

Report to Development Permit Panel

To:

Development Permit Panel

Date:

July 6, 2011

From:

Brian J. Jackson, MCIP

File:

DP 10-545704

Director of Development

Re:

Application by Chen Design Studio for a Development Permit at 7900 Bennett

Road

Staff Recommendation

That a Development Permit be issued which would:

- 1. Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and
- 2. Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5m building projection beyond the vertical height envelope.

Brian J. Jackson, MCIP Director of Development

BJJ:tcb Att. 3

Staff Report

Origin

Chen Design Studio has applied to the City of Richmond for permission to develop two (2) back-to-back duplexes at 7900 Bennett Road on a site currently zoned "Single Detached (RS1/E)". The site currently contains a single family dwelling.

The site is being rezoned from "Single Detached (RS1/E)" to "Infill Residential (RI2)" for this project under Bylaw 8699 (RZ 10-521539).

No upgrades are required to either water or the sanitary sewer. The storm analysis has identified that the ditch fronting this development does not meet current engineering standards. Storm Sewer Upgrades, Frontage Improvements, and Lane Improvements will be provided under Servicing Agreement prior to adoption of the rezoning bylaw.

The applicant is required to pay School Site Assignment Charges, Address Assignment Fees, Greater Vancouver Sewage & Drainage District Development Cost Charges, and servicing costs.

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.

Surrounding Development

To the North:	Single Detached (RS1/E)	Existing Development - Single-Family Dwelling
To the East:	Infill Residential (RI1)	Existing Development - Back-to-Back Duplexes
To the South:	Town Housing (ZT45)	Existing Development - Townhouse (2-storeys)
	Single Detached (RS1/E)	Existing Development - Single-Family Dwelling
To the West:	Infill Residential (RI1)	Existing Development - Single-Family Dwelling

Rezoning and Public Hearing Results

During the rezoning process, minor issues were identified. Staff worked with the Applicant to ensure that:

- The Design Guidelines were fulfilled through varied building mass and elevations (bay windows, hipped roofs and columned entry porches), varied fenestration (subtle mullion variations), upgraded cladding (hardi-plank throughout), and a subtle natural colour palette.
- The requested variance, based on drawings submitted at rezoning and development permit application, was reviewed to:
 - Permit a 0.5m building projections beyond the vertical height envelope to accommodate a gable ridge projection.

A Public Hearing for the rezoning of this site was held on March 21, 2011. One (1) letter was received which expressed concern over a possible increase in traffic flow on Bennett Road if density is increased with no rear lane access. Rear lane access is provided to this site from Acheson Road which should re-direct some traffic flow from Bennett Road and alleviate increased traffic to Bennett Road.

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 and is generally in compliance with the Infill Residential (RI2) Zone except for the zoning variance noted below.

Zoning Compliance/Variances (staff comments in bold)

The proposed Infill Residential (RI2) Zone does not contain provisions to enable projections beyond the vertical height envelope. A variance will be required to enable a minor projection to maintain the desired form and character encouraged by the *OCP-Acheson Bennett Sub-Area Plan*. The applicant requests to vary the provisions of the Richmond Zoning Bylaw No. 8500 to:

 Permit a 0.5m building projection beyond the vertical height envelope to accommodate a gable ridge projection.

(Staff recommends support for this variance as the façade articulation and massing provide an improved streetscape and are consistent with other similar projects in the same zone.)

Advisory Design Panel Comments

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

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

Conditions of Adjacency

• The proposed height, siting and orientation of the buildings respect the finer grain of the character evolving in the surrounding 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.
- Parking will be provided at a rate the greater of 1.0 resident parking spaces per dwelling unit or 0.5 parking spaces per bedroom (3 spaces per lot) as required by the Infill Residential (RI2) Zone. No visitor parking is required in Infill Residential (RI2) Zone 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 form of development is similar to new townhouses previously approved on Acheson Road.
- The proposed site layout provides for an attractive pedestrian oriented townhouse elevation fronting BennettRoad, which is consistent with the guidelines for the Acheson Bennett Sub-Area.
- Design Guidelines are fulfilled through the varied building mass and elevations (bay windows, hipped roofs columned entry porches), varied fenestration (subtle mullion variations) and muted, natural colour palette. The massing and style of the building forms are compatible and contribute to a consistent streetscape image and presence.
- The proposed building materials (stucco, hardi-plank siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines and Sub-Area Plan.

Landscape Design and Open Space Design

A Landscape Plan, Tree Survey and a Landscape Architect/Arborist's report have been submitted by the applicant:

- Twenty-six (26) existing bylaw-sized trees are on site.
- The condition of these trees is generally poor, as almost all suffer from neglect, over crowding and competitive shading with poor pruning and/or damage. They would not survive once the grade is raised.
- Two (2) bylaw-sized trees could be viable for retention as their condition and size are good.
- Only one (1) of these viable, bylaw-sized tree can be retained, as the second viable tree is located within the lane dedication.
- Twenty-five (25) existing bylaw-sized trees are recommended for removal.
 - Three (3) trees fall within the required lane dedication.
 - Seven (7) trees comprise a hedgedrow to the west property line.
- Fifteen (15) trees are required to be replaced at a 2:1 ratio:
 - Three (3) trees are located within the driveways for parking access.
 - Ten (10) trees are located as perimeter plantings (similar to a hedgerow).
 - Two (2) trees are located within the envelope.
 - All trees have been compromised by neglect, over crowding and poor pruning or damage.

A landscape plan has been prepared which proposes retention of one (1) viable existing tree, and planting a total of nine (9) specimen trees. Additional small and medium-size shrubs, predominantly broad-leafed evergreens, will also be planted.

- The Landscape plan proposes to provide nine (9) replacement trees.
- The remaining 21 replacement trees will be addressed by the "cash-in-lieu" option. Cash-in-lieu to be: 21 replacement trees@ \$500/tree equals \$10,500.
- The Landscape Plan 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 Brighouse Park, outdoor
 amenity space is not provided.
- The landscape plan has been further assessed with the review of the Development Permit. In order to ensure that this work is undertaken, the applicant is required to provide a landscape security (approximately \$25,509.20) with the Development Permit.
- The replacement boulevard street trees are secured through the frontage improvements required as a condition of the rezoning.

Note: Two (2) trees on City-owned property along Bennett Road are recommended for removal by the Arborist. These trees have been severely pruned by hydro crews.

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.
- Effective lighting of buildings, open spaces, parking areas, and along the drive aisles will be provided.

