



## Staff Report

### Origin

Timothy C.W. Tse has applied to the City of Richmond for permission to rezone 7620 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 (**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 (**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 (Timothy C.W. Tse) 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 rear 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 in the Acheson Bennett Sub-Area.

- 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 43%).
- 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 with peaked gable ends, horizontal hardi-plank siding) and varied fenestration with mullions.

#### Tree Preservation

A Tree Survey and a Landscape Architect/Arborist's report have been submitted by the applicant. A total of fourteen (14) trees are noted on site (or in close proximity to the property line). Nine (9) trees on the adjacent lots to the east and west will be retained. Five (5) existing trees will be removed to accommodate the proposed development. The Landscape Architect/Arborist's report indicates that:

- A preliminary landscape plan has been prepared which (in addition to retention) proposes planting a total of eleven (11) specimen trees (e.g., Hemlocks, Western Cedars, Maples, Magnolia) to meet the OCP 2:1 replacement planting goal. Additional small and medium-size shrubs, predominantly broad-leafed evergreens (e.g., Rhododendrons, Boxwood, Abelias), 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.
- Neighbourhood Improvement 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

A voluntary cash contribution of \$0.60 per buildable square foot towards the City's Affordable Housing Reserve is proposed (e.g., \$3504.56).

- This rate is proposed as the application was submitted in October 2006 before Council approved the *Richmond Affordable Housing Strategy* on May 28, 2007.
- The proposed contribution is in keeping with the *Interim Affordable Housing Policy* approved by Council on July 24, 2006.

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 rear units of both the East and West duplexes will have the general level of accessible features described above, and also, a wider stair with blocking/electrical installed for a future stairlift, five (5) foot turning radii at the kitchen counters, washer/dryers and in a second-floor washroom.
- 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.

**Analysis**Development Variances

The proposed site plan will result in the applicant seeking variances to projections beyond the building envelope during the Development Permit review. Variances to be requested include:

- 1.5 m horizontal gable-end ridge projections on the north gable of each duplex to accommodate the peaked roof and maintain the character of other recently developed duplexes in this sub-area.

Note: Staff support all requested variances at this stage.

Voluntary Contributions

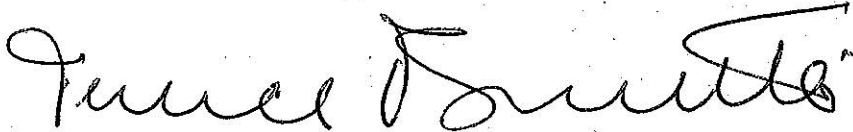
The Developer has declined a voluntary contribution to the Public Art or the City's Child Care Fund due to the marginal feasibility of developing at this location.

**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

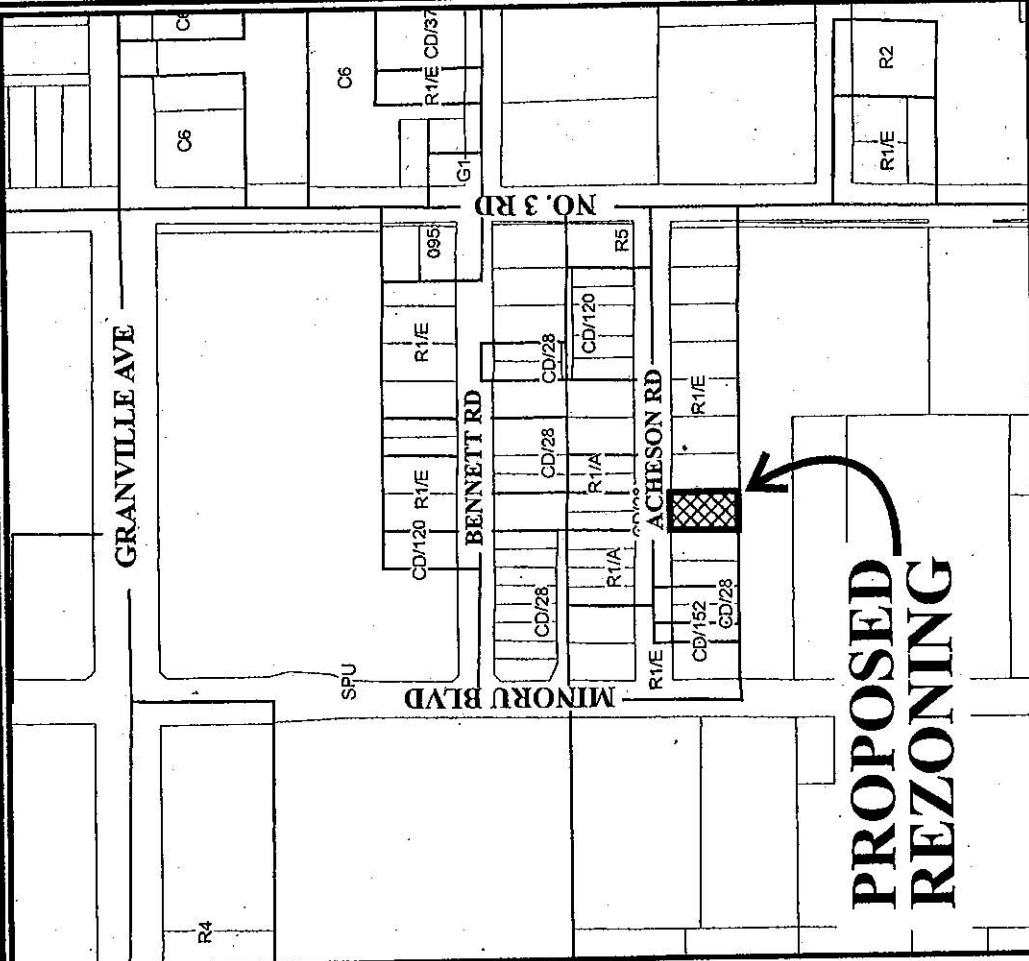
TCB:cas

**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

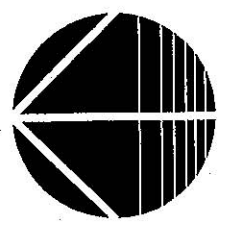


# City of Richmond



**PROPOSED  
REZONING**

<b>ACHESON RD</b>										
36.55	7611	7617	7631	7633	7635	7655	36.54	20.42	7640	20.42
10.21	10.21	10.21	10.21	10.21	10.21	10.21	10.21	17.07	7600	17.07
36.55	93	21	56	80	56	36.58	36.58	36.58	36.58	245.96
20.42	20.42	20.42	20.42	20.42	20.42	20.42	20.42	20.42	20.42	20.42

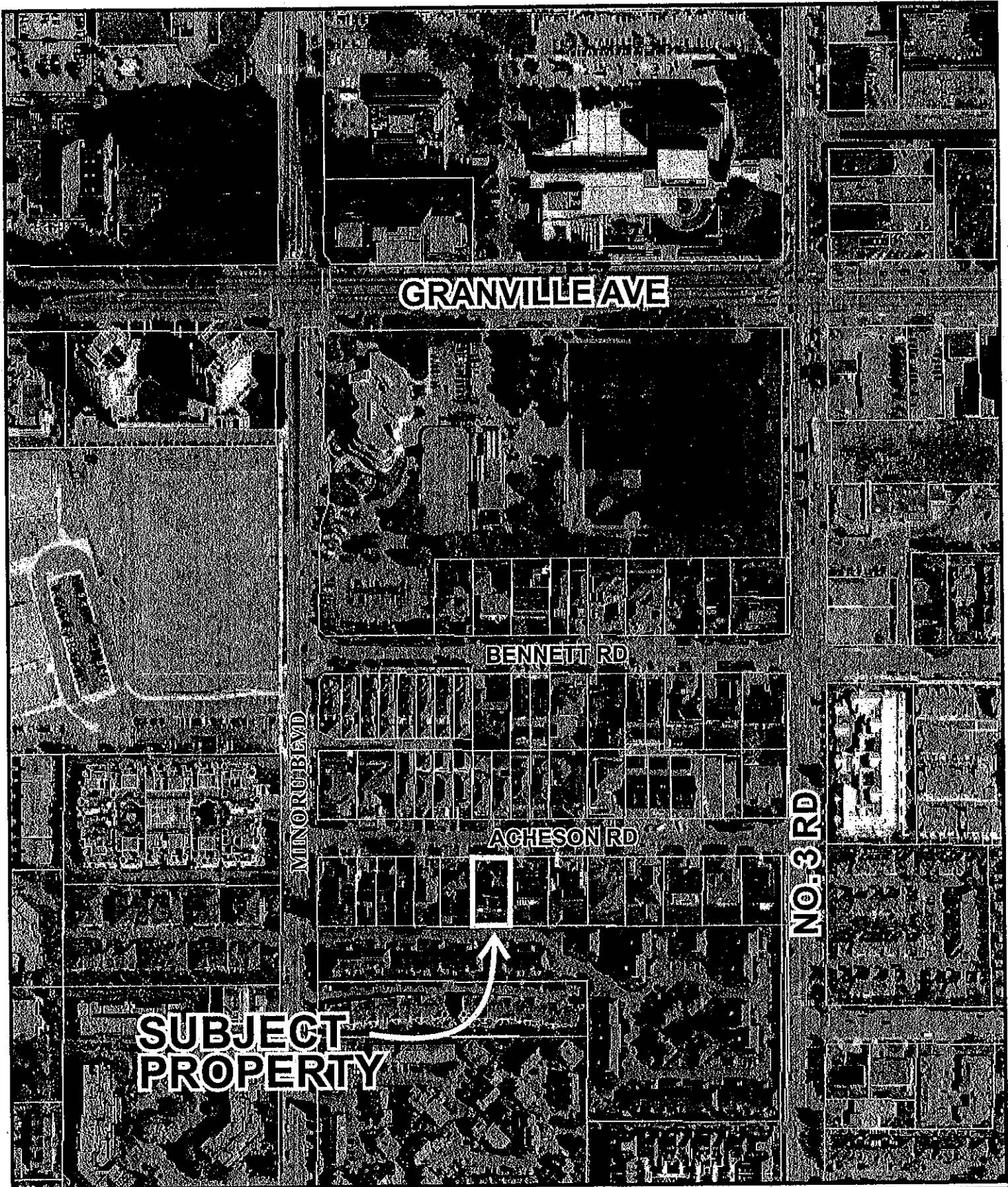


**RZ 06-350380**

Original Date: 10/18/06

Revision Date:

Note: Dimensions are in METRES



GRANVILLE AVE

BENNETT RD

ACHESON RD

NO-3 RD

MINOR BLVD

**SUBJECT  
PROPERTY**

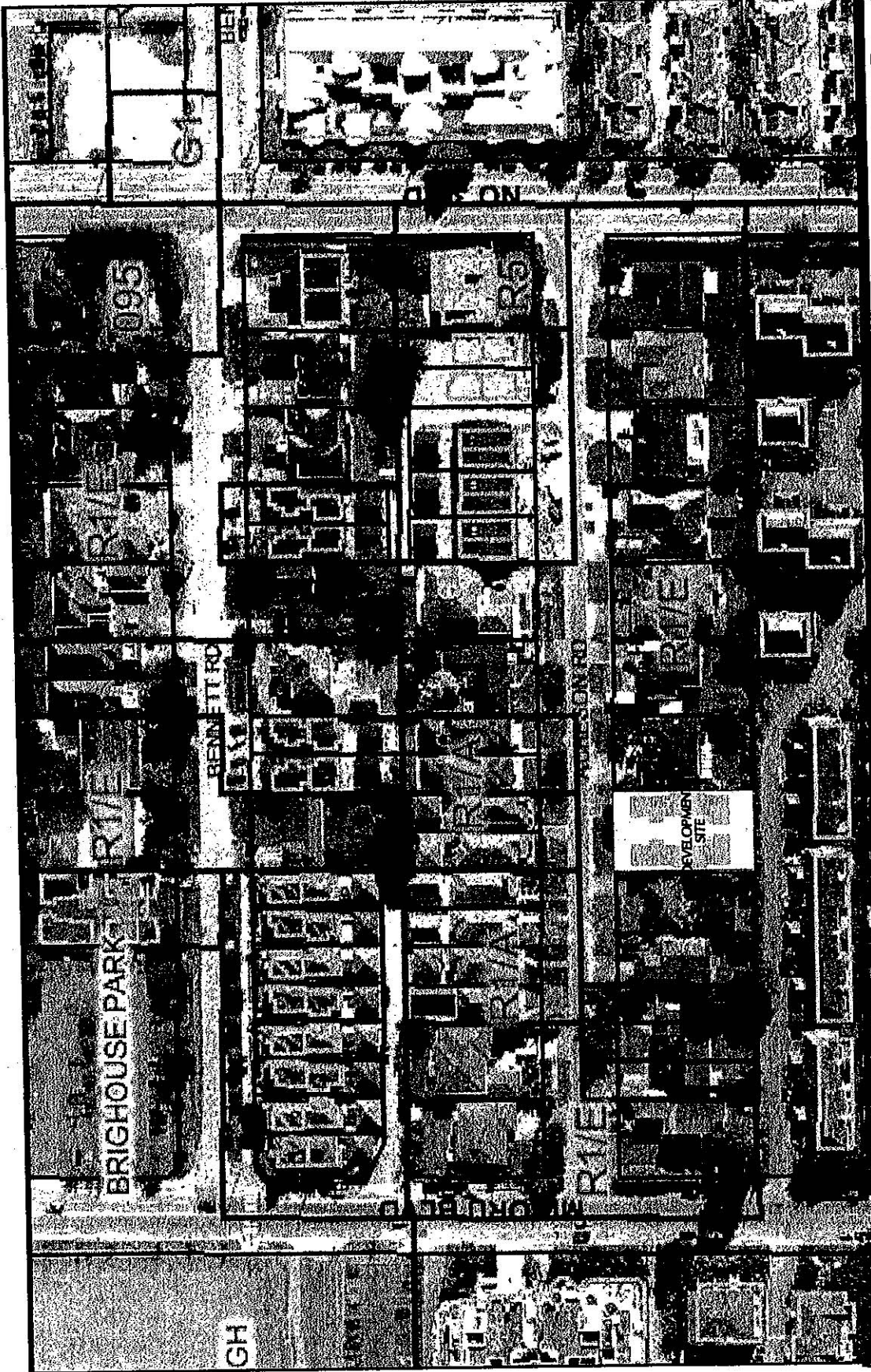


RZ 06-350380

Original Date: 10/19/06

Amended Date:

Note: Dimensions are in METRES



CONTEXT

PROPOSED DUPLEX at 7620 ACHESON ROAD, RICHMOND, B.C.

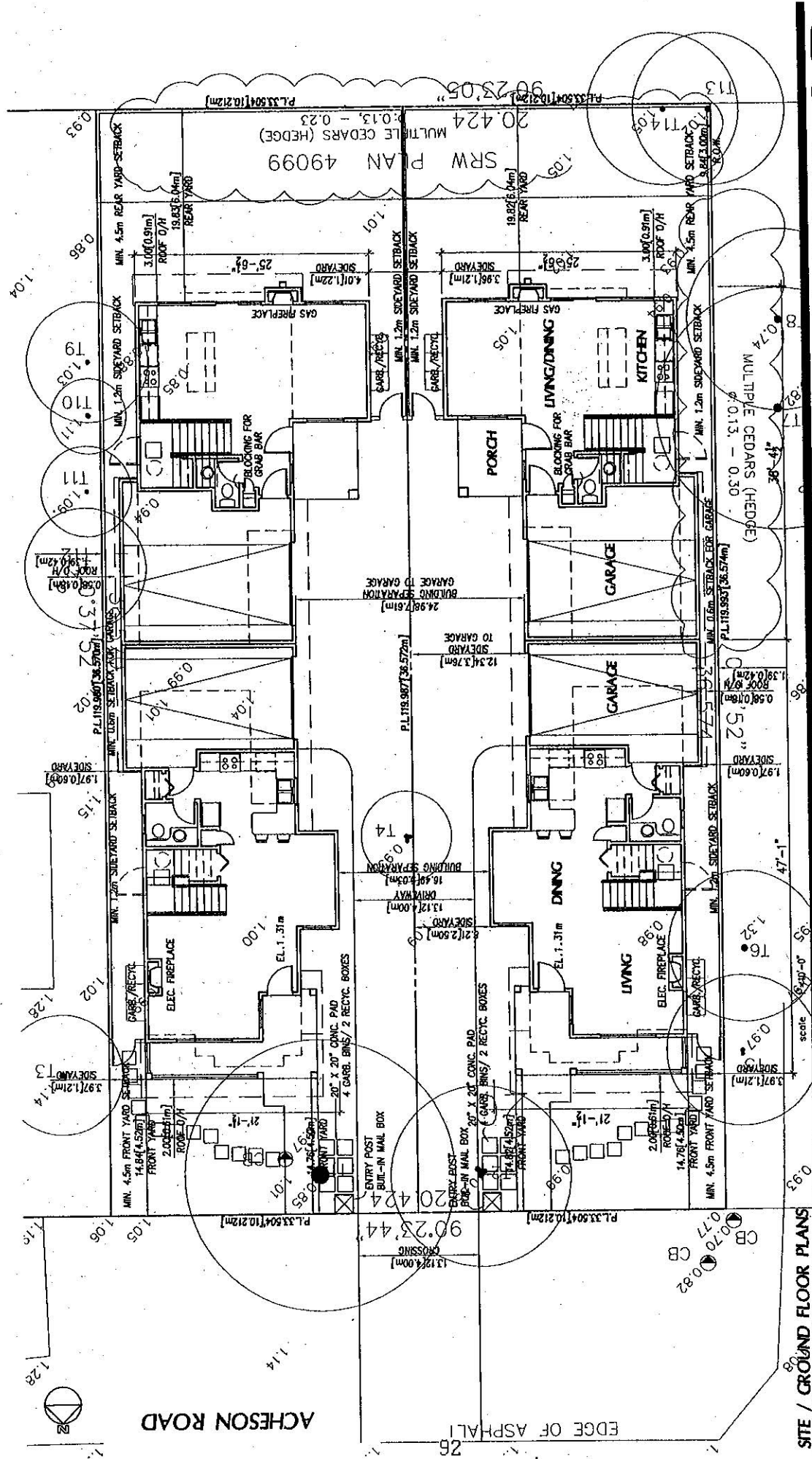
project no. H06230

**Z1.1**

revision  
date 22 JAN 2008

**CADLAB**  
 cadlab design and development inc.  
 tel: (604) 618-3223 fax: (604) 241-9388 email: cadlab@cadlabpro.com





**CADLAB**  
 cadlab design and development inc

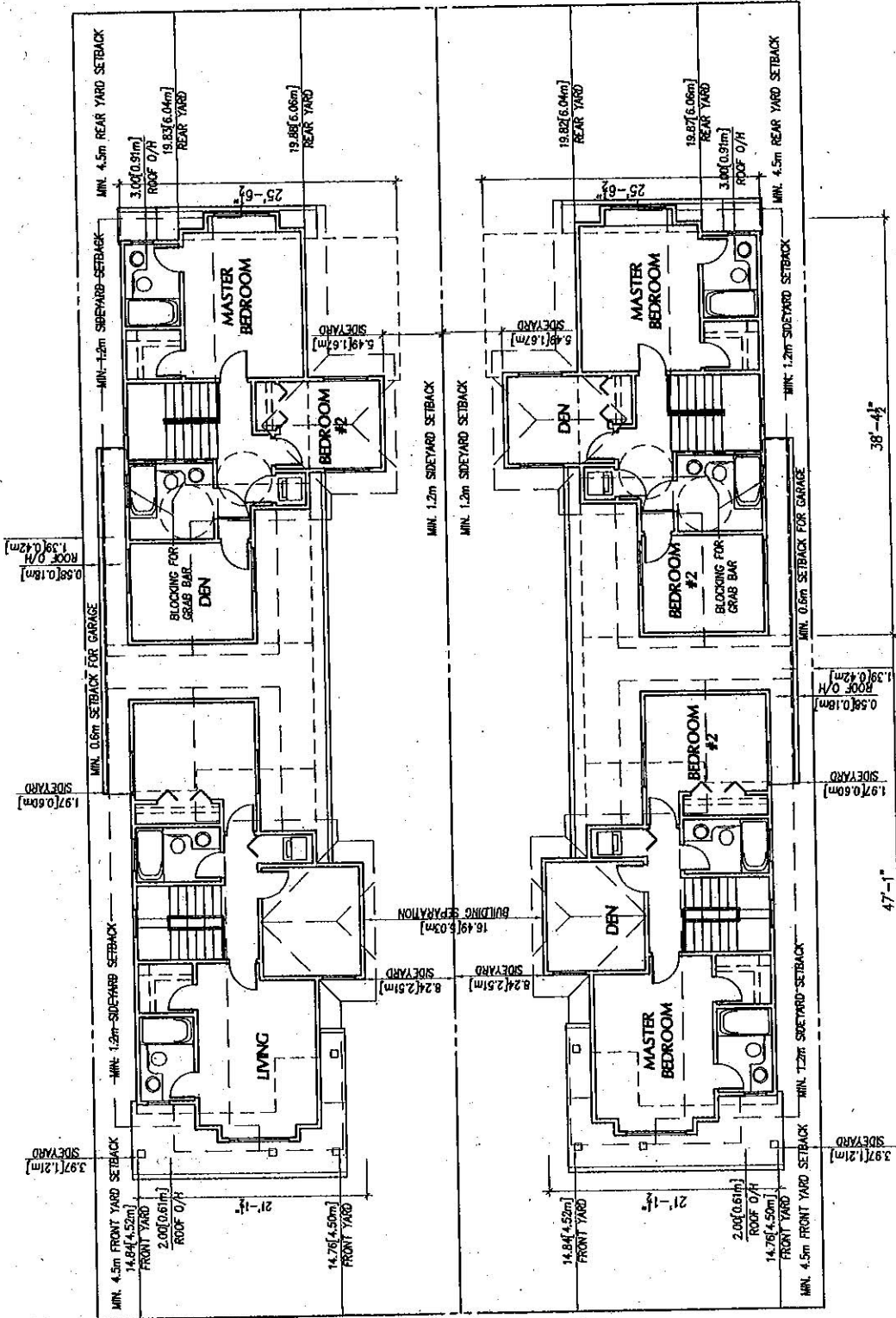
tel: (604) 618-3223 fax: (604) 241-9388 email: cadlab@compro.com

**SITE / GROUND FLOOR PLANS**  
 PROPOSED DUPLEX at 7620 ACHESON ROAD, RICHMOND, B.C.  
