



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

*To Council - Sep 22, 2008
To Planning - Sep 16, 2008*

Date: September 3, 2008

From: Brian Jackson
Director, Development Applications

RZ 07-396695

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)

File: 12-8060-20-8423

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 Brighouse 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



GRANVILLE AVE

PROPOSED REZONING

RZ 07-396695

Revision Date:

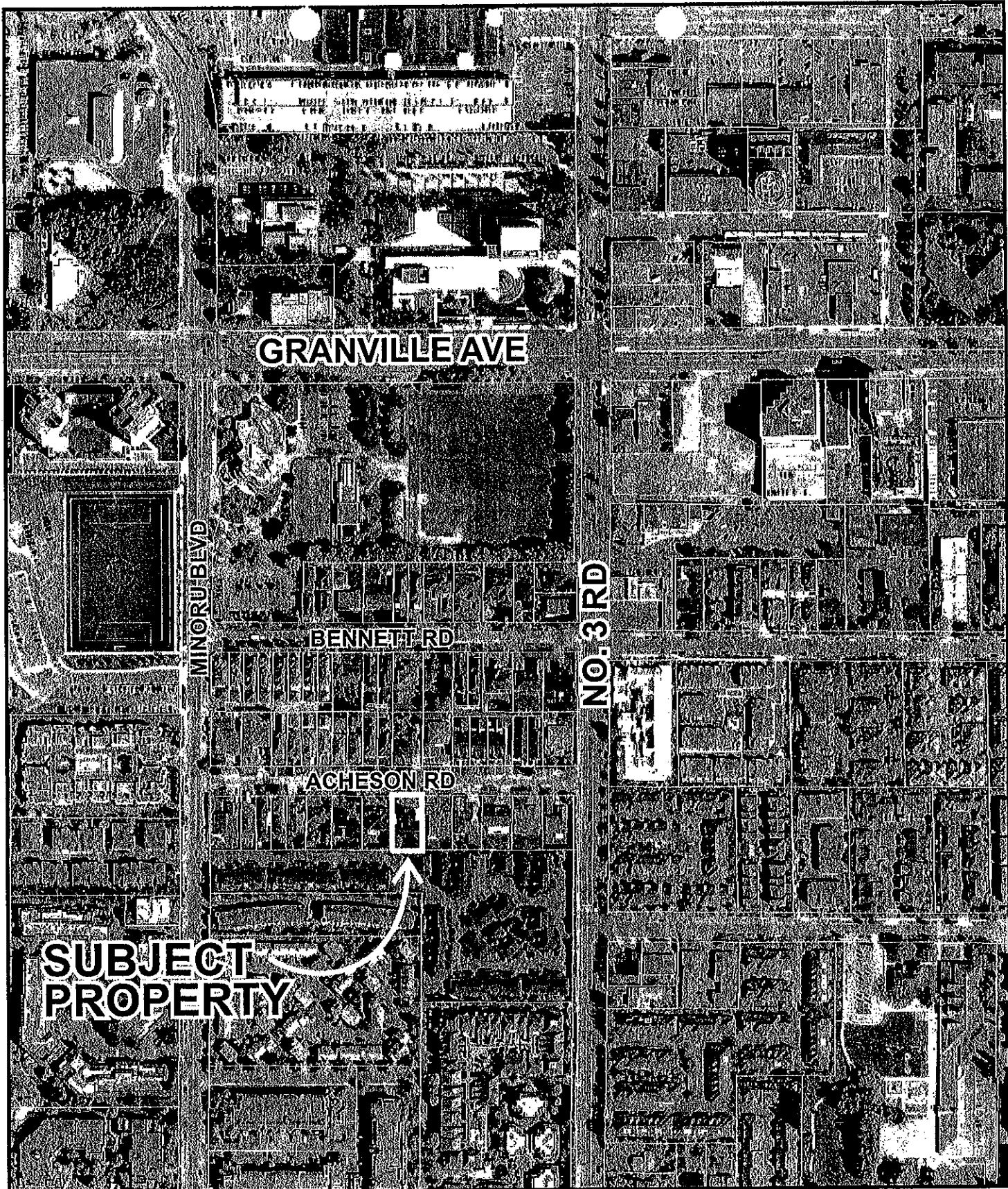
Note: Dimensions are in METRES

Original Date: 01/09/08

7633	7635	7655	7671	7691	7711	7711	10.21	10.21	10.21	36.55	36.54	36.58	36.58	36.58	77	77	12.0
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ACHEISON RD

0937

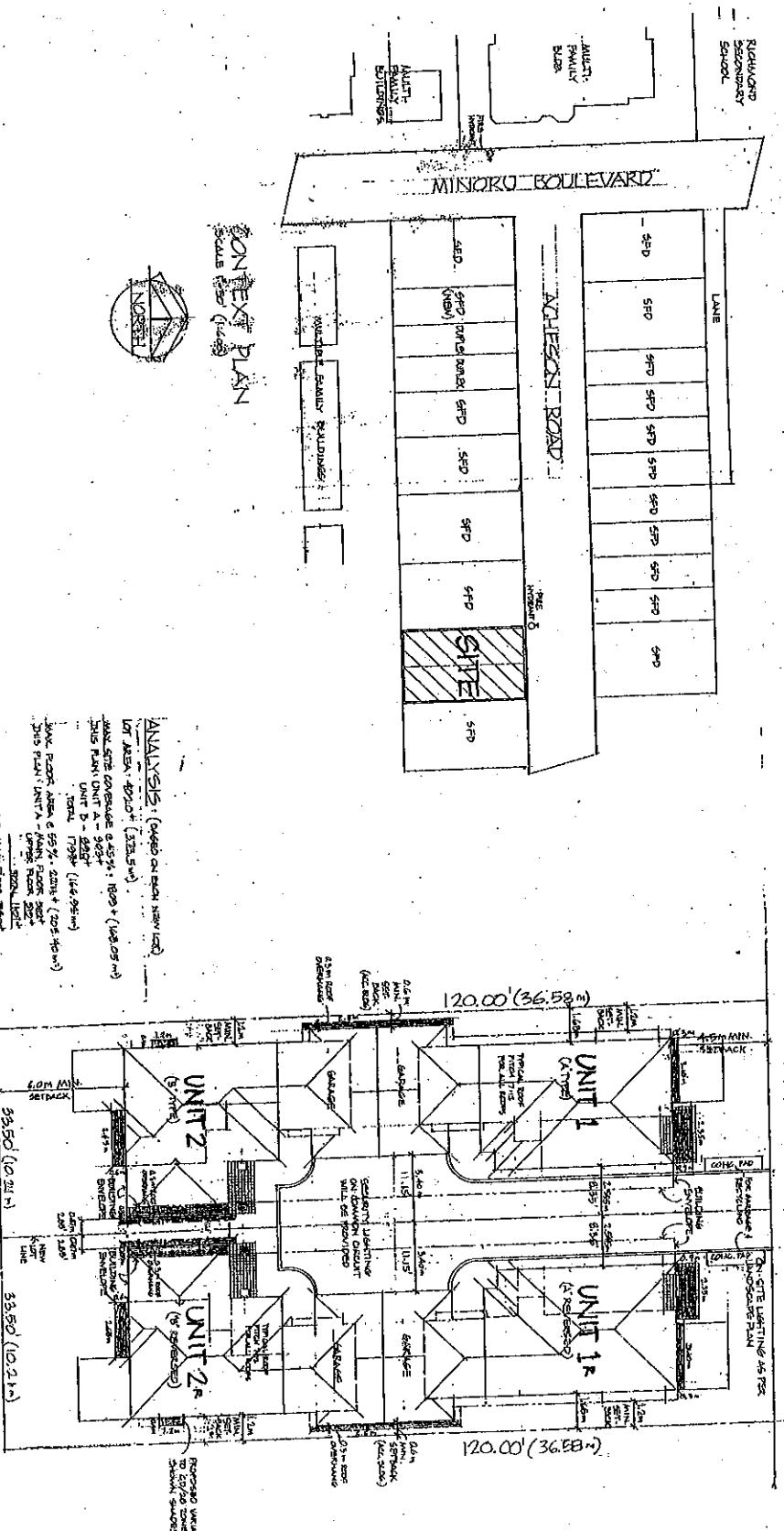


RZ 07-396695

Original Date: 01/09/08

Amended Date:

Note: Dimensions are in METRES



TWO DUPLEXES FOR TOWNLINE HOMES
AT #7660 ACHESON ROAD, RICHMOND B.C.

