




To: Planning Committee **Date:** September 2, 2004
From: Terence Brunette **File:** RZ 04-264051
Planner
Re: **Application by Townline Homes Inc. for rezoning at 7560 Acheson Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/28) on the east parcel and to Comprehensive Development District (CD/152) on the west parcel.**

Staff Recommendation

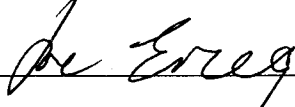
That Bylaw No. 7827 to:

- create a new Comprehensive Development District (CD152) and to rezone the western portion of 7560 Acheson Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/152); and,
- rezone the eastern portion of 7560 Acheson Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/28)

be introduced and given first reading.


Raul Allueva
Director of Development

TCB:rg
Att. 5

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Townline Homes Inc. has applied to rezone 7560 Acheson Road (**Attachment 1**) to permit subdivision into two lots (*East* and *West Parcels*). The application proposes to rezone the East Parcel from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/28) to permit four dwelling units (two duplex units). The application proposes to rezone the West Parcel from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/152) to permit an accessible single-family home.

Findings of Fact

The subject site is located in the Acheson-Bennett Sub-Area of City Centre on the south side of Acheson Road between No. 3 Road and Minoru Boulevard. The area contains a mix of single-family and small-scale multiple family housing.

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

Adjacent lots existing development:

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 (2 Storeys)
West: Zoning - R1/E	Existing Development - Single Family Dwelling

Related Policies & Studies

OCP: City Centre – Acheson-Bennett Sub-Area Plan:

The intent of the sub-area plan is to encourage the following:

- mix of single-family and small-scale multiple-family housing;
- design features characteristic of traditional domestic architecture to enhance street frontage e.g. sloped roofs, landscaped front yards, prominent front doors and ample side-yards; accessible housing to enable existing residents and the next generation to remain in the neighbourhood;
- 2½ storey massing; and,
- subdivision of smaller lots.

Comprehensive Development Zones (CD/28 & CD/152):

The sub-area plan recommends creating comprehensive development residential zones with a density bonus for affordable housing and amenity areas, up to 0.7 F.A.R.

- CD/28 is an existing zone which has been used previously in this area (refer to Acheson Bennett Sub-Area Map showing CD/28 rezonings, **Attachment 1**) and allows a based

- density of 0.55 Floor Area Ratio (F.A.R.), with a bonus of 0.1 for provision of affordable housing (total permissible density of 0.65 F.A.R.); and,
- It is recommended that a new Comprehensive Zoning District (CD/152) is created to provide 0.65 F.A.R. for the provision of accessible design features to enhance the 'barrier-free' quality of the unit (also recommended in the Acheson- Bennett Sub-Area Plan).

Analysis

Proposed Redevelopment Concept:

The proposed form of development on both parcels meets sub-area plan guidelines with such design features as sloped roofs, landscaped front yards and prominent front doors. (Refer to **Attachment 5**). The overall concept of small duplex units and accessible housing complies with the guidelines in the Sub-Area Plan. Barrier-free design features have been included in the single-family dwelling to the West Parcel to enable existing residents and the next generation to remain in the neighbourhood. No lane is required.

Proposed East Parcel:

The application proposes to rezone the East Parcel to Comprehensive Development District (CD/28) with a density of 0.55 plus 0.10 for provision of an affordable housing unit (under 60 m²/645 sq. ft).

- Providing two duplexes with an affordable unit meets the objectives of the sub-area plan by retaining the single-family character through small-scale redevelopment and enabling continuity of residents.
- Providing one shared driveway for access reduces the number of driveway crossings and retains/increases green open-space.
- A variance will be required as the project provides a total of 4 visitor parking stalls (CD/28 requires 5), and will be dealt with at the Development Permit stage. This can be considered as this is a small project, and CD/28 requires visitor stalls only on projects 4 units or larger.

Proposed West Parcel:

The proposed zone is based on the Comprehensive Development District (CD/44) Zone, and provides comparable setbacks, density, height and lot coverage to the typical single-family zones. The application proposes to rezone the West Parcel to Comprehensive Development District (CD/152) with a density of 0.65 for provision of accessible housing.

- Providing an accessible single-family house for the owners and long-term residents of the sub-area contributes to a mix of housing options in the City Centre Area and enables existing residents and their families to remain in the neighbourhood through their life-cycle.
- Providing a range of accessible design features including wider main-floor corridors, level entry thresholds, grab-bars, possible elevator, etc.
- A bonus density from 0.55 to 0.65 for an accessible unit is appropriate to accommodate the larger floor area required to accommodate wider hallways, larger doorways and entrances, wheelchair lift areas turning radiuses, etc.

