



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Holger Burke,
Acting Director of Development
Date: August 24, 2005
File: DP 05-298114
Re: **Application by Timothy Tse/Woodridge Developments for a Development Permit at 7751 Acheson Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of four (4) dwelling units at 7751 Acheson Road on a site zoned Comprehensive Development District (CD/120).
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum lot size from 360 m² to 334 m² on the proposed east lot and to 351 m² on the proposed west lot;
 - b) Reduce the side yard setback for the proposed garage from 1.2 m to 0.6 m along the common property line; and
 - c) Permit the attic gable end and bay windows to project approximately 1.8 m horizontal and 3.7 m vertical beyond the residential vertical envelope to Acheson Road.

Holger Burke
Acting Director of Development

TCB:cas
Att.

Staff Report

Origin

Timothy Tse/Woodridge Developments has applied to the City of Richmond for permission to develop four (4) dwelling units in two (2) front/back duplexes at 7751 Acheson Road.

The site is in the process of being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/120) for this project under Bylaw 7878 (RZ 04-273797).

Development Information

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

Background

The subject City Centre Sub-Area site is located on 7751 Acheson Road between No. 3 Road and Minoru Boulevard. (See **Schedule "A" Site Plan.**) The existing development surrounding the site is described as follows:

- | | |
|--------------------------------|---|
| • North: Zoning - R1/E & CD/28 | Existing Development - Single Family & Duplex |
| • East: Zoning - R5 | Existing Development - Duplex |
| • South: Zoning - R1/E | Existing Development - Single Family |
| • West: Zoning - CD/120 | Existing Development - Duplex |

Rezoning and Public Hearing Results

The proposed front-back duplexes with detached garages are appropriate for the site, and consistent with the residential character established along Bennett Road at Minoru Boulevard. During the rezoning process, staff identified several design issues to be resolved at the Development Permit stage. Specifically, additional attention was required to the landscape design, to limit the number of gates and height of fences in the front yard and to ensure direct pedestrian access to each unit from the street along landscaped paths of residential character. These concerns have been addressed.

The proposed front-back duplexes featuring wide front porches, horizontal siding, and front gables with a variety of decorative siding or shingles to give each building a unique character are consistent with the objectives of the Area Plan. A variance is also required to the minimum lot size requirements of CD/120. These variances may be considered in the context of the design review process given the extent of lane dedication and lane right-of-way required.

The Public Hearing for the rezoning of this site was held on Monday, February 21, 2005. At the Public Hearing, neighbouring residents expressed the following concerns with:

- Insufficient retention of mature existing trees and shrubs;
- Lack of replacement with comparable specimens and/or a tree replacement rationale and table; and
- Damage and care of significant remaining mature specimens.

Staff worked with the applicant to address these issues with:

- An arborist's report and replacement criteria based on the health and viability of retention: tree retention and protection are noted on Landscape Plan (Sheet No. 3);
- A tree replacement rationale and tree replacement table: 2:1 tree replacement ratio required. An approximate 1:1 ratio has been provided with five - 8 cm calliper trees. A cash-in-lieu payment of \$3750 is to be paid to the Parks Development Fund by the developer for the balance of the 2:1 replanting equivalent of the tree replacement ratio; and
- An improved streetscape and liveability of the front yards due to increased specimen size: 8 cm calliper trunk diameter in major specimens, 5-7 cm calliper trees in other select species.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance except for the zoning variances noted below. (See attached **Drawings Nos. 1-8**)

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

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- Reduce the minimum lot size from 360 m² to 334 m² on the proposed east lot and to 351 m² on the proposed west lot. **Staff recommend support for this variance due to the nature and extent of the lane dedications and right of way required. This variance was also identified at Rezoning and no concerns were identified at that time.**
- Reduce the side yard setback for the proposed garage from 1.2 m to 0.6 m along the common property line. **Staff recommend support for this variance due to the nature and extent of the lane dedications and right of way required. Similar garage setbacks have been provided at other locations in the immediate area e.g., 7860 Bennett Road (DP 04-270199) and 7920 Bennett Road (DP 04-268922). The setback variance is also required to accommodate the parking pad.**
- Permit the attic gable end and bay windows to project approximately 1.8 m horizontal and 3.7 m vertical beyond the residential vertical envelope to Acheson Road. **Staff recommend support for this variance to maintain consistency with roof pitches and gables in the recent developments to the west, and to increase interest and articulation along the streetscapes (adjacent to the subject site) and along Acheson and Bennett Roads.**

Analysis***Policy:***

Criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan:

- Schedule 1: 9.2 General Guidelines
 9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)
Schedule 2: 2.10 City Centre Area Plan
 2.10B Acheson-Bennett Sub Area Plan

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the surrounding existing residential development.

Urban Design and Site Planning

- The subdivision of the original parcel into two (2) sites is a requirement prior to Building Permit issuance;
- Parking is provided at a rate of 1.5 resident parking spaces per dwelling unit on both east and west lots as required by the CD/120 zoning for a total of 6 required parking stalls;
- Front entrances with a richly articulated street façade enhance the pedestrian fronting character;
- Accessibility is to be maintained by installing blocking to the inside of the walls in all washrooms to facilitate future installation of grab bars/handrails;
- Individual mail boxes will be provided in the stone fence posts to Acheson Road; and
- Garbage and recycling are to be brought out to Acheson Road until the lane is fully constructed, and garbage and recycling pick-up is possible from the lane.

Architectural Form and Character

- The massing and style of the building forms are compatible and contribute to a consistent streetscape image and presence;
- The proposed building materials (narrow-profile Hardi-plank siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines and Sub-Area Plan; and
- The elevations are similar from the street but are distinguished somewhat through the use of varied trim colour schemes.

Landscape Design and Open Space Design

- The landscape plan includes a re-planting scheme with tree replacement rationale and table that will integrate well with the existing streetscape;
- Tree retention includes the mature chestnut tree to the Acheson Road boulevard;
- Side-yard fences along the property line will be 1.8 m; front yard fences along the property line will be 1.2 m fences;
- Grasscrete pavers with grass are to be utilized for the wheel strips in parking areas. These materials will improve the permeability of the site;

- Each unit has a private yard for individual outdoor amenity space; and
- A cash-in-lieu payment of \$3750 is to be paid to the Parks Development Fund by the developer for the balance of the 2:1 replanting equivalent of the tree replacement ratio.

Crime Prevention Through Environmental Design

- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.

Advisory Design panel Comments

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

Conclusions

The applicant has satisfactorily addressed design issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Terence Brunette
Planner

TCB:cas

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$12,325 (based on total floor area of 6162 sq. ft.);
- Adoption of rezoning Bylaw 7878 and fulfillment of all rezoning conditions; and
- Cash-in-lieu payment of \$3750 to the Parks Development Fund for the balance of the 2:1 replanting equivalent of the tree replacement ratio.



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet
Development Applications Department**

DP 05-298114

Attachment 1

Address: 7751 ACHESON ROAD, RICHMOND, B.C. (EAST LOT & WEST LOT)

Applicant: TIMOTHY TSE/WOODRIDGE DEVELOPMENTS LTD. Owner: WOODRIDGE DEVELOPMENTS LTD.

Planning Area(s): ACHESON BENNETT SUB-AREA

Floor Area Gross: 278.47 m² (East Lot) Net: 232.30 m² (East Lot)
Gross: 294.19 m² (West Lot) Net: 245.94 m² (West Lot)

	Existing	Proposed
Site Area	746.96 m ²	334.12 m ² (East Lot) 351.58 m ² (West Lot)
Land Uses	SINGLE FAMILY	DUPLEX
OCP Designation	RESIDENTIAL LOW-MEDIUM DENSITY	SAME
Zoning:	R1/E	CD/120
Number of Units	1	2 (East Lot) 2 (West Lot)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	MAX.70 %	69.53 % (East Lot) 69.91 % (West Lot)	none permitted
Lot Coverage:	Max. 45 %	44.96 %	NONE
Setback – Front Yard:	Min. 4.50 m	4.50 m	NONE
Setback – Side Yard (East):	Min. 1.20 m	1.20 m	NONE
Setback – Side Yard (West):	Min. 1.20 m	1.20 m	Garage Setback 0.6 m along Common Property Line
Setback – Rear Yard:	Min. 1.20 m	1.20 m	NONE
Height (m):	Max. 9.00 m	9.00 m	Vertical Residential Envelope 3.7 m Front Gable
Lot Size:	360. m ²	334.12 m ² (East Lot) 351.58 m ² (West Lot)	25.88 m ² (East Lot) 8.42 m ² (West Lot)
Off-street Parking Spaces – Resident/Commercial:	1.5 PER UNIT and NO VISITOR	1.5 PER UNIT and NO VISITOR	NONE
Off-street Parking Spaces – Accessible:	NOT REQUIRED	0	NONE
Off-street Parking Spaces – Total:	3	3	NONE
Tandem Parking Spaces:	not permitted	0	NONE
Indoor Amenity Space:	Min. 0 m ²	0	NONE
Outdoor Amenity Space:	Min. 0 m ²	0 m ²	NONE



City of Richmond
Urban Development Division

Development Permit

No. DP 05-298114

To the Holder: TIMOTHY TSE/
WOODRIDGE DEVELOPMENTS

Property Address: 7751 ACHESON ROAD

Address: 5271 MERGANSER DRIVE
RICHMOND BC V7E 3X8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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 and Development Bylaw No. 5300" is hereby varied to:
 - (a) Reduce the minimum lot size from 360 m² to 334 m² on the proposed east lot and to 351 m² on the proposed west lot;
 - (b) Reduce the side yard setback for the proposed garage from 1.2 to 0.6 m along the common Property Line; and
 - (c) Permit the attic gable end and bay windows to project approximately 1.8 m horizontal and 3.7 m vertical beyond the residential vertical envelope to Acheson Road.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans No. 1 to No. 8 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of **\$12,325.** to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the

To the Holder: TIMOTHY TSE/
WOODRIDGE DEVELOPMENTS

Property Address: 7751 ACHESON ROAD

Address: c/o 5271 MERGANSER DRIVE
RICHMOND, BC V7E 3X

security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

7. 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 and the security shall be returned in full.
8. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

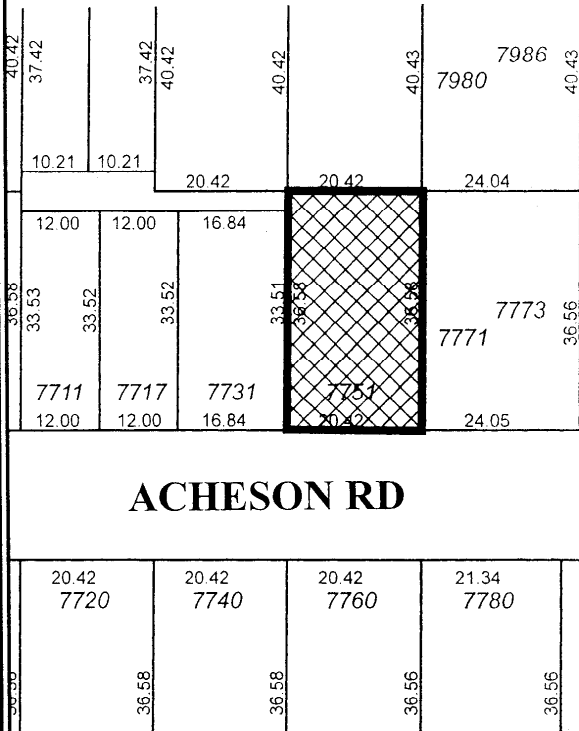
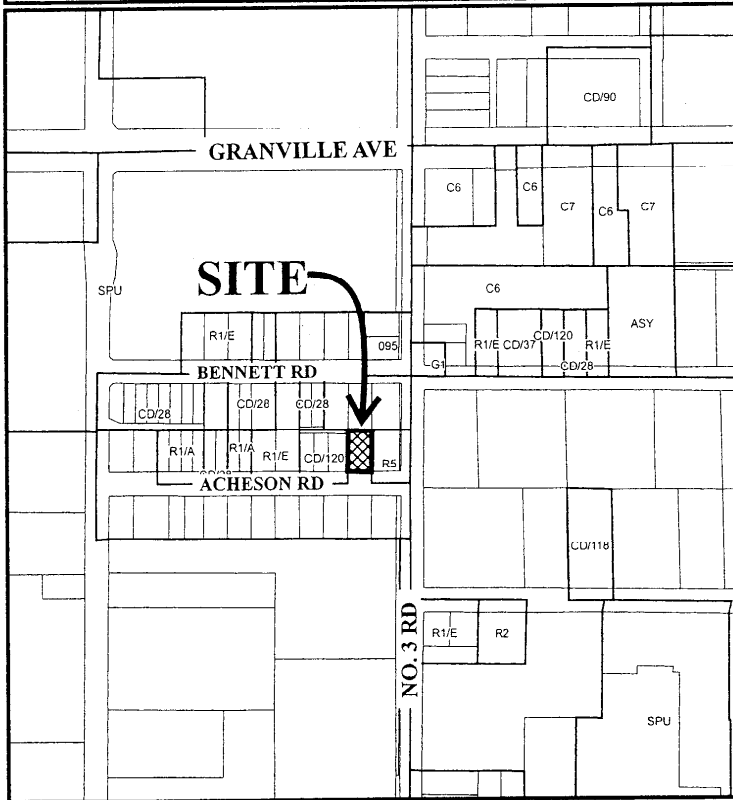
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



NO. 3 RD

85.28



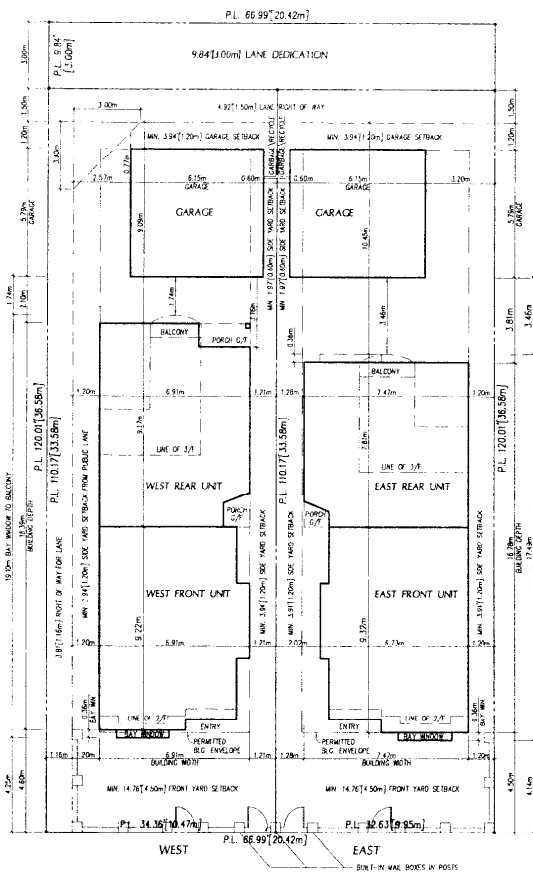
DP 05-298114
SCHEDULE "A"

Original Date: 04/28/05

Revision Date:

Note: Dimensions are in METRES

NOTE VARIANCE TO
SIDE YARD SETBACK



PLAN #1 - SITE PLAN - SETBACKS

PROPOSED SUBDIVISION & DUPLEXES PROJECT DATA

CURRENT ADDRESS: 7751 ACHESON ROAD
RICHMOND, B.C.

LEGAL DESCRIPTION: LOT 11, BLOCK 4 NORTH,
SECTION 17,
RANGE 6 WGS1, PLAN 10313

ZONING: EXISTING: R1/E
PROPOSAL: LU/7ZU

EXISTING LOT
WIDTH 20.42 m
DEPTH 36.58 m
AREA 746.96 sq m

REQUIRED DEDICATIONS AND RIGHT OF WAYS
REAR LANE DEDICATION 3.00 m
REAR LANE RIGHT OF WAY 1.50 m
SIDE LANE RIGHT OF WAY 1.16 m

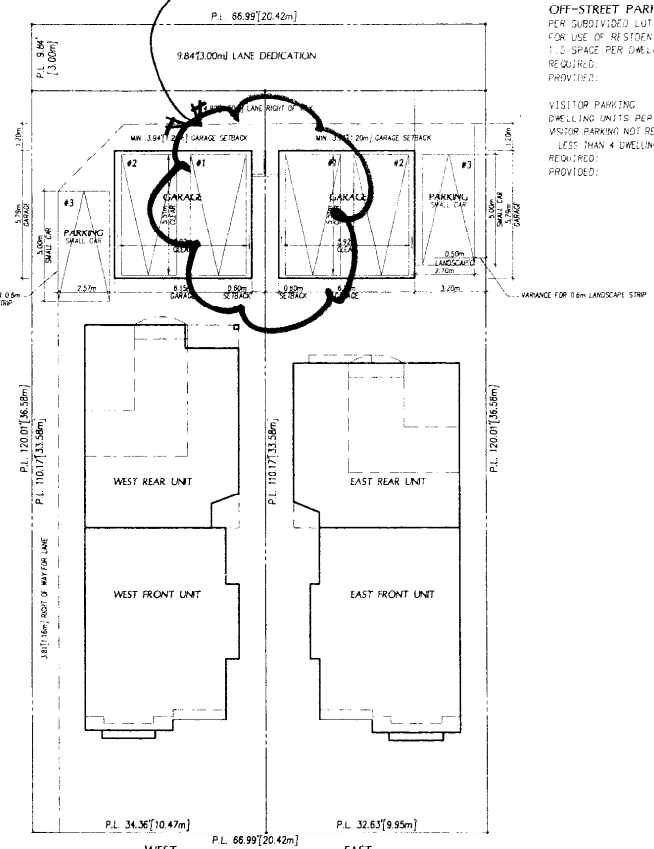
LOTS AFTER SUBDIVISION
WEST LOT EAST LOT
WIDTH 10.47 9.95 m
DEPTH 33.58 33.58 m
LOT AREA 351.58 334.12 sq m

PROPOSAL FOR WEST LOT
LOT AREA 351.58 sq m
FLOOR SPACE RATIO
ALLOWED 70.00% 246.11 sq m
PROPOSED 69.95% 245.94 sq m
(AREA ALLOCATIONS SEE AREA OVERLAY)

SITE COVERAGE
ALLOWED 45.00% 158.21 sq m
PROPOSED BUILDING 122.50 sq m
GARAGE 35.61 sq m
44.97% 158.11 sq m

PROPOSAL FOR EAST LOT
LOT AREA 334.12 sq m
FLOOR SPACE RATIO
ALLOWED 70.00% 233.88 sq m
PROPOSED 69.53% 232.30 sq m
(AREA ALLOCATIONS SEE AREA OVERLAY)

SITE COVERAGE
ALLOWED 45.00% 150.35 sq m
PROPOSED BUILDING 114.61 sq m
GARAGE 35.61 sq m
44.96% 150.22 sq m



PLAN #2 - PARKING PLAN

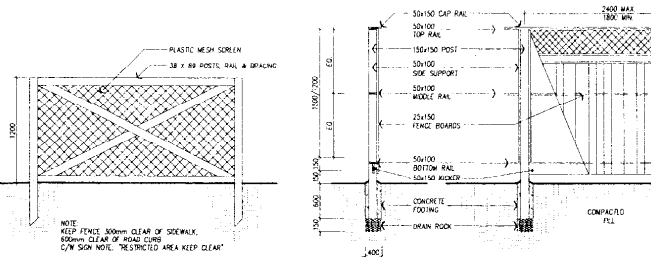
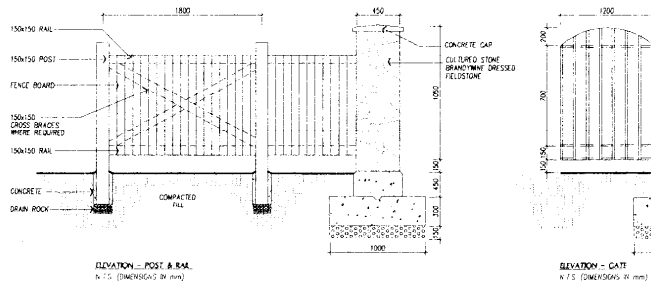
TRANSPORTATION AND TRAFFIC NOTES

- Concrete temporary driveway of a minimum of 4m constructed with led-downs.
- Covenant to be registered on title to close the lot Road when the back lane is functional. Developer reinstating driveway when temporary access is closed.
- The number of off-street parking must meet City no parking is allowed on Acheson Road from 8 am to 6 pm.
- A construction parking and traffic management plan transportation Department to include: location for deliveries, workers, loading, application for request (including dates, times, and duration), and proper controls as per Traffic Control Manual for Works on Transportation and MMCD Traffic Regulation Section.

EXISTING SKAMORE MARK
TO BE REMOVED.

LANDSCAPE NOTE

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 fences shall be snow fence or equivalent solid fence material. The tree protection fence shall be clearly signed "Tree Retention Area - Keep Out" using either flagging, tape or custom - made signs.
2. Provide tree wells and/or creative grading of the ground away from vegetation to facilitate retention of existing trees and woody/hedgerow vegetation. Where tree wells are to be constructed, the wells should be a maximum distance of 1.5 times the distance from the trunk of the tree to the drip line.
3. Pruning, root pruning, and all work within 1.5 times the existing trees' drip - line shall be supervised by an Arborist.
4. No excavation, storage of materials, parking, preloading, or filling shall occur within the drip - line of the trees being preserved.



TREE PROTECTION

N.T.S. (DIMENSIONS IN mm)

SECTION - CEDAR FENCE

N.T.S. (DIMENSIONS IN mm)

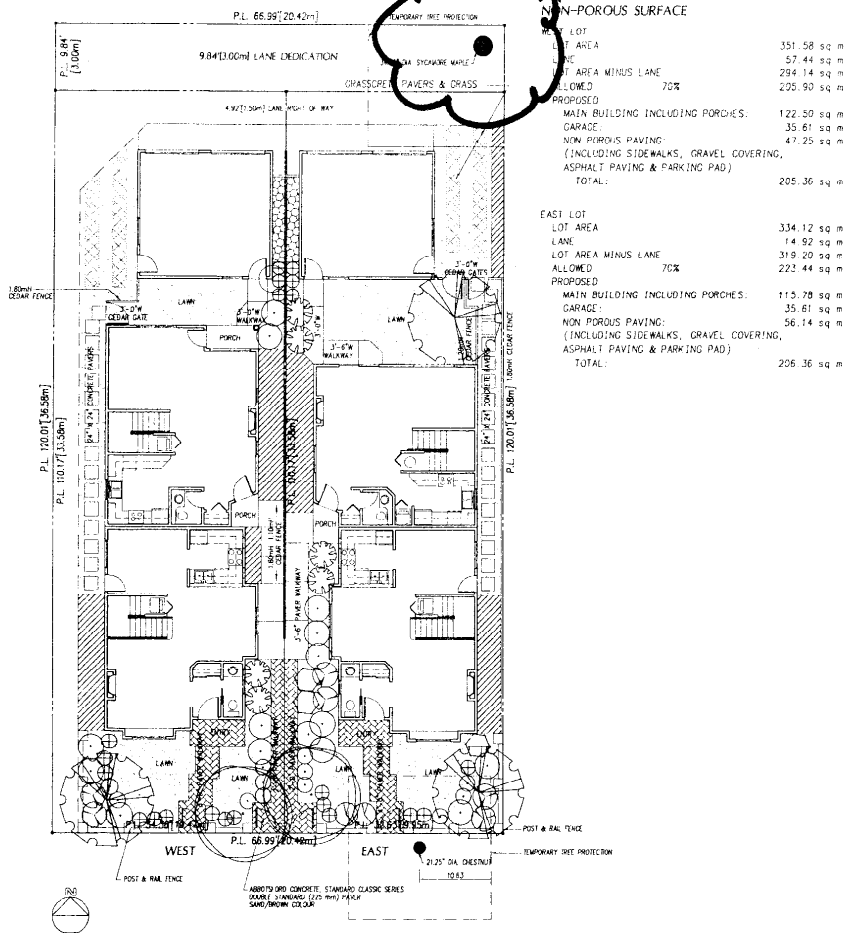
ELEVATION - CEDAR

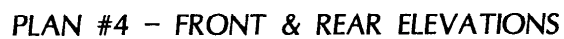
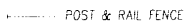
N.T.S. (DIMENSIONS IN mm)

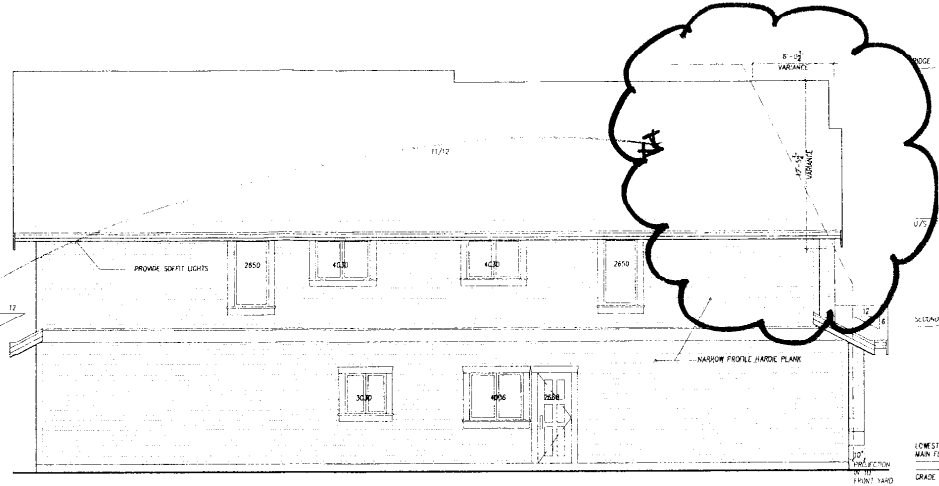
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	3	8 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	2	8 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'LOUISE GABLE'	PINK AZALEA	12	#2 POT	85 CM. O.C.	PLANTS IN THE PLANT LIST ARE
	AZALEA JAPONICA 'HARDY CRIMSON'	CRIMSON AZALEA	21	#2 POT	85 CM. O.C.	THE LANDSCAPE CANADA GUIDE
	ABELIA 'EDWARD & MARY'	EDWARD & MARY ABELIA	2	#3 POT	90 CM. O.C.	NURSERY STOCK AND THE BOV.
	RHODODENDRON YAKUSHIMANUM 'CRETE'	YAK. RHODODENDRON	15	#3 POT	90 CM. O.C.	CONTAINER GROWN PLANTS
	RHODODENDRON 'FINLAY'	FINLAY RHODODENDRON	6	#3 POT	90 CM. O.C.	ALL LANDSCAPING AND LANDSC.
	VIBURNUM TINUS 'DWARF'	SPRING BOUQUET VIBURNUM	2	#3 POT	90 CM. O.C.	THE LATEST EDITION OF THE BC
	RHODODENDRON YAKUSHIMANUM 'TEDDY BEAR'	YAK. RHODODENDRON	6	#3 POT	90 CM. O.C.	
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	85	#1 POT	45 CM. O.C.	
	WASHED RIVER ROCK					

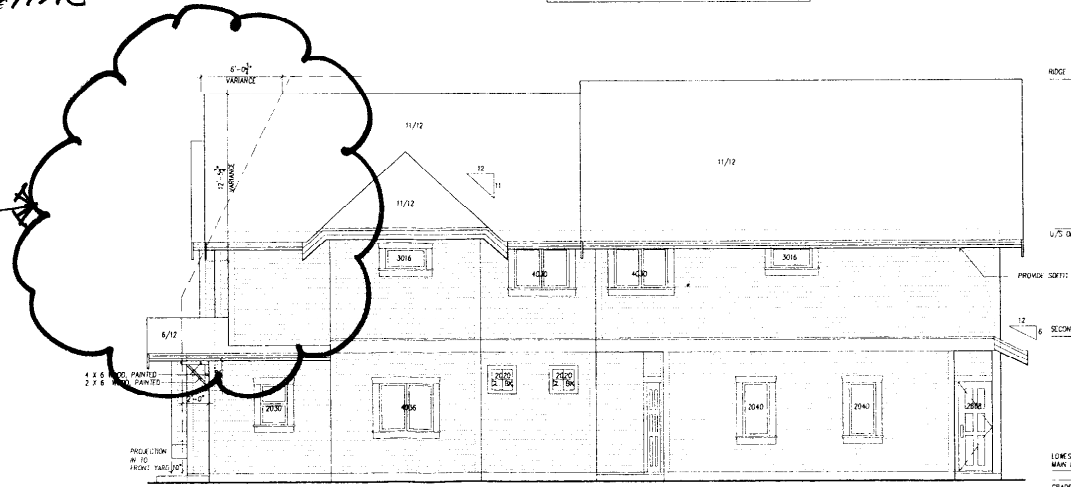
PLAN #3 - LANDSCAPE PLAN







NOTE VARIANCE TO
VERTICAL RESIDENTIAL
ENVELOPE.



SIDE ELEVATION (EAST)

LIMITING DISTANCE	11.70 ft
EXPOSED BUILDING FACE	11.62 ft (11.62 ft)
UNPROTECTED OPENINGS	11.62 ft (11.62 ft)
ALLOWED UNPROTECTED OPENINGS	11.62 ft

ALL BEDROOM WINDOWS CONFORM TO B.C.B.C. 9.7.1.1(1) & 9.7.1.1(2)
EACH BEDROOM SHALL HAVE AT LEAST ONE OUTSIDE WINDOW
OPERABLE FROM INSIDE W/O USE OF TOOLS OR SPECIAL KNOWLEDGE
C/FW UNPROTECTED OPENINGS W/ AREAS NOT LESS THAN 2.00 sq. ft.
AND NO DIMENSIONS LESS THAN 36" min.
THE BOTTOM OF THE OPENING SHALL HAVE A HEIGHT OF NOT MORE THAN
1.5m ABOVE THE FLOOR.

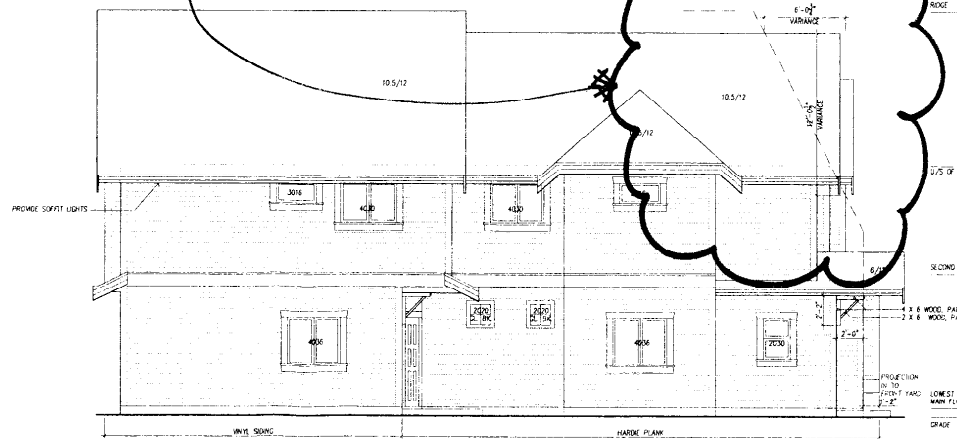
PLAN #5 – SIDE ELEVATIONS OF WEST BUILDING

NOTE VARIANCE TO
URBETAL RESIDENTIAL ENVELOPE.

SIDE ELEVATION (EAST)

LIMITING DISTANCE:	1.20 m
EXPOSED BUILDING FACE:	1124.96 SF (102.69 sq ft)
UNPROTECTED OPENINGS:	1.20 SF (0.11 sq ft)
ALLOWED UNPROTECTED OPENINGS:	7.04

ALL BEDROOM WINDOWS CONFORM TO B.C.B.C. 9.7.1.3.(1) & 9.7.1.3.(2)
EACH BEDROOM SHALL HAVE AT LEAST ONE OUTSIDE WINDOW
OPENABLE FROM INSIDE W/O USE OF TOOLS OR SPECIAL KNOWLEDGE
1.7M UNPROTECTED OPENINGS W/ AREAS NOT LESS THAN 0.35 sq m
AND NO OVERHANGS LESS THAN 300 mm
THE BOTTOM OF THE OPENING SHALL HAVE A HEIGHT OF NOT MORE THAN
1.5m ABOVE THE FLOOR

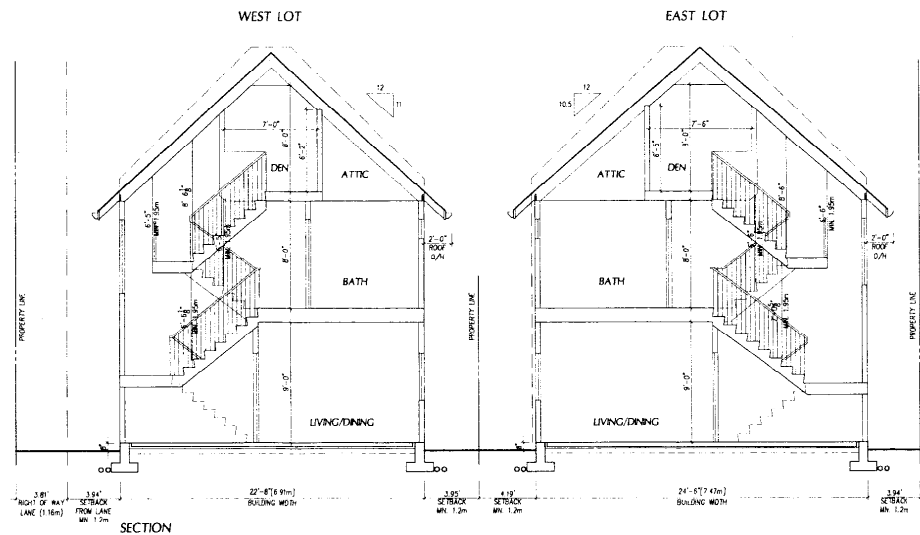
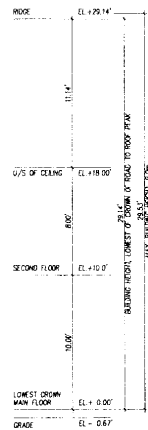


SIDE ELEVATION (WEST)

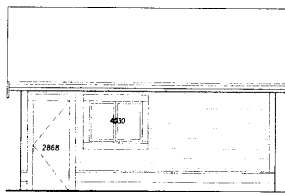
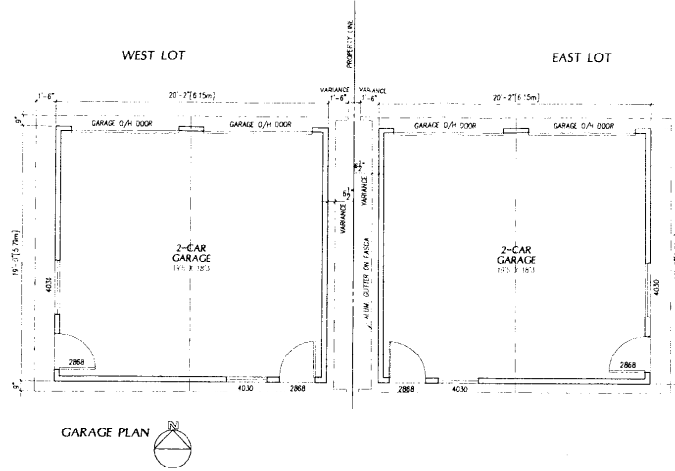
LIMITING DISTANCE:	1.20 m
EXPOSED BUILDING FACE:	1124.96 SF (102.69 sq ft)
UNPROTECTED OPENINGS:	1.20 SF (0.11 sq ft)
ALLOWED UNPROTECTED OPENINGS:	7.04

ALL BEDROOM WINDOWS CONFORM TO B.C.B.C. 9.7.1.3.(1) & 9.7.1.3.(2)
EACH BEDROOM SHALL HAVE AT LEAST ONE OUTSIDE WINDOW
OPENABLE FROM INSIDE W/O USE OF TOOLS OR SPECIAL KNOWLEDGE
1.7M UNPROTECTED OPENINGS W/ AREAS NOT LESS THAN 0.35 sq m
AND NO OVERHANGS LESS THAN 300 mm
THE BOTTOM OF THE OPENING SHALL HAVE A HEIGHT OF NOT MORE THAN
1.5m ABOVE THE FLOOR

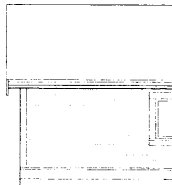
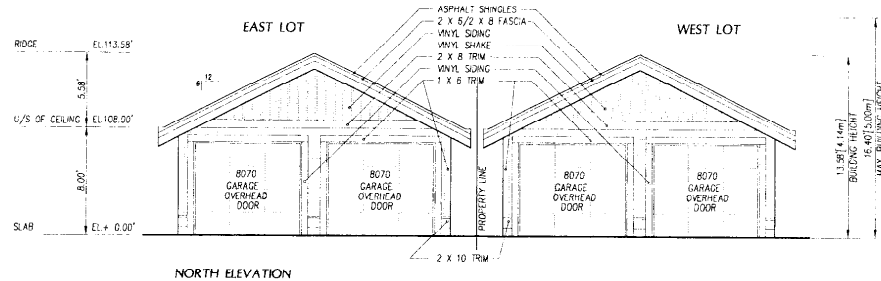
PLAN #6 – SIDE ELEVATIONS OF EAST BUILDING



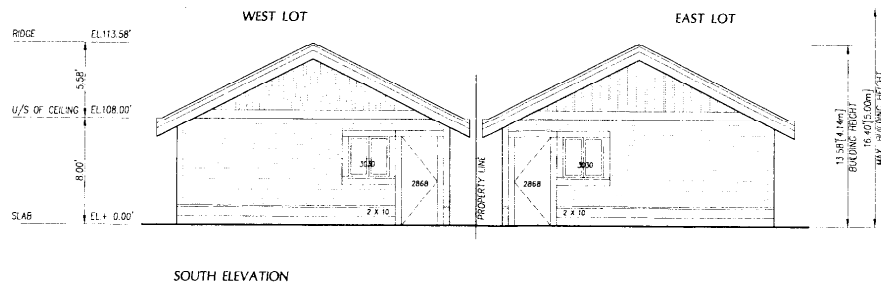
PLAN #9 - SECTION



EAST ELEVATION



WEST ELEVATION



PLAN #10 - GARAGE