



**City of Richmond**  
Planning and Development Department

ATTACHMENT 1  
REPORT CONSIDERED ON FEBRUARY 6, 2011

## Development Permit Panel

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** January 25, 2011  
**File:** DV 10-542375  
**Re:** **Application by Provincial Rental Housing Corporation for a Development Variance Permit at 8180 Ash Street**

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### Staff Recommendation

That a Development Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
2. Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6;

to permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing affordable single-family dwellings.

Brian J. Jackson, MCIP  
Director of Development

DN:blg  
Att.

## Staff Report

### Origin

The Provincial Rental Housing Corporation (which is BC Housing's land holding company) has applied to the City of Richmond for permission to:

- a) Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
- b) Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6;

to permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing affordable single-family dwellings. The site is currently vacant and is designated Public, Institutional and Open Space in the Ash Street Sub-Area Plan.

The proposal is not associated with a rezoning application. A Capacity Analysis and a Servicing Agreement are required to be undertaken in association with the subdivision application (SD10-542356).

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the north, single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned "Single Detached (RS1/B)";
- To the east, single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned "Single Detached (RS1/A)";
- To the south, an emergency access/public pathway connecting Ash Street and Dayton Crescent and single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned "Single Detached (RS1/A)" and
- To the west, Ash Street and single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned "Single Detached (RS1/K) and (RS2/A)".

### Staff Comments

The proposal attached to this report has satisfactorily addressed the significant planning issues identified as part of the Development Variance Permit application review process. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and, with the exception of the zoning variances requested, is in compliance with the requirements of the "Single Detached (RS1/B)" zone.

**Zoning Compliance/Variances** (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
- 2) Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6;

to permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing affordable single-family dwelling units.

**Staff support the proposed variances.**

- *The variances requested are associated with the geometry of the lots proposed on Dayton Crescent. The applicant has substantiated that once the lots are created, single-family homes can be constructed in accordance with the existing (RS1/B) zoning (Attachment 2).*
- *The lots proposed on the cul-de-sac are large with narrow frontages, which restricts the building envelop to an interior location substantially setback from the Dayton Crescent road frontage.*
- *To facilitate access, the Dayton Crescent lots will share access to the street, which will also minimize the hard surface treatment at the front of the lots.*

**Analysis****Conditions of Adjacency**

- The applicant has submitted schematic building plans. With the exception of the requested variances, the plans demonstrate homes can be constructed on the proposed lots in accordance with the existing zoning. The plans include review of the building footprint, setbacks and density achieved on-site (**Attachment 2**).
- By developing in accordance with the site's single-family zoning, the existing character of the neighbourhood is maintained.

**Urban Design and Site Planning**

- Driveways interrupted by simple landscaping treatment characterize the existing Dayton Crescent cul-de-sac road frontage.
- A cross access and shared driveway agreement is required for the Dayton Crescent lots. The agreement will be registered on the front 6 m (19 ft.) of the lots and will specify that the driveway treatment is interrupted by low shrubs and trees, substantially in accordance with **Attachment 3**, to facilitate a complimentary frontage treatment.

**Architectural Form and Character/Landscape Design and Open Space Design**

- Building envelope, lot coverage, and landscaping in accordance with the existing (RS1/B) single-family zoning will preserve the character of the established single-family neighbourhood.

**Tree Preservation**

- The City Tree Preservation Coordinator has reviewed an Arborist Report and associated tree plan submitted by the applicant, which analyzes tree retention/removal on-site, and concurs with the report's recommendations summarized below.

# of trees	Tree Condition	Recommendation (retain/remove)	Compensation
6	High risk due to: <ul style="list-style-type: none"> <li>Proximity to targets within the site or surrounding lands;</li> <li>Pre-existing defects</li> </ul>	Remove  Regardless of whether the project proceeds, the removal of these trees is recommended	none
24	Non-viable due to: <ul style="list-style-type: none"> <li>Advanced health decline;</li> <li>Significant structural defects</li> </ul>	Remove  Most of these trees are Birch trees dying due to Bronze Birch Corer infestation combined with aggressive historical tree topping.	1:1 replacement
2	Viable	Remove  Tree location conflicts with future driveway and service connections. The existing grade is lower than the final grade by approximately 1.3 m and the trees would be unable to sustain the impacts of fill over the root system. Installation of a tree well around each tree is not possible as the minimum tree protection area required (5 m) encroaches into the building envelope and prohibits access to the site. Further, grade transition between the finished floor elevation and the existing grade cannot be accommodated.	1:1 replacement

- Tree replacement at a one to one ratio is required as compensation for tree removal. With the exception of hazard trees, submission of an application to remove trees will be accepted only in association with a Building Permit application.

**Affordable Housing**

- Although a rezoning application is not associated with the development proposal, the Provincial Rental Housing Corporation (which is BC Housing’s land holding company) proposes to contribute to the supply of affordable housing within the City. The proposal is consistent with BC Housing’s mandate to assist British Columbians in need of affordable and appropriate housing, which ranges from emergency shelter and housing for the homeless through to affordable rental housing and home ownership.
- BC Housing’s objective is to introduce an affordable home ownership opportunity for families and individuals with low to moderate incomes.\* The program is intended to ensure that eligible households are able to purchase a home at an affordable price and limit associated payments to 30% of their income. In addition, homes are intended to include a secondary suite that could financially assist the owner.
- BC Housing will contribute the land at no cost to the project and will provide construction financing to ensure an affordable purchase price. The homes will be maintained as an affordable housing option. BC Housing will register either an affordable housing agreement or an alternate form of security on the title (**Attachment 4**).

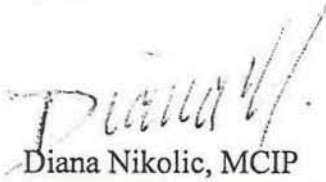
\* Canadian Mortgage Housing Corporation (CMHC) defines low to moderate household income as \$61,233 per annum.  
2974416

**Subdivision**

- At the future subdivision stage, the applicant is required to undertake a Capacity Analysis and enter into a standard Servicing Agreement. Associated additional rights-of-way will be secured at the time the subdivision application is reviewed and will include a 3 m wide right-of-way along Ash Street to accommodate the sanitary sewer. The applicant has been advised that no additional utilities can be accommodated within the southern adjacent emergency access/public pathway.
- In association with the subdivision, a cross access and shared driveway agreement with landscaping details is required to be registered on the front 6 m (19 ft) of the lots on Dayton Crescent.

**Conclusions**

Staff supports the proposed variances, which would facilitate subdivision of 8180 Ash Street into six (6) affordable single-family dwellings. The applicant has satisfactorily demonstrated that the lots can be developed in a manner that is complimentary to the existing single-family neighbourhood.



Diana Nikolic, MCIP  
Planner II (Urban Design)

DN:blg

Attachment 1: Development Data Sheet

Attachment 2: Schematic Single-Family House Plans

Attachment 3: Cross Access and Shared Driveway Agreement and Landscaping

Attachment 4: BC Housing Rationale for Development Proposal

At future subdivision stage, the developer is required to:

- Undertake a Capacity Analysis and enter into a standard Servicing Agreement. Associated rights-of-way will be secured at the time the subdivision application is reviewed and will include a 3 m wide right-of-way along Ash Street.
- Register a cross access and shared driveway agreement on title for lots fronting Dayton Crescent, which includes interruption of the driveway surface with low shrubs and trees.
- Register a Flood Indemnity Covenant on title specifying a minimum habitable elevation of 2.9 m.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



**City of Richmond**

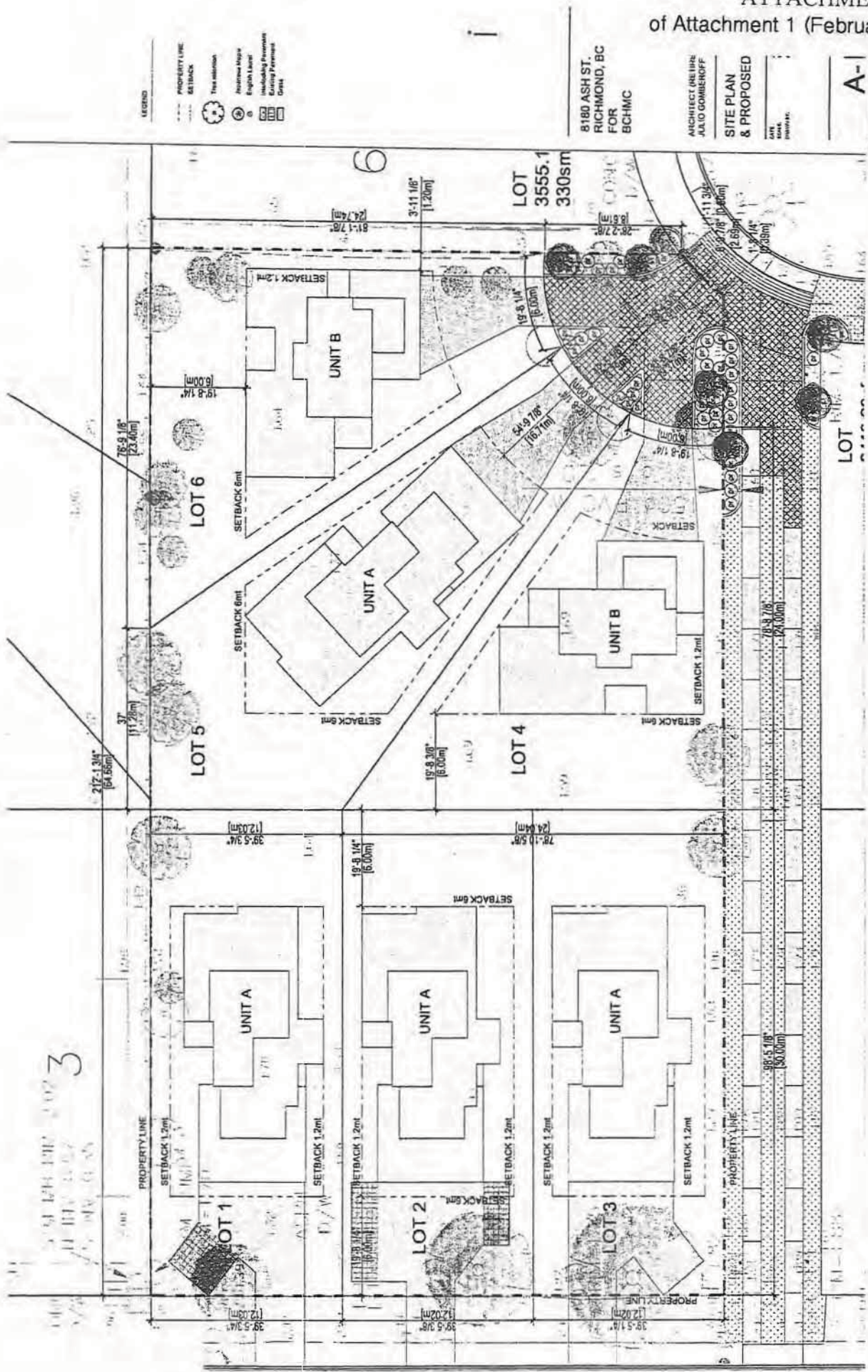
6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