**Lynde
Designs Ltd.**

REVISED: MARCH 18, 2008 (DME.CAWW&P)

DATE OCTOBER 25, 2007

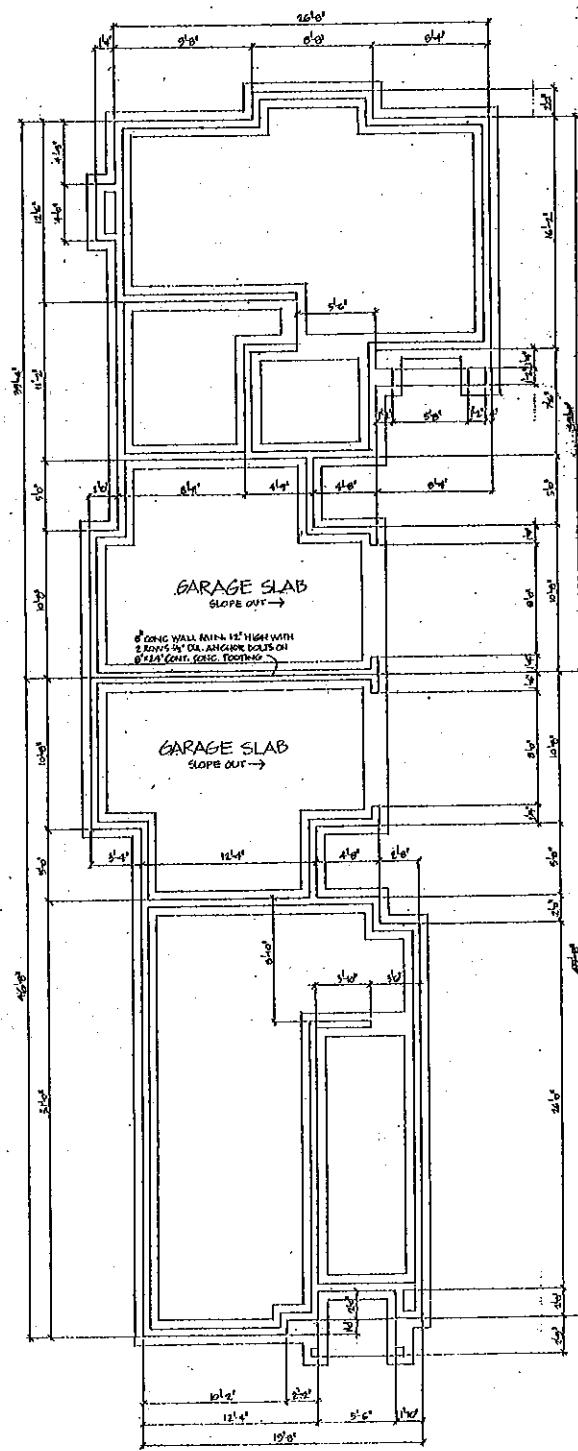
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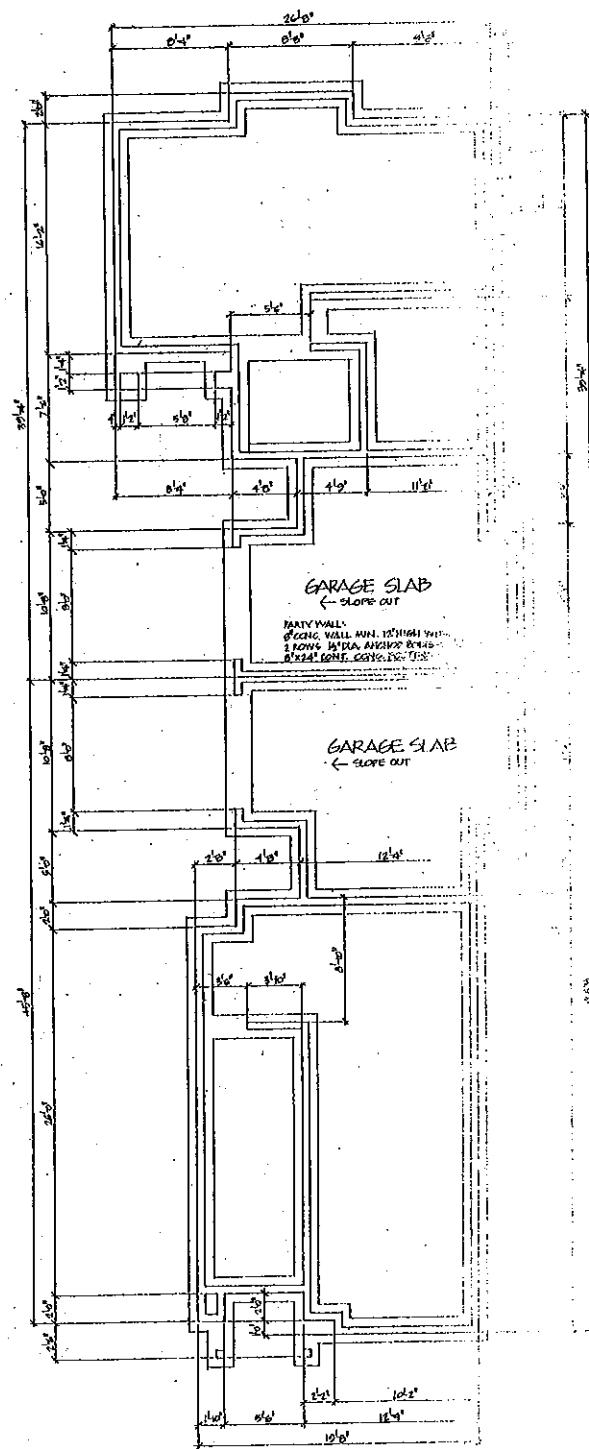
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[View Details](#)

