



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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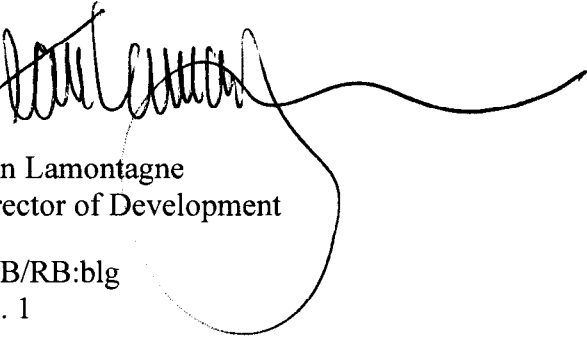
**To:** Development Permit Panel  
**From:** Jean Lamontagne  
Director of Development  
**Date:** January 24, 2006  
**File:** DP 05-298454  
**Re:** **Application by Townline Homes for a Development Permit at  
7566 Acheson Road**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) dwelling units per lot on a site zoned Comprehensive Development District (CD/28); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Permit 0.9 m building projections into the front yard setback;
  - b) Permit 0.4 m fireplace projections into the side yard setbacks;
  - c) Permit 0.6 m building projections into the rear yard setback; and
  - d) Permit 0.5 m building projections into the side yard setbacks along the proposed common property line.



Jean Lamontagne  
Director of Development

TCB/RB:blg  
Att. 1

## Staff Report

### Origin

Lauren Melville, on behalf of Townline Homes, has applied to the City of Richmond for permission to develop two (2) dwelling units on the eastern portion and two (2) dwelling units on the western portion of 7566 Acheson Road in the form of duplexed two-storey buildings.

The former site (7560 Acheson Road) previously contained a single-family dwelling – now demolished.

The current parcel at 7566 Acheson Road had been rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/28) for this project under Bylaw 7827 (Rezoning Application RZ 04-264051).

The Development Permit Application was presented to the Development Permit Panel (DPP) on October 26, 2005. The DPP recommended issuance of the permit.

The applicant now proposes to subdivide 7566 Acheson Road into two (2) lots and has resubmitted the Development Permit Application. Each duplex will be located on a separate lot. The design has not changed. The proposed subdivision effects the requested variances (as discussed).

The subdivision will require a separate application.

### Development Information

Please refer to attached Development Application Data Sheets (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

Existing development on adjacent lots surrounding the subject site is as follows:

North: Zoning - R1/E & R1/A	Existing Development - Single-Family Dwelling
East: Zoning - R1/E	Existing Development - Single-Family Dwelling
South: Zoning - R3	Existing Development - Townhouses (Two-Storeys)
West: Zoning - CD/152	Proposed Development - Accessible Single-Family Dwelling *

\* The adjacent parcel remaining at 7560 Acheson Road has been rezoned “Comprehensive Development District” (CD/152) to accommodate a proposed new accessible single-family dwelling built by the same applicant.

### Development Permit Panel

The Development Permit Application was presented to the Development Permit Panel (DPP) on October 26, 2005. A written submission from a neighbouring resident expressed concern with the lack of one (1) visitor parking stall on-site.

Four (4) dwelling units were located on the subject site in the previous DP Application. **Note: CD/28 requires visitor parking only on lots containing four (4) or more dwelling units.**

With the proposed Subdivision, two (2) dwelling units will be located on each subdivided lot. No visitor parking and no variance are now required.

The applicant has indicated that some limited opportunities for parking in the garage drive-aisle may be available.

### **Rezoning and Public Hearing Results**

During the rezoning process, staff identified the following design issues to be resolved at the previous Development Permit stage:

- Incorporate such design features as sloped roofs, landscaped front yards and prominent front doors; and
- Provide one (1) shared driveway for access to reduce the number of driveway crossings and retain/increase green open space.

The Public Hearing for the rezoning of this site was held on October 18, 2004. At this meeting, neighbouring residents expressed the following concerns:

1. Impacts of subdivision upon the unique urban character and tranquil liveability of the Acheson/Bennett Area;
2. Inadequate on-site parking provided in the proposal;
3. Impacts of the new development on the City of Richmond's infrastructure; and
4. Abundance of high-density housing in the City Centre area already.

Staff worked with the applicant to address these issues in the following ways:

- *Form of Development*: Ensured typical residential design features (e.g. sloped roofs, subdivided fenestration, traditional design style) are included to maintain the single-family character of the area;
- *Visitor Parking*: Proposed varying the parking requirement for one (1) visitor stall (in view of the project size, context, and lot configuration) to permit no provision for visitor parking.
- *Driveway*: Provided a narrow, shared driveway with variety and texture in surface paving materials to minimize paved impacts;
- *Traffic Management*: Required a construction parking and traffic management plan to be provided to the Transportation Department at Building Permit stage that would detail: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per *Traffic Control Manual for Works on Roadways*. This was intended to minimize traffic impacts during construction; and
- *Neighbourhood Character*: Required an arborist's report with tree replacement rationale and tree replacement table plus increased variety to selected planting features and landscape specimens to offset any losses and impacts to neighbourhood character and liveability.

## Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the OCP except for the zoning variances noted below.

### Zoning Compliance/Variations (staff comments in **bold italics**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- (a) Permit 0.9 m building projections into the front yard setback – ***(Staff recommends support for this variance as the façade articulation is consistent with other similar projects in the same Comprehensive Development District (CD/28) zone.)***
- (b) Permit 0.4 m fireplace projections into the side yard setbacks – ***(Staff recommends eliminating storage to rear unit fireplace projections into side yard setbacks: projections should include fireplace only.)***
- (c) Permit 0.6 m building projections into the rear yard setback – ***(Staff recommends support for this variance as the rear yard is large, perimeter landscaping and fencing is provided in an effort to limit privacy concerns.)***
- (d) Permit 0.5 m building projections into the side yard setbacks along the proposed common property line – ***(Staff recommends support as this variance is a function of the proposed subdivision. The building design has not changed and still provides access to the rear yards. Rated wall assemblies to address Building Code/Spatial Separation issues will be detailed at Building Permit.)***

## Analysis

### ***Policy:***

Broad criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan (OCP):

Schedule 1:	9.2	General Guidelines
	9.3	Multiple-Family Residential Development Permit Guidelines (Townhouses)
Schedule 2:	2.10	City Centre Area Planning Committee
	2.10B	Acheson-Bennett Sub-Area Plan

### ***Urban Design:***

#### ***Conditions of Adjacency***

- The proposed height, siting and orientation of the buildings respect the massing of the surrounding existing residential development.

#### ***Urban Design and Site Planning***

- The subdivision of the subject site into two (2) lots requires a separate application. The subdivision must be approved prior to issuance of a building permit. A cross-access easement for the shared driveway will be secured at subdivision.

- Parking will be provided at a rate of 1.0 resident parking spaces per dwelling unit as required by the Comprehensive Development District (CD/28) zoning. No visitor parking is required in CD/28 if there are less than four (4) dwelling units per lot; and
- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.

#### ***Architectural Form and Character***

- The massing and style of the building forms are compatible and contribute to a consistent streetscape image and presence;
- The proposed building materials (brick, stucco, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines and Sub-Area Plan; and
- The elevations are similar from the street but are distinguished somewhat through the use of varied trim colour schemes.

#### ***Landscape Design and Open Space Design***

- The landscape plan includes a re-planting scheme that will integrate well with the existing streetscape.
- Given the size of the project overall, the small number of bedrooms in each unit, the provision of private yard space for each unit and the proximity to Brighthouse Park, outdoor amenity space is not provided.
- Some of the existing trees will be retained on site. There are four (4) trees that will be removed given their location in the development footprint. Ten (10) new trees will be planted to replace those removed.

#### ***Crime Prevention Through Environmental Design***

- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.

#### **Advisory Design Panel Comments**

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

**Conclusions**

The applicant has satisfactorily addressed design issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommends support of this Development Permit application.



Terence Brunette, Planner II  
Policy Planning

TCB/RB:blg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$15,828 (based on total floor area of 7,914 ft<sup>2</sup>).

The following is required prior to issuance of a Building Permit:

- Completion of a Subdivision Application to create the two lots.