Financial Impact

None

Conclusion

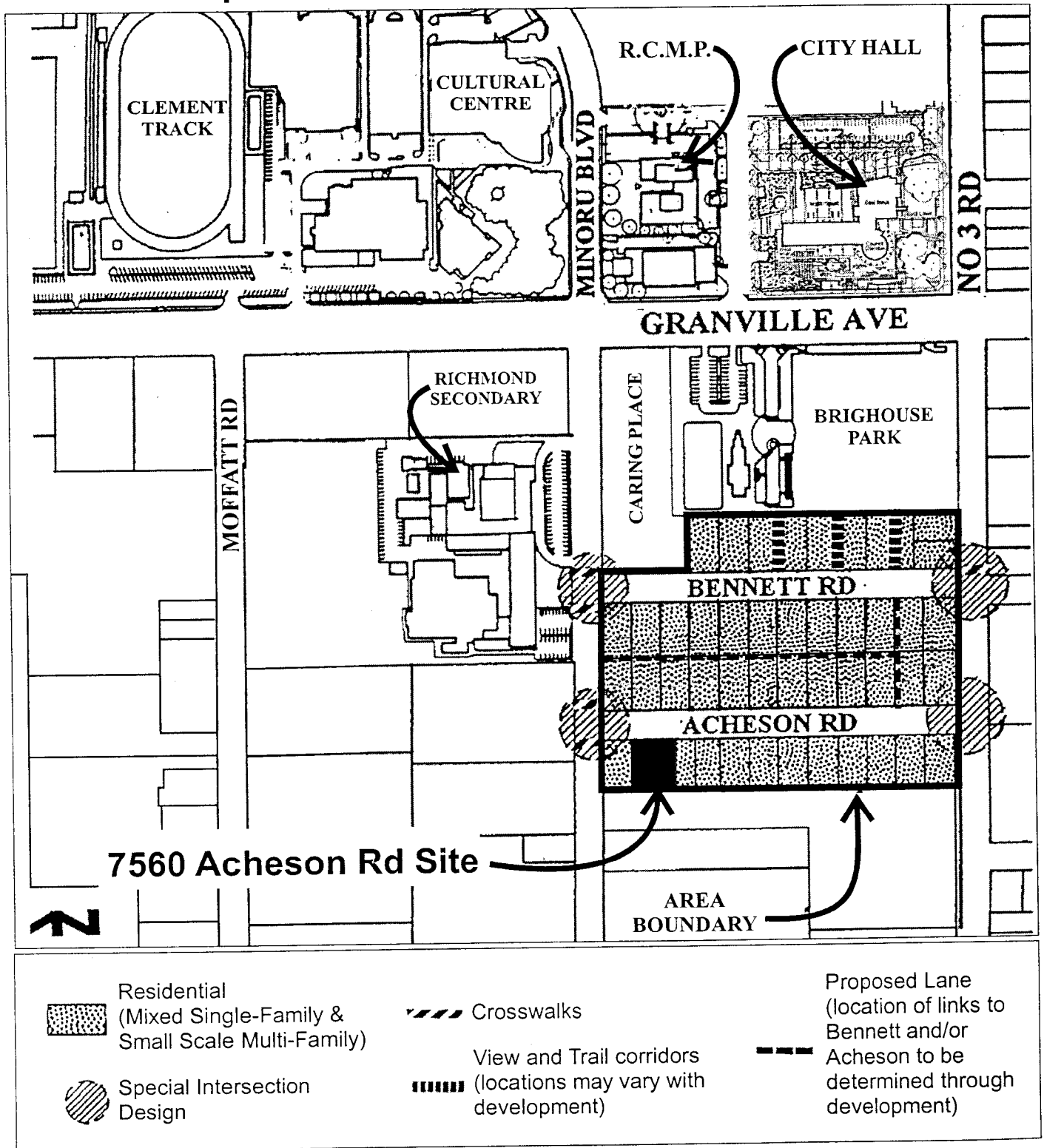
Rezoning of the subject site as proposed conforms to city-wide, City Centre, and Acheson-Bennett Sub-Area objectives for residential growth and development. Staff recommend favourable consideration and support for this application.