UNIT B: FOUNDATION PLAN



UNIT B (REVERSED) FOUNDATION PLAN

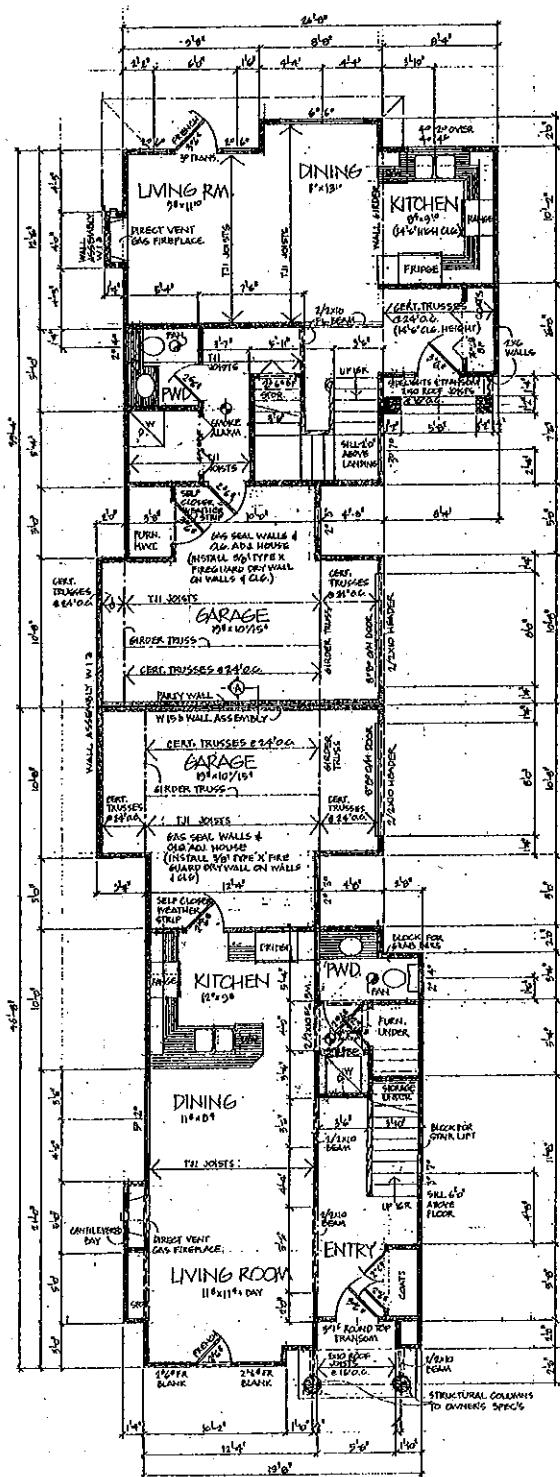


UNIT A: FOUNDATION PLAN
scale 1/4"-10'

UNIT A (REVERSED) FOUNDATION PLAN
scale 1/4"-10'

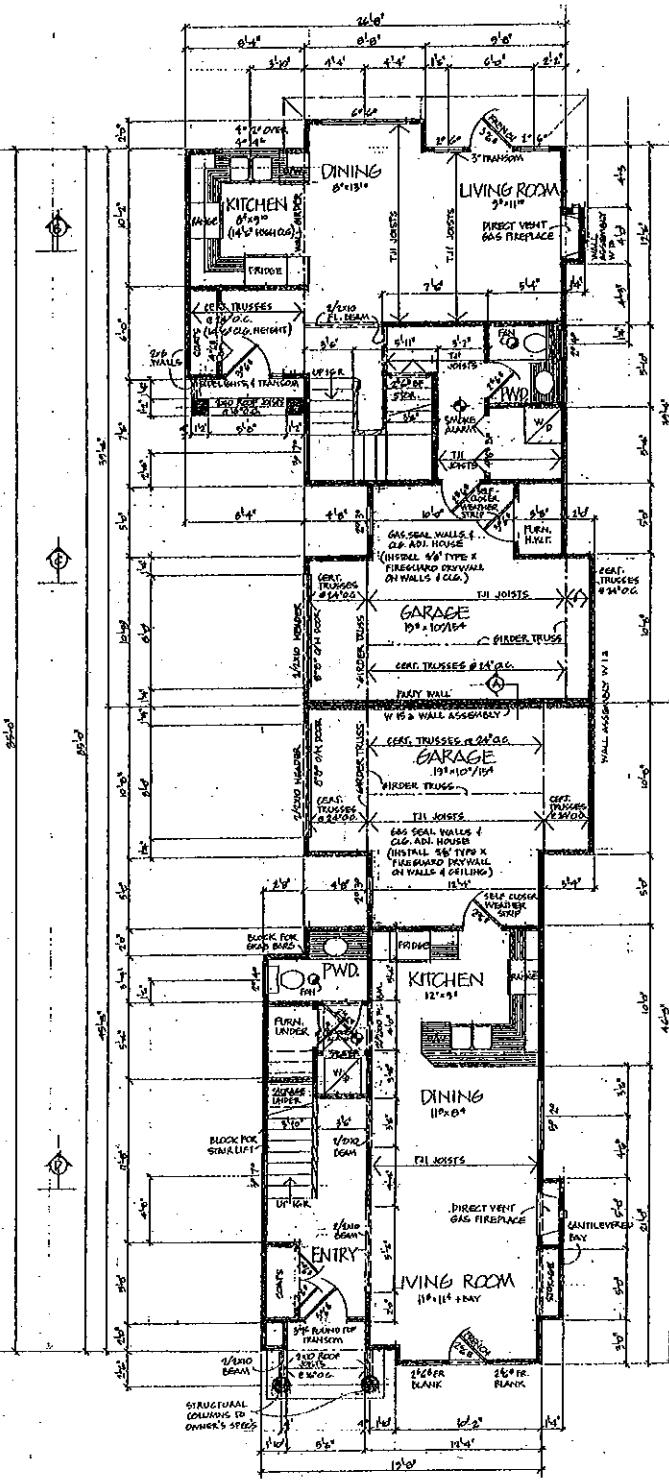
UNIT B: MAIN FLOOR PLAN

FIN. FLOOR. AREA. 580^t
 GARAGE AREA. 290^t
 COVERED AREA 20^t
 TOTAL SITE COV. 890^t



UNIT B (REVERSED) MAIN FLOOR PLAN FIN. FLOOR AREA 580+
GARAGE AREA 140+

A.N. FIN. FLOOR AREA... 580⁺
.... GARAGE AREA... 130⁺
.... COVERED AREA... 20⁺
.... TOTAL SITE COV... 830⁺



UNIT A: MAIN FLOOR PLAN

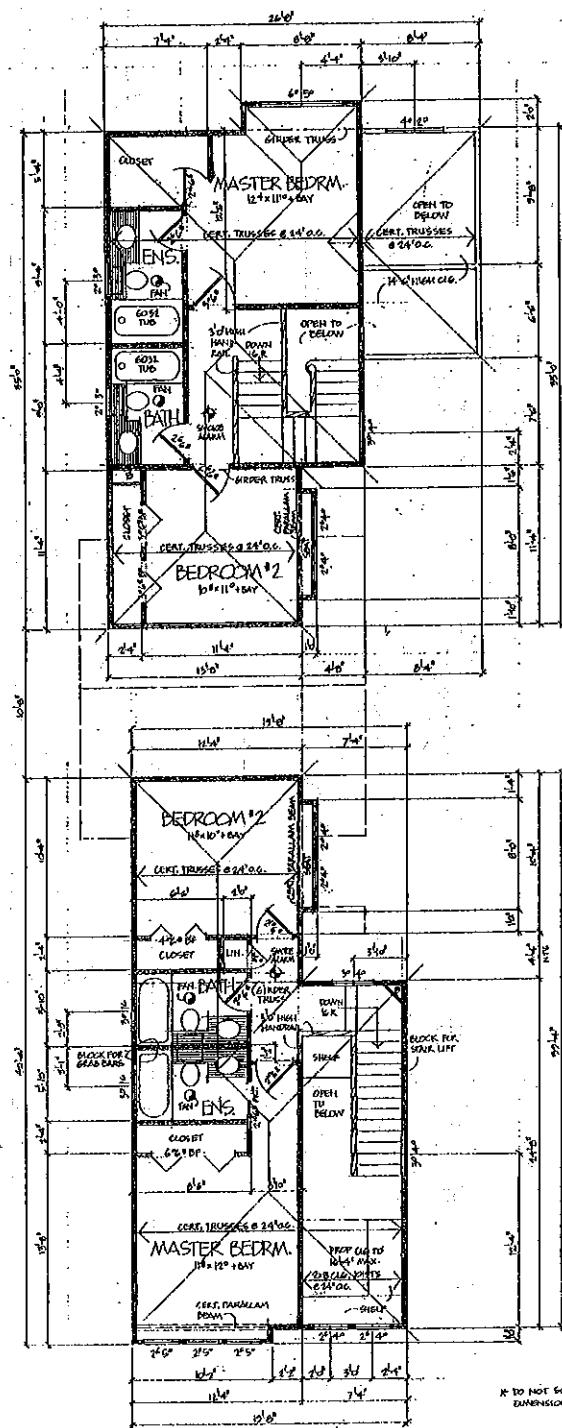
MAIN FLOOR PLAN	FIN. FLOOR AREA	5024
SCALE 1/4"-1'	GARAGE AREA.	203+
	COVERED AREA	30+
	TOTAL SITE CON.	5034

