



City of Richmond
Planning and Development Department

Memorandum

To: David Weber
Director, City Clerk's Office

Date: September 6, 2011

From: Brian J. Jackson, MCIP
Director of Development

File: DV 10-542375

Re: **Application by – Provincial Rental Housing Corporation for Development
Variance Permit at 8180 Ash Street**

The attached Development Variance Permit was given favourable consideration by the Development Permit Panel at their meetings held on February 16, 2011 and July 27, 2011.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.

for Wayne G.
Brian J. Jackson, MCIP
Director of Development

DN:blg
Att.

Development Permit Panel
Wednesday, February 16, 2011

Panel Decision

It was moved and seconded

That Development Permit 08-432193 for 12351 No. 2 Road be:

- (i) deferred to provide an opportunity for staff to submit (a) a written brief to the Development Permit Panel regarding the compliance of the project with the City's new Noise Regulation Bylaw, and (b) a statement from a mechanical engineer ensuring that mechanical ventilation meant no requirement to have the proposed townhouse unit windows open in summer months; and*
- (ii) be an agenda item at the Wednesday, March 2, 2011 meeting of the Development Permit Panel, to take place in the Council Chambers, Richmond City Hall, 6911 No. 3 Road.*

CARRIED

3. Development Variance DV 10-542375

(File Ref. No.: DV 10-542375) (REDMS No. 2974416)

APPLICANT: Provincial Rental Housing Corporation

PROPERTY LOCATION: 8180 Ash Street

INTENT OF PERMIT:

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:
 - a) 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.

Applicant's Comments

Declan Rooney, Engineering Consultant, advised that he was accompanied by Naomi Brunemeyer, Manager, Regional Development, B.C. Housing Management Commission. He noted that he was unable to attend the meeting, but that Andrea Rubee was in attendance to represent the architect.

Mr. Rooney advised that:

- the request for variances is to permit the subdivision of 8180 Ash Street into six lots for six separate single-family dwellings to allow: (i) greater affordability; (ii) reduced land values, and (iii) reduced servicing costs;
- the request to vary the lot frontage is due to the constrained frontage on property on Dayton Court;

Development Permit Panel
Wednesday, February 16, 2011

- a common driveway access is proposed to service lots 4, 5, and 6, and is contained within the common access easement, and statutory right-of-way; and
- The architect has designed a variety of floor plans, and each of these requires no setback variances.

Ms. Brunemeyer provided background information related to: (i) the Provincial Rental Housing Corporation's (PRHC) regulations and housing options; (ii) the maintenance of affordable housing units and the impact of cost of living; (iii) the affordability of the project; and (iv) the rationale for the subdivision of the site into six lots. In particular she mentioned that:

- this project is a PRHC pilot project, and the first where the land is owned by the Provincial Rental Housing Corporation
- the PRHC home ownership program is relevant to the proposed development project;
- the location is ideal for affordable home ownership; and
- the target population is first time homeowners, with a low to moderate income, estimated at approximately \$61,000 per year.

Staff Comments

Mr. Craig reported that staff supports the proposed variances and that the requested variances provide sufficient frontage for the proposed subdivided lots.

Panel Discussion

The discussion centred the driveway access to the proposed new lots. The Panel expressed reservations regarding: (i) the length of the driveway; (ii) the safety factor involved when residents back up the length of the driveway to access the cul-de-sac; and (iii) the narrow width of the proposed driveways. A further concern was raised with regard to the surface of the emergency lane, and why it was shown as being paved.

Advice was given that the City's Transportation staff had reviewed the driveway access, and had accepted the applicant's plan, but that Richmond Fire Rescue had not been asked to review the emergency lane.

The Chair noted that a scenario could arise whereby three vehicles belonging to residents of three homes, as well as three vehicles belonging to occupants of the homes' secondary suites, might be in the driveway at the same time, with some driving in, while others would be attempting to reverse out. He queried whether any other schemes for driveway access had been examined.

Ms. Brunemeyer advised that to date the details had not been worked out, but that PRHC was prepared to investigate alternative scenarios, and to examine the feasibility of widening the driveway.

The Panel further noted that access by pedestrians would also be an issue, if the driveway scheme was not altered, and that an alternative scheme should be proposed to manage the vehicle/pedestrian interface.

Ms. Brunemeyer advised that PRHC was prepared to examine this issue.

The Chair remarked that despite a double drive way design for the lot at the east end of the subject site, it presented a tight spot for any emergency vehicle access, and he suggested that this driveway could be designed in a different manner.

In response to the Chair's remarks, advice was given that the applicant could: (i) provide a detailed design of the servicing elements; (ii) examine widening the driveway to create a turning radius; and (iii) perhaps increase the common access and the statutory right-of-way.

A comment from the panel noted that the cul-de-sac is used as plays space by neighbourhood children, and that it was important to ensure safe access and egress, now and in the future, to ensure that neighbourhood children are safe.

Gallery Comments

None.

Correspondence

Mr. Craig read into the record the following pieces of correspondence:

Bruno Ngan, resident of the Ash Street neighbourhood (Schedule 2)

Mr. Ngan expressed concern regarding the lack of notification.

Brad Wang, resident of the Ash Street neighbourhood (Schedule 3)

Mr. Wang expressed concern regarding (i) the lack of notification, and (ii) the speed with which the application was proceeding.

Kenny Wong, 8380 Dayton Court (Schedule 4)

Mr. Wong protested the application and expressed disappointment regarding the lack of information on the intended use of the subdivision, without consultation with the community.

Dr. Nataliya Vostretsova, whose office is at #515-757 West Hastings Street, Vancouver (Schedule 5)

Dr. Vostretsova expressed concern regarding: (i) insufficient signage posted on site; and (ii) if the PRHC's intended use of the land undergoes changes.

A group of six residents at McBurney Court (Schedule 6)

The group of McBurney Court residents submitted a petition and stated its concern regarding: (i) insufficient signage posted on site; and (ii) if the PRHC's intended use of the land undergoes changes.

Development Permit Panel
Wednesday, February 16, 2011

Shirley Kwong, Dayton Court (Schedule 7)

Ms. Kwong was concerned that some residents of Dayton Court with not notified, nor had the advantage of seeing postage signage regarding the application. She expressed her concern regarding the number of parking spaces for potential homeowners and their tenants.

In response to the Chair's query regarding signage having been placed on Ash Street, but not on Dayton Crescent, Mr. Craig advised that it was preferable that signage be placed on both Ash Street and Dayton Crescent.

In response to a further question from the Chair, regarding the extent of the notification that was sent from the City to the residents surrounding the subject site, Mr. Craig advised that the City's standard notification criteria had been followed, and that all those residents who lived within 50 metres of the subject site had received mailed notification of the proposed development.

The Chair commented that part of Dayton Court might have fallen outside the 50-metre range.

Panel Discussion

The Chair commented that the correspondence indicated that the neighbours of the subject site feel they have not been consulted. He asked whether the applicant was willing to host a neighbourhood meeting, in order to let people know more about the proposal.

Ms. Brunemeyer stated that the PRHC would be willing to host a neighbourhood meeting at which information would be provided to Ash Street and Dayton Court neighbours.

The Chair suggested that the applicant: (i) seek input from the community; and (ii) examine different technical approaches and devise design options that are workable.

The Chair then noted that: (i) the proposal warranted a notification area that extended beyond the typical 50 metres; and (ii) that a sign should be placed on Dayton Court.

The Panel commented that an elevation of the building would be a helpful component to place the proposed development in context, and requested that an elevation be presented when the application came back before the Panel.

The Chair reiterated this comment, and noted that a context plan to show how the proposed development fit into the neighbourhood would be helpful.

Ms. Brunemeyer stated that at a future meeting the Panel would like to see a streetscape elevation to provide context for the project.

Panel Decision

It was 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 are be expanded to include all properties along Dayton Court; and (ii) signage be posted on both Ash Street and Dayton Court.*

CARRIED

4. Development Variance DV 10-549791

(File Ref. No.: DV 10-549791) (REDMS No. 3062961)

APPLICANT: 664525 BC Ltd.

PROPERTY LOCATION: 5731 Maple Road

INTENT OF PERMIT:

1. Vary the front yard setback from 6.0 m to 4.5 m; and
2. Vary the rear yard setback from 6.0 m to 4.5 m.; to
 - a) permit the construction of a new single-family dwelling at 5731 Maple Road on a site zoned Single Detached (RS1/B).

Applicant's Comments

Applicant Amar Sandhu, of 664525 BC Ltd., accompanied by Rod Lynde, Designer, and stated he was available to respond to queries from the Panel regarding the request to vary the minimum front and rear setbacks for a proposed residential dwelling at 5731 Maple Road.

Staff Comments

Mr. Craig advised that the requested variance provided for a City utility along the western perimeter of the subject site. Mr. Craig added that the second story of the proposed new single-family dwelling is set back further than the requested 4.5 metres.

In response to a query from the Chair, Mr. Craig advised that the requested variance would ensure that there is some articulation to the proposed residential building, and that when the property was rezoned, the sanitary Statutory Right-of-Way was widened.

Gallery Comments

None.

Correspondence

None.

Subject:

FW: Application for development variance, Permit DV 10-542375 (8180 Ash Street)



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Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, February 16,
2011.