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 (604) 276-4000

**Development Application  
 Data Sheet  
 Development Applications Department**

**DP 05-298454**

**Attachment 1**

Address: 7566 Acheson Road (East Lot, West Lot)

Applicant: Townline Homes (Ms. Lauren Melville) Owner: Townline Homes

Planning Area(s): City Centre – Acheson Sub Area (section 2.10B)

Floor Area Gross: 202.15 m<sup>2</sup> Floor Area Net: NA

	Existing	Proposed
Site Area:	367.9 m <sup>2</sup>	367.9 m <sup>2</sup>
Land Uses:	One single-family dwelling	One Duplexes
OCP Designation:	Residential	Residential
Zoning:	R1/E	CD/28
Number of Units:	0	4 (2 per lot)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.55	0.549	none permitted
Lot Coverage:	Max. 45%	45%	no
Setback – Front Yard:	Min. 4.5 m	Min. 4.5 m with bay window projection of 0.3 m & porch projection of 0.9 m	<ul style="list-style-type: none"> <li>Allow bay window projection of 0.3 m and porch projection of 0.9 m</li> </ul>
Setback – Side Yard:	Min. 1.2 m for main building & 0.6 m for accessory buildings	Min. 1.2 m for main building & 0.6 m for garages & fireplaces	<ul style="list-style-type: none"> <li>Allow fireplaces to project 0.4 m into side yard</li> <li>Allow a portion of the building to project 0.5 m into side yard along the proposed common property line</li> </ul>
Setback – Rear Yard:	Min. 6.0 m	Min. 6.0 m with bay window projection of 0.6 m	<ul style="list-style-type: none"> <li>Allow bay windows to project 0.6 m into rear yard</li> </ul>
Height (m):	Max. 9.0 m	7.5 m	no
Lot Size:	312 m <sup>2</sup>	367.9 m <sup>2</sup>	no
Off-street Parking Spaces – Residential	1 space per unit	4	no
Off-street Parking Spaces – Visitor	∅	∅	no
Off-street Parking Spaces – Accessible:	∅	∅	no
Total off-street Spaces:	4	4	no

Tandem Parking Spaces	not permitted	Ø	no
Amenity Space – Indoor:	NA	Ø	no
Amenity Space – Outdoor:	NA	Ø	no





**No. DP 05-298454**

To the Holder: TOWNLINER HOMES  
Property Address: 7566 ACHESON ROAD  
Address: C/O LAUREN MELVILLE  
8971 BECKWITH ROAD  
RICHMOND, BC V6X 1V4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
  - a) Permit 0.9 m building projections into the front yard setback;
  - b) Permit 0.4 m fireplace projections into the side yard setbacks;
  - c) Permit 0.6 m building projections into the rear yard setback; and
  - d) Permit 0.5 m building projections into the side yard setbacks along the proposed common property line.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #5 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$15,828 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 05-298454

To the Holder: TOWNLINER HOMES  
Property Address: 7566 ACHESON ROAD  
Address: C/O LAUREN MELVILLE  
8971 BECKWITH ROAD  
RICHMOND, BC V6X 1V4

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8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

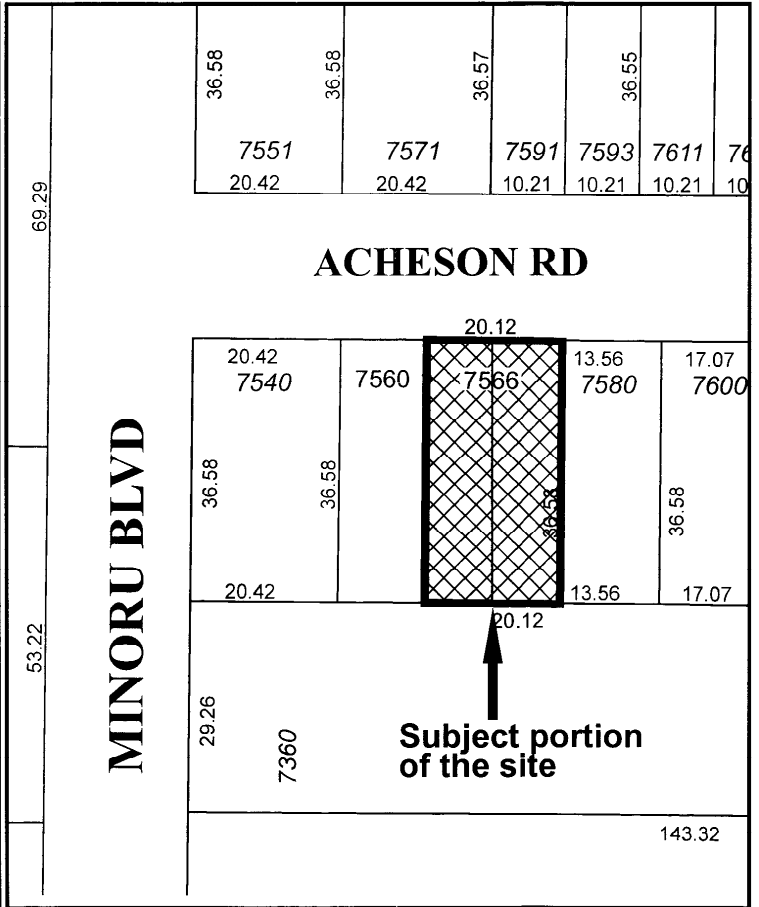
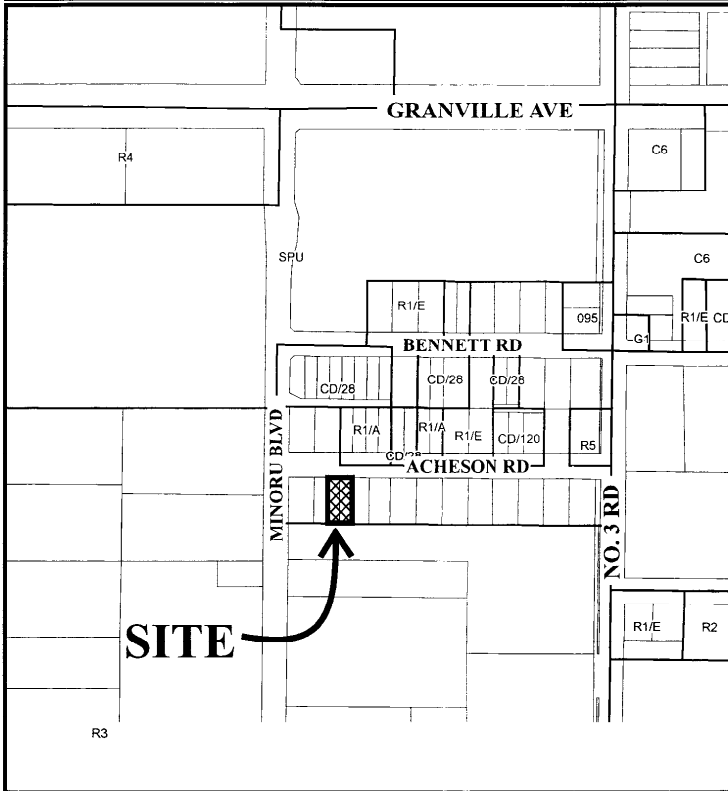
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR



# City of Richmond



## DP 05-298454 SCHEDULE "A"

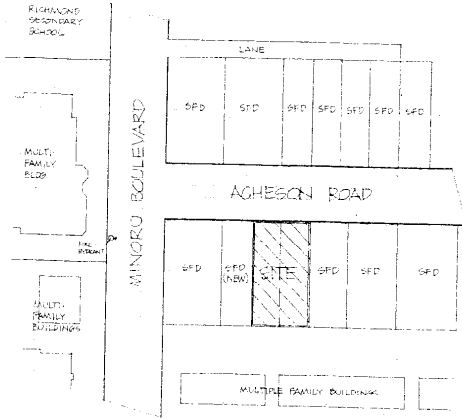
Original Date: 04/28/05  
 Revision Date: 01/26/06  
 Note: Dimensions are in METRES