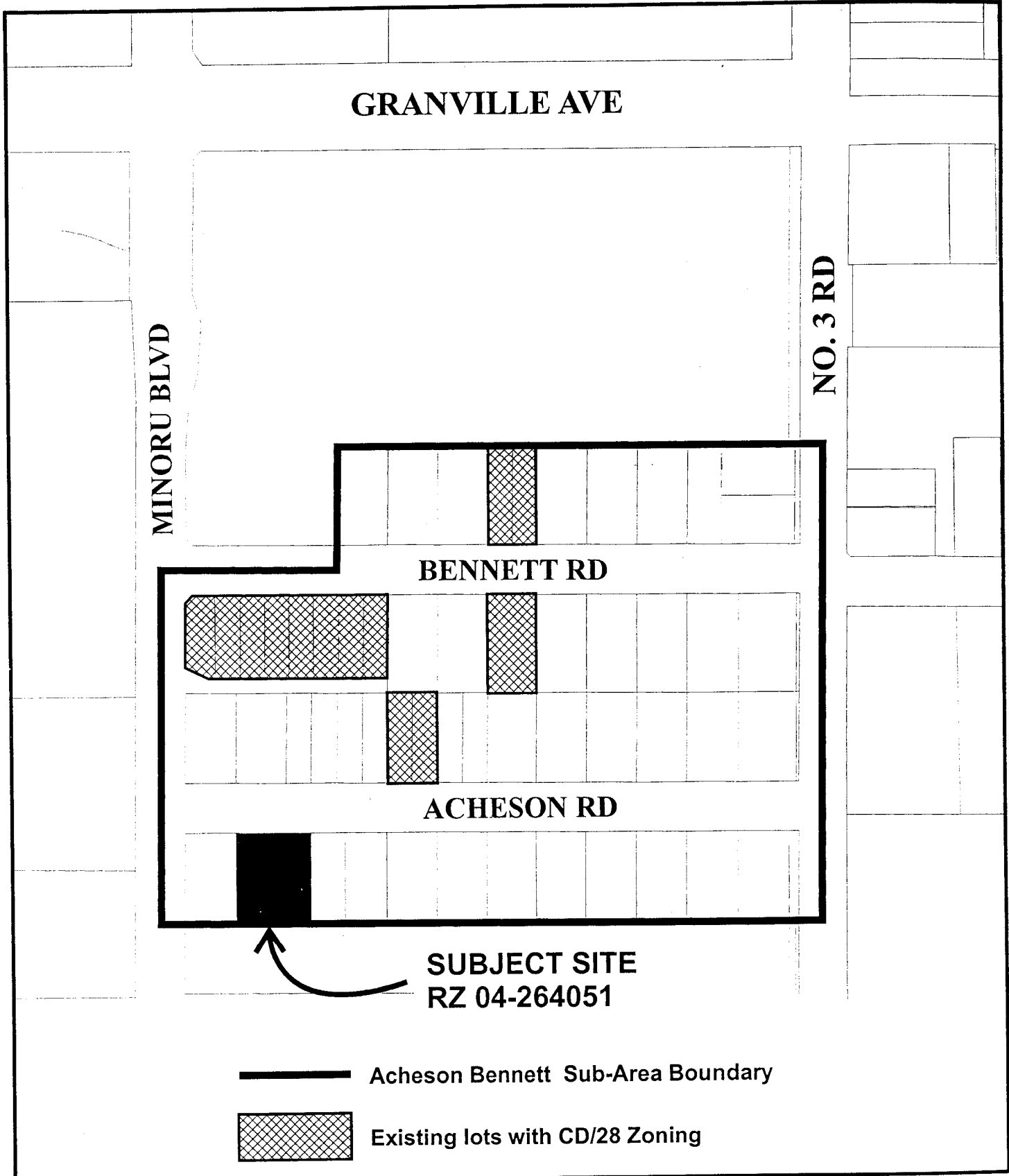
A handwritten signature in black ink, appearing to read "Terence Brunette". The signature is fluid and cursive, with a large initial "T" and a long horizontal stroke at the end.


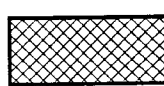
Terence Brunette
Planner (Temp.), Policy Planning
TCB:rg

Note: see **Attachment 4** for the *Conditional Rezoning Requirements* that must be completed prior to final reading.

Land Use Map 7560 Acheson Road





-  Acheson Bennett Sub-Area Boundary
-  Existing lots with CD/28 Zoning



Acheson Bennett Sub-Area Map

Original Date: 09/09/04

Revision Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet

Policy Planning Department

RZ 04-264051

Address: 7560 Acheson Road (East Parcel - Proposed CD/28)

Applicant: Townline Homes Inc.

Planning Area(s): City Centre – Acheson Bennett Sub-Area

	Existing R1/E	Proposed East CD/28
Owner:	Edward C. Monk Katherine S Monk	Same
Site Size (m ²):	1120.3 m ²	735.4 m ²
Land Uses	Single-family Unit	Multi-family: 2 Duplexes
OCP Designation	Residential: Low-Medium Density	Same
Area Plan Designation	Acheson-Bennett 2.10B	Same
Zoning	R1/E	CD/28
Number of Units	SFD – For Demolition	4 DU's with 1 Small, Affordable Unit

On Future Subdivided Lots	Bylaw Requirement R1/E	Proposed East – CD/28	Variance
Density (units/acre)	70.6 upha	NA	
Floor Area Ratio:	Max. 0.55 F.A.R.	Max. 0.65	
Lot Coverage – Building:	Max. 45%	Max. 45%	
Lot Size	Min. 550 m ²	Min. 312 m ² Max. 1,560 m ²	
Setback – Front Yard (m):	Min. 6.0 m	Min. 4.5 m	none
Setbacks: Side Yard Rear Yard	Min. 1.2 m Min. 6.0 m	Min. 1.2 m Min. 6.0 m	none
Height (m):	Max. 2½ storeys	Max. 9 m	none
Off-street Parking Spaces:	2.0 spaces	4.0 spaces with no visitor parking	Visitor parking variance CD/28
Other:	Tree replacement compensation required for loss of significant trees in good health		


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Policy Planning Department

RZ 04-264051

Address: 7560 Acheson Road (West Parcel – Proposed CD/152)

Applicant: Townline Homes Inc.

Planning Area(s): City Centre – Acheson Bennett Sub-Area

	Existing R1/E	Proposed West – CD/152
Owner:	Edward C. Monk Katherine S Monk	Same
Site Size (m ²):	1120.3 m ²	384.9m ²
Land Uses	Single-family Unit	Accessible Single-family Unit
OCP Designation	Residential: Low-Medium Density	Same
Area Plan Designation	Acheson-Bennett 2.10B	Same
Zoning	R1/E	CD/152
Number of Units	SFD – For Demolition	1 – Accessible SFD

On Future Subdivided Lots	Bylaw Requirements R1/E	Proposed West – CD/152	Variance
Density (units/acre)	70.6 upha	NA	
Floor Area Ratio:	Max. 0.55 F.A.R.	Max. 0.65	
Lot Coverage – Building:	Max. 45%	Max. 45%	
Lot Size	Min. 270 m ²		
Setback – Front Yard (m):	Min. 6.0 m	Min. 6.0 m	none
Setbacks: Side Yard Rear Yard	Min. 1.2 m Min. 6.0 m	Min. 1.2 m Min. 6.0 m	none
Height (m):	Max. 2½ storeys	Max. 2½ storeys	none
Off-street Parking Spaces:	2.0 spaces	2.0 spaces	none
Other:	Tree replacement compensation required for loss of significant trees in good health		

ATTACHMENT 3

Staff Comments

Engineering

Development Applications support the rezoning application with the condition that Neighbourhood Improvement Charge fees will apply for everything except the storm sewer. (There is a permanent system on the south side of Acheson).

Conditional Rezoning Requirements

7560 Acheson Road - RZ 04-264051

Prior to final adoption of Zoning Amendment Bylaw 7827, the developer is required to complete the following requirements:

1. Demolition of any existing structures on the subject property.
2. Payment of a Neighbourhood Improvement Charge fee for future Acheson Road frontage improvements.
3. Processing of a Development Permit Application* to the satisfaction of the Manager of Development Applications.

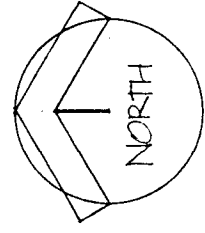
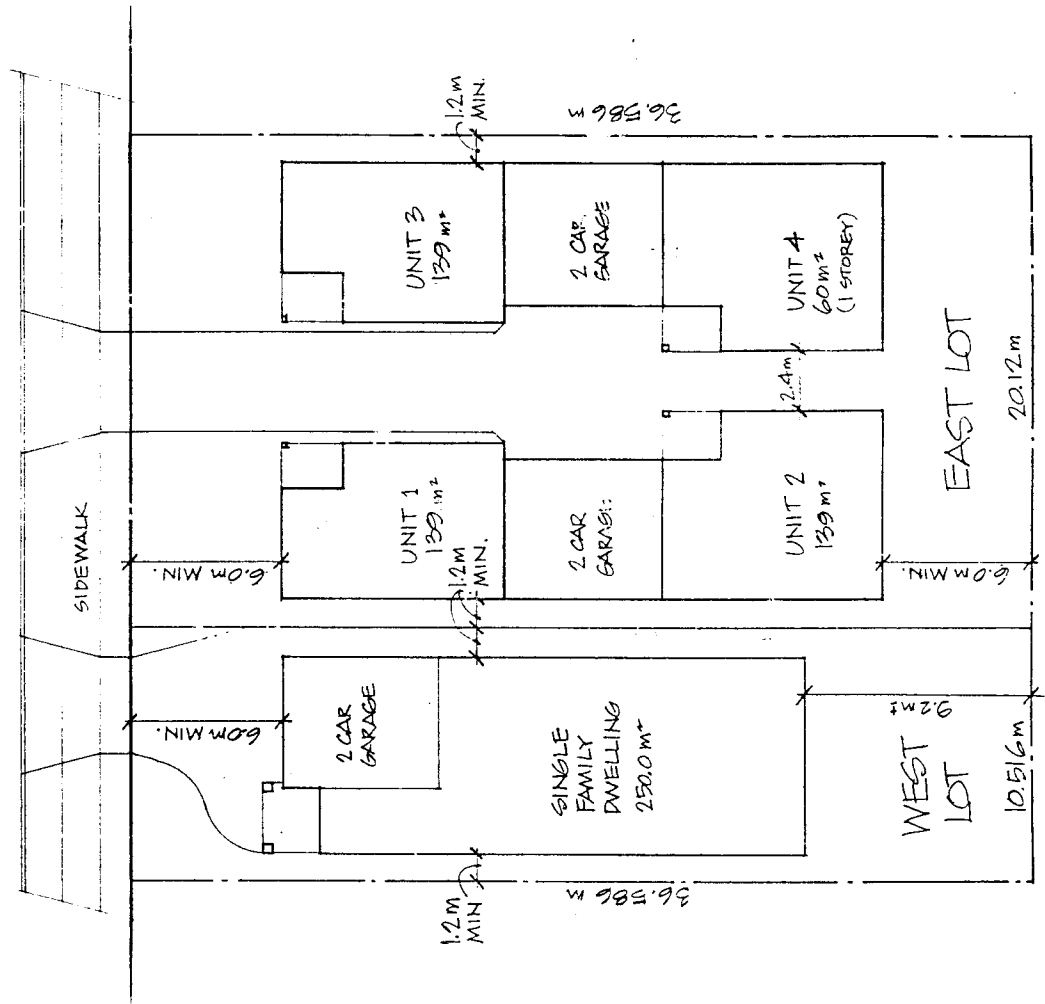
* Note: This requires a separate application.

