



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To:	Development Permit Panel	Date:	October 11, 2005
From:	Holger Burke, MCIP Acting Director of Development	File:	DP 05-298454
Re:	Application by Townline Homes for a Development Permit on the Eastern Portion of 7560 Acheson Road		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of four (4) dwelling units on the eastern portion of 7560 Acheson Road 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 no provision for visitor parking.

Holger Burke, MCIP
Acting Director of Development

TCB/RB:blg
Att.

Staff Report

Origin

Lauren Melville, on behalf of Townline Homes, has applied to the City of Richmond for permission to develop four (4) dwelling units on the eastern portion of 7560 Acheson Road in the form of two (2) two-storey buildings.

The site formerly contained a single-family dwelling – now demolished.

The eastern portion of 7560 Acheson Road has 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).

Development Information

Please refer to attached Development Application Data Sheet (**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 - R1/E	Existing Development - Single-Family Dwelling

* The westerly portion of 7560 Acheson Road (subject property) has been rezoned “Comprehensive Development District” (CD/152) to accommodate a proposed new accessible single-family dwelling built by the same applicant.

Rezoning and Public Hearing Results

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

- Incorporate such design features as sloped roofs, landscaped front yards and prominent front doors;
- Provide one (1) shared driveway for access to reduce the number of driveway crossings and retain/increase green open-space; and
- Provide a variance on required parking as the proposal has a total of four (4) resident parking stalls (Comprehensive Development District (CD/28) requires four (4) resident, plus one (1) visitor). Note: this is a small project and Comprehensive Development District (CD/28) requires visitor stalls only on projects which are four (4) units or larger.

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;
- *Driveway:* Provided a narrow, shared driveway with variety and texture in surface paving materials to minimize paved impacts;
- *Visitor Parking:* Recommended further development of the design program in relation to the garage(s) to provide additional parking stall for visitor parking (particularly given the concerned neighbours' submissions at Public Hearing);
- *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**)

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

- 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 CD/28 zone.**
- Permit 0.4 m fireplace projections into the side yard setbacks - **Staff recommend eliminating storage to rear unit fireplace projections into side yard setbacks. Projection should include fireplace only: please refer to Building Code concerns regarding adequate venting to fireplaces.**
- 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.**

- Permit no provision for visitor parking - **Staff identified this issue at the rezoning stage. Varying the parking requirement for one (1) visitor stall is recommended in view of the project size, context, and lot configuration.**

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 original parcel into two (2) sites is a requirement prior to Building Permit issuance;
- 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. Variance of the required provision of 1.0 visitor parking stall for developments with four (4) or more units is recommended based on project size, context, and lot configuration; 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. However, there are some trees that require removal in view of their location within the development footprint.

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
Policy Planning

TCB/RB:blg

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

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$4,000.00; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$15,828 (based on total floor area of 7,914 ft²).



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: Eastern Portion of 7560 Acheson Road

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

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

Floor Area Gross: 403.5 m² Floor Area Net: n/a

	Existing	Proposed
Site Area:	735.8 m ²	735.8 m ²
Land Uses:	One single-family dwelling	Two Duplexes
OCP Designation:	Residential	Residential
Zoning:	R1/E	CD/28
Number of Units:	1	4

	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 1.0 m	Allow bay window projection of 0.3 m & porch projection of 0.9 m
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	Allow fireplaces to project 0.4 m into sideyard
Setback – Rear Yard:	Min. 6.0 m	Min. 6.0 m for with bay window projection of 0.6 m	Allow bay windows to project 0.6 m into rear yard
Height (m):	Max. 9.0 m	7.5 m	no
Lot Size:	312 m ²	735.8 m ²	no
Off-street Parking Spaces – Regular/Commercial:	1 space per unit & 0.2 spaces per unit visitor parking	4	Allow provision of Ø visitor parking stalls
Off-street Parking Spaces – Accessible:	Ø	Ø	Ø
Total off-street Spaces:	4.8	4	Variance – requirement for 1 visitor stall
Tandem Parking Spaces	not permitted	Ø	no
Amenity Space – Indoor:	70 m ² or payment of cash in lieu	Ø	no
Amenity Space – Outdoor:	6.0 m ² per unit (24 m ² total)	Ø	yes



City of Richmond
Urban Development Division

Development Permit

No. DP 05-298454

To the Holder: TOWNLINER HOMES

Property Address: EASTERN PORTION OF 7560 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 no provision for visitor parking.
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: TOWNLINE HOMES
Property Address: EASTERN PORTION OF 7560 ACHESON ROAD
Address: C/O LAUREN MELVILLE
8971 BECKWITH ROAD
RICHMOND, BC V6X 1V4

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 , .