# PLAN 1

## DP 05298454

JAN 24 2006

ACHESON ROAD

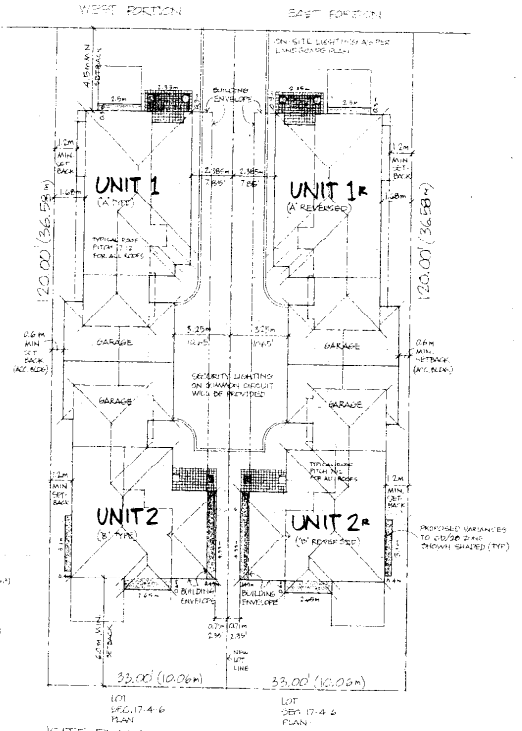


CONTEXT PLAN  
SCALE 1" = 50' (1:1524)



ANALYSIS (BASED ON EACH NEW UNIT)  
 LOT AREA 5960' (347.9 m<sup>2</sup>)  
 MAX. GROUND COVERAGE 4.45% = 1702' (149.93 m<sup>2</sup>)  
 THIS PLAN: UNIT A = 610' (55.7 m<sup>2</sup>)  
 UNIT B = 622' (57.2 m<sup>2</sup>)  
 TOTAL 1232' (112.9 m<sup>2</sup>)  
 MAX. FLOOR AREA = 655' (60.5 m<sup>2</sup>)  
 THIS PLAN: UNIT A = 1020' (94.2 m<sup>2</sup>)  
 UNIT B = 1020' (94.2 m<sup>2</sup>)  
 TOTAL 2040' (188.4 m<sup>2</sup>)

- CODE ANALYSIS:
- DINK PART 3 OF 1970 BLD. BUILDING CODE
  - ZONING 1 - STREET
  - COMMERCIAL CONSTRUCTION
  - LIMITING DISTANCE CALCULATIONS



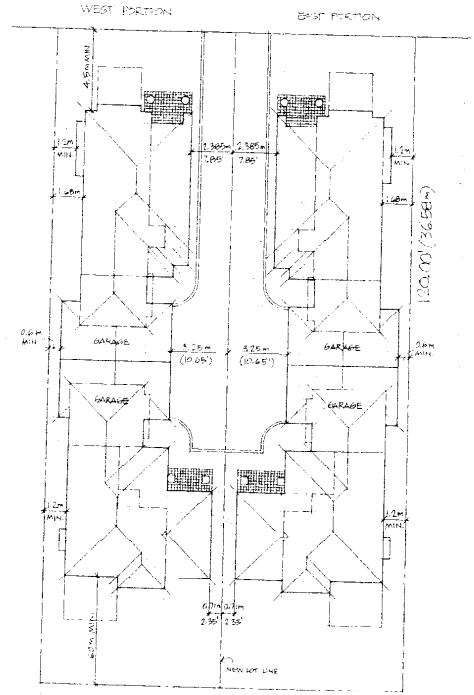
LOT 10-17-4-6 PLAN  
 LOT 10-17-4-6 PLAN  
 SCALE 1/8" = 10' (1:122)

PLAN 2  
 DP05298454  
 ACHESON ROAD

JAN 24 2006

PARKING ANALYSIS FOR EACH LOT  
 PARKING REQUIRED PER CO/2B ZONE  
 PARKING REQUIRED IS 1 SPACE PER UNIT  
 X 2 UNITS = 2 SPACES

PARKING PROVIDED  
 1 CAR GARAGE PER UNIT = 2 SPACES  
 NO VISITING PARKING PROVIDED

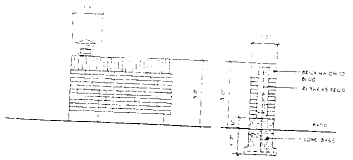


SITE PLAN  
 SCALE 1/8" = 1'-0"



