



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** September 3, 2008
From: Brian Jackson **File:** RZ 07-396695
 Director, Development Applications
Re: **Application by Townline Ventures 15 Limited for Rezoning at 7660 Acheson Road from Single-Family Housing District, Subdivision Area (R1E/) to Comprehensive Development District (CD/28)**

Staff Recommendation

That Bylaw No. 8423, for the rezoning of 7660 Acheson Road from "Single-Family Housing District, Subdivision Area (R1/E)" to "Comprehensive Development District (CD/28)", be introduced and given first reading.

Brian Jackson
Director of Development

BJ:tcb

Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Townline Ventures 15 Limited has applied to the City of Richmond for permission to rezone 7660 Acheson Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/28) in order to develop two front-to-back duplexes with a shared central driveway (**Attachment 2**).

Findings of Fact

A Development Application Data Sheet (**See Attachment 3.**) providing details about the development proposal is attached.

Surrounding Development

To the North: Zoning - CD/28 & R1/A	Existing Development - Single-Family Dwelling
To the East: Zoning - R1/E	Existing Development - Single-Family Dwelling
To the South: Zoning - R3	Existing Development - Townhouse (Two Storeys)
To the West: Zoning - R1/E	Existing Development - Single-Family Dwelling

Related Policies & Studies

Official Community Plan (OCP) - City Centre Area: Acheson Bennett Sub-Area Plan

The *Acheson Bennett Land Use Map* is attached (**See Attachment 4**). The site is designated for low to medium density with a maximum floor area ratio of 0.7 (F.A.R.). The maximum height is 2½ storeys.

This residential neighbourhood is bounded by Brighthouse Park, Minoru Boulevard, No. 3 Road and Acheson Road. The proposed land use is in compliance with the Official Community Plan Land Use designation "Residential" in the City Centre Area Plan. Relevant Area Plan Goals include:

- To encourage the development of a low to medium density residential area;
- To encourage a variety of housing types with a single-family neighbourhood character;
- To encourage a positive street frontage including sloped roofs, landscaped front yards, prominent front doors, residential fenestration and ample space between buildings; and,
- To encourage the planting of front yards and boulevards to enhance the "Garden City" image.

The main building types in this area are older single family homes and low-density townhouses.

City Centre Area Plan Update

The Acheson Bennett Sub-Area Plan falls within the revised CCAP's General Urban (T4) Transect. Densities and heights remain within the current limits.

Staff Comments

General Technical Issues:

- The Applicant (Townline Ventures 15 Ltd.) has applied to rezone and subdivide the parcel into two lots in order to develop two front-to-back duplexes (four units total), with a shared central driveway, responding to the form and character guidelines of the *OCP-City Centre Acheson Bennett Sub-Area Plan*.

- A preliminary site plan, streetscape elevation, architectural drawings and landscape plan are enclosed for reference (**Attachment 2**).
- All of the general technical concerns have been addressed and commitments agreed to through the Rezoning Considerations Concurrence (**Attachment 5**).
- Accessibility, adaptability and aging in place have been addressed throughout with an enhanced level of adaptability in the front units of each duplex.
- No significant concerns have been identified through the technical review.

Density and Form

The form of development is similar to the new townhouses previously approved at 7562/7566 Acheson Road.

- The proposed density increase is accommodated on the site without compromising the appropriate building height for the area or site (2½ - 3 storeys) and coverage (45% permitted, proposed at 44.7%).
- The proposed site layout provides for an attractive pedestrian oriented townhouse elevation fronting Acheson Road, 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.

Tree Preservation

A Tree Survey and a Landscape Architect/Arborist's report have been submitted by the applicant. The site currently has 2 bylaw-sized trees on site. The Landscape Architect/Arborist's report indicates that only one (1) of the trees is viable for retention.

- A preliminary landscape plan has been prepared which proposes retention of the viable existing tree, and planting a total of six (6) specimen trees (e.g., Serbian Spruce, Maples, Magnolia). Additional small and medium-size shrubs, predominantly broad-leaved evergreens (e.g., Rhododendrons, Boxwood, Privet), will also be planted.
- The landscape plan will be further assessed with the review of the Development Permit. In order to ensure that this work is undertaken, the applicant will be required to provide a landscape security with the Development Permit.
- The boulevard street trees are secured through the Neighbourhood Improvement Charges, required as a condition of the rezoning.

Utility Services:

A storm and sanitary analysis has been reviewed and accepted by the City's Engineering Department:

- No upgrades are required.
- NIC charges will be collected at subdivision for frontage works. The Applicant is required to pay School Site Assignment Charges, Address Assignment Fees, Greater Vancouver Sewage & Drainage District Development Cost Charges, and servicing costs.
- A cross-access easement for the shared driveway access will also be secured at the Subdivision stage.

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

Council approved the "Richmond Affordable Housing Strategy" on May 28, 2007.

- A cash contribution of \$1.00 per buildable square foot (e.g., \$5,662.00) towards the City's Affordable Housing Reserve will be made. This rate is proposed as the development is not multi-family, but a duplex on each subdivided lot.

Accessibility/Aging In Place

- The applicant has proposed units that include substantial living areas at the ground floor.
- Accessible 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 front units of each duplex will have the base level of accessible features described above, and also, widened doors, stairs and corridors throughout, and blocking/electrical installed for a future stairlift.
- As an additional measure to address this growing need, Townline Ventures has implemented a policy to custom-design a unit should an enhanced level of accessibility and features be required by a prospective purchaser.
- Accessible features will be fully detailed on 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.

AnalysisDevelopment Variances

The proposed CD/28 Zone does not contain provisions to enable projections (e.g., roof overhangs, porches, bay-windows) into required setbacks. Variances will be required at the Development Permit Stage to enable minor projections to maintain the desired form and character encouraged by the *OCP-Acheson Bennett Sub-Area Plan*. Variances to be requested include:

- 0.9 m building projections into the front yard setback to accommodate front porticos and bay windows;
- 0.6 m bay window projections into the rear yard setback

Note: Staff support all requested variances but will be further evaluating them as part of the Development Permit Submission.

Voluntary Contributions

The Developer has declined a voluntary contribution to the Public Art or the City's Child Care Fund due to the marginal feasibility of developing at this location.

Financial Impact or Economic Impact

None

Conclusion

Technical requirements associated with the proposed rezoning application have been satisfactorily addressed. The proposed use is consistent with the current OCP – City Centre Acheson-Bennett Sub-Area Plan, and the form of development responds to policies and guidelines regarding height, mass, character and vehicle access. The proposed development conforms to the City's Affordable Housing Strategy as a cash contribution to the Affordable Housing Reserve is being provided. For these reasons, staff recommend support for this rezoning application.