(Signed Copy on File)

Signed

Date

ACHESON ROAD



SITE PLAN
SCALE 1:200 M.

ANALYSIS FOR 7650 ACHESON ROAD

Existing property to be subdivided into two lots:

WEST LOT: Single Family Lot

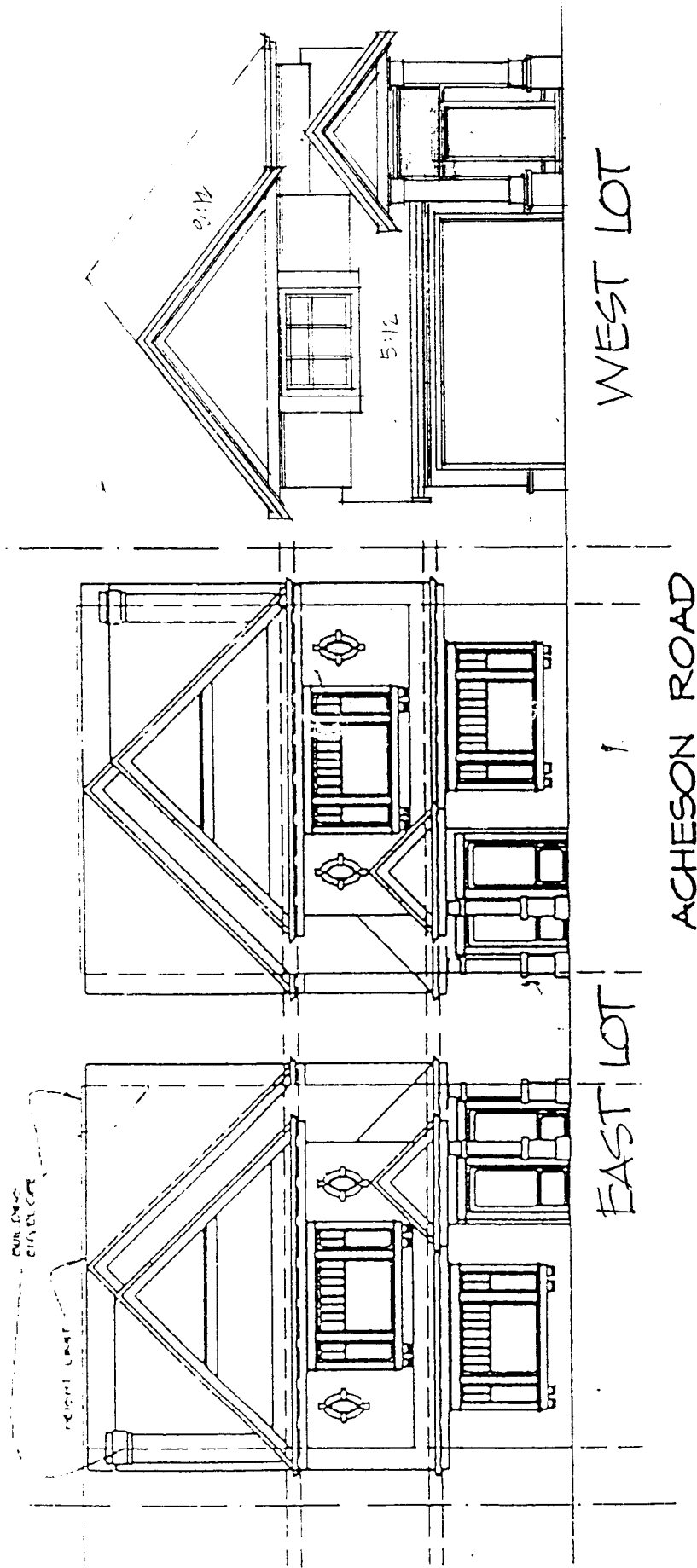
Proposed use is two storey single family house with two car garage facing street.
 Lot area: 384.74 m²
 Maximum floor area @ .65 F.A.R. = 250.08 m²
 This plan: 250.0 m²