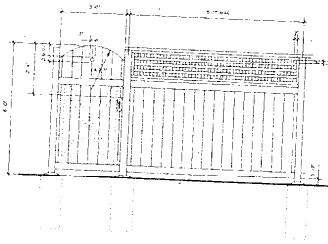
PLAN 3B  
 DP05298454

JAN 24 2006

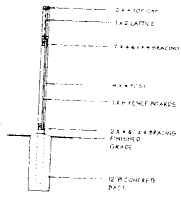


PREPARED BY  
 DRAWN BY  
 CHECKED BY

1 BRICK WALL  
 SCALE: 1/4" = 1'-0"



2 6'-0" HT. WOOD FENCE  
 SCALE: 1/4" = 1'-0"



DATE: 01/24/06  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]



ITO  
 A ASSOCIATES  
 CIVIL & ARCHITECTS  
 3185 HURON STREET  
 RICHMOND, BC V6V 2L4  
 PHONE: (604) 275-2812  
 FAX: (604) 275-2813  
 EMAIL: info@ito.ca

PROJECT:  
 7560 ALDENSON RD.  
 RICHMOND, B.C.

DETAIL

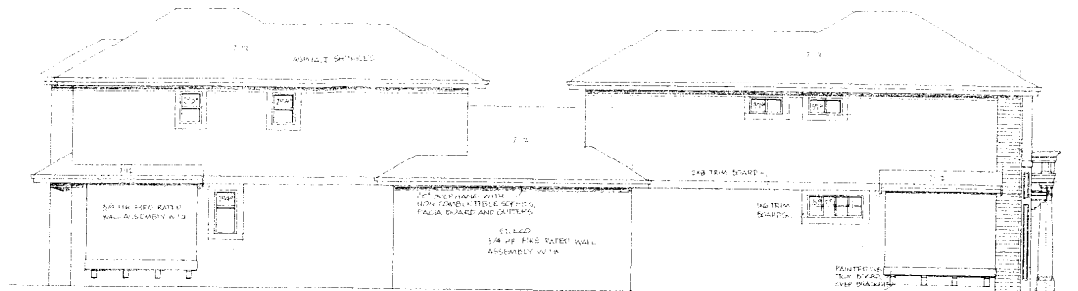
NO.	DATE	DESCRIPTION

# PLAN 4

## DP05298454

JAN 24 2006  
FINISH SCHEDULE

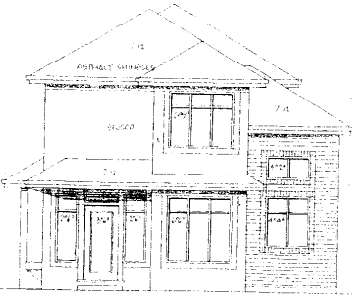
- ROOF: ASPHALT/FLT SHINGLES, "WINDSHIELD" ROOF ON "TYPICAL" SLOPE
- BRICK: THINSET WITH WHITE MORTAR
- STUCCO: ROUGH TEXTURED FINISH, TYPICAL MIXTURE
- PAINTS: TRIM IN WHITE COLORADO, LIGHT GRAY, FLOORING AND CABINETS IN BEIGE
- EXTERIOR DOORS: BLACK OXLEY WITH GLASS INSERT
- RAILINGS: BLACK ALUMINUM, HAND AND FINGER AREAS, BLACK STAINLESS STEEL GRAB BARS



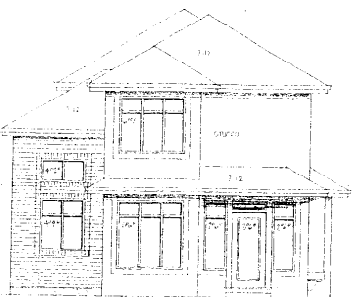
EAST SIDE ELEVATION



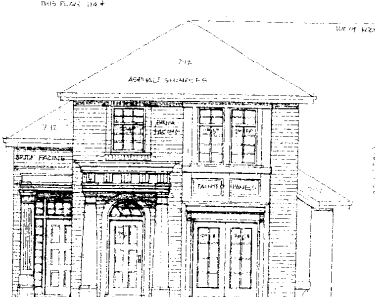
INSIDE COURTYARD LOOKING EAST



REAR ELEVATION



FRONT ELEVATION

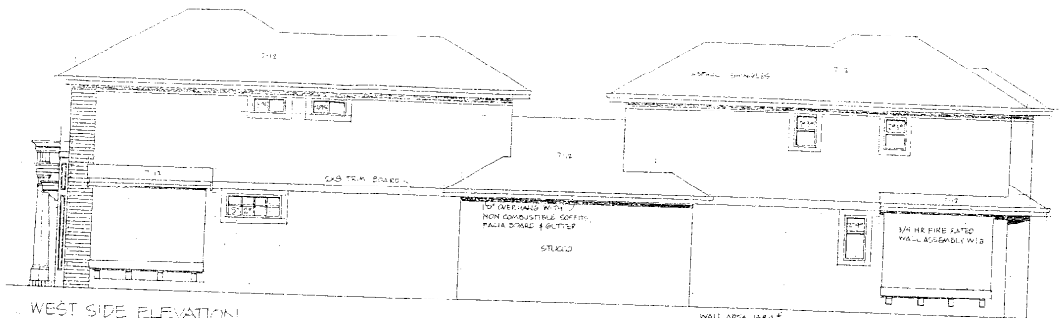


FRONT ELEVATION



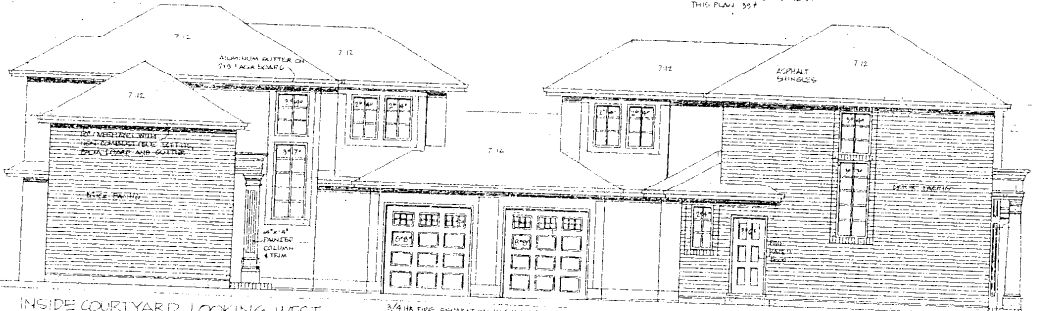
PLAN 5  
 DP 05298454  
 JAN 24 2006

SECRET F.O.F.F.



WEST SIDE ELEVATION

WALL AREA 1564'<sup>2</sup>  
 FINISHING DISTANCE 1.14m - 4.0'  
 MAX. OPENINGS 0.75m - 2.44'  
 THIS PLAN 351'



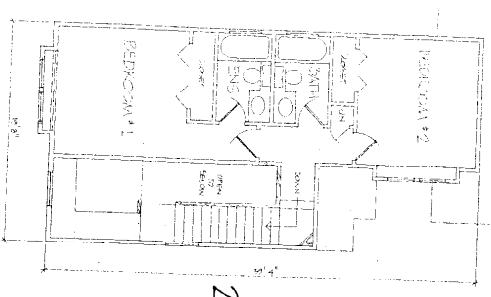
INSIDE COURTYARD LOOKING WEST  
 SCALE 1/4"=1'-0"

3/8" FIRE SHIELDING IN GARAGE  
 OPENINGS NOT INCLUDED IN SPATIAL CALCULATIONS

WALL AREA 1471'<sup>2</sup>  
 FINISHING DISTANCE 2.44m - 8.0'  
 MAX. OPENINGS 0.75m - 2.44'  
 THIS PLAN 118'

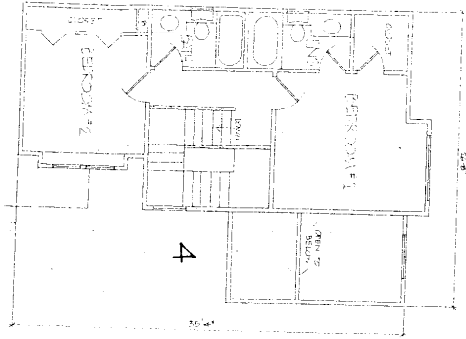
DP05298454

JAN 24 2006



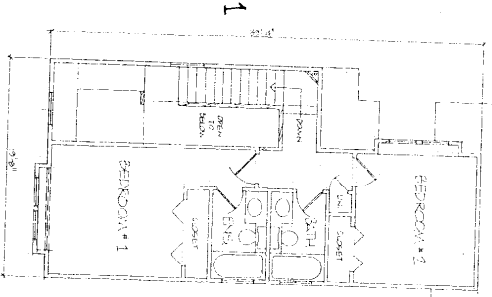
2

UNIT A  
UPPER FLOOR  
FIN PLUMB AREA SHOWN

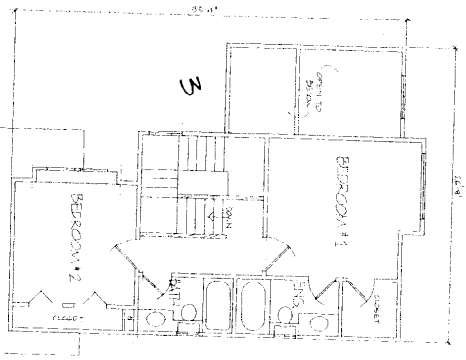


4

UNIT B  
UPPER FLOOR  
FIN PLUMB AREA SHOWN



1

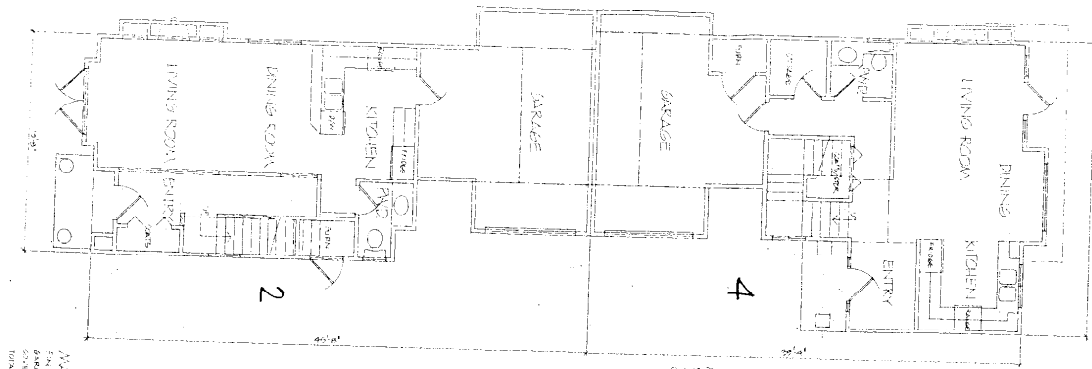


3

Reference Plan

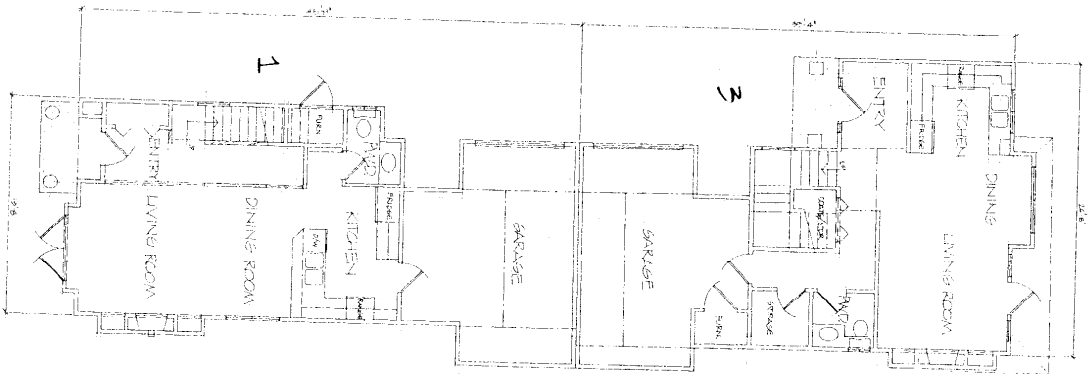
DP05298454

JAN 24 2006



**UNIT B**  
MAIN FLOOR  
17'-0" x 34'-0" x 34'-0" x 34'-0" x 34'-0"  
TOTAL AREA: 2071

**UNIT A**  
MAIN FLOOR  
17'-0" x 34'-0" x 34'-0" x 34'-0" x 34'-0"  
TOTAL AREA: 2071



**UNIT A**