Flood Management

In accordance with the *Flood Protection Management Strategy*, registration of a Flood Indemnity Covenant will be required prior to Rezoning adoption.

Affordable Housing

- The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City's Affordable Housing Strategy.
- For Infill Residential (RI2) townhouse developments, the Richmond Zoning Bylaw (Section 5.15) specifies a voluntary cash contribution of \$2.00 per buildable square foot directed to the Affordable Housing Reserve Fund to achieve an increase in density from 0.4 to 0.55 FAR.
- A cash contribution of \$2.00 per buildable square foot (e.g., approximately \$9,047.66) towards the City's Affordable Housing Reserve will be made.

Accessibility/Aging In Place

- The applicant has proposed units that include substantial living areas at the ground floor.
- "Aging-In-Place" features will be provided to all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, and provision of lever door handles.)
- In addition, the rear units (Unit B) of each duplex will be convertible and have the base level of accessible features described above, and also, widened doors, stairs and corridors throughout, and framing/ electrical installed for a future stair lift or lift, and a Living Room convertible to a Bedroom with an accessible washroom and lift.
- Accessible features are fully noted on the attached Development Permit Drawings and will be fully detailed on the Building Permit Drawings.

Indoor/Outdoor Amenity

No common shared Indoor/Outdoor Amenity Space is required for this development, but each unit will have access to private outdoor space.

Sustainability

Sustainability features (listed below) have been included in the Rezoning Considerations will be specified and detailed in the Building Permit:

- Landscaping and permeable paving that may assist in diverting storm water run-off from the storm sewer system and reducing the urban heat island effect;
- Reduction of fresh water use by specifying low flow fixtures and water efficient appliances, dual-flush toilets, and low-flow faucets;
- Motion sensors and timers in public areas to reduce electricity consumption; efficient fixed lights, fans and heating equipment, as well as, increased occupant control (heating zones within the unit) to decrease energy consumption;
- Low e-glazing to reduce heat gain; demolition/construction to divert waste from landfills;
 products made out of recycled material or with recycled content used where applicable and

- concrete with fly ash content specified where possible; locally/regionally harvested and manufactured products used where possible throughout the project;
- Low emitting materials sealants, adhesives, paints, carpets and composite wood used where applicable; and
- Operable windows specified to contribute to the quality of the indoor environment.

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.



Terry Brunette Planner 2

TCB:cas

Prior to forwarding this application to Council for approval, the following is required:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$25,509.20.
- Receipt of a contribution of \$10,500 to the City's Tree Compensation Fund.

Prior to issuance of a Demolition Permit for the existing dwelling, the following is required:

Installation of Tree Protection Fencing as noted on the Landscape Plan, to City standards, prior to the issuance of a Permit for the existing dwelling on-site. This fencing is to remain in place until construction of the future dwellings on the site is complete.

Prior to Issuance of a Building Permit, the following is required:

- 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).



Development Application Data Sheet

DP 10- 545704 Attachment 1

Address: 7900 Bennett Road - Table for Proposed East & West Subdivided Parcels

Applicant: Chen Design Studio

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

	Existing	Proposed
Owner:	Pujun Ren	Pujunj Ren
Site Size (m²):	825.4 m ²	2 lots @ 381.6 m² each
Land Uses:	Single Family Dwelling	Duplex on Each Parcel
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Mixed Single-family & Small-scale Multi-family	Mixed Single-family & Small-scale Multi-family
702 Policy Designation:	N/A	N/A
Zoning:	RS1/E	RI2
Number of Units:	1 unit	4 units (Duplex on Each Parcel)
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none
Floor Area Ratio:	Max. 0.55	0.55	none
Lot Coverage – Building:	Min. 45% m	44.3% m	none
Lot Size (min. dimensions):	Min. 312 m ² to Max. 1560 m ²	2 lots @ 381.6 m ²	none
Setback - Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback - Interior Side Yards (m)	Min. 1.2 m Min 0.6 (Garage)	Min. 1.2 m Min 0.6 (Garage)	none
Setback – Rear Yards (m)	Min. 6.0 m Min. 1.2 m (Garage)	6.0 m	none
Height (m):	Max. 9 m	Max. 8.8 m (7.65m to roof mid-point)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	none
Off-street Parking Spaces - Total:	3 per lot	3 per lot	none
Tandem Parking Spaces:	Not permitted	0	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	Private Yards	none

Tree replacement compensation for loss of significant trees provided @ 2:1 ratio and/or cash-in-lieu.

Other:



City of Richmond Planning and Development Department

Development Permit

No. DP 10-545704

To the Holder:

CHEN DESIGN STUDIO

Property Address:

7900 Bennett Road

Address:

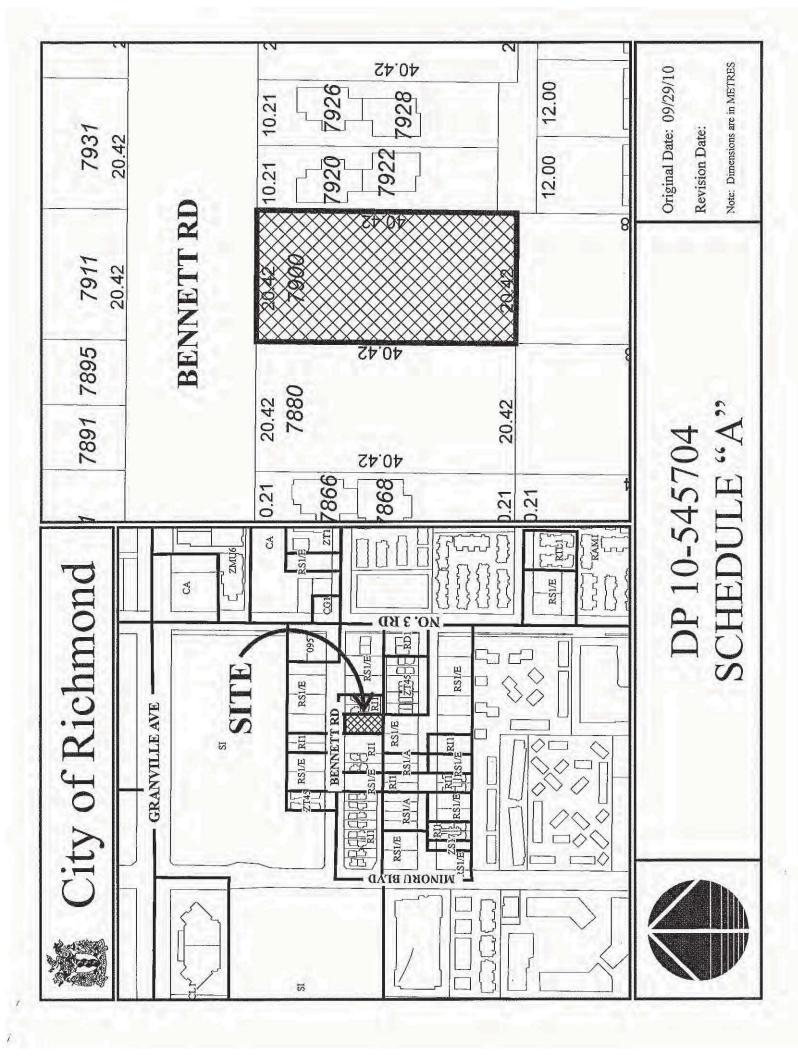
3228 - 8700 McKim Way, Richmond, BC V6X 4A5

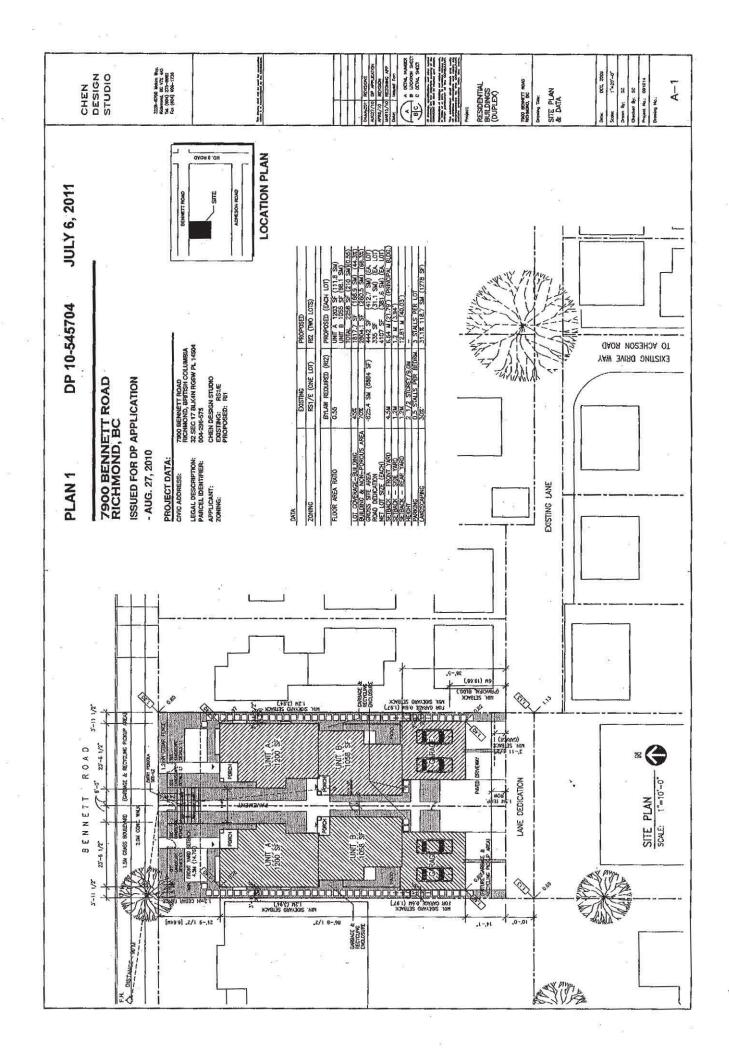
- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. The "Richmond Zoning Bylaw No. 8500" is hereby varied to:
 - a) Permit a 0.5m building projection beyond the vertical height envelope to accommodate a gable ridge projection.
- 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 #6 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 \$25,509.20 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.

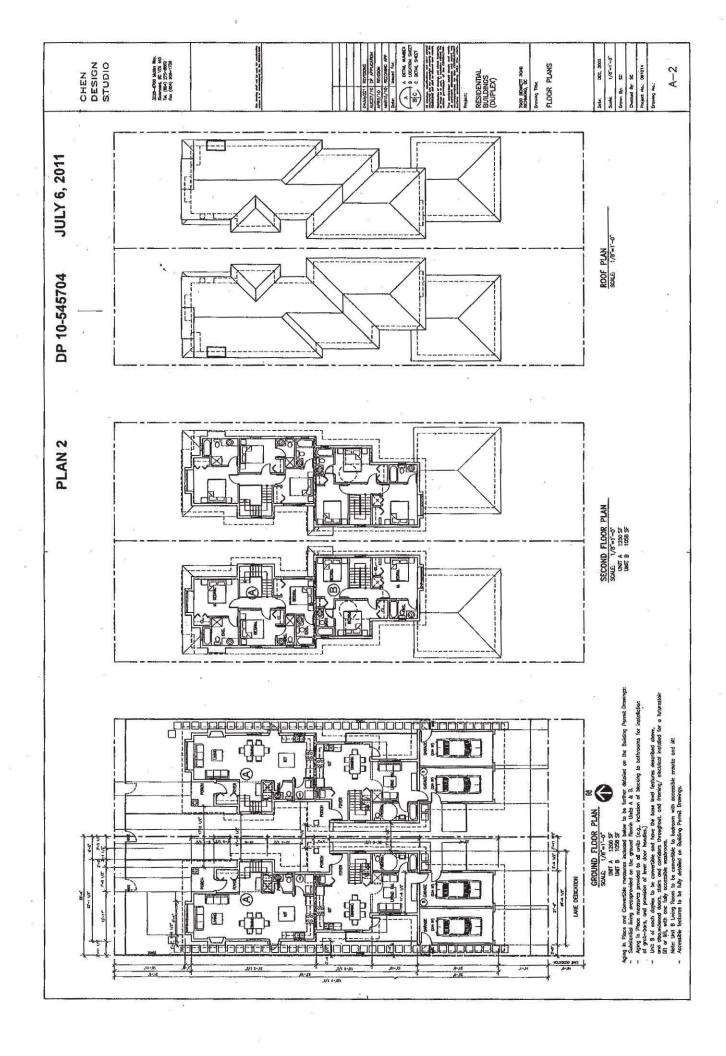
No. DP 10-545704

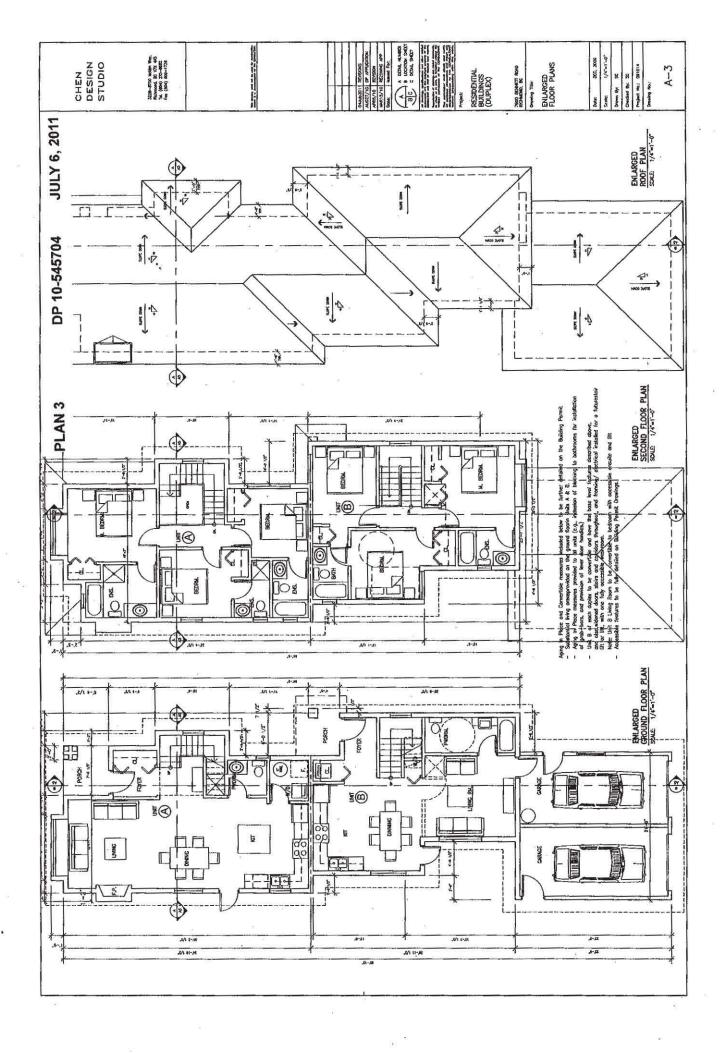
To the Holder:	CHEN DESIG		0	
Property Address:	7900 Bennet			
Address:	3228 - 8700	McKim Wa	ay, Richmond, B	C V6X 4A5
8. The land described he conditions and proving Permit which shall for	sions of this Permi			nce with the terms and cations attached to this
This Permit is not a	Building Permit.		*	
AUTHORIZING RESO DAY OF ,	LUTION NO.	1	SSUED BY TH	E COUNCIL THE
DELIVERED THIS	DAY OF			

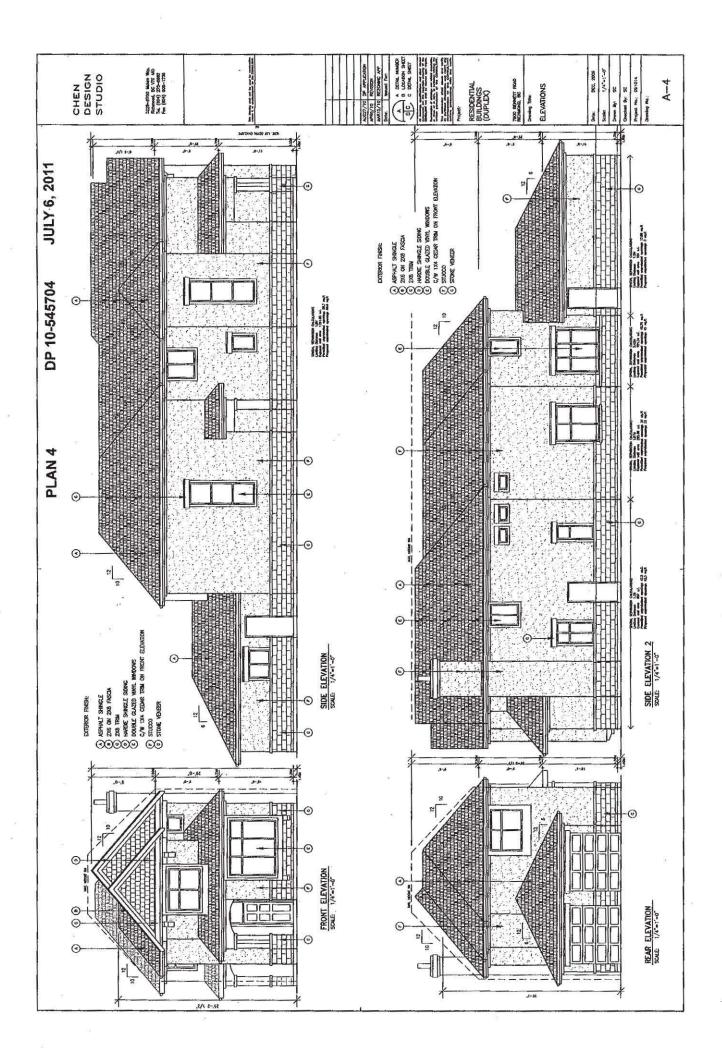
MAYOR

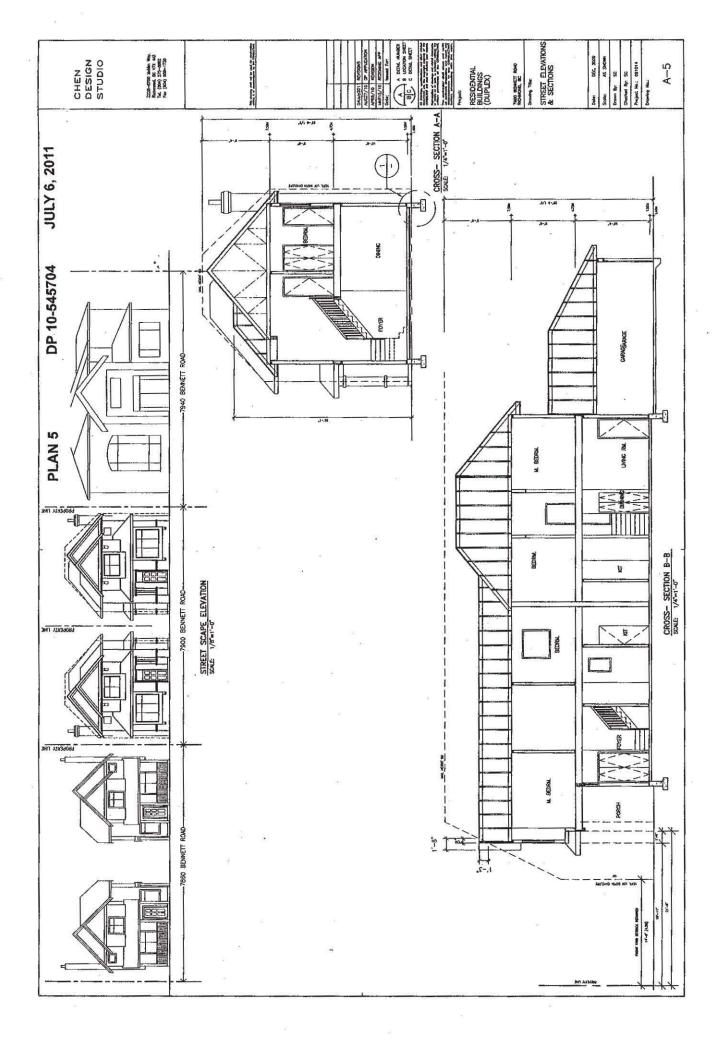












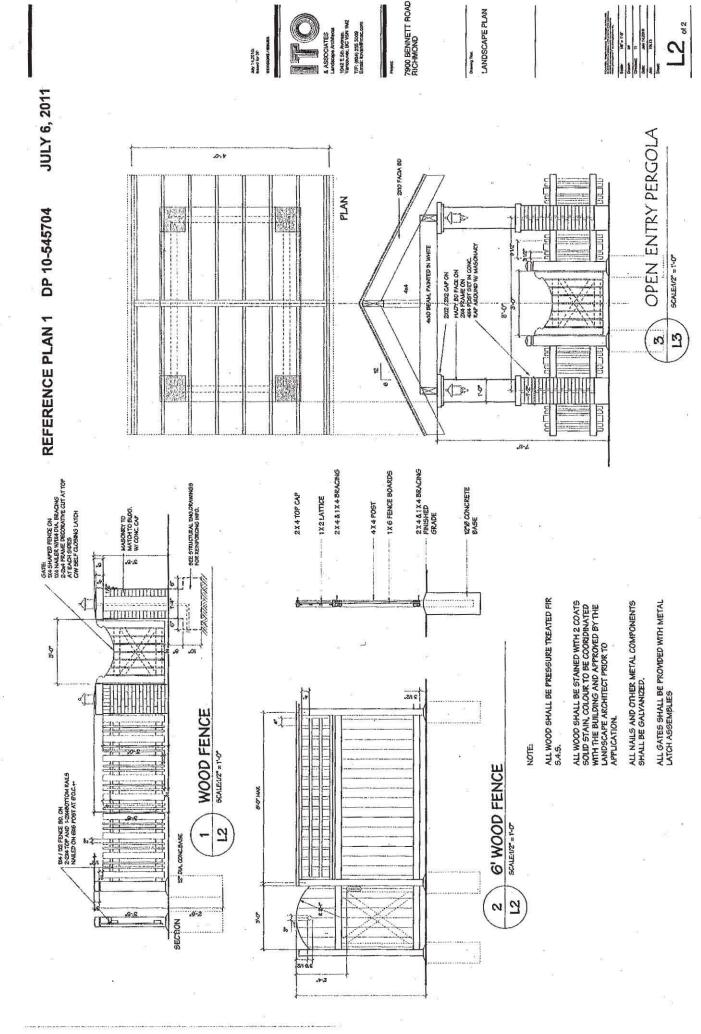
LANE DEDICATION 2 2 BENNETT

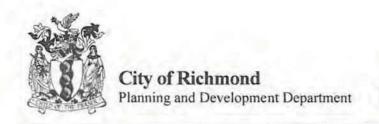
MCACT ADMILE	7700 62.00	MAKET ADMEST TOO KLANET EN NEWGOOD		8	EXTING TI	EXTING TREE REPLACEMENT RATIONAL	T RATIONAL			
ŧ	15	ESTANCE, NAVE	Check same	H	SOUTHWEST AND SOUTHWEST	Services .	Bubacan.	ALLEY CANDINGS	Dered	
Taths					Christian March	The Contract of the Park	MERCHANT PRID	- Adender	-	
					a John Street	TO GREAT AND		2	4	
¥	8	AGDI CHICHATCH	TANK MAN	DOUGH MAN 3 STUNG NAV	8-0- P.Cm	1. PROCESSER		,	,	
*	**	ACDS PALMATIN	LUPANESS HAPLE	9.00m Ca 844	200-00	Particular Action			7	
r d	~	MANDOLIN IQUANDANA MASTE RUBAY		# Jone CA. 800	-was	1 michely Country	A.C	-	*	
82	- 7	PACE ONDREAS WITHOUT AND PACE	STREAM PRICE DATRICAM COTTE	3.5e HJ. 806 10.0em Cu., 846 1.5m 570.						
					NOTES					
Security					- 0200725 990	- CANDITS SPECIES AND VANKETY TO ME APPROVED BY THE LANDSCARE AND STOCK.	OVED SY THE LANDSCAPE, AND	Dellage,		
2	•	STALLA MONCA -	MANNET ACALCA	10 M	At Market	STATE OF THE PARTY CASE IN INCREMENT TO THE PARTY OF THE	COMMENTS TO THE MACE SE	300		
¥	•	REALS SUPPLYMENCE	COMMON MODIFICIO	A2 107	merities (Total	METRIA CTACABLA LANDICANE STANDARDS.				
2		UNICA CARRIER	WHITE HEATHCE	104.28						
2	*	HICHARDEN SERENCE, THAN MICE	BELT BED ANDRONESA	100	RANGE IN THE	SAME IN THE PLANT LET ARE SPECIALD ACCORDED TO THE CHILD STANDARD	CHANG AND THE CHILD STAND	Sam		
1	**	CONCORNOL AMAZANS	COAST LEUCONOC.	200	FOR MARSON ST	THE MISSORY STOCK AND THE BELIES STANDANDS FOR CONTAINED CHOMM PLANTS.	NOS POR CONTAINED CHOMIN P	TANK!		
2		DOLETICH ANDHOLIS TRANSSE	DAMACE PRINCI	#2 POT						
ě	9	sociologicos	MACCOSHICIA	304 68	ALL PLANT COM	ILL PLANT CONVITTY DECISION CASS INTINEED IN AND PLANT LIST SAAL, IN	I PLULAND PLANT LIST SHAL	**		
k	•	MOCA PLONGS CARRY	RONDI CANTTI MOST	1011	C OT COTROCKS	SOM SHITTING UNDER A CONTROL FOR IT APPROADS PADA TO EMPETTANCE AND	CAMPICATION PROFITO ILIB	METTING BICK.		
ñ	2	SARCOCCOS HUNELS	HOMELATAN SACOSOCA	200						
100	H	SHALLA JAPORECA "ARTHONY RIALTHEN	ANTHONY WATCHER SHOULD	TO SE	ALL MATERIALS	ALL MATTERS AND WISCOMPOSED SHALL BY DARWOOD SON DAY	PARAMETER SÓS CHA PARA			
P	12	VIRTHER DAVOR	DANES VILLENSA	10.5	TOWN ATTENTION	TOWN ATTENTION OF THE CONTRACTOR PRODUCED AND AND ADMINISTRATION OF THE SOURCE PRODUCED TO	AS SELV COMPLETED TO THE	SAISTACTOR		
					OF THE CHESCARE MEDITICITY	UT AEDITION.				
CHOLOGO COVERS										
ø	8	GOLL TREAM SEALUR	775	200	The Charles	THE CONTRACTOR SHALL MARTINE ACCORDANCE TO THE LANDICANE	CCTO THE LANDSCARE			
E	2	PACHTAMENA TENNALS	HOMETE SACCE	100 600	-	The state of the s	-			
5	2	NACORAN VITRODICA	CONTENTY	FOR SACE						
PLINE PRINCE CARREL	MINIS	MARKAN CHARLEFUR CONTROL NOTE CALANTS								
8	2	BOSOM OASSPOLA	MEASTLE MENGEN	200						
ŧ	£	CHEX HORIDES AREONARESATA	5	107 II						
u	•	INTO SARRICA	SPECIAL RES	104 18						
707	R	LAWRENCY AND STREET	DIGLISH LAWYORK	104 10					1	
-	9			The Call						
i	1									

JULY 6, 2011

DP 10-545704

PLAN 6





Report to Development Permit Panel

To: Development Permit Panel

Date: July 5, 2011

From:

Re:

Brian J. Jackson, MCIP

File: DV 10-542375

Director of Development

Application by Provincial Rental Housing Corporation for a Development

Variance Permit at 8180 Ash Street

Staff Recommendation

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

Brian Mackson, MCIP Director of Development

BJJ:dn Att.

Staff Report

Origin

The application by the Provincial Rental Housing Corporation (which is BC Housing's land holding company) for a Development Variance Permit 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

was originally presented to the Development Permit Panel on February 6, 2011. At the meeting, the Panel moved and seconded

"That:

- a) Development Variance 10-542375 be referred back to staff for further examination;
- b) Before Development Variance 10-542375 comes before the Development Permit Panel at a future meeting: (i) the notification area be expanded to include all properties along Dayton Court; and (ii) signage be posted on both Ash Street and Dayton Court."

This staff report addresses the Panel referral and responds to the concerns expressed, particularly related to the driveway design for the lots proposed fronting Dayton Court. The report considered by the Panel on February 6, 2011 is attached for reference (Attachment 1).

Development Information

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

Staff Comments

In response to the Development Permit Panel referral:

- The driveway design for units fronting Dayton Court has been amended to respond to comments and concerns expressed by the Panel and the public. Specifically, the access has been widened to 5 m (16.4 ft.) and provisions for on-site turn around have been accommodated in the updated design (Attachment 3 & 4). At the future subdivision stage, an agreement will be registered on title to secure cross access and shared driveway use for the lots fronting Dayton Court. In addition, a minimum building setback will be secured for these lots to ensure the provision of on-site parking;
- The applicant has provided contextual streetscape information and a model rendering to demonstrate how the proposed subdivision will integrate with the existing neighbourhood (Attachment 5);
- A conceptual landscape plan has been developed to demonstrate landscaping can be
 incorporated into the Dayton Court driveway design and that the replacement trees can be
 accommodated on-site (Attachment 3). A Letter of Credit for \$13,000 is required to
 ensure that tree replacement at 1:1 (\$500 per tree) and interruption of the hard surface
 treatment of the Dayton Court driveway surface with landscaping is undertaken generally
 in accordance with the attached plan;

- The applicant hosted a Public Open House on Tuesday, June 21, 2011 in order to seek input and provide information to area residents. Details associated with the Public Open House are provided in the Community Consultation section of this report;
- The notification area was extended to include all properties along Dayton Court.
 Invitations to the Public Open House were delivered to homes within the 50 m (165 ft.)
 notification radius, as well as to all properties along Dayton Court (Attachment 6); and
- · A second development notification sign was posted on-site fronting Dayton Court.

The proposed subdivision layout remains the same and there are no changes to the variances proposed.

Analysis

Exploration of alternative driveway designs

- Based on design criteria provided to the applicant by the City, the applicant submitted two (2) updated driveway designs for consideration including:
 - an on-site cul de sac to facilitate access and manoeuvring for the three (3) lots proposed to front Dayton Court; and
 - a hammerhead turn around with an associated 5 m (16.49 ft.) wide driveway width.
- The hammerhead arrangement is preferred based on a comparison of the functionality of the designs and the site planning implications.

	Manoeuvring	Site planning
On-site cul de sac	Full turn around requires a radius of 7.3 m (24 ft.). Opportunity to incorporate landscaping within the front yard is minimized.	Size of turn around has implications on building siting and minimizes opportunities to introduce green space within the front yard. Provision of a parking space for a potential secondary suite cannot be easily accommodated.
Hammerhead	Driveway arrangement and emergency access alignment have been modified to increase the driveway width to 5 m (16.4 ft.). Importantly, a shared 5 m (16.4 ft.) wide driveway that accesses a local road is acceptable within the transportation industry. Hammerhead radiuses have been designed to allow vehicles to reverse out of their garages or driveway aprons, turn around using the hammerhead and exit the common driveway in a forward direction.	Driveway arrangement allows for the inclusion of landscaping to soften the hard surface treatment. The applicant's architect has confirmed that the building can be sited with sufficient separation between the garage and turn around to allow additional on-site parking for the potential secondary suite. To ensure these potential parking spaces are provided, an agreement will be registered on title preventing Dayton Court homes from being located within 17 m (55 ft.) of the road.

Driveway width

- Based on transportation engineering industry standards, a shared 5 m (16.4 ft.) wide driveway that accesses a local road is appropriate to service development that generates limited traffic.
- In order to widen the drive aisle surface and achieve a 5 m (16.4 ft.) width, the Richmond
 Fire Department supports a slight re-alignment of the existing emergency access, which
 consists of two (2) hard surface strips that provide access for emergency vehicles. The

realignment will maintain the 12 m (40 ft.) radius required for fire safety. To ensure the realignment does not affect the functionality of the emergency access, the applicant will be responsible for removal of the two (2) drive aisle strips affected by the slight realignment and will introduce an uniform hard surface for the affected portion of the emergency access (Attachment 3).

A slight realignment of the hard surface treatment of the existing emergency access will
permit the width of the residential shared drive aisle to be increased, while maintaining
the safety and functionality of the emergency access.

Manoeuvring

- The hammerhead design provides sufficient space for vehicles to reverse out of their garages or driveway aprons, turn around, and exit the common driveway into the cul de sac in a forward direction (Attachment 4).
- As a condition of subdivision, a cross access and shared driveway agreement will be registered on title for lots fronting Dayton Court. Further, to ensure sufficient space for additional parking in front of the dwellings, a second agreement will be registered preventing a home from being constructed within 17 m (55 ft.) of the Dayton Court lot frontage (Attachment 3).
- The proposed hammerhead driveway arrangement permits fire fighting vehicles to drive on the shared driveway and establish a fire fighting base within 15 m (50 ft.) of the proposed Dayton Court homes.

Vehicle/pedestrian relationship

 By amending the design of the proposed shared driveway, vehicles may exit the site in a forward direction; thereby minimizing the potential for conflict between vehicles and pedestrians/cyclists.

Elevations/Contextual information

- The applicant has developed conceptual house designs to demonstrate that 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 proposed on-site. The
 building height remains to be substantiated based on the provision of finished site grade
 information. The standard Building Permit application and review process will apply.
- Using the conceptual house designs, the architect has produced streetscape plans and a model rendering (Attachment 5).
- Improvements to the streetscape and model rendering have been undertaken since being
 presented at the Public Open House. The elevation of existing homes has been more
 carefully assessed to better represent the potential relationship between existing 2-storey
 homes and proposed 2 ½ storey new dwellings.
- The Ash Street streetscape indicates that the proposed homes are expected to be approximately 9.4 m* (31 ft.) in height, compared to adjacent homes which are approximately 8.2 m (27 ft.) and 7.3 m (24 ft.) in height. The 7.3 m (24 ft.) high home is separated from the proposed development by the existing emergency access, which minimizes the impact of the variation in height.

3227953

^{*} Buildings must comply with specifications outlined in the Zoning Bylaw, including those that reference permitted height. Proposed height will be substantiated during the Building Permit review process and will include analysis of finished site grade information.

• A similar 9.4 m (31 ft.) building height is expected for the homes proposed on Dayton Court. The approximate height of adjacent homes is 7.3 m (24 ft.). Variation in building height is common within residential neighbourhoods where redevelopment may introduce updated building practices that maximize the potential building envelope and reflect changes in building design. Further, the increased building setback required on the proposed Dayton Court lots will minimize the effect of the variation in height.

Updated Tree Preservation/Landscaping

- A landscaping plan has been provided by the applicant, which demonstrates that
 landscaping can be accommodated to soften the Dayton Court frontage and that the
 required replacement trees can be accommodated on-site. In addition, the plan illustrates
 the positive contribution of landscaping to the proposed shared driveway design.
- In addition to replacement trees, the landscape plan indicates the location of existing trees. As discussed in the report considered by the Development Permit Panel on February 6, 2011 (Attachment 1), the Arborist report, which was reviewed and accepted by the City Tree Preservation Coordinator, recommends the removal of on-site trees due to risk associated with retention, advanced health decline, significant structural defect, conflict with a future driveway/building envelop or necessary changes in grade.

Community Consultation

A second development sign was erected at the Dayton Court frontage, in addition to the signage located along the Ash Street frontage.

The notification area has been extended beyond the standard 50 m (164 ft.) radius to include all Dayton Court properties (Attachment 6).

In addition to the standard opportunities for residents to engage in the review process, the applicant was advised to organize and host a Public Open House to provide an additional opportunity for residents to access information related to the development proposal. Invitations were hand delivered (due to the Canada Post strike that was in effect at the time) to residences within a 50 m (164 ft.) radius of the subject site, as well as all properties on Dayton Court.

A Public Open House was hosted by BC Housing on Tuesday, June 21, 2011 from 5:00 – 8:00 pm at the Garden City Elementary School gymnasium (8311 Garden City Road). BC Housing staff approached individuals who attended the Public Open House to sign in. Thirty-three (33) individuals signed in and one individual declined to sign in. With the exception of one individual, those who attended reside within the general neighbourhood (Attachment 7). Six (6) comment forms were completed by residents at the event and an additional eight (8) individuals submitted their comments electronically directly to BC Housing and in some cases copied the correspondence to the City. A synopsis of the event and the comments received has been provided by BC Housing and is attached to this report. The synopsis provided by BC Housing also includes BC Housing's response to the comments (Attachment 8).

The following summarizes the concerns expressed in returned comment forms, electronic messages, and discussions with staff by some of the neighbourhood residents who attended the Public Open House.

On-site parking

- Concern that the on-site hammer heads will not be used by motorists to turn around and exit the site in a forward direction.
- Concern that parking demand resulting from the inclusion of a secondary suite cannot be appropriately accommodated on-site.
- Dayton Court is a cul de sac where off-site street parking is already in short supply and is complicated by residents using their garages as storage.
- Concern that new residents will use the garage as storage resulting in a shortage of parking.

Transportation Engineering has reviewed the driveway access and turn around provisions and determined that the width of the driveway and the hammerhead design adequately respond to on-site manoeuvring needs. The proposed development exceeds the minimum parking requirements as each lot fronting Dayton Court provides adequate space for four (4) vehicles outside of the on-site manoeuvring area. A bylaw, which applies throughout the City, prohibits street parking for more than three (3) hours. Enforcement of this bylaw is undertaken on a complaint basis.

Traffic impact on the cul de sac

A sidewalk exists on the east side of Dayton Court, continues around the cul de sac bulb
and terminates at the southern edge of the emergency access. The limited sidewalk
provided means that residents may walk on the street. The introduction of homes will
increase traffic within the cul de sac, which may affect the safety of residents and
children.

Through the Servicing Agreement process, the applicant will be required to demonstrate that sightlines are secured to maintain clear visibility and promote safety. The sidewalk in existence along the site's Dayton Court frontage will remain. There are no plans to extend the existing sidewalk network to the west side of Dayton Court.

Height of proposed buildings

- The neighbourhood is characterized by two storey homes. The 2 ½ storey homes
 conceptually proposed on-site are a concern for some neighbours who feel the height
 should be limited to 2 storeys.
- Concern was expressed that the conceptual street view renderings did not accurately
 depict the relationship between existing 2 storey homes and conceptually proposed 2 ½
 storey new homes.

The existing zoning of both the subject site and neighbourhood properties permits a maximum height of 2 ½ storeys for the principal building provided that the height does not exceed the residential vertical lot width envelope and the residential vertical lot depth envelope. Homes within the neighbourhood are typically two-storeys with a roof that is moderately sloped. Concepts for the potential new homes include pitched roofs, which would permit the inclusion of limited living space above the second storey in accordance with the terms of the existing zoning. However, the building height remains to be substantiated based on the provision of finished site grade information. The standard Building Permit application and review process will apply.

The applicant has updated the streetscape perspectives and model rendering presented at the Public Open House by more accurately depicting the relationship between existing and proposed homes. The plans now include reference to the expected height of the new homes (9.4 m(31 ft.))** and the approximate height of adjacent homes (7.3 m (24 ft.) – 8.2 m (27 ft.)). As a result of incremental redevelopment within established residential neighbourhoods, variation in height is commonplace and the range of building height anticipated reflects updated building practices that maximize the potential permitted building density by increasing the slope of the roof.

Number of lots proposed by the subdivision

 Some residents expressed a preference for subdivision into four (4) or five (5) lots instead of six (6) lots.

With the exception of the lot width and frontage variances requested, subdivision of the lot into six (6) parcels complies with the site's existing "Single Detached (RS1/B)" zoning. No rezoning application is associated with development of the site. Reducing the number of lots would not permit the applicant to maximize the density supported by the existing zoning.

Future residents

- Some residents expressed concern related to the social demographic of the individuals who will qualify for ownership of the homes once they are constructed.
- Some residents were unsatisfied with BC Housing's response to questions related to administration and sale of the homes.
- Some residents questioned the value of ownership based on the investment opportunities associated with home ownership and cautioned that buying into a home with future sale restrictions may not be in the individual's long term interest.
- Concern was expressed that BC Housing could potentially enter into a long term lease to permit an alternate organization to use the homes as a care or recovery facility.
- Concerns related to the proposed secondary suites and how rental of the units would be regulated.

BC Housing has confirmed that their objective at this site 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 first time home buyers are able to purchase a home at an affordable price and limit associated payments to 30% of their income. The secondary suite may be rented by the homeowner and as a rental revenue, may permit families with a lower income to qualify for a mortgage.

In order to ensure the affordability of the dwellings, BC Housing will contribute the land at no cost to the project and will provide construction financing to guarantee an affordable purchase price.

^{**} Buildings must comply with specifications outlined in the Zoning Bylaw, including those provisions that reference permitted height. Proposed height will be substantiated during the Building Permit review process and will include analysis of finished site grade information.

^{***} This is defined by the Canadian Mortgage Housing Corporation (CMHC) and is a household income of slightly below \$65,000 annually.

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, such as a Section 219 covenant, on the titles. Alternative forms of security could be a second mortgage for the land component of the property that would address the difference between the market price and the sale price. Further, BC Housing will ensure that the dwelling is required to be owner occupied. In addition to considering the most effective means of securing the homes as affordable housing, BC Housing is exploring means to secure the affordability of the secondary suites (Attachment 8).

Potential home owners will be pre-screened to confirm eligibility, the second component of the process will include the application of a lottery system. BC Housing has indicated that the surrounding community will be informed of the timeline and process through newspaper advertisement and bulletins.

Emergency access bollards

· The bollards restricting access to the emergency access were not upright.

The emergency access is a dedicated lane and City staff has addressed the issue.

Conclusions

Staff supports the proposed variances, which would facilitate subdivision of 8180 Ash Street into six (6) affordable single-family dwellings. The quality of the project has been improved by amendments to the driveway design that result in improved safety and manoeuvring for the proposed Dayton Court fronting lots. Analysis of additional information provided by the applicant, which includes on-site parking provisions, streetscape elevations, a model rendering, and a landscaping scheme, establish that development of the site can compliment the character of the established neighbourhood.

Diana Nikolic

Planner II, Urban Design

DN:rg

Attachment 1: Development Permit Panel Report considered on February 6, 2011 (including attachments)

Attachment 2: Development Application Data Sheet

Attachment 3: Updated Hammerhead Driveway Design, Shared Driveway, Increased Building

Setback, Emergency Access Realignment and Conceptual Landscaping Plan

Attachment 4: On-site Turn Around and Parking

Attachment 5: Ash Street and Dayton Court Streetscape & Model Rendering

Attachment 6: Notification Area - Includes 50 m radius plus all dwellings on Dayton Court

Attachment 7: Public Information Meeting Attendees (map)

Attachment 8: BC Housing Public Open House Synopsis & Responses

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

 Provision of a Letter of Credit for \$13,000 to ensure tree replacement at 1:1 (\$500 x 26) and interruption of the Dayton Court driveway surface with landscaping.

At future subdivision stage, the developer is required to:

- Undertake a Capacity Analysis and enter into a standard Servicing Agreement to extend the existing 150mm diameter sanitary sewer from the manhole at the northwest of the development to approximately 30 m south within a 3 m wide right of way, and install a 150 mm sanitary sewer from a manhole in a statutory right of way to the manhole at Dayton Court cul de sac. 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.
- Realignment of existing emergency access. Removal of the two drive aisle strips affected by the slight realignment and introduction of a uniform hard surface for the affected portion of the emergency access, to be undertaken through either the Servicing Agreement or a Work Order.
- Register a cross access and shared driveway agreement on title for lots fronting Dayton Court, which includes interruption of the driveway surface with low shrubs and trees.
- Register an agreement on title to prevent construction of a dwelling on the Dayton Court fronting lots within 17
 m of the lot frontage.
- 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).