Terence Brunette
Planner

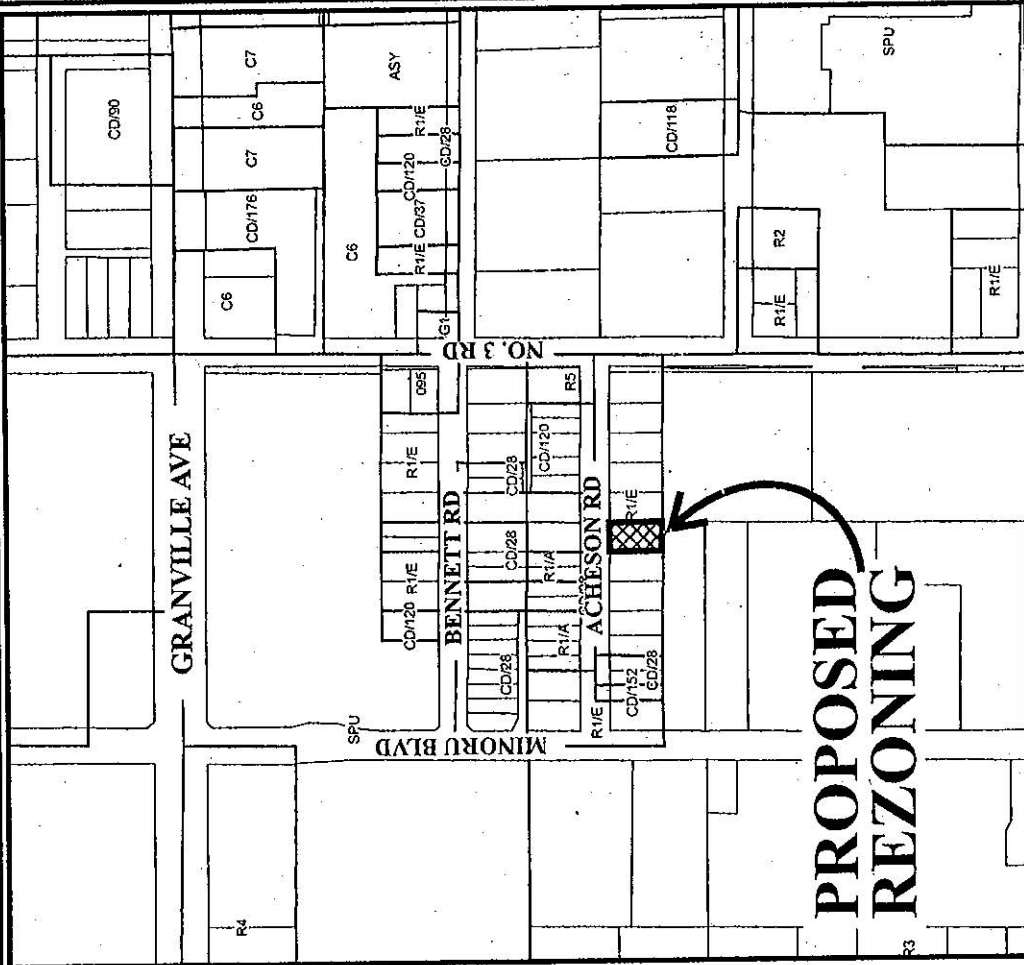
TCB:cas

Attachments

- | | |
|---------------|-------------------------------------|
| Attachment 1: | Location Map and Aerial Photograph |
| Attachment 2: | Conceptual Development Plans |
| Attachment 3: | Development Application Data Sheet |
| Attachment 4: | Acheson Bennett Land Use Map |
| Attachment 5: | Rezoning Considerations Concurrence |



City of Richmond

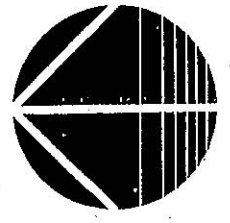


**PROPOSED
REZONING**

36.55	7633 10.21	7635 10.21	7655 10.21	36.54	7671 20.42	36.58	7691 20.42	36.58	7711 12.0
36.58	7640 20.42	7650 20.42	7660 20.42	36.58	7700 20.42	36.58	7711 20.42	36.58	7711 20.42
36.58	20.42	245.96	20.42	7360	20.42	20.42	20.42	20.42	20.42

ACHESON RD

RZ 07-396695



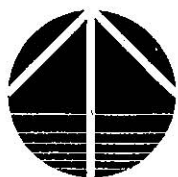
Original Date: 01/09/08

Revision Date:

Note: Dimensions are in METRES



**SUBJECT
PROPERTY**

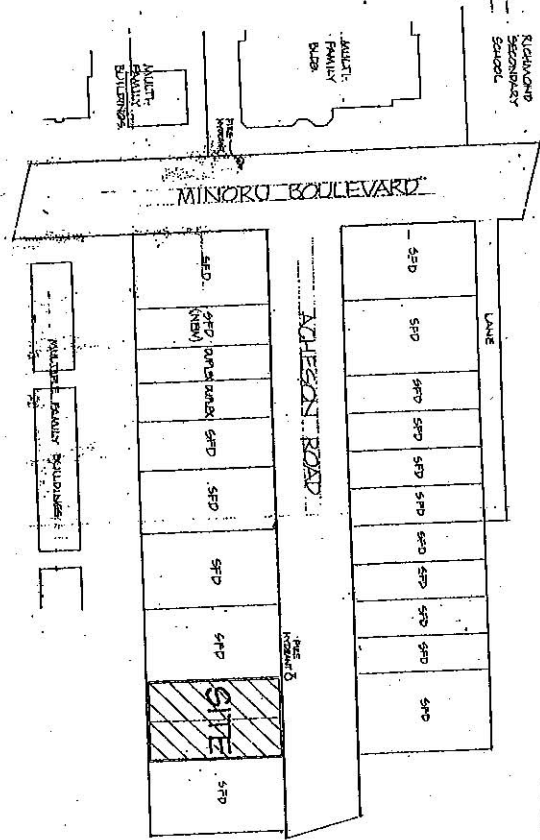


RZ 07-396695

Original Date: 01/09/08

Amended Date:

Note: Dimensions are in METRES



CONTEXT PLAN
SCALE 1:50 (0.4m)



ANALYSIS: (based on BCAM NEW 1/02)

LOT AREA: 4020.0 m² (1553.5 sq ft)

MAX. SITE COVERAGE: 6.65% (268.0 m²)

THIS PLAN: UNIT A - 282.0 m²

UNIT B - 282.0 m² (116.98 sq ft)

TOTAL: 564.0 m² (216.96 sq ft)

MAX. FLOOR AREA: 6.65% (268.0 m²)

THIS PLAN: UNIT A - 282.0 m²

UNIT B - 282.0 m²

UNIT B - MAX. FLOOR AREA: 282.0 m²

UNIT A - MAX. FLOOR AREA: 282.0 m²

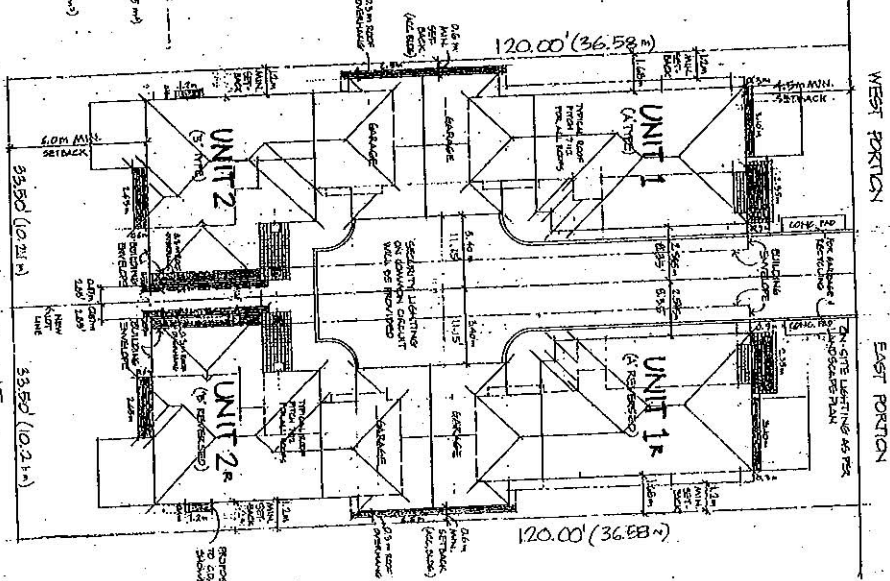
TOTAL FLOOR AREA: 564.0 m²

OR TOTAL 2200' (670.4 m)

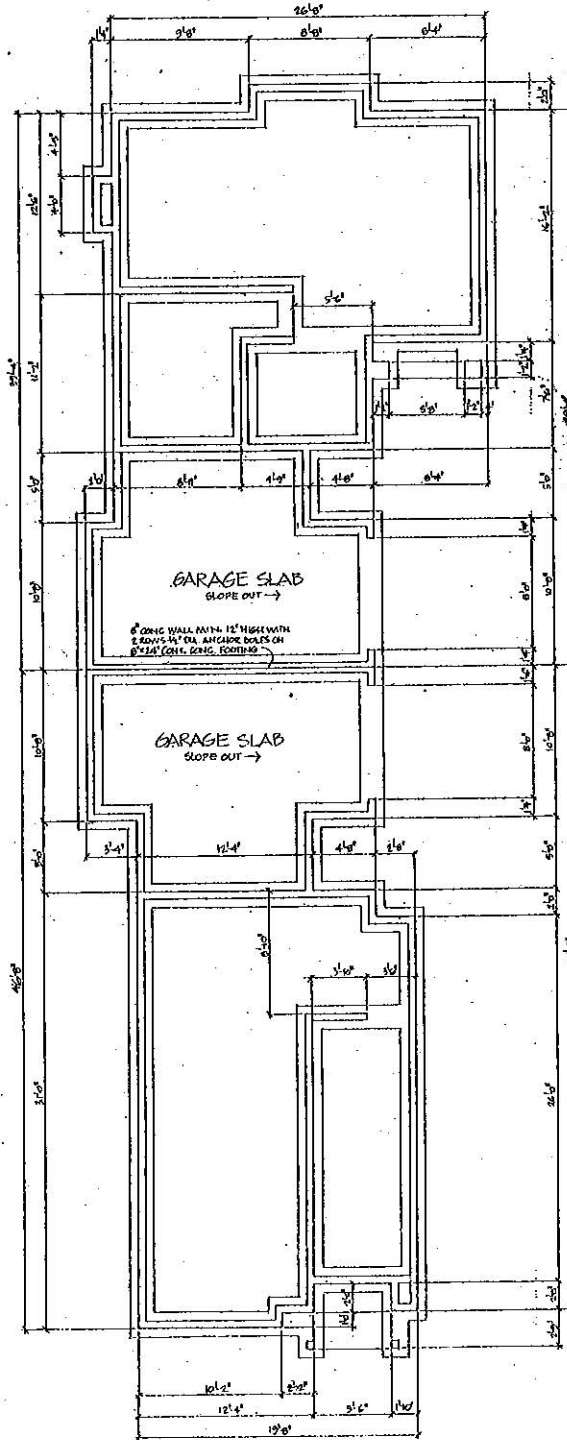
CODE ANALYSIS:

