



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: January 25, 2011
File: DV 10-542375
Re: **Application by Provincial Rental Housing Corporation for a Development
Variance Permit at 8180 Ash Street**

Staff Recommendation

That a Development Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
2. Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6;

to permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing affordable single-family dwellings.

Brian J. Jackson, MCIP
Director of Development

DN:blg
Att.

Staff Report

Origin

The Provincial Rental Housing Corporation (which is BC Housing's land holding company) has applied to the City of Richmond for permission to:

- a) Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
- b) Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6;

to permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing affordable single-family dwellings. The site is currently vacant and is designated Public, Institutional and Open Space in the Ash Street Sub-Area Plan.

The proposal is not associated with a rezoning application. A Capacity Analysis and a Servicing Agreement are required to be undertaken in association with the subdivision application (SD10-542356).

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north, single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned "Single Detached (RS1/B)";
- To the east, single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned "Single Detached (RS1/A)";
- To the south, an emergency access/public pathway connecting Ash Street and Dayton Crescent and single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned "Single Detached (RS1/A)" and
- To the west, Ash Street and single-family dwellings designated Low Density Residential in the Ash Street Sub-Area Plan and zoned "Single Detached (RS1/K) and (RS2/A)".

Staff Comments

The proposal attached to this report has satisfactorily addressed the significant planning issues identified as part of the Development Variance Permit application review process. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and, with the exception of the zoning variances requested, is in compliance with the requirements of the "Single Detached (RS1/B)" zone.

Zoning Compliance/Variances (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
- 2) Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6;

to permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing affordable single-family dwelling units.

Staff support the proposed variances.

- ***The variances requested are associated with the geometry of the lots proposed on Dayton Crescent. The applicant has substantiated that once the lots are created, single-family homes can be constructed in accordance with the existing (RS1/B) zoning (Attachment 2).***
- ***The lots proposed on the cul-de-sac are large with narrow frontages, which restricts the building envelope to an interior location substantially setback from the Dayton Crescent road frontage.***
- ***To facilitate access, the Dayton Crescent lots will share access to the street, which will also minimize the hard surface treatment at the front of the lots.***

Analysis***Conditions of Adjacency***

- The applicant has submitted schematic building plans. With the exception of the requested variances, the plans demonstrate homes can be constructed on the proposed lots in accordance with the existing zoning. The plans include review of the building footprint, setbacks and density achieved on-site (**Attachment 2**).
- By developing in accordance with the site's single-family zoning, the existing character of the neighbourhood is maintained.

Urban Design and Site Planning

- Driveways interrupted by simple landscaping treatment characterize the existing Dayton Crescent cul-de-sac road frontage.
- A cross access and shared driveway agreement is required for the Dayton Crescent lots. The agreement will be registered on the front 6 m (19 ft.) of the lots and will specify that the driveway treatment is interrupted by low shrubs and trees, substantially in accordance with **Attachment 3**, to facilitate a complimentary frontage treatment.

Architectural Form and Character/Landscape Design and Open Space Design

- Building envelope, lot coverage, and landscaping in accordance with the existing (RS1/B) single-family zoning will preserve the character of the established single-family neighbourhood.

Tree Preservation

- The City Tree Preservation Coordinator has reviewed an Arborist Report and associated tree plan submitted by the applicant, which analyzes tree retention/removal on-site, and concurs with the report's recommendations summarized below.

# of trees	Tree Condition	Recommendation (retain/remove)	Compensation
6	High risk due to: <ul style="list-style-type: none"> Proximity to targets within the site or surrounding lands; Pre-existing defects 	Remove Regardless of whether the project proceeds, the removal of these trees is recommended	none
24	Non-viable due to: <ul style="list-style-type: none"> Advanced health decline; Significant structural defects 	Remove Most of these trees are Birch trees dying due to Bronze Birch Corer infestation combined with aggressive historical tree topping.	1:1 replacement
2	Viable	Remove Tree location conflicts with future driveway and service connections. The existing grade is lower than the final grade by approximately 1.3 m and the trees would be unable to sustain the impacts of fill over the root system. Installation of a tree well around each tree is not possible as the minimum tree protection area required (5 m) encroaches into the building envelope and prohibits access to the site. Further, grade transition between the finished floor elevation and the existing grade cannot be accommodated.	1:1 replacement

- Tree replacement at a one to one ratio is required as compensation for tree removal. With the exception of hazard trees, submission of an application to remove trees will be accepted only in association with a Building Permit application.

Affordable Housing

- Although a rezoning application is not associated with the development proposal, the Provincial Rental Housing Corporation (which is BC Housing's land holding company) proposes to contribute to the supply of affordable housing within the City. The proposal is consistent with BC Housing's mandate to assist British Columbians in need of affordable and appropriate housing, which ranges from emergency shelter and housing for the homeless through to affordable rental housing and home ownership.
- BC Housing's objective is to introduce an affordable home ownership opportunity for families and individuals with low to moderate incomes.* The program is intended to ensure that eligible households are able to purchase a home at an affordable price and limit associated payments to 30% of their income. In addition, homes are intended to include a secondary suite that could financially assist the owner.
- BC Housing will contribute the land at no cost to the project and will provide construction financing to ensure an affordable purchase price. The homes will be maintained as an affordable housing option. BC Housing will register either an affordable housing agreement or an alternate form of security on the title (**Attachment 4**).

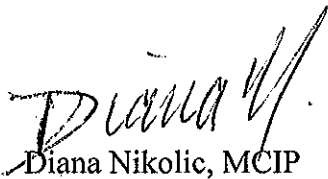
* Canadian Mortgage Housing Corporation (CMHC) defines low to moderate household income as \$61,233 per annum.
2974416

Subdivision

- At the future subdivision stage, the applicant is required to undertake a Capacity Analysis and enter into a standard Servicing Agreement. Associated additional rights-of-way will be secured at the time the subdivision application is reviewed and will include a 3 m wide right-of-way along Ash Street to accommodate the sanitary sewer. The applicant has been advised that no additional utilities can be accommodated within the southern adjacent emergency access/public pathway.
- In association with the subdivision, a cross access and shared driveway agreement with landscaping details is required to be registered on the front 6 m (19 ft) of the lots on Dayton Crescent.

Conclusions

Staff supports the proposed variances, which would facilitate subdivision of 8180 Ash Street into six (6) affordable single-family dwellings. The applicant has satisfactorily demonstrated that the lots can be developed in a manner that is complimentary to the existing single-family neighbourhood.



Diana Nikolic, MCIP
Planner II (Urban Design)

DN:blg

Attachment 1: Development Data Sheet

Attachment 2: Schematic Single-Family House Plans

Attachment 3: Cross Access and Shared Driveway Agreement and Landscaping

Attachment 4: BC Housing Rationale for Development Proposal

At future subdivision stage, the developer is required to:

- Undertake a Capacity Analysis and enter into a standard Servicing Agreement. Associated rights-of-way will be secured at the time the subdivision application is reviewed and will include a 3 m wide right-of-way along Ash Street.
- Register a cross access and shared driveway agreement on title for lots fronting Dayton Crescent, which includes interruption of the driveway surface with low shrubs and trees.
- Register a Flood Indemnity Covenant on title specifying a minimum habitable elevation of 2.9 m.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

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

**Development Application
 Data Sheet**
 Development Applications Division

DV 10-542375 **Attachment 1**

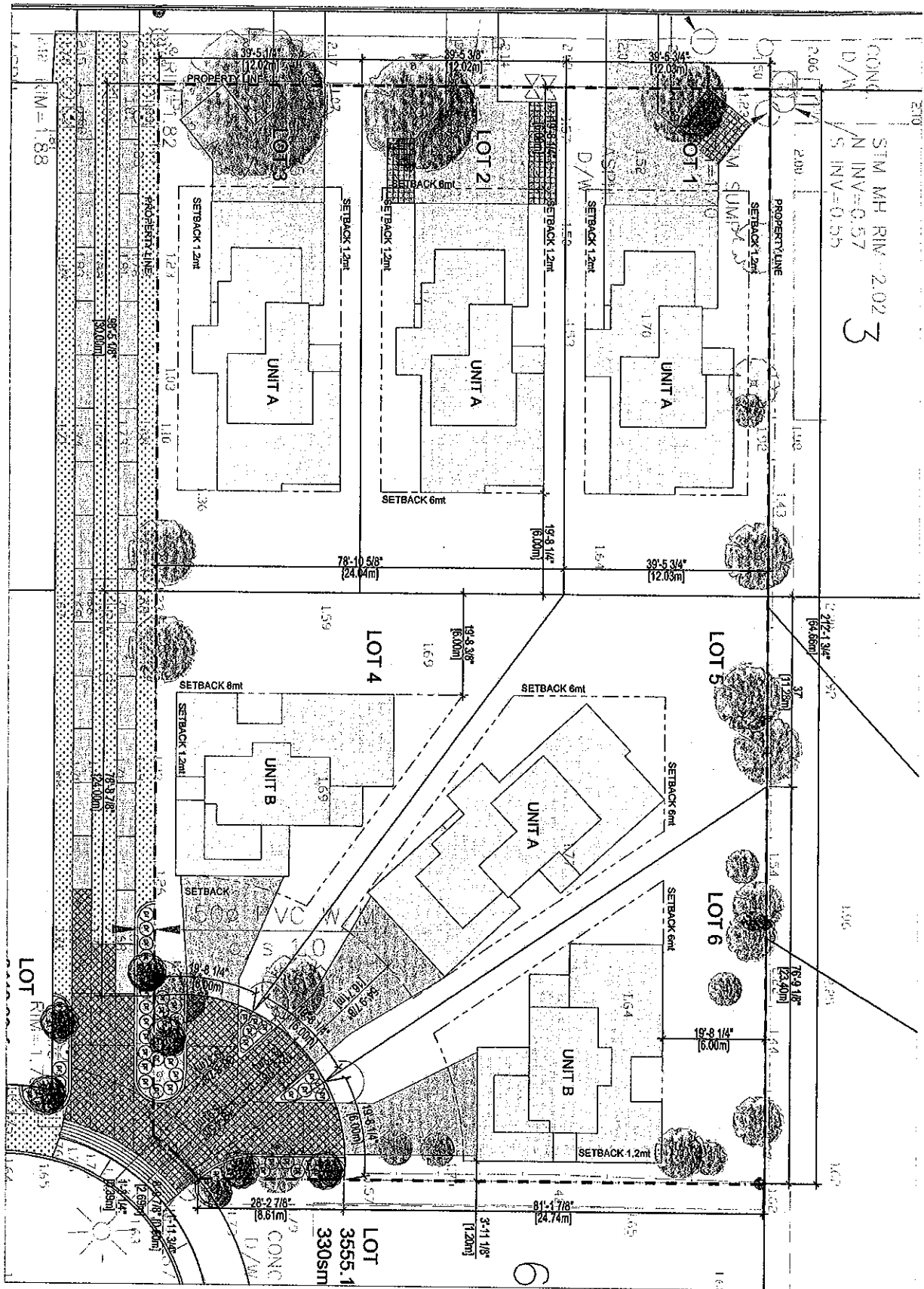
Address: 8180 Ash Street

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

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

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

On Future Subdivided Lots	RS1-B Requirement	Proposed	Variance
Floor Area Ratio:	0.55	0.48-0.55	none permitted
Lot Coverage:	Max. 45%	26-33%	
Setback – Front Yard:	Min. 6 m	>6 m	
Setback – Interior Side Yard:	Min. 1.2 m	1.2 m	
Setback – Rear Yard:	Min. 6 m	6 m	
Height (m):	2 ½ storeys not exceeding the residential vertical lot width and depth envelope	In accordance with bylaw	
Lot Size:	360 m ²	361 m ² –450 m ²	
Frontage	6 m	Lot 1-3: 12.02 m Lot 4: 0.38 m Lot 5: 2.7 m Lot 6: 0.6 m	Variance requested for proposed Lots 4-6
Width	12 m	Lot 1-3: 12.02 m Lot 4: 12.21 m Lot 5: 8.35 m Lot 6: 12.02 m	Variance requested for proposed Lot 5



STM MH RIV - 2.023
 CONC. IN INV=0.57
 D/W S INV=0.55

LOT 3555.1
 330sqm

8180 ASH ST.
 RICHMOND, BC
 FOR
 BOHMC

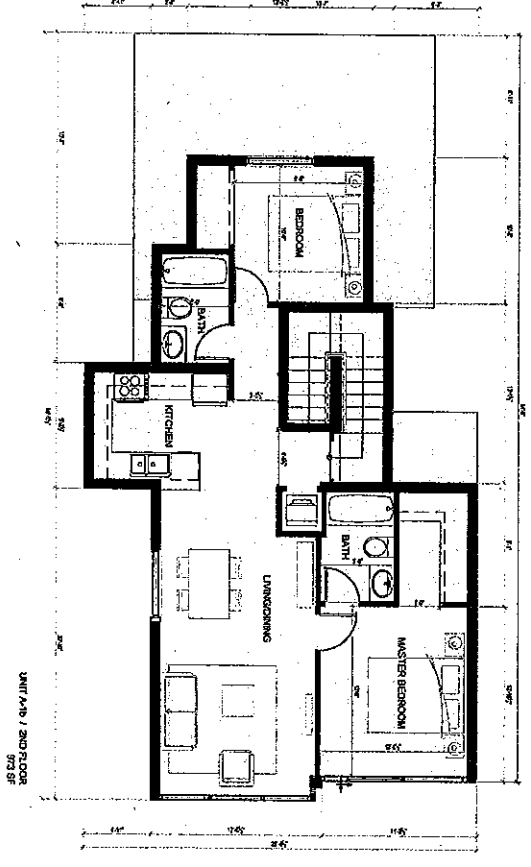
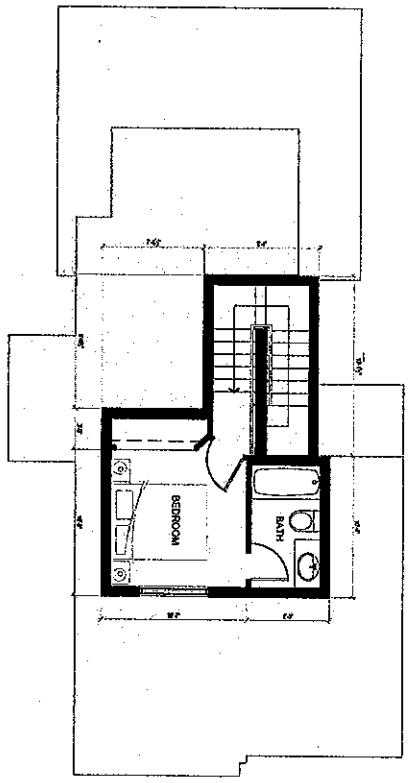
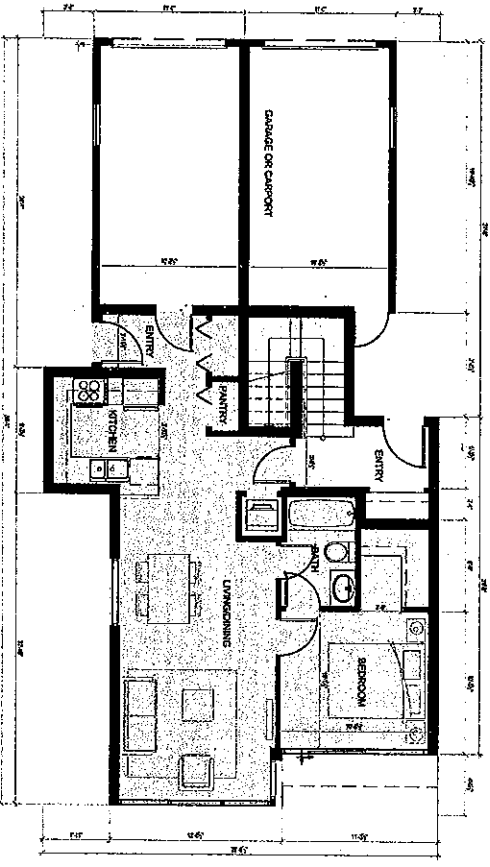
ARCHITECT (SETBACK):
 KALD SOMMEROFF

SITE PLAN
 & PROPOSED UNITS

DATE: 2024.08.14
 DRAWN BY: KALD SOMMEROFF
 CHECKED BY: KALD SOMMEROFF

- LEGEND
- PROPERTY LINE
 - - - SETBACK
 - Tree location
 - ⊗ Asphalts/Concrete
 - ⊙ English Laurel
 - ⊕ Mulch/Grass/Plant
 - ⊖ Existing Footprint
 - ⊘ Other

A-1.03



Lot 1,2,3,5 UNIT A-1
 TOTAL AREA : 2108 SF
 TOTAL AREA UNIT A-1a proposed (Basement): 688 SF
 UNIT A-1a allowed (40% of Total Area): 843 SF
 TOTAL AREA UNIT A-1b: 1420 SF

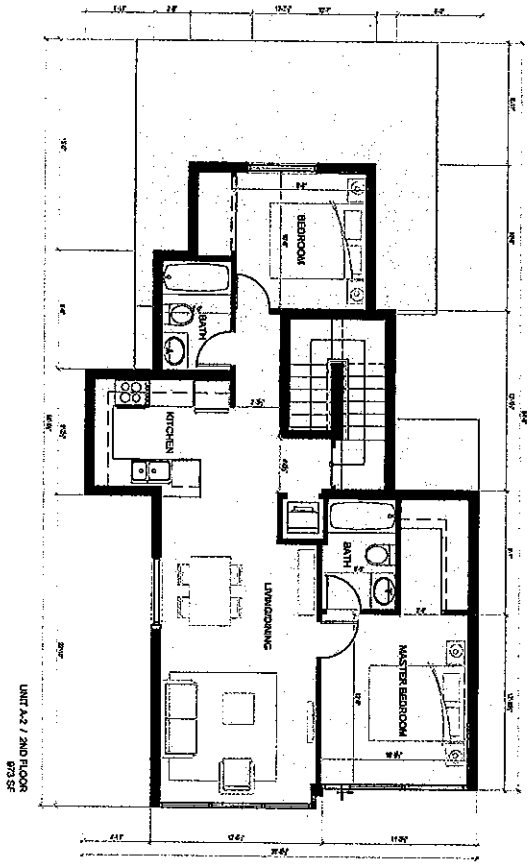
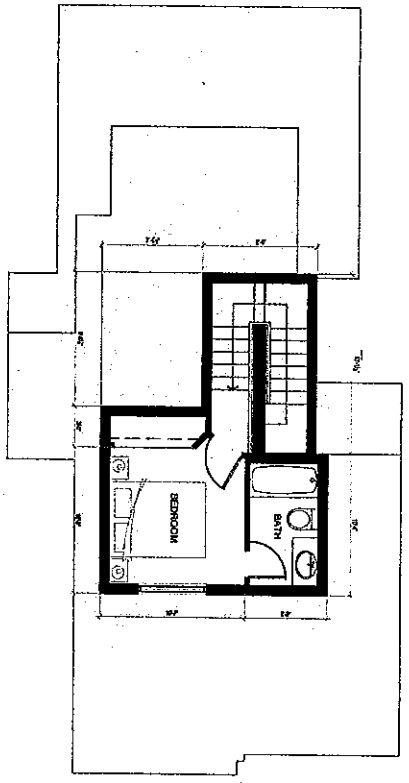
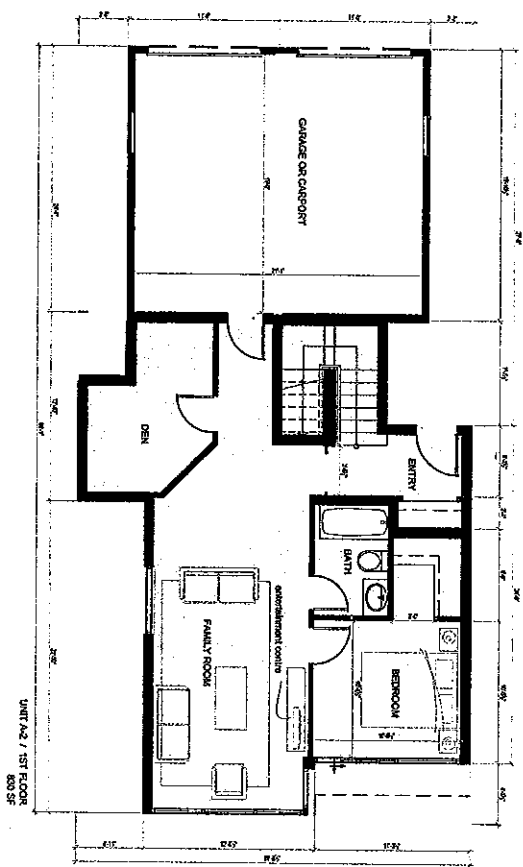
8180 ASH ST.
 RICHMOND, BC
 FOR
 BCHMC

ARCHITECT (RETIRED):
 JULIO GOMBEROFF

UNIT TYPE A-1

DATE: [] [] []
 DRAWN BY: []
 APPROVED BY: []

A-1.04



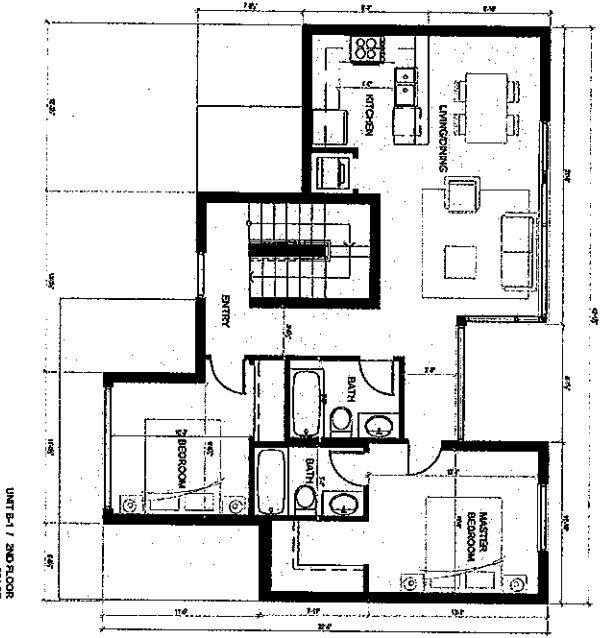
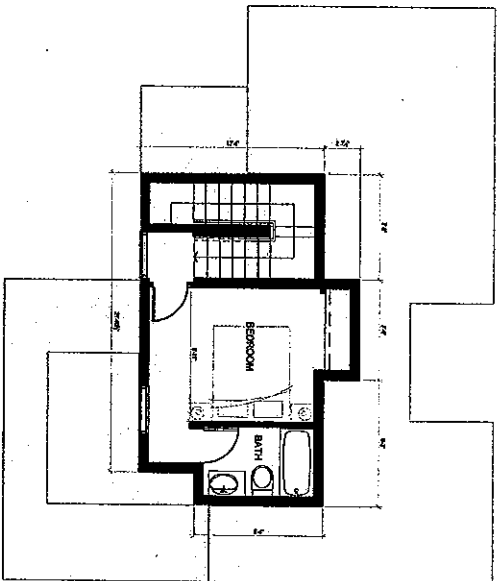
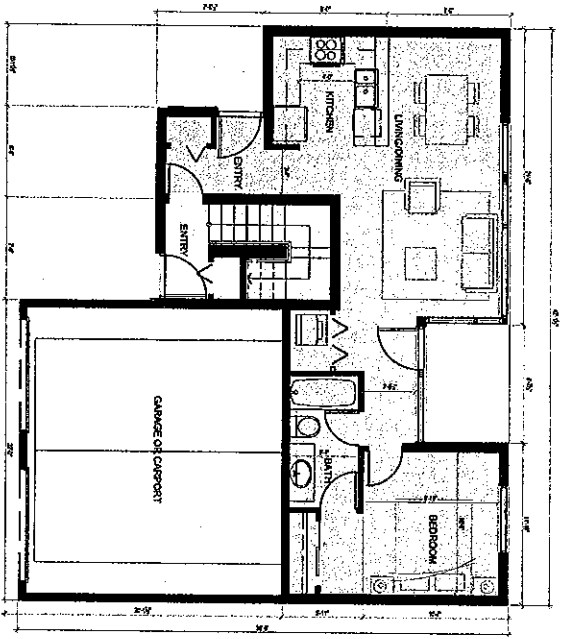
Lot 1,2,3,5 UNIT A-2
TOTAL AREA : 2108 SF

8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

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

DATE:	APR 11, 2011
SCALE:	1/4" = 1'-0"
OWNER:	ARCH

A-1.05



Lot 4,6 UNIT B-1

TOTAL AREA : 2104 SF

TOTAL AREA UNIT B-1a proposed(Basement): 684 SF
 UNIT B-1a allowed(40% of Total Area): 842 SF
 TOTAL AREA UNIT B-1b: 1420 SF

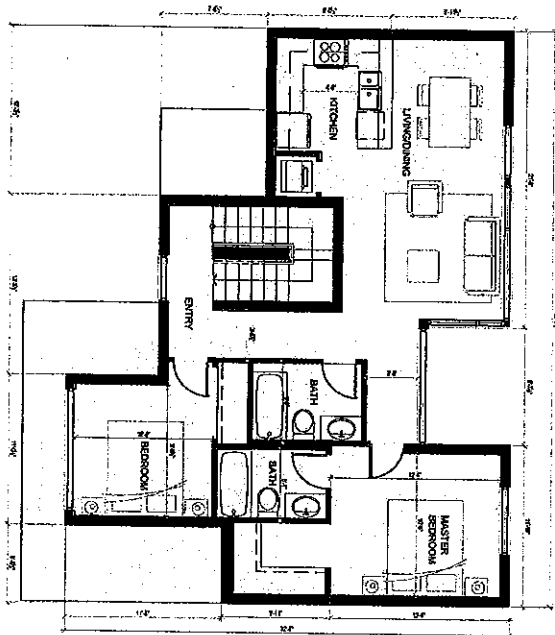
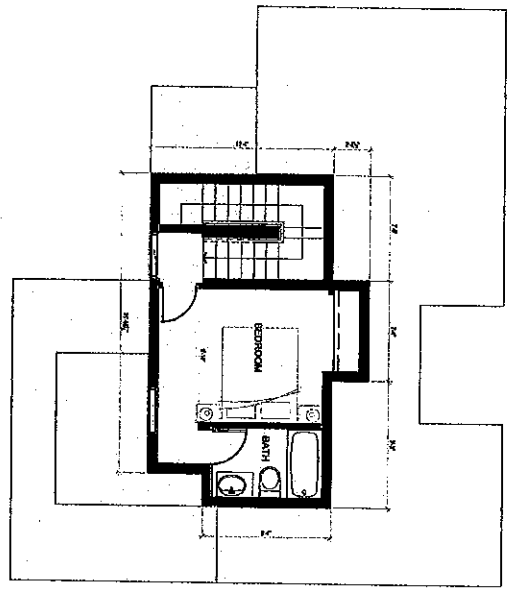
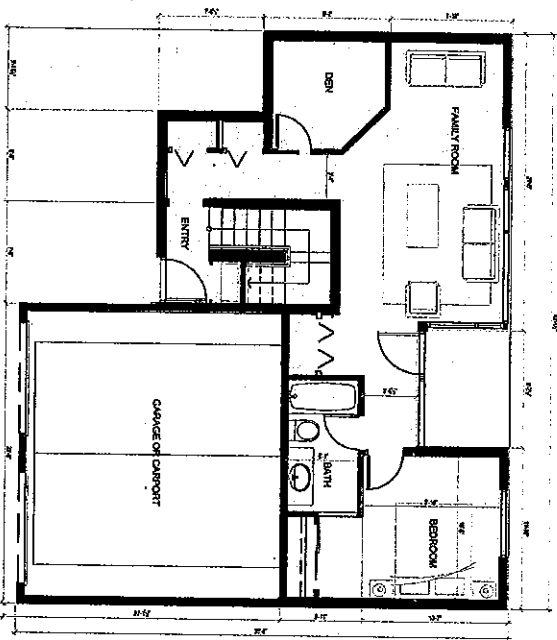
8180 ASH ST.
 RICHMOND, BC
 FOR
 BCHMC

ARCHITECT (RETIRED):
 JULIO SOMBEROFF

UNIT TYPE B-1

DATE: 11/11/2011
 DRAWN BY: J.SOMBEROFF
 CHECKED BY: J.SOMBEROFF

A-1.06



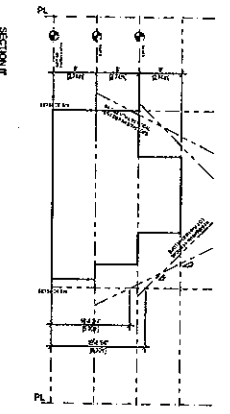
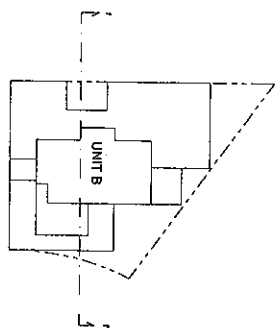
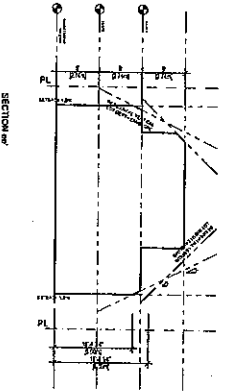
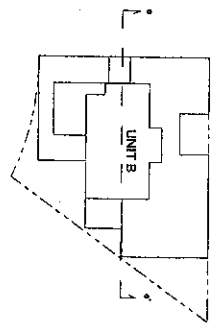
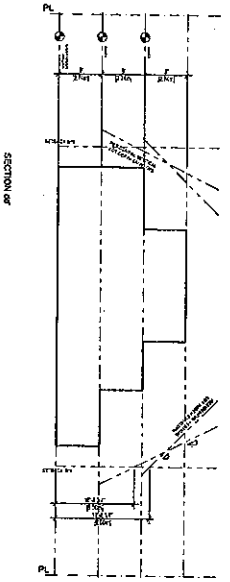
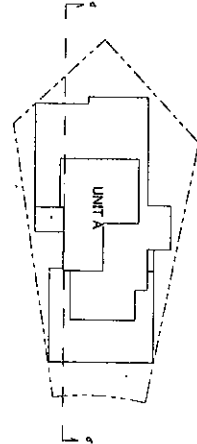
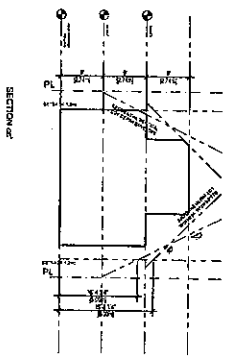
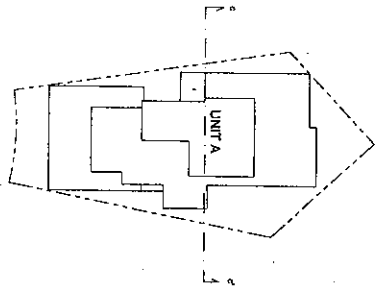
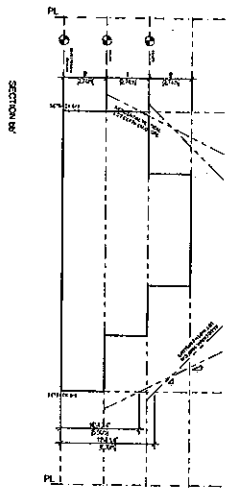
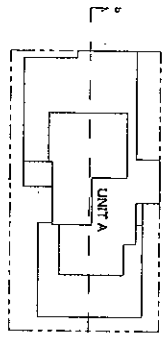
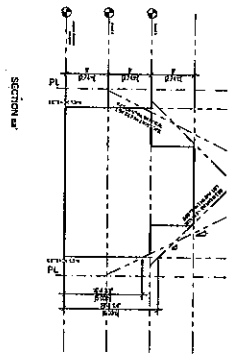
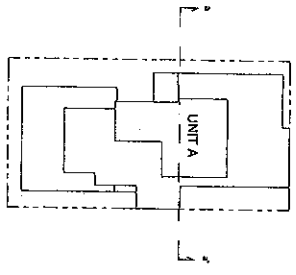
Lot 4,6 UNIT B-2
TOTAL AREA : 2104 SF

8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

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

DATE: JAN 11/2011
DRAWN BY: A.M.B.C.
REVISIONS:

A-1.07



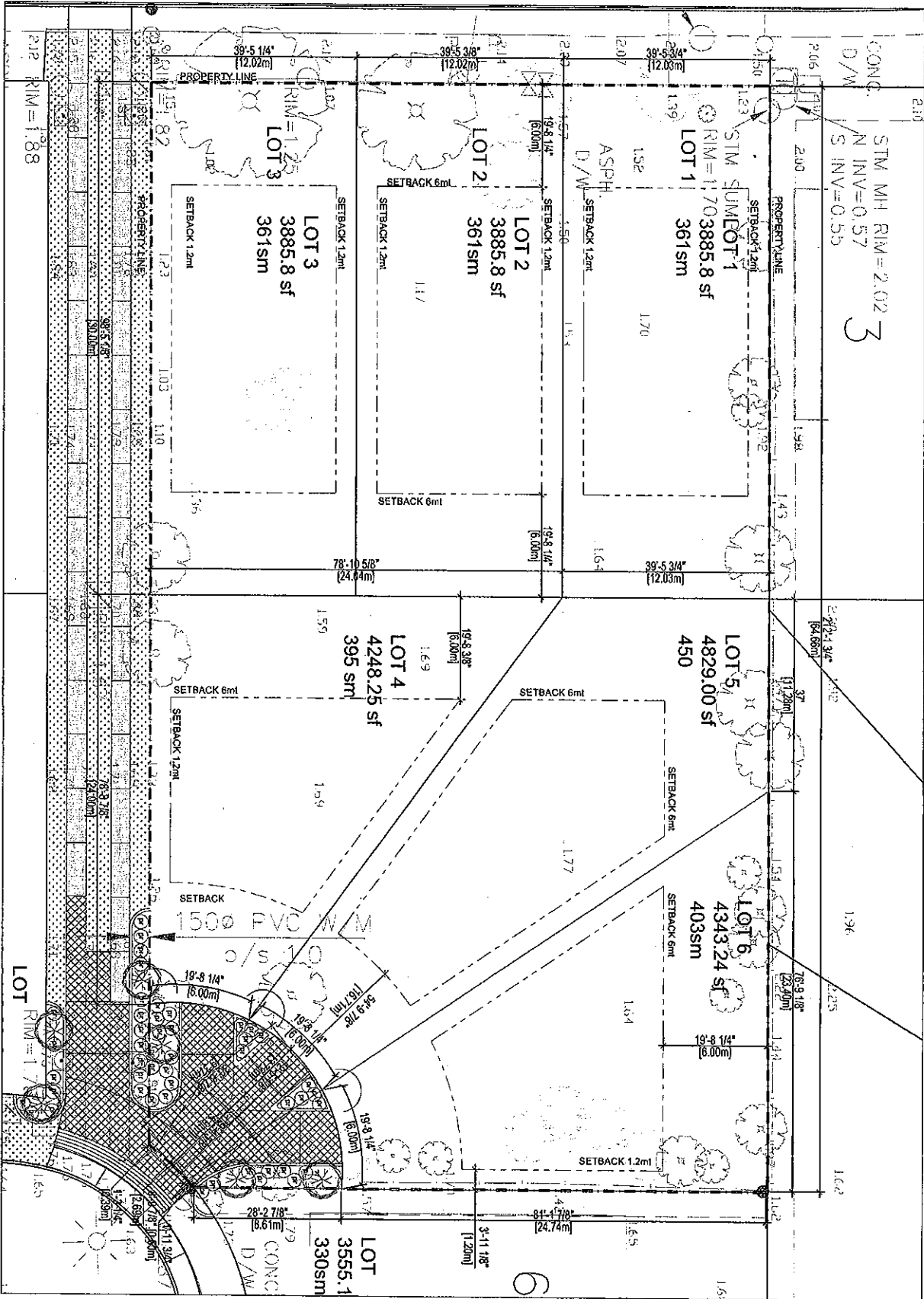
8180 ASH ST.
 RICHMOND, BC
 FOR
 BOHMC

ARCHITECT (RETIRED):
 JULIO GONSBERG

SCHEMATIC
 SECTIONS

DATE: JAN 11, 2011
 SCALE: AS SHOWN
 DRAWN BY: A. BOHMC

A-1.08



LEGEND

- PROPERTY LINE
- SETBACK
- TREE (INDICATED)
- TREE (REMOVED)
- TREE (PLANTED)
- Aspena Maple
- English Laurel
- Arbutus Nutwood
- Existing Powerline
- CRILL

8180 ASH ST.
RICHMOND, BC
FOR
BOHMC

ARCHITECT (RETIRED):
JULIO CAMBEROFF

SITE PLAN
LOT SUBDIVISION

DATE: JAN 11 2011
SCALE: 1/8" = 1'-0"
DRAWN BY: A/BOH

A-1.02



BC Housing

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

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

October 28, 2010

Diana Nolic, Planner II
City of Richmond
6911 No 3 Road,
Richmond, BC V6Y 2C1

**Re: Development Permit Application with respect to property located at 8180 Ash Street
File # DV 10-542375**

Dear Diana,

Pursuant to your list of staff comments regarding our development variance permit, please find below comments specifically related to the affordability of the project and the rationale for the subdivision of the site into six lots versus five lots. All other comments should have been responded to by our consultants.

Affordability of the units:

The goal of the development on Ash Street is to create an affordable homeownership opportunity for families and individuals with low to moderate incomes.

The target population would be first time home owners with a maximum income level of \$61,223. This income level is defined by CMHC as low to moderate. The program would ensure that eligible households could purchase a home at affordable prices and be able to debt service the property within 30% of their income. In addition, each house will include a secondary suites could be rented by the homeowner to help with their mortgage payments.

As families and individuals move on, the units would be maintained as affordable units, through an affordable housing agreement or other form of security on the title, so that new families or individuals would be able to become homeowners.

The purchase price of the homes will be affordable for several reasons. BC Housing will contribute the land at no cost to the project and will also provide the construction financing required to develop the project. BC Housing's interim construction lending rates are highly competitive and contribute to the feasibility of the project. The value of these contributions would be reflected in a reduced purchase price for the houses.

Options for securing BC Housing's contributions include an affordable housing agreement and/or a S219 covenant on title to ensure that the affordable housing units stay affordable and restricted to those households that are eligible based on income. Alternative forms of security could be a second mortgage for land component of the property, that would cover the difference between the market price and the sale price to the affordable home owner, which should be significantly less. These options are still being explored.



6 lots versus 5 lots:

The costs of the development include both soft and hard costs. The incremental difference between five and six lots for soft costs such as municipal site servicing, development cost charges, building permit fees and consultant fees will be relatively minor.

While the incremental difference for the cost of construction would be greater, there would be some construction costs that would be the same regardless of the additional lot including the general requirements of the contractor. These costs would account for approximately 10 – 15% of the overall construction costs.

With the additional lot, all of these costs both soft and hard will be shared across six lots, ultimately reflected in a lower purchase price for the affordable home buyer.

While the land costs are not paid by the affordable home buyer, the land was purchased by BC Housing who has a mandate to provide housing to those in greatest need. BC Housing must ensure maximum benefit of this asset is achieved. By creating an additional lot, more low to moderate families in Richmond will have the opportunity to afford a home.

Affordable home ownership as proposed by BC Housing for the Ash Street site is a component of Richmond's Affordable Housing Strategy and therefore is consistent with the affordable housing goals of the city.

Please don't hesitate to contact me should you require any additional details regarding this important new development for the Richmond community.

Yours sincerely,



Naomi Brunemeyer
Manager, Regional Development
604.456.8849



City of Richmond
 Planning and Development Department

Development Variance Permit

No. DV 10-542375

To the Holder: PROVINCIAL RENTAL HOUSING CORPORATION
 Property Address: 8180 ASH STREET
 Address: 1701 – 4555 KINGSWAY
 BURNABY, BC V5H 4T8

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
 - a) Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
 - b) Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

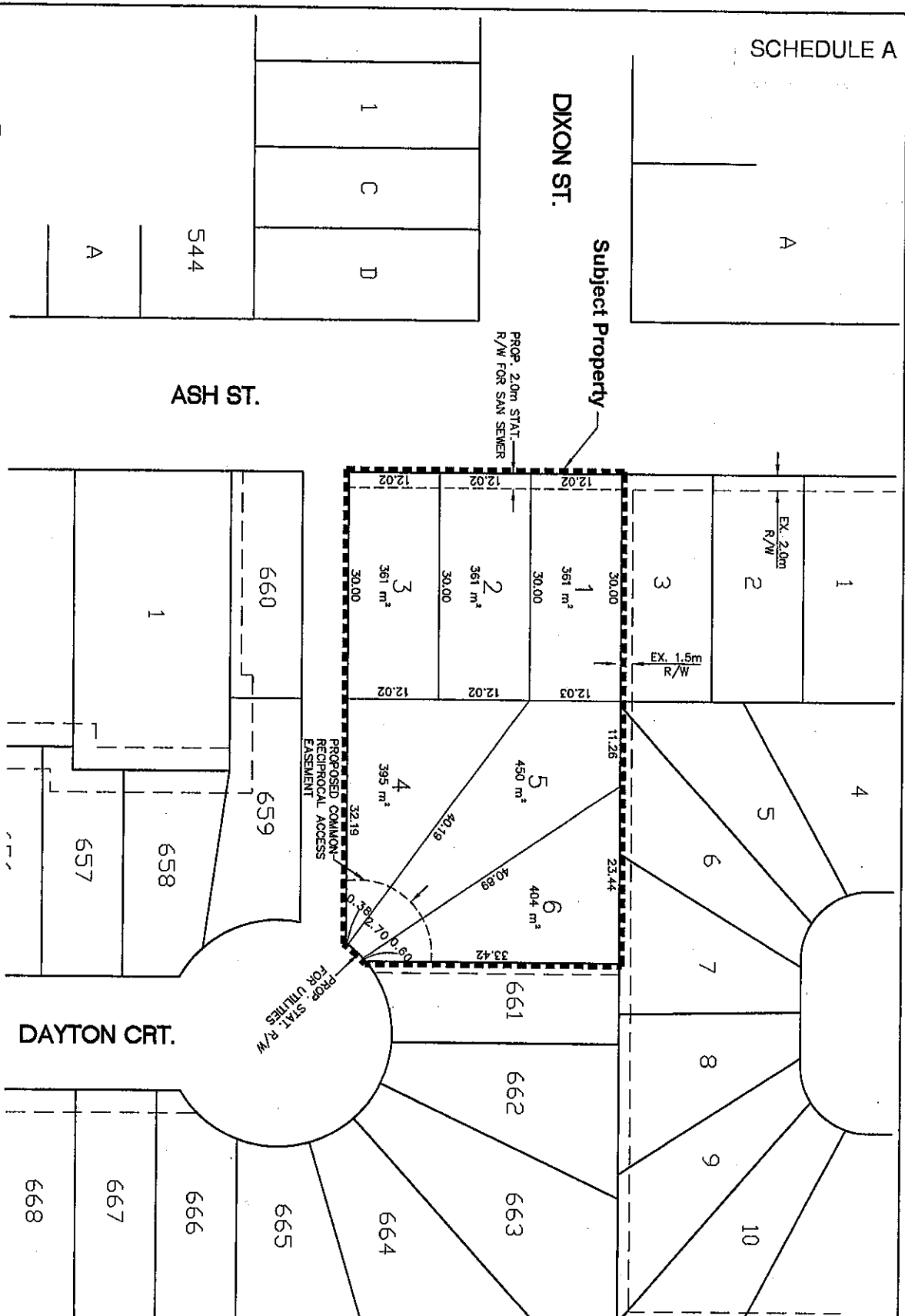
AUTHORIZING RESOLUTION NO. _____
 DAY OF _____, _____

ISSUED BY THE COUNCIL THE _____

DELIVERED THIS _____ DAY OF _____, _____

 MAYOR

SCHEDULE A



**Proposed
Subdivision Plan**

Scale 1:500

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



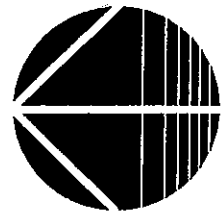
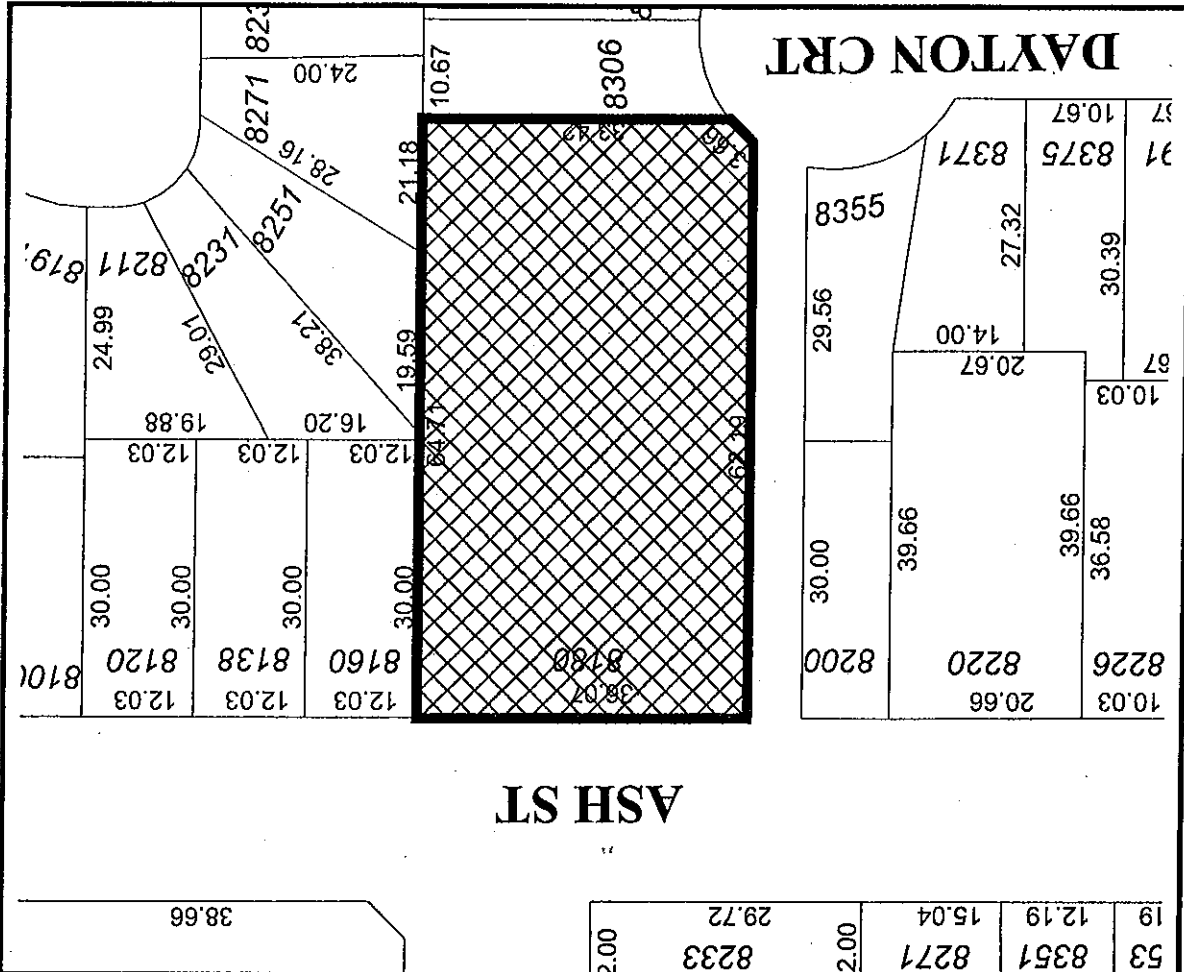
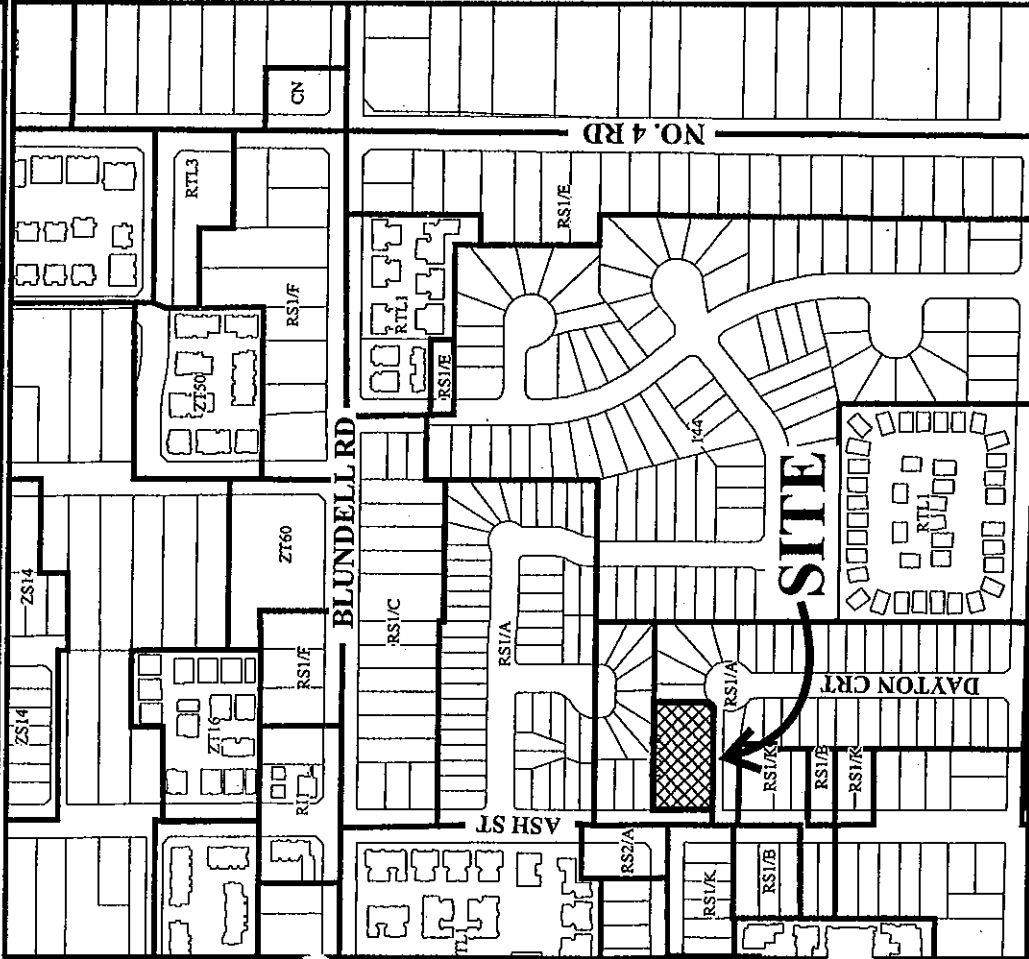
Civic Address:
#8180 Ash Street

Legal Description:
Lot 689, Section 22, Block
4, North Range 6 West
New Westminster District
Plan 67159





City of Richmond



DV 10-542375 SCHEDULE "A"

Original Date: 08/25/10

Revision Date:

Note: Dimensions are in METRES