 ZONING AND SUBDIVISION APPLICATION

project no. H0623D

**Z2.1**

revision d  
 date: 27 AUGUST 2008



**SECOND FLOOR PLANS**

PROPOSED DUPLEX at 7620 ACHESON ROAD, RICHMOND, B.C.  
 REZONING AND SUBDIVISION APPLICATION

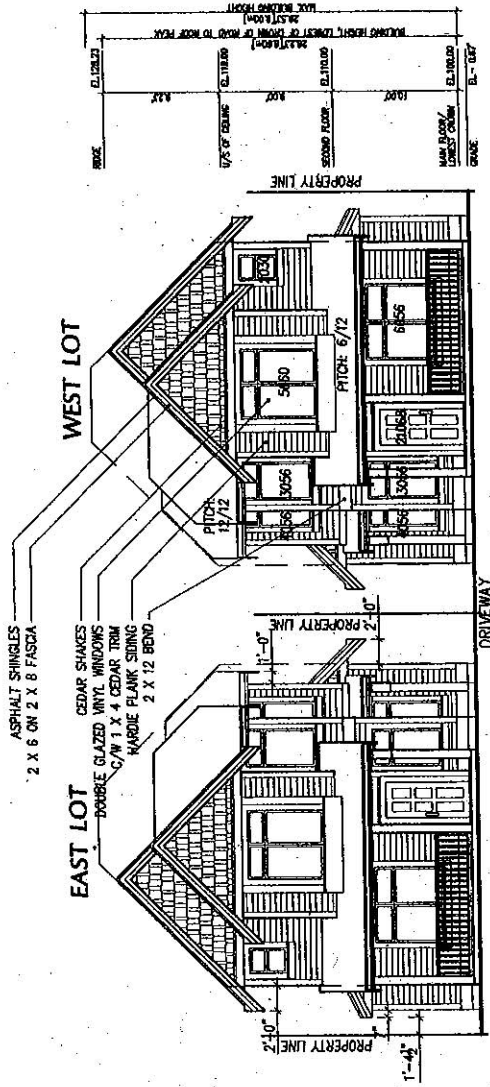
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**Z2.2**

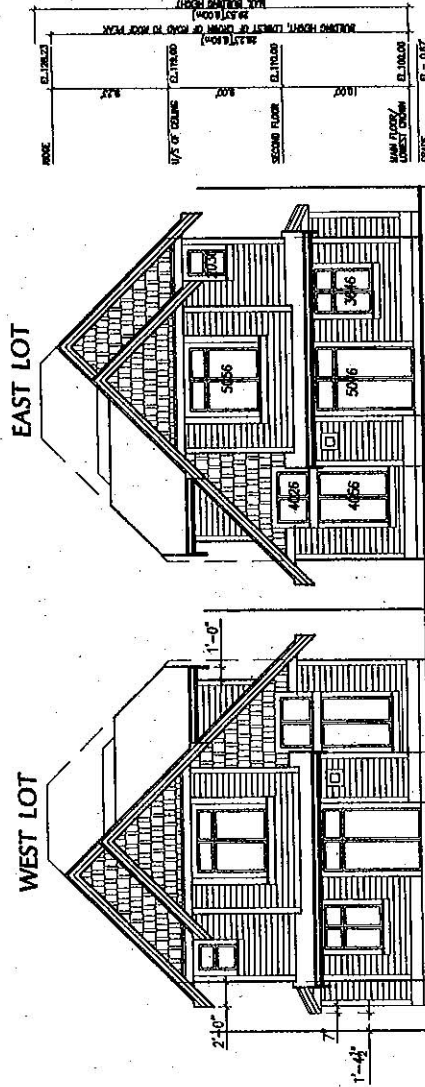
revision  
 06/27 AUGUST 2008

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 cadlab design and development inc.

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NORTH ELEVATION (ACHESON ROAD)



SOUTH ELEVATION (REAR YARD)

FRONT & BACK ELEVATIONS

project no. H0623D PROPOSED DUPLEX at 7620 ACHESON ROAD, RICHMOND, B.C.  
 REZONING AND SUBDIVISION APPLICATION

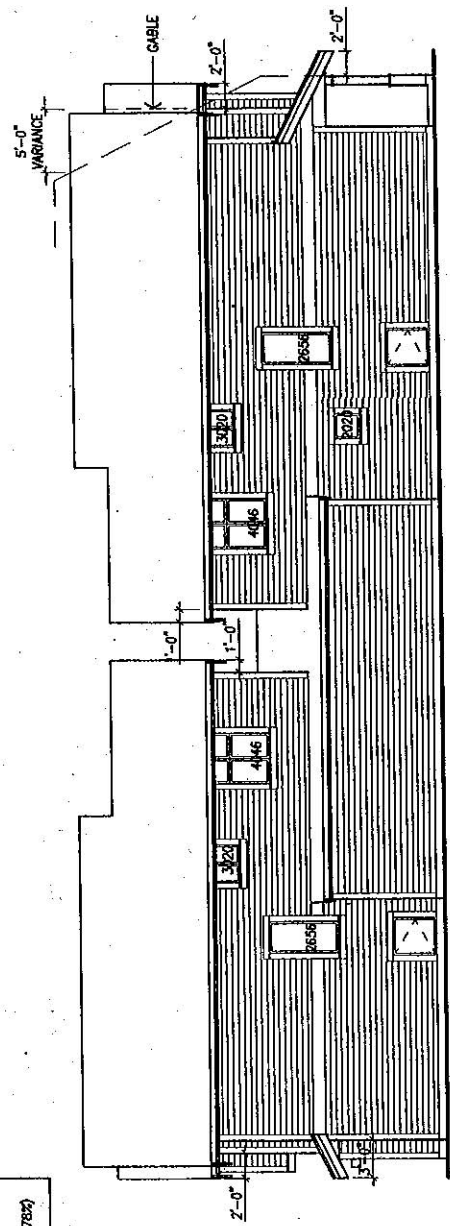
**Z3.1**

revision C  
 date 03 APR 2008

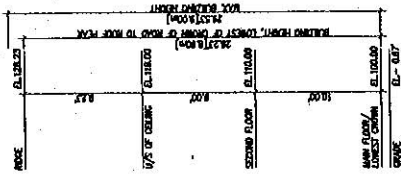
**CADLAB**  
 cadlab design and development inc.

tel: (604) 618-3223 fax: (604) 241-9388 email: cadlab@cadlab.com

LIMITING DISTANCE: 3.97' (1.21m)  
 EXPOSED BUILDING FACE: 556.55 sf  
 UNPROTECTED OPENINGS: 37.75 sf (6.78%)  
 ALLOWED UNPROTECTED OPENINGS: 7.0%

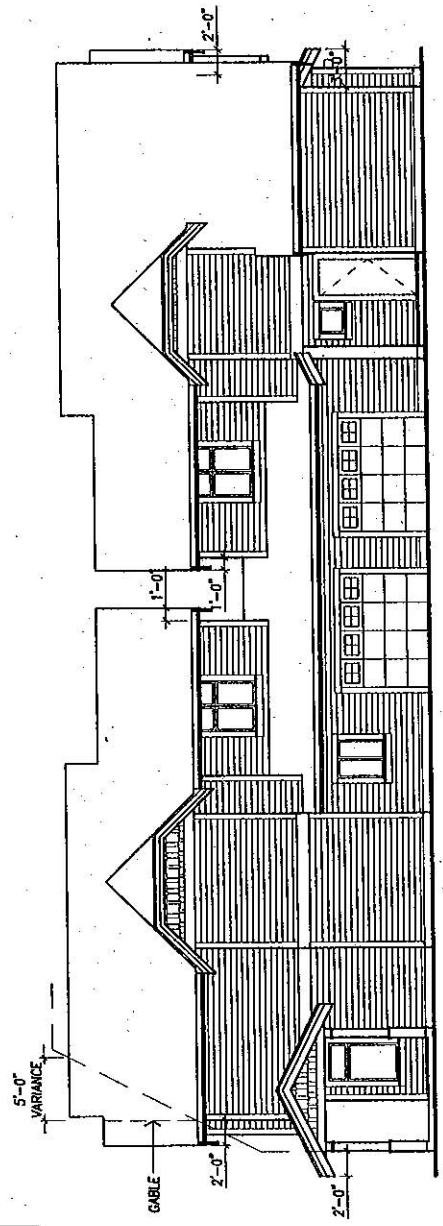


LIMITING DISTANCE: 3.97' (1.21m)  
 EXPOSED BUILDING FACE: 661.63 sf  
 UNPROTECTED OPENINGS: 41.75 sf (6.12%)  
 ALLOWED UNPROTECTED OPENINGS: 7.0%

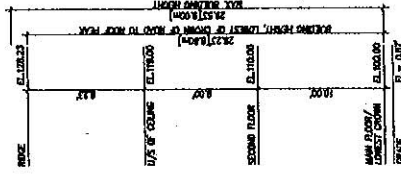


EAST LOT EAST ELEVATION

LIMITING DISTANCE: 8.24' (2.51m)  
 EXPOSED BUILDING FACE: 707.07 sf  
 UNPROTECTED OPENINGS: 45.00 sf (6.36%)  
 ALLOWED UNPROTECTED OPENINGS: 9.00%



LIMITING DISTANCE: 5.49' (1.67m)  
 EXPOSED BUILDING FACE: 460.28 sf  
 UNPROTECTED OPENINGS: 28.00 sf (4.16%)  
 ALLOWED UNPROTECTED OPENINGS: 8.00%



EAST LOT WEST ELEVATION

SIDE ELEVATIONS (EAST LOT)

PROPOSED DUPLEX at 7620 ACHESON ROAD, RICHMOND, B.C.  
 REZONING AND SUBDIVISION APPLICATION

project no. 406230

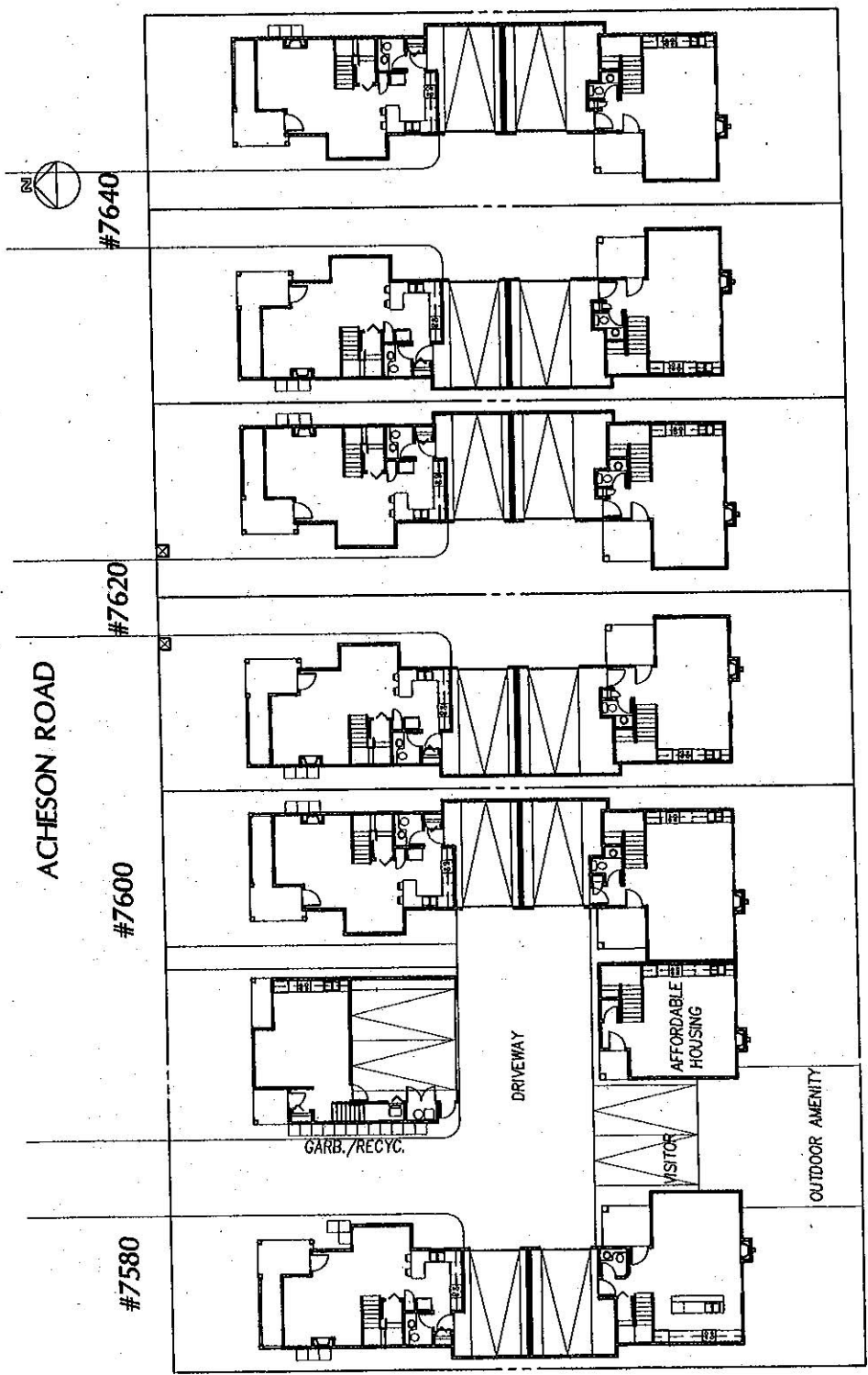
**Z3.2**

revision: g  
 date: 03 APR 2008

**CADLAB**  
 cadlab design and development inc.

tel: (604) 618-3223 fax: (604) 241-9388 email: cadlab@cadlabpro.com





REDEVELOPMENT SCENARIOS

PROPOSED DUPLEX at 7620 ACHESON ROAD, RICHMOND, B.C.  
 ZONING AND SUBDIVISION APPLICATION

project no. H06230

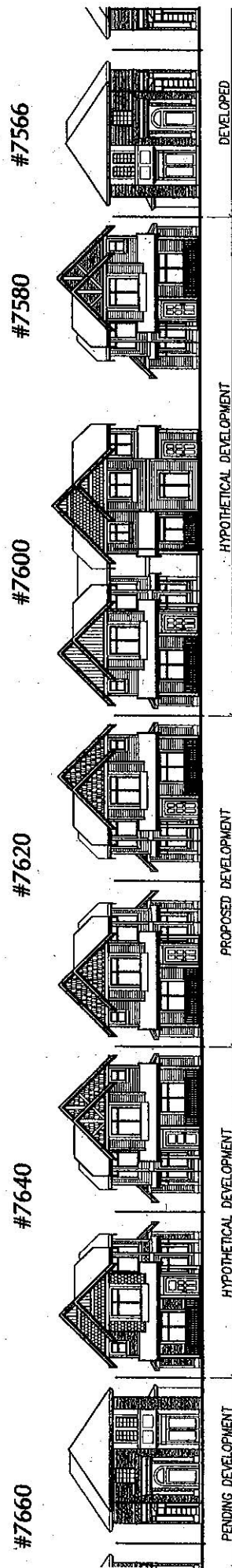
**Z4.1**

revision  
 date 03 APR 2008

**CADLAB**  
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STREETSCAPE - PRESENT



STREETSCAPE - FUTURE

REDEVELOPMENT SCENARIOS - STREETSCAPE

project no. H06230 PROPOSED DUPLEX at 7620 ACHESON ROAD, RICHMOND, B.C.  
 rezoning and subdivision application

**Z4.2**

revision  
 date 07 AUGUST 2008

scale 1"=20'-0"

**CADLAB**  
 cadlab design and development inc.  
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**LEGEND**

- ⊕ = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

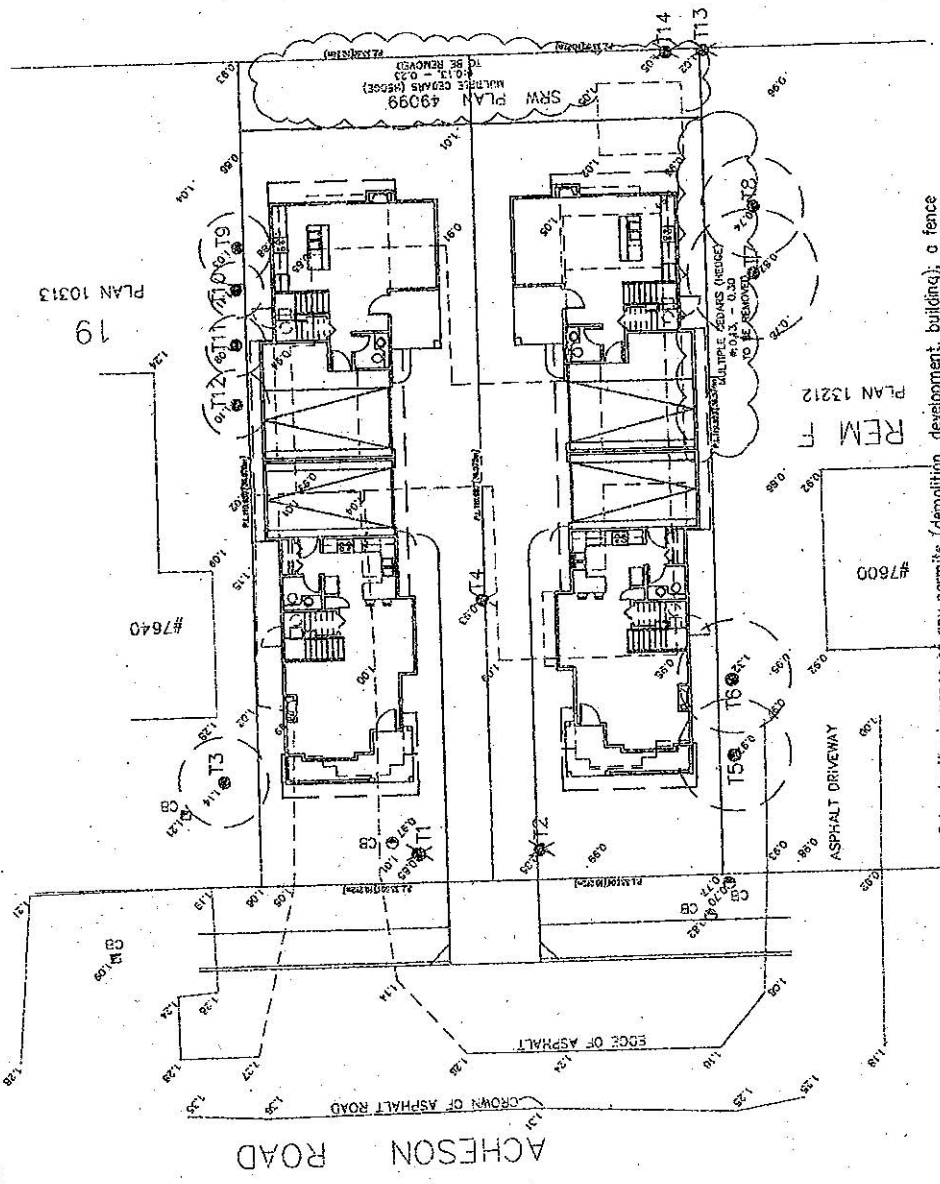
APPROVED CITY OF RICHMOND PROJECT: 1  
 DATE: 10/11/07  
 SHEET: 1 OF 1

**LANDSCAPE ARCHITECTS INC.**  
 1000 N. 10TH ST.  
 RICHMOND, VA 23219  
 PHONE: (804) 770-2000

**PROJECT:**  
 2000 N. 10TH ST.  
 WOODSHED REDEMPTIONS  
 RICHMOND, VA  
 PHONE: (804) 770-2000

**PLAN VIEW**  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 DUPLEX DEVELOPMENT  
 2000 N. 10TH ST.  
 RICHMOND, VA

PROJECT NO.	DATE	SCALE
107	10/11/07	AS SHOWN
DRAWN BY	CHECKED BY	DATE
W. J. B.	J. M. B.	10/11/07
TITLE	PROJECT	DATE
TREE LOCATION PLAN	2000 N. 10TH ST.	10/11/07
SHEET NO. 1 OF 1		



-Prior to the issuance of any permits (demolition, development, building), a fence shall be placed outside of the drip-line of retained trees, which may be affected by the project. The fencing shall conform to the City of Richmond's specifications for tree protection fencing as detailed in Bulletin TREE-3 (REDMES #2086771). The applicant is to call the Tree Bylaw Clerk at 604-276-4158 when fencing has been constructed to arrange for a site inspection.

-Provide tree wells and/or creative grading of the ground away from vegetation to facilitate retention of existing trees and woodlot/hedgerow vegetation. Where tree wells are to be constructed, the wells should be a minimum distance of 1.5 times the distance from the trunk of the tree to the drip line;

-Pruning, root pruning, and all work within 1.5 times the existing trees' drip-line shall be supervised by an Arborist and a corresponding letter from the Arborist shall be provided to the City of Richmond's Tree Bylaw Section.

-No excavation, storage of materials, parking, preloading, or filling shall occur within the drip-line of the trees being preserved.



BOTANICAL NAME	COMMON NAME	PLANT LIST	QTY.	SIZE	SPACING	REMARKS
ACER PALMATUM 'OSAKAZEMI'	GREEN JAPANESE MAPLE		2	4.0 M METERS	AS SHOWN	B. & B.
MAGNOLIA SOULANGIANA	SAUBER MAGNOLIA		2	6 CL. CAL.	AS SHOWN	B. & B.
CESTRUM ALBUM	KATSEBA TREE		2	15 CL. CAL.	AS SHOWN	B. & B.
WESTERN HEMLOCK	WESTERN HEMLOCK		3	4.0 M METERS	AS SHOWN	B. & B.
WESTERN RED CEDAR	WESTERN RED CEDAR		2	4.0 M METERS	AS SHOWN	B. & B.
PRINCE OF WALES MAHONIA	PRINCE OF WALES MAHONIA		20	#2 POT	85 CL. O.C.	
EMERALD ARBORSVITAE	EMERALD ARBORSVITAE		19	#2 POT	85 CL. O.C.	
EMERALD ARBORSVITAE	EMERALD ARBORSVITAE		15	#3 POT	90 CL. O.C.	
EMERALD ARBORSVITAE	EMERALD ARBORSVITAE		15	#3 POT	90 CL. O.C.	
EMERALD ARBORSVITAE	EMERALD ARBORSVITAE		17	#3 POT	90 CL. O.C.	
EMERALD ARBORSVITAE	EMERALD ARBORSVITAE		30	#3 POT	90 CL. O.C.	
EMERALD ARBORSVITAE	EMERALD ARBORSVITAE		23	#3 POT	90 CL. O.C.	
EMERALD ARBORSVITAE	EMERALD ARBORSVITAE		199	1.0 M METERS	85 CL. O.C.	

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONYA STANDARD FOR CONTAINER GROWN PLANTS.

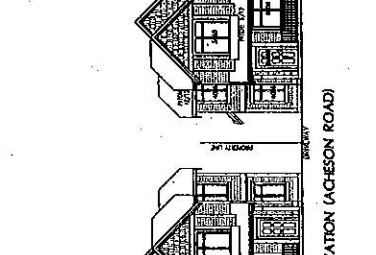
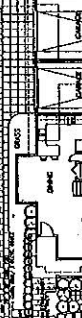
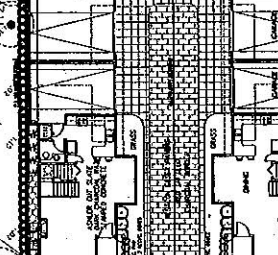
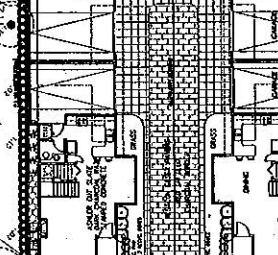
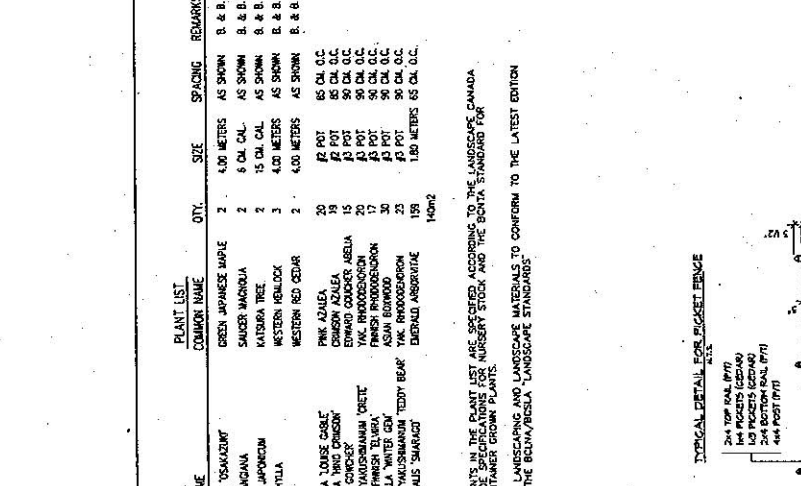
ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BRUNNEN/WESLA "LANDSCAPE STANDARDS"

**LEGEND**

● = TREES TO BE RETAINED

✂ = TREES TO BE REMOVED

○ = PROTECTION BARRIER



CHEVON & ASSOCIATES INC. LANDSCAPE ARCHITECTS

2100 W. BAYVIEW AVE. SUITE 117 TORONTO, ONT. M2W 2V4 CANADA

PHONE (416) 709-4829

CITY OF TORONTO

PERMIT NO. 11-150

DATE 20/05/08

SCALE

PROJECT NO.

DATE

SCALE

PROJECT NO.

DATE

SCALE



## City of Richmond

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

## Development Application Data Sheet

**RZ 06-350380**
**Attachment 3**

 Address: 7620 Acheson Road – Table for Proposed East & West Subdivided Parcels

 Applicant: Timothy C.W. Tse

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

	Existing	Proposed
<b>Owner:</b>	W & A Development Limited	W & A Development Limited
<b>Site Size (m<sup>2</sup>):</b>	747.11 m <sup>2</sup>	2 parcels @ 373.56 m <sup>2</sup> each
<b>Land Uses:</b>	Single Family Dwelling	Duplex on Each Parcel
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Area Plan Designation:</b>	Mixed Single-family & Small-scale Multi-family	Mixed Single-family & Small-scale Multi-family
<b>702 Policy Designation:</b>	N/A	N/A
<b>Zoning:</b>	R1/E	CD/28
<b>Number of Units:</b>	1	4 (Duplex on Each Parcel)
<b>Other Designations:</b>	N/A	N/A

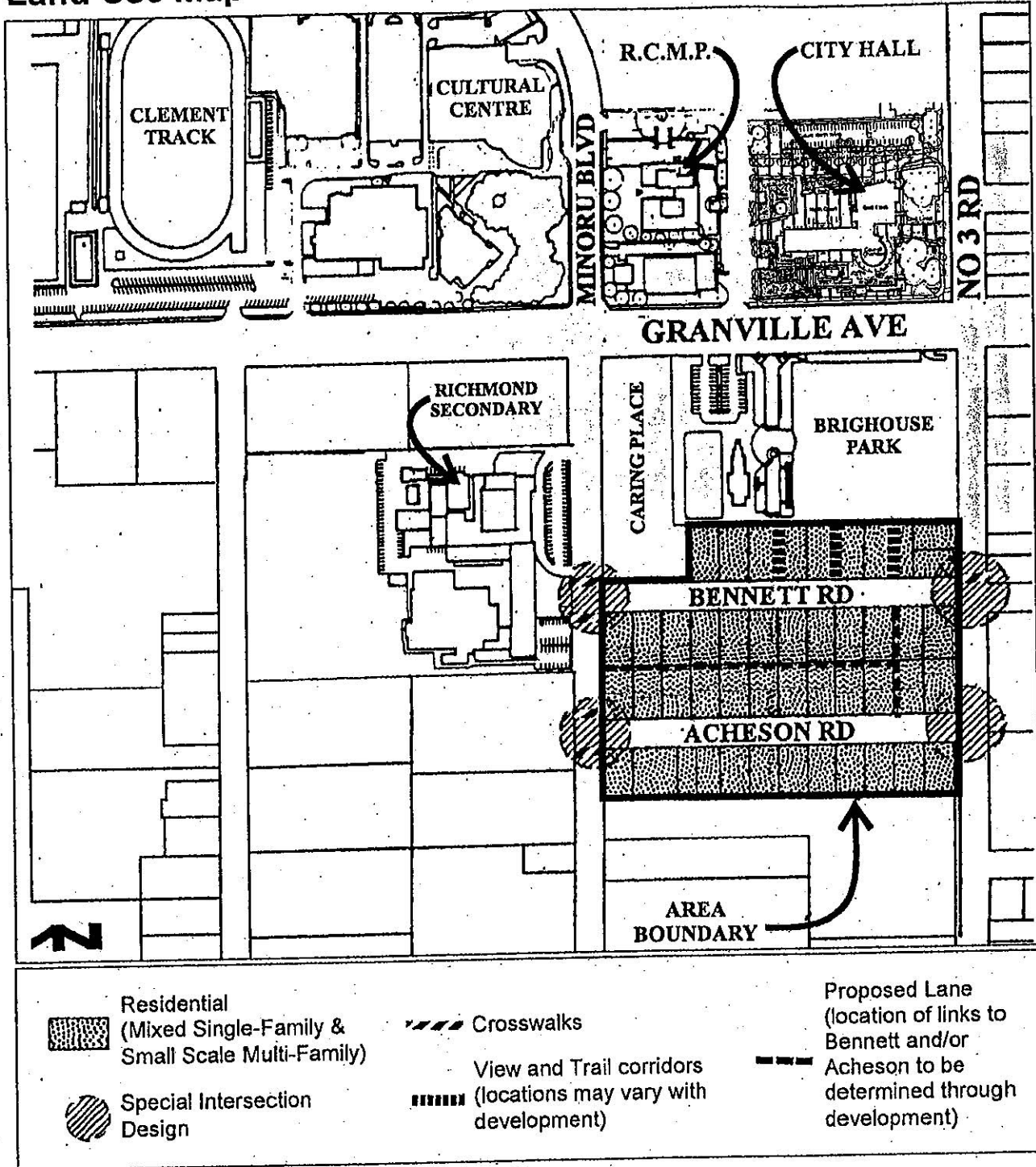
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none permitted
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Min. 45% m	43% m	none
Lot Size (min. dimensions):	Min. 312 m <sup>2</sup> to Max. 1560 m <sup>2</sup>	373.56 m <sup>2</sup>	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
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	none
Height (m):	Max. 9 m.	8.6 m	No

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
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 (2 per duplex)	4 (2 per duplex)	none
Tandem Parking Spaces:	Not permitted	0	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	44.1 m <sup>2</sup> (front) 65.0 m <sup>2</sup> (rear) Private Yards	none

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

City of Richmond

Land Use Map



## Rezoning Considerations

7620 Acheson Road  
RZ 06-350380

Prior to final adoption of Zoning Amendment Bylaw No. 8426, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.
2. Contribution of \$0.60 per buildable square foot (e.g. \$3504.56) 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 final adoption of the rezoning bylaw or 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]

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Signed

Date

- Note: This requires a separate application.



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8426 (RZ 06-350380)
7620 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. 001-437-291

Lot 20 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 8426".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

Official stamp: CITY OF RICHMOND APPROVED by [signature] APPROVED by Director or Solicitor [signature]

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER