



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: October 21, 2008
File: DP 07-396698
Re: **Application by Townline Ventures 15 Limited for a Development Permit at 7660 Acheson Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) front-to-back duplexes at 7660 Acheson Road on a site zoned "Comprehensive Development District (CD/28)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Permit 0.9 m building projections into the front yard setback;
 - b) Permit 0.6 m building projections into the rear yard setback;
 - c) Reduce the side yard setback to 0.87 m along the proposed common property line.

A handwritten signature in cursive script that reads "Brian Jackson".

Brian J. Jackson, MCIP
Director of Development

BJJ:tcb
Att. 1

Staff Report

Origin

Townline Ventures 15 Limited has applied to the City of Richmond for permission to develop two (2) front-to-back duplexes at 7660 Acheson Road on a site zoned Single Family Housing District, Subdivision Area (R1/E). The site currently contains single family dwelling.

The site is being rezoned from Single Family Housing District, Subdivision Area (R1/E) to Comprehensive Development District (CD/28) for this project under Bylaw 8423 (RZ 07-396695).

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

Development surrounding the subject site is as follows:

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

Rezoning and Public Hearing Results

During the rezoning process, minor issues were identified. Staff worked with the Applicant to ensure that:

- The Design Guidelines were fulfilled through varied building mass and elevations (bay windows, hipped roofs and columned entry porches), varied fenestration (subtle mullion variations), upgraded cladding (hardi-plank throughout), and a subtle natural colour palette.
- The requested variances (based on drawings submitted at rezoning) were reviewed:
 - 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.

The Public Hearing for the rezoning of this site was held on October 20, 2008. At the Public Hearing, two (2) neighbours expressed concerns with potential noise and traffic during construction.

These concerns will be addressed through the standard rezoning requirement for a *Construction Parking and Traffic Management Plan* to be submitted prior to issuance of a Building Permit.

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 with the Comprehensive Development District (CD/28) except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The proposed CD/28 Zone does not contain provisions to enable projections (e.g., roof overhangs, porches, bay-windows) into required setbacks. Variations will be required to enable minor projections to maintain the desired form and character encouraged by the *OCP-Acheson Bennett Sub-Area Plan*. The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- (1) Permit 0.9 m building projections into the front yard setback to accommodate front porticos and bay windows;
(Staff recommends support for this variance as the façade articulation provides an improved streetscape and is consistent with other similar projects in the same Comprehensive Development District (CD/28) zone.)
- (2) Permit 0.6 m bay window projections into the rear yard setback.
(Staff recommends support for this variance as the rear yard is large, perimeter landscaping and fencing is provided in an effort to limit privacy concerns.)
- (3) Reduce the side yard setback to 0.87 m along the proposed common property line.
(Staff recommends support as this variance is a function of the proposed subdivision. Access is maintained to the rear yards. Rated wall assemblies to address Building Code/Spatial Separation issues will be detailed at Building Permit.)

Advisory Design Panel Comments

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

Analysis

Policy

Broad criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan (OCP):

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

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the finer grain of the character evolving in the surrounding residential development.

Urban Design and Site Planning

- The subdivision of the subject site into two (2) lots requires a separate application. The subdivision must be approved prior to issuance of a building permit. A cross-access easement for the shared driveway will be secured at subdivision.
- Parking will be provided at a rate of 1.0 resident parking spaces per dwelling unit as required by the Comprehensive Development District (CD/28) zoning. No visitor parking is required in CD/28 if there are less than four (4) dwelling units per lot; and

- 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.

Architectural Form and Character

- The form of development is similar to the new townhouses previously approved at 7562/7566 Acheson Road.
- 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. The massing and style of the building forms are compatible and contribute to a consistent streetscape image and presence.
- The proposed building materials (brick, hardi-plank siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines and Sub-Area Plan.

Landscape Design and Open Space Design

A Landscape Plan, Tree Survey and a Landscape Architect/Arborist's report have been submitted by the applicant.

- The site currently has two (2) bylaw-sized trees on site. The Landscape Architect/Arborist's report indicates that only one (1) of the trees is viable for retention. This tree is in the south west unit's rear yard adjacent to the west property line. The second bylaw-sized tree (recommended for removal) has multiple trunks, evidence of poor pruning practice, and much open decay. Viability has been compromised with hazard increasing over time.
- A Landscape Plan has been submitted which proposes retention of the viable existing tree, and planting a total of six (6) trees (e.g., Serbian Spruce, Maples, Magnolia). Additional small and medium-size shrubs, predominantly broad-leafed evergreens (e.g., Rhododendrons, Boxwood, Privet), will also be planted.
- The Landscape Plan will integrate well with the existing streetscape.
- In order to ensure that this landscaping work is undertaken, the applicant will be required to provide a landscape security letter of credit with the Development Permit.
- Given the size of the project overall, the small number of bedrooms in each unit, the provision of private yard space for each unit and the proximity to Brighthouse Park, communal outdoor amenity space is not provided.
- A low wall with brick piers and a metal picket fence (incorporating decorative light fixtures) defines the private outdoor space for the front units and completes the character of the proposed development.

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.
- Effective lighting of buildings, open spaces, parking areas, and along the drive aisles will be provided.

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., \$4,422.26) towards the City's Affordable Housing Reserve was secured through the rezoning.

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.

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 recommends support of this Development Permit application.



Terence Brunette
Planner 2

TCB:tcb

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$11,092 (based on total floor area of 5,546 ft²).