EAST LOT: Multiple Family Lot

Proposed use is two storey front and back duplex with two car garage shared by both units on west side and an affordable small unit plus a typical unit with a shared two car garage on the east side.
 (one unit will have a floor area of less than 60 m² to allow the F.A.R. to increase from .55 to .65)
 Lot area: 736.0 m²
 Maximum floor area @ .65 F.A.R. = 478.4 m²
 This plan: 139 m² per unit x 3 units = 417 m²
 plus smaller unit = 60 m²
 total = 477 m²

All development will comply with zoning regulations regarding setbacks, site coverage and building height

<p>Lynde Designs Ltd. 8731 Claymush Road Richmond, B.C. V7V 2P5 (604) 276-9666</p>	<p>TITLE: PROPOSED DEVELOPMENT FOR TOWNLINE HOMES AT # 7650 ACHESON ROAD, RICHMOND B.C.</p>	
	<p>DATE: SEPTEMBER 3, 2004 DWG. NO. 04-40</p>	<p>SHEET NO. 1 OF 1</p>



ELEVATION



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7827 (RZ 04-264051)
7560 ACHESON ROAD**

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/28)**.

That area shown as the proposed east parcel on "Schedule A attached to and forming part of Bylaw No. 7827"

2. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.152 thereof the following:

291.152 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/152)

The intent of this zoning district is to accommodate accessible single-family housing.

291.152.1 PERMITTED USES

RESIDENTIAL, limited to a single principal **building** designed to contain an accessible **dwelling unit**. For the purposes of this subsection, "accessible" shall be deemed to include the following design features which accommodate age and/or health-related conditions restricting use and enjoyment of the dwelling unit, and which shall maintain and enhance the "barrier-free" quality of the unit:

- (a) wider main-floor corridors (1500 mm/60 inch min.) to accommodate wheelchairs and walkers;
- (b) level entry thresholds;
- (c) wheel-chair accessible kitchen and laundry;
- (d) roll-in shower on the main floor;
- (e) five (5) foot turning radius in the downstairs, and one of the upstairs bathrooms;
- (f) installation of grab bars;

- (g) lower counter tops in the kitchen and laundry;
- (h) accommodation for future elevator;
- (i) future locks, latches, handles, controls conveniently located and highly visible;
- (j) garage conveniently located and enables wheelchair maneuvering.

BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
ACCESSORY USES, but excluding **secondary suites**.

291.152.2 PERMITTED DENSITY

.01 Maximum Number of **Dwelling Units**: One

.02 Maximum **Floor Area Ratio**:

0.65 provided the **lot** contains an accessible **dwelling unit**;

plus 10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; together with

50 m² (538.21 ft²) which may be **used** only for **accessory buildings** and off-street parking;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m² (107.64 ft²) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.152.3 MAXIMUM LOT COVERAGE:

45% for **buildings** only; 80% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

291.152.4 MINIMUM SETBACKS FROM PROPERTY LINES AND SITING OF BUILDINGS

.01 **Front Yard**: 6.0 m (19.685 ft.);

EXCEPT THAT porches and verandas which form part of the principal **building**, are less than 5 m (16.404 ft.) in height, and are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.673 ft.);

AND FURTHER THAT bay windows, fire places and chimneys forming part of the principal **building** may project into the **front yard** for a distance of not more than 1 m (3.281 ft.);

AND FURTHER THAT the ridge line of a front roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard** setback.

.02 **Side Yard:** 1.2 m (3.937 ft.)

EXCEPT THAT where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3 m (9.843 ft.);

AND FURTHER THAT bay windows which form part of the principal **building** may project into the **side yard** for a distance of 0.6 m (1.969 ft.);

AND FURTHER THAT fireplaces and chimneys forming part of the principal **building** may project into the **side yard** for a distance of not more than 0.6 m (1.969 ft.).

AND FURTHER THAT the ridge line of a side roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard** setback.

.03 **Rear Yard:** 6.0 m (19.685 ft.);

EXCEPT THAT portions of the principal **building** which are less than 2 m (6.562 ft.) in height, and **accessory buildings** of more than 10 m² (107.64 ft²) in area may be located within the **rear yard** setback area but no closer than:

- (i) 3.0 m (9.843 ft.) to a **rear property line** which abuts a **public road**, or
- (ii) 0.6 m (1.968 ft.) to a **rear property line**.