UNIT A (REVERSED) MAIN FLOOR PLAN

SCALE 1/4"=10' ... GARAGE AREA 20.5
 ... COVERED AREA 38
 ... TOTAL SITE COV. 903

UNIT B: UPPER FLOOR PLAN

TOTAL AREA: 741²
 LESS STAIRS: (-87²)
 LESS CLO. & BM (-30²)
 CALCULATED 519²

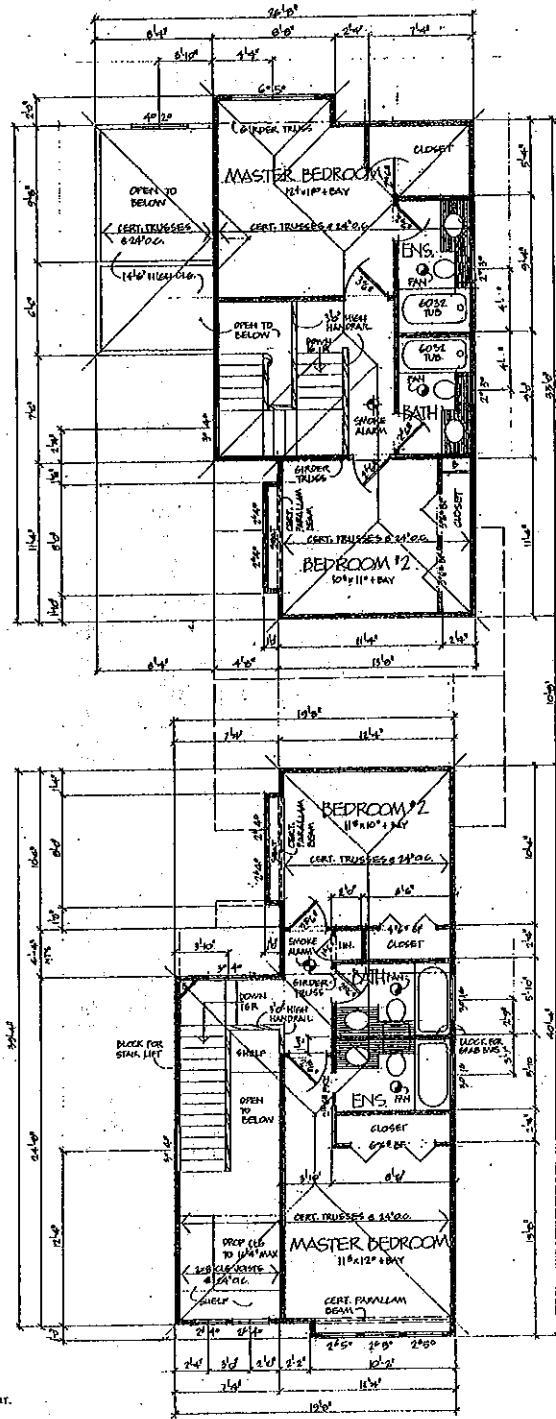


UNIT A: UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

TOTAL AREA: 676²
 LESS STAIRS: (-107²)
 LESS CLO. & BM (-30²)
 CALCULATED 519²

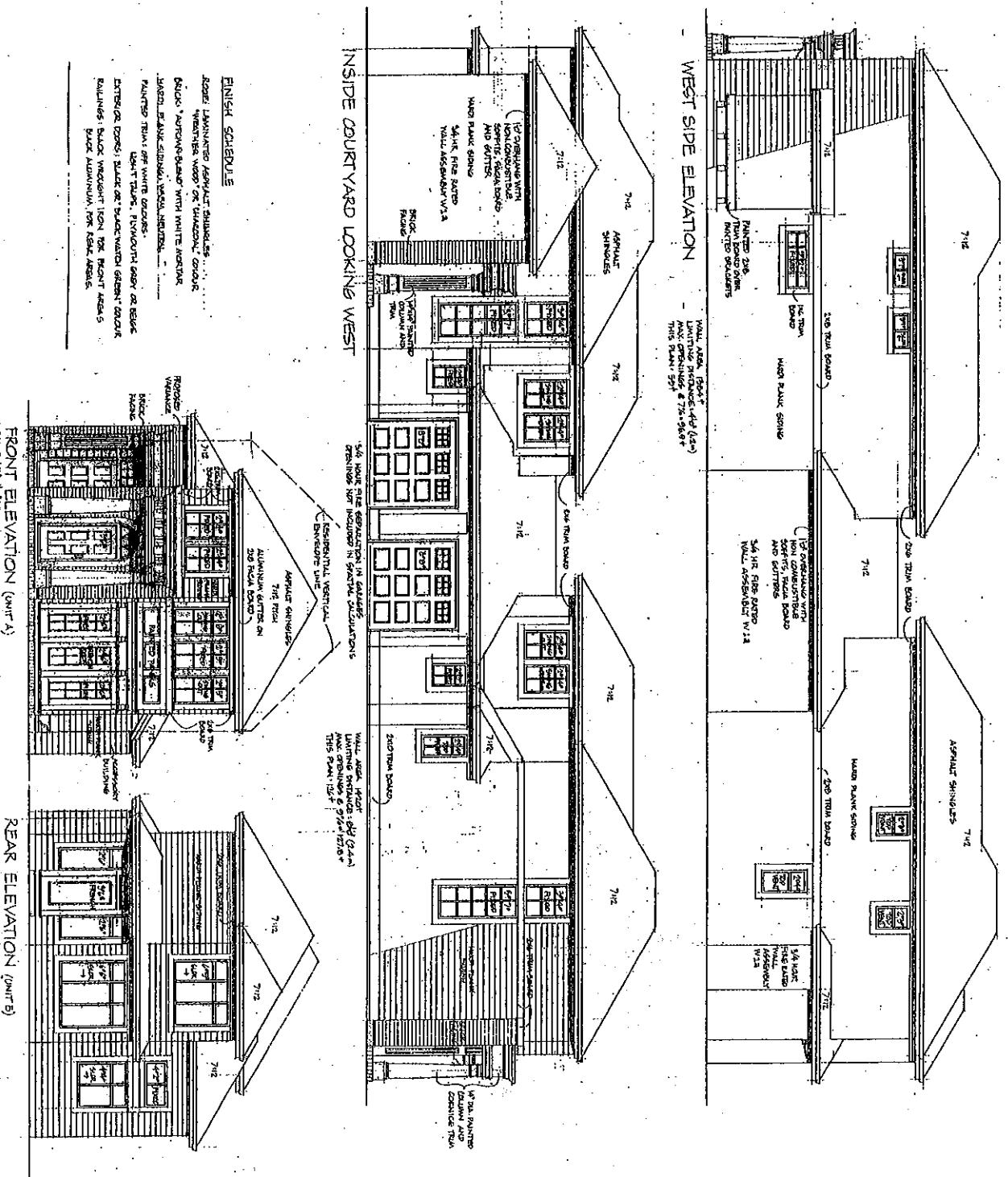
UNIT B (REVERSED) UPPER FLOOR PLAN TOTAL AREA 741²
 LESS STAIRS: (-87²)
 LESS CLO. & BM (-30²)
 CALCULATED 519²