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

DP 07-396698 **Attachment 1**

Address: 7660 Acheson Road

Applicant: Townline Ventures 15 Limited Owner: Townline Ventures 15 Limited

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

Floor Area Gross: 526 m² Floor Area Net: 408 m²

	Existing	Proposed
Site Area:	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
Zoning:	R1/E	CD/28
Number of Units:	1 (Single Family Dwelling)	4 (Duplex on Each Parcel)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage:	Min. 45%	44.7%	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	Yes (0.3 m Bay, 0.9m Porch)
Setback – Rear Yards (m)	Min. 6.0 m	6.0 m	Yes (0.6 m Bay)
Setback – Side Yards (m) Setback – Side Yards (m)	Min. 1.2 m/ 0.6 m Min. 1.2 m/ 0.6 m	1.2 m/ 0.6 m 1.2 m/ 0.6 m	Yes (0.87 m to common property line)
Height (m):	Max. 9 m	7.8 m	No
Lot Size:	Min. 312 m ² to Max. 1560 m ²	373.5 m ²	none
Off-street Parking Spaces – Regular/Commercial:	1 (R) and 0 (V) per unit	1 (R) and 0 (V) per unit	none
Total off-street Spaces:	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



No. DP 07-396698

To the Holder: TOWNLINE VENTURES 15 LIMITED
Property Address: 7660 ACHESON ROAD
Address: 13575 COMMERCE PARKWAY – UNIT 120
RICHMOND, BC V6V 2L1

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) Permit 0.9 m building projections into the front yard setback;
 - (b) Permit 0.6 m building projections into the rear yard setback;
 - (c) Reduce the side yard setback to 0.87 m along the proposed common property line.
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 #1 to #6 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 \$11,092 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 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.

Development Permit

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

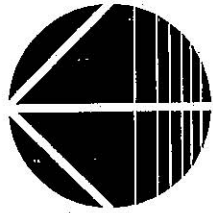
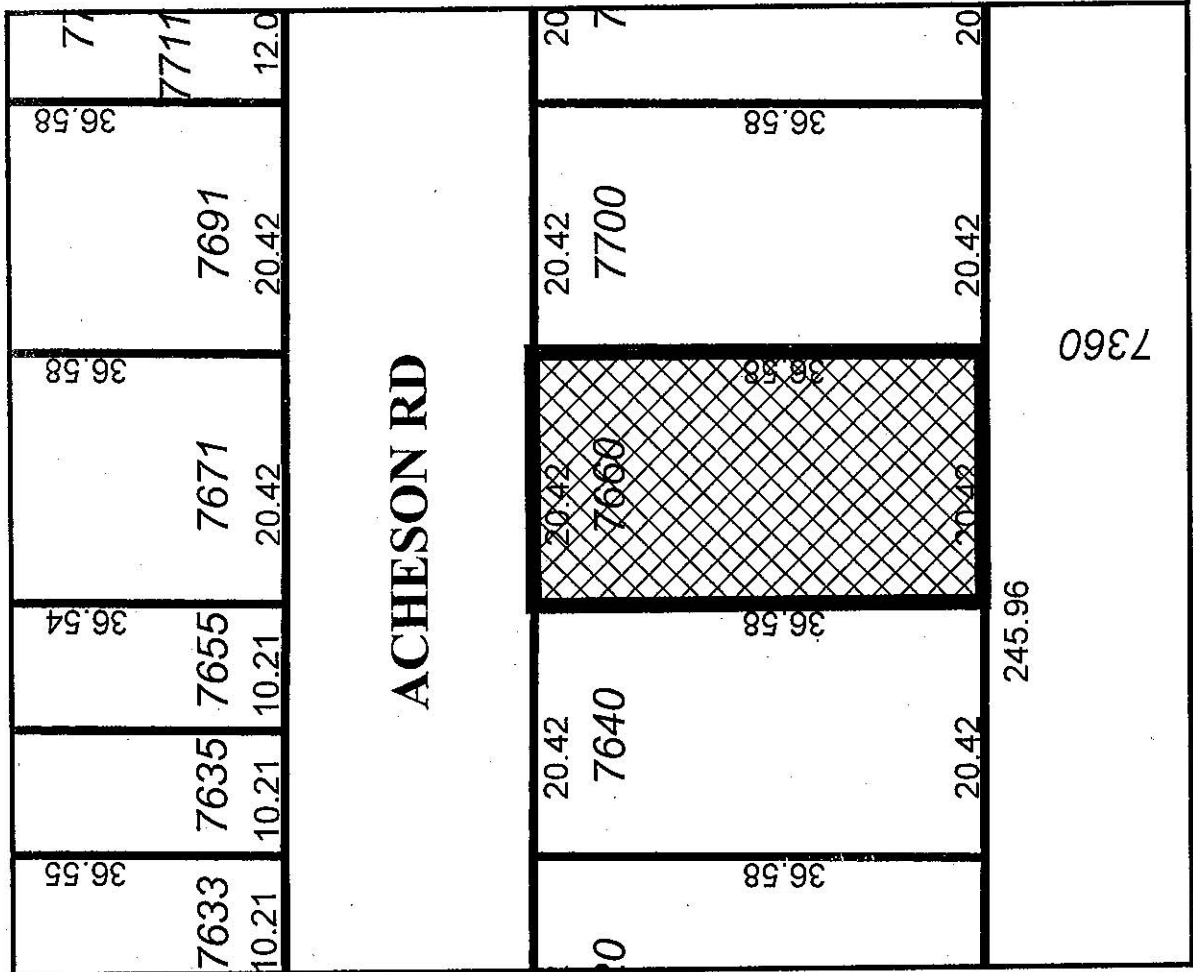
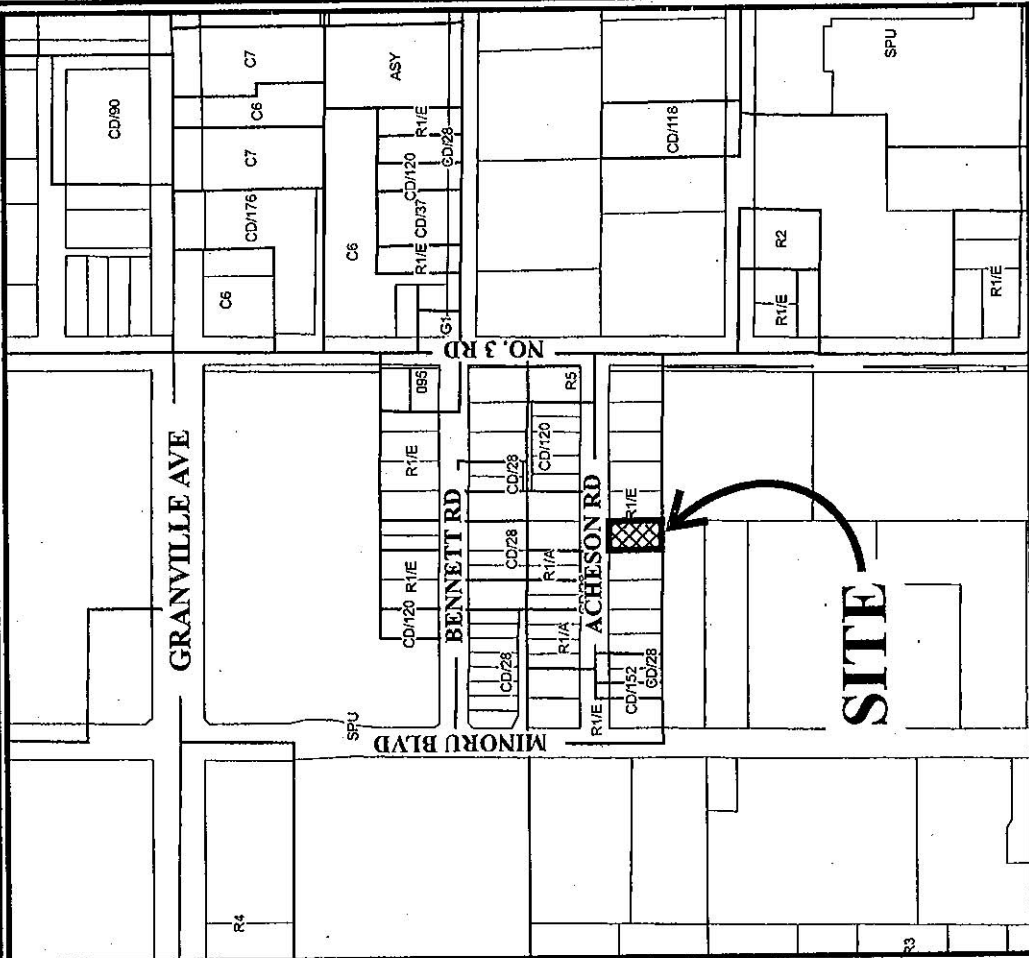
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 07-396698 SCHEDULE "A"

Original Date: 01/09/08

Revision Date:

Note: Dimensions are in METRES

PLAN 1

DP 07-396698

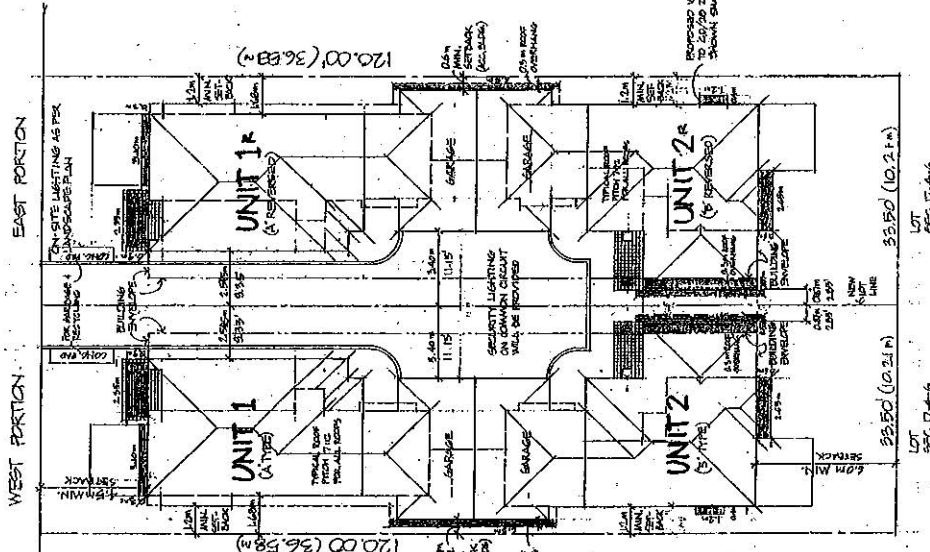
OCTOBER 21, 2008

DATE: OCTOBER 21, 2008
DRAWING NO.: 1 OF 7
SHEET NO.: 07.52

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



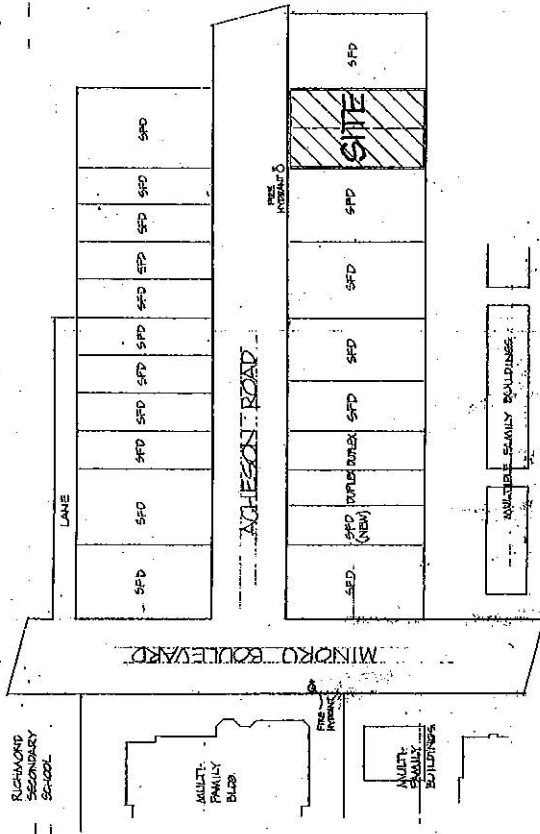
ACHESON ROAD



LOT SEC. 17-4-6
PLAN 1

LOT SEC. 17-4-6
PLAN 1

SITE PLAN
SCALE 1/8" = 1'-0" (1:96)



CONTEXT PLAN
SCALE 1/800 (1:800)



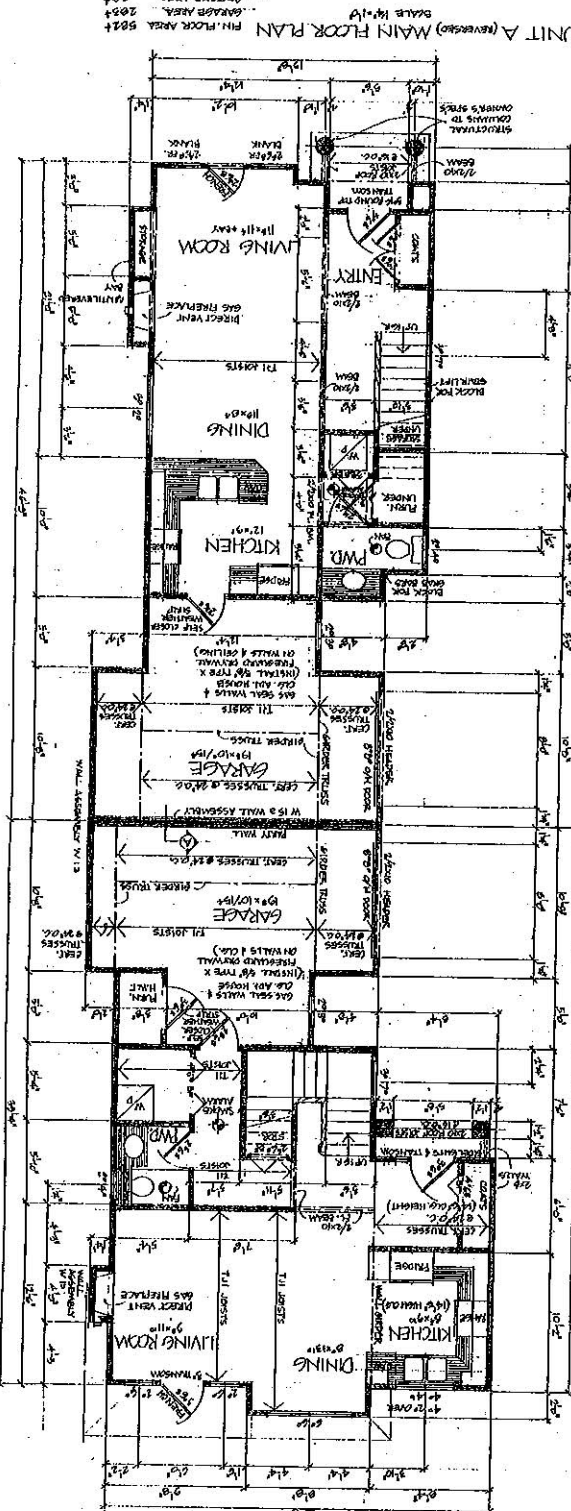
ANALYSIS: (BASED ON EACH NEW LOT)

- LOT AREA: 4020 m² (1553.5 m²)
- MAX. SITE COVERAGE: 0.45% = 1809 m² (460.9 m²)
- THIS PLAN: UNIT A = 502 m²
- UNIT B = 502 m²
- TOTAL: 1004 m² (250.9 m²)
- MAX. FLOOR AREA: 65% = 2614 m² (669.45 m²)
- THIS PLAN: UNIT A - MAIN FLOOR 502 m²
- UNIT B - MAIN FLOOR 502 m²
- TOTAL: 1004 m²
- UNIT 1 - MAIN FLOOR 502 m²
- UNIT 2 - MAIN FLOOR 502 m²
- TOTAL: 1004 m² (250.9 m²)

CODE ANALYSIS:

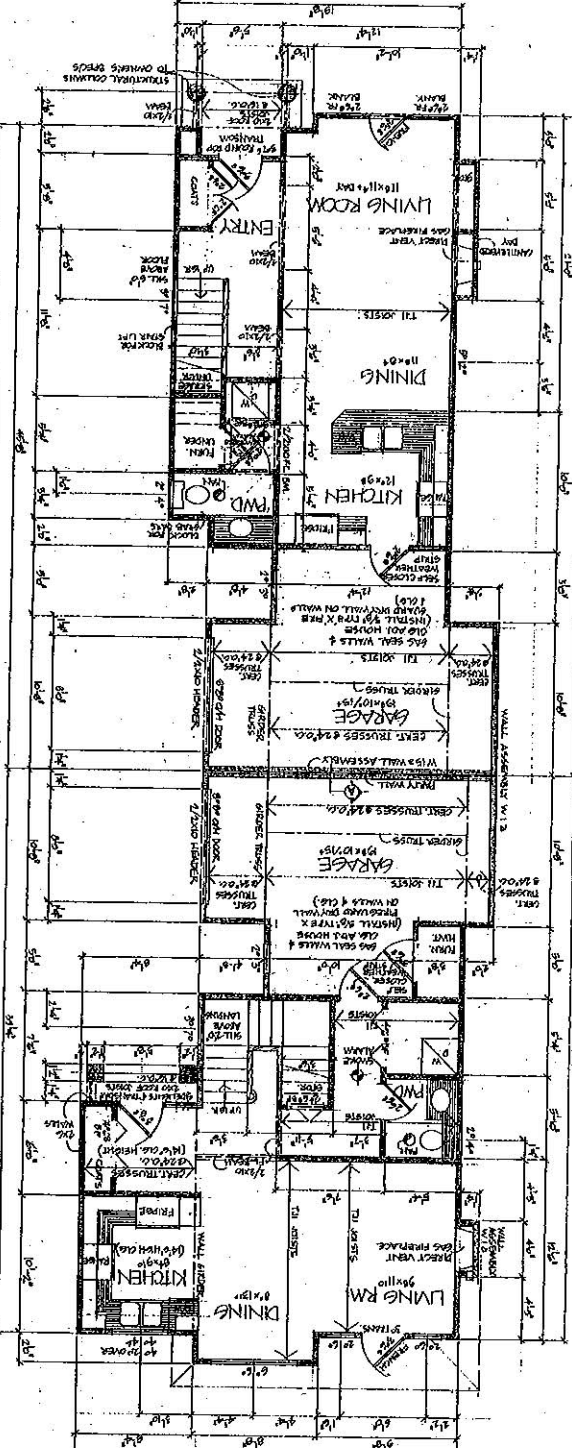
- USE PART 9 OF 2006 B.C. BUILDING CODE
- REACHING 1 STREET
- COMPLIANT CONSTRUCTION
- LIMITING DISTANCE CALCULATIONS
- SHOWN ON ELEVATION DRAWINGS

CHERT 3 OF 7
 FIN FLOOR AREA 5824
 COVERED AREA 2834
 TOTAL SITE COV. 9658

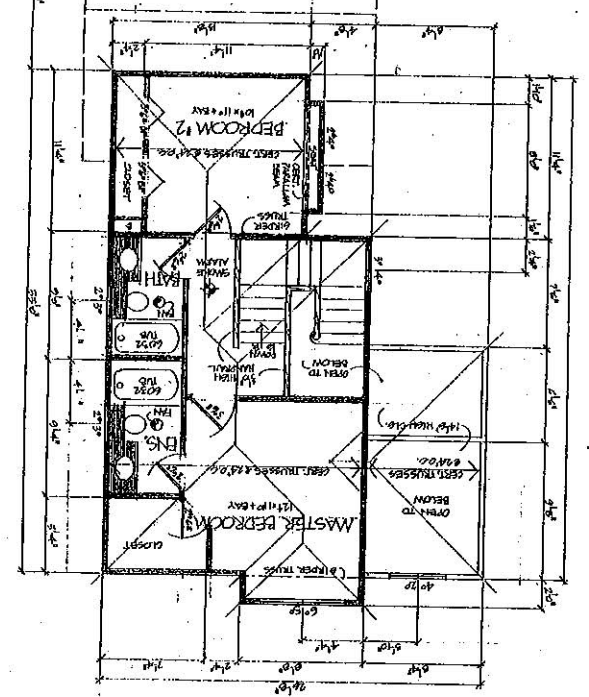
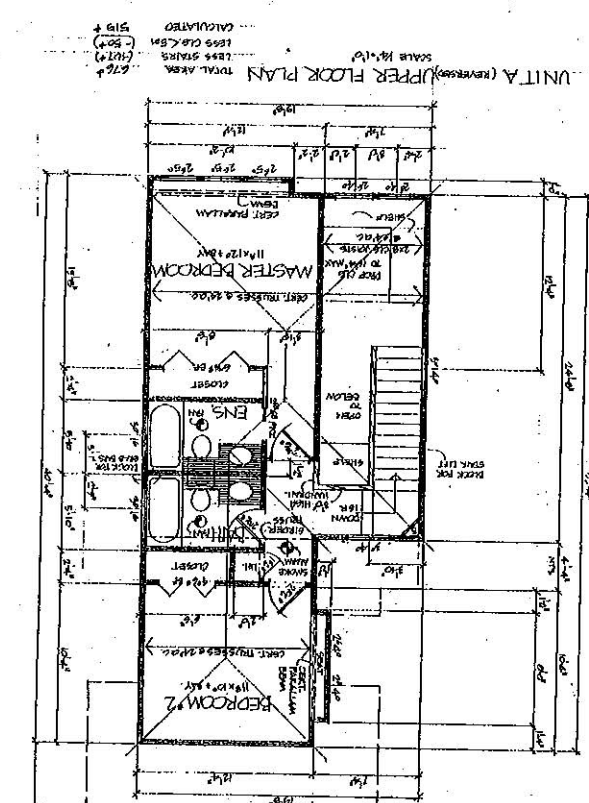


UNIT B (reversed) MAIN FLOOR PLAN
 FIN FLOOR AREA 5807
 COVERED AREA 2824
 TOTAL SITE COV. 8631

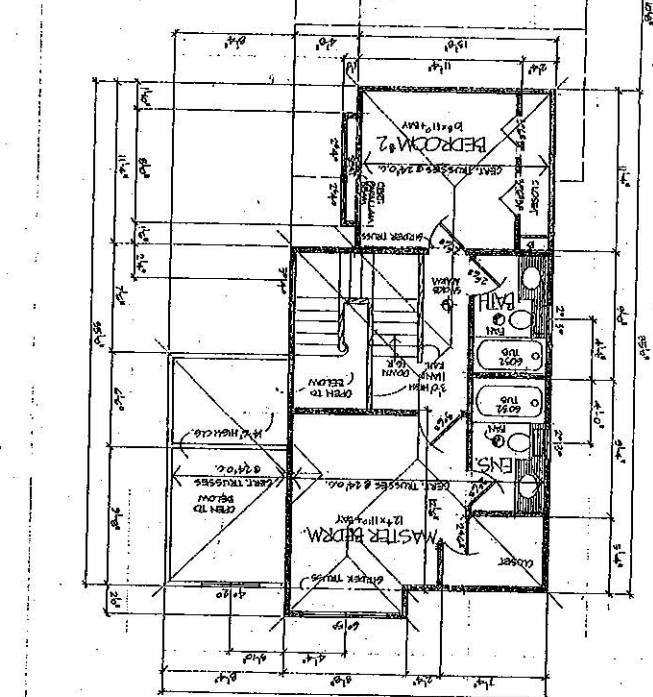
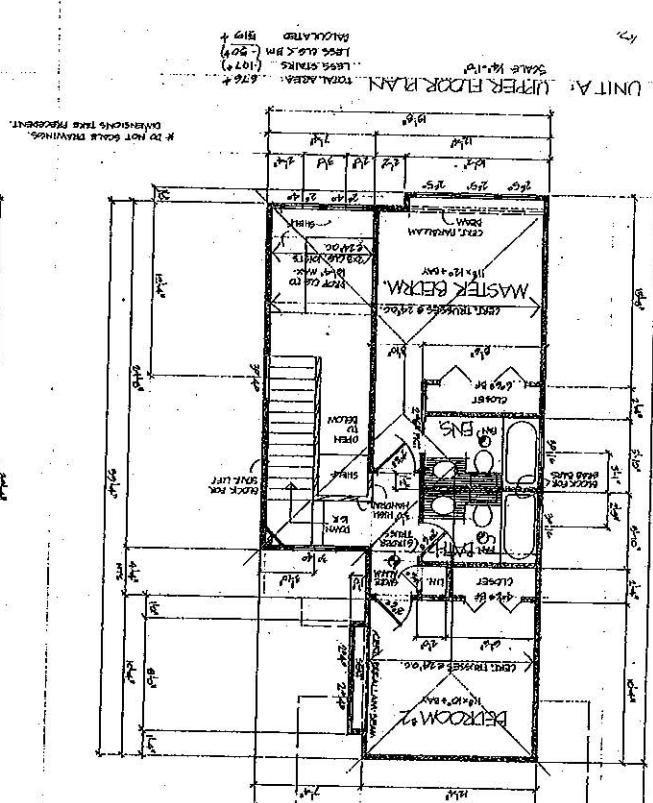
CHERT 3 OF 7
 FIN FLOOR AREA 5807
 COVERED AREA 2824
 TOTAL SITE COV. 8631



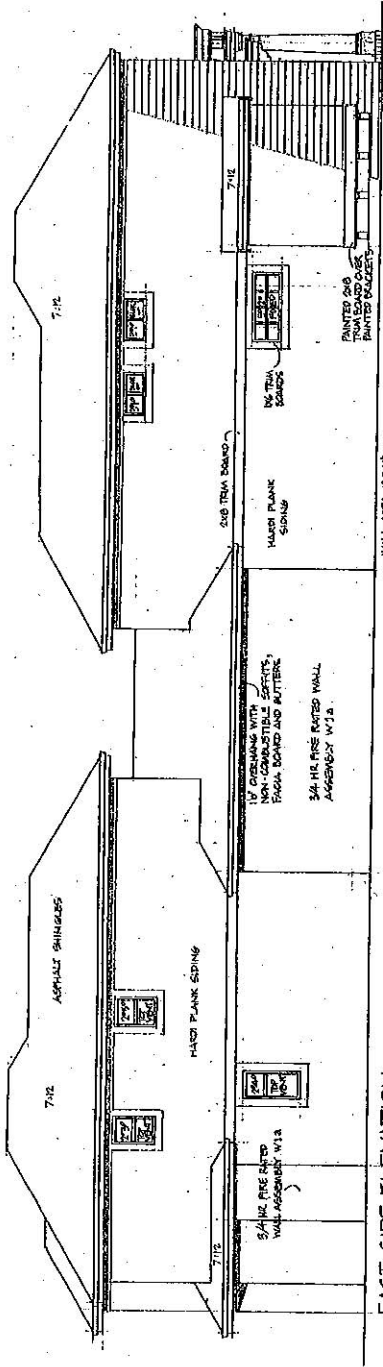
UNIT A MAIN FLOOR PLAN
 FIN FLOOR AREA 5824
 COVERED AREA 2834
 TOTAL SITE COV. 9658



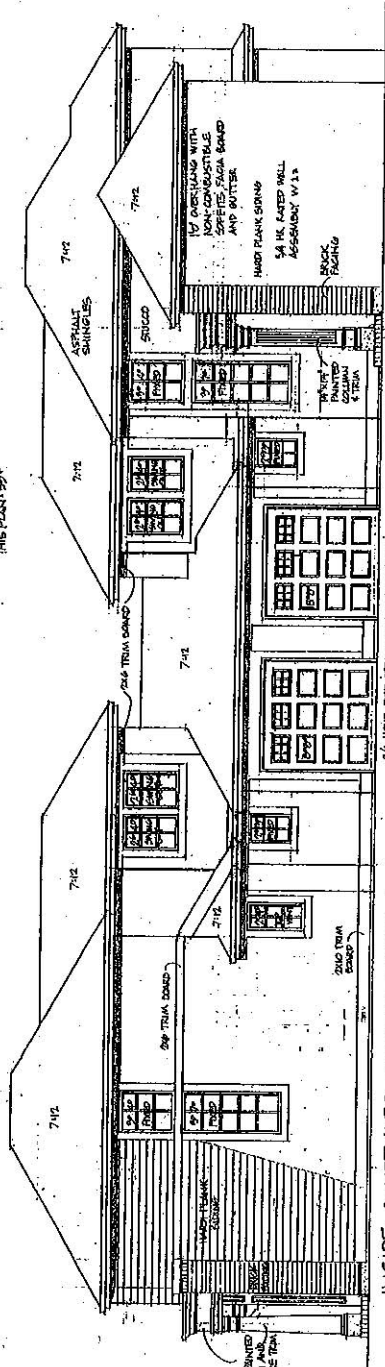
UNIT A (reversed) UPPER FLOOR PLAN TOTAL AREA: 519+
 LESS STAIRS (-107)
 LESS CLO. & BM (-50)
 CALCULATED 519+



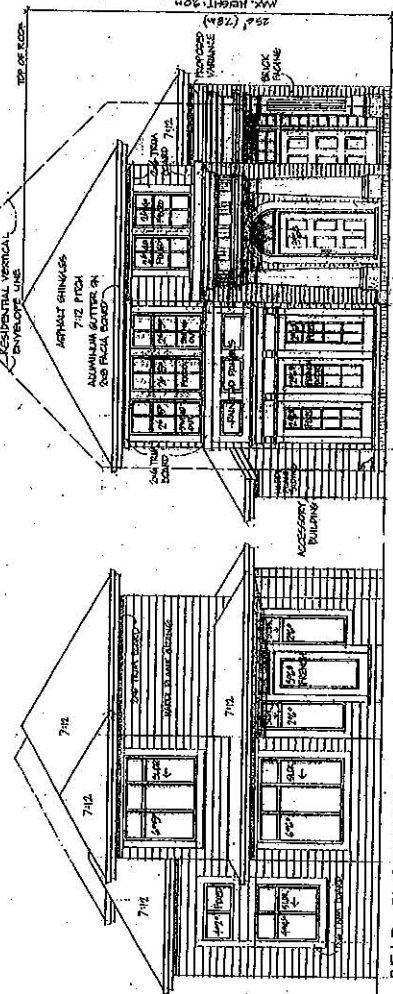
UNIT B UPPER FLOOR PLAN TOTAL AREA: 741+
 LESS STAIRS (-87)
 LESS CLO. & BM (-122)
 CALCULATED 519+



EAST SIDE ELEVATION



INSIDE COURTYARD LOOKING EAST

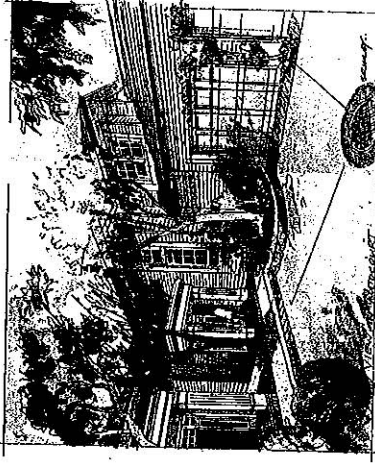
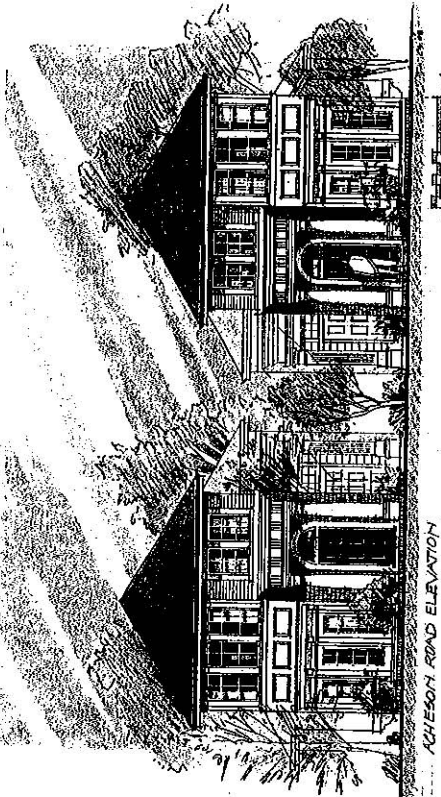


FRONT ELEVATION (A REVERSED)

FINISH SCHEDULE

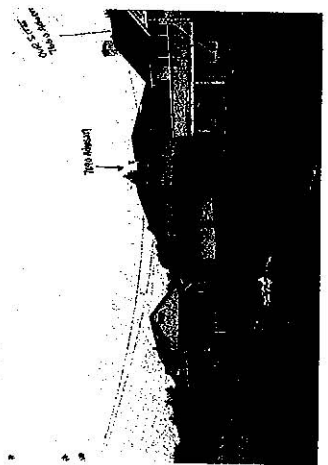
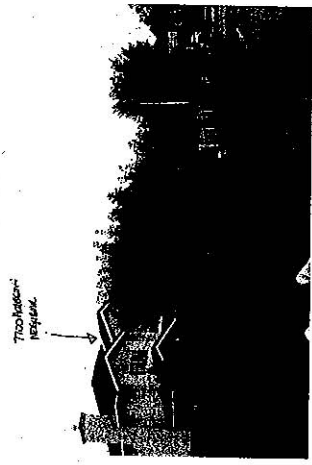
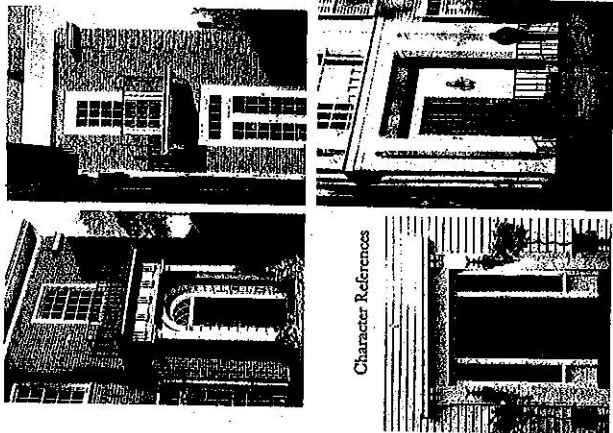
- ROOF: UNPAINTED ASPHALT SHINGLES
- INTERIOR WOOD OR UNPAINTED GROUT
- BRICK: "AUTUMN BLEND" WITH WHITE MORTAR
- HARD PLANK SIDING: WASKA NEUTRAL
- PAINTED TRIM: OFF WHITE COLOUR
- EXTERIOR DOORS: BLACK OR "BLACK WATCH GREEN" COLOUR
- RAILINGS: BLACK WOODRANT IRON FOR FRONT AREAS
- BLACK ALUMINUM FOR KESAC AREAS

REAR ELEVATION (B REVERSED)

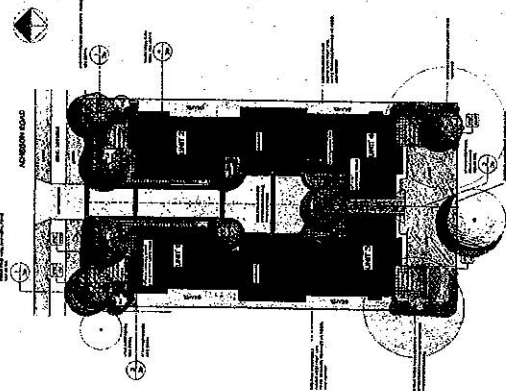


Architectural Form and Character

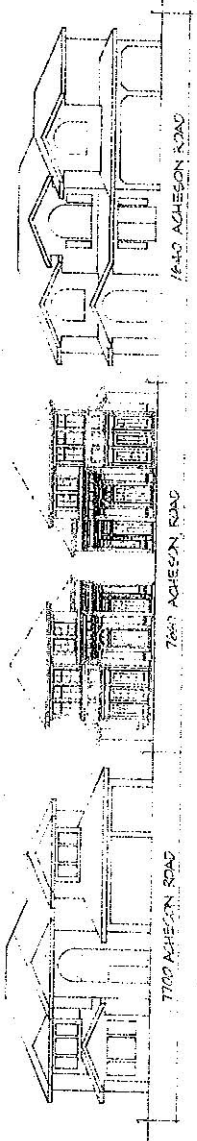
The proposed architectural form is a two-story, brick townhome with a gabled roof, a central entrance, and a front porch. The design is inspired by the architectural style of the 1920s and 1930s, which is reflected in the use of brick and the overall form. The development seeks to meet design objectives by providing a high-quality, energy-efficient, and sustainable housing option. The design is a two-story brick townhome with a gabled roof, a central entrance, and a front porch. The design is inspired by the architectural style of the 1920s and 1930s, which is reflected in the use of brick and the overall form. The development seeks to meet design objectives by providing a high-quality, energy-efficient, and sustainable housing option. The design is a two-story brick townhome with a gabled roof, a central entrance, and a front porch. The design is inspired by the architectural style of the 1920s and 1930s, which is reflected in the use of brick and the overall form. The development seeks to meet design objectives by providing a high-quality, energy-efficient, and sustainable housing option.

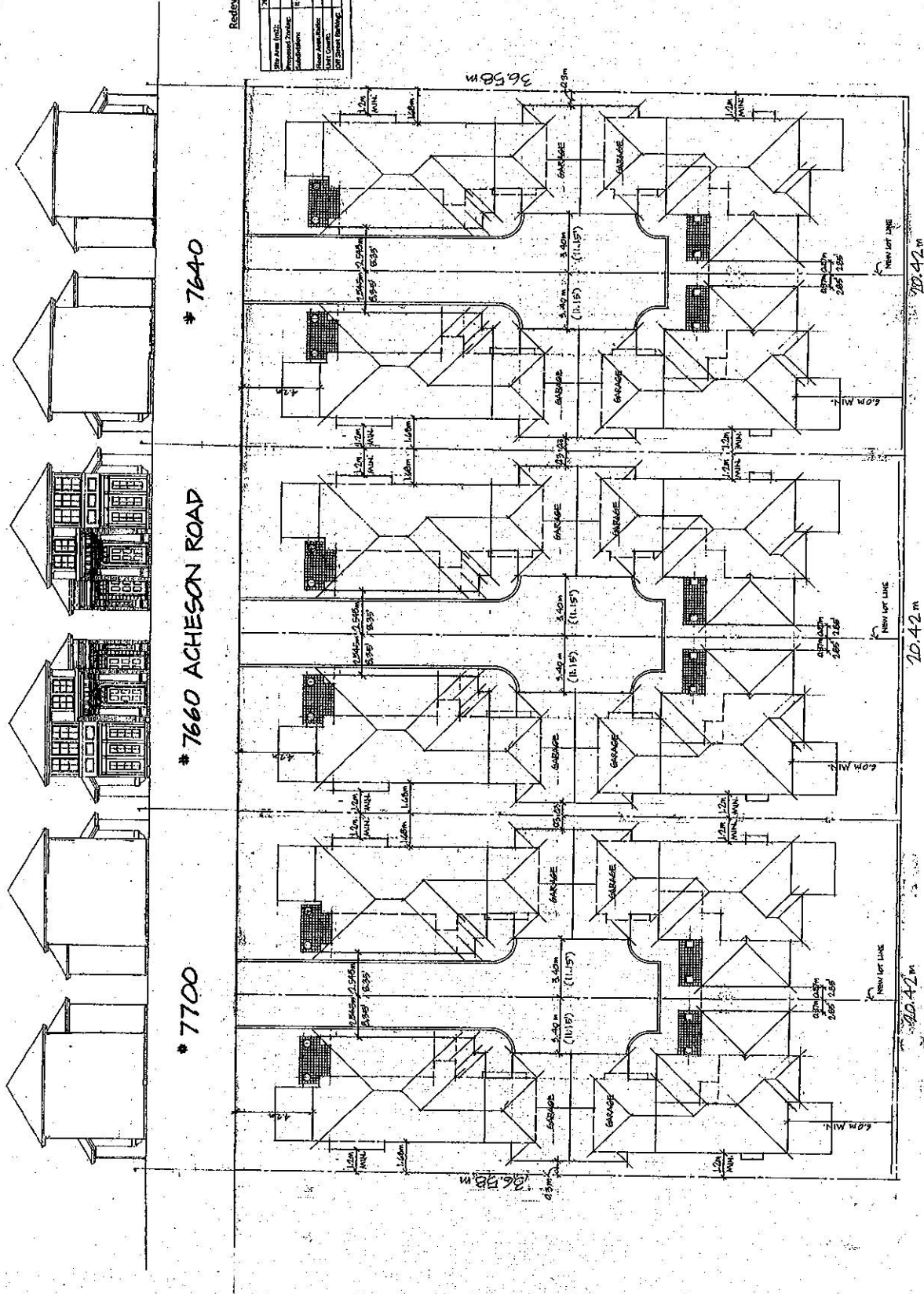


Materials	
Roof:	Asph/Flt Shingles
Exterior:	Weathered Wood
Brick:	Autumn Brick
Hardie Plank Horizontal Siding:	Strong Wood Gray NC-108
Trim:	Espresso Gray HC-173
Doors & Railings:	Black Oak 213-20



7660 Acheson Road
Richmond, British Columbia
For
Townline Homes





Redevelopment Scenarios

7660 Acheson	7660 Acheson	7700 Acheson
242	747	717
CD 78	CD 78	CD 78
It is proposed that each lot will be subdivided into 2 lots.		
Lot Area (m ²)	Lot Area (m ²)	Lot Area (m ²)
15,247	15,247	15,247
6	6	6
277	277	277