AND FURTHER THAT bay windows which form part of the principal **building** may project into the **rear yard** for a distance of 1 m (3.281 ft.) or one-half of the **rear yard**, whichever is the lesser.

There is no property line setback requirement for an **accessory building** which has an area of 10 m² (107.64 ft²) or less.

291.152.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 2½ storeys, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**.

.02 **Structures:** 11 m (36.089 ft.).

.03 **Accessory Buildings:** 5 m (16.404 ft.).

291.152.6 MINIMUM LOT SIZE AND DIMENSIONS

.01 A dwelling shall not be constructed on a **lot** of less than 270 m² (2,906.35 ft²) in area.

.02 A parcel to be created by subdivision and intended for use as the site of a **one-family dwelling** shall have a minimum **frontage** and width of 9 m (29.527 ft.) and a minimum depth of 24 m (78.74 ft.). For **corner lots**, an additional 2 m (6.562 ft.) is required for the minimum **frontage** or width.

291.152.7 MINIMUM BUILDING SEPARATION SPACE

.01 1.2 m (3.937 ft.).

291.152.8 OFF-STREET PARKING

Off-street parking shall be developed and maintained in accordance with Division 400 of this bylaw.

291.152.9 SCREENING AND LANDSCAPING

.01 **Fences** shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT:

(a) A **fence** shall not be permitted within 1 m (3.281 ft.) of a **side property line** abutting a **public road** or public walkway, 2 m (6.562 ft.) of a **rear property line**, or 3.0 m (9.843 ft.) of a **front property line**;

(b) A **fence**, when located within 3 m (9.843 ft.) of a **side property line** abutting a **public road** or 4.3 m (14.107 ft.) of a **front property line** abutting a **public road**, shall not exceed 1.2 m (3.937 ft.) in height; and

(c) A **fence**, when located elsewhere within a required yard, shall not exceed 1.83 m (6.0 ft.) in height.

.02 Landscaping shall be provided and maintained in accordance with Division 500 of this bylaw, EXCEPT THAT on a **lot** where a **fence** has been erected adjacent to, but not actually upon, a property line which abuts a **public road**, lane, or public walkway, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants, or lawn.

- 3. 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/152)**.

That area shown as the proposed west parcel on "Schedule A attached to and forming part of Bylaw No. 7827"

- 4. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7827"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

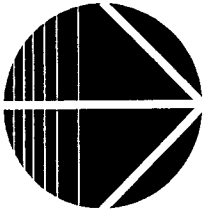
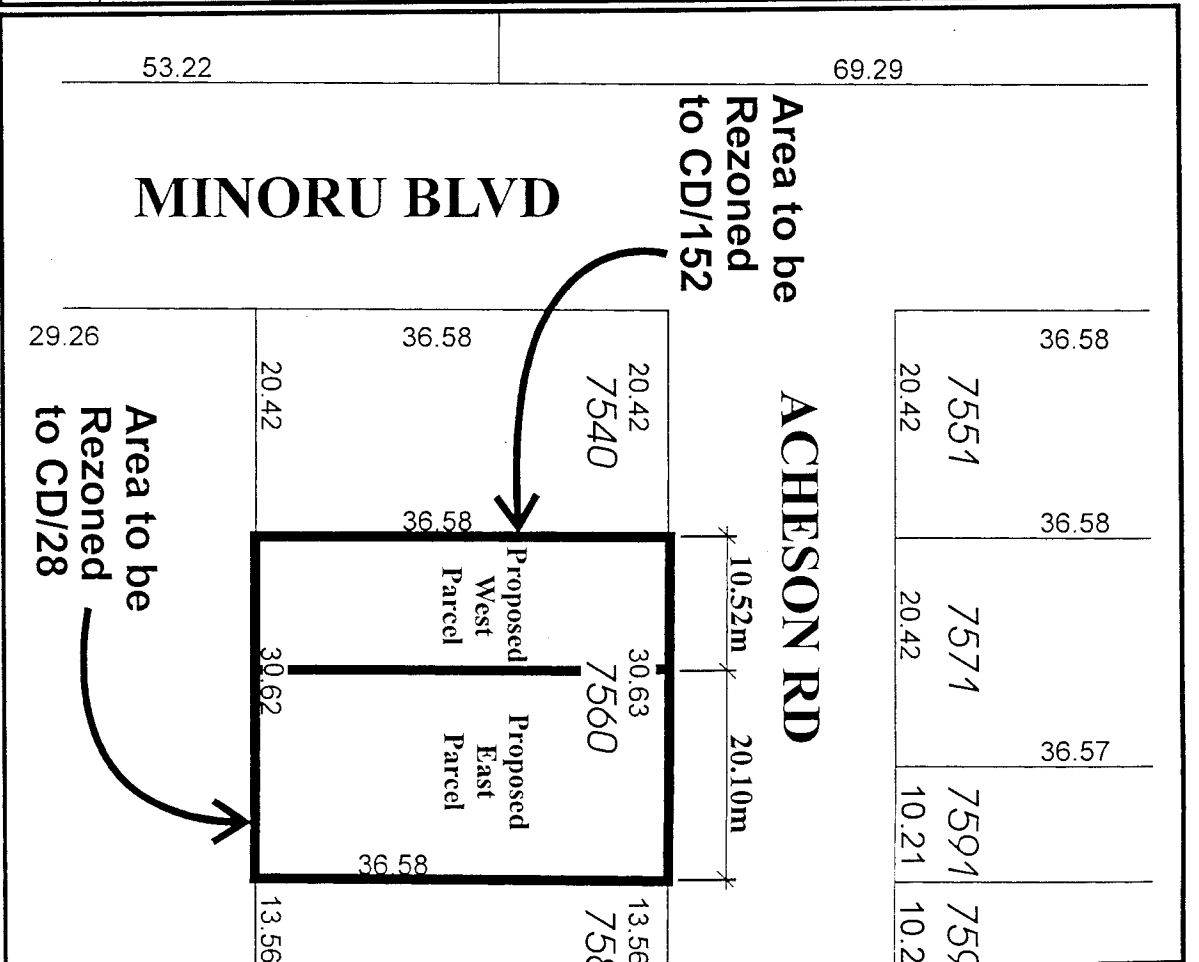
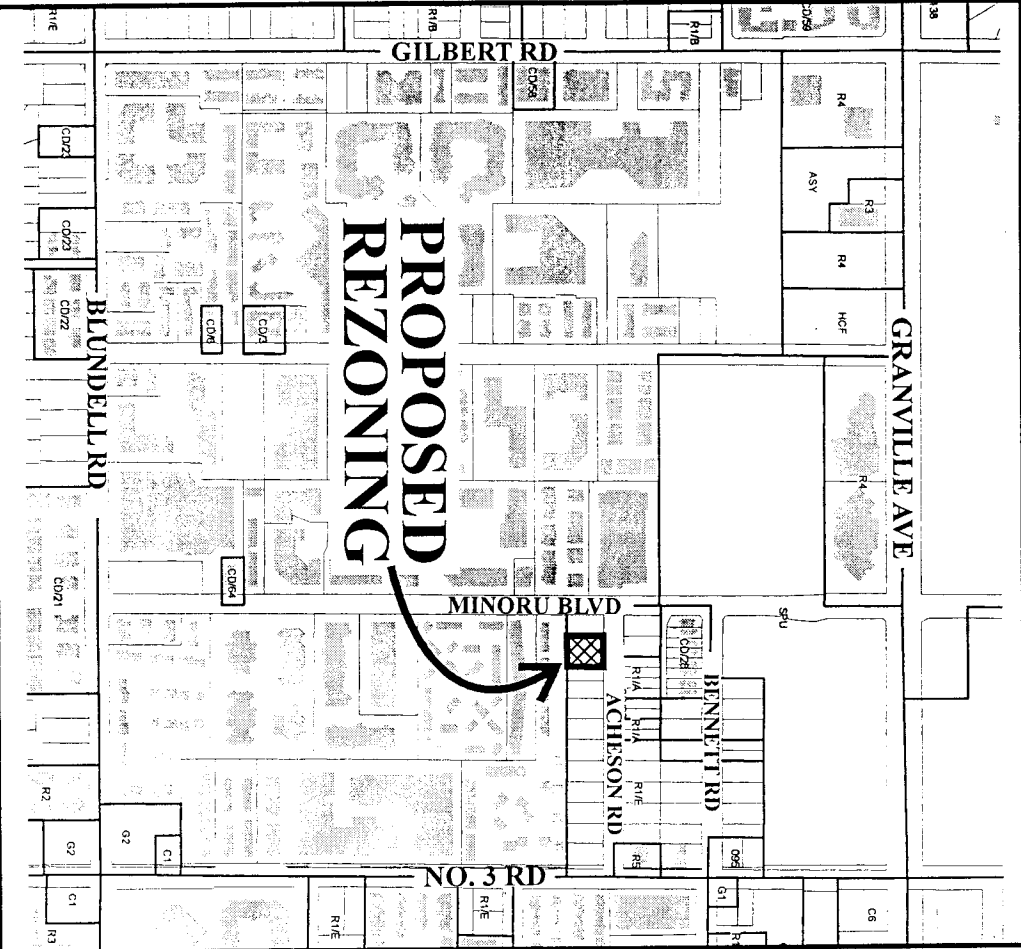
CITY OF RICHMOND
APPROVED for content by originating dept.
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APPROVED for legality by Solicitor

MAYOR

CITY CLERK



City of Richmond



RZ 04-264051

Original Date: 02/17/04

Revision Date: 09/10/04

Note: Dimensions are in METERS