<b>DV 10-542375</b>	<b>Attachment 1</b>
of Attachment 1 (February 6, 2011)	
Address: <u>8180 Ash Street</u>	
Applicant: <u>Provincial Rental Housing Corporation</u>	Owner: <u>Provincial Rental Housing Corporation</u>
Planning Area(s): <u>Ash Street Sub-area Plan</u>	

	Existing	Proposed
<b>Site Area:</b>	2329 m <sup>2</sup>	2329 m <sup>2</sup>
<b>Land Uses:</b>	vacant	6 single-family dwelling units
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Area Plan Designation</b>	Public, Institutional & Open Space	Public, Institutional & Open Space
<b>Zoning:</b>	Single Detached (RS1/B)	Single Detached (RS1/B)
<b>Number of Units:</b>	-	6

On Future Subdivided Lots	RS1-B Requirement	Proposed	Variance
Floor Area Ratio:	0.55	0.48-0.55	none permitted
Lot Coverage:	Max. 45%	26-33%	
Setback – Front Yard:	Min. 6 m	>6 m	
Setback – Interior Side Yard:	Min. 1.2 m	1.2 m	
Setback – Rear Yard:	Min. 6 m	6 m	
Height (m):	2 ½ storeys not exceeding the residential vertical lot width and depth envelope	In accordance with bylaw	
Lot Size:	360 m <sup>2</sup>	361 m <sup>2</sup> –450 m <sup>2</sup>	
Frontage	6 m	Lot 1-3: 12.02 m Lot 4: 0.38 m Lot 5: 2.7 m Lot 6: 0.6 m	Variance requested for proposed Lots 4-6
Width	12 m	Lot 1-3: 12.02 m Lot 4: 12.21 m Lot 5: 8.35 m Lot 6: 12.02 m	Variance requested for proposed Lot 5



- LEGEND**
- PROPERTY LINE
  - SETBACK
  - Tree location
  - Residential Single Entry Unit
  - Residential Duplex Including Permitted Parking
  - Unit

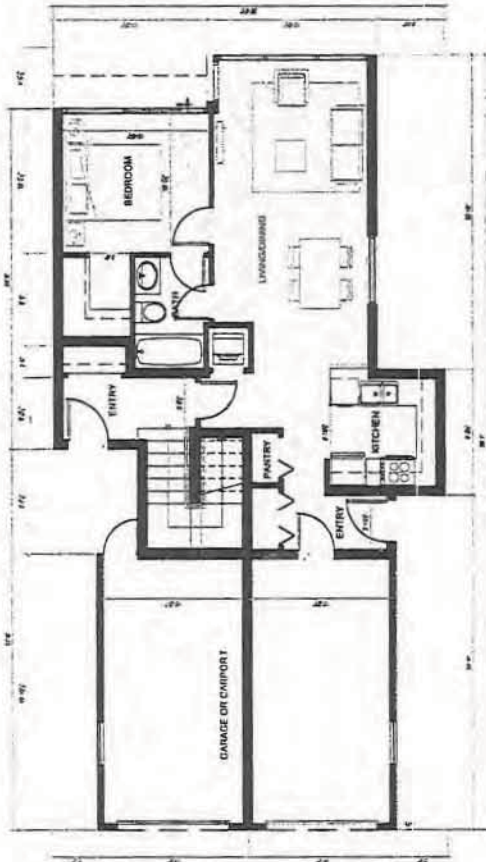
8180 ASH ST.  
RICHMOND, BC  
FOR  
BCHMC

ARCHITECT (R/LINE)  
ALVO GOMBEROFF

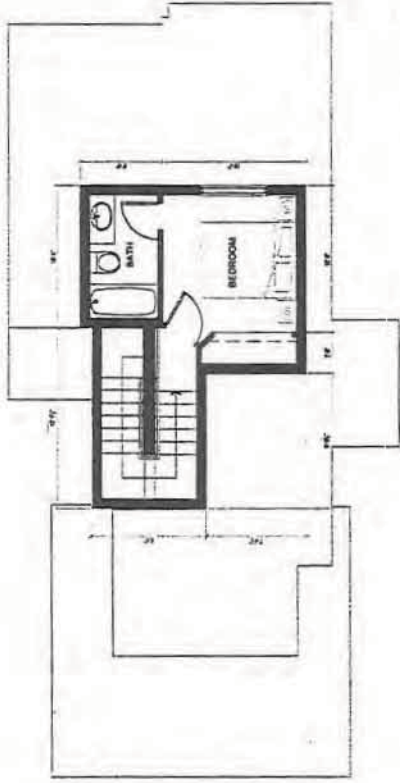
SITE PLAN  
& PROPOSED

DATE  
SCALE

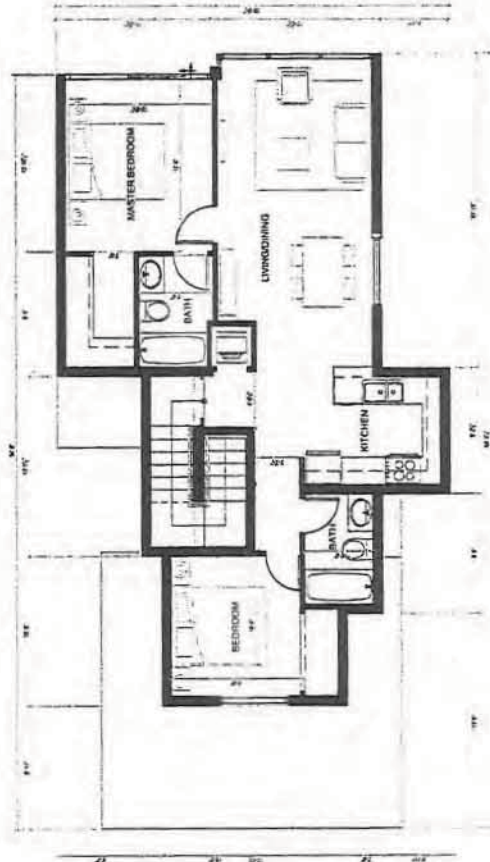
A-1



UNIT A-1a / 1ST FLOOR 688 SF  
 UNIT A-1b / 1ST FLOOR 112 SF  
 TOTAL 1ST FLOOR 800 SF



UNIT A-1b / 2ND FLOOR  
 112 SQUARE FEET  
 12 STORY ALLOWED - 487 SF



UNIT A-1a / 2ND FLOOR  
 673 SF

# Lot 1,2,3,5 UNIT A-1

TOTAL AREA : 2108 SF

TOTAL AREA UNIT A-1a proposed(Basement): 688 SF  
 UNIT A-1a allowed(40% of Total Area): 843 SF

TOTAL AREA UNIT A-1b: 1420 SF

8180 ASH ST.  
 RICHMOND, BC  
 FOR  
 BCHMC

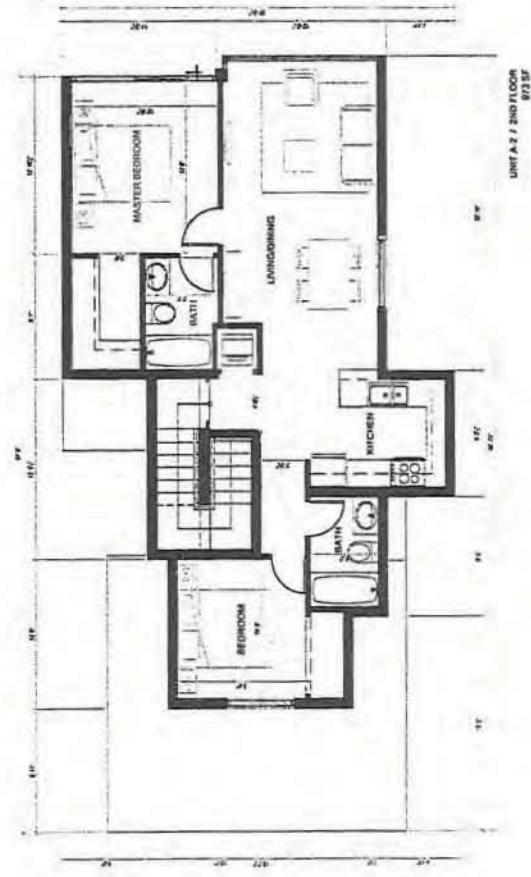
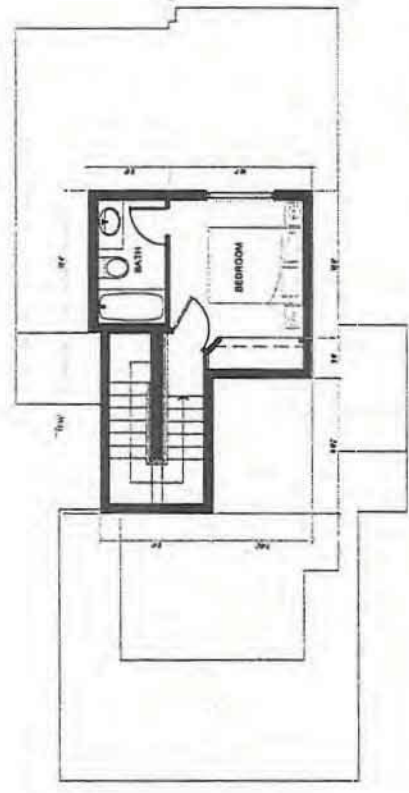
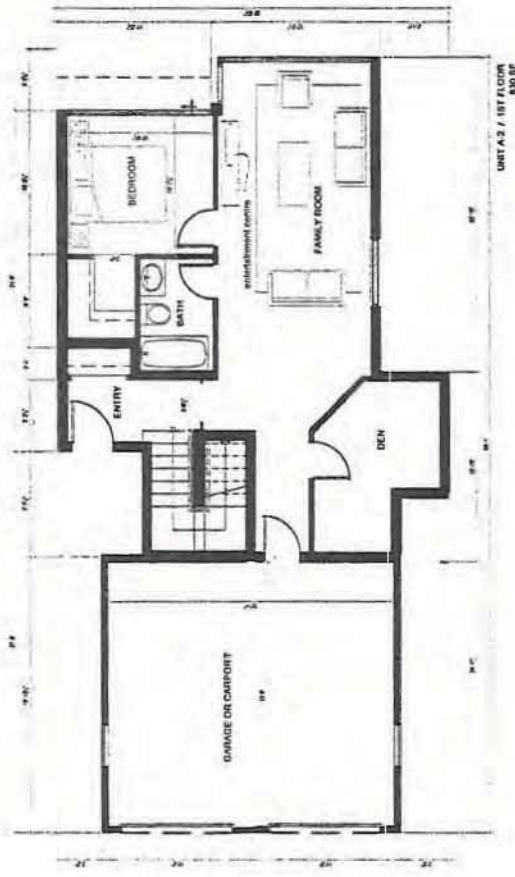
ARCHITECT (RETINUED):  
 JULIO GOMBEROFF

UNIT TYPE A-1

DATE	10/1/2011
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DESIGNED BY	AJL/MLC

**A-1.04**





Lot 1,2,3,5 UNIT A-2  
TOTAL AREA : 2108 SF

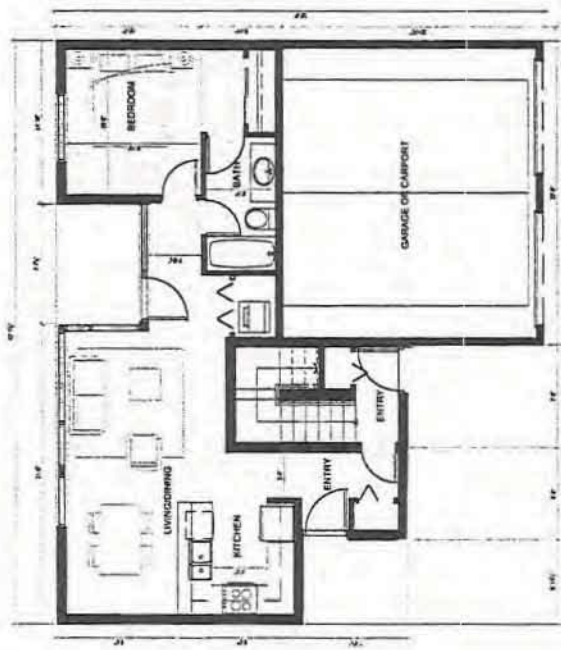
8180 ASH ST.  
RICHMOND, BC  
FOR  
BCHMC

ARCHITECT (RETIRED):  
JULIO GOMBEROFF

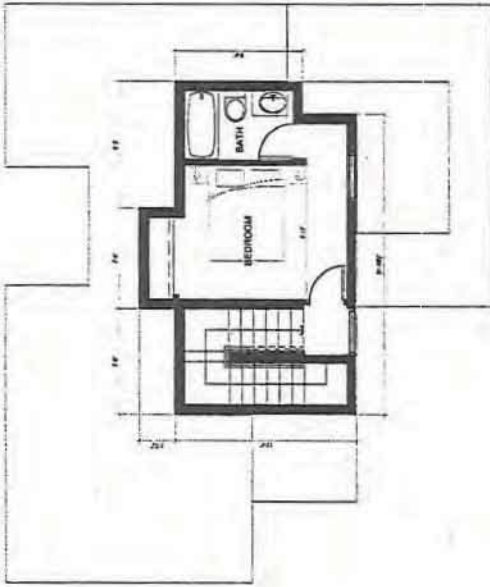
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SITE:  
DATE:  
DRAWN BY:  
APPROVED BY:  
SCALE:

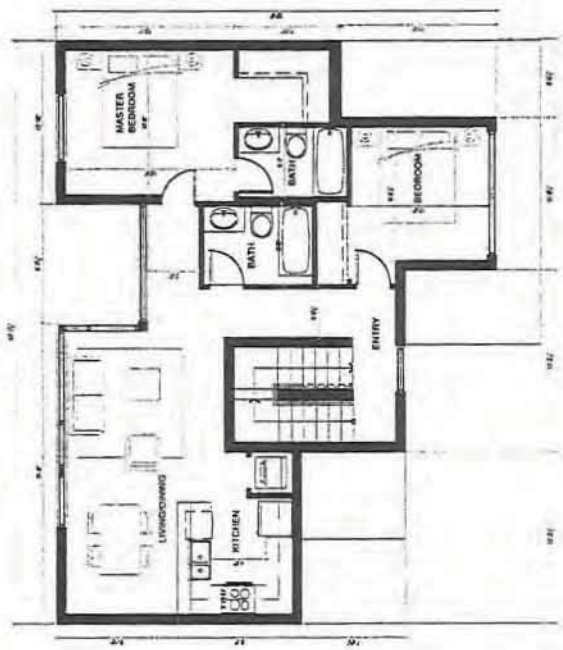
A-1.05



UNIT B-1a / 1ST FLOOR: 684 SF  
 UNIT B-1b / 1ST FLOOR: 108 SF  
 TOTAL AREA 1ST FLOOR: 792 SF



UNIT B-1 / 2ND FLOOR  
 1/2 STOREY PROPOSED-333 SF  
 1/2 STOREY ALLOWED-484 SF



UNIT B-1 / 2ND FLOOR  
 914 SF

## Lot 4,6 UNIT B-1

TOTAL AREA : 2104 SF

TOTAL AREA UNIT B-1a proposed(Basement): 684 SF

UNIT B-1a allowed(40% of Total Area): 842 SF

TOTAL AREA UNIT B-1b: 1420 SF

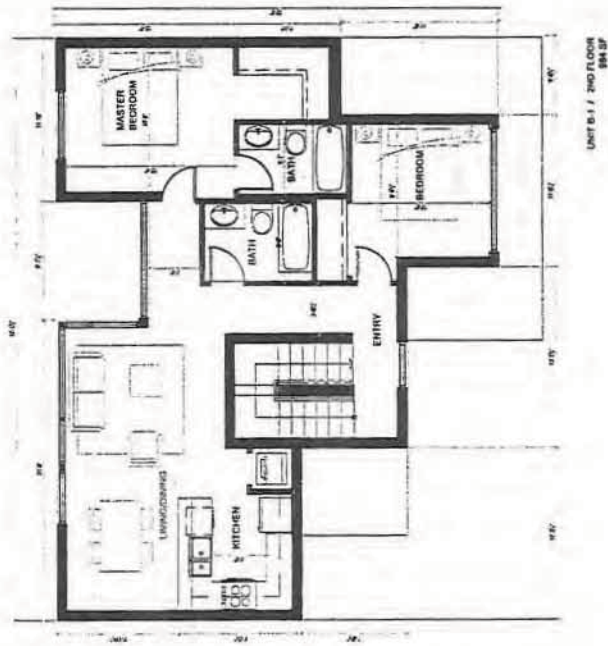
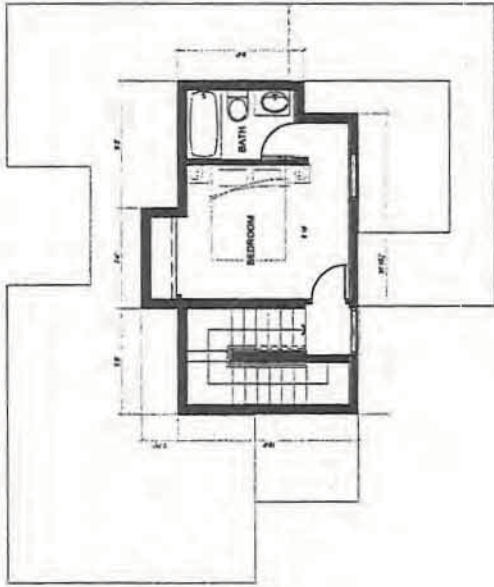
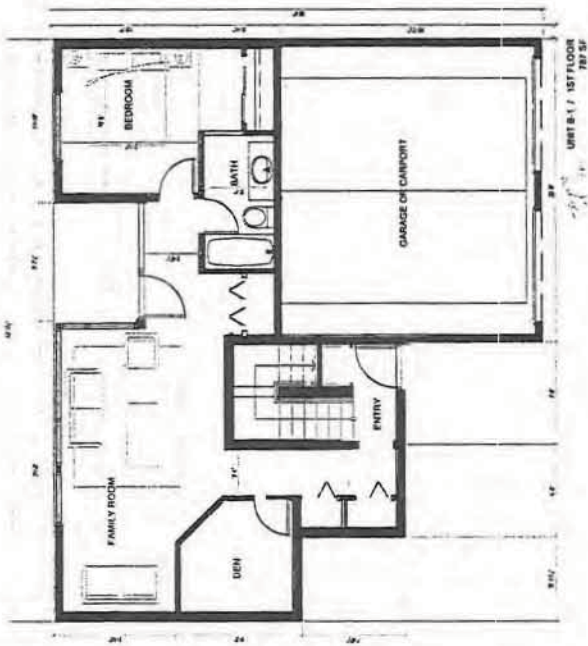
8180 ASH ST.  
 RICHMOND, BC  
 FOR  
 BCHMC

ARCHITECT (RETIRED):  
 JULIO GOMBEROFF

UNIT TYPE B-1

DATE: \_\_\_\_\_  
 ENTRY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

**A-1.06**



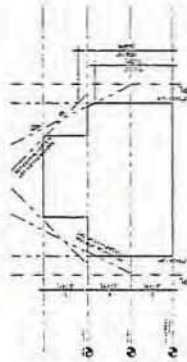
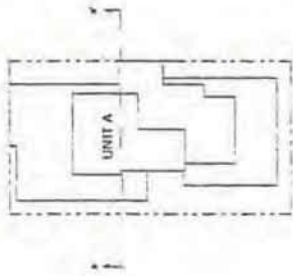
Lot 4,6 UNIT B-2  
TOTAL AREA : 2104 SF

8180 ASH ST.  
RICHMOND, BC  
FOR  
BCHMC

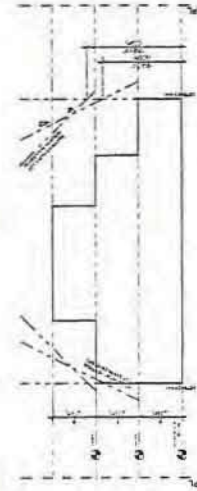
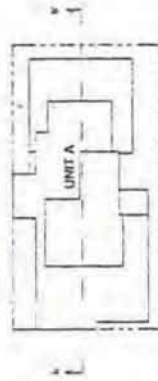
ARCHITECT (RETIRED)  
JULIO GOMBEROFF  
UNIT TYPE B-2

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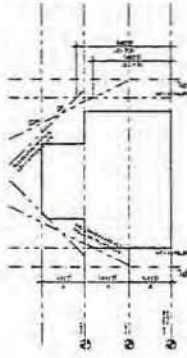
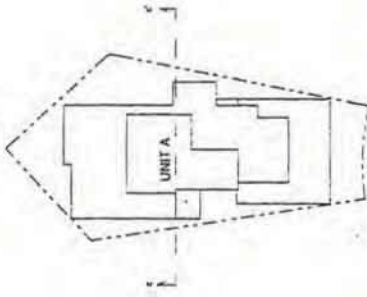
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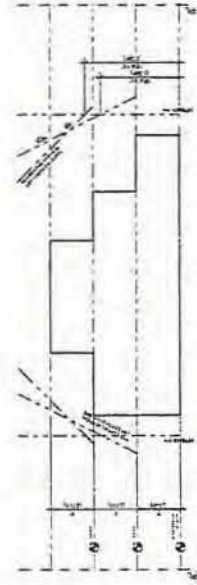
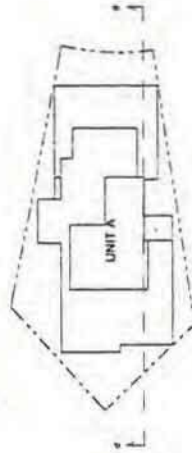
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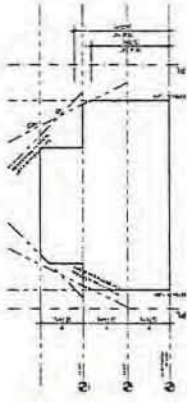
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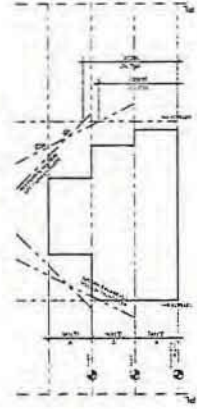
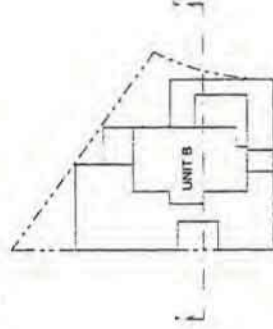
SECTION 1/3



SECTION 1/4



SECTION 1/5



SECTION 1/6

8180 ASH ST.  
RICHMOND, BC  
FOR  
BCHMC

ARCHITECT (RETIRED):  
JULIO GOMBEROFF

SCHEMATIC  
SECTIONS

DATE: 1981  
SCALE: 1/4" = 1'-0"

A-1.08

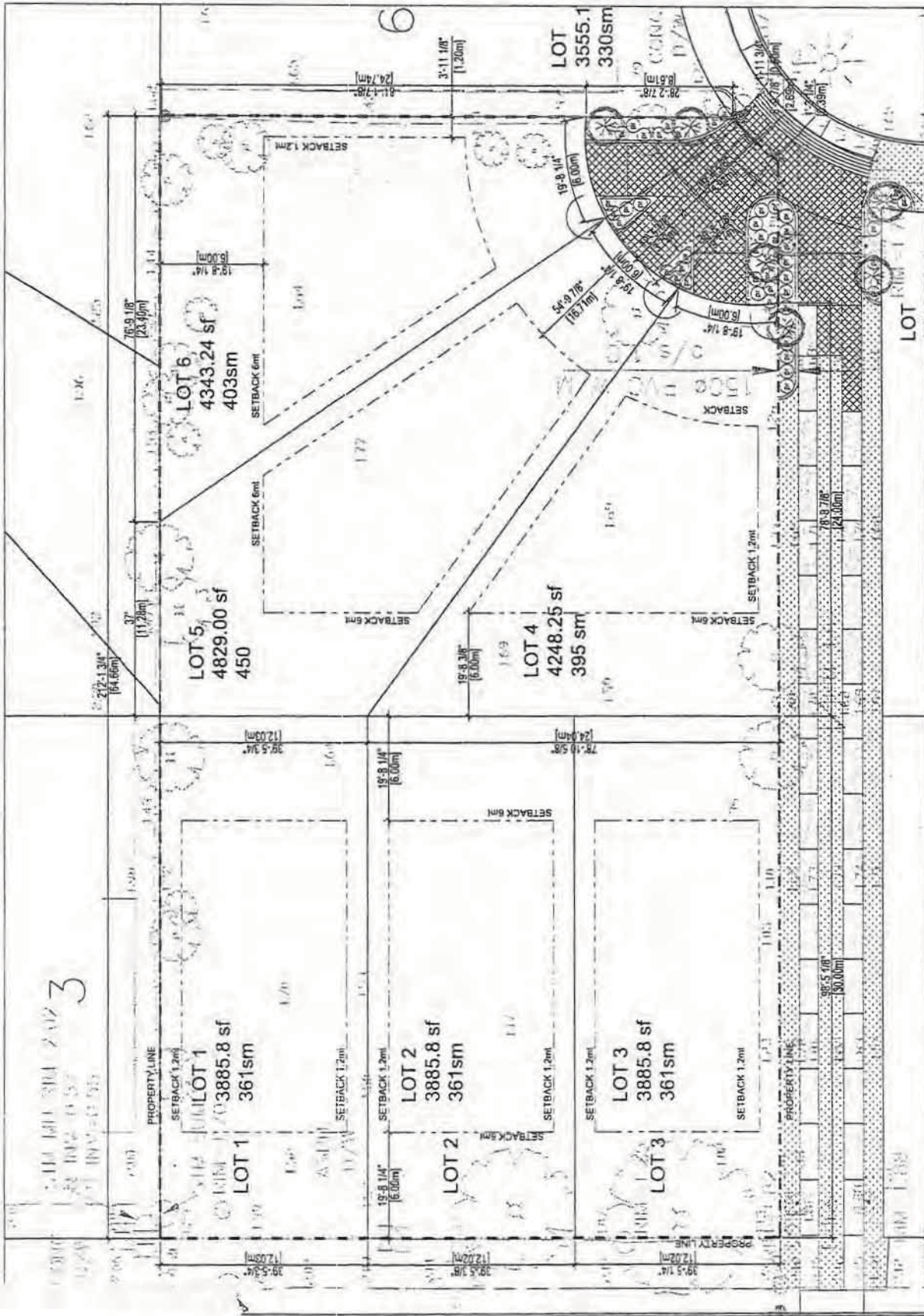


- LEGEND**
- PROPERTY LINE
  - SETBACK
  - Tree location
  - Tree to be retained
  - Japanese Maple
  - English Laurel
  - Introducing Plant
  - Existing Plant
  - Grass

8180 ASH ST.  
RICHMOND, BC  
FOR  
BCHMC

ARCHITECT (RETIRE)  
JULIO GOMBEROFF  
SITE PLAN  
LOT SUBDIVISION

A-





BC Housing

ATTACHMENT 4  
of Attachment 1 (February 6, 2011)

1701 - 4555 Kingsway  
Burnaby, BC V5H 4V8

Tel 604-433-1711  
Fax 604-439-4722  
www.bchousing.org

October 28, 2010

Diana Nolic, Planner II  
City of Richmond  
6911 No 3 Road,  
Richmond, BC V6Y 2C1

**Re: Development Permit Application with respect to property located at 8180 Ash Street  
File # DV 10-542375**

Dear Diana,

Pursuant to your list of staff comments regarding our development variance permit, please find below comments specifically related to the affordability of the project and the rationale for the subdivision of the site into six lots versus five lots. All other comments should have been responded to by our consultants.

**Affordability of the units:**

The goal of the development on Ash Street is to create an affordable homeownership opportunity for families and individuals with low to moderate incomes.

The target population would be first time home owners with a maximum income level of \$61,223. This income level is defined by CMHC as low to moderate. The program would ensure that eligible households could purchase a home at affordable prices and be able to debt service the property within 30% of their income. In addition, each house will include a secondary suites could be rented by the homeowner to help with their mortgage payments.

As families and individuals move on, the units would be maintained as affordable units, through an affordable housing agreement or other form of security on the title, so that new families or individuals would be able to become homeowners.

The purchase price of the homes will be affordable for several reasons. BC Housing will contribute the land at no cost to the project and will also provide the construction financing required to develop the project. BC Housing's interim construction lending rates are highly competitive and contribute to the feasibility of the project. The value of these contributions would be reflected in a reduced purchase price for the houses.

Options for securing BC Housing's contributions include an affordable housing agreement and/or a S219 covenant on title to ensure that the affordable housing units stay affordable and restricted to those households that are eligible based on income. Alternative forms of security could be a second mortgage for land component of the property, that would cover the difference between the market price and the sale price to the affordable home owner, which should be significantly less. These options are still being explored.



**6 lots versus 5 lots:**

The costs of the development include both soft and hard costs. The incremental difference between five and six lots for soft costs such as municipal site servicing, development cost charges, building permit fees and consultant fees will be relatively minor.

While the incremental difference for the cost of construction would be greater, there would be some construction costs that would be the same regardless of the additional lot including the general requirements of the contractor. These costs would account for approximately 10 – 15% of the overall construction costs.

With the additional lot, all of these costs both soft and hard will be shared across six lots, ultimately reflected in a lower purchase price for the affordable home buyer.

While the land costs are not paid by the affordable home buyer, the land was purchased by BC Housing who has a mandate to provide housing to those in greatest need. BC Housing must ensure maximum benefit of this asset is achieved. By creating an additional lot, more low to moderate families in Richmond will have the opportunity to afford a home.

Affordable home ownership as proposed by BC Housing for the Ash Street site is a component of Richmond's Affordable Housing Strategy and therefore is consistent with the affordable housing goals of the city.

Please don't hesitate to contact me should you require any additional details regarding this important new development for the Richmond community.

Yours sincerely,



Naomi Brunemeyer  
Manager, Regional Development  
604.456.8849



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DV 10-542375**

**Attachment 2**

Address: 8180 Ash Street

Applicant: Provincial Rental Housing Corporation Owner: Provincial Rental Housing Corporation

Planning Area(s): Ash Street Sub-area Plan

	Existing	Proposed
<b>Site Area:</b>	2329 m <sup>2</sup>	2329 m <sup>2</sup>
<b>Land Uses:</b>	vacant	6 single-family dwelling units
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Area Plan Designation</b>	Public, Institutional & Open Space	Public, Institutional & Open Space
<b>Zoning:</b>	Single Detached (RS1/B)	Single Detached (RS1/B)
<b>Number of Units:</b>	-	6

On Future Subdivided Lots	RS1-B Requirement	Proposed	Variance
Floor Area Ratio:	0.55	0.48-0.55	none permitted
Lot Coverage:	Max. 45%	26-33%	
Setback – Front Yard:	Min. 6 m	>6 m	
Setback – Interior Side Yard:	Min. 1.2 m	1.2 m	
Setback – Rear Yard:	Min. 6 m	6 m	
Height (m):	2 ½ storeys not exceeding the residential vertical lot width and depth envelope	In accordance with bylaw	
Lot Size:	360 m <sup>2</sup>	361 m <sup>2</sup> –450 m <sup>2</sup>	
Frontage	6 m	Lot 1-3: 12.02 m Lot 4: 0.38 m Lot 5: 2.7 m Lot 6: 0.6 m	Variance requested for proposed Lots 4-6
Width	12 m	Lot 1-3: 12.02 m Lot 4: 12.21 m Lot 5: 8.35 m Lot 6: 12.02 m	Variance requested for proposed Lot 5





- LEGEND**
- PROPERTY LINE
  - SETBACK
  - Tree location
  - Tree replacement
  - Mature Shrub - See Appendix
  - Tree replacement
  - Planting Notes: See Appendix
  - Planting Notes: See Appendix
  - Planting Notes: See Appendix
  - Planting Notes: See Appendix
  - Planting Notes: See Appendix

NOTE:  
TOTAL = 15 Tree replacements

8180 ASH ST.  
RICHMOND, BC  
FOR  
BCHMC

ARCHITECT (RETIRED):  
JULIO GOMBEROFF

SITE PLAN &  
LANDSCAPE  
CONCEPT

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
SCALE: 1/8" = 1'-0"

emergency access realignment  
LOT  
3413.28sf  
317sm

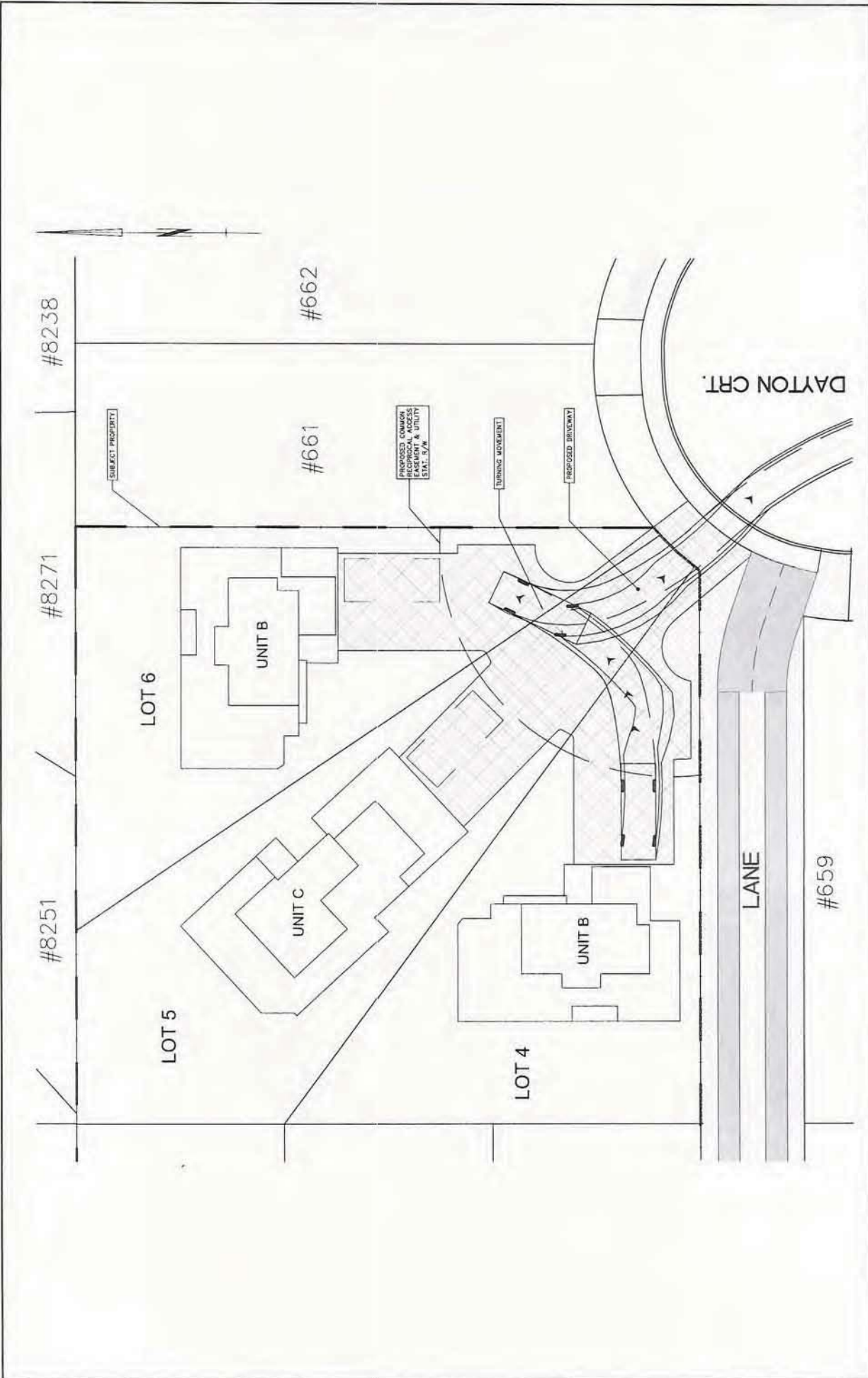
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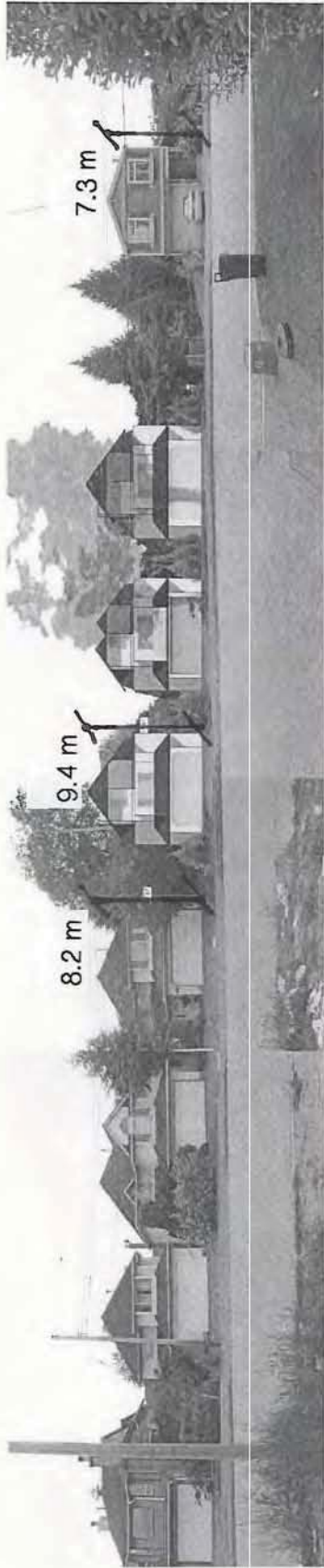
660