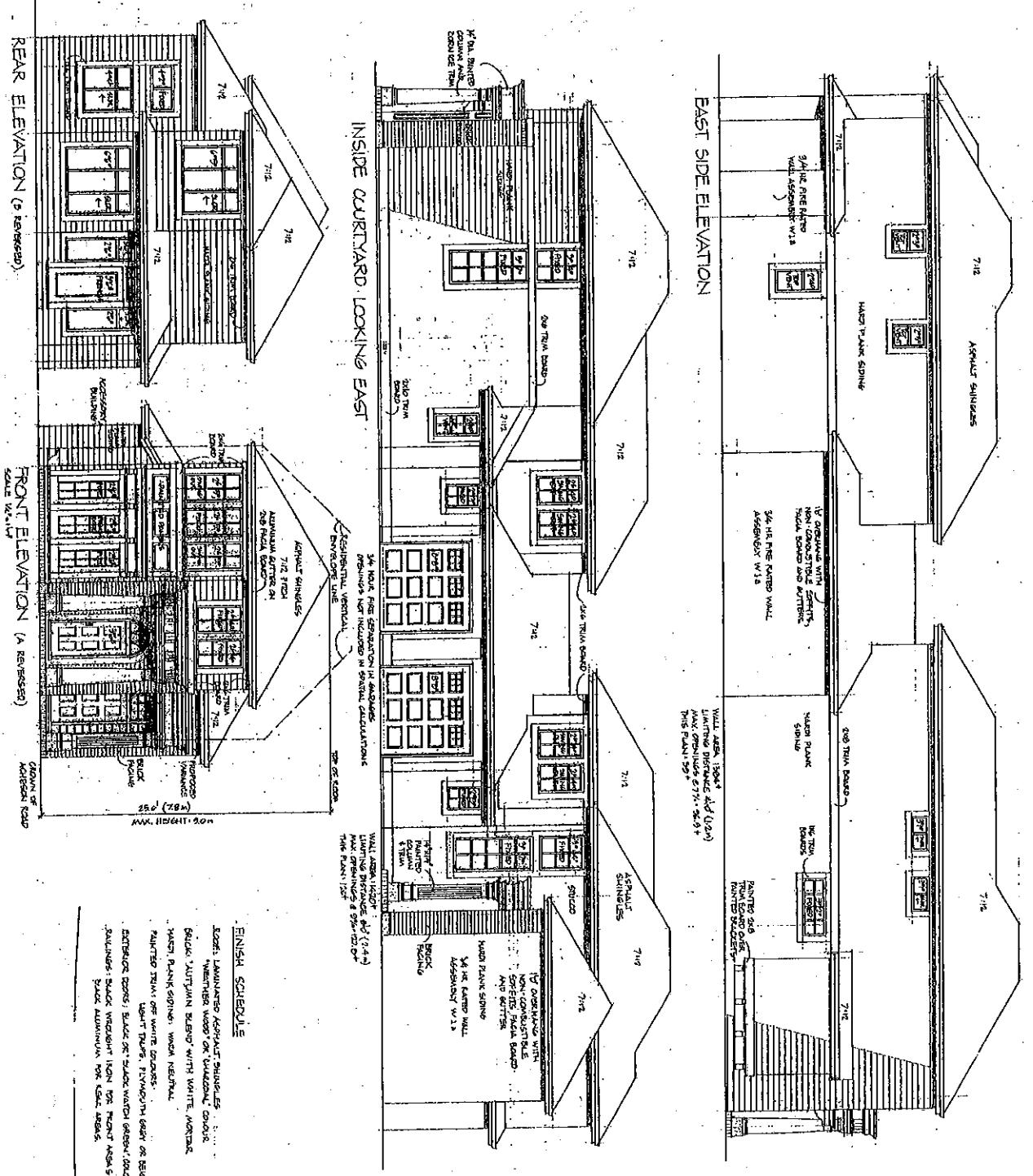


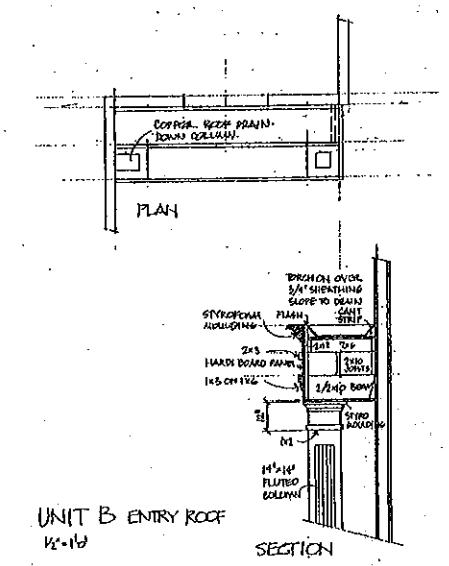
UNIT A (REVERSED) UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

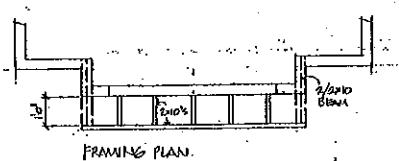
TOTAL AREA: 676²
 LESS STAIRS: (-107²)
 LESS CLO. & BM (-30²)
 CALCULATED 519²



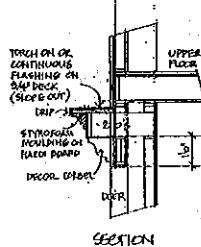




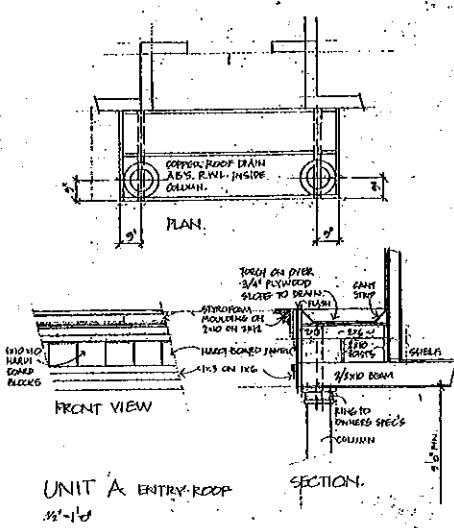
UNIT B ENTRY ROOF



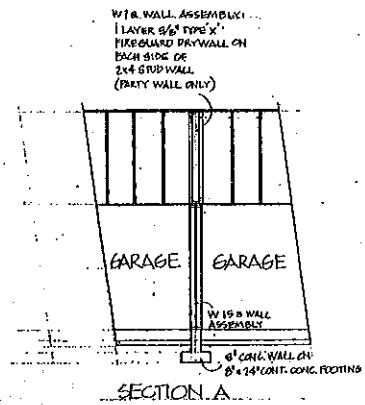
FRAMING PLAN.



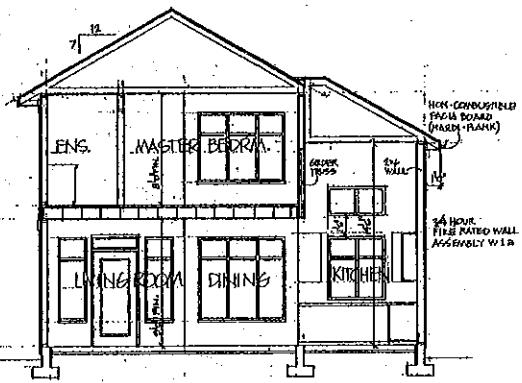
UNIT A over FRENCH DOORS
1/2" x 10"



UNIT A ENTRY ROAD



SECTION A



SECTION B

Roof:
Asphalt shingles on
1/2" plywood sheathing with "H" clips on
ext. trusses at 24" o.c. with
min. R10 insulation on
6 mil poly vapor barrier on
5/8" drywall (typical)

Exterior Walls:
 Hardi plank siding or brick facing applied
 using approved nail screen method
 on building paper on
 1/2" plywood sheathing on
 2x4 studs @ 6" o.c. with
 min. R-14 insulation batts on
 6 mil poly vapour barrier on
 1/2" drywall (taped)

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

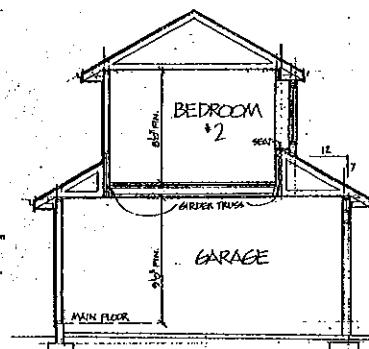
Upper Elites
Finished floor on 1 1/2" concrete topping on
5/8" T & G plywood subfloor on
T-J joints to P. Bag. spec's with
Minimum R-12 insulation with
no 3/8" drywall (typical)

Male Floors:
 Finished floor on
 3 1/2" concrete slab with
 6" x 6" w. w. mesh on
 6 mil poly vapor barrier on
 Minimum R-12 styrofoam insulation on
 min. 5" compacted sand or gravel

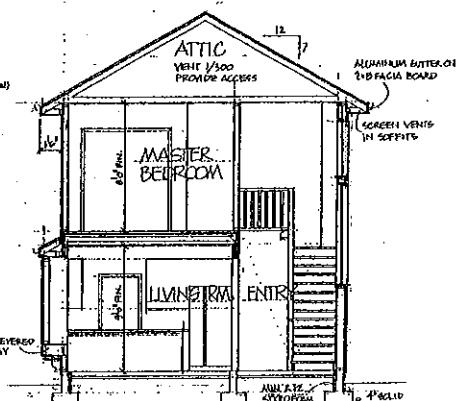
Garage Slab:
3 1/2" concrete slab with
6" x 6" w. w. mesh on
6 mil poly vapor barrier on
Min. 5" compacted sand or gravel

Pavodation:
6" concrete walls min. 16" high
with 1/2" dia. anchor bolts @ 6'-0" o.c. on
8" x 24" continuous concrete footing (tropical)

Party Walls:
 50" type "X" Gyp board drywall no
 sound deadening board on
 6 mil poly vapour barrier on
 2x6 studs @ 16" o.c. with
 minimum R-13 insulation batts on
 1" air space on
 2x6 studs @ 16" o.c. with
 minimum R-16 insulation batts on
 6 mil poly vapour barrier on
 sound deadening board on
 2x6" "one 1/2" thick gypsum board".

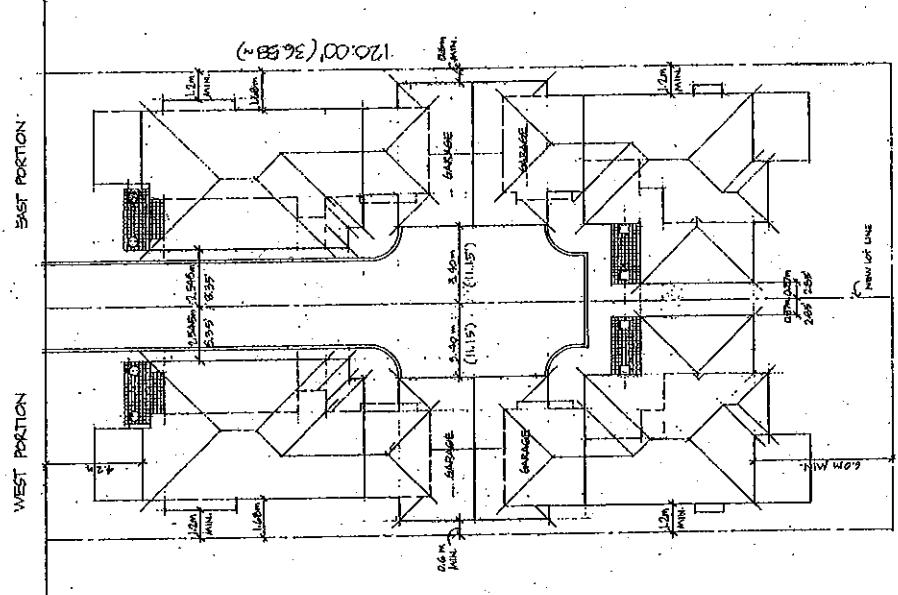


SECTION A



SECTION
SCALE $\frac{1}{4}$ " = 10'

ACHESON ROAD

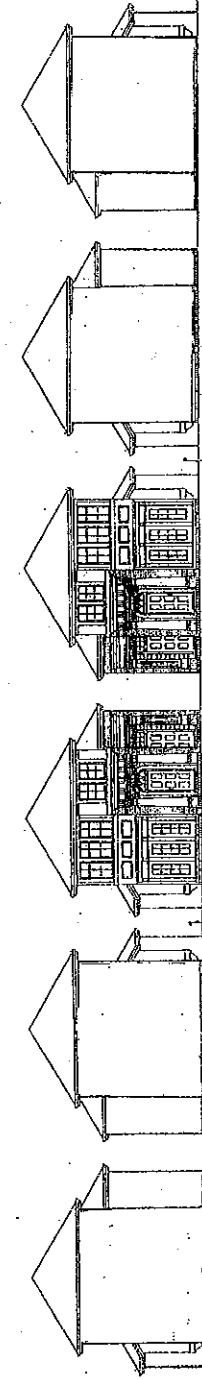


PARKING ANALYSIS FOR EACH LOT
PARKING REQUIRED PER CD/2B ZONE
PARKING REQUIRED & SPACE PER UNIT
X2 UNITS = 2 SPACES
VISITOR PARKING REQUIRED 5.02 SPACES PER UNIT
X2 UNITS = 10 SPACES
PARKING PROVIDED
1 CAR GARAGE PER UNIT = 2 SPACES
NO VISITOR PARKING PROVIDED

SITE PLAN
SCALE 1:675 (1986)