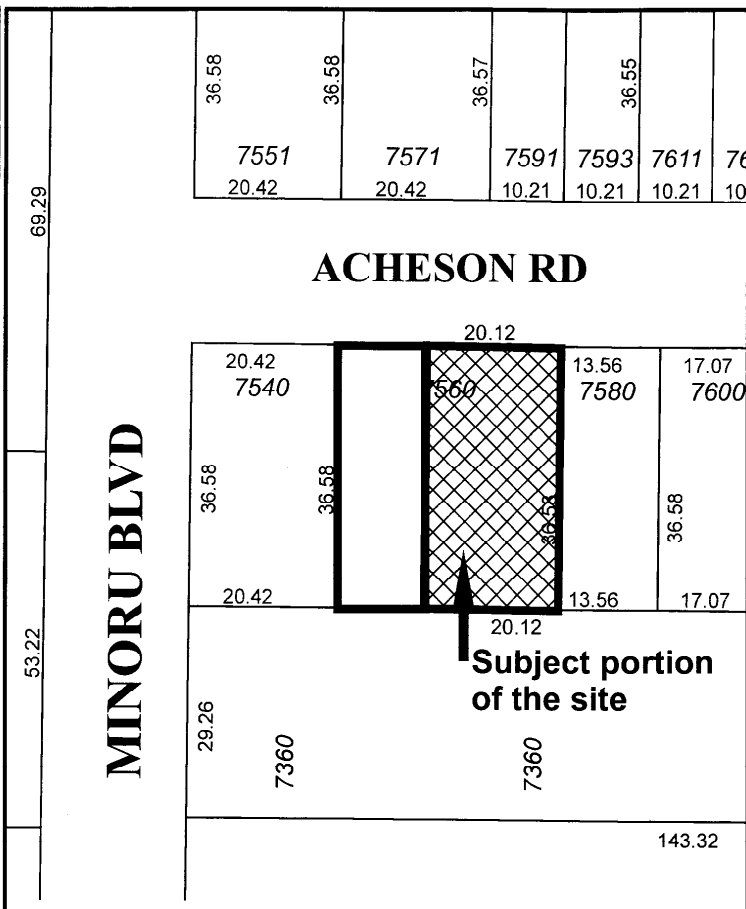
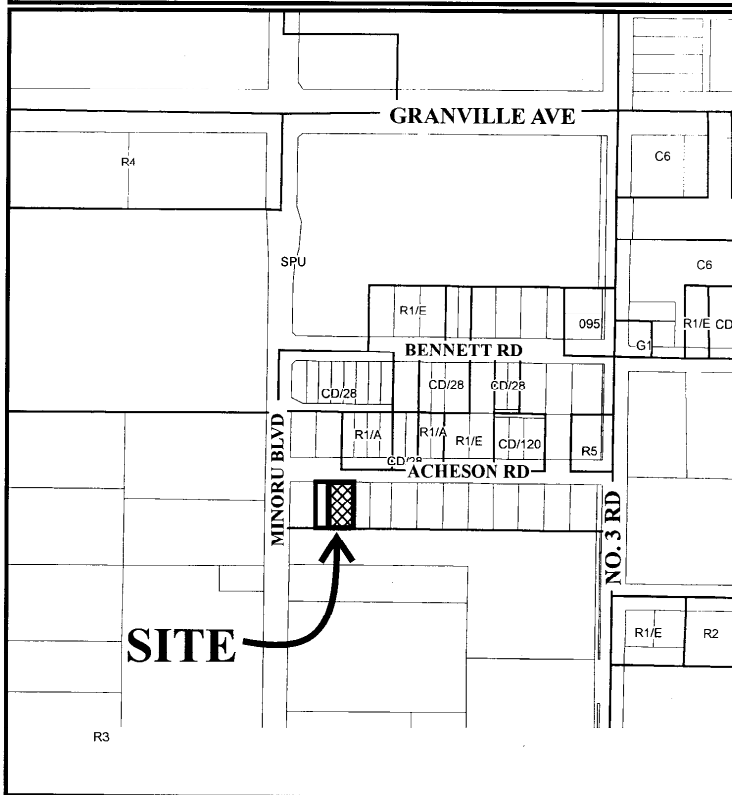
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 05-298454 SCHEDULE "A"

Original Date: 04/28/05

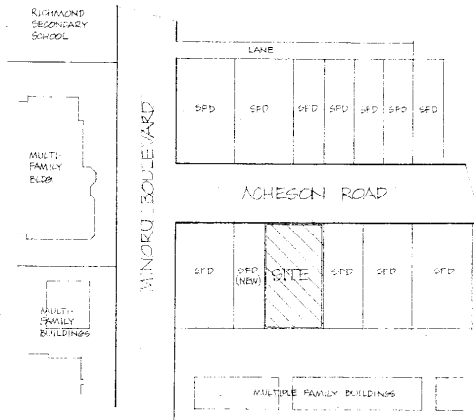
Revision Date: 10/11/05

Note: Dimensions are in METRES

OCT 26 2005


ACHESON ROAD

#7568



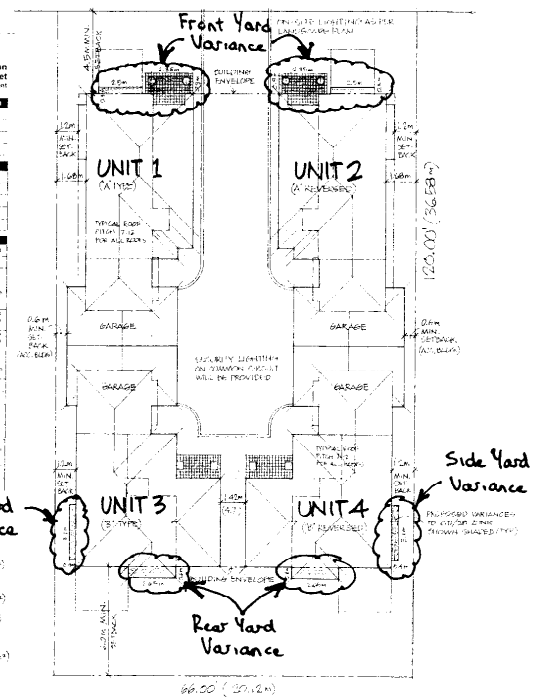
CONTEXT PLAN
SCALE 1"=50' (1:600)



	City of Richmond Public Works Department 1000 West 21st Street Richmond, BC V6V 1G6 Tel: 604-273-3300	Development Applications Data Sheet Development Applications Department
DP		Application No.
Address: 1564A Victoria Road		Owner: 14786
Applicant: - (Project Name): 1564A Victoria Road - 15642 719		Project: 15642
Site Area: 4075.0 m ²	Plot Area: 4075.0 m ²	Zone: MS
Site Area		Existing
Use Area	737.5 m ²	737.5 m ²
Land Uses		Land Uses
OC Designation	Residential	Residential
Zoning	MS	OC 28
Number of Units	100	
Before Requirements		Proposed
1. Lot Coverage	Min: 45%	45%
2. Setback - Front Yard	Min: 4.5 m	Min: 4.5 m with 50% reduction of 0.5 m and 10% reduction of 0.5 m
3. Setback - Side Yard	Min: 2.1 m (1.8 m for building and 0.6 m for deck)	Min: 1.8 m (1.8 m for building and 0.6 m for deck)
4. Setback - Rear Yard	Min: 3.0 m (2.7 m for building and 0.3 m for deck)	Min: 2.7 m (2.7 m for building and 0.3 m for deck)
5. Height - Max Height	Max: 6.0 m	Max: 6.0 m with 1.0 m reduction of 1.0 m
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100. Height - Max Height	Max: 6.0 m	Max: 6.0 m

ANALYSIS:

LOT AREA = 1020 ± (750 Sqm)
MAX. SITE COVERAGE = 45% = 250 ± (251 m²)
THIS PLAN: UNIT A = 200 ± x 2 = 177 ±
UNIT B = 800 ± x 2 = 150 ±
TOTAL = 327 ± (300.7 m²)
MAX. FLOOR AREA = 55% = 125 ± (124.7 m²)
THIS PLAN: UNIT A = 100 ± x 3 = 240 ±
UNIT B = 100 ± x 2 = 222 ±
TOTAL = 458 ± (424.5 m²)



SITE PLAN
- 441 (441) (441)

GENERAL DESCRIPTION: Vol 9
 100 PAGES
 1968-1970

PLAN # 1

PLAN 2 05298454

OCT 26 2005

AGHESON ROAD

#7568

PARKING REQUIRED PER CD/28 ZONE

PARKING REQUIRED 15 SPACES PER UNIT

X 4 UNITS = 60 SPACES

VISITOR PARKING REQUIRED 5 ON STREET PER UNIT

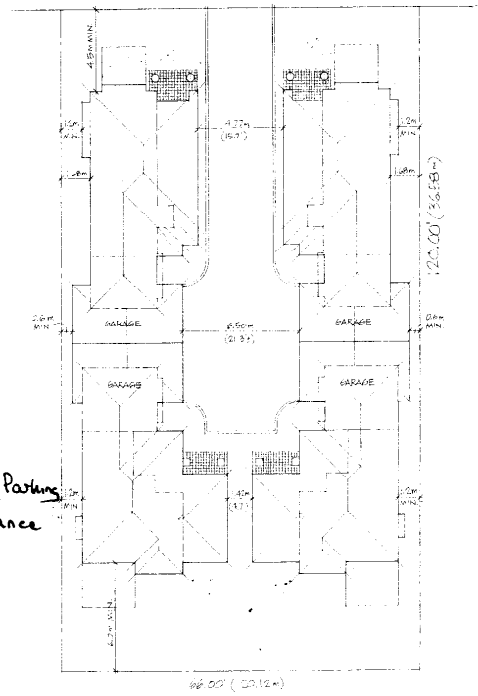
X 4 UNITS = 20 SPACES

PARKING PROVIDED

60 SPACES (150 UNITS X 4 SPACES)

NOT VISITOR PARKING PROVIDED

Visitor Parking
Variance



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

LEGAL DESCRIPTION

PARKING PLAN

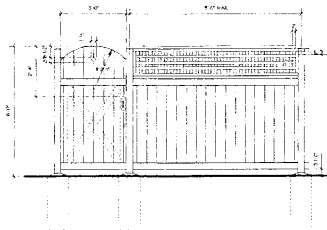
PLAN #2

PLAN 3D
05298454

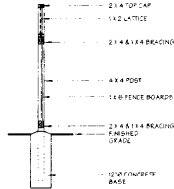
OCT 2 6 2005



1
L2
BRICK WALL
SCALE 1/2" = 1'-0"



2
L2
6'-0" HT. WOOD FENCE
SCALE 1/2" = 1'-0"



FILE 22 2005
DATE: 10/06/05
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
DATE: 10/06/05
REVISIONS: 1/05/05

ITO
ASSOCIATES
LANDSCAPE ARCHITECTS
2150 HURON STREET
RICHMOND, B.C. V6V 2L4
PHONE: (604) 275-2812
FACSIMILE: (604) 275-8836
E-MAIL: ITO@ITO.CA

7560 ACHESON RD.
RICHMOND, B.C.

DETAIL

DATE: 10/06/05
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
DATE: 10/06/05
REVISIONS: 1/05/05

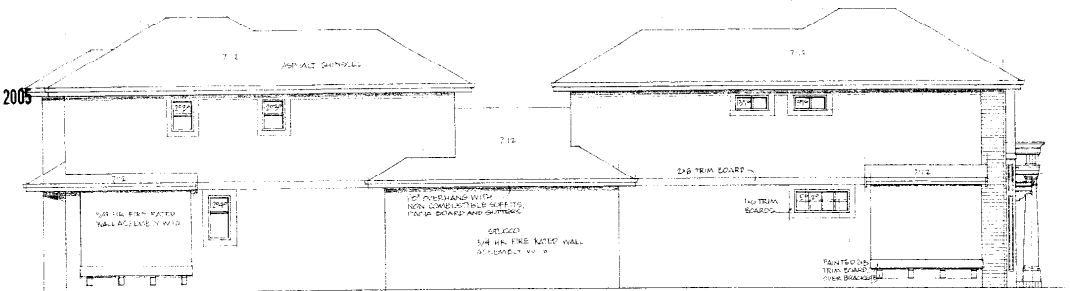
L2
27-2

05298454

OCT 26 2005

FINISH SCHEDULE

- ROOF: LAMINATED ASPHALT SHINGLES
"WEATHER WOOD" ON SHINGLES UNDER
FRONT "CARBIDE" WITH WHITE FRONT
HIDEWOOD: BROWN "TEXTURE" PAINT, "WARM NEUTRAL"
PAINTED TRIMS OF WHITE COLOURS:
LIGHT PAINT, PLYMOUTH GRAY OR TRICE
INTERIOR DOORS: BLACK OR "BLACK HEATH GREEN" COLOUR
FLOORING: BLACK WOODSTOCK FROM THE PRESENT AREA,
BLACK ALUMINUM FOR FLOOR AROUND



EAST SIDE ELEVATION

WALL AREA 1354 ft²
 LIFTING DISTANCE 1.2 m = 4.0'
 MAX. OPENINGS @ 7% = 96 ft²
 DISPLACED = 10 ft²



INSIDE COURTYARD LOOKING EAST



REAPPROPRIATION

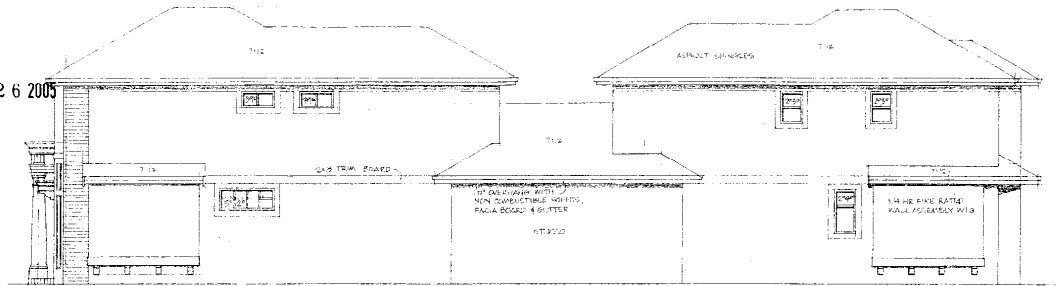
FRONT = EVALUATION.

DI ALI #A

PLAN 5
05298454

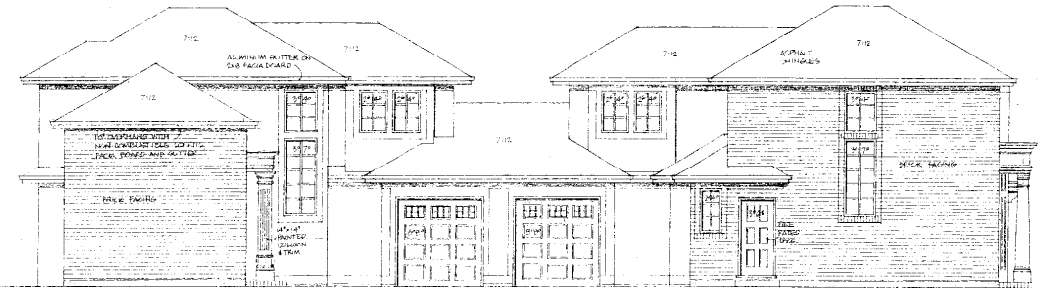
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Sheet 5 of 5



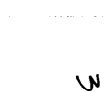
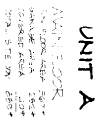
WEST SIDE ELEVATION

WALL AREA: 1560 SF
LIMITED DISTANCE: 12'-0" - 14'-0"
WALL OPENINGS: 475'-10" x 7'-0"
SEE PLAN 114



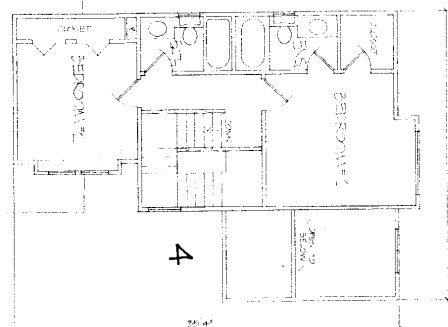
INSIDE COURTYARD LOOKING WEST
SCALE 1/4" = 1'-0"

WALL AREA: 1560 SF
LIMITED DISTANCE: 12'-0" - 14'-0"
WALL OPENINGS: 475'-10" x 7'-0"
SEE PLAN 114

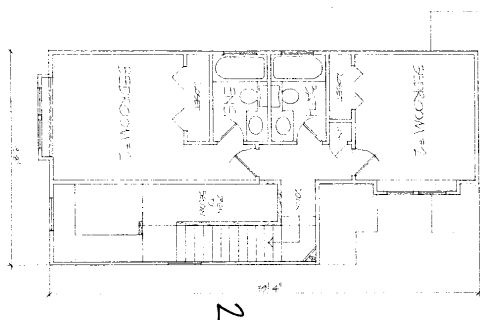
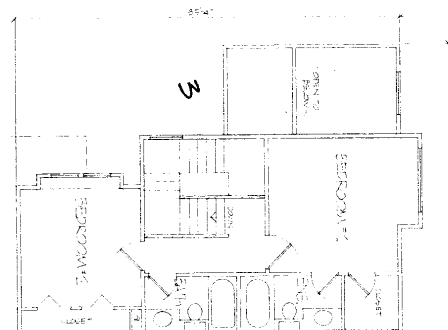


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OCT 26 2005



UNIT B
APRIL 5, 2008
ALL DIMENSIONS IN FEET



UNIT A
APRIL 5, 2008
ALL DIMENSIONS IN FEET