HunterLaird  
ENGINEERING LTD.  
May 2011  
#6324

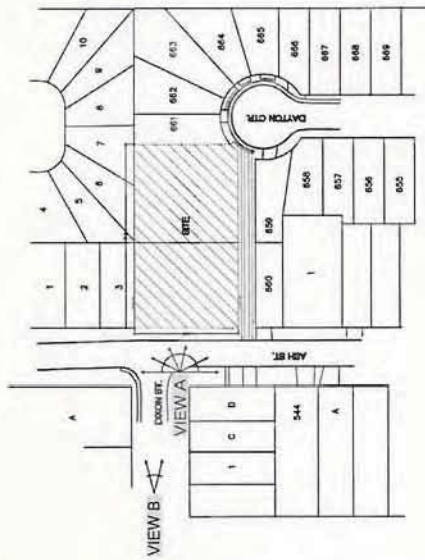
**Proposed Access Plan**  
#8180 Ash Street, Richmond, BC





VIEW A - ASH STREETSCAPE

KEY PLAN



VIEW B

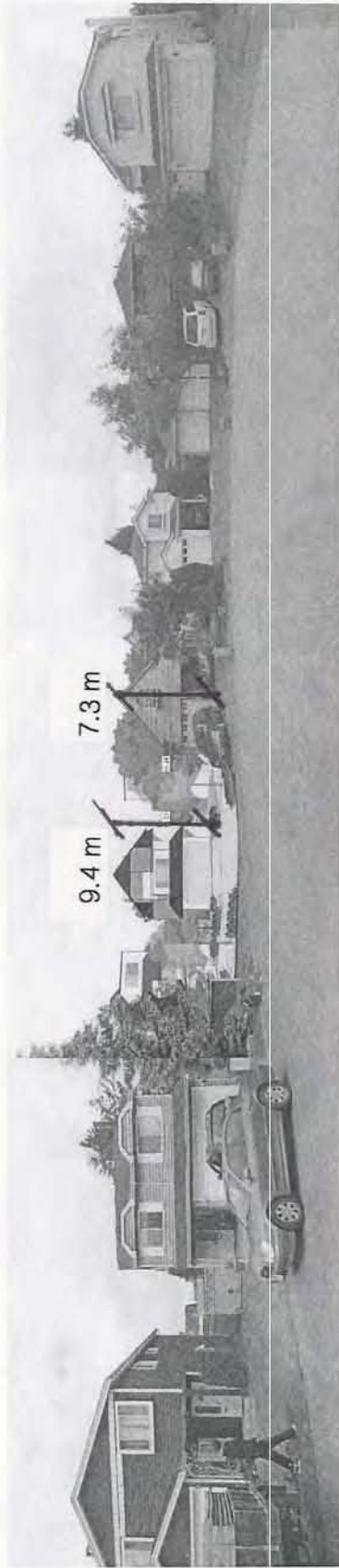
Building height must comply with the Zoning Bylaw. Finished site grade information is required for review at the Building Permit stage

8180 ASH ST.  
RICHMOND, BC  
FOR  
BCHMC

ARCHITECT (RETIRED):  
JULIO GOMBEROFF

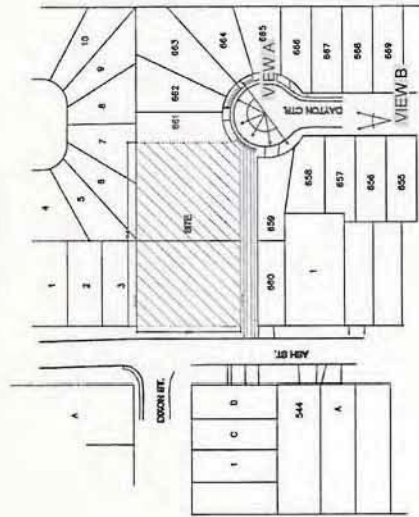
ASH ST.  
STREETSCAPE

DATE: JUL 11, 2011  
SCALE: 1/8" = 1'-0"  
PROJECT:



VIEW A - DAYTON STREETSCAPE

KEY PLAN



VIEW B

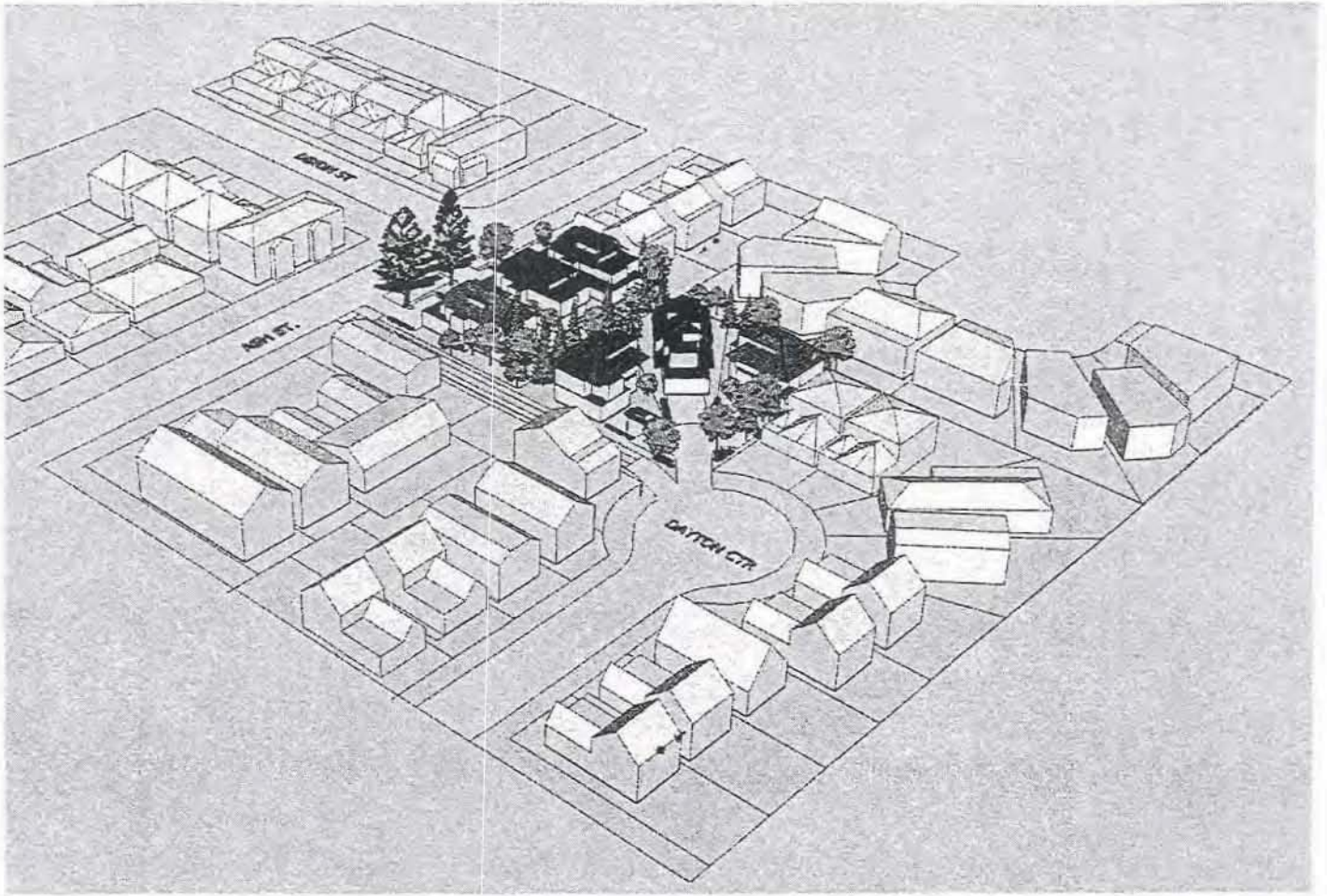
Building height must comply with the Zoning Bylaw. Finished site grade information is required for review at the Building Permit stage

8180 ASH ST.  
RICHMOND, BC  
FOR  
BCHMC

ARCHITECT (RETIRED):  
JULIO GOMBEROFF

DAYTON CRT.  
STREETSCAPE

DATE: JULY 11, 2011  
SCALE: 1/8" = 1'-0"  
DRAWN BY: A. WHEE



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8180 ASH ST.  
RICHMOND, BC  
FOR  
BCHMC

ARCHITECT (RETIRED):  
JULIO GOMBEROFF

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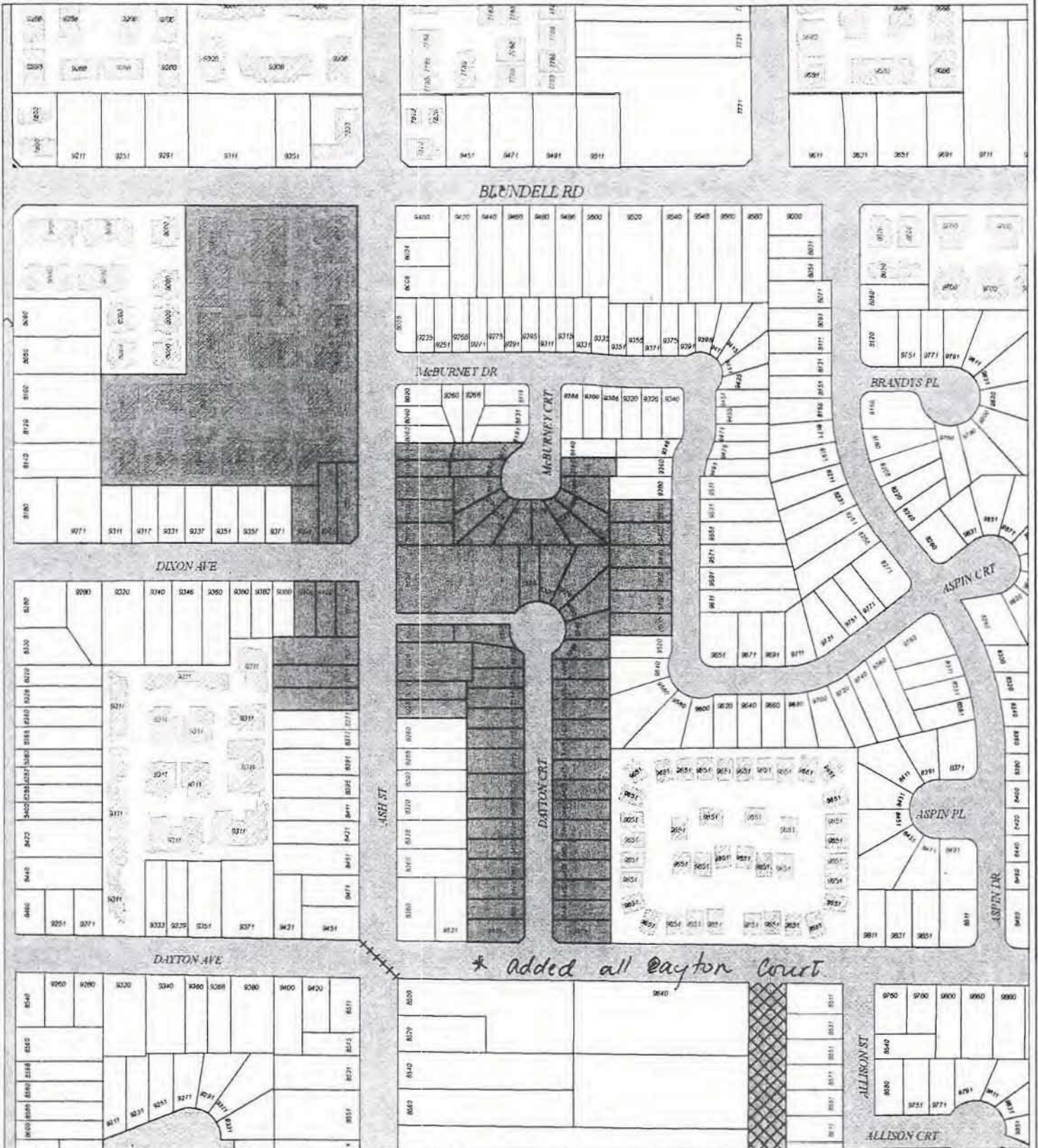
ARTISTIC MODEL  
REPRESENTATION

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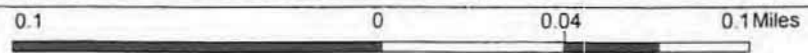
DATE:	JULY 11, 2011
SCALE:	1/8" = 1'-0"
DRAWN BY:	A. JARRE

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\* Added all Dayton Court



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



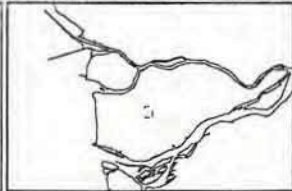
**Legend**

- Meeting Attendees
- ★ Subject Site: 8180 Ash Street

Map Created By: Oskar Bote  
Print Date: July 11, 2011

Notes:  
The information shown on this map is supplied from various sources and the City makes no warranty, expressed or implied, as to the accuracy or completeness of the information.  
There are no warranties that lot sizes and legal descriptions must be verified in the Land Titles Office or Nova Scotia Registry.  
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1:3,409



**Open House for 8180 Ash Street Report**

**Date of Event:** June 21, 2011

**Format:**

- Panel boards describing proposal, neighbourhood context, Dayton Court access and unit layouts
- Representatives from the City of Richmond and BC Housing were in attendance, as well as the consultant team responsible for the design
- Invites were hand delivered (as a result of the Canada Post lockout) to addresses provided by the City of Richmond's planning department

**Attendance:**

- 33 people signed in at the Open House (sign in sheet attached)
- BC Housing staff walked around to ensure that all present signed in to get an appropriate estimate of the attendance
- Our staff indicated that only one person was unwilling to sign in
- BC Housing received 6 comment forms at the event (two were from the same family) (attached)
- Many people took extra copies of the Open House form (to share with neighbours or to fill out later) and many people took business cards from representatives from BCH and COR
- Eight emails were received from other residents after the Open House directly (attached)

**Areas of General Feedback:****Land use issues/Future Home Buyers**

- Site not being suitable for "affordable housing"
- Residents not wanting mix of income in their neighbourhood
- Concerns about who the future home buyers would be
- Concerns about who the future tenants would be and why the owner can secure rental revenue
- Process for choosing the future home buyers, how the community would be informed and process for ensuring that the units are owner occupied

**BC Housing Response**

The proposal that BC Housing is submitting to the City of Richmond is for single family homes and does not require a rezoning. The decision before the Development Permit Panel is to allow for additional lots by granting a variance on the reduced frontage and width on three lots with access on Dayton Court in the proposed subdivision.

BC Housing is proposing single family homes for low to moderate income households. This is defined by CMHC and is a household income of slightly below \$65,000 annually. Potential purchasers would need to qualify for an external mortgage similar to any other purchaser in the neighbourhood. Census data reveal that average household incomes in the City rose from \$60,724 in 2001 to \$67,440 in 2006. During the same period, median household incomes



increased from \$50,060 to \$53,489. These statistics indicate that there qualified purchasers would be below and above the median income and therefore representative of the diversity of incomes within Richmond.

The goal of the proposed project is to assist first time home buyers of low to moderate income to purchase a home. The program would ensure that eligible households could purchase a home at affordable prices and be able to debt service the property within 30% of their income. In addition, the secondary suites could be rented buy the homeowner to help with their mortgage payments. The rental revenue through the suites would allow family households with lower income to qualify for a mortgage.

As families and individuals move on, the units would be maintained as affordable units, through an affordable housing agreement or other form of security, so that new families or individuals would be able to become homeowners. The resale of the affordable homes will be monitored by BC Housing who has experience overseeing this process on another affordable home ownership project.

Options for securing BC Housing's contributions include an affordable housing agreement and/or a S219 covenant on title to ensure that the affordable housing units stay affordable and restricted to those households that are eligible based on income. Alternative forms of security could be a second mortgage for land component of the property that would cover the difference between the market price and the sale price to the affordable home owner, which should be significantly less. BC Housing would ensure that the security on title would require the unit to be owner occupied.

The secondary suites are critical to the project in many ways. Not only do the secondary suites allow lower income families to qualify for the purchase of the homes, it also creates six additional affordable rental suites in the City of Richmond. The creation of additional affordable rental units in Richmond was a priority of the City of Richmond as well. Any of the surrounding neighbours are also allowed to rent out secondary suites according to municipal bylaws. As the affordable homes will be owner occupied, the secondary suite tenant selection process will be of most importance to the family living there. There is a one bedroom suite only included in the homes that would suitable for a couple or single only.

An important point was raised at the Open House about ensuring the affordability of the rental suites. BC Housing will work with the City of Richmond on a mechanism to secure their affordability.

The selection process for the potential purchasers will be an open and transparent process. The surrounding community will be informed through newspaper ads and bulletins as to the timeline and process. Potential purchasers will be pre-screened for their eligibility and then a lottery system will apply. BC Housing is open to feedback on the best mechanism to communicate our progress on this exciting endeavour.

#### **Parking/Increased Traffic**

- Not enough parking allocated for the new lots
- Parking being used as storage as opposed to parking
- Parking will occur on Dayton Court

- Increased traffic on Dayton Ct
- Concerns about children playing in Dayton Ct

### **BC Housing Response**

BC Housing has worked with the City of Richmond's Transportation, Engineering and Planning department to ensure that the design for the access to Dayton Court and the parking allocations meet municipal requirements. Each lot is supplied with four parking stalls. This would allow for both the household and the rental suite to have two cars each. This exceeds municipal requirements for parking.

It is important to remember that the goal of home ownership is to allow first time home buyers of low to moderate income to purchase a home. In addition, the secondary suite is intended to be rented at affordable rental rate. The likelihood that these two occupants will both have two vehicles is low.

In addition, there is adequate storage in the suite and the homes and the size of the garage allows for some storage.

The design of the access point to Dayton Court was created in consultation with the Transportation Department at the City of Richmond. A traffic study was not deemed a requirement. In addition, the design allows for cars to turn around and proceed forwards into Dayton Court.

The affordable homes are intended for families. These families will also have children playing in Dayton Court. The future residents will become members of the community and therefore will have the same concerns around the safety of the children playing in Dayton Court as those who live in the community at present. There are vehicles that access Dayton Court now and do so in a safe manner. This will be maintained with the addition of three houses onto Dayton Court.

### **Number of proposed lots in subdivision**

- Less lots (5 and 4) might be acceptable

### **BC Housing Response**

The goal of project is to create affordable home ownership opportunities and therefore the costs associated with their construction are critical to their affordability. The costs of the development include both soft and hard costs. These include municipal fees, consultant fees, site servicing, financing costs, and construction costs. All of these costs both soft and hard will be shared across six lots, ultimately reflected in a lower purchase price for each of homes passed on to the affordable home buyer.

While the land costs are not paid by the affordable home buyer, the land was purchased by BC Housing who has a mandate to provide housing to those in greatest need. BC Housing must ensure maximum benefit of this asset is achieved. By creating additional lots, more low to moderate families in Richmond will have the opportunity to afford a home.

Affordable home ownership as proposed by BC Housing for the Ash Street site is a component of Richmond's Affordable Housing Strategy and therefore is consistent with the affordable housing goals of the city.

### **Height and Look of the New Houses**

- Houses should be the same height as previous houses built
- Proposed finishing/quality of the houses

### **BC Housing Response**

BC Housing has worked on the design with Planning Department of the City of Richmond and is within the allowable height for the existing zoning of the site. The current houses in the neighbourhood if constructed now would also be able to qualify for the same height.

The height differential is minimal and not across the entire elevation of the roof. The two and a half storey construction is a result of the accommodation of the secondary suite. The current schematic representation is for the purposes of the development permit panel submission to show the footprint of the proposed houses on the subdivided lots. This is not a final design.

BC Housing will work with Planning Department and their chosen architect and contractor to ensure that the proposed height and finishing of the houses fits into the neighbourhood context and meets municipal requirements.

### **Open House Format**

- Notification process/Open House format/Details available at this time

### **BC Housing Response**

BC Housing was asked by the City of Richmond to host an Open House whose purpose was to address concerns with the reduced frontage and width on three lots with access on Dayton Court in the proposed subdivision. BC Housing requires the variance for the subdivision to proceed before more detailed work will be done on the proposed project. BC Housing is committed to keeping the community informed of our progress on the project.

The Open House notification process was provided by the City of Richmond under the requirements according to the Local Government Act. BC Housing was required to hand deliver the notification letter (as a result of the Canada Post lockout) to addresses provided by the City of Richmond. BC Housing used an external company to deliver the letters who had no knowledge of the content of the delivery.

### **Future of the Site/Next Steps**

- What happens if it doesn't work and there is no uptake in the market? What will BCH do with the site?

### **BC Housing Response**

BC Housing has confidence that there will be significant interest in the proposed project. The Remy project in Richmond contained 37 affordable home ownership opportunities (condo units) financed by BC Housing and was almost completely sold out while under construction. Should the proposed project not proceed, BC Housing will review the future of the site at that time.

BC Housing will be submitting their revised proposal to the Development Permit Panel for a decision in July, 2011. Pending a successful outcome, BC Housing will secure a contractor to

proceed with more detailed designs. BC Housing is committed to keeping the community updated on the progress of the project.



**No. DV 10-542375**

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To the Holder:                   PROVINCIAL RENTAL HOUSING CORPORATION

Property Address:               8180 ASH STREET

Address:                         1701 – 4555 KINGSWAY  
  BURNABY, BC V5H 4T8

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1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 Bylaw 8500" is hereby varied as follows:
  - a) Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
  - b) Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6.
4. The lot dimensions and driveway access shall be in accordance with Plans 1 and 2 attached hereto.
5. 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.
6. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_

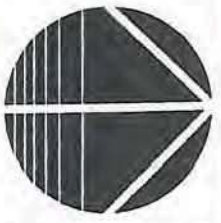
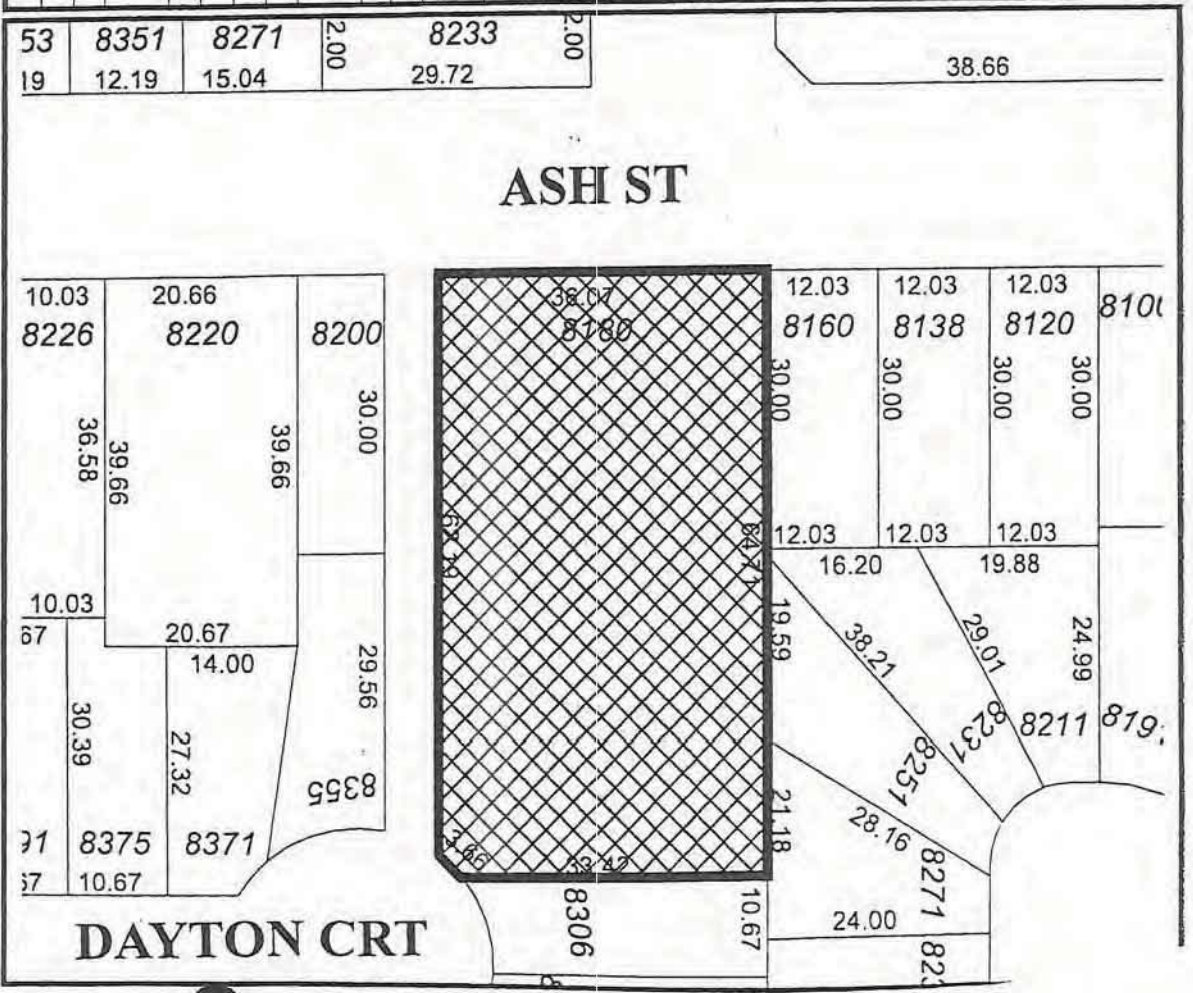
ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
MAYOR



# City of Richmond



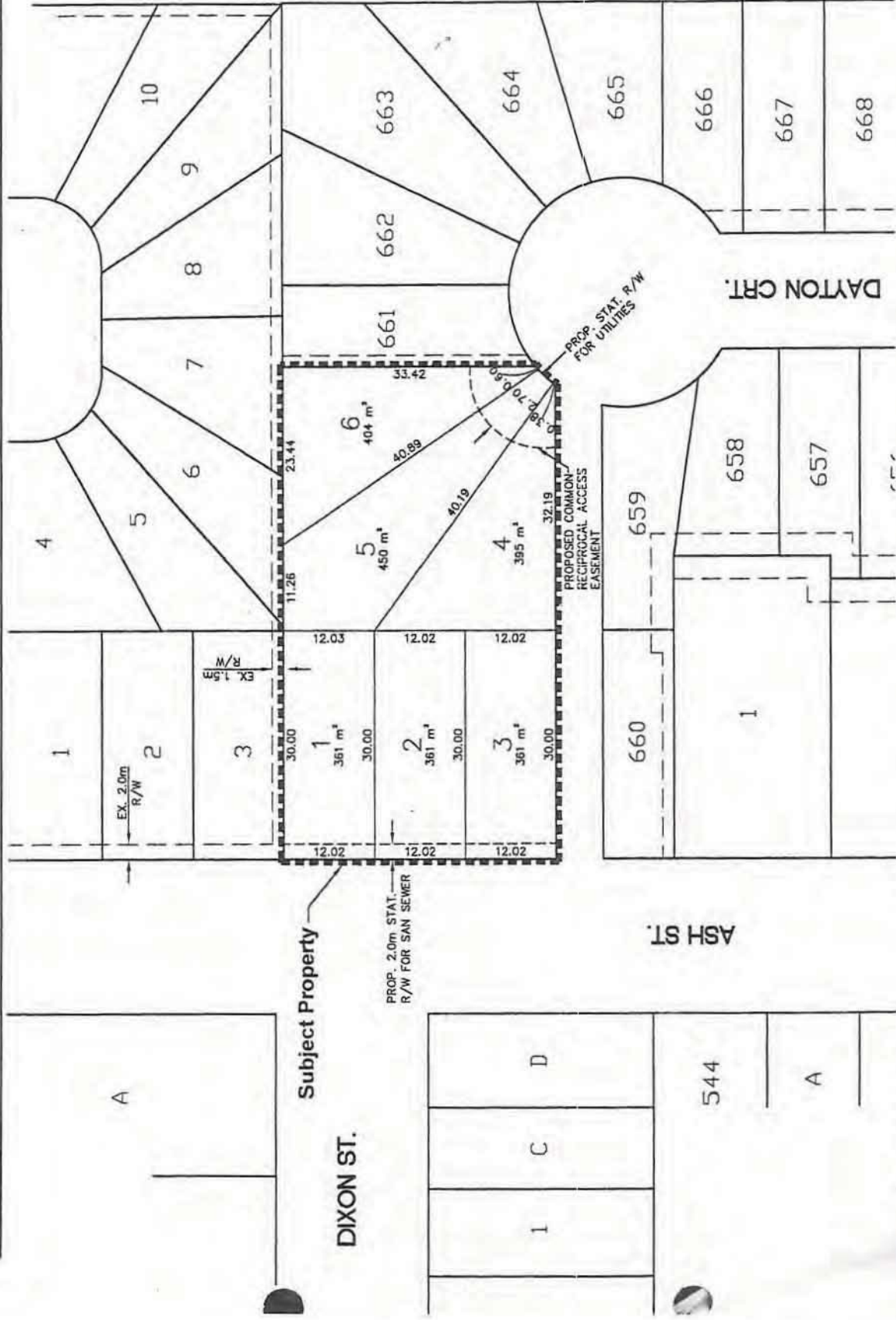
## DV 10-542375

### SCHEDULE "A"

Original Date: 08/25/10

Revision Date:

Note: Dimensions are in METRES



**Civic Address:**  
 #8180 Ash Street

**Legal Description:**  
 Lot 689, Section 22, Block  
 4, North Range 6 West  
 New Westminster District  
 Plan 67159

**Proposed  
 Subdivision Plan**  
 Scale 1:500

- lots 4 to 6 require variance permit on lot width
- all dimensions to be confirmed by legal surveyor
- plan is based on existing legal plans and is subject to field verification





HunterL  
ENGINEERING  
May 201  
#B524

### Proposed Access Plan

#8180 Ash Street, Richmond, BC