To Development Permit Panel
Date: <u>FEBRUARY 16, 2011</u>
Item # <u>3</u>
Re: <u>DV 10-542375</u>

-----Original Message-----

From: Bruno Ngan [mailto:bmwngan@telus.net]

Sent: Monday, 14 February 2011 11:09 AM

To: Weber, David

Cc: Nikolic, Diana

Subject: Application for development variance, Permit DV 10-542375 (8180 Ash Street)

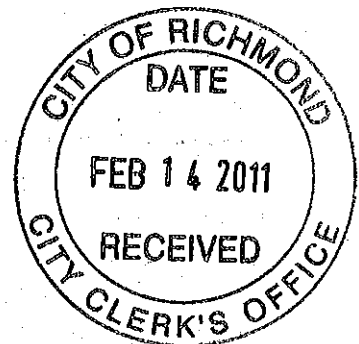
Mr. Weber,

I am the owner of one of the properties in the neighbourhood of the subject property, 8180 Ash Street, and I am very concerning about the Application Permit DV 10-542375.

I learned about this attached City Notice from one of my friends; I found that most of the home owners, including myself, have not received this notice:

Due to unawareness of this notice, I am unable to attend this important meeting on Feb 16, 2011 but I would like to request the deferral of this agenda in this meeting and resend the notice to every home owner for another meeting.

Thank you for your attention.



Schedule 3 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, February 16,
2011.

Subject: FW: Application for Development Variance, Permit DV 10-542375

From: Brad Wang [mailto:bradwang@shaw.ca]
Sent: Tuesday, 15 February 2011 10:29 AM
To: Weber, David
Cc: Nikolic, Diana
Subject: RE: Application for Development Variance, Permit DV 10-542375

To Development Permit Panel
Date: Feb. 16, 2011
Item # 3
Re: DV 10-542375

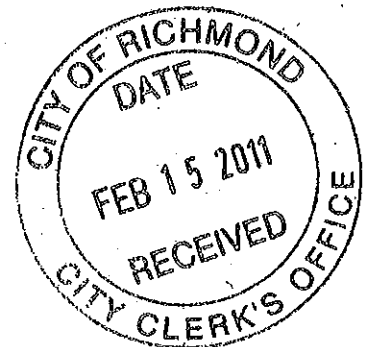
Dear David and Diana,

Recently, I saw the sign at 8180 Ash Street regarding Provincial Rental Housing Corp. is applying for a development variance, permit DV 10-542375. I recalled that Turning Point applied for building a drug recovery home at this site several years ago.

As a neighbour to this site and an ordinary tax payee, I would like to express my concern about this development variance because it is being proceeded so quickly and secretively without a proper public consultation. It should be appropriate for the city to grant the Variance after conducting a public consultation. As a result, to the best interest of our residents and Richmond people, I hope that your decision on this Variance is postponed.

Thank you for your attention to this matter.

Best regards,
Brad Wang



Schedule 4 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, February 16,
2011.

To Development Permit Panel	
Date:	Feb. 16, 2011
Item #	3
Re:	DV 10-542375

February 14, 2011

The Director, City Clerk's Office
6911 No. 3 Road
Richmond, BC
V6Y 2C1

**Application for Development Variance, Permit DV 10-542375 (Re: 8180
Ash Street)**

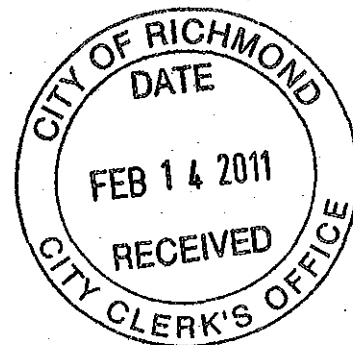
Mr. David Weber,

We strongly protest the Application Development Variance, Permit DV 10-542375
of 8180 Ash Street. We are extremely disappointed and frustrated on the lack of
Information on the intended use of this subdivision and without any consultation
with the community.

Sincerely,

Kenny Wong
8380 Dayton Court,
Richmond, BC
V6Y 3H6

Cell: 604-720-3098



Health
Canada Santé
CanadaSuite 515 - 757 West Hastings Street, Vancouver, British Columbia V6C 1A1
Tel: (604) 666-6179 Fax: (604) 666-3638**Dr. Nataliya Vostretsova MD, MSc, CCFP**Medical Officer
Public Service Occupational Health Safety Program
British Columbia Region

To Development Permit Panel
Date <u>Feb. 16, 2011</u>
Item # <u>3</u>
Re: <u>DV 10-542375</u>

February 14th, 2011**The Director, City Clerk's Office**
6911 No. 3 Road
Richmond, BC
V6Y 2C1**Schedule 5** to the Minutes of the
Development Permit Panel meeting
held on Wednesday, February 16,
2011.**Development Variance Application # DV 10-542375****Re: 8180 Ash Street, Richmond, B.C.**

Dear Mr. Weber,

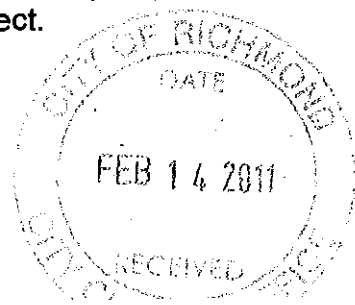
We refer to the Notice of Application issued by the City last week. We would like to request that this application be deferred until appropriate neighbourhood consultation with the site owner and/or City has been carried out.

Our reasons are based on:

(a) Unclear/ insufficient signage posted on site. Some neighbours noticed a single sign posted on this property fronting Ash Street on January 18. The descriptions therein are giving very little information on what the application involves. No sign was posted at Dayton Court where three of the proposed sub-divided lots are located.

(b) A few neighbours residing at close proximity to the site was subsequently notified by a mail notification two weeks later. While the intended purpose of the future lots was mentioned, neighbours are concerned if Housing Corporation's intended use of the land changes in due course of time and events.

We hope more open dialogues and consultative meetings between the neighbours and the BC Housing/the City would: bring clarity to the case; alleviate our neighbours' unwanted concerns; build trust and support from the neighbourhood; and help expedite the subsequent steps leading to successful implementation of the project.



-----Original Message-----

From: Nataliya Vostretsova [mailto:nataliya.vostretsova@hc-sc.gc.ca]
Sent: Tuesday, 15 February 2011 3:36 PM
To: Weber, David
Cc: Nikolic, Diana
Subject: Concerning Development Variance Application # DV 10-542375 Re: 8180 Ash Street Richmond, B.C.

Suite 515 - 757 West Hastings Street, Vancouver, British Columbia V6C 1A1
Tel: (604) 666-6179 Fax: (604) 666-3638

Dr. Nataliya Vostretsova MD, MSc, CCFP
Medical Officer
Health Canada
Public Service Occupational Health Safety Programme British Columbia Region

February 14th, 2011

The Director, City Clerk's Office
6911 No. 3 Road
Richmond, BC
V6Y 2C1

To Development Permit Panel
Date: Feb. 15, 2011
Item # 3
Re: DV 10-542375

Development Variance Application # DV 10-542375
Re: 8180 Ash Street, Richmond, B.C.

Dear Mr. Weber,

We refer to the Notice of Application issued by the City last week. We would like to request that this application be deferred until appropriate neighbourhood consultation with the site owner and/or City has been carried out.

Our reasons are based on:

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(b) A few neighbours residing at close proximity to the site was subsequently notified by a mail notification two weeks later. While the intended purpose of the future lots was mentioned, neighbours are concerned if Housing Corporation's intended use of the land changes in due course of time and events.

We hope more open dialogues and consultative meetings between the neighbours and the BC Housing/the City would: bring clarity to the case; alleviate our neighbours' unwanted concerns; build trust and support from the neighbourhood; and help expedite the subsequent steps leading to successful implementation of the project.

We respectfully request the City to defer consideration of this Application, or the owner to suspend the application process for now.

Respectfully Yours!

Nataliya Vostretsova, MD, M.Sc., CCFP
Occupational Health Medical Officer
Public Service Occupational Health Program
Health Canada
British Columbia Region
nataliya_vostretsova@hc-sc.gc.ca
Tel: 604-666-6179, Fax: 604-666-6368
Cel: 604-644-6243



February 15, 2011

The Director, City Clerk's Office
City of Richmond
6911 No.3 Road
Richmond, B.C. V6Y 2C1

To Development Permit Panel
Date: Feb. 16, 2011
Item # 3
Re: DV 10-542375

Residents at McBurney Court
Richmond, B.C.

Fax 604-278-5139
and Mail

Development Variance Application # DV 10-542375
Re: 8180 Ash Street, Richmond, B.C.

Schedule 6 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, February 16,
2011.

Dear Mr. Weber,

We refer to the Notice of Application issued by the City last week. We would like to request that consideration of this application by the Development Permit Panel be deferred until neighbourhood consultation with the site owner and/or City has been carried out.

Our reasons are based on:

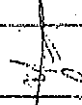
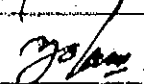
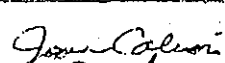

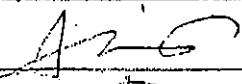
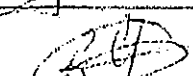
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(b) A few neighbours residing at close proximity to the site were subsequently notified by mail two weeks later. While the intended purpose of the future lots were mentioned, neighbours are concerned if Housing Corporation's intended use of the land changes in due course of time and events.

We hope open dialogues and consultative meetings between the neighbours and the BC Housing/the City would: bring clarity to the case; alleviate our neighbours' unwanted concerns; build trust and support from the neighbourhood; and help expedite the subsequent steps leading to successful implementation of the project.

We respectfully request the City to defer consideration of this Application, or the owner to suspend the application process for now.

Sincerely,

Name	Address (Phone #)	Signature
ELLEN LEUNG	8171 McBurney Court ²⁷²⁻⁴⁸⁸⁸	
Yu Nai LAM	8231 McBurney Court ⁶⁰⁴⁻²⁴¹⁻⁰⁹²⁹	
Joanna Caluori	8251 McBurney Court ^{(604) 506-6212}	
ROBERT HO	8191 McBurney Court	
KIM LAI FAN	8140 McBurney Court ⁶⁰⁴⁻²⁷⁵⁻⁰⁷⁶⁹	
LIGN YING CHAN	8238 McBurney Court ⁶⁰⁴⁻⁸³⁸⁻²⁸⁸³	

From: Shirley Kwong [mailto:shirleykwong1@gmail.com]

Sent: Tuesday, 15 February 2011 3:02 PM

To: Weber, David

Cc: Nikolic, Diana

Subject: Application for Development Variance, Permit DV 10-542375 for 8180 Ash Street

Hi Mr. Weber,

I am a resident of Dayton Court. I noticed that a blue board for Variance Application is posted at 8180 Ash Street. A while later, I found that three new lots are actually proposed at the cul-de-sac of Dayton Court. As such, the prerequisite of "posting the Application Sign at the appropriate location(s) for 14 days prior to submission to Panel" may not be met. Obviously some residents on Dayton Court have not been made aware of this Application.

Also, I am wondering as to why most of the residents of Dayton Court, including myself were not notified of the Application via letter mail.

I object to the three new lots that are proposed at the cul-de-sac of Dayton Court. It will cause parking problem at the cul-de-sac. Please let us know if there are enough parking spaces for the owners and the tenants at those lots in order that it will not cause any parking problem to the cul-de-sac. The Application for subdivision into 6 lots are too many. I will accept if the lots were to be reduced to 4 lots.

It will be much appreciated if you can defer the approval of the above application and consider my concern.

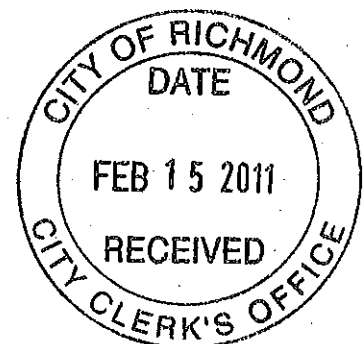
Thank you for your attention!

Best regards,

Shirley Kwong
Dayton Court Resident
Email address: shirleykwong1@gmail.com

To Development Permit Panel
Date: <u>Feb. 16, 2011</u>
Item # <u>3</u>
Re: <u>DV 10-542375</u>

Schedule 7 to the Minutes of the Development Permit Panel meeting held on Wednesday, February 16, 2011.



The Chair added that he had a concern regarding liveability for future residents of the rear, or, "B" units.

The Panel further commented that: (i) now was an opportune time to be creative; and (ii) replacing fences was an inadequate response to interface with adjacent properties.

Panel Decision

It was moved and seconded

That Development Permit 10-545764 be referred back to staff for further examination of:

- (i) the landscaping scheme;*
- (ii) presentation to the lane;*
- (iii) access to the site;*
- (iv) on-site parking; and*
- (v) provision of useable outdoor space for each unit.*

CARRIED

3. Development Permit DV 10-542375 (File Ref. No.: DV 10-542375) (REDMS No. 3227953)

APPLICANT: Provincial Rental Housing Corporation

PROPERTY LOCATION: 8180 Ash Street

INTENT OF PERMIT:

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.

Applicant's Comments

Julio Gomberoff, Retired Architect, 455 Beach Crescent, Vancouver, spoke in general terms regarding: (i) the more than 6 feet of frontage; (ii) the recessed property line; (iii) the unique hammerhead driveway arrangement that allows for cars to go forward onto Dayton Court; (iv) the size of the six proposed lots exceeds the zoning bylaw requirement; (v) the 2 ½ storey height of the proposed homes; (vi) the finished site grade; (vii) the subject site's potential to add between 6 and 9 cars to the neighbourhood; and (viii) shrubs, grass, and the number of trees to be planted on site as part of the landscaping scheme.

Development Permit Panel
Wednesday, July 27, 2011

In concluding his remarks, Mr. Gomberoff stated that the project is 99.9% in compliance with the City's zoning bylaw.

The Chair noted that the requested variances indicated that the project is not in compliance with the City's zoning bylaw.

Naomi Brunemeyer, Manager, Regional Development, B.C. Housing Management Commission, explained the relationship between the Provincial Rental Housing Corporation and the B.C. Housing Management Commission.

She remarked that the application is an overall housing package, and that the Provincial Rental Housing Corporation has owned the site for some time, and has tried to achieve more density on the site. Ms. Brunemeyer drew the Panel's attention to the following features of the proposed development:

- the application was originally presented to the Development Permit Panel in February 2011, and since that time the applicant has worked with City staff to address concerns regarding the original driveway design;
- the hammerhead driveway arrangement that has been incorporated addresses the manoeuvring issue, allowing vehicles to turn around and exit the common driveway by driving forward, not backing out;
- single-family residences would better suit the neighbourhood's needs;
- six lots on the site would make for cost efficiency;
- the application presents an affordable home ownership opportunity for families and individuals with low to moderate incomes, defined as a household income of slightly below \$65,000 annually, and purchasers would qualify for an external mortgage;
- income from tenants in small rental suites in each proposed residence would help the owners' finances;
- there is not much affordable housing ownership in the province, but research shows that it is usually young families who take advantage of opportunities such as those offered by the applicant, and that the owners are willing to spend more time living in their affordable homes;
- on-site parking provisions are more generous in the current design scheme than those in the earlier design scheme, presented to the Panel in February 2011;
- at a public Open House hosted by BC Housing on June 21, 2011, the application was submitted to attendees for feedback;
- before the applicant can move forward with the proposal, the applicant must learn if the request for variances is successful;
- building drawings could be submitted for review by the applicant, to area residents, to provide assurance before construction began; and
- the applicant would work with the City to ensure that the project complies with all City bylaws and policies.

Panel Discussion

The Chair noted that efforts had been made to address the issues of access, parking and manoeuvring of vehicles on site that arose at the February 16, 2011 Development Permit Panel meeting, and that the modified plans, including the hammerhead driveway design, appeared to be a good one.

Mr. Gomberoff remarked that an extension of the existing cul de sac was considered, but the dimensions did not work for that scenario, and so the hammerhead driveway design was the best solution.

In response to a query from the Chair, Mr. Gomberoff advised that the proposed development exceeds the minimum parking requirements, as each lot fronting Dayton Court provides adequate space for four vehicles outside of the on-site manoeuvring area.

Staff Comments

Mr. Jackson noted that although the application is an unusual one, staff supports the proposed variances that would facilitate subdivision of the subject site to accommodate six single-family homes.

Mr. Jackson also noted that no increase in the height of the dwellings was being sought, and, in response to a query from the Chair, indicated that the single family houses would be built at the same density as other houses on Dayton Court, and the lot coverage was significantly less.

He noted that the applicant had made changes to the plan since first presenting it to the Panel in February 2011, to reflect concerns raised by neighbours, and to ensure that vehicles would not back out onto the cul de sac.

In response to a query from the Chair, Mr. Jackson stated that financial security will be achieved to ensure the installation of the landscaping element to reconfigure the emergency access.

In response to a further query from the Chair, Mr. Jackson advised that the applicant is willing to submit the building permit information for review.

Gallery Comments

The Chair requested that, for the benefit of those assembled in the gallery, Mr. Gomberoff use the display boards to provide details regarding: (i) parking and landscaping; (ii) the pedestrian walkway; (iii) the siting of the proposed houses; and (iv) the location of the replacement trees.

Bob Harrison, 9591 McBurney Drive, outlined his understanding of the history of past applications for 8180 Ash Street. He complimented the architect on the design scheme and then stated that he thought four or five, not six, structures were planned for the subject site.

In conclusion he remarked that he wanted to: (i) see a proposal outlining how the proposed development would be sold; and (ii) hear an admission that the project was 'experimental'.

Henry Lim, 9391 Dixon Avenue, was concerned that the two proposed structures that would be adjacent to his residence would appear to 'dwarf' his home. He questioned whether the proposed structure that abuts the lane to the south of the subject site is the same height as the residence across the lane, and queried how safe the alley would be for emergency vehicles using the lane.

Discussion between the Panel and Mr. Jackson ensued regarding the density and height components of Mr. Lim's queries, and the following information was provided:

- the height of the proposed structures meet the zoning bylaw requirement;
- if the requested variances are granted there would be six separate lots at the subject site, but the density of structures is based on the floor area ratio, or square footage;
- a typical structure on Dayton Court is allowed to cover 45% of the lot, and in the case of this application, the structures on Dayton Court are proposed to cover between 26% and 33% of the lot, thereby providing more green space than does a typical Dayton Court lot;
- due to the north/south orientation, the stepped down end of the proposed structure abutting the lane would face the lane; and
- the lane is for emergency vehicles only.

The Panel commented that the applicant had offered to submit building drawings for review by area residents to provide assurance, and the Chair requested that staff take note of the offer.

Janet Yeung, 8211 McBurney Court, stated two concerns: (i) to reduce the minimum lot frontage from 6 metres to 0.38 metres represented a large variance, and she questioned the veracity of the zoning bylaw; and (ii) although the scheme allows for cars to drive forward, not back out, onto the cul de sac, the subject site might accommodate 12 cars, and this number represents a safety issue for children in the neighbourhood who play street hockey, and other games, in the cul de sac.

The Chair explained that the City's zoning bylaw effectively addresses minimum lot frontage, and that the standards in the bylaw apply to approximately 95% of zoning cases, but that the bylaw standards do not fit the other 5%, as in this case, due to the limited amount of frontage on Dayton Court, making it difficult for this application to meet the bylaw requirement.

The Chair stated that the choice was between fewer lots to accommodate larger homes, versus a greater number of lots to accommodate smaller homes. He added that the built square footage of the structures would achieve the same density, regardless of the number of lots created.

Arzina Hamir, 8480 Dayton Court, spoke in support of the proposed development and stated that in the neighbourhood, where she has resided since 1985, there are some troubling issues regarding affordability of homes.

She advised that she liked: (i) the creative use of the lot; (ii) the smaller size of the proposed residences and the resulting size of green space; and (iii) trees on the site, although she wanted to see fruit trees included in the landscaping scheme.

She stated that the neighbourhood has distinctive architecture, and expressed the hope that the applicant would design the proposed new residences to reflect the current architectural expression.

She noted that the price for a home in her neighbourhood averaged \$700,000, and that families with young children find it difficult to afford such homes, and that declining enrolment in the area's public school attests to the lack of new families moving into the area.

Ms. Hamir said that there are traffic issues in the area, due to families having up to four cars each, creating busy traffic on a cul de sac that features 35 homes, and she asked if a speed bump could be added, especially at the end of the cul de sac, where drivers are more likely to speed.

The Chair advised that before the City commits to the placement of a speed bump, Transportation staff assesses the speed and volume of traffic at specific locations to ascertain if traffic calming is warranted.

The Chair directed Mr. Jackson to pass Ms. Hamir's comment along to Transportation staff.

Correspondence

Ling Ho, address unknown (Schedule 1)

Vivienne Ho, address unknown (Schedule 2)

Tony Ho, address unknown (Schedule 3)

In addressing the concerns expressed by the correspondents Mr. Jackson advised that: (i) the significant apron provided in the forecourt of the proposed development allows cars to drive forward, not back out, onto the cul de sac, thereby improving safety in the neighbourhood; and (ii) each residential unit's one bedroom secondary suite would measure approximately 800 square feet.

Panel Discussion

The Chair commented that the applicant had taken the time since presenting the earlier design iteration to the Panel in February 2011, to meet with the community and to participate in more dialogue regarding the proposal.

He noted that the project design was significantly improved, and said he was pleased with the solutions for access, on-site parking, and manoeuvring vehicles from the hammerhead driveway design forward onto the cul de sac.

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday, July
27, 2011.

To City of Richmond and BC Housing,

To Development Permit Panel	
Date:	July 27, 2011
Item #	3
Re:	DN 10-542375
	8180 Ash St.

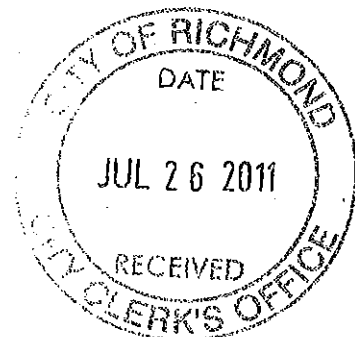
I am happy that BC Housing is proposing 8180 Ash Street property to single family lots to create affordable homes for low to moderate income families, but I have many concerns. Below are concerns with the width of the access point of the 3 units at Dayton Court.

1. All units will have secondary suites, therefore the 3 units that access to Dayton Court will be equivalent to 6 families and there will be a minimum of 10 to 12 cars backing up through that small access point every day. The visibility given for backing up through that small access point is not clear and it is dangerous to the people who live in that cul-de-sac.
2. Kids like to bike around and play out door games in the cul-de-sac, in the area where the driveway of the 3 units would be located. Dayton Court residents and many other people around the neighborhoods take daily walks with their families and dogs in the cul-de-sac. With the extra 10 to 12 cars in and out of that small access point it is not safe for the kids to bike and play at that cul-de-sac anymore.
3. BC housing maximized the lot to 6 units with secondary suits, but would provide extremely limited parking space for them. The people or tenants in that 3 units will not park their cars behind one another (on the drive way) to avoid having to move their cars for people who want to exit or park in the garage. Therefore, the tenants will park on the streets of Dayton Court but Dayton Court Residents are already over whelmed with numerous cars and little parking space supplied presently, and it is already a great problem for them.
4. Because the 3 units have rental suites, their garages are more likely turn into storage rooms instead of parking space. Ultimately, they will park their cars on to Dayton Court which will create parking problems for the present Dayton Court residents.

All the above concerns were brought up at the open house. We sincerely hope BC Housing and the City of Richmond will consider our concerns.

Best regards,

Ling Ho



**Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday, July
27, 2011.**

To City of Richmond and BC Housing,

To Development Permit Panel	
Date:	<u>July 27, 2011</u>
Item #	<u>3</u>
Re:	<u>DV 10-542375</u> <u>8180 Ash St.</u>

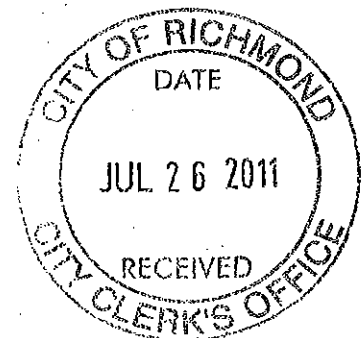
Regarding the proposal to build on the 8180 Ash Street property from BC Housing, to build single family lots that would be affordable homes for low to moderate income families, I have many concerns. Below are concerns regarding the width of the access point of the 3 units facing Dayton Court.

Firstly, all the units will have secondary suites, therefore the 3 units that access to Dayton Court will be equivalent to 6 families and there will be a minimum of 10 to 12 cars backing up through that small access point every day. The visibility given for backing up through that small access point is not clear and it is dangerous to the people who live in that cul-de-sac. Secondly, kids like to bike around and play out door games in the cul-de-sac, in the area where the driveway of the 3 units would be located. Dayton Court residents and many other people around the neighbourhoods take daily walks with their families and dogs in the cul-de-sac. With the extra 10 to 12 cars in and out of that small access point it is not safe for the kids to bike and play at that cul-de-sac anymore. Thirdly, BC housing maximized the lot to 6 units with secondary suits, but would provide extremely limited parking space for them. The people or tenants in that 3 units will not park their cars behind one another (on the drive way) to avoid having to move their cars for people who want to exit or park in the garage. Therefore, the tenants will park on the streets of Dayton Court but Dayton Court Residents are already overwhelmed with numerous cars and little parking space supplied presently, and it is already a great problem for them. Lastly, because the 3 units have rental suites, their garages are more likely turn into storage rooms instead of parking space. Ultimately, they will park their cars on to Dayton Court which will create parking problems for the present Dayton Court residents.

All the above concerns were brought up at the open house. We sincerely hope BC Housing and the City of Richmond will consider our concerns.

Sincerely,

Vivienne Ho



**Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday, July
27, 2011.**

To City of Richmond and BC Housing,

To Development Permit Panel	
Date:	<u>July 27, 2011</u>
Item #	<u>3</u>
Re:	<u>DV 10-542375</u> <u>8180 Ash St.</u>

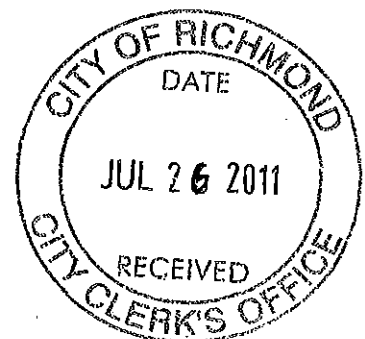
I have many safety concerns regarding the property 8180 Ash Street, Richmond.

The access points of the 3 units of property 8180 Ash Street that are on Dayton Court are an extreme danger hazard. First of all, the driveways/access points pose as a hazard because there are people, from not only the cul-de-sac but also the community, that take daily walks in that area. With the 10 to 12 extra cars (considering each unit will contain 2 or more families) driving in that area, the probability of a child, dog, adult, or senior of being injured by a car is significantly higher. Also, there is a very small area of paved sidewalk on Dayton Court. The public cannot walk, run, or play on the sidewalk because of the lack of it, so the area where the access point is a necessity for those people to play, run, or walk daily. In addition, the extra 10 to 12 cars that could be parked in the cul-de-sac is a gigantic problem for the current residents of Dayton Court. With the already limited amount of parking spaces provided, the current residents are struggling to get a parking space. The garage and drive way that would be provided for the 3 units and many families is not a realistic or ideal parking area of the families' cars. This is because it would be a pain for them to move and re-park their cars for the other cars to get out or in of their original parking space. Therefore is it clear that parking would be a problem for both the families of the 3 units and the current residents of Dayton Court. Inevitably, the amount of traffic that would be created by adding in the cars from the additional 3 units would cause a staggering increase in probability of car accidents involving other cars or pedestrians in the community.

I hope you will take my concerns into consideration.

Best Regards,

Tony Ho





City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

From: Brian J. Jackson, MCIP
Director of Development

Re: **Application by Provincial Rental Housing Corporation for a Development
Variance Permit at 8180 Ash Street**

To: DPP Mtg. Feb. 16, 2011

Date: January 25, 2011

File: DV 10-542375

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/Variations (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 variations.

- *The variations 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 envelope 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 variations, 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"> Proximity to targets within the site or surrounding lands; Pre-existing defects 	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"> Advanced health decline; Significant structural defects 	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**).

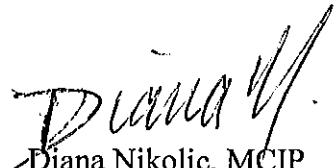
* Canadian Mortgage Housing Corporation (CMHC) defines low to moderate household income as \$61,233 per annum.
2974416

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

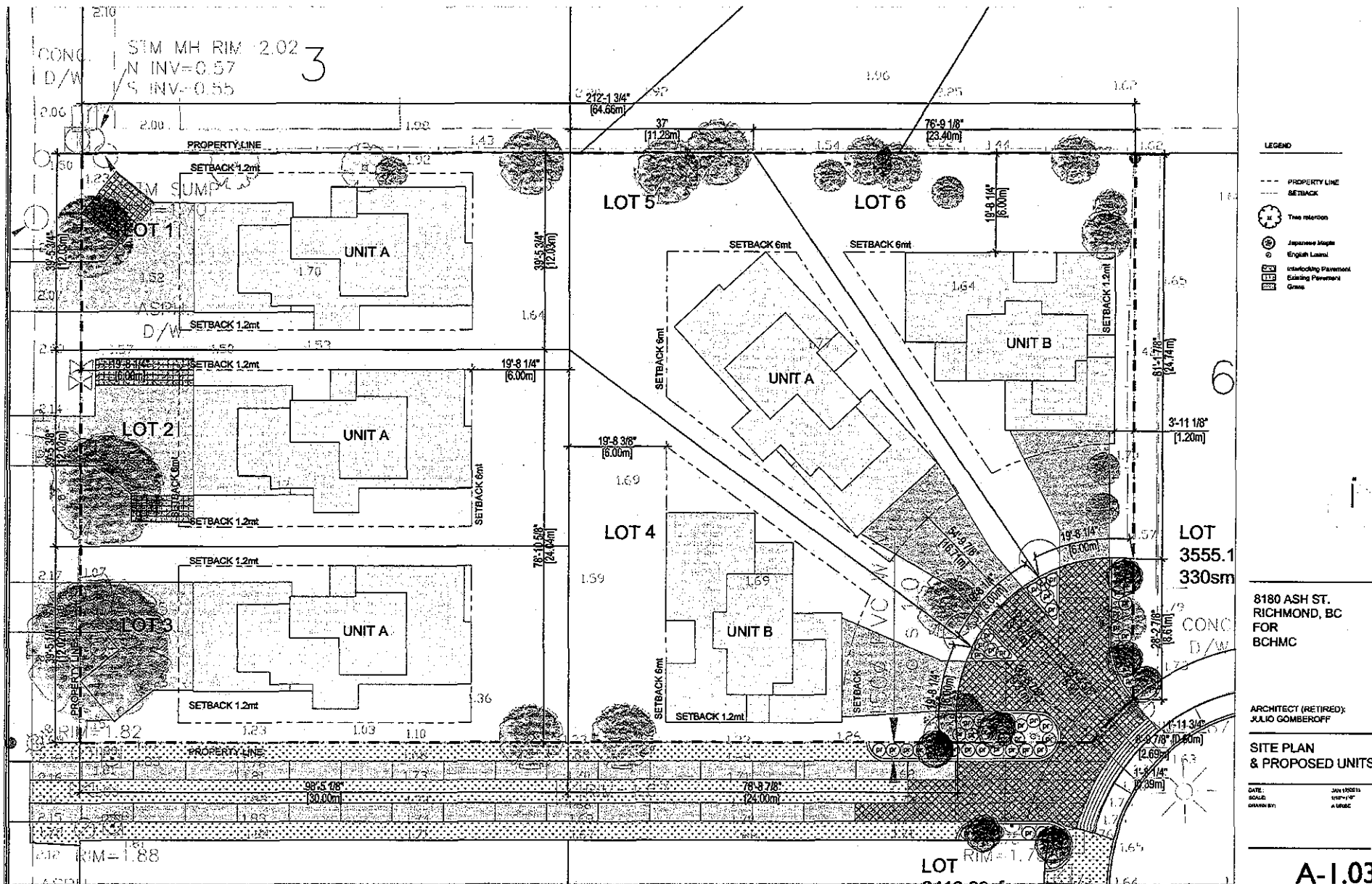
DV 10-542375**Attachment 1**Address: 8180 Ash Street

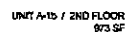
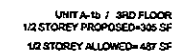
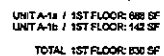
Applicant: Provincial Rental Housing Corporation Owner: Provincial Rental Housing Corporation

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

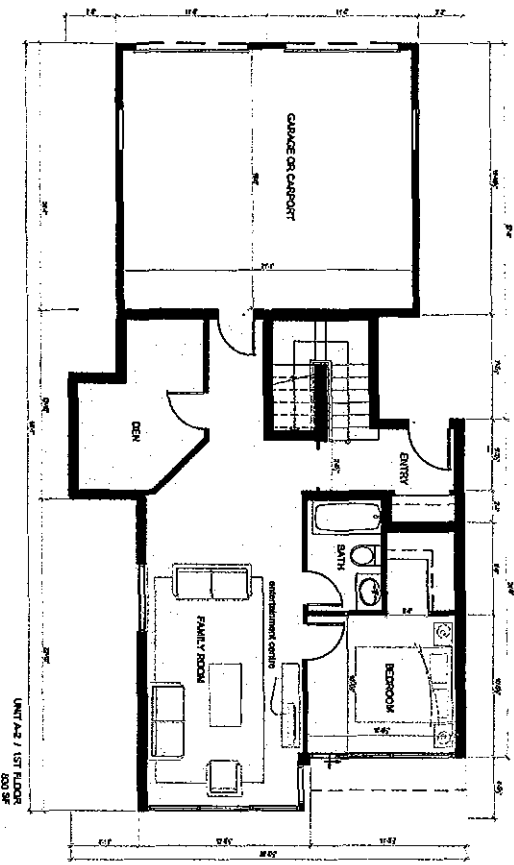
	Existing	Proposed
Site Area:	2329 m ²	2329 m ²
Land Uses:	vacant	6 single-family dwelling units
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation	Public, Institutional & Open Space	Public, Institutional & Open Space
Zoning:	Single Detached (RS1/B)	Single Detached (RS1/B)
Number of Units:	-	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 ²	361 m ² – 450 m ²	
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

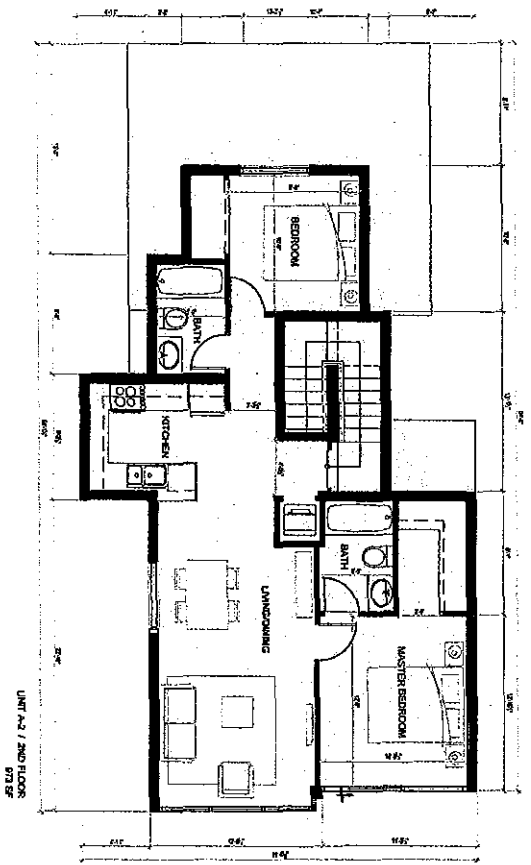
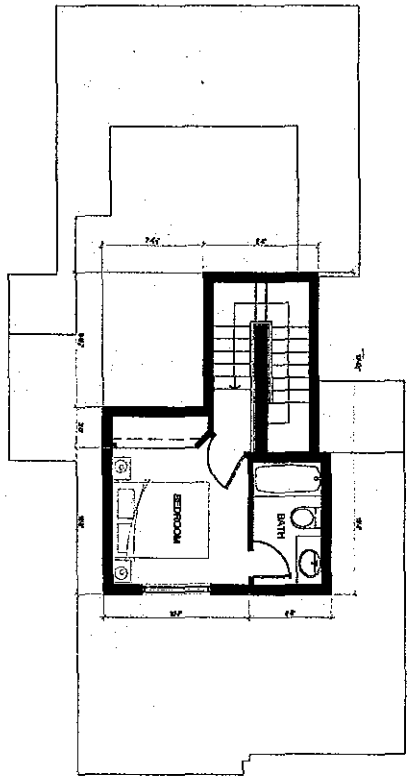




A-1.04



UNIT A-2 / 2ND FLOOR
1/2 STOREY FINISHED 300 SF
1/2 STOREY ATTACHED 407 SF



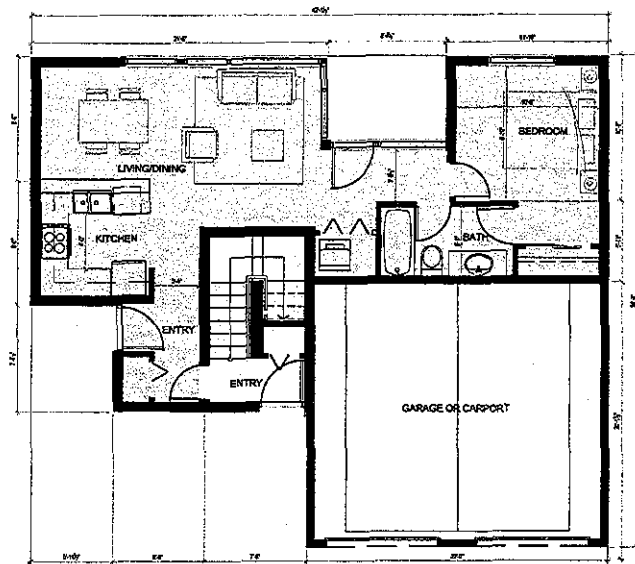
UNIT A-2 / 2ND FLOOR
672 SF

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

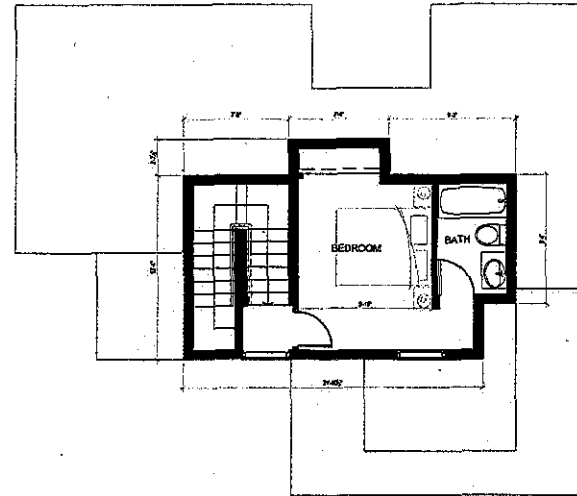
8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

ARCHITECT (RETIRED):
JULIO GOMBEROFF
UNIT TYPE A-2

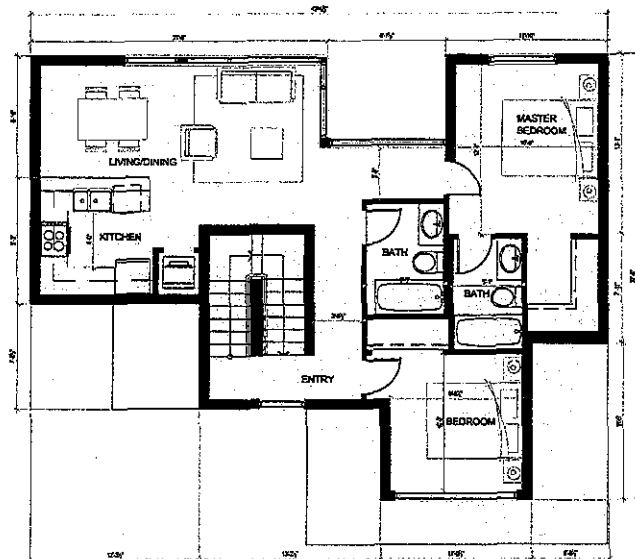
DATE:	UNIT 11, 2011
DRAWN BY:	A. KIM



UNIT B-1a / 1ST FLOOR: 684 SF
 UNIT B-1b / 1ST FLOOR: 103 SF
 TOTAL AREA 1ST FLOOR: 787 SF



UNIT B-1 / 3RD FLOOR
 1/2 STOREY PROPOSED: 433 SF
 1/2 STOREY ALLOWED: 434 SF



UNIT B-1 / 2ND FLOOR
 664 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

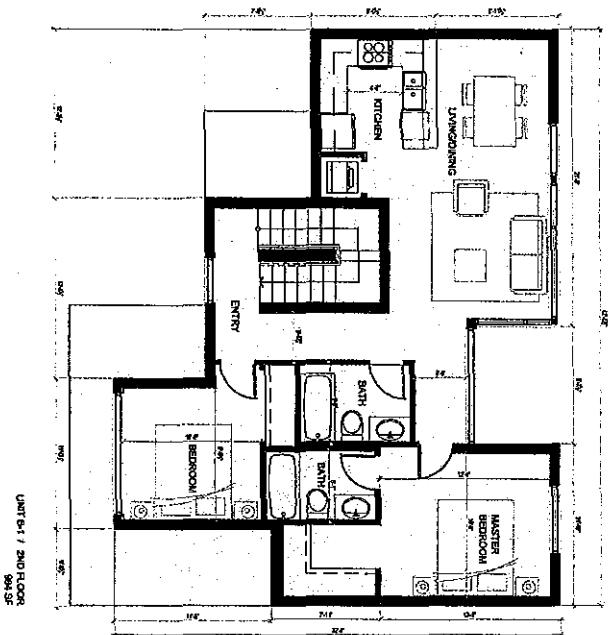
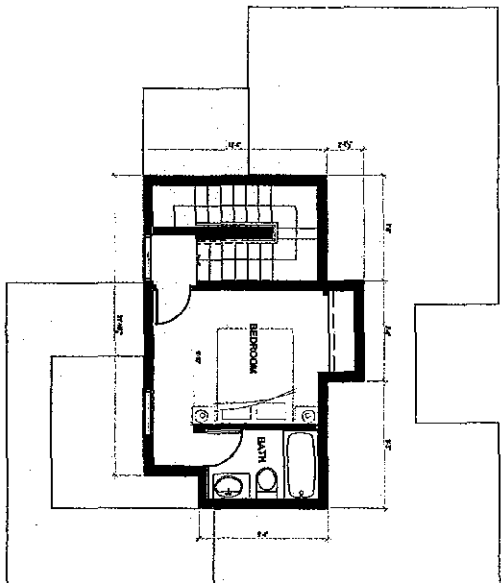
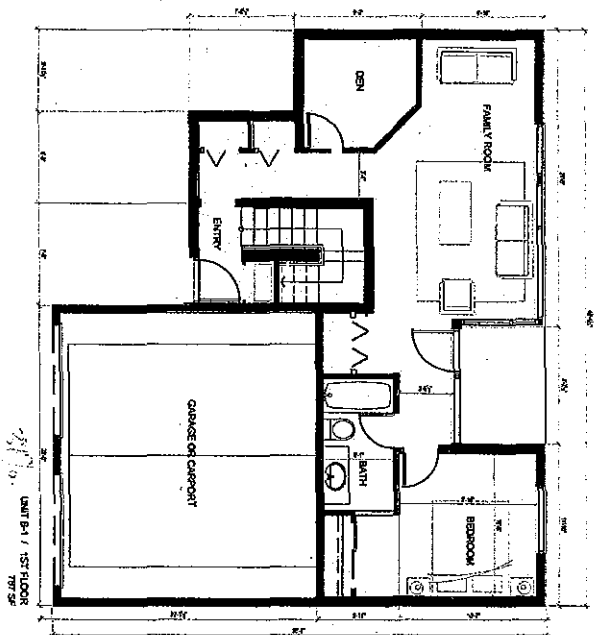
8180 ASH ST.
 RICHMOND, BC
 FOR
 BCHMC

ARCHITECT (RETIRED):
 JULIO GOMBEROFF

UNIT TYPE B-1

DATE: JAN 15/2015
 SCALE: 1/8"=1'-0"
 DRAWN BY: A. MUSE

A-1.06



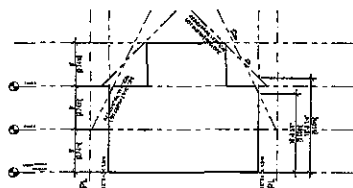
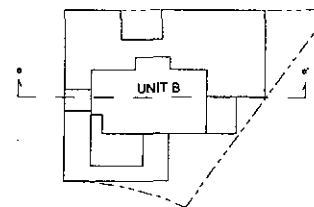
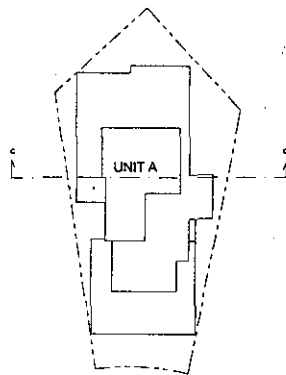
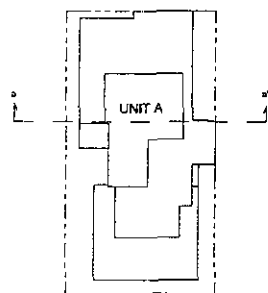
Lot 4,6 **UNIT B-2**
TOTAL AREA : 2104 SF

8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

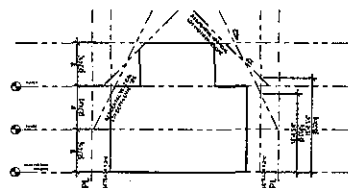
ARCHITECT (RETIRED):
JULIO GOMBEROFF
UNIT TYPE B-2

DATE:	JUN 21/80
REQD:	100000
CRAWLER BY:	A. WILSON

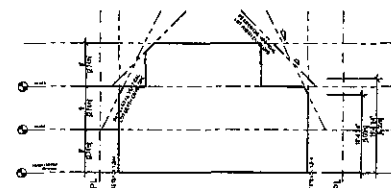
A-1.07



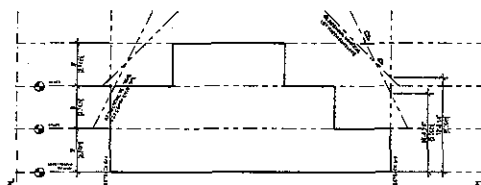
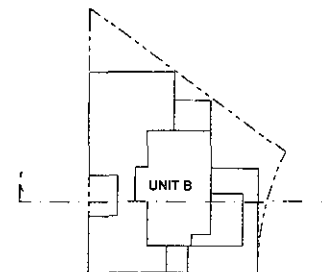
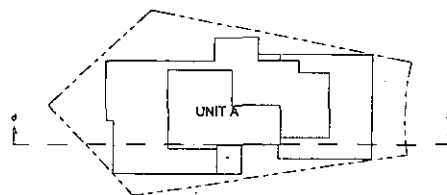
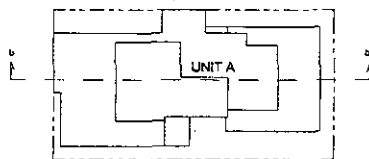
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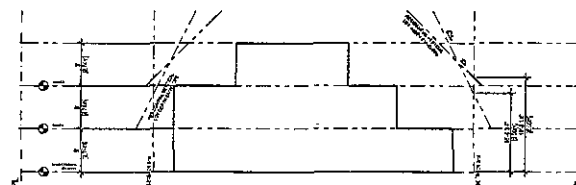
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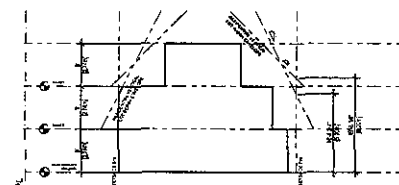
SECTION e-e



SECTION g-g



SECTION i-i



SECTION k-k

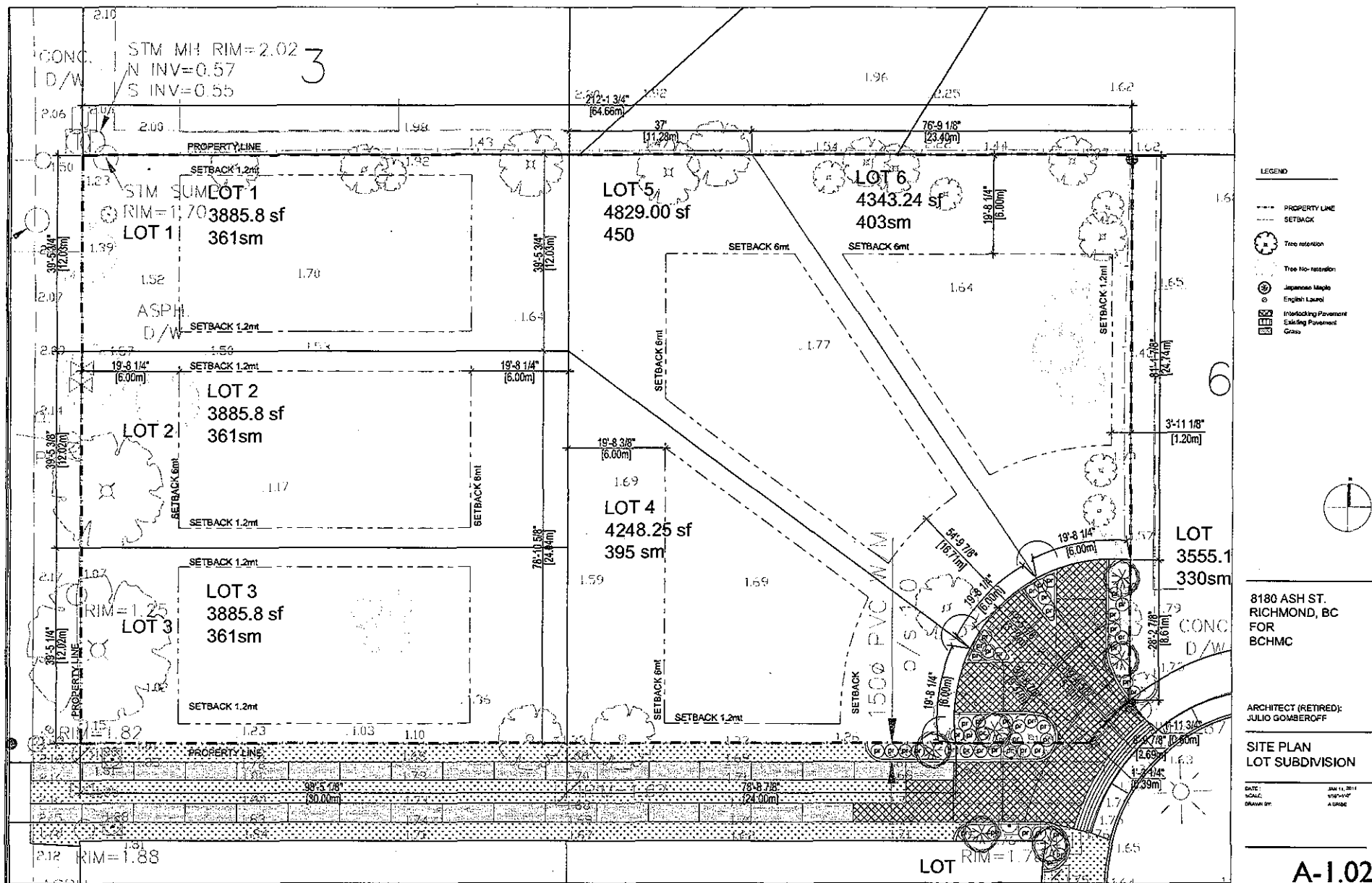
8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

ARCHITECT (RETIRED):
JULIO GOMBEROFF

SCHEMATIC
SECTIONS

DATE: JAN 11, 2011
SCALE: 1/2" = 1'-0"
DRAWN BY: A. UNBC

A-1.08





BC Housing

Home Office
1701 - 4555 Kingsway
Burnaby, BC V5H 4V8

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

October 28, 2010

Diana Nicollic, 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
Planning and Development Department

Development Variance Permit

No. DV 10-542375

To the Holder: PROVINCIAL RENTAL HOUSING CORPORATION

Property Address: 8180 ASH STREET

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

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 , .

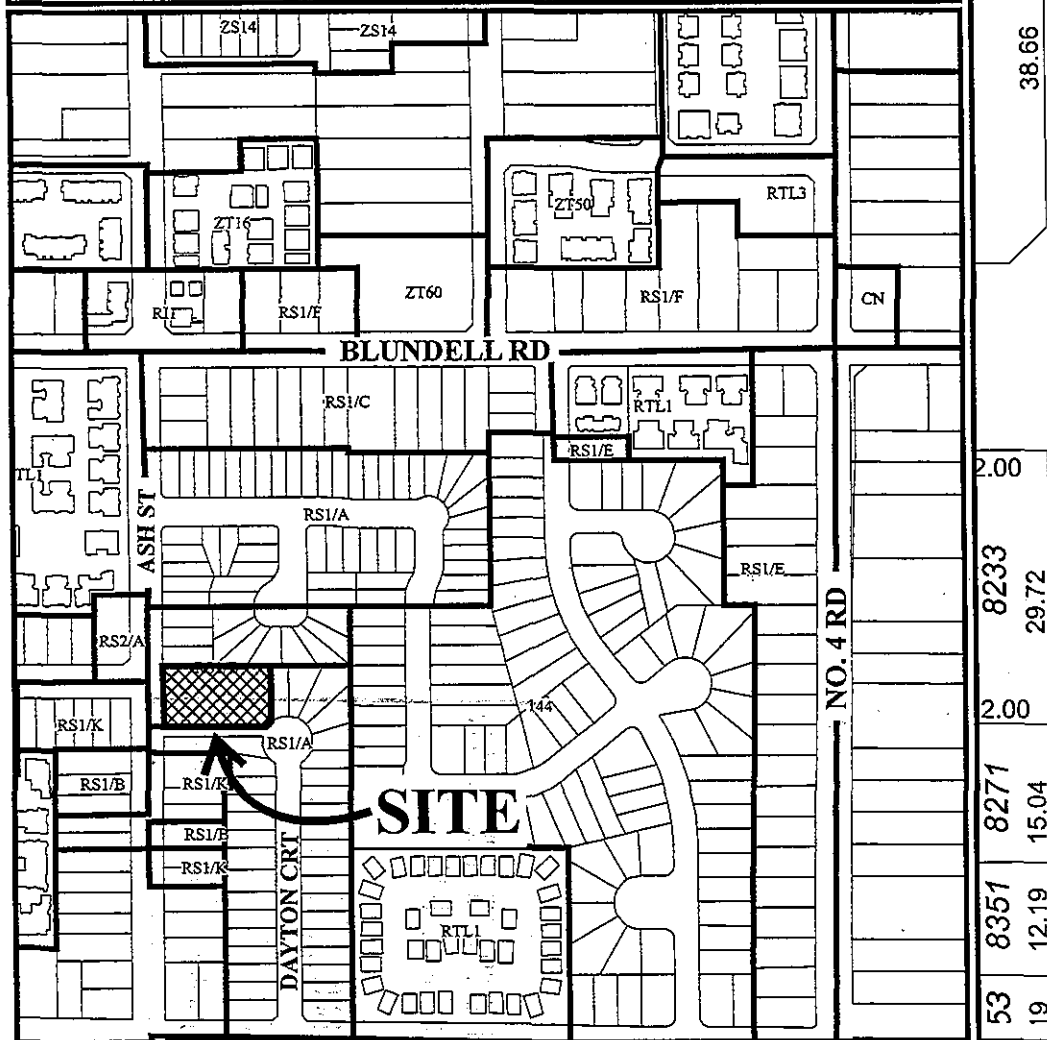
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

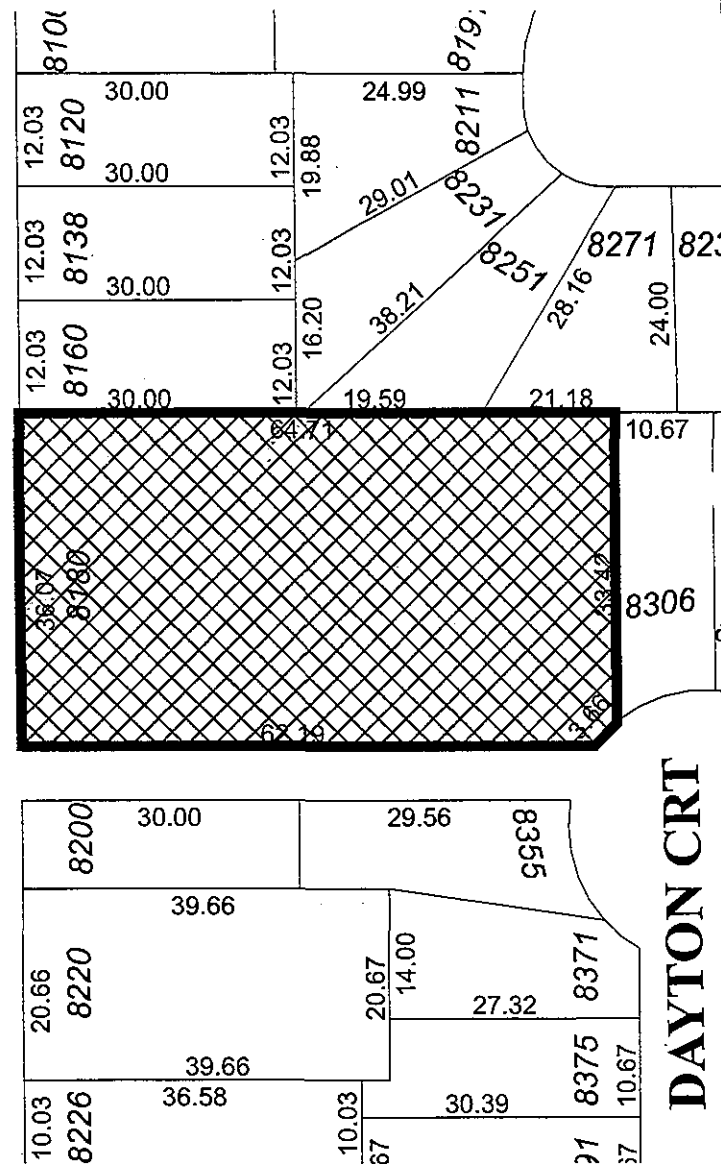
MAYOR



City of Richmond



ASH ST

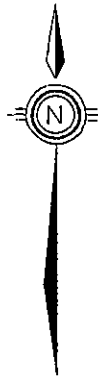


DV 10-542375
SCHEDULE "A"

Original Date: 08/25/10

Revision Date:

Note: Dimensions are in METRES



DIXON ST.

Subject Property

PROP. 2.0m STAT.
R/W FOR SAN SEWER

ASH ST.

DAYTON CRT.

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

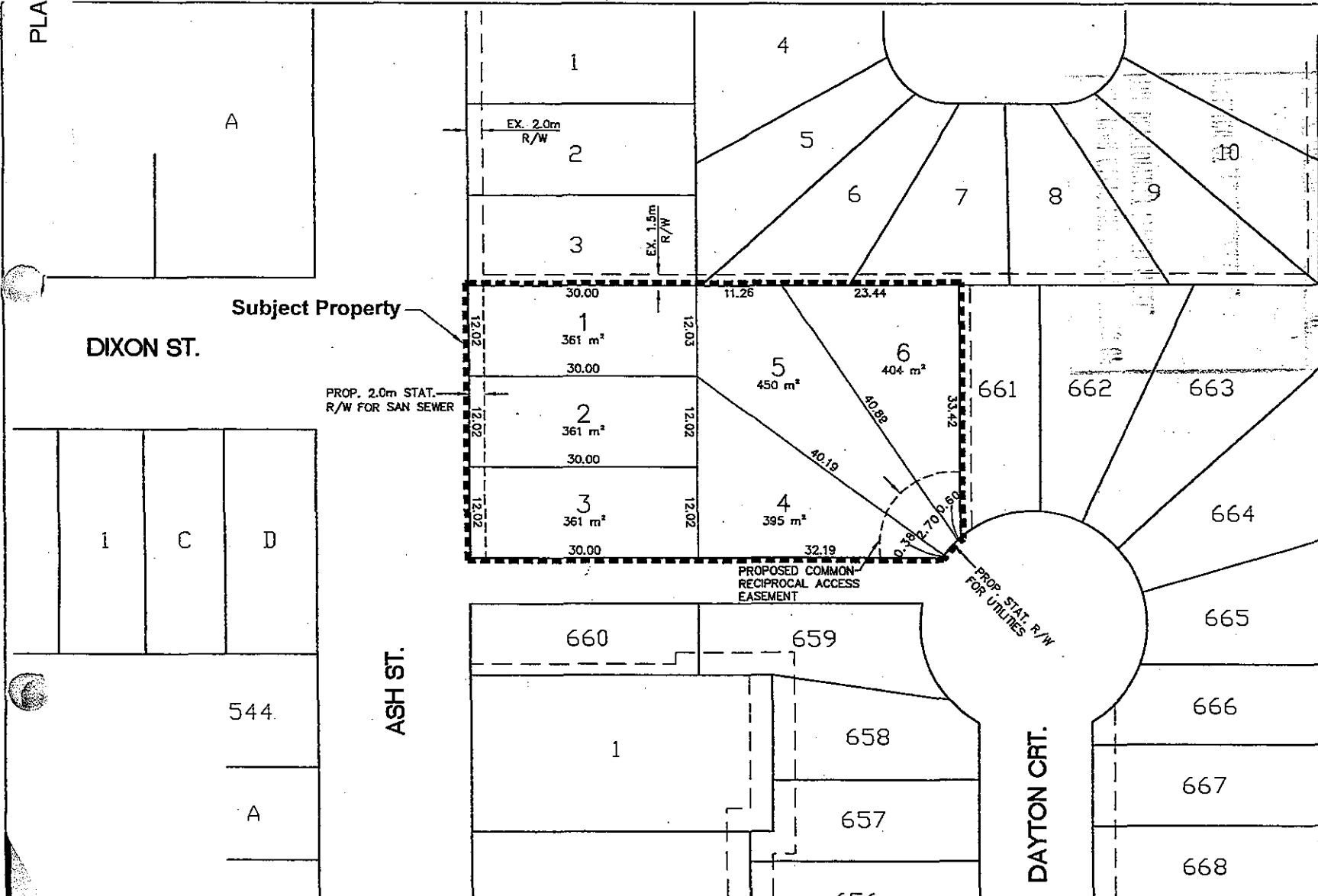
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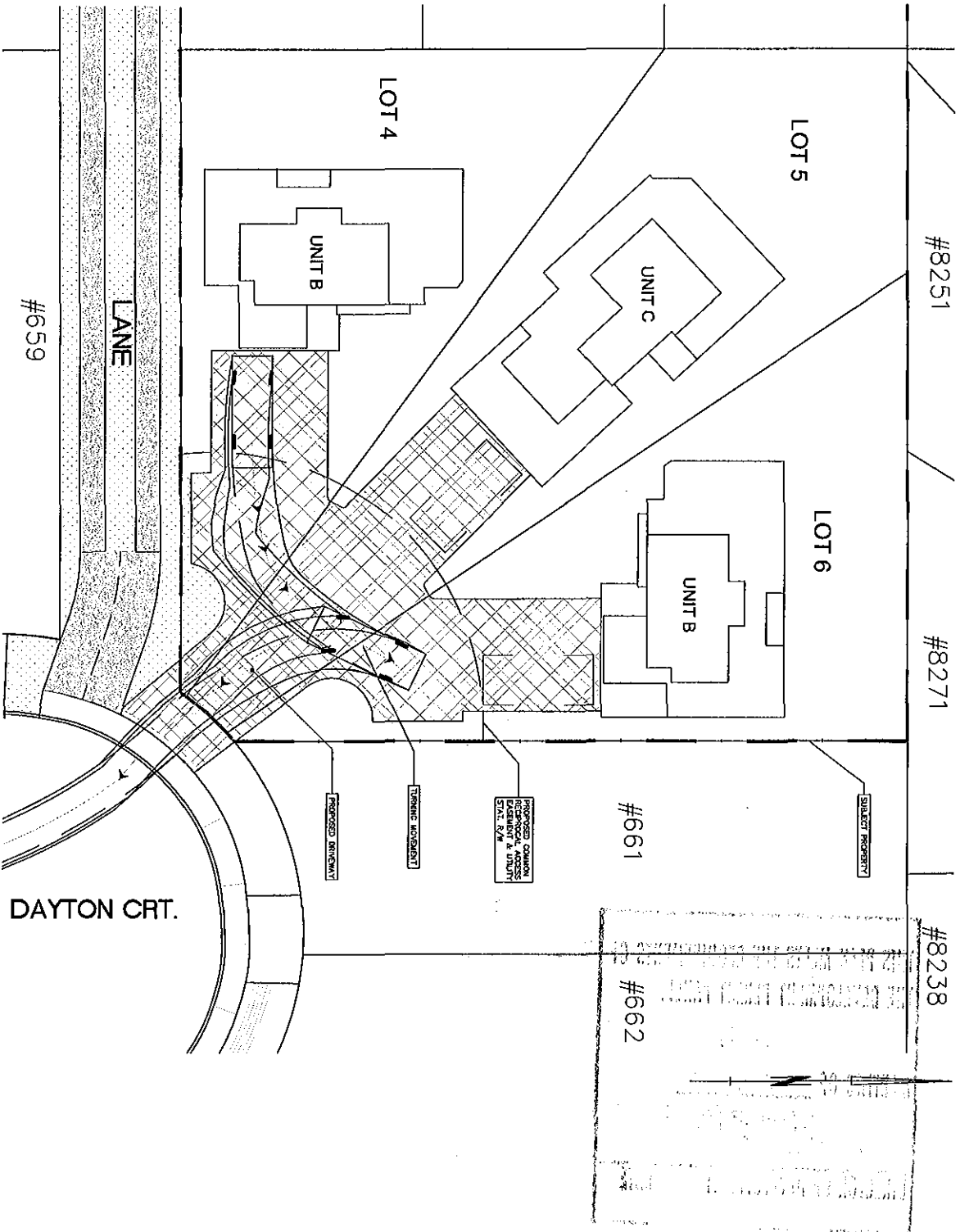
- lots 4 to 6 require variance permit on lot frontage, lot 5 requires variance permit on lot width
- all dimensions to be confirmed by legal surveyor
- plan is based on existing legal plans and is subject to field verification



HunterLair
ENGINEERING LTD.
September 2010
#5324

Rev. A





SCALE 1:100

Proposed Access Plan
 #8180 Ash Street, Richmond, BC