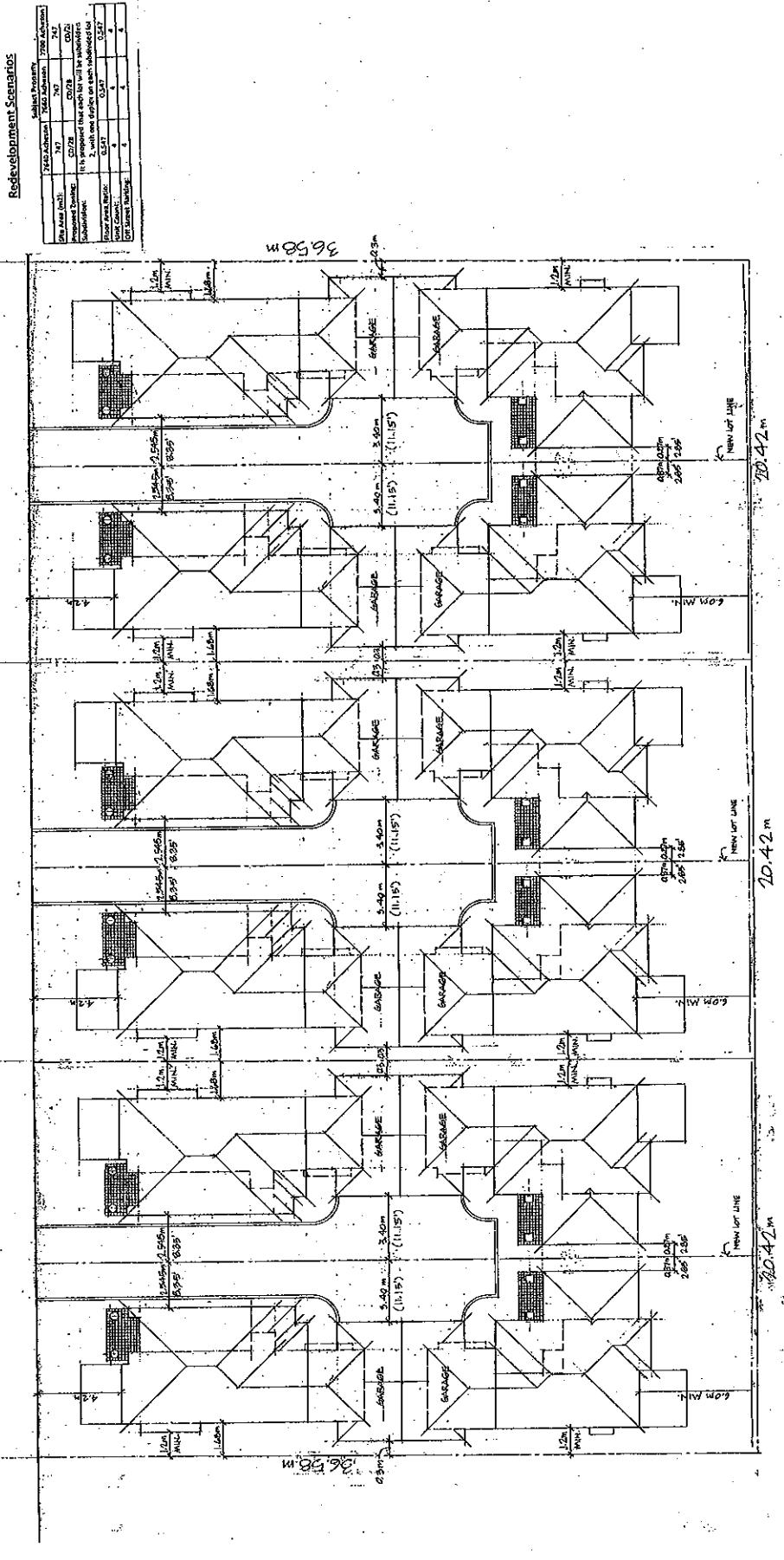
PARKING PLAN

PLAN #7



* 7660 ACHESON ROAD

7640

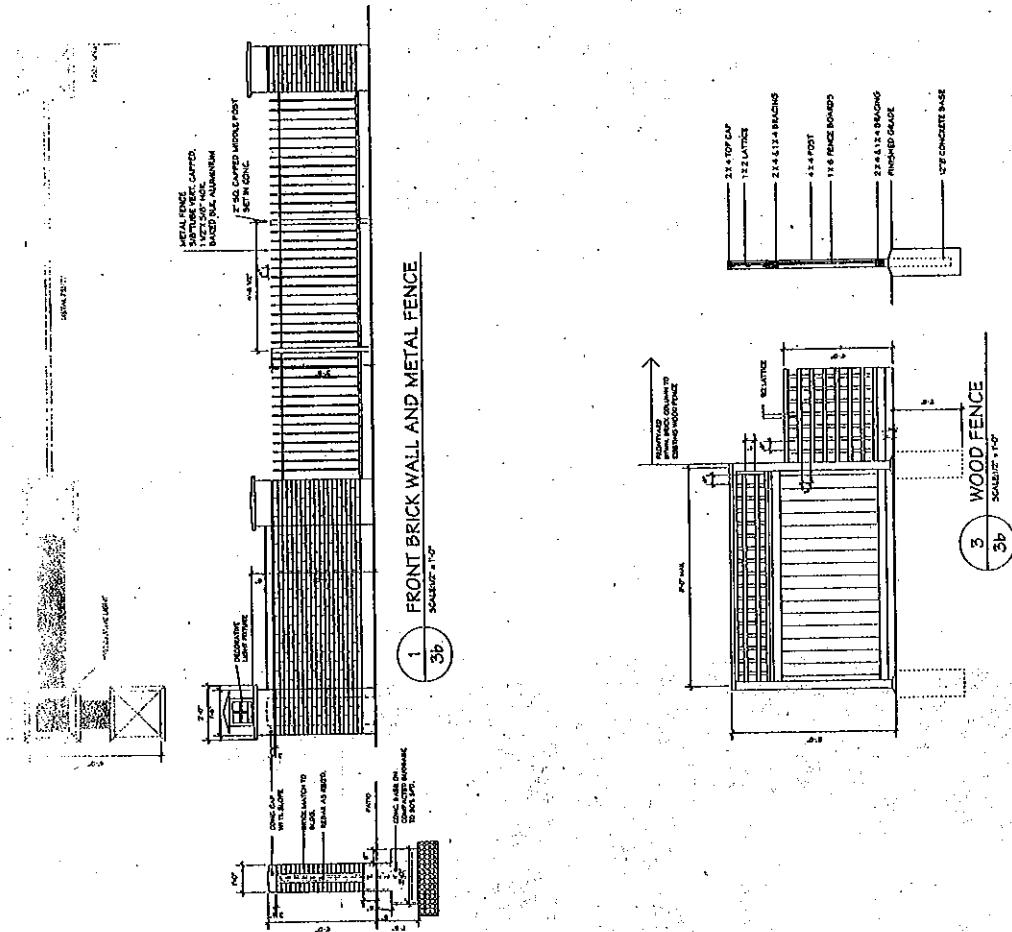


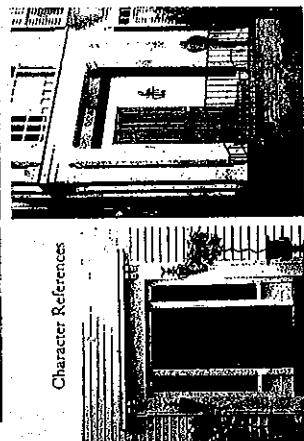


6 ASSOCIATES
Landscape Architects
2185 Hurst Street
Richmond, BC V7E 2A4
Voces: (604) 275-0512
Fax: (604) 275-4048
E-mail: info@nrgarch.ca

DETAILS

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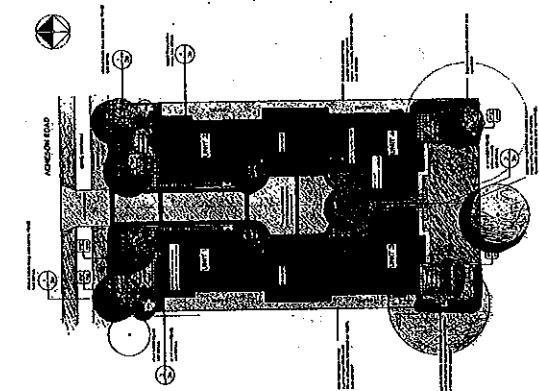
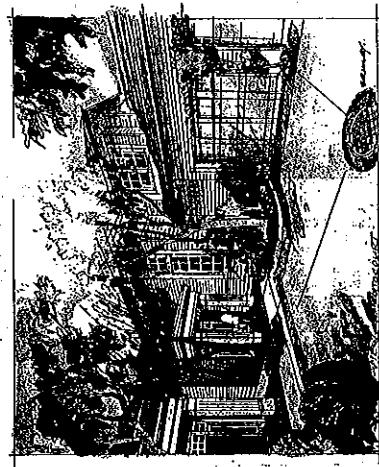
Character References

Architectural Form and Character

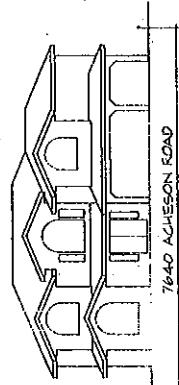
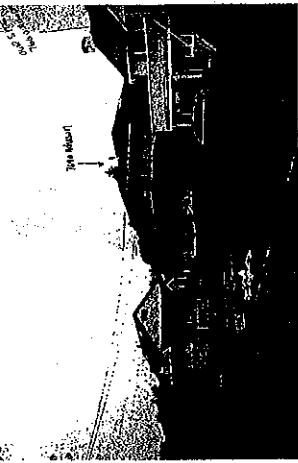
The architectural character is informed by traditional forms, materials, and details. The building is a two-story residence with a gabled roof and a central entrance. The architecture reflects the building's original purpose as a residence.

The building features a prominent entrance with a decorative door and sidelights. The windows are multi-paned and feature decorative frames. The exterior walls are made of light-colored stone or brick, giving the building a classic and timeless appearance.

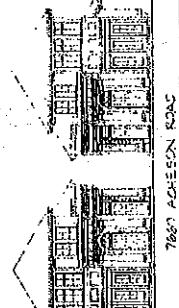
The building is surrounded by mature trees and landscaping, which enhances its overall character. The building is located in a residential area, and its design complements the surrounding houses.



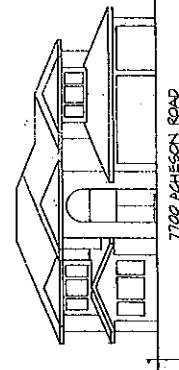
7660 Acheson Road
Richmond, British Columbia
For
Townline Homes



7640 Acheson Road



7660 Acheson Road



7700 Acheson Road

Materials	
Roof:	Anagard Shingles
	Weathered Wood
Bricks:	Alberni Blend
Exterior Plank:	Sandy Rock Grey Horizontal Siding HC = 108
Trim:	Embossed Gray HC - 173
Doors & Paintings:	French Oak HC - 20 - 23



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

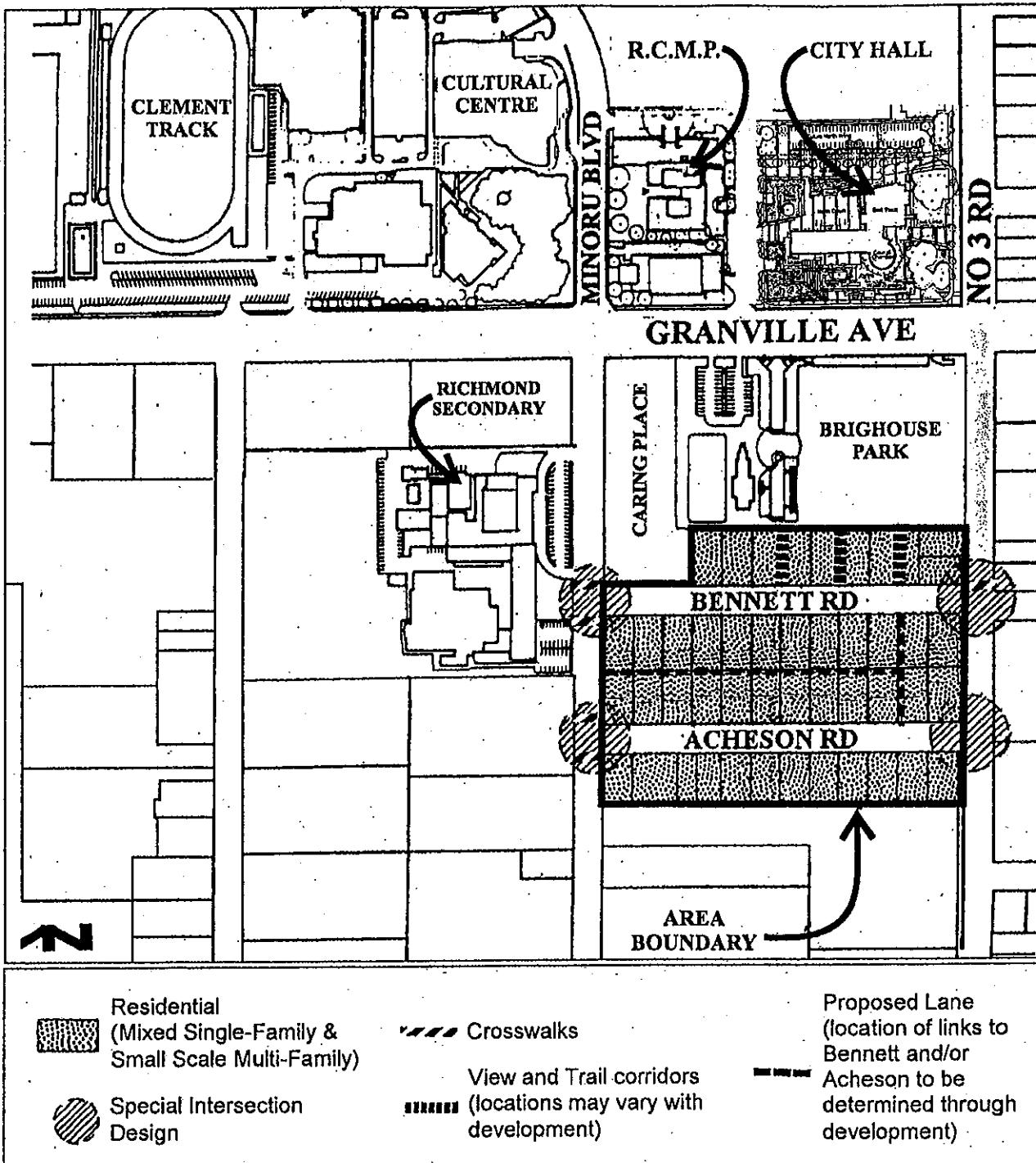
	Existing	Proposed
Owner:	Townline Ventures 15 Limited	Townline Ventures 15 Limited
Site Size (m²):	746, 96 m ²	2 parcels @ 373.5 m ² each
Land Uses:	Single Family Dwelling	Duplex on Each Parcel
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Mixed Single-family & 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.

City of Richmond

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.



City of Richmond

Bylaw 8423

**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

SEP 22, 2008

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER