



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 of Development

RZ 06-350380

Re: Application by Timothy C.W. Tse for Rezoning at 7620 Acheson Road from
Single-Family Housing District, Subdivision Area (R1E/) to Comprehensive
Development District (CD/28)

File: 12-8060-20-8426

Staff Recommendation

That Bylaw No. 8426, for the rezoning of 7620 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

TCB:tcb
Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

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

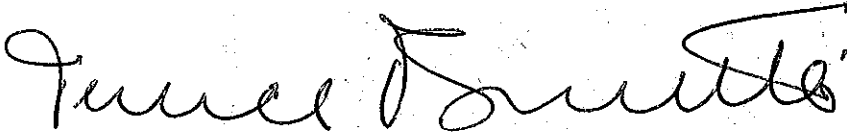
The Developer has declined a voluntary contribution to the Public Art or the City's Child Care Fund due to the marginal feasibility of developing at this location.

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.

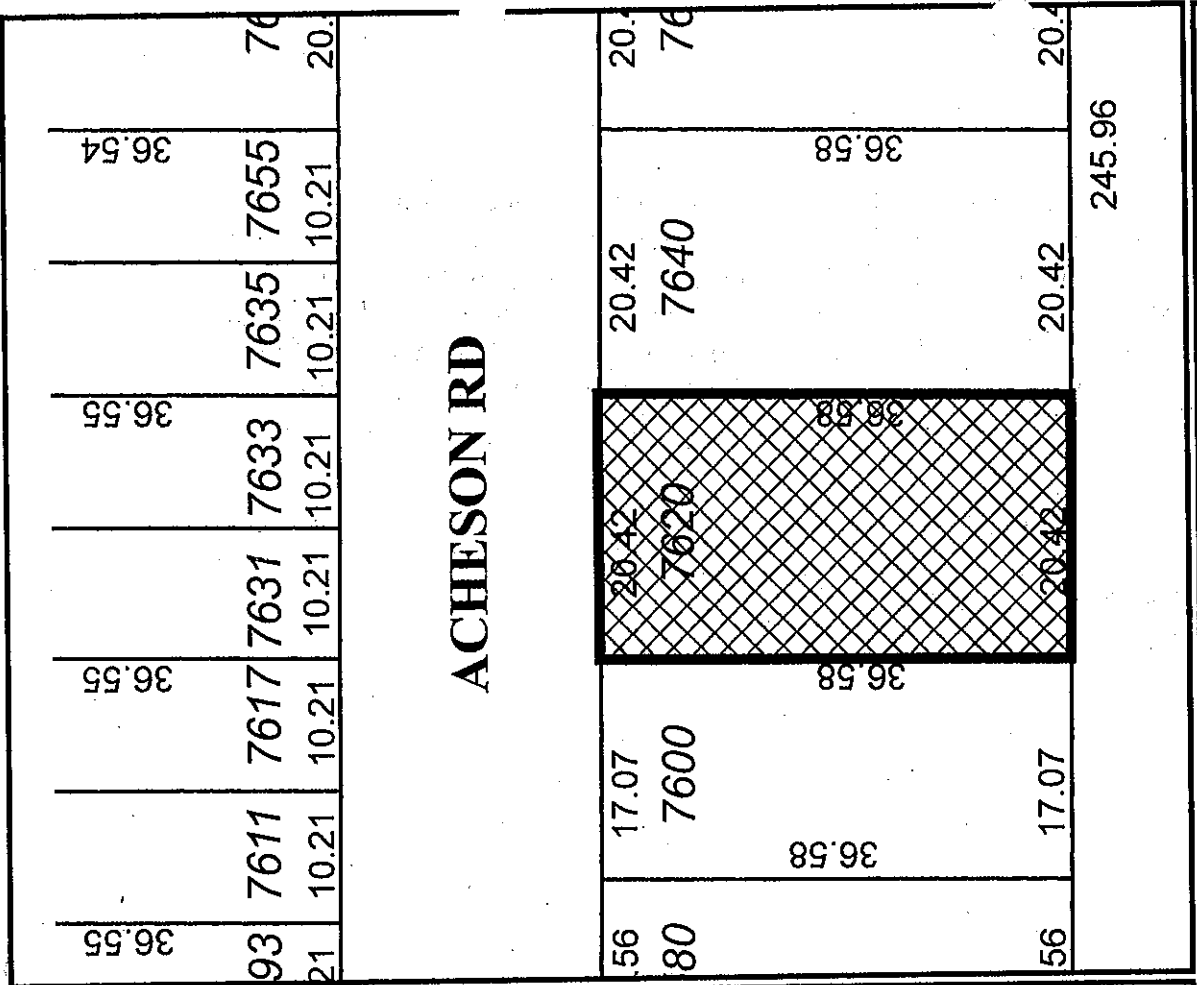
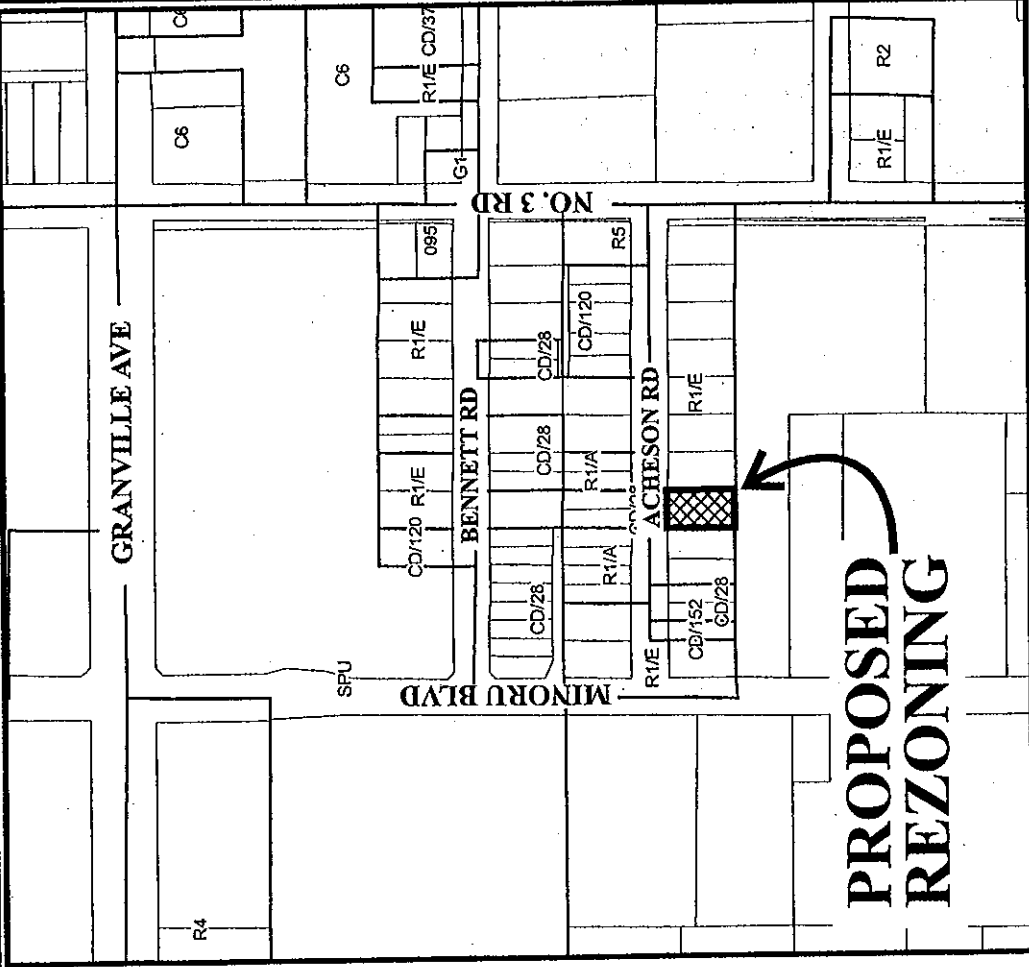


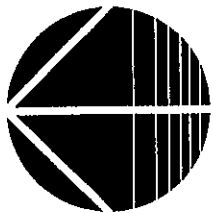
Terence Brunette
Planner

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



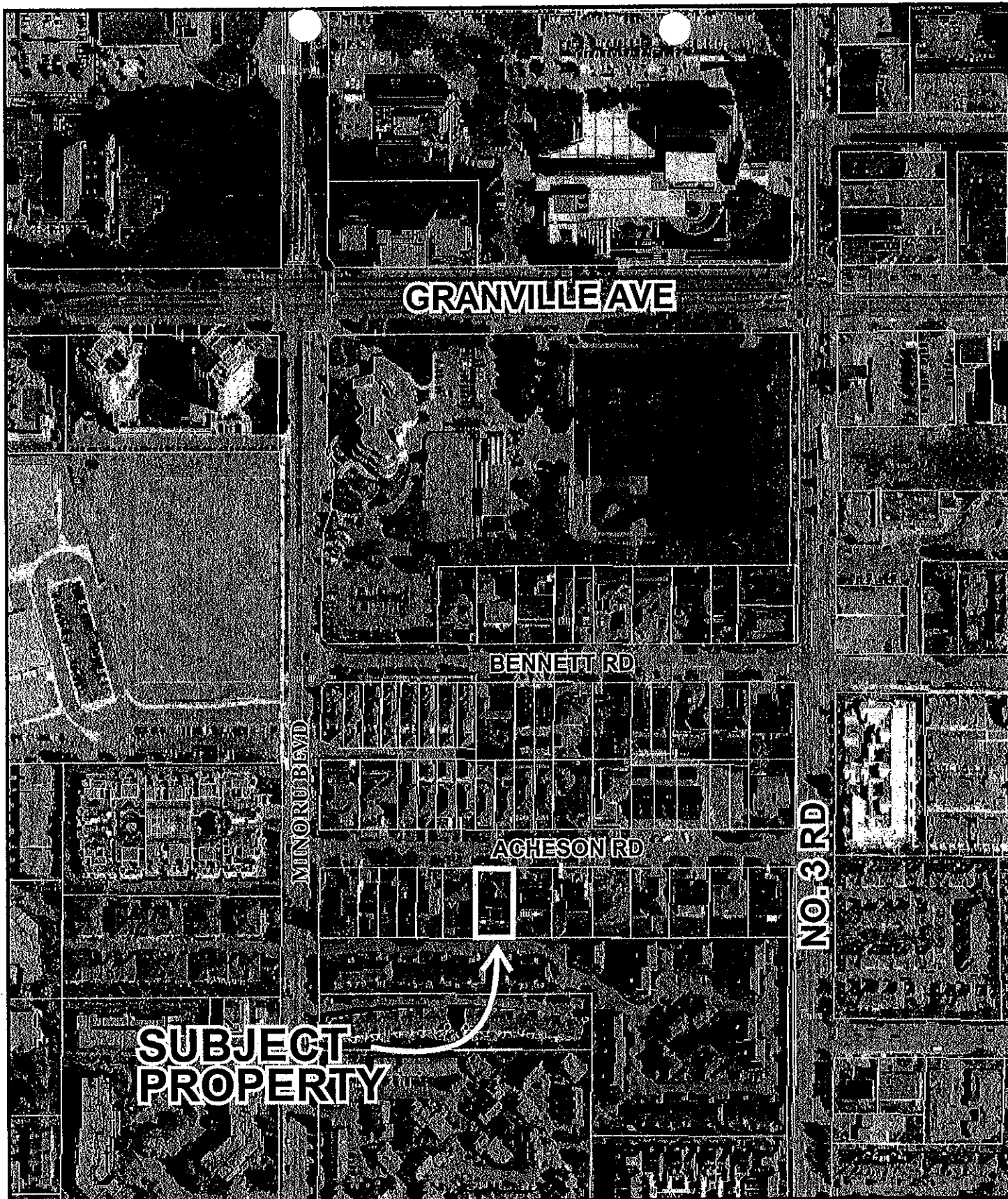


RZ 06-350380

Original Date: 10/18/06

Revision Date:

Note: Dimensions are in METRES

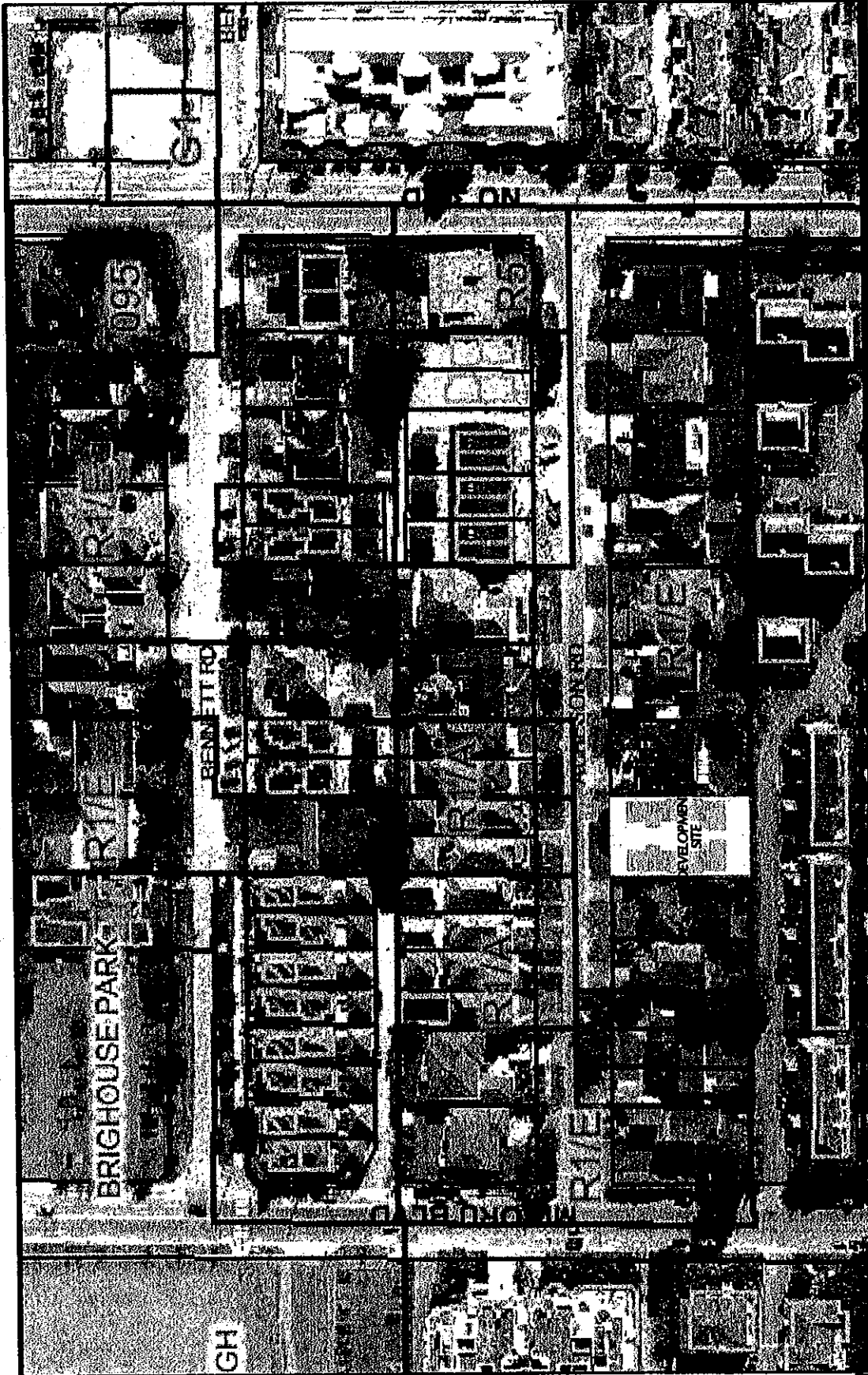


RZ 06-350380

Original Date: 10/19/06

Amended Date:

Note: Dimensions are in METRES



CONTEXT

project no. 406230 PROPOSED DUPLEX at 7620 ACESON ROAD, RICHMOND, B.C.

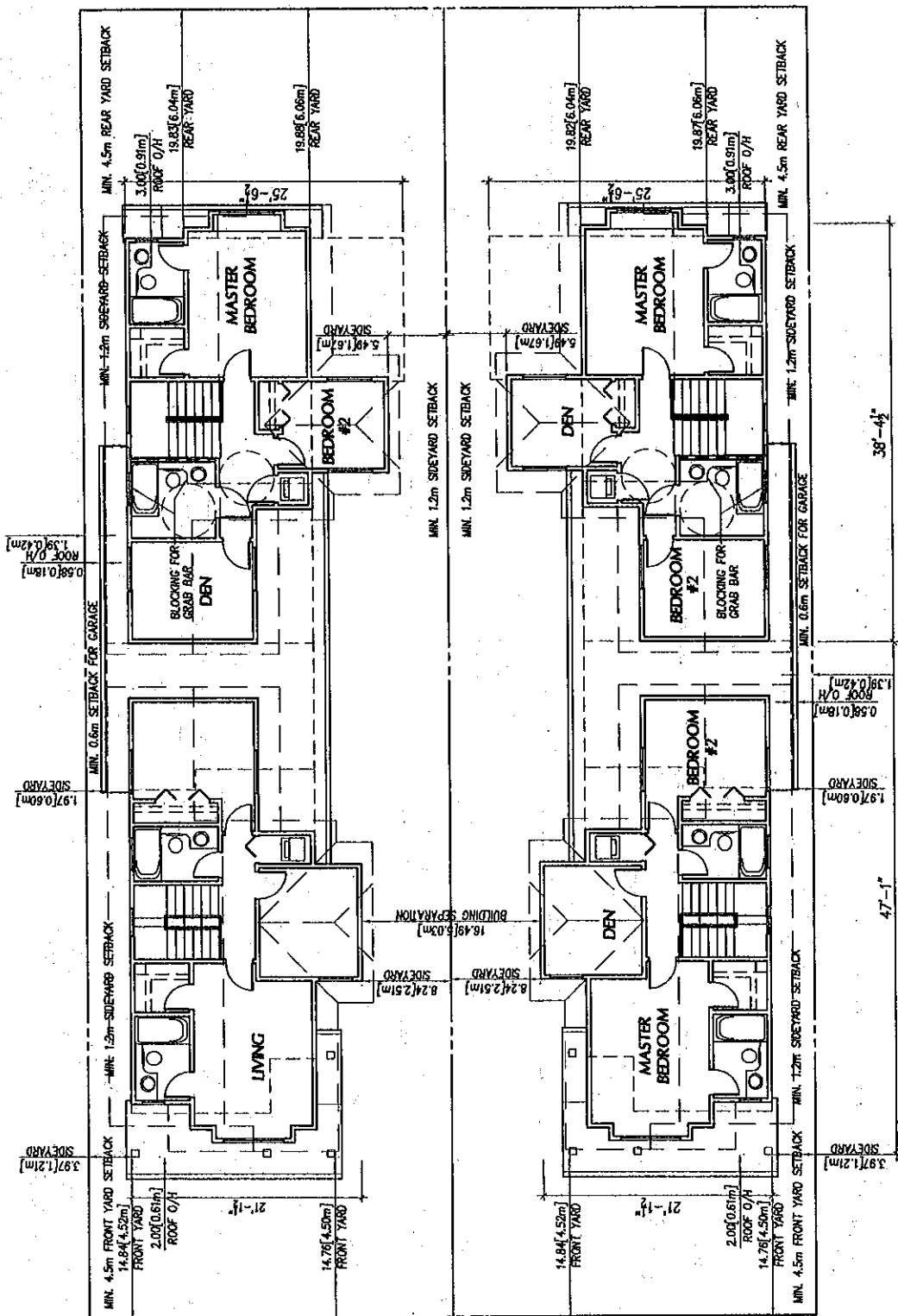
Z1.1

revision
date 22 JAN 2008

CADLAB
cadlab design and development inc.

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





SECOND FLOOR PLANS

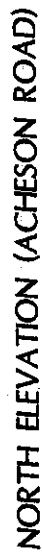
project no. H08230

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codiab design and development inc.

tel: (604) 518-3223 fax: (604) 241-9388 email: cadlab@citcompro.com

Z2.2

revision
date 27 AUGUST 2008



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

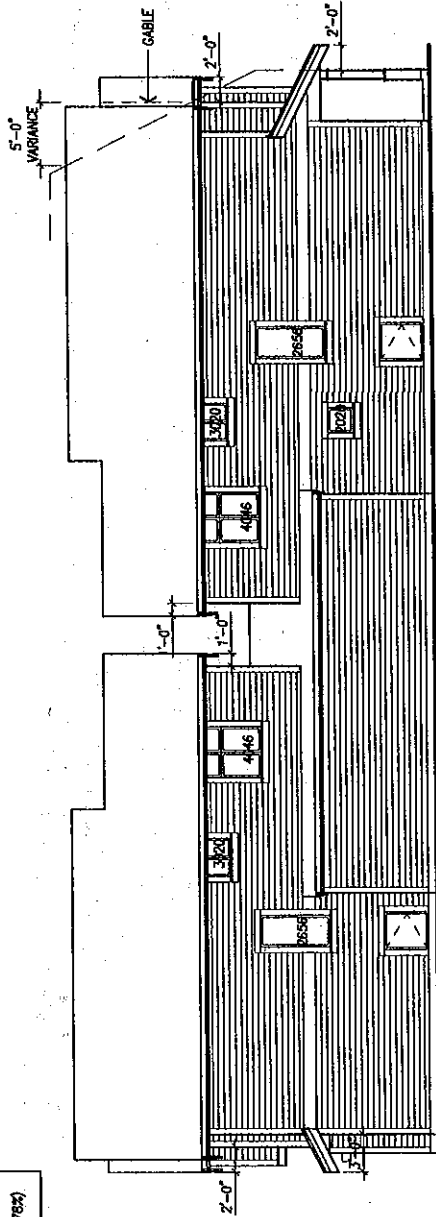
tel: (604) 618-3223 fax: (604) 241-9388 email: cadlab@icimpro.com

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

Z3.1

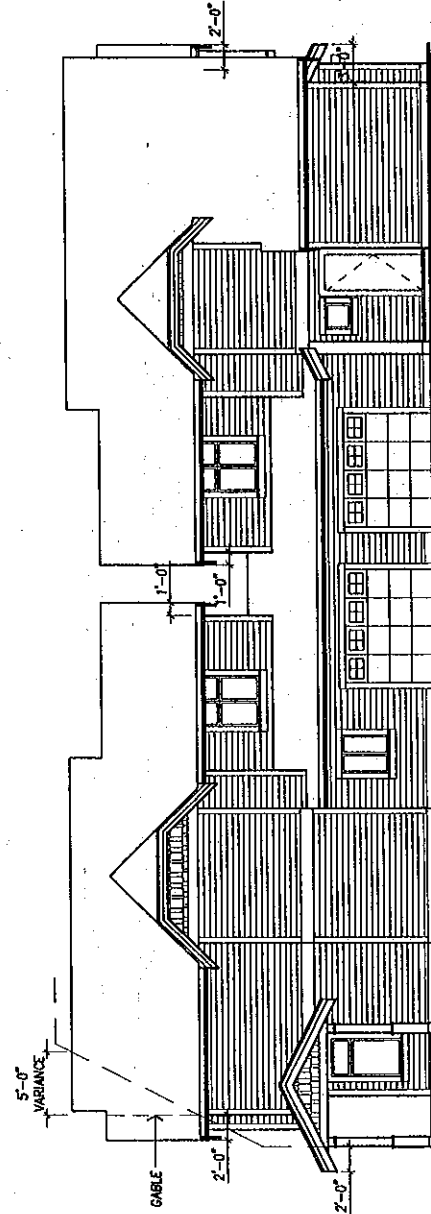
revision C
date 03 APR 2008

LIMITING DISTANCE: 3.97' (1.21m)
 EXPOSED BUILDING FACE: 581.63 sf
 UNPROTECTED OPENINGS: 41.73 sf (6.12%)
 ALLOWED UNPROTECTED OPENINGS: 7.02%



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%



EAST LOT WEST ELEVATION

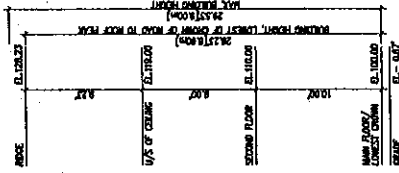
SIDE ELEVATIONS (EAST LOT)

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

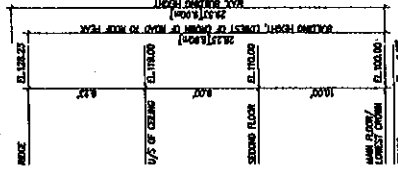
project no. H06230
 Z3.2

revision
 date 03 APR 2008

LIMITING DISTANCE: 3.97' (1.21m)
 EXPOSED BUILDING FACE: 681.63 sf
 UNPROTECTED OPENINGS: 41.73 sf (6.12%)
 ALLOWED UNPROTECTED OPENINGS: 7.02%



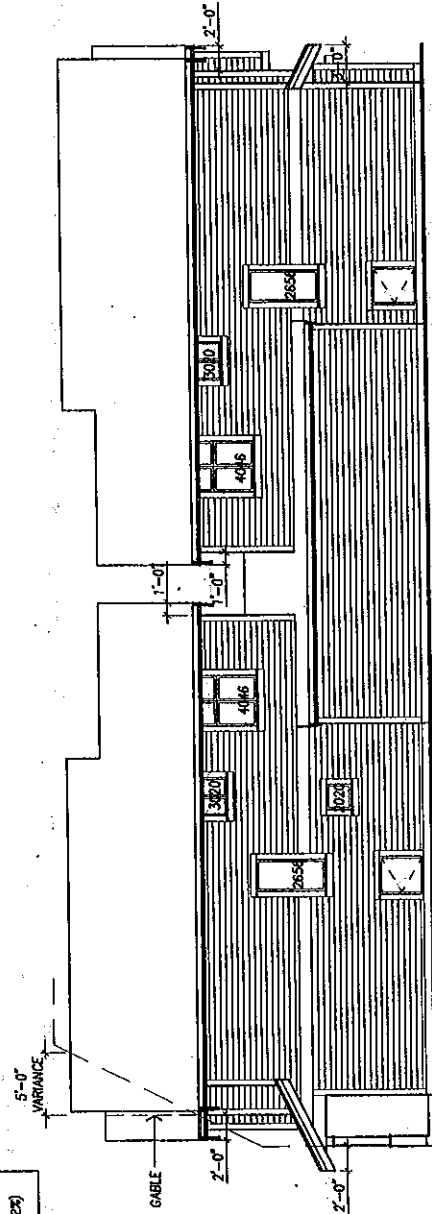
LIMITING DISTANCE: 5.49' (1.67m)
 EXPOSED BUILDING FACE: 480.29 sf
 UNPROTECTED OPENINGS: 28.00 sf (4.16%)
 ALLOWED UNPROTECTED OPENINGS: 8.00%



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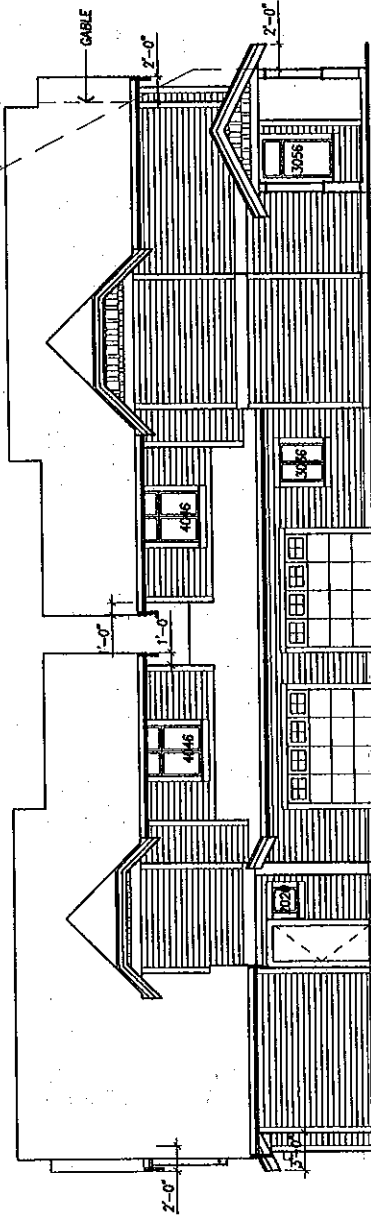
tel: (604) 518-3223 fax: (604) 241-9388 email: cadlab@icomp.ca

LIMITING DISTANCE: 3.97' (1.21m)
 EXPOSED BUILDING FACE: 681.83 sf
 UNPROTECTED OPENINGS: 41.75 sf (6.12%)
 ALLOWED UNPROTECTED OPENINGS: 7.02%



WEST LOT WEST ELEVATION

LIMITING DISTANCE: 3.49' (1.07m)
 EXPOSED BUILDING FACE: 480.29 sf
 UNPROTECTED OPENINGS: 28.00 sf (4.18%)
 ALLOWED UNPROTECTED OPENINGS: 8.00%



WEST LOT EAST ELEVATION

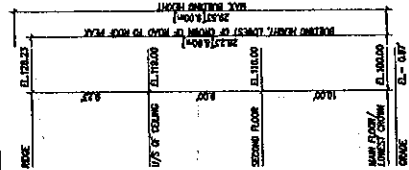
SIDE ELEVATIONS (WEST LOT)

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

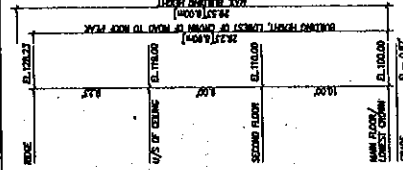
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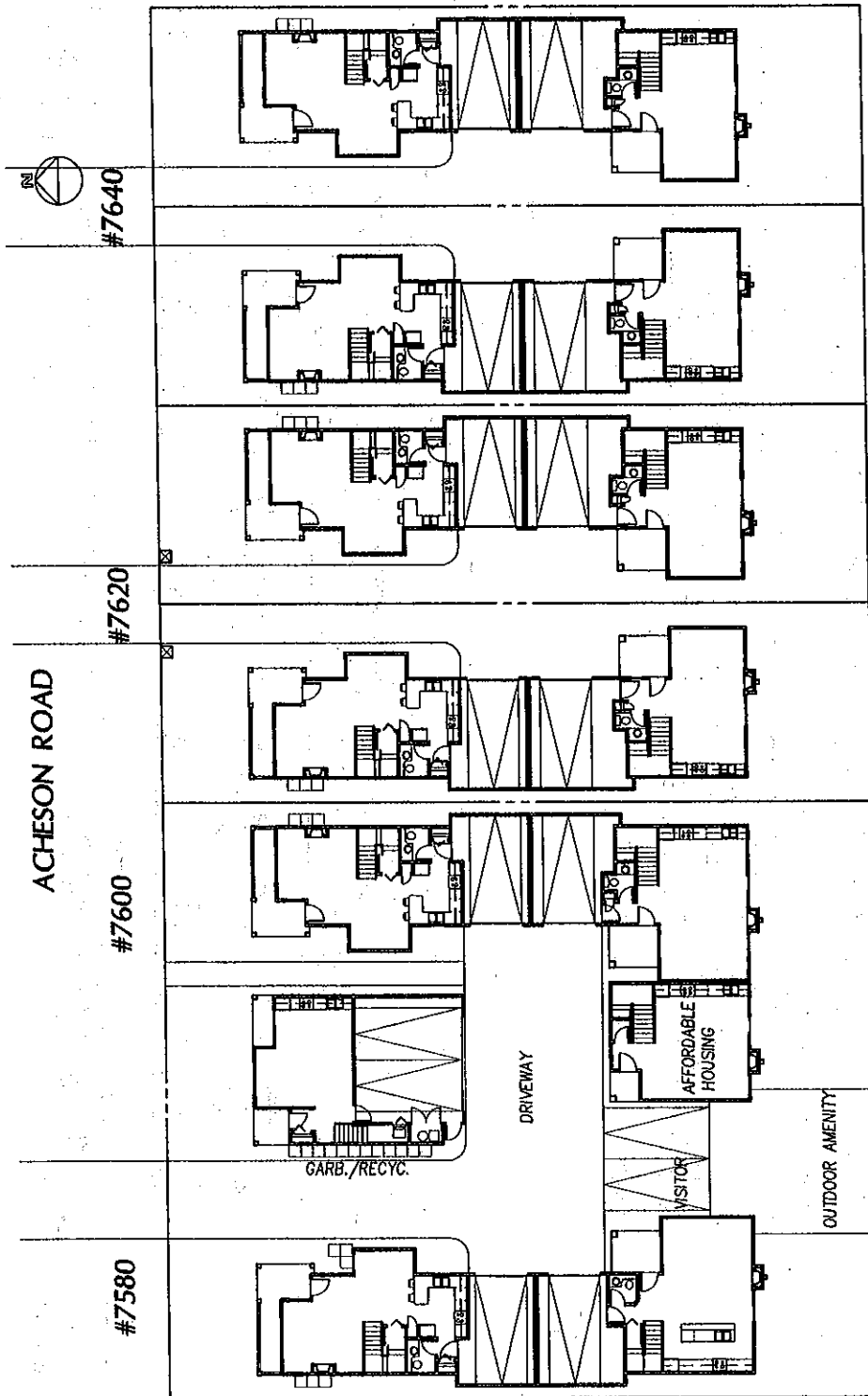
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LIMITING DISTANCE: 3.97' (1.21m)
 EXPOSED BUILDING FACE: 586.55 sf
 UNPROTECTED OPENINGS: 57.72 sf (6.78%)
 ALLOWED UNPROTECTED OPENINGS: 7.02%



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





REDEVELOPMENT SCENARIOS

project no. H05230

Z4.1

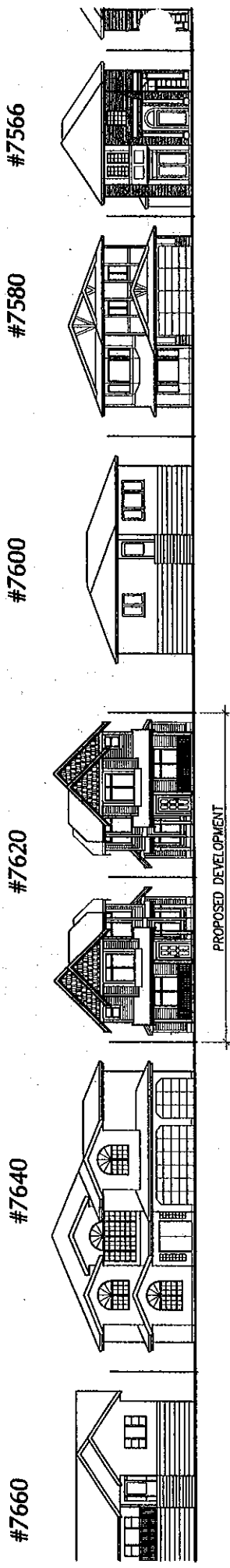
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PROPOSED DUPLEX at 7620 ACHESON ROAD, RICHMOND, B.C.
REZONING AND SUBDIVISION APPLICATION

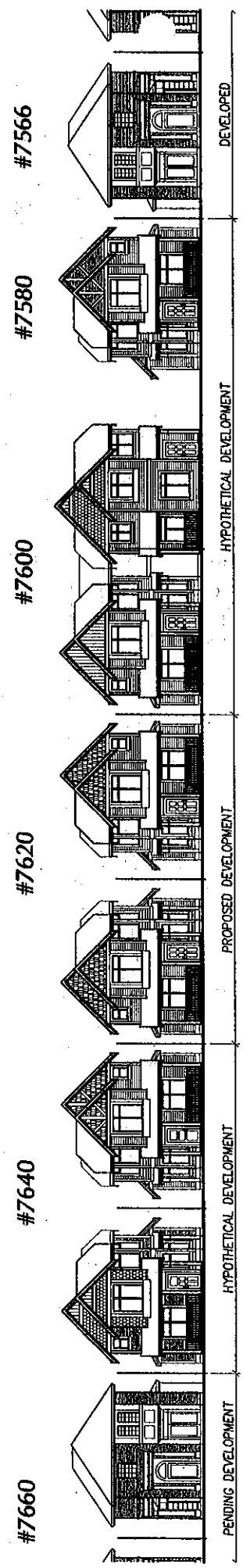
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STREETSCAPE -- PRESENT



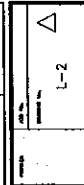
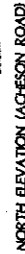
STREETSCAPE -- FUTURE

REDEVELOPMENT SCENARIOS -- STREETSCAPE
 PROJECT NO. H06230
 PROPOSED DUPLEX at 7620 ACHESON ROAD, RICHMOND, B.C.
 REZONING AND SUBDIVISION APPLICATION

scale 1"=20'-0"

Z4.2
 revision
 0
 04/27 AUGUST 2008

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 cadlab design and development inc.
 tel: (604) 918-3723 fax: (604) 241-9388 email: cadlab@icomprou.com

SECTION - 406



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
Owner:	W & A Development Limited	W & A Development Limited
Site Size (m²):	747.11 m ²	2 parcels @ 373.56 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

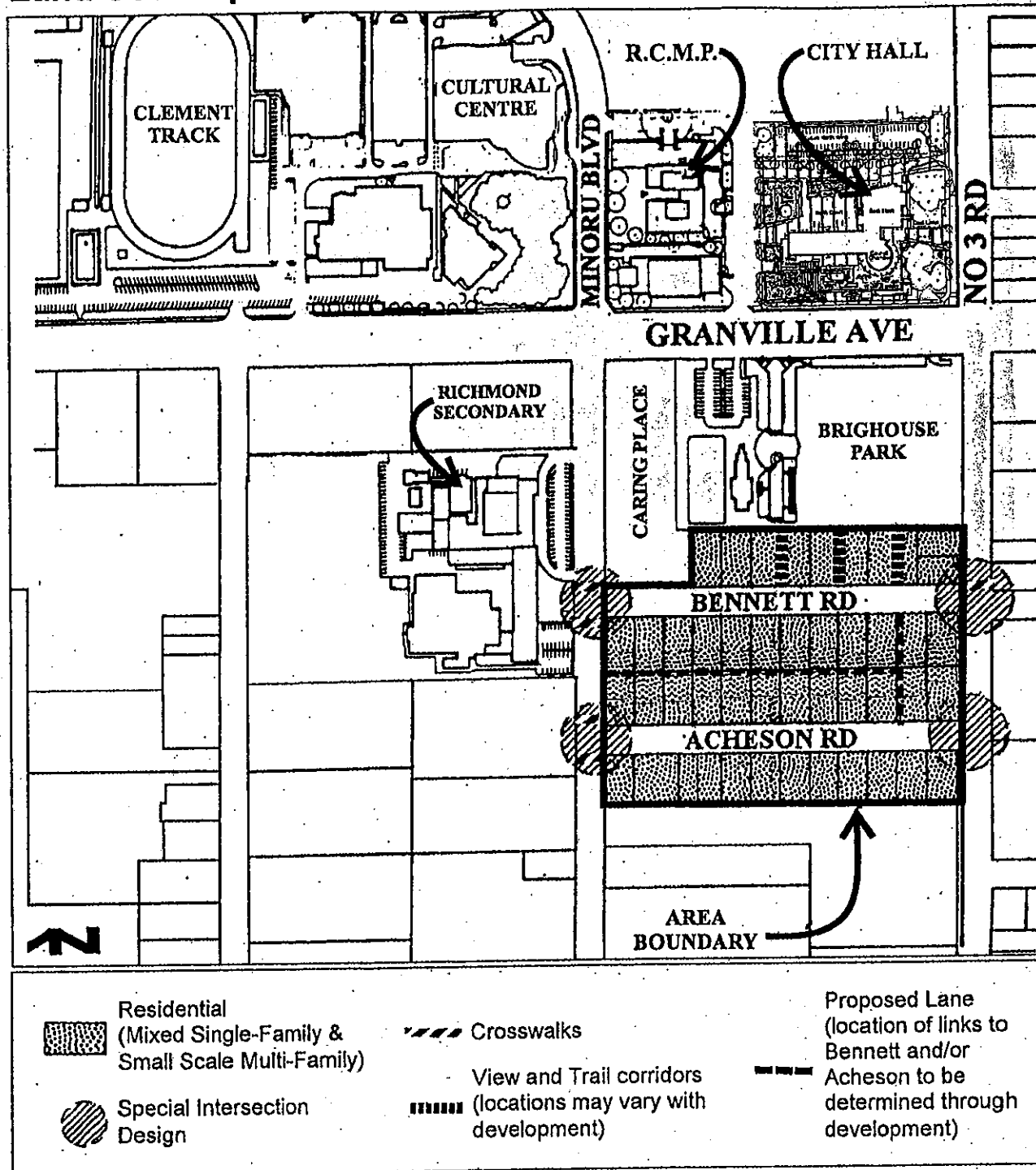
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none permitted
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Min. 45% m	43% m	none
Lot Size (min. dimensions):	Min. 312 m ² to Max. 1560 m ²	373.56 m ²	none
Setback – Front Yard (m):	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 ² (front) 65.0 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

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]

Signed

Date

- Note: This requires a separate application.



City of Richmond

Bylaw 8426

**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

SEP 22 2008

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER