

Richmond Official Community Plan



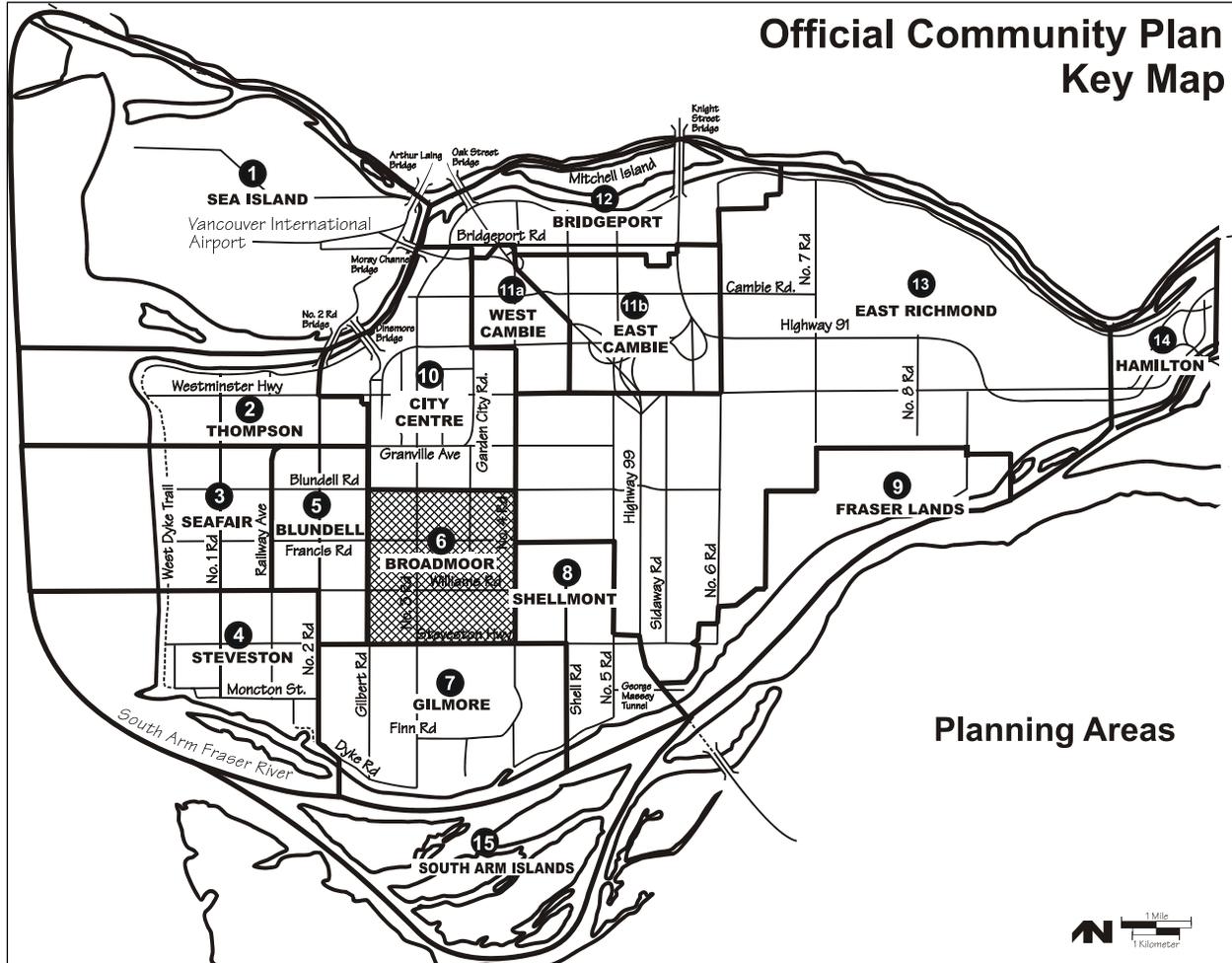
City of Richmond

BROADMOOR AREA ASH STREET SUB-AREA PLAN Bylaw 7100 Schedule 2.6A



KEY MAP

Bylaw 7406
2002/10/21



PLAN AREA MAP

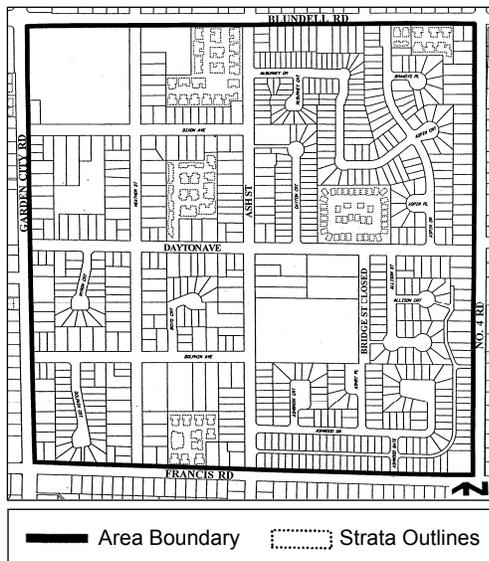


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PLAN INTERPRETATION

What is the Official Community Plan (OCP)?

The OCP is a legal community planning document for managing the City's social, economic, land use, servicing and environmental future. It sets out a vision, goals, objectives, and policies that reflect overall community values that have been determined through a public consultation process.

How is the Plan organized?

The OCP (Bylaw 7100) is comprised of:

- 1) Schedule 1: the overall OCP;
- 2) Schedule 2: Area Plans and Sub-Area Plans.

Area Plans refer to the 15 areas that have been identified within Richmond for planning purposes (see Key Maps).

Sub-Area plans refer to smaller localized areas within specific planning areas.

The OCP addresses broad city wide issues while the Area Plans and Sub-Area Plans address local neighbourhood issues.

Plan Precedence

If there is a conflict with respect to a land use designation between the OCP Generalized Land Use Map and Area Plan Land Use Maps, the Area Plan Maps shall take precedence with the exception of sites designated Conservation Area or Environmentally Sensitive Area (ESA) in which case readers should check Schedule 1 as it takes precedence over this plan.

Changes to this Document

This Plan may be amended from time to time. Please check with the City's Urban Development Division to make sure that this is an up-to-date version containing all of the adopted amendments.

Definitions

See OCP Schedule 1.

1.0 PLAN OVERVIEW

1.1 PURPOSE

This plan applies to the area shown on the Plan Area Map.

The Ash Street Sub-Area is located in the Broadmoor Planning Area and is bounded by Blundell, Francis, Garden City and No.4 Roads.

The Ash Street Sub-Area is located in an area where residential growth has led to a need for an expanded sanitary sewer system, closed in ditches and improved roads.

This land use plan will allow for a more precise design of these City services.

The plan also includes projected needs for commercial, parks schools and other community facilities.

This sub-area plan sets out a goal for the area. From this a series of achievable and realistic objectives covering basic planning issues are formulated which together will attain the goal. Specific policy statements then detail the ways in which Council can achieve the objectives.

1.2 GOAL

The goal of the Ash Street Sub-Area Plan is to maintain and improve the existing residential community by upgrading the quality of services and facilities concurrent with new development.

2.0 JOBS & BUSINESS

*Bylaw 7406
2002/10/21*



ISSUE:

Agricultural Land Reserve

As outlined in the Official Community Plan, the City is committed to protecting the supply of agricultural lands and to ensuring the viability of farm operations.

The Ash Street Planning Area abuts the Agricultural Land Reserve along No. 4 Road. Developments in these areas should refer to the Policies, Objectives and Development Permit Guidelines for Agriculture outlined in the Official Community Plan.

OBJECTIVE 1:

To provide an opportunity for a community commercial area to serve the weekly shopping needs of residents of the immediate area.

POLICIES:

- a) Permit a community commercial area located as per the Land Use Map to serve the shopping needs of residents of the neighbourhood.

*Bylaw 7406
2002/10/21*

3.0 NEIGHBOURHOODS & HOUSING

3.1 RESIDENTIAL LAND USE

ISSUE:

The trend of residential development in the Ash Street area has been one of gradually increasing densities.



Single Family Development

The Ash Street area was first subdivided into half acre lots then in the late 1970s and early 1980s, two large subdivisions of 12 m (40 ft.) wide lots were built, and the character of the area began to change.

In 1984, for the first time, medium density residential housing was constructed in the area. This housing took the form of detached homes, two storey townhouses and zero lot-line units on small lots about 9 m (30 ft.) wide. This is a trend which is also occurring in other parts of Richmond, and provides more economical family accommodation than traditional large single-family residential lots. The trend is expected to continue in other parts of the Ash Street area, but with variations.

One characteristic of the existing residential neighbourhood is its age which is dramatically emphasized by the many fine old trees located around the homes and lining the streets. In preserving existing homes, care must be taken to also preserve as many of these trees as possible.

New forms of housing can be added to the community in a sensitive manner so that the scale of buildings and life styles of residents are compatible with those existing in the area.

This plan recommends forms of new housing which can be built utilizing the rear portions of 1/2 ac. lots, while still allowing the existing residents to retain their homes. This is sometimes referred to as "infill" housing. In most cases two alternative types of housing are recommended for each designated infill area as shown on the attached Land Use Map.

The population of the area at the time of plan adoption (1986) was about 1850 people, living in about 613 dwelling units.



Townhouse Development

OBJECTIVE 1:

To balance population with community facilities such as the school and park.

POLICIES:

- b) Allow development such that the population increase is commensurate with school and park capacity in the area.

OBJECTIVE 2:

To provide a range of housing types and tenures for a variety of households and age groups.

POLICIES:

- a) Enhance and protect existing single-family areas;
- b) Encourage residential infill development which is compatible with existing single-family areas;
- c) Encourage a variety of dwelling types and tenures by permitting the types and maximum densities indicated for each of the "infill" sites shown on the Land Use Map;
- d) Permit the use and development of lands outside of the "infill" sites shown on the Land Use Map to be governed by the City's normal development application process.



Small Lot Redevelopment

4.0 TRANSPORTATION

ISSUE:

The Ash Street Sub-Area is bounded by four arterial roads, Garden City, Blundell, No. 4, and Francis Roads. It is generally City policy that all traffic within the area should be local traffic only, and travel through the area for purposes other than local access should be discouraged. Satisfactory vehicular access should be provided to arterial roads without impeding the flow of vehicular traffic.

Heather Street, Ash Street and Dayton Avenue have been upgraded, in order to prevent their use for through traffic and to make the area safer for local residents.

In all cases, it is important that residents have equal opportunity to access from one part of the quarter section to any other part, for example to visit friends or to go to DeBeck Park, without using the arterial roads. This is both a transportation and a social consideration and will help maintain the cohesiveness of the neighbourhood.

Various measures have been identified on the Transportation Plan Map.

OBJECTIVE 1:

To provide an efficient transportation system which serves the area without channelling traffic from other sources through the neighbourhood.

POLICIES:

- a) Maintain the integrity of arterial roads by providing access at appropriate locations;
- b) Discourage through traffic on Dayton, Heather, and Ash Streets by the use of barriers, cul-de-sacs or other means, as indicated on the Transportation Plan Map;
- c) Achieve a transportation system as shown on the attached Transportation Plan Map.



Traffic Barrier

5.0 NATURAL & HUMAN ENVIRONMENT

ISSUE:

As the population of the area grows, there will be an increasing need for parks and open space to meet leisure time needs of residents.



DeBeck School / Park Site

Three kinds of parks serve most Richmond areas: neighbourhood, community, and City facilities.

Because the Ash Street area is small, it has only one kind of facility; neighbourhood parks. Residents travel outside of the area for other recreational opportunities. The closest community park is South Arm Park.

Residents have expressed a need for mini-parks or open spaces in each infill area which is developed for medium density housing, to provide a play space for small children and green space with seating for adults.

OBJECTIVE 1:

To provide open space and parks for the benefit of area residents.

POLICIES:

- a) Maintain and enhance the DeBeck Park site;
- b) Add adjacent properties to the DeBeck Park site as City finances permit;
- c) Provide for the open space needs of small children and adults in each block where medium density residential infill is developed, by providing a small play area with landscaping and benches.

6.0 COMMUNITY FACILITIES & SERVICES



DeBeck School / Park Site

ISSUE:

Most of the community service and facility needs of Ash Street residents are met outside of this sub-area, however as the population grows more of these needs can be met within the area.

OBJECTIVE 1:

To ensure that a range of community facilities and services are made readily available to residents of the area.

POLICIES:

- a) Encourage the Richmond School Board to retain and utilize the DeBeck site for an elementary school to serve children in the catchment area;
- b) Encourage the existing group home to continue to serve the community;
- c) Encourage the provision of additional space for childcare.

7.0 CITY INFRASTRUCTURE

ISSUE:

When the first half acre lots were subdivided and the first homes were constructed in the Ash Street Sub-Area many years ago, public utilities were minimal. Because servicing in new subdivisions now includes sanitary sewers, storm sewers, curbs, gutters, sidewalks and underground wiring, the level of expectation for services in older areas is rising. Problems with drainage and septic tanks in older areas have also led people to request improvements to their utilities.

As infill development occurs it will be possible to economically install better public utilities for the surrounding areas. Residents would prefer to have sanitary sewers, especially in areas where the sub-soil may contain peat, and where septic tile fields may become flooded during periods of high water table. The installation of sanitary sewers to service half acre lots is not economical. Alternatively, the acquisition of a sewer easement at the rear of existing homes may be difficult until land assembly has occurred prior to infill development.

OBJECTIVE 1:

To improve the quality of public utilities concurrent with development and population growth.

POLICIES:

- a) Install sanitary sewers to serve the Ash Street area, as redevelopment occurs;
- b) Install a sanitary sewer system for the area north-west of Dayton Avenue and Ash Street concurrent with development, and in cases where it is impractical to wait for residential infill to occur, install sanitary sewers prior to development of new homes;
- c) Take necessary measures to maintain public health and safety in older areas.

8.0 DEVELOPMENT PERMIT GUIDELINES

*Bylaw 7406
2002/10/21*

See OCP.

Transportation Plan Map

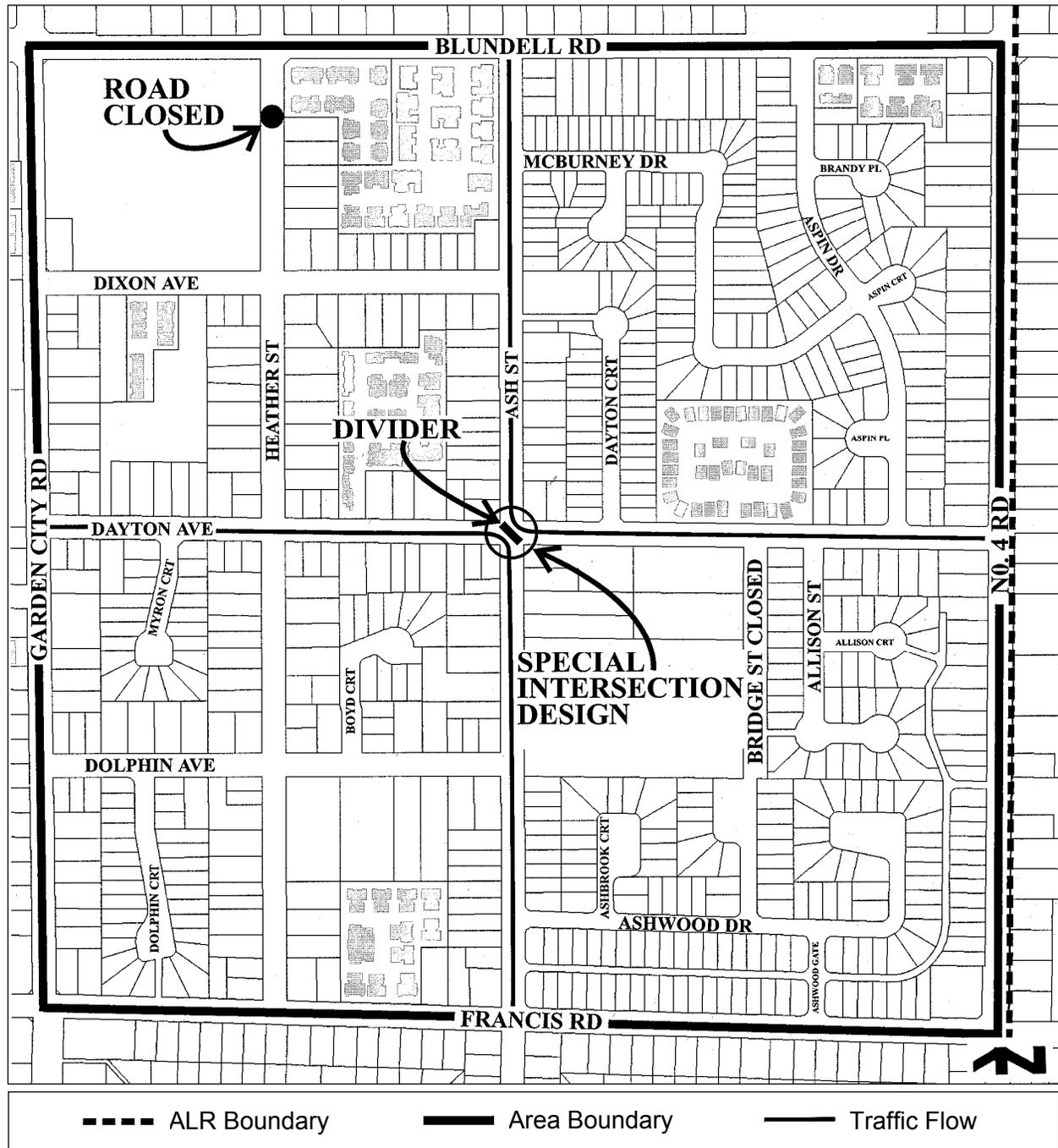


Table 1:

Official Community Plan - Specific Infill Land Use Designations Ash Street (Section 22-4-6)					
KEY TO AREA PLAN MAP	APPROXIMATE AREA HA (AC.)	DENSITY UNITS/HA (UNITS/AC.)	MAXIMUM NUMBER OF UNITS	LAND USE	OTHER
1	24 (6)		N.A.	Commercial or townhouses	Maximum two-storey height
2	1.86 (4.61)	29 (12)	77	Townhouses or small lots	Open space and children's play area with townhouses or small lots
3	0.502 (1.25)	*.55 FAR	*.55 FAR	Townhouses or duplex	Open space and children's play area with townhouses
4	1.07 (2.64)	35 (14)	37	Townhouses or small lots	Open space and children's play area with townhouses or small lots
5	.95 (2.34)	18 (7)	18	Small lots	Open space and children's play area
6	.81 (2)	18 (7)	14	Small lots	Open space and children's play area
7	0.830 (2.05)	29 (12)	25	Townhouses or small lots	Open space and children's play area
8	0.12 (0.3)	18 (7)	3	Small lots	
9	0.645 (1.6)	19 (12)	24	Townhouses or small lots with lane	Access to Blundell restricted. Open space and children's play area. Possible lane.
10	1.8 (4.45)	18 (7)	31	Small lots or large lots	
11	#	N.A.	N.A.	Large lots or park	Open up corner for public view of DeBeck school/park
12	#	N.A.	N.A.	Park or small lots	
TOTAL			246		

Note: FAR = Floor Area Ratio

