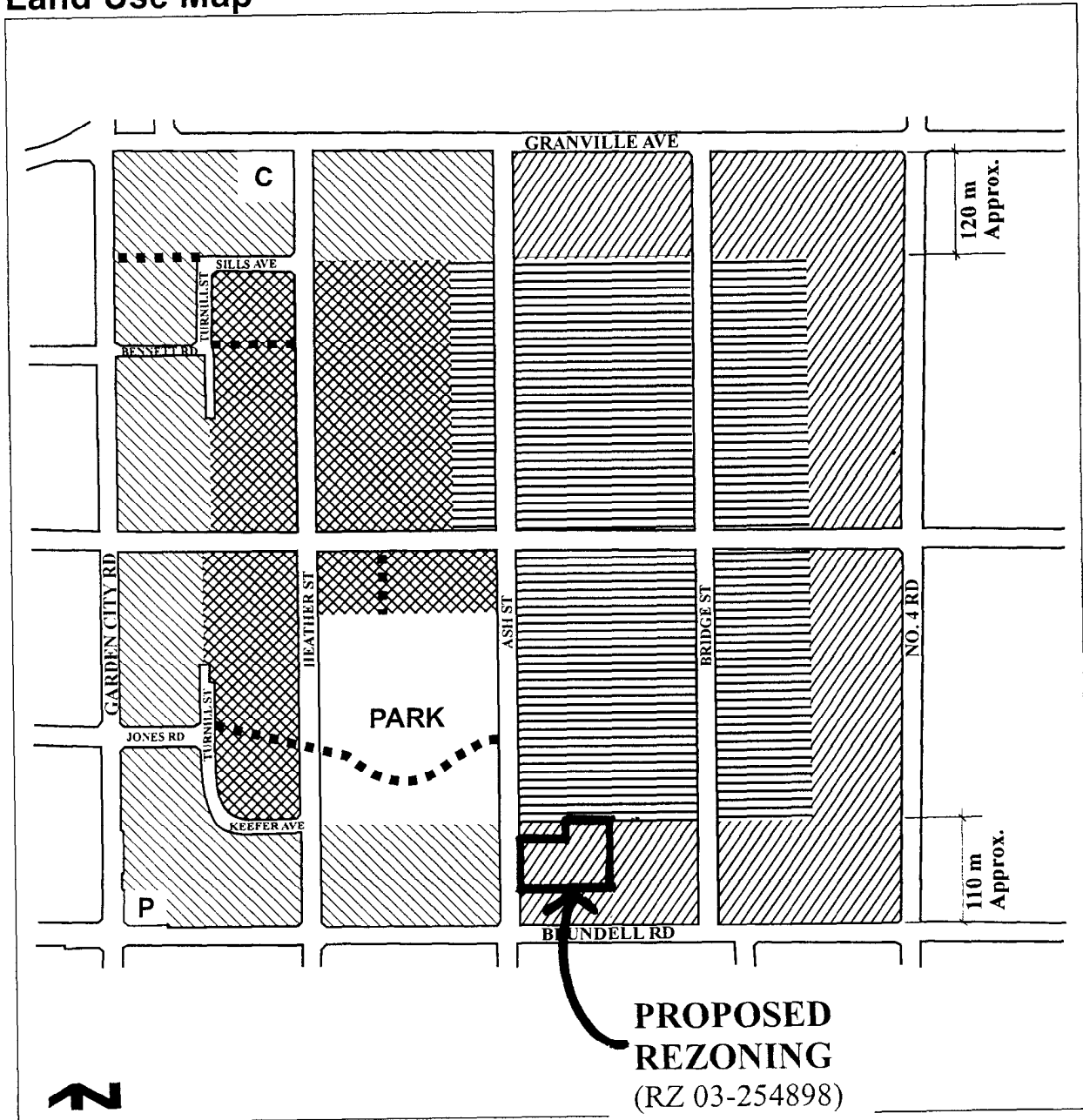
Recommendation:






Amend the sub-area plan “Land Use” map such that the north and south boundaries of the single-family area are set independently of Sills and Keefer Avenues, at approximately 120 m (394 ft.) and 110 m (360 ft.) of Granville Avenue and Blundell Road respectively (e.g. generally in alignment with the portions of Sills and Keefer that have been constructed west of Heather and, in the case of Sills, have been approved between Ash and Bridge). (**Attachment 4**)

Proposed Land Use Map

City of Richmond

Land Use Map



	Residential Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.		Residential , 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		Trail/Walkway
	Residential , 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		Residential , Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R.	C	Church
				P	Neighbourhood Pub

Development Applications – Staff Comments

Site Engineering

Prior to final adoption of the Rezoning, the following must be complete:

- Consolidation of the existing 3 1/2 lots into one development parcel;
- Registration of a covenant to ensure registration of a cross access easement (prepared by the developer's solicitor) between this new development site and the remaining frontage at 7740 Ash Street; and
- Entering into the City's standard Servicing Agreement for the design and construction of the east half of the Ash Street frontage, from the south end of 7800 to the north end of 7740 Ash. Works include, but are not limited to, road widening, curb and gutter, creation of a 3.1m grass and treed boulevard, complete with decorative Zed street lights (City spec L12.5), with a 1.75m concrete sidewalk near the property line. All works are at the developer's sole cost and are not subject to any credits.

Transportation

Transportation comment based on plans dated January 2, 2004:

- Cross access agreement with 7740 Ash Street;
- By supporting this proposal, the alignment of Keefer Avenue will be shifted towards the north between Ash and Bridge Streets; and
- Policy Planning needs to confirm that this shift in the ring road does not conflict with the Area Plan.

Urban Development

Urban Design comment based on plans dated January 2, 2004:

- The buildings appear very handsome and will be a welcome addition to the neighbourhood;
- Review of the proposed variances at the Development Permit stage, which may require adjustments to the site plan, unit layouts, and overall design;
- Consideration should be given to designing some units that are convertible to wheelchair accessible (The Advisory Design Panel has recommended this happen in projects of adequate size);
- Consider relocation of visitors parking spaces V1 and V2 at road end to allow a larger, contiguous common green;
- Identify location of garbage/recycling area and mail kiosk; and
- Aerial photo suggests that there are some good size trees. An arborist's report is required to review opportunities for tree retention.



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7731**

The Council of the City of Richmond enacts as follows:

- 1. Schedule 2.10D (McLennan South Sub-Area Plan) to Richmond Official Community Plan Bylaw 7100 is amended by:
 - 1.1 Repealing the “Land Use Map” to Schedule 2.10D, and replacing it with “Schedule 1 to Bylaw 7731”.
- 2. This Bylaw is cited as “**Amendment Bylaw 7731**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

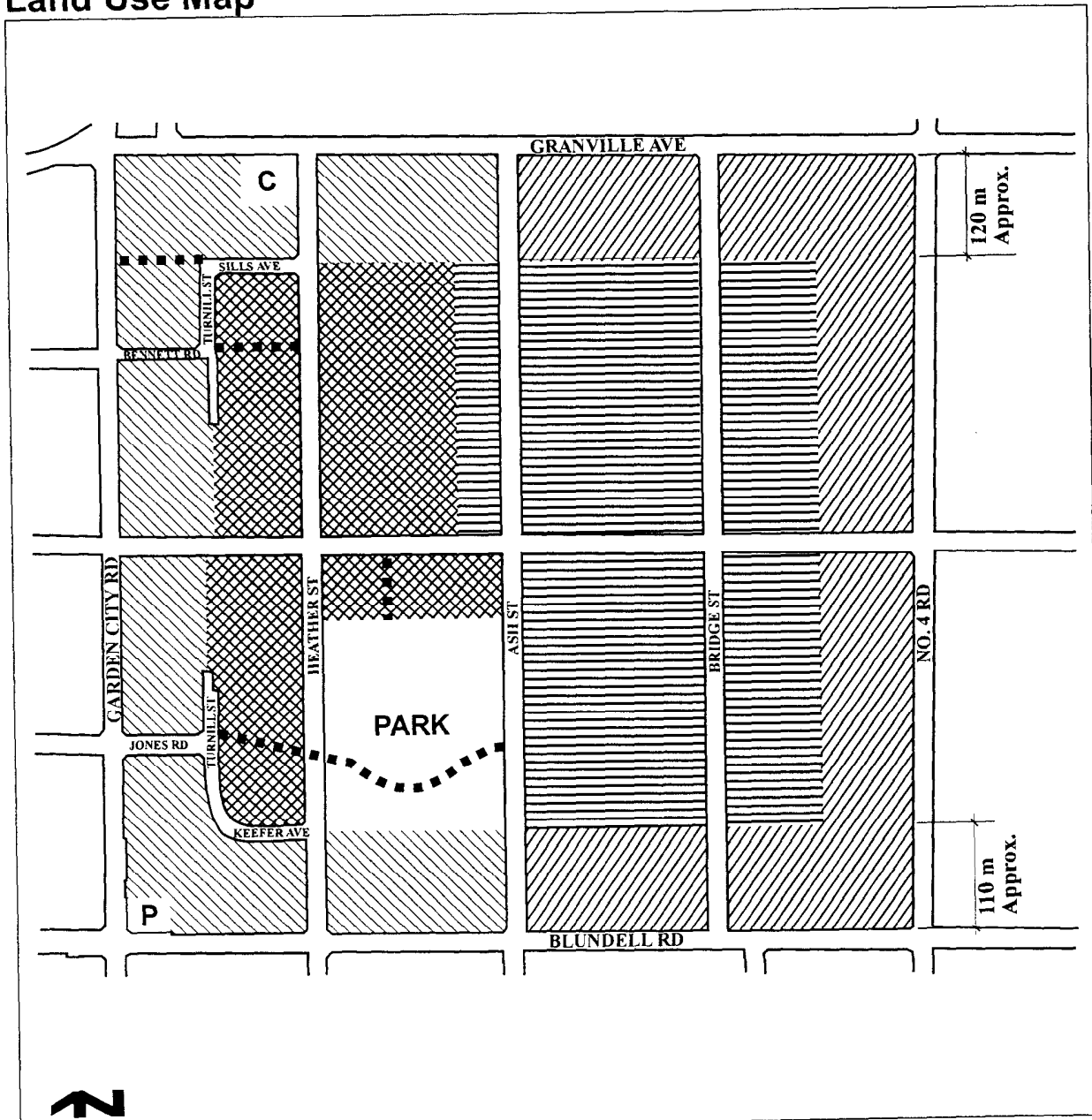
CITY OF RICHMOND
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



MAYOR

CITY CLERK

City of Richmond

Land Use Map



- | | | | | | |
|---|---|---|---|--|-------------------|
|  | Residential Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R. |  | Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R. |  | Trail/Walkway |
|  | Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R. |  | Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R. | C | Church |
| | | | | P | Neighbourhood Pub |



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7732 (RZ 03-254898)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 291.35.3, Maximum Lot Coverage, with the following:

“291.35.3 MAXIMUM LOT COVERAGE:

.01 40% for **lots** of less than 2,000 m² (21,528.525 ft²), and 30% for all other **lots**.

EXCEPT THAT for **lots** of any size in the McLennan South Sub-Area (Section 15-4-6), the maximum **lot** coverage shall be 40% when the maximum height of **buildings** is 2 ½ storeys.

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7732”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7733 (RZ 03-254898)
7760, 7780, 7800, AND THE BACK HALF OF 7740 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/35)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7733"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7733"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

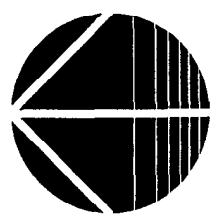
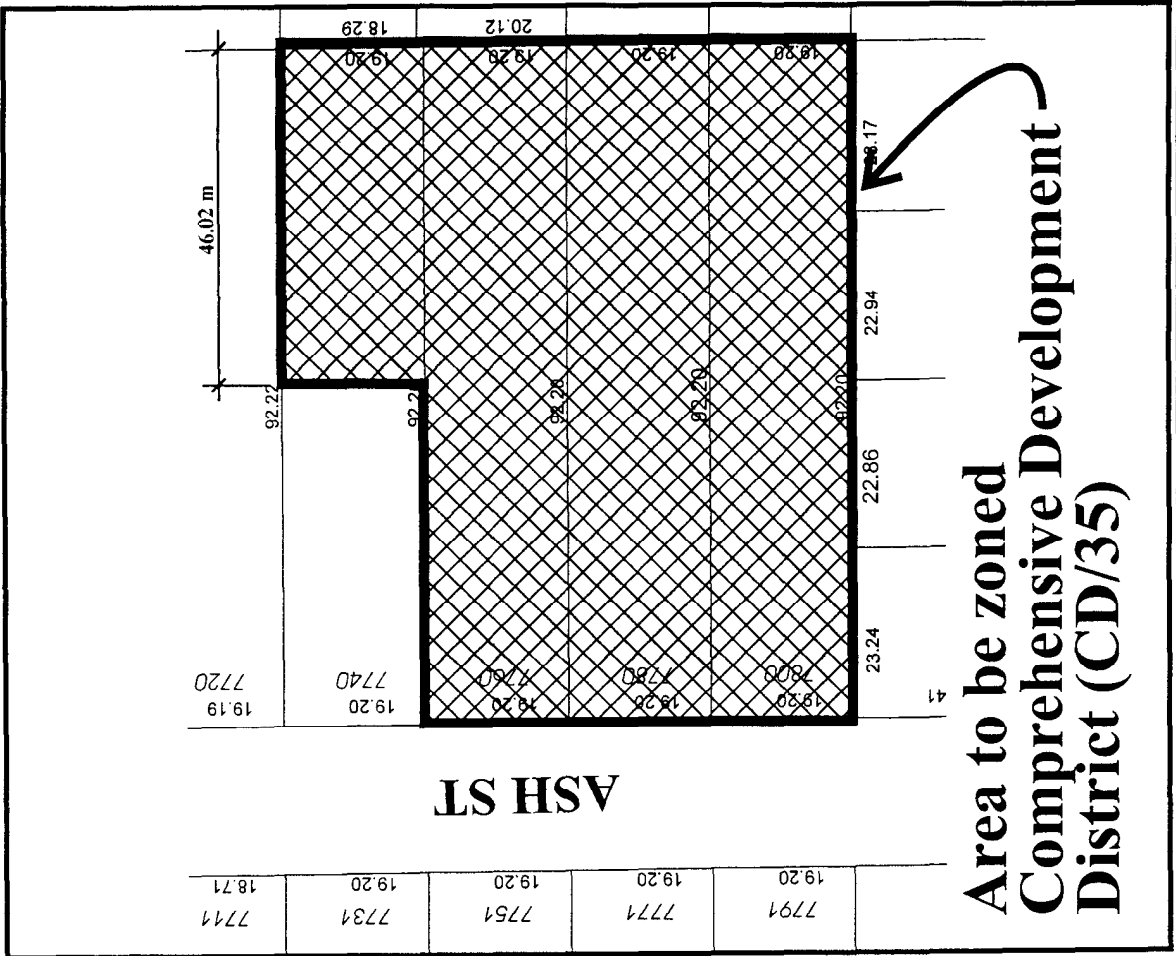
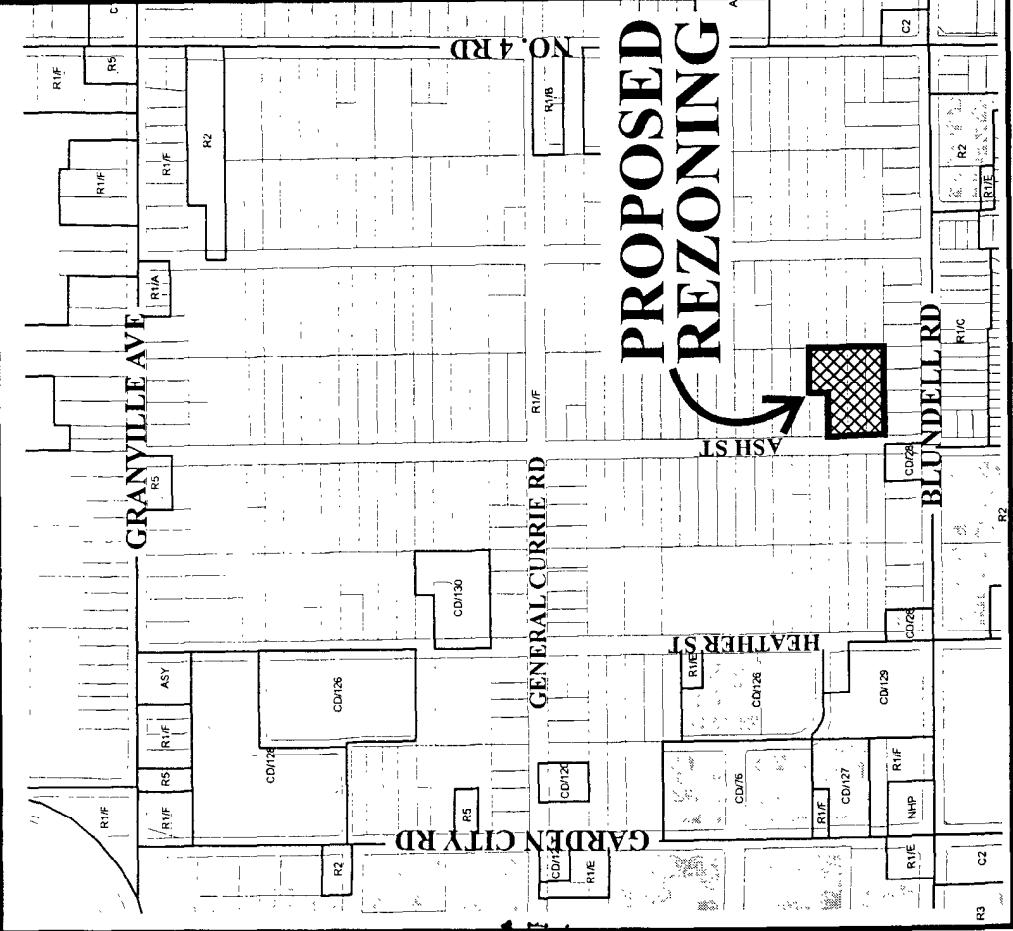
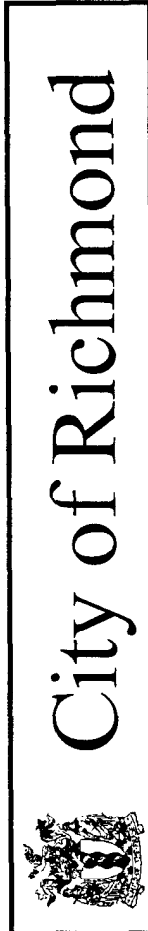
OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>HB</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK



RZ 03-254898

Original Date: 01/08/04
Revision Date: 01/21/04
Note: Dimensions are in METRES