- USE PART 9 OF ZONE B.C. BUILDING CODE
- ZONING 1 STREET
- MINIMUM CONSTRUCTION
- LIMITING DISTANCE CALCULATIONS
- GROWTH OR EVAPORATION ALLOWANCES

SITE PLAN
SCALE 1/8" = 1' (0.305)

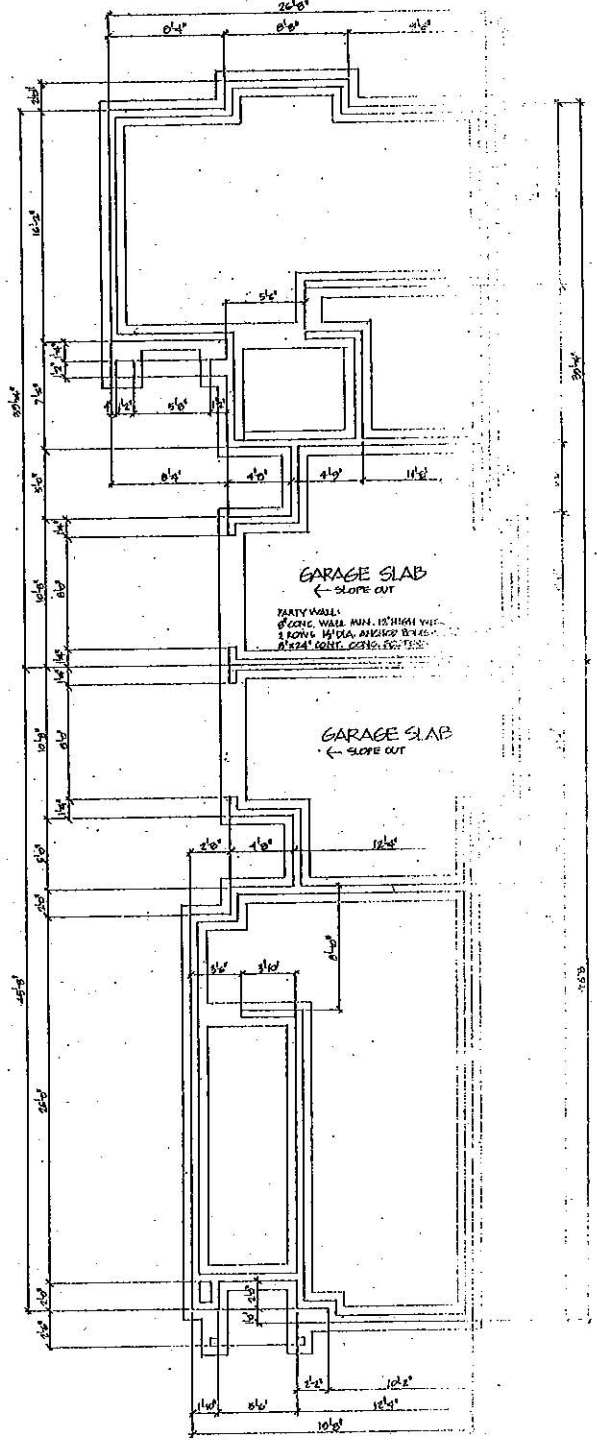


UNIT B: FOUNDATION PLAN



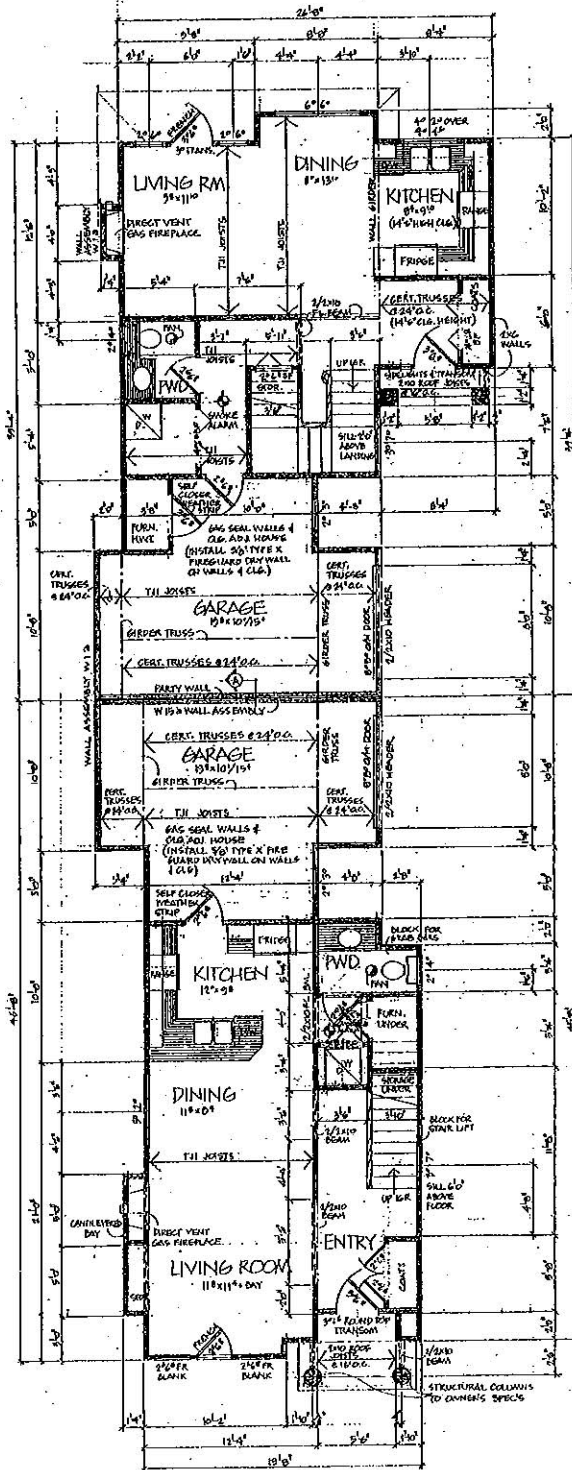
UNIT A: FOUNDATION PLAN
SCALE 1/4"=1'-0"

UNIT B (REVERSED) FOUNDATION PLAN



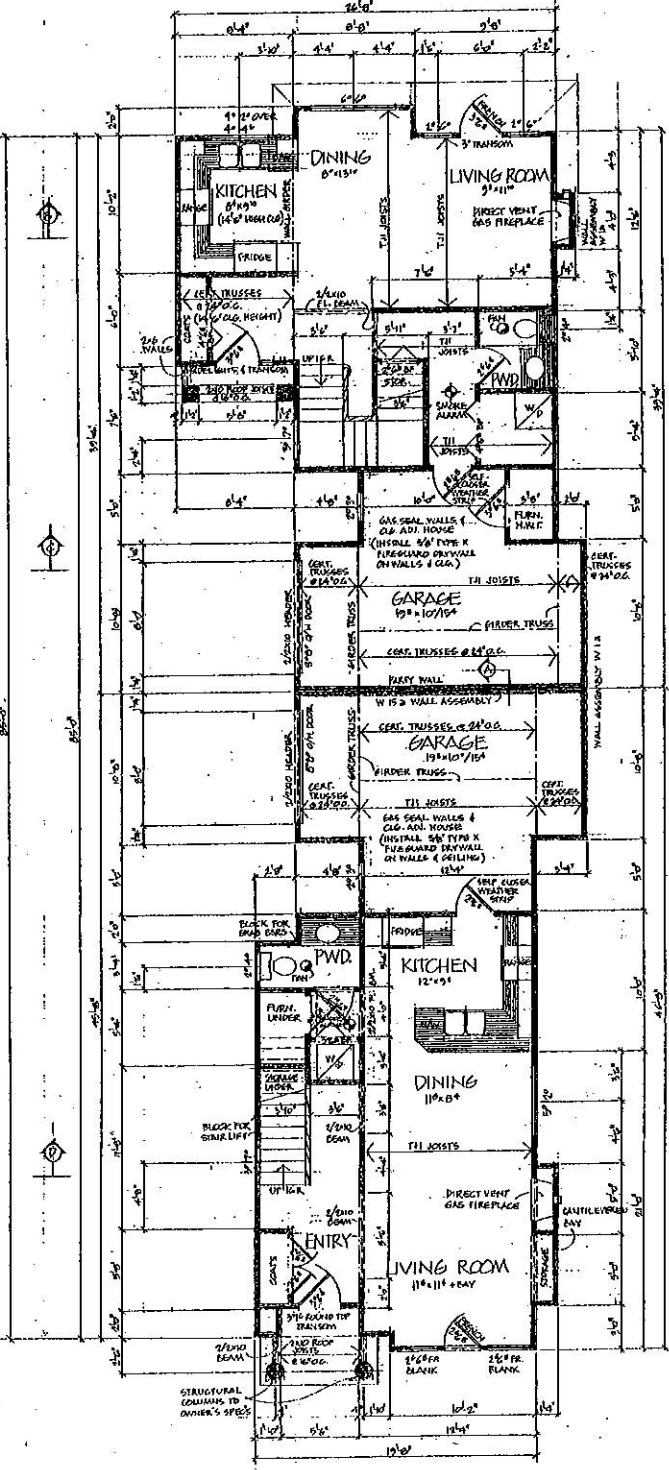
UNIT A (REVERSED) FOUNDATION PLAN
SCALE 1/4"=1'-0"

UNIT B MAIN FLOOR PLAN
 FIN. FLOOR AREA 580[±]
 GARAGE AREA 290[±]
 COVERED AREA 20[±]
 TOTAL SITE COV. 890[±]



UNIT A MAIN FLOOR PLAN
 SCALE 1/4" = 1'-0"
 FIN. FLOOR AREA 582[±]
 GARAGE AREA 285[±]
 COVERED AREA 30[±]
 TOTAL SITE COV. 903[±]

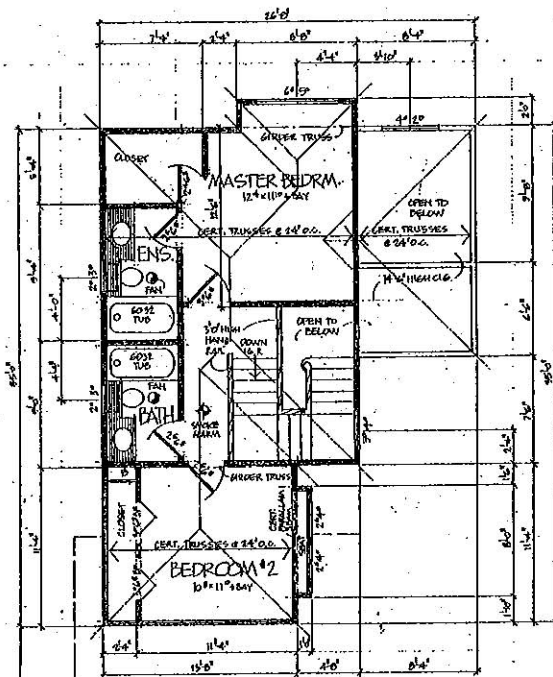
UNIT B (REVERSED) MAIN FLOOR PLAN
 FIN. FLOOR AREA 580[±]
 GARAGE AREA 290[±]
 COVERED AREA 20[±]
 TOTAL SITE COV. 890[±]



UNIT A (REVERSED) MAIN FLOOR PLAN
 SCALE 1/4" = 1'-0"
 FIN. FLOOR AREA 582[±]
 GARAGE AREA 285[±]
 COVERED AREA 30[±]
 TOTAL SITE COV. 903[±]

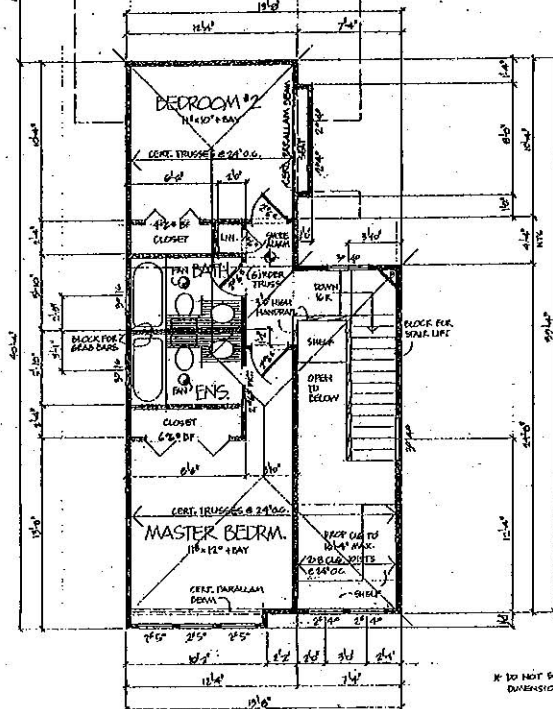
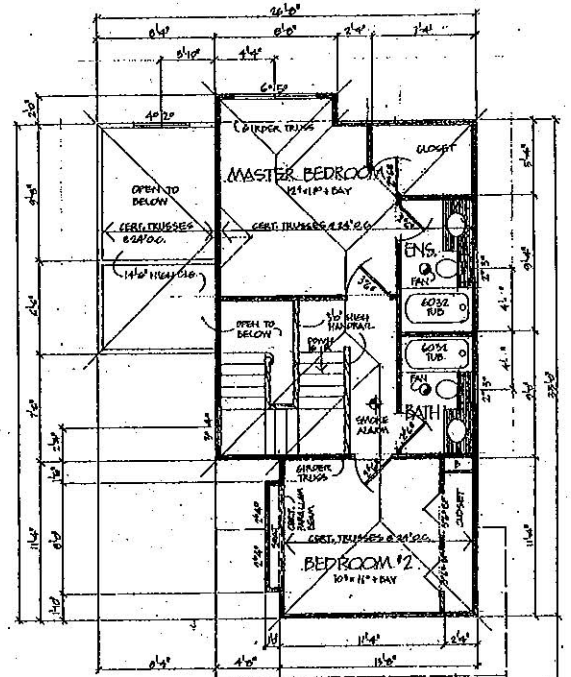
UNIT B: UPPER FLOOR PLAN

TOTAL AREA: 741*
 LESS STAIRS: (-87*)
 LESS CLO. & B.M.: (-135*)
 CALCULATED: 519*



UNIT B (REVERSED) UPPER FLOOR PLAN

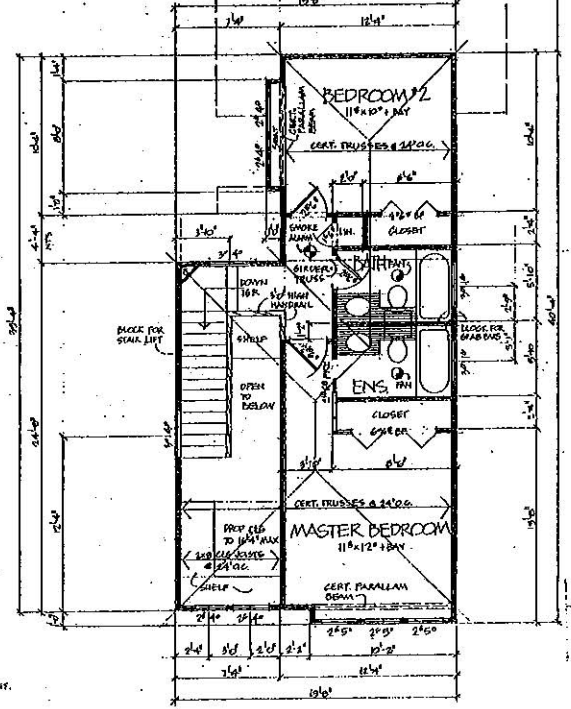
TOTAL AREA: 741*
 LESS STAIRS: (-87*)
 LESS CLO. & B.M.: (-135*)
 CALCULATED: 519*



UNIT A: UPPER FLOOR PLAN

TOTAL AREA: 676*
 LESS STAIRS: (-107*)
 LESS CLO. & B.M.: (-30*)
 CALCULATED: 539*

NOT TO SCALE DRAWINGS,
 DIMENSIONS TAKE PRECEDENCE.

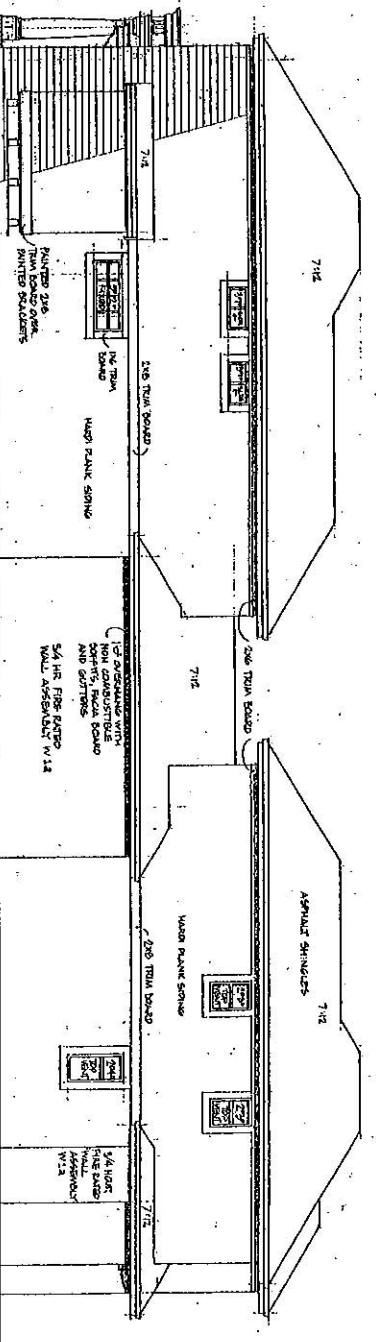


UNIT A (REVERSED) UPPER FLOOR PLAN

TOTAL AREA: 676*
 LESS STAIRS: (-107*)
 LESS CLO. & B.M.: (-30*)
 CALCULATED: 539*

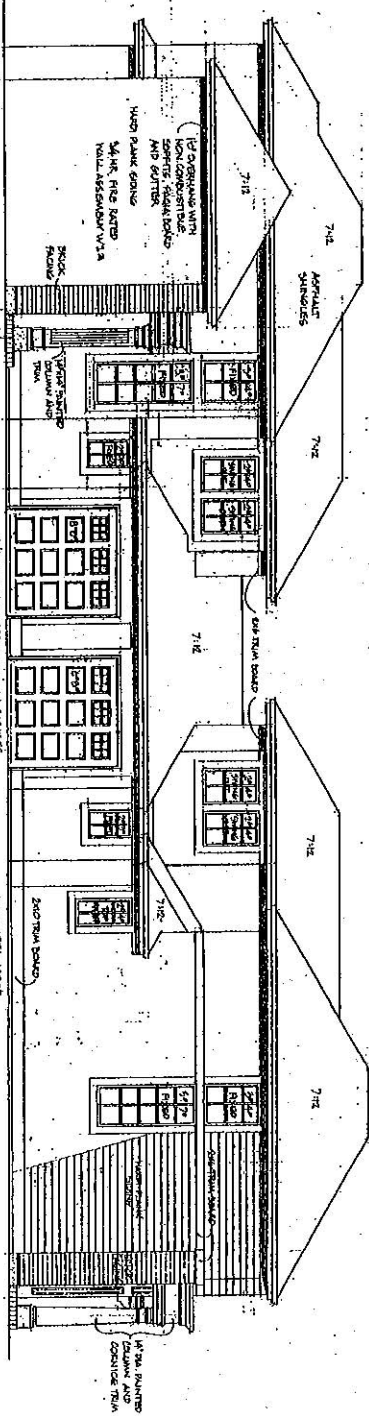
WEST SIDE ELEVATION

WALL AREA (PART 1)
LIMITING PERIMETER (L.P.)
MAX. OPENINGS 87% - 98.4%
THIS PLAN 50%



INSIDE COURTYARD LOOKING WEST

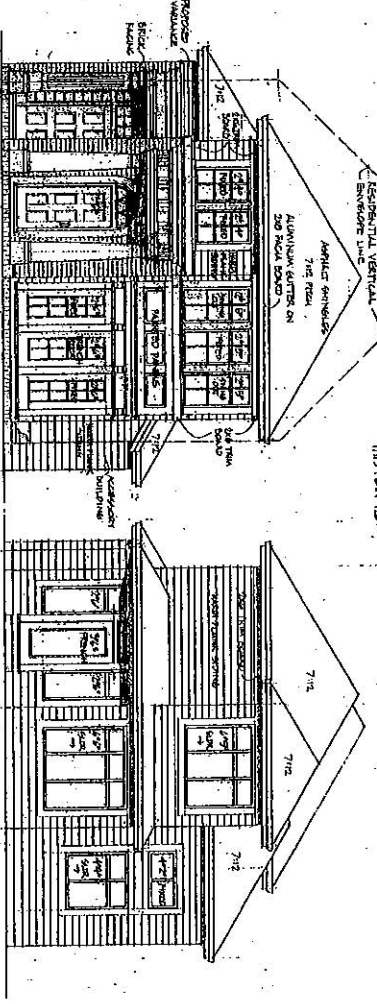
WALL AREA (PART 1)
LIMITING PERIMETER (L.P.)
MAX. OPENINGS 87% - 98.4%
THIS PLAN 50%



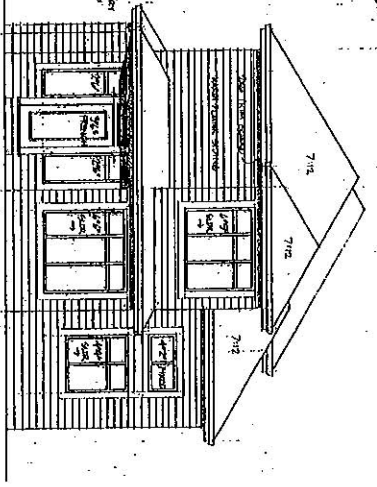
FINISH SCHEDULE

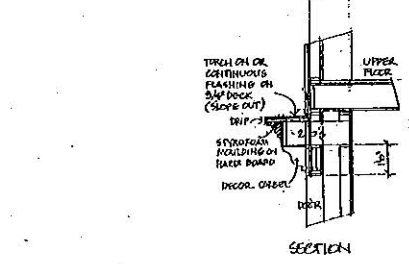
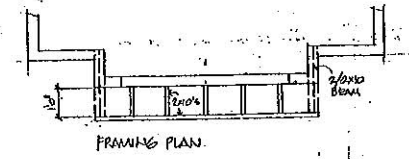
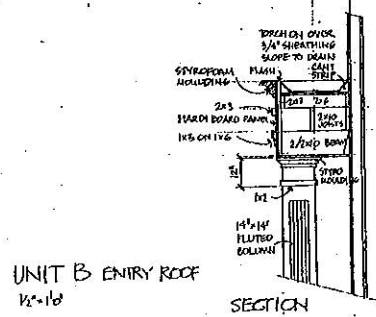
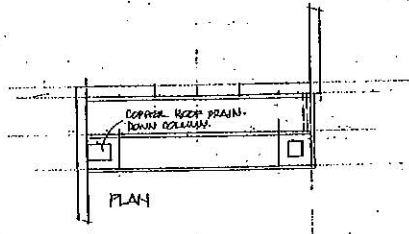
- ROOF: LAMINATED ASPHALT SHINGLES
- WALLS: WHITE WOOD OR SHAGWOOD GRAIN
- DOORS: "ARTIST'S BLEND" WITH WHITE MOLDING
- BASES: BLACK STAINLESS STEEL MOLDING
- PAINTED TRIM: OFF WHITE GROUND
- LIGHT FIXTURES: "REVOLUTION" LIGHT OR BEAD
- ENTRANCE DOORS: SLACK OR BLACK WOOD GRAIN "WOOD
- SKYLIGHTS: BLACK WOOD GRAIN OR BLACK ALUMINUM FOR KENT AREAS
- BLACK ALUMINUM FOR KENT AREAS

FRONT ELEVATION (UNIT A)

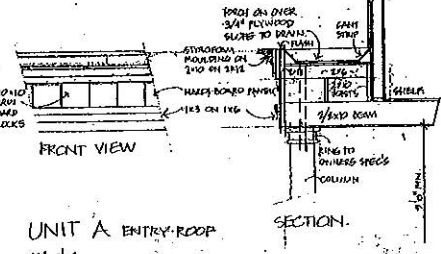
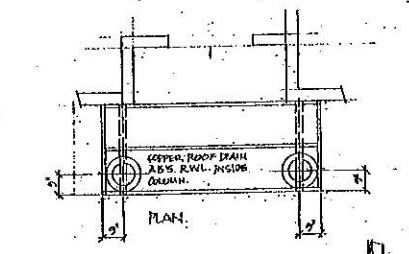


REAR ELEVATION (UNIT B)

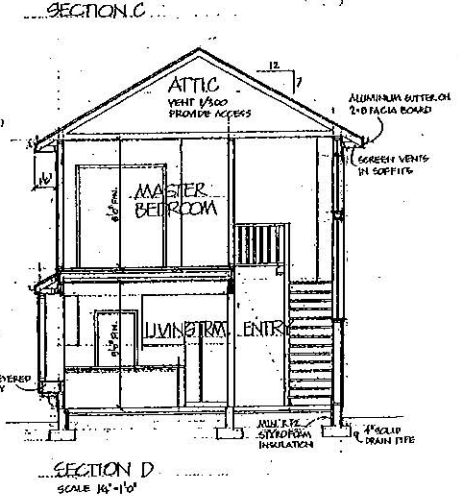
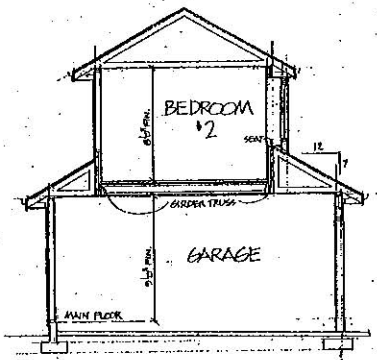
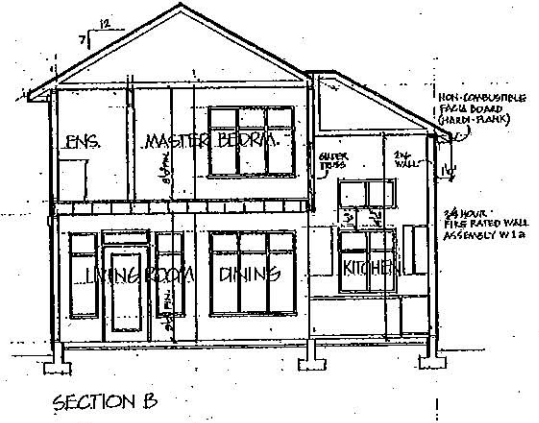
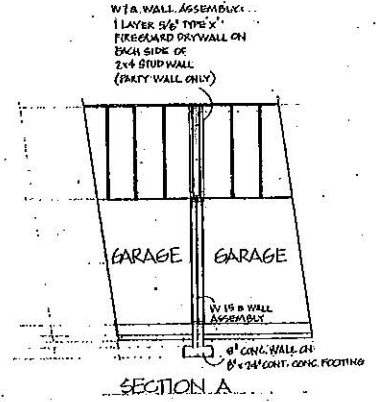




UNIT A OVER FRENCH DOORS
1/2" - 1/8"



UNIT A ENTRY ROOF
1/2" - 1/8"



Roof:
Asphalt shingles on 1/2" plywood sheathing with 1" clips on vert. trusses @ 24" o.c. with min. R10 insulation on 6 mil poly vapor barrier on 2x4 drywall (typical)

Interior Walls:
Hard plank siding or brick facing applied using approved rain screen method on building paper on 1/2" plywood sheathing on 2x4 studs @ 16" o.c. with min. R-14 insulation batts on 6 mil poly vapor barrier on 1/2" drywall (typical)

Exterior Walls:
2x4 studs @ 16" o.c. with 1/2" drywall both sides (typical)

Upper Floor:
Finished floor on 1 1/2" concrete topping on 3/8" T & D plywood subfloor on 1/2" joists @ 16" o.c. with min. R-12 insulation batts on 2x4 drywall (typical)

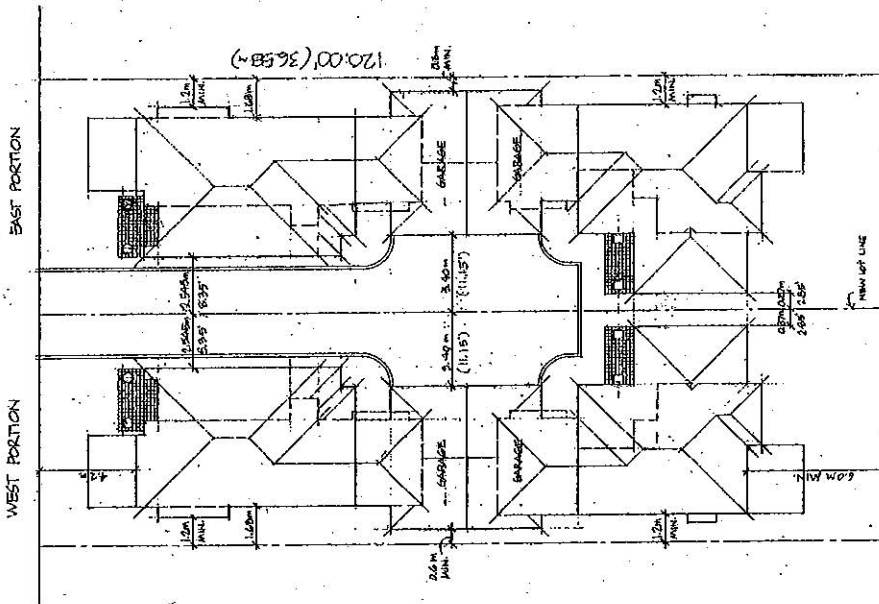
Main Floor:
Finished floor on 3 1/2" concrete slab with 6" x 6" w. mesh on 6 mil poly vapor barrier on minimum R-12 insulation batts on min. 2" compacted sand or gravel

Garage Slab:
3 1/2" concrete slab with 6" x 6" w. mesh on 6 mil poly vapor barrier on min. 2" compacted sand or gravel

Parties:
6" concrete with 3/8" x 18" high with 1/2" dia. anchor bolts @ 6'-0" o.c. on 8" x 24" continuous concrete footing (typical)

Party Walls:
3/8" type "X" Gypsum drywall on sound sheathing board on 6 mil poly vapor barrier on 2x4 studs @ 16" o.c. with minimum R-14 insulation batts on 1" air space on 2x4 studs @ 16" o.c. with minimum R-14 insulation batts on 6 mil poly vapor barrier on sound sheathing board on 3/8" type "X" fire-rated drywall.

ACHESON ROAD

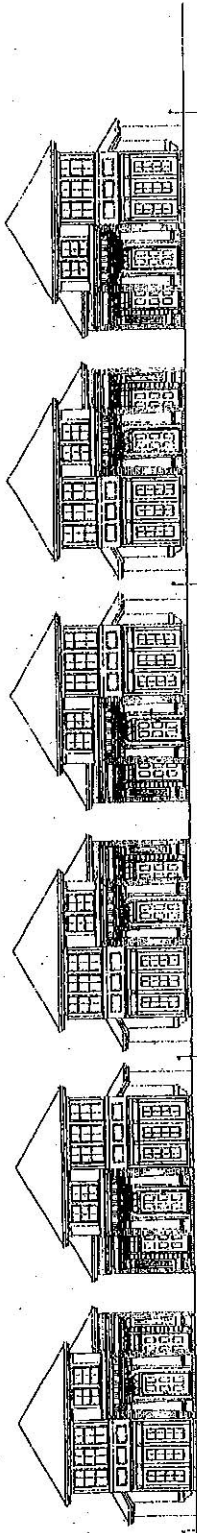


SITE PLAN
SCALE 1/8"=10' (1:192)

PARKING PLAN

PLAN # 7

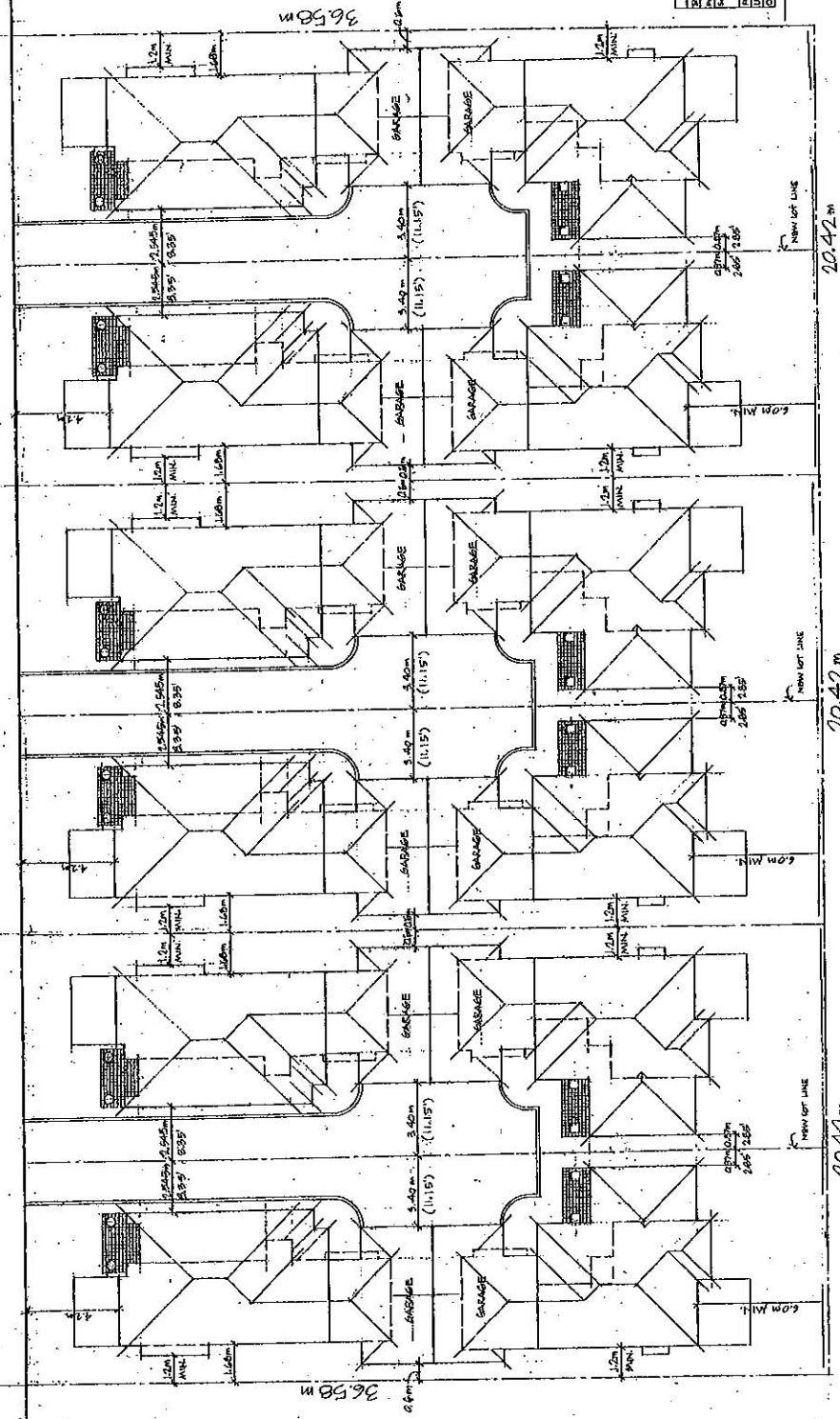
PARKING ANALYSIS FOR EACH LOT
 PARKING REQUIRED PER CD/28 ZONE
 PARKING REQUIRED 2.1 SPACES PER UNIT
 X 3 UNITS = 6.3 SPACES
 VISITOR PARKING REQUIRED 0.2 SPACES PER UNIT
 X 4 UNITS = 0.8 SPACES
 PARKING PROVIDED
 1 CAR GARAGE PER UNIT = 2 SPACES
 NO VISITOR PARKING PROVIDED



* 7640

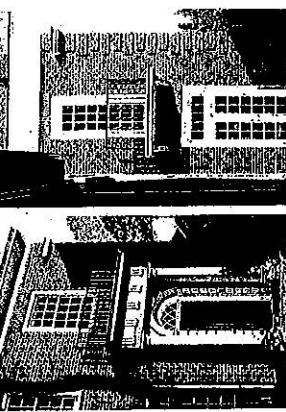
* 7660 ACHESON ROAD

* 7700

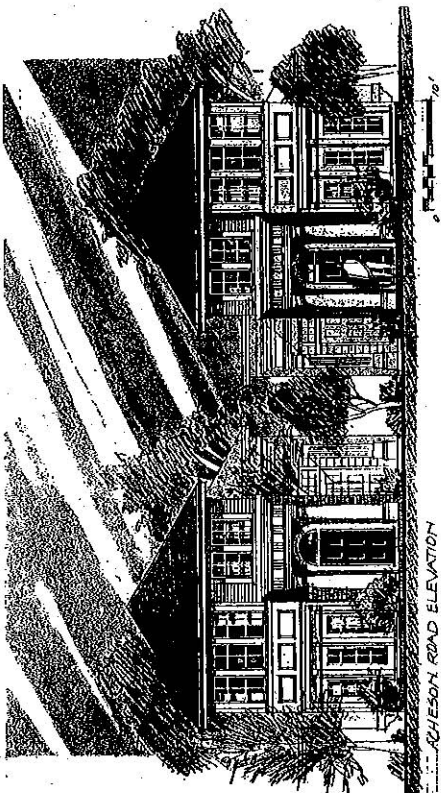
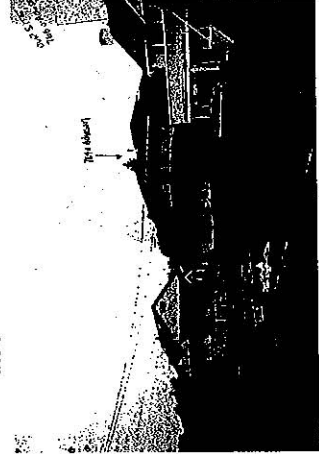
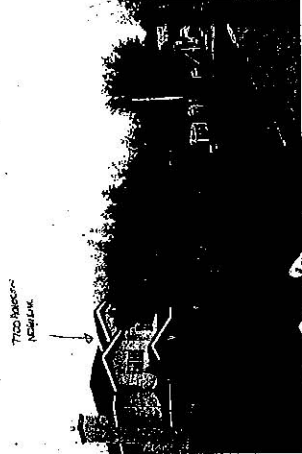


Redevelopment Scenarios

Scenario	Scenario	Scenario	Scenario
Scenario 1	Scenario 2	Scenario 3	Scenario 4
Scenario 5	Scenario 6	Scenario 7	Scenario 8
Scenario 9	Scenario 10	Scenario 11	Scenario 12
Scenario 13	Scenario 14	Scenario 15	Scenario 16
Scenario 17	Scenario 18	Scenario 19	Scenario 20
Scenario 21	Scenario 22	Scenario 23	Scenario 24
Scenario 25	Scenario 26	Scenario 27	Scenario 28
Scenario 29	Scenario 30	Scenario 31	Scenario 32
Scenario 33	Scenario 34	Scenario 35	Scenario 36
Scenario 37	Scenario 38	Scenario 39	Scenario 40
Scenario 41	Scenario 42	Scenario 43	Scenario 44
Scenario 45	Scenario 46	Scenario 47	Scenario 48
Scenario 49	Scenario 50	Scenario 51	Scenario 52
Scenario 53	Scenario 54	Scenario 55	Scenario 56
Scenario 57	Scenario 58	Scenario 59	Scenario 60
Scenario 61	Scenario 62	Scenario 63	Scenario 64
Scenario 65	Scenario 66	Scenario 67	Scenario 68
Scenario 69	Scenario 70	Scenario 71	Scenario 72
Scenario 73	Scenario 74	Scenario 75	Scenario 76
Scenario 77	Scenario 78	Scenario 79	Scenario 80
Scenario 81	Scenario 82	Scenario 83	Scenario 84
Scenario 85	Scenario 86	Scenario 87	Scenario 88
Scenario 89	Scenario 90	Scenario 91	Scenario 92
Scenario 93	Scenario 94	Scenario 95	Scenario 96
Scenario 97	Scenario 98	Scenario 99	Scenario 100



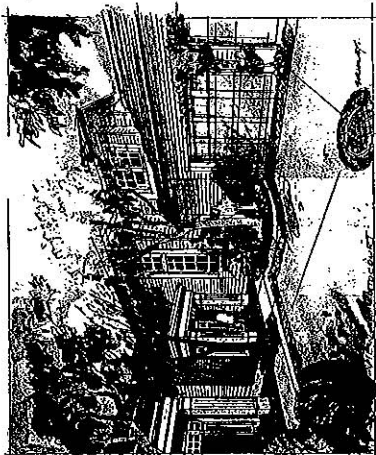
Character References



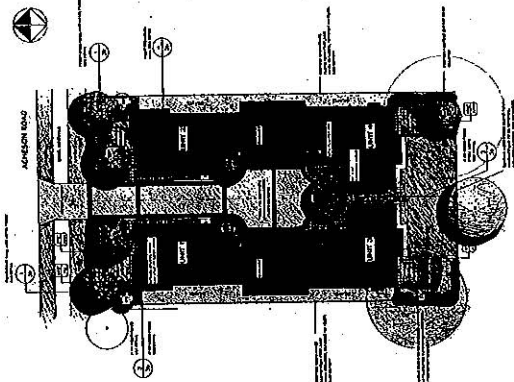
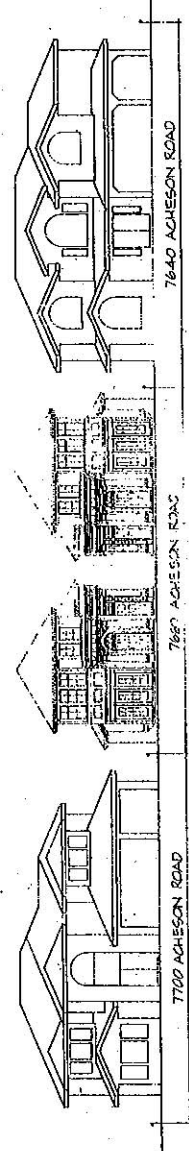
Architectural Form and Character

The proposed residential development is intended to transition from a single family home to a more sophisticated and diverse type of domestic architecture. The development will respect the existing character of the area and provide a high quality of living and housing for the future.

The development will respect the existing character of the area and provide a high quality of living and housing for the future. The development will respect the existing character of the area and provide a high quality of living and housing for the future.



7660 Acheson Road
Richmond, British Columbia
For
Townline Homes



Materials	
ROOF:	Asph/Flt Shingles
WALLS:	Weathered Wood
BRICK:	Autumn Blend
TRIM:	Handmade Plank Horizontal Siding
DOORS & RAILINGS:	Black Oak 2 1/2" x 2 1/2"


City of Richmond

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

**Development Application
 Data Sheet**
RZ 07-396695
Attachment 3

 Address: 7660 Acheson Road – Table for Proposed East & West Subdivided Parcels

 Applicant: Townline Ventures 15 Limited

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

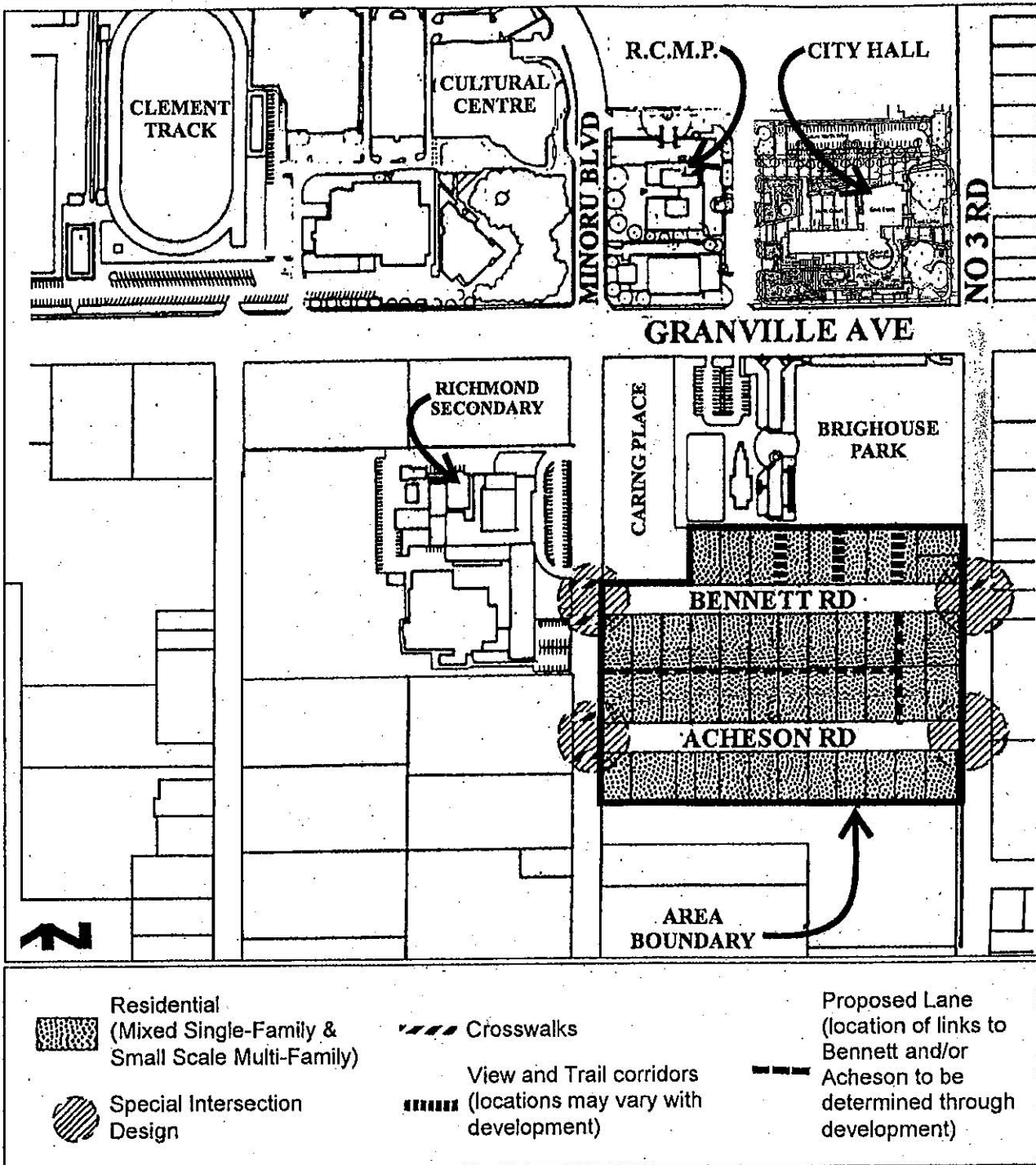
	Existing	Proposed
Owner:	Townline Ventures 15 Limited	Townline Ventures 15 Limited
Site Size (m²):	746,96 m ²	2 parcels @ 373.5 m ² each
Land Uses:	Single Family Dwelling	Duplex on Each Parcel
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Mixed Single-family & Small-scale Multi-family	Mixed Single-family & Small-scale Multi-family
702 Policy Designation:	N/A	N/A
Zoning:	R1/E	CD/28
Number of Units:	1	4 (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 permitted
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Min. 45% m	44.7% m	none
Lot Size (min. dimensions):	Min. 312 m ² to Max. 1560 m ²	373.5 m ²	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	Yes (0.3 m Bay, 0.9m Porch)
Setback – Side Yards (m)	Min. 1.2 m/ 0.6 m	1.2 m/ 0.6 m	none
Setback – Side Yards (m)	Min. 1.2 m/ 0.6 m	1.2 m/ 0.6 m	none
Setback – Rear Yards (m)	Min. 6.0 m	6.0 m	Yes (0.6 m Bay)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	Max. 9 m	7.8 m	No
Off-street Parking Spaces – Regular (R) / Visitor (V):	1 (R) and 0 (V) per unit	1 (R) and 0 (V) per unit	none
Off-street Parking Spaces – Total:	4	4	none
Tandem Parking Spaces:	Not permitted	0	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	31.5m ² (front) 61.2 m ² (rear) Private Yards	none

Other: Tree replacement compensation for loss of significant trees provided @ 2:1 ratio.

Land Use Map



Rezoning Considerations

7660 Acheson Road

RZ 07-396695

Prior to final adoption of Zoning Amendment Bylaw 8423, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.
2. Contribution of \$1.00 per buildable square foot (e.g.\$5,662.00) to the City's affordable housing fund.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring onsite.
4. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to approval of Subdivision, the developer is required to complete the following:

1. Payment of Development Cost Charges, Neighbourhood Improvement Charges (for future road and frontage improvements), School Site Acquisition Charges, Address Assignment Fee, Greater Vancouver Sewage & Drainage District Development Cost Charges, and servicing costs.
2. Registration of a cross access agreement on title of subdivided parcels to allow for common driveway straddling the property line of both providing access to all dwelling units.

Prior to Building Permit Issuance, submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[Signed original on file]

Signed

Date

* Note: This requires a separate application.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8423 (RZ 07-396695)
7660 ACHESON ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28)**.

P.I.D. 009-308-202

Lot 18 Section 17 Block 4 North Range 6 West New Westminster District Plan 10313

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8423”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>hl</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER