



Development Permit Panel

Council Chambers

Wednesday, July 27, 2011

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, July 13, 2011.



2. Development Permit 10-545704

(File Ref. No.: DP 10-545704) (REDMS No. 3218163)

TO VIEW ePLANS CLICK HERE

APPLICANT: Chen Design Studio

PROPERTY LOCATION: 7900 Bennett Road

INTENT OF PERMIT:

1. Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and
2. Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5m building projection beyond the vertical height envelope.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and*
2. *Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5m building projection beyond the vertical height envelope.*



3. Development Permit DV 10-542375

(File Ref. No.: DV 10-542375) (REDMS No. 3227953)

TO VIEW ePLANS CLICK HERE

APPLICANT: Provincial Rental Housing Corporation

PROPERTY LOCATION: 8180 Ash Street

INTENT OF PERMIT:

1. Permit subdivision of 8180 Ash Street into six (6) lots zoned “Single Detached (RS1/B)” for the purpose of developing affordable single-family dwellings, and;
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
 - b) 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.

Manager’s Recommendations

That a Development Permit be issued which would:

1. *Permit subdivision of 8180 Ash Street into six (6) lots zoned “Single Detached (RS1/B)” for the purpose of developing affordable single-family dwellings, and;*
3. *Vary: the provisions of Zoning Bylaw 8500 to:*
 - a) *the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and*
 - b) *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. New Business

5. Date Of Next Meeting: Wednesday, August 10, 2011

6. Adjournment



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: July 6, 2011
File: DP 10-545704
Re: **Application by Chen Design Studio for a Development Permit at 7900 Bennett Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and
2. Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5m building projection beyond the vertical height envelope.

Brian J. Jackson, MCIP
Director of Development

BJJ:tcb
Att. 3

Staff Report

Origin

Chen Design Studio has applied to the City of Richmond for permission to develop two (2) back-to-back duplexes at 7900 Bennett Road on a site currently zoned "Single Detached (RS1/E)".

The site currently contains a single family dwelling.

The site is being rezoned from "Single Detached (RS1/E)" to "Infill Residential (RI2)" for this project under Bylaw 8699 (RZ 10-521539).

No upgrades are required to either water or the sanitary sewer. The storm analysis has identified that the ditch fronting this development does not meet current engineering standards. Storm Sewer Upgrades, Frontage Improvements, and Lane Improvements will be provided under Servicing Agreement prior to adoption of the rezoning bylaw.

The applicant is required to pay School Site Assignment Charges, Address Assignment Fees, Greater Vancouver Sewage & Drainage District Development Cost Charges, and servicing costs.

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.

Surrounding Development

To the North:	Single Detached (RS1/E)	Existing Development - Single-Family Dwelling
To the East:	Infill Residential (RI1)	Existing Development - Back-to-Back Duplexes
To the South:	Town Housing (ZT45)	Existing Development - Townhouse (2-storeys)
	Single Detached (RS1/E)	Existing Development - Single-Family Dwelling
To the West:	Infill Residential (RI1)	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 variance, based on drawings submitted at rezoning and development permit application, was reviewed to:
 - Permit a 0.5m building projections beyond the vertical height envelope to accommodate a gable ridge projection.

A Public Hearing for the rezoning of this site was held on March 21, 2011. One (1) letter was received which expressed concern over a possible increase in traffic flow on Bennett Road if density is increased with no rear lane access. Rear lane access is provided to this site from Acheson Road which should re-direct some traffic flow from Bennett Road and alleviate increased traffic to Bennett Road.

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 Infill Residential (RI2) Zone except for the zoning variance noted below.

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

The proposed Infill Residential (RI2) Zone does not contain provisions to enable projections beyond the vertical height envelope. A variance will be required to enable a minor projection 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 Richmond Zoning Bylaw No. 8500 to:

- Permit a 0.5m building projection beyond the vertical height envelope to accommodate a gable ridge projection .
(Staff recommends support for this variance as the façade articulation and massing provide an improved streetscape and are consistent with other similar projects in the same zone.)

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.
- Parking will be provided at a rate the greater of 1.0 resident parking spaces per dwelling unit or 0.5 parking spaces per bedroom (3 spaces per lot) as required by the Infill Residential (RI2) Zone. No visitor parking is required in Infill Residential (RI2) Zone 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 new townhouses previously approved on Acheson Road.
- The proposed site layout provides for an attractive pedestrian oriented townhouse elevation fronting Bennett 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 (stucco, 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:

- Twenty-six (26) existing bylaw-sized trees are on site.
- The condition of these trees is generally poor, as almost all suffer from neglect, over crowding and competitive shading with poor pruning and/or damage. They would not survive once the grade is raised.
- Two (2) bylaw-sized trees could be viable for retention as their condition and size are good.
- Only one (1) of these viable, bylaw-sized tree can be retained, as the second viable tree is located within the lane dedication.
- Twenty-five (25) existing bylaw-sized trees are recommended for removal.
 - Three (3) trees fall within the required lane dedication.
 - Seven (7) trees comprise a hedgerow to the west property line.
- Fifteen (15) trees are required to be replaced at a 2:1 ratio:
 - Three (3) trees are located within the driveways for parking access.
 - Ten (10) trees are located as perimeter plantings (similar to a hedgerow).
 - Two (2) trees are located within the envelope.
 - All trees have been compromised by neglect, over crowding and poor pruning or damage.

A landscape plan has been prepared which proposes retention of one (1) viable existing tree, and planting a total of nine (9) specimen trees. Additional small and medium-size shrubs, predominantly broad-leafed evergreens, will also be planted.

- The Landscape plan proposes to provide nine (9) replacement trees.
- The remaining 21 replacement trees will be addressed by the "cash-in-lieu" option. Cash-in-lieu to be: 21 replacement trees @ \$500/tree equals \$10,500.
- The Landscape Plan will integrate well with the existing streetscape.
- 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, outdoor amenity space is not provided.
- The landscape plan has been further assessed with the review of the Development Permit. In order to ensure that this work is undertaken, the applicant is required to provide a landscape security (approximately \$25,509.20) with the Development Permit.
- The replacement boulevard street trees are secured through the frontage improvements required as a condition of the rezoning.

Note: Two (2) trees on City-owned property along Bennett Road are recommended for removal by the Arborist. These trees have been severely pruned by hydro crews.

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

- The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City's Affordable Housing Strategy.
- For Infill Residential (RI2) townhouse developments, the *Richmond Zoning Bylaw (Section 5.15)* specifies a voluntary cash contribution of \$2.00 per buildable square foot directed to the Affordable Housing Reserve Fund to achieve an increase in density from 0.4 to 0.55 FAR.
- A cash contribution of \$2.00 per buildable square foot (e.g., approximately \$9,047.66) towards the City's Affordable Housing Reserve will be made.

Accessibility/Aging In Place

- The applicant has proposed units that include substantial living areas at the ground floor.
- "Aging-In-Place" 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 (Unit B) of each duplex will be convertible and have the base level of accessible features described above, and also, widened doors, stairs and corridors throughout, and framing/ electrical installed for a future stair lift or lift, and a Living Room convertible to a Bedroom with an accessible washroom and lift.
- Accessible features are fully noted on the attached Development Permit Drawings and will be fully detailed on the 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.

Sustainability

Sustainability features (listed below) have been included in the Rezoning Considerations will be specified and detailed in the Building Permit:

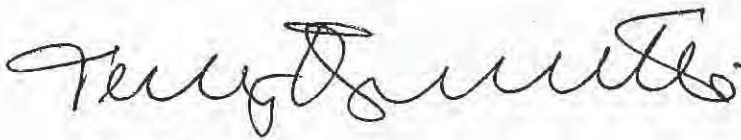
- Landscaping and permeable paving that may assist in diverting storm water run-off from the storm sewer system and reducing the urban heat island effect;
- Reduction of fresh water use by specifying low flow fixtures and water efficient appliances, dual-flush toilets, and low-flow faucets;
- Motion sensors and timers in public areas to reduce electricity consumption; efficient fixed lights, fans and heating equipment, as well as, increased occupant control (heating zones within the unit) to decrease energy consumption;
- Low e-glazing to reduce heat gain; demolition/construction to divert waste from landfills; products made out of recycled material or with recycled content used where applicable and

concrete with fly ash content specified where possible; locally/regionally harvested and manufactured products used where possible throughout the project;

- Low emitting materials sealants, adhesives, paints, carpets and composite wood used where applicable; and
- Operable windows specified to contribute to the quality of the indoor environment.

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.



Terry Brunette
Planner 2

TCB:cas

Prior to forwarding this application to Council for approval, the following is required:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$25,509.20.
- Receipt of a contribution of \$10,500 to the City's Tree Compensation Fund.

Prior to issuance of a Demolition Permit for the existing dwelling, the following is required:

- Installation of Tree Protection Fencing as noted on the Landscape Plan, to City standards, prior to the issuance of a Permit for the existing dwelling on-site. This fencing is to remain in place until construction of the future dwellings on the site is complete.

Prior to Issuance of a Building Permit, the following is required:

- 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

DP 10- 545704

Attachment 1

Address: 7900 Bennett Road – Table for Proposed East & West Subdivided Parcels

Applicant: Chen Design Studio

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

	Existing	Proposed
Owner:	Pujun Ren	Pujun Ren
Site Size (m²):	825.4 m ²	2 lots @ 381.6 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:	RS1/E	RI2
Number of Units:	1 unit	4 units (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
Floor Area Ratio:	Max. 0.55	0.55	none
Lot Coverage – Building:	Min. 45% m	44.3% m	none
Lot Size (min. dimensions):	Min. 312 m ² to Max. 1560 m ²	2 lots @ 381.6 m ²	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback – Interior Side Yards (m)	Min. 1.2 m Min 0.6 (Garage)	Min. 1.2 m Min 0.6 (Garage)	none
Setback – Rear Yards (m)	Min. 6.0 m Min. 1.2 m (Garage)	6.0 m	none
Height (m):	Max. 9 m	Max. 8.8 m (7.65m to roof mid-point)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	none
Off-street Parking Spaces – Total:	3 per lot	3 per lot	none
Tandem Parking Spaces:	Not permitted	0	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	Private Yards	none

Other: Tree replacement compensation for loss of significant trees provided @ 2:1 ratio and/or cash-in-lieu.



City of Richmond
Planning and Development Department

Development Permit

No. DP 10-545704

To the Holder: CHEN DESIGN STUDIO

Property Address: 7900 Bennett Road

Address: 3228 - 8700 McKim Way, Richmond, BC V6X 4A5

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 Bylaw No. 8500" is hereby varied to:
 - a) Permit a 0.5m building projection beyond the vertical height envelope to accommodate a gable ridge projection.
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 \$25,509.20 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.

No. DP 10-545704

To the Holder: CHEN DESIGN STUDIO

Property Address: 7900 Bennett Road

Address: 3228 - 8700 McKim Way, Richmond, BC V6X 4A5

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 , .

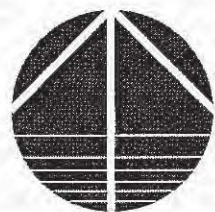
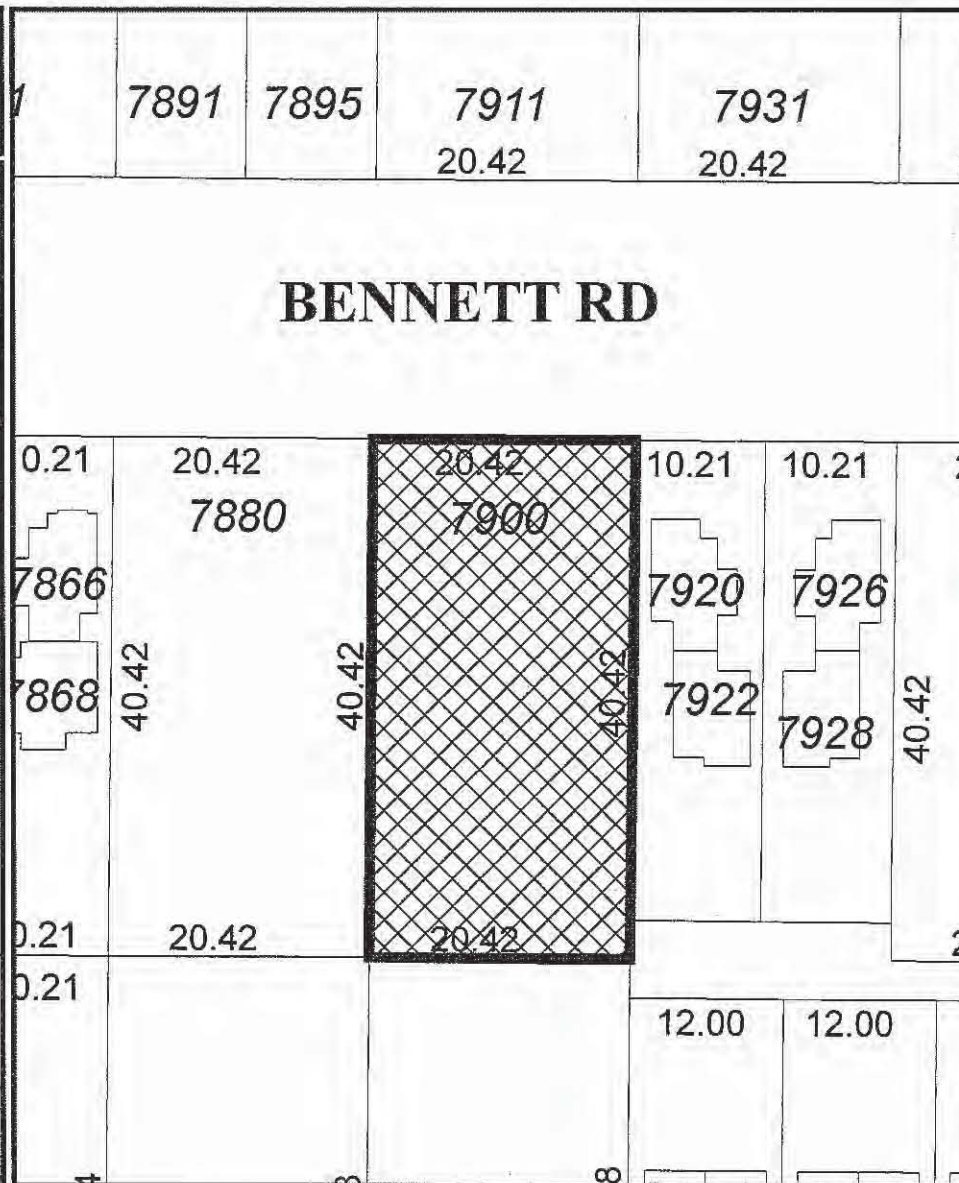
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

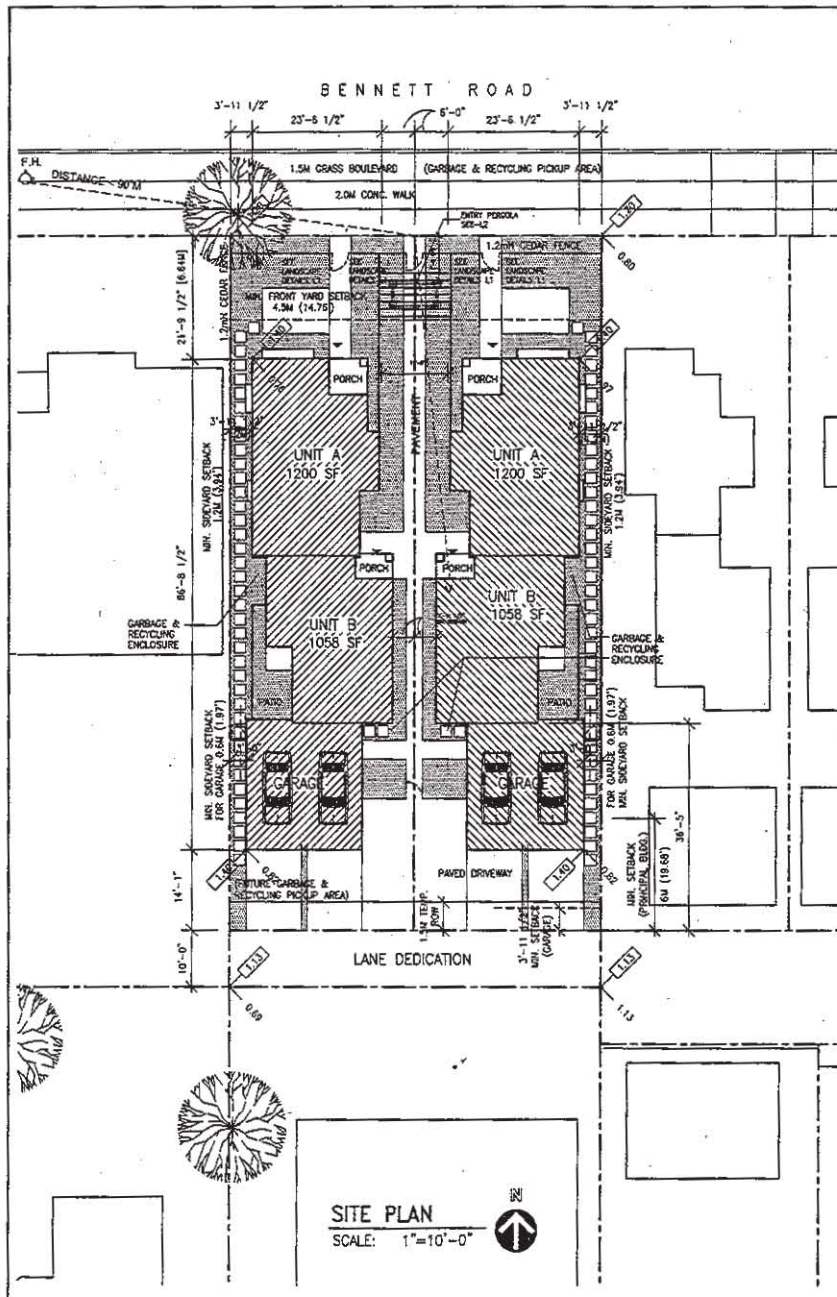


DP 10-545704 SCHEDULE "A"

Original Date: 09/29/10

Revision Date:

Note: Dimensions are in METRES



PLAN 1

DP 10-545704

JULY 6, 2011

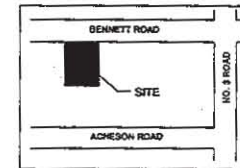
7900 BENNETT ROAD RICHMOND, BC

ISSUED FOR DP APPLICATION

- AUG. 27, 2010

PROJECT DATA:

CIVIC ADDRESS: 7900 BENNETT ROAD
RICHMOND, BRITISH COLUMBIA
LEGAL DESCRIPTION: 32 SEC 17 BLK 4N RG6W PL 14504
PARCEL IDENTIFIER: 004-296-575
APPLICANT: CHEN DESIGN STUDIO
ZONING: EXISTING: RS1/E
PROPOSED: R11



LOCATION PLAN

DATA	EXISTING	PROPOSED
ZONING	RS1/E (ONE LOT)	R12 (TWO LOTS)
FLOOR AREA RATIO	0.55	BYLAW REQUIRED (R12)
LOT COVERAGE - BUILDING	43%	PROPOSED (EACH LOT)
BUILDING & NON-PORCH AREA	70%	UNIT A 1203 SF (111.8 SM)
GROSS SITE AREA	825.4 SM (8884 SF)	UNIT B 1058 SF (98.1 SM)
ROAD DEDICATION		TOTAL 2261 SF (210 SM) (0.55)
NET LOT SIZE (EACH)		1817.7 SF (168.3 SM) (44.3%)
SETBACK - FRONT YARD	4.5M	2804.1 SF (260.5 SM) (68.3%)
SETBACK - SIDE YARD	1.2M	4442 SF (412.7 SM) (EA. LOT)
SETBACK - REAR YARD	1.2M	335 SF (31.1 SM) (EA. LOT)
HEIGHT	2 1/2 STOREY/9.0M	4107 SF (381.6 SM) (EA. LOT)
PARKING	0.5 STALLS PER 60 SQM	6.84 M (21.79') (PRINCIPAL BLDG.)
LANDSCAPING	30%	1.2 M (3.94')
		12.81 M (40.03')
		3 STALLS PER LOT
		31.1% 118.7 SM (1278 SF)

CHEN
DESIGN
STUDIO

3228-4700 Main Way,
Richmond, BC V7X 4A5
Tel: (604) 273-8082
Fax: (604) 696-1738

This drawing shall not be used for construction without the approval of the City of Richmond.

DATE: AUG 27/10
REVISIONS:
DATE: APR 15/10
REVISION: REWORKING APP

DATE: AUG 27/10
REVISION: DP APPLICATION
DATE: APR 15/10
REVISION: REWORKING APP

DATE: AUG 27/10
REVISION: DP APPLICATION
DATE: APR 15/10
REVISION: REWORKING APP

Project:
RESIDENTIAL BUILDINGS (DUPEX)

7900 BENNETT ROAD
RICHMOND, BC

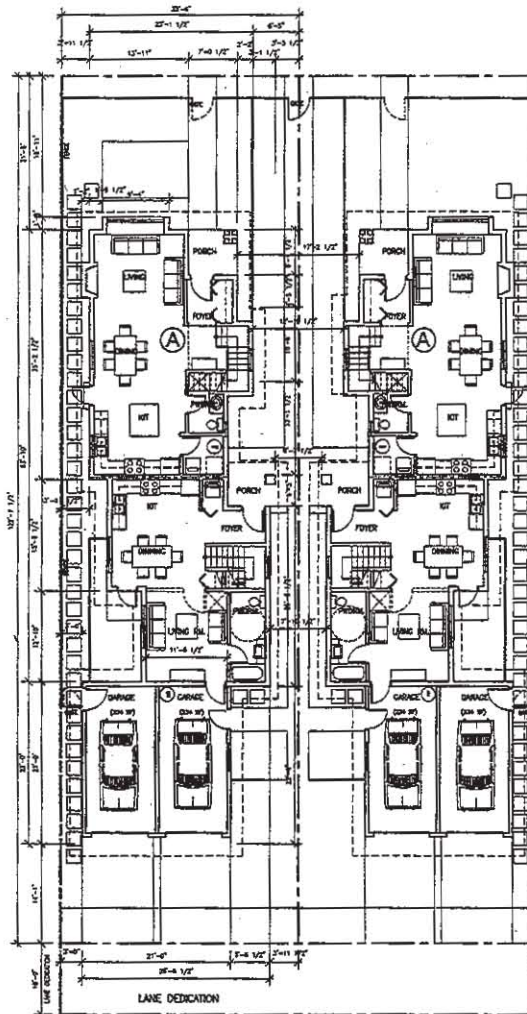
Drawing Title:
SITE PLAN & DATA

Date: DEC 2009
Scale: 1"=20'-0"
Drawn By: SC
Checked By: SC
Project No.: 081014
Drawing No.:

PLAN 2

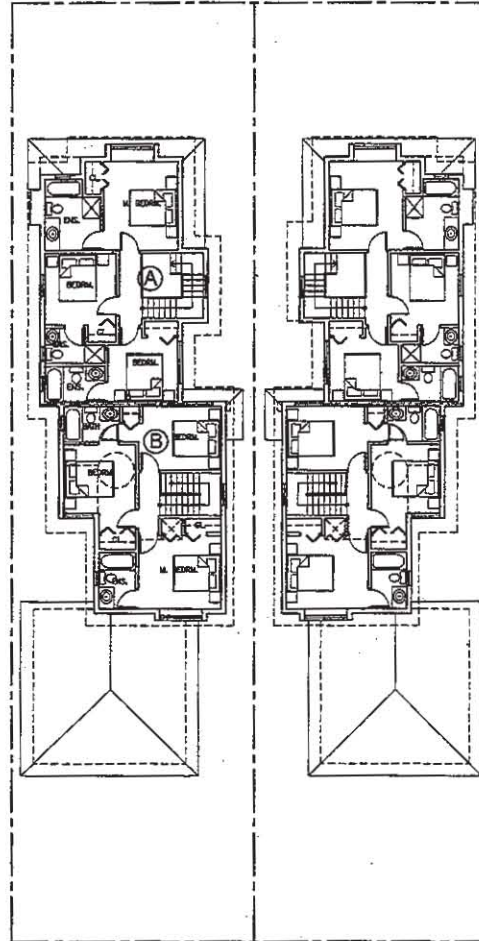
DP 10-545704

JULY 6, 2011

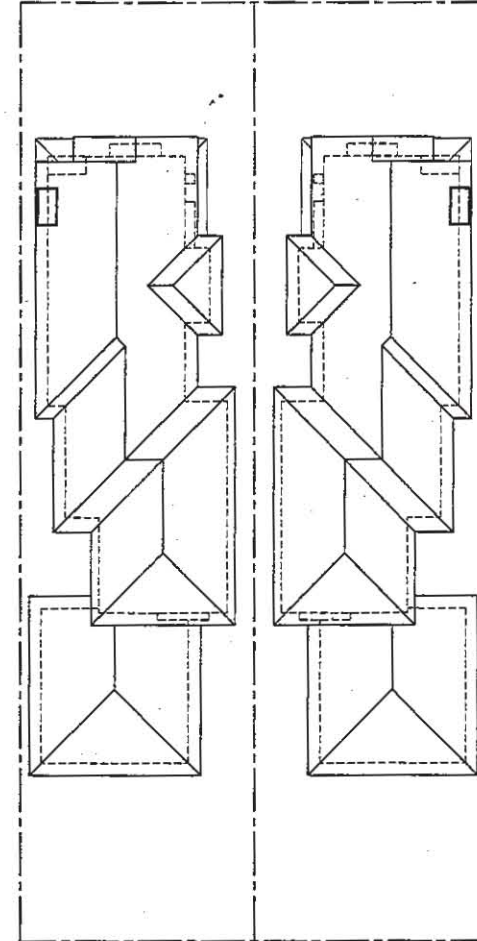


GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"
UNIT A 1200 SF
UNIT B 1058 SF

- Aging in Place and Convertible measures included below to be further detailed on the Building Permit Drawings:
 - Substantial living areas provided on the ground floor Units A & B.
 - Aging in Place measures provided to all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, and provision of lever door handles.)
- Unit B of each duplex to be convertible and have the base level features described above, and accessible doors, stairs and corridors throughout, and framing/ electrical installed for a future stair lift or lift, with one fully accessible washroom.
- Note: Unit B Living Room to be convertible to bedroom with accessible ensuite and lift.
- Accessible features to be fully detailed on Building Permit Drawings.



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"
UNIT A 1200 SF
UNIT B 1058 SF



ROOF PLAN
SCALE: 1/8"=1'-0"

CHEN
DESIGN
STUDIO

3228-6700 Mohr Way,
Baltimore, MD 21244-410
Tel: (800) 275-0852
Fax: (800) 808-1738

Not showing shall not be used for construction.

DATE	REVISIONS
04/01/2011	REVISIONS
AUG/11/10	DP APPLICATION
APR/11/10	REVISION
MAY/11/10	RECONING APP
Date:	Issued For:
A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

Project:

RESIDENTIAL
BUILDINGS
(DUPLEX)

7800 BENNETT ROAD

RICHMOND, DC

Drawing Title:

FLOOR PLANS

Date: DEC. 2009

Scale: 1/8"=1'-0"

Drawn By: SC

Checked By: SC

Project No.: 091014

Drawing No.:

A-2

PLAN 3

DP 10-545704

JULY 6, 2011

CHEN
DESIGN
STUDIO

3228-5700 Midway Hwy.
Richmond, BC V7X 4A5
Tel. (604) 275-8882
Fax (604) 809-1728

This drawing shall be used for the project
as indicated on the title block.

DATE/2011 REVISIONS
AUGUST/10 DP APPLICATION
APRIL/10 REVISION
MAY/10/10 REVISION APP
Date: Issued For:

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

Project:
RESIDENTIAL
BUILDINGS
(DUPLEX)

7900 BOWEN ROAD
RICHMOND, BC

Original Title:

ENLARGED
FLOOR PLANS

Date: DEC, 2008

Scale: 1/4"=1'-0"

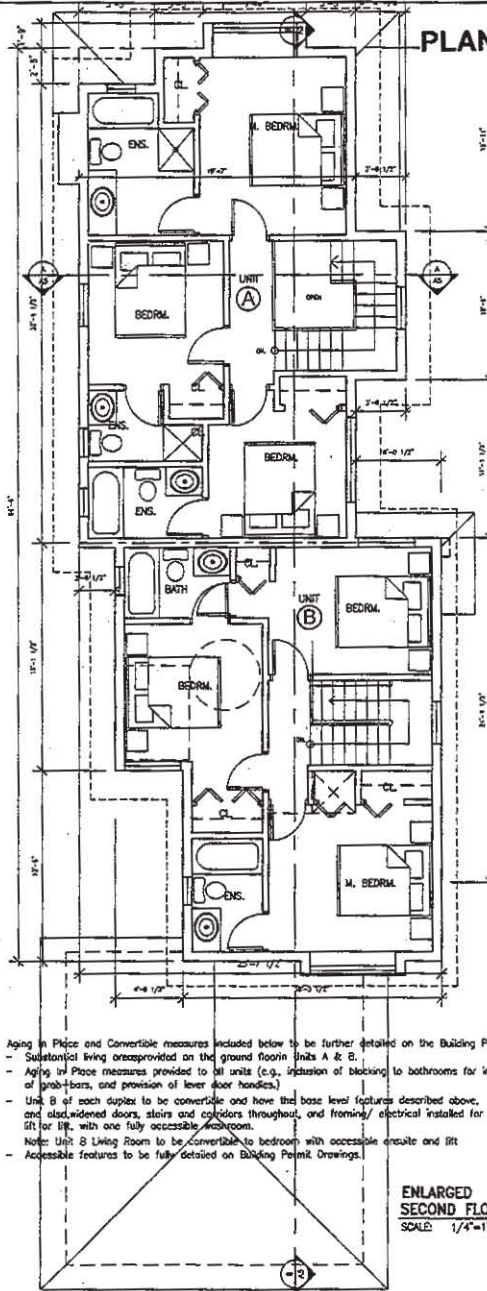
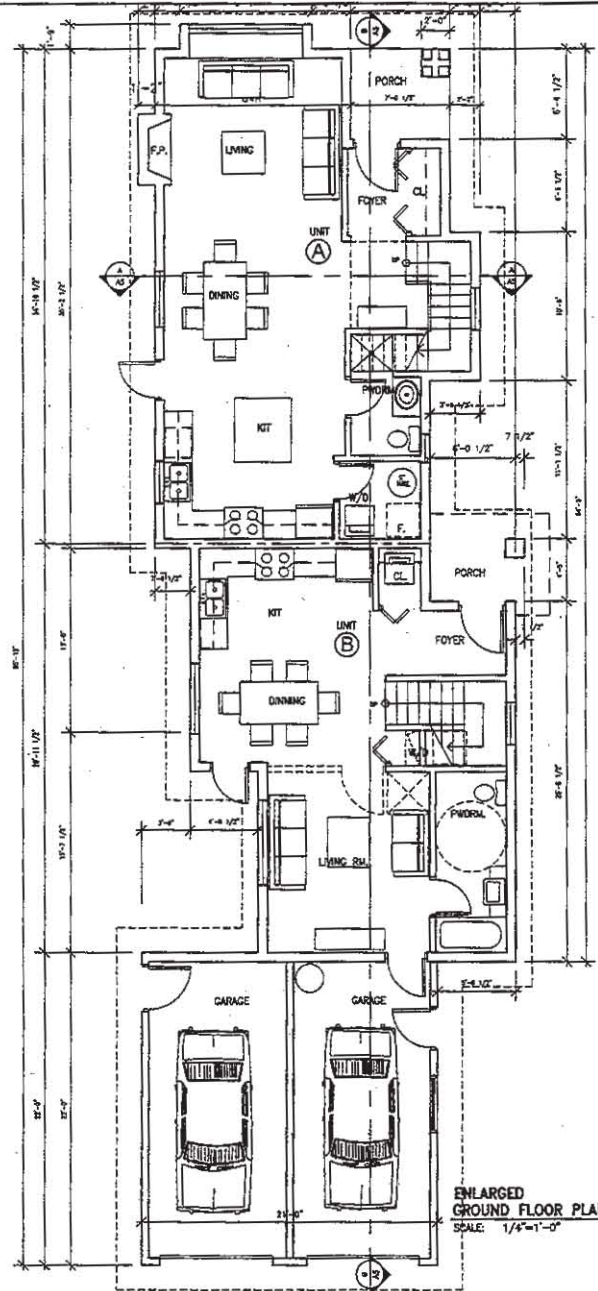
Drawn By: SC

Checked By: SC

Project No.: 081014

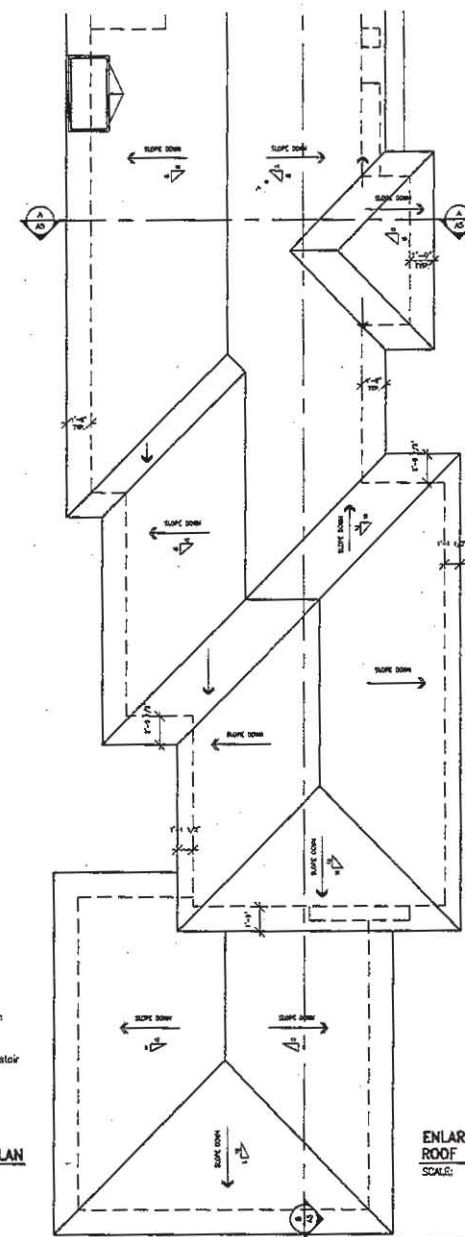
Drawing No.:

A-3



Ageing in Place and Convertible measures included below to be further detailed on the Building Permit

- Substantial living area provided on the ground floor (Units A & B).
- Ageing in Place measures provided to all units (e.g., installation of blocking to bathrooms for installation of grab-bars, and provision of lever door handles).
- Unit B of each duplex to be convertible and have the base level features described above, and widened doors, stairs and corridors throughout, and framing/ electrical installed for a future stair lift for lift, with one fully accessible bathroom.
- Note: Unit B Living Room to be convertible to bedroom with accessible ensuite and lift
- Accessible features to be fully detailed on Building Permit Drawings.



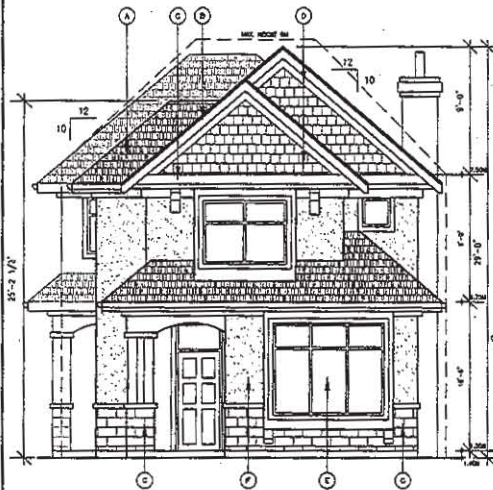
PLAN 4

DP 10-545704

JULY 6, 2011

CHEN
DESIGN
STUDIO

3228-8700 Midway Way,
Richmond, BC V7X 4A0
Tel: (604) 275-8885
Fax: (604) 906-1730



FRONT ELEVATION
SCALE: 1/4"=1'-0"



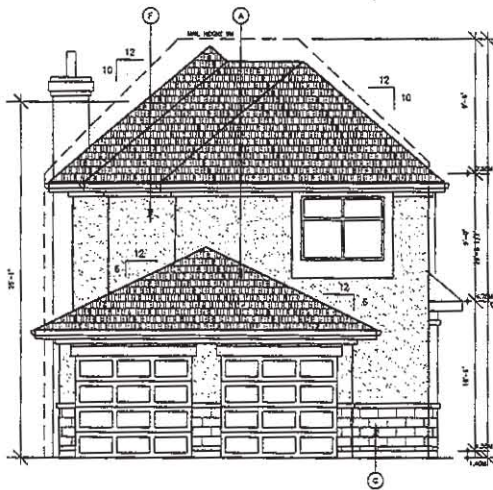
SIDE ELEVATION
SCALE: 1/4"=1'-0"

SHED, SHIMMER CALCULATIONS
Loading: 1.20
Dead: 1.20
Permitted: 1.20
Proposed: 1.20

- EXTERIOR FINISH:
- (A) ASPHALT SHINGLE
 - (B) 2X6 ON 2X8 FASCIA
 - (C) 2X8 TRIM
 - (D) HARDIE SHINGLE SIDING
 - (E) DOUBLE GLAZED VINYL WINDOWS
 - (F) C/W 1X4 CEDAR TRIM ON FRONT ELEVATION
 - (G) STUCCO
 - (H) STONE VENEER

EXTERIOR FINISH:

- (A) ASPHALT SHINGLE
- (B) 2X6 ON 2X8 FASCIA
- (C) 2X8 TRIM
- (D) HARDIE SHINGLE SIDING
- (E) DOUBLE GLAZED VINYL WINDOWS
- (F) C/W 1X4 CEDAR TRIM ON FRONT ELEVATION
- (G) STUCCO
- (H) STONE VENEER



REAR ELEVATION
SCALE: 1/4"=1'-0"



SIDE ELEVATION 2
SCALE: 1/4"=1'-0"

SHED, SHIMMER CALCULATIONS
Loading: 1.20
Dead: 1.20
Permitted: 1.20
Proposed: 1.20

SHED, SHIMMER CALCULATIONS
Loading: 1.20
Dead: 1.20
Permitted: 1.20
Proposed: 1.20

SHED, SHIMMER CALCULATIONS
Loading: 1.20
Dead: 1.20
Permitted: 1.20
Proposed: 1.20

SHED, SHIMMER CALCULATIONS
Loading: 1.20
Dead: 1.20
Permitted: 1.20
Proposed: 1.20

AUGUST/10	DP APPLICATION
APRIL/10	REVISION
MAY/10	REVISION
DATE	ISSUED FOR:
A	DETAIL NUMBER
B	LOCATION SHEET
C	DETAIL SHEET

Project:
RESIDENTIAL
BUILDINGS
(DUPLEX)

7900 BURNETT ROAD
RICHMOND, BC

Drawing Title:

ELEVATIONS

Date: DEC. 2009

Scale: 1/4"=1'-0"

Drawn By: SC

Checked By: SC

Project No.: 061014

Drawing No.:

A-4

PLAN 5

DP 10-545704

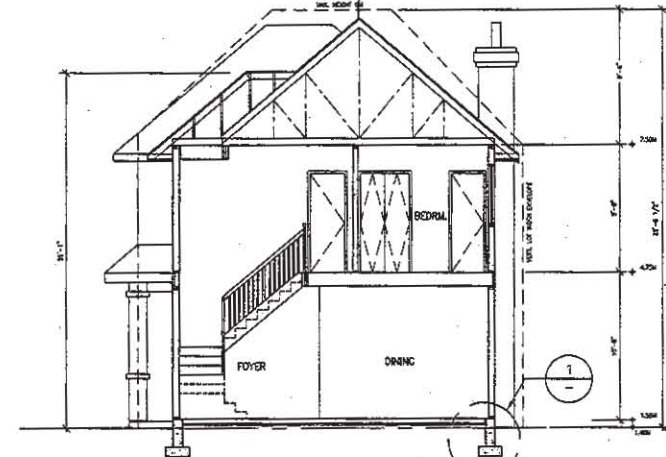
JULY 6, 2011

CHEN
DESIGN
STUDIO

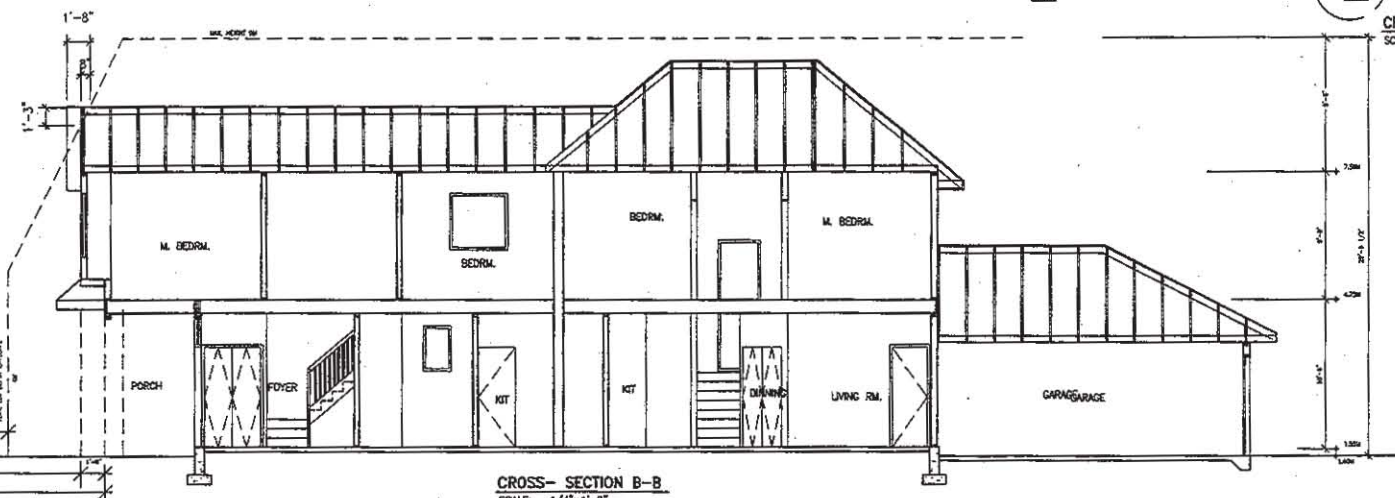
3228-0700 Middle Way,
Richmond, BC V7E 4K5
Tel: (604) 275-0882
Fax: (604) 908-1738



STREET SCAPE ELEVATION
SCALE: 1/8"=1'-0"



CROSS- SECTION A-A
SCALE: 1/4"=1'-0"



CROSS- SECTION B-B
SCALE: 1/4"=1'-0"

DATE: 04/10/2011
AUGUST 10, 2011
APRIL 10, 2011
MAY 15, 2011
Date: Issued For:

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

Project:
RESIDENTIAL
BUILDINGS
(DUPLEX)

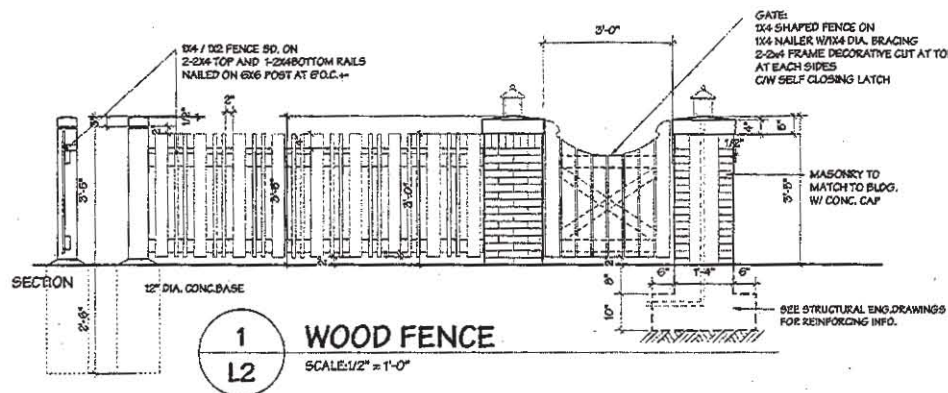
7900 BENNETT ROAD
RICHMOND, BC

Drawing Title:

STREET ELEVATIONS
& SECTIONS

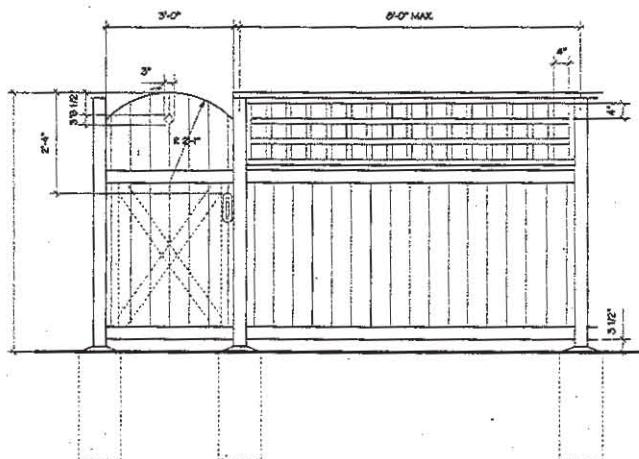
Date: DEC. 2009
Scale: AS SHOWN
Drawn By: SC
Checked By: SC
Project No.: 091014
Drawing No.:

A-5



1 WOOD FENCE

SCALE: 1/2" = 1'-0"



2 6' WOOD FENCE

SCALE: 1/2" = 1'-0"

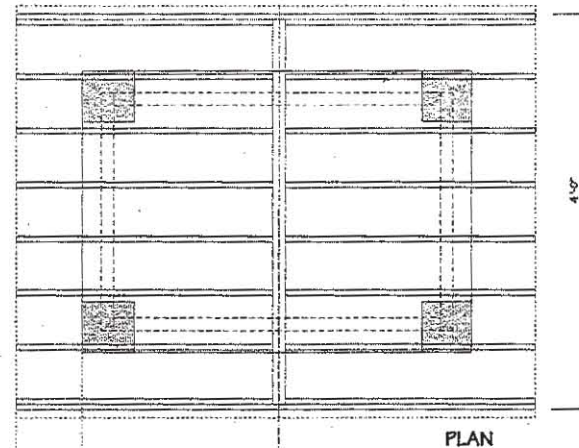
NOTE:

ALL WOOD SHALL BE PRESSURE TREATED FIR S.4.S.

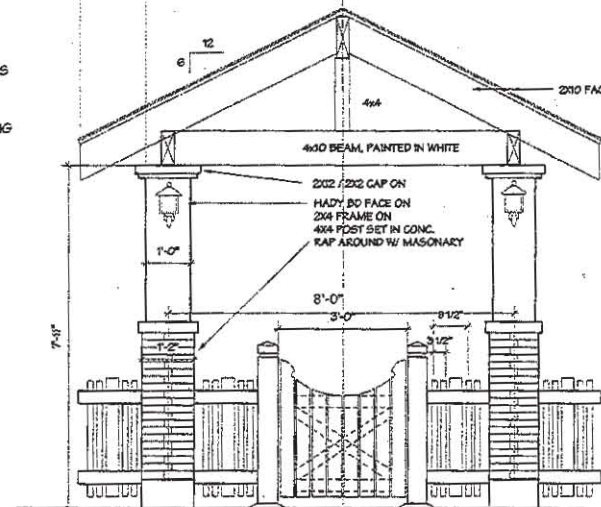
ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES



PLAN



3

OPEN ENTRY PERGOLA

SCALE: 1/2" = 1'-0"

July 14, 2010:
Issued for DP

REVISIONS / REVIEWS

ITO

& ASSOCIATES
Landscape Architects

1042 E 5th Avenue,
Vancouver, BC V5N 1M2

T/F: (604) 255 5009
Email: itovane@mac.com

Project:

7900 BENNETT ROAD
RICHMOND

Drawing Title:

LANDSCAPE PLAN

Scale: 1/2" = 1'-0"

Drawn: JH

Checked: TJ

Date: July 14, 2010

Job: 1042

Sheet:

L2 of 2



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: July 5, 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:

- 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.

Brian J. Jackson, MCIP
Director of Development

BJJ:dn
Att.

Staff Report

Origin

The application by the Provincial Rental Housing Corporation (which is BC Housing's land holding company) for a Development Variance Permit 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

was originally presented to the Development Permit Panel on February 6, 2011. At the meeting, the Panel moved and seconded

"That:

- a) Development Variance 10-542375 be referred back to staff for further examination;*
- b) Before Development Variance 10-542375 comes before the Development Permit Panel at a future meeting: (i) the notification area be expanded to include all properties along Dayton Court; and (ii) signage be posted on both Ash Street and Dayton Court."*

This staff report addresses the Panel referral and responds to the concerns expressed, particularly related to the driveway design for the lots proposed fronting Dayton Court. The report considered by the Panel on February 6, 2011 is attached for reference (**Attachment 1**).

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Staff Comments

In response to the Development Permit Panel referral:

- The driveway design for units fronting Dayton Court has been amended to respond to comments and concerns expressed by the Panel and the public. Specifically, the access has been widened to 5 m (16.4 ft.) and provisions for on-site turn around have been accommodated in the updated design (**Attachment 3 & 4**). At the future subdivision stage, an agreement will be registered on title to secure cross access and shared driveway use for the lots fronting Dayton Court. In addition, a minimum building setback will be secured for these lots to ensure the provision of on-site parking;
- The applicant has provided contextual streetscape information and a model rendering to demonstrate how the proposed subdivision will integrate with the existing neighbourhood (**Attachment 5**);
- A conceptual landscape plan has been developed to demonstrate landscaping can be incorporated into the Dayton Court driveway design and that the replacement trees can be accommodated on-site (**Attachment 3**). A Letter of Credit for \$13,000 is required to ensure that tree replacement at 1:1 (\$500 per tree) and interruption of the hard surface treatment of the Dayton Court driveway surface with landscaping is undertaken generally in accordance with the attached plan;

- The applicant hosted a Public Open House on Tuesday, June 21, 2011 in order to seek input and provide information to area residents. Details associated with the Public Open House are provided in the Community Consultation section of this report;
- The notification area was extended to include all properties along Dayton Court. Invitations to the Public Open House were delivered to homes within the 50 m (165 ft.) notification radius, as well as to all properties along Dayton Court (**Attachment 6**); and
- A second development notification sign was posted on-site fronting Dayton Court.

The proposed subdivision layout remains the same and there are no changes to the variances proposed.

Analysis

Exploration of alternative driveway designs

- Based on design criteria provided to the applicant by the City, the applicant submitted two (2) updated driveway designs for consideration including:
 - an on-site cul de sac to facilitate access and manoeuvring for the three (3) lots proposed to front Dayton Court; and
 - a hammerhead turn around with an associated 5 m (16.49 ft.) wide driveway width.
- The hammerhead arrangement is preferred based on a comparison of the functionality of the designs and the site planning implications.

	Manoeuvring	Site planning
On-site cul de sac	<p>Full turn around requires a radius of 7.3 m (24 ft.).</p> <p>Opportunity to incorporate landscaping within the front yard is minimized.</p>	<p>Size of turn around has implications on building siting and minimizes opportunities to introduce green space within the front yard.</p> <p>Provision of a parking space for a potential secondary suite cannot be easily accommodated.</p>
Hammerhead	<p>Driveway arrangement and emergency access alignment have been modified to increase the driveway width to 5 m (16.4 ft.). Importantly, a shared 5 m (16.4 ft.) wide driveway that accesses a local road is acceptable within the transportation industry.</p> <p>Hammerhead radiuses have been designed to allow vehicles to reverse out of their garages or driveway aprons, turn around using the hammerhead and exit the common driveway in a forward direction.</p>	<p>Driveway arrangement allows for the inclusion of landscaping to soften the hard surface treatment.</p> <p>The applicant's architect has confirmed that the building can be sited with sufficient separation between the garage and turn around to allow additional on-site parking for the potential secondary suite. To ensure these potential parking spaces are provided, an agreement will be registered on title preventing Dayton Court homes from being located within 17 m (55 ft.) of the road.</p>

Driveway width

- Based on transportation engineering industry standards, a shared 5 m (16.4 ft.) wide driveway that accesses a local road is appropriate to service development that generates limited traffic.
- In order to widen the drive aisle surface and achieve a 5 m (16.4 ft.) width, the Richmond Fire Department supports a slight re-alignment of the existing emergency access, which consists of two (2) hard surface strips that provide access for emergency vehicles. The

realignment will maintain the 12 m (40 ft.) radius required for fire safety. To ensure the realignment does not affect the functionality of the emergency access, the applicant will be responsible for removal of the two (2) drive aisle strips affected by the slight realignment and will introduce an uniform hard surface for the affected portion of the emergency access (**Attachment 3**).

- A slight realignment of the hard surface treatment of the existing emergency access will permit the width of the residential shared drive aisle to be increased, while maintaining the safety and functionality of the emergency access.

Manoeuvring

- The hammerhead design provides sufficient space for vehicles to reverse out of their garages or driveway aprons, turn around, and exit the common driveway into the cul de sac in a forward direction (**Attachment 4**).
- As a condition of subdivision, a cross access and shared driveway agreement will be registered on title for lots fronting Dayton Court. Further, to ensure sufficient space for additional parking in front of the dwellings, a second agreement will be registered preventing a home from being constructed within 17 m (55 ft.) of the Dayton Court lot frontage (**Attachment 3**).
- The proposed hammerhead driveway arrangement permits fire fighting vehicles to drive on the shared driveway and establish a fire fighting base within 15 m (50 ft.) of the proposed Dayton Court homes.

Vehicle/pedestrian relationship

- By amending the design of the proposed shared driveway, vehicles may exit the site in a forward direction; thereby minimizing the potential for conflict between vehicles and pedestrians/cyclists.

Elevations/Contextual information

- The applicant has developed conceptual house designs to demonstrate that 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 proposed on-site. The building height remains to be substantiated based on the provision of finished site grade information. The standard Building Permit application and review process will apply.
- Using the conceptual house designs, the architect has produced streetscape plans and a model rendering (**Attachment 5**).
- Improvements to the streetscape and model rendering have been undertaken since being presented at the Public Open House. The elevation of existing homes has been more carefully assessed to better represent the potential relationship between existing 2-storey homes and proposed 2 ½ storey new dwellings.
- The Ash Street streetscape indicates that the proposed homes are expected to be approximately 9.4 m* (31 ft.) in height, compared to adjacent homes which are approximately 8.2 m (27 ft.) and 7.3 m (24 ft.) in height. The 7.3 m (24 ft.) high home is separated from the proposed development by the existing emergency access, which minimizes the impact of the variation in height.

* Buildings must comply with specifications outlined in the Zoning Bylaw, including those that reference permitted height. Proposed height will be substantiated during the Building Permit review process and will include analysis of finished site grade information.

- A similar 9.4 m (31 ft.) building height is expected for the homes proposed on Dayton Court. The approximate height of adjacent homes is 7.3 m (24 ft.). Variation in building height is common within residential neighbourhoods where redevelopment may introduce updated building practices that maximize the potential building envelope and reflect changes in building design. Further, the increased building setback required on the proposed Dayton Court lots will minimize the effect of the variation in height.

Updated Tree Preservation/Landscaping

- A landscaping plan has been provided by the applicant, which demonstrates that landscaping can be accommodated to soften the Dayton Court frontage and that the required replacement trees can be accommodated on-site. In addition, the plan illustrates the positive contribution of landscaping to the proposed shared driveway design.
- In addition to replacement trees, the landscape plan indicates the location of existing trees. As discussed in the report considered by the Development Permit Panel on February 6, 2011 (**Attachment 1**), the Arborist report, which was reviewed and accepted by the City Tree Preservation Coordinator, recommends the removal of on-site trees due to risk associated with retention, advanced health decline, significant structural defect, conflict with a future driveway/building envelop or necessary changes in grade.

Community Consultation

A second development sign was erected at the Dayton Court frontage, in addition to the signage located along the Ash Street frontage.

The notification area has been extended beyond the standard 50 m (164 ft.) radius to include all Dayton Court properties (**Attachment 6**).

In addition to the standard opportunities for residents to engage in the review process, the applicant was advised to organize and host a Public Open House to provide an additional opportunity for residents to access information related to the development proposal. Invitations were hand delivered (due to the Canada Post strike that was in effect at the time) to residences within a 50 m (164 ft.) radius of the subject site, as well as all properties on Dayton Court.

A Public Open House was hosted by BC Housing on Tuesday, June 21, 2011 from 5:00 – 8:00 pm at the Garden City Elementary School gymnasium (8311 Garden City Road). BC Housing staff approached individuals who attended the Public Open House to sign in. Thirty-three (33) individuals signed in and one individual declined to sign in. With the exception of one individual, those who attended reside within the general neighbourhood (**Attachment 7**). Six (6) comment forms were completed by residents at the event and an additional eight (8) individuals submitted their comments electronically directly to BC Housing and in some cases copied the correspondence to the City. A synopsis of the event and the comments received has been provided by BC Housing and is attached to this report. The synopsis provided by BC Housing also includes BC Housing's response to the comments (**Attachment 8**).

The following summarizes the concerns expressed in returned comment forms, electronic messages, and discussions with staff by some of the neighbourhood residents who attended the Public Open House.

On-site parking

- Concern that the on-site hammer heads will not be used by motorists to turn around and exit the site in a forward direction.
- Concern that parking demand resulting from the inclusion of a secondary suite cannot be appropriately accommodated on-site.
- Dayton Court is a cul de sac where off-site street parking is already in short supply and is complicated by residents using their garages as storage.
- Concern that new residents will use the garage as storage resulting in a shortage of parking.

Transportation Engineering has reviewed the driveway access and turn around provisions and determined that the width of the driveway and the hammerhead design adequately respond to on-site manoeuvring needs. The proposed development exceeds the minimum parking requirements as each lot fronting Dayton Court provides adequate space for four (4) vehicles outside of the on-site manoeuvring area. A bylaw, which applies throughout the City, prohibits street parking for more than three (3) hours. Enforcement of this bylaw is undertaken on a complaint basis.

Traffic impact on the cul de sac

- A sidewalk exists on the east side of Dayton Court, continues around the cul de sac bulb and terminates at the southern edge of the emergency access. The limited sidewalk provided means that residents may walk on the street. The introduction of homes will increase traffic within the cul de sac, which may affect the safety of residents and children.

Through the Servicing Agreement process, the applicant will be required to demonstrate that sightlines are secured to maintain clear visibility and promote safety. The sidewalk in existence along the site's Dayton Court frontage will remain. There are no plans to extend the existing sidewalk network to the west side of Dayton Court.

Height of proposed buildings

- The neighbourhood is characterized by two storey homes. The 2 ½ storey homes conceptually proposed on-site are a concern for some neighbours who feel the height should be limited to 2 storeys.
- Concern was expressed that the conceptual street view renderings did not accurately depict the relationship between existing 2 storey homes and conceptually proposed 2 ½ storey new homes.

The existing zoning of both the subject site and neighbourhood properties permits a maximum height of 2 ½ storeys for the principal building provided that the height does not exceed the residential vertical lot width envelope and the residential vertical lot depth envelope. Homes within the neighbourhood are typically two-storeys with a roof that is moderately sloped. Concepts for the potential new homes include pitched roofs, which would permit the inclusion of limited living space above the second storey in accordance with the terms of the existing zoning. However, the building height remains to be substantiated based on the provision of finished site grade information. The standard Building Permit application and review process will apply.

*The applicant has updated the streetscape perspectives and model rendering presented at the Public Open House by more accurately depicting the relationship between existing and proposed homes. The plans now include reference to the expected height of the new homes (9.4 m(31 ft.)) ** and the approximate height of adjacent homes (7.3 m (24 ft.) – 8.2 m (27 ft.)). As a result of incremental redevelopment within established residential neighbourhoods, variation in height is commonplace and the range of building height anticipated reflects updated building practices that maximize the potential permitted building density by increasing the slope of the roof.*

Number of lots proposed by the subdivision

- Some residents expressed a preference for subdivision into four (4) or five (5) lots instead of six (6) lots.

With the exception of the lot width and frontage variances requested, subdivision of the lot into six (6) parcels complies with the site's existing "Single Detached (RS1/B)" zoning. No rezoning application is associated with development of the site. Reducing the number of lots would not permit the applicant to maximize the density supported by the existing zoning.

Future residents

- Some residents expressed concern related to the social demographic of the individuals who will qualify for ownership of the homes once they are constructed.
- Some residents were unsatisfied with BC Housing's response to questions related to administration and sale of the homes.
- Some residents questioned the value of ownership based on the investment opportunities associated with home ownership and cautioned that buying into a home with future sale restrictions may not be in the individual's long term interest.
- Concern was expressed that BC Housing could potentially enter into a long term lease to permit an alternate organization to use the homes as a care or recovery facility.
- Concerns related to the proposed secondary suites and how rental of the units would be regulated.

*BC Housing has confirmed that their objective at this site 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 first time home buyers are able to purchase a home at an affordable price and limit associated payments to 30% of their income. The secondary suite may be rented by the homeowner and as a rental revenue, may permit families with a lower income to qualify for a mortgage.*

In order to ensure the affordability of the dwellings, BC Housing will contribute the land at no cost to the project and will provide construction financing to guarantee an affordable purchase price.

** Buildings must comply with specifications outlined in the Zoning Bylaw, including those provisions that reference permitted height. Proposed height will be substantiated during the Building Permit review process and will include analysis of finished site grade information.

*** This is defined by the Canadian Mortgage Housing Corporation (CMHC) and is a household income of slightly below \$65,000 annually.

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, such as a Section 219 covenant, on the titles. Alternative forms of security could be a second mortgage for the land component of the property that would address the difference between the market price and the sale price. Further, BC Housing will ensure that the dwelling is required to be owner occupied. In addition to considering the most effective means of securing the homes as affordable housing, BC Housing is exploring means to secure the affordability of the secondary suites (Attachment 8).

Potential home owners will be pre-screened to confirm eligibility, the second component of the process will include the application of a lottery system. BC Housing has indicated that the surrounding community will be informed of the timeline and process through newspaper advertisement and bulletins.

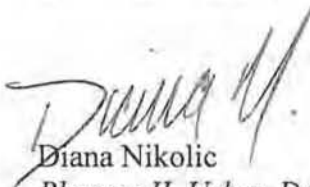
Emergency access bollards

- The bollards restricting access to the emergency access were not upright.

The emergency access is a dedicated lane and City staff has addressed the issue.

Conclusions

Staff supports the proposed variances, which would facilitate subdivision of 8180 Ash Street into six (6) affordable single-family dwellings. The quality of the project has been improved by amendments to the driveway design that result in improved safety and manoeuvring for the proposed Dayton Court fronting lots. Analysis of additional information provided by the applicant, which includes on-site parking provisions, streetscape elevations, a model rendering, and a landscaping scheme, establish that development of the site can compliment the character of the established neighbourhood.


Diana Nikolic
Planner II, Urban Design

DN:rg

Attachment 1: Development Permit Panel Report considered on February 6, 2011 (including attachments)

Attachment 2: Development Application Data Sheet

Attachment 3: Updated Hammerhead Driveway Design, Shared Driveway, Increased Building Setback, Emergency Access Realignment and Conceptual Landscaping Plan

Attachment 4: On-site Turn Around and Parking

Attachment 5: Ash Street and Dayton Court Streetscape & Model Rendering

Attachment 6: Notification Area – Includes 50 m radius plus all dwellings on Dayton Court

Attachment 7: Public Information Meeting Attendees (map)

Attachment 8: BC Housing Public Open House Synopsis & Responses

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

- Provision of a Letter of Credit for \$13,000 to ensure tree replacement at 1:1 (\$500 x 26) and interruption of the Dayton Court driveway surface with landscaping.

At future subdivision stage, the developer is required to:

- Undertake a Capacity Analysis and enter into a standard Servicing Agreement to extend the existing 150mm diameter sanitary sewer from the manhole at the northwest of the development to approximately 30 m south within a 3 m wide right of way, and install a 150 mm sanitary sewer from a manhole in a statutory right of way to the manhole at Dayton Court cul de sac. 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.
- Realignment of existing emergency access. Removal of the two drive aisle strips affected by the slight realignment and introduction of a uniform hard surface for the affected portion of the emergency access, to be undertaken through either the Servicing Agreement or a Work Order.
- Register a cross access and shared driveway agreement on title for lots fronting Dayton Court, which includes interruption of the driveway surface with low shrubs and trees.
- Register an agreement on title to prevent construction of a dwelling on the Dayton Court fronting lots within 17 m of the lot frontage.
- 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
Planning and Development Department

ATTACHMENT 1
REPORT CONSIDERED ON FEBRUARY 6, 2011

Development Permit Panel

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/Variations (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 variations.

- *The variations 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 variations, 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

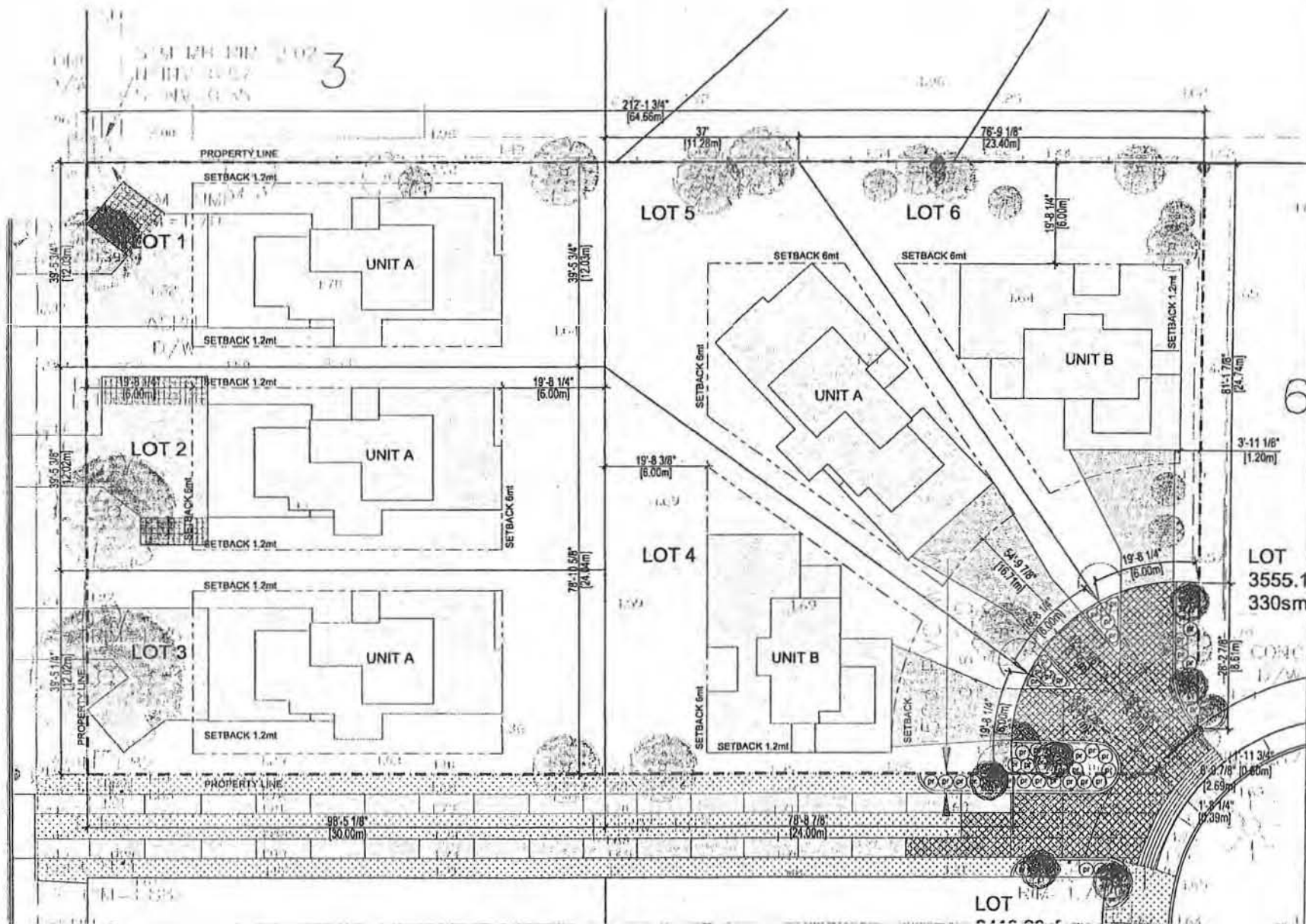
DV 10-542375**Attachment 1**

of Attachment 1 (February 6, 2011)

Address: 8180 Ash StreetApplicant: Provincial Rental Housing CorporationOwner: Provincial Rental Housing CorporationPlanning 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



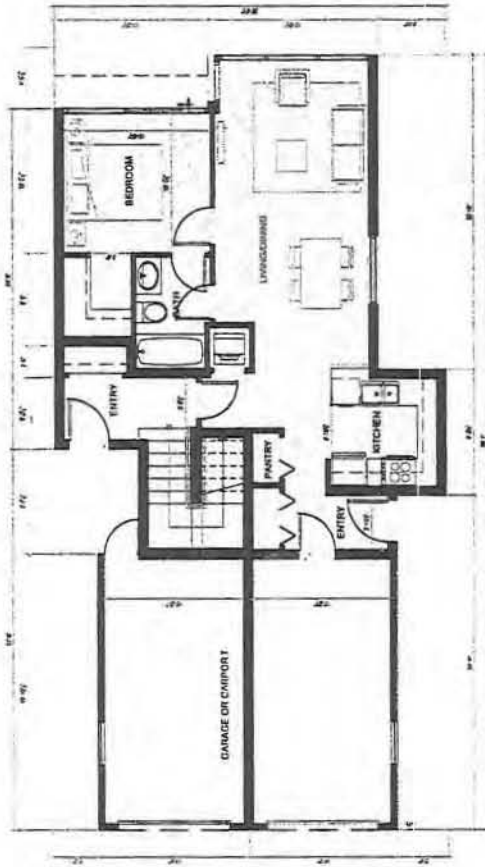
8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

ARCHITECT (RE: 1188)
JULIO GOMBEROFF

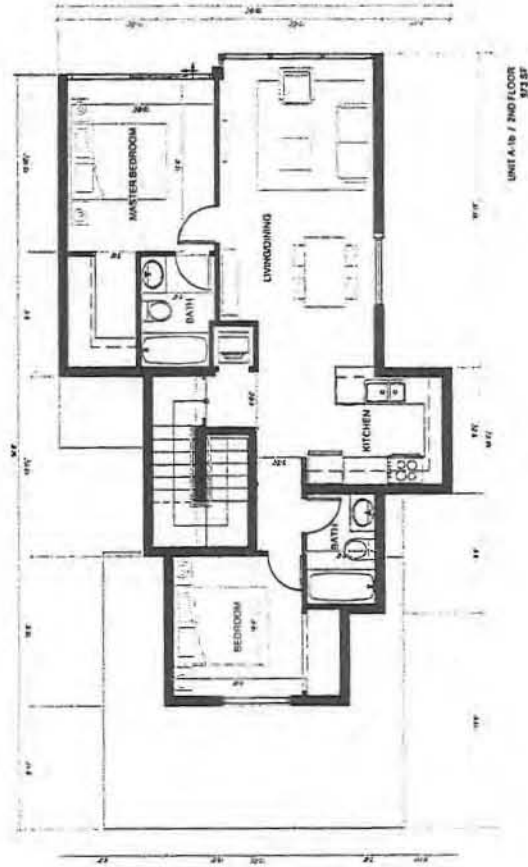
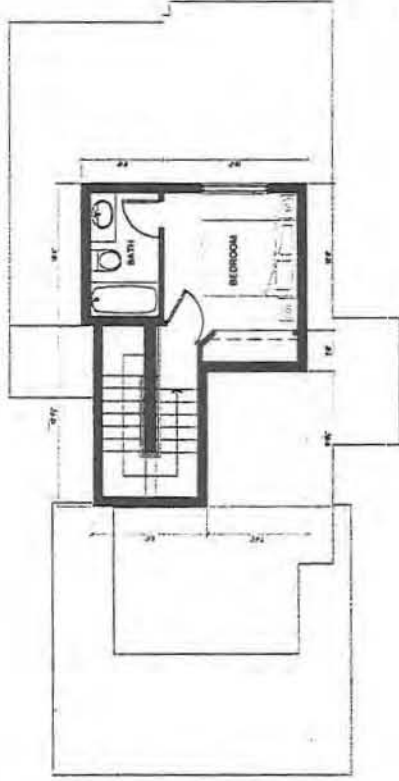
SITE PLAN
& PROPOSED

DATE
SCALE
DRAWN BY:

A-1



UNIT A-1b / 2ND FLOOR
112 STORIES PROPOSED-300 SF
12 STORIES ALLOWED-487 SF



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

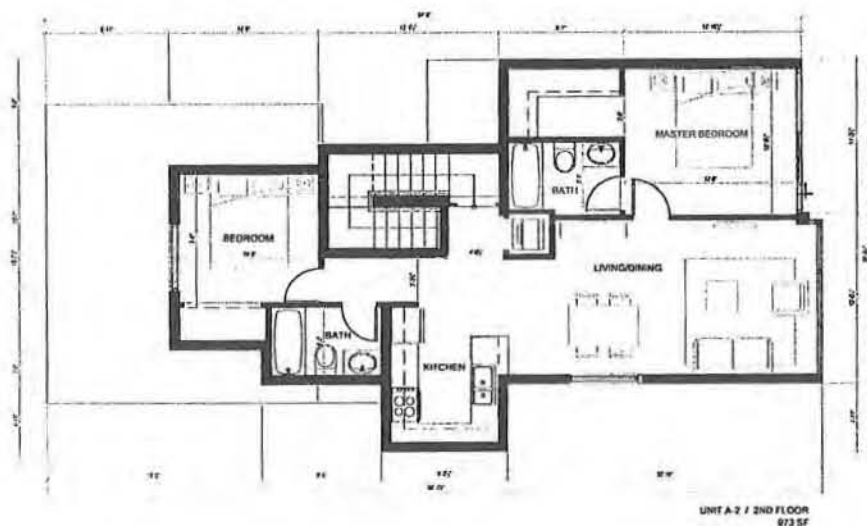
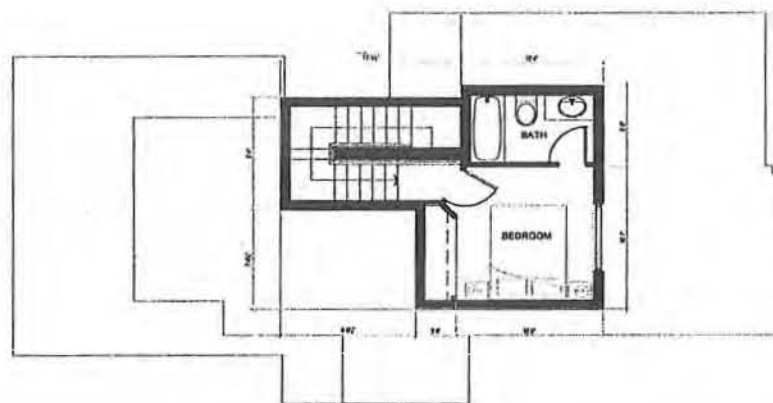
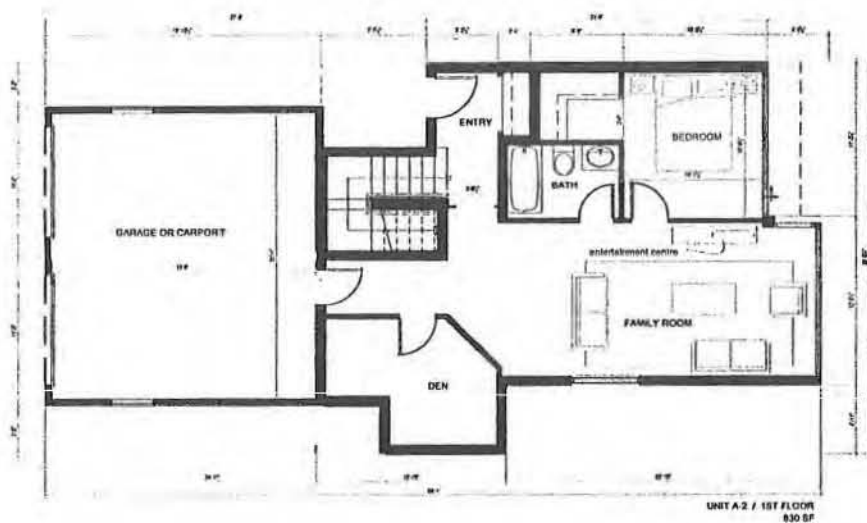
8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

ARCHITECT (RETIRED)
JULIO GOMEROFF

UNIT TYPE A-1

DATE: 11/1/2011
SCALE: 1/8" = 1'-0"
SHEET: A-1.04

A-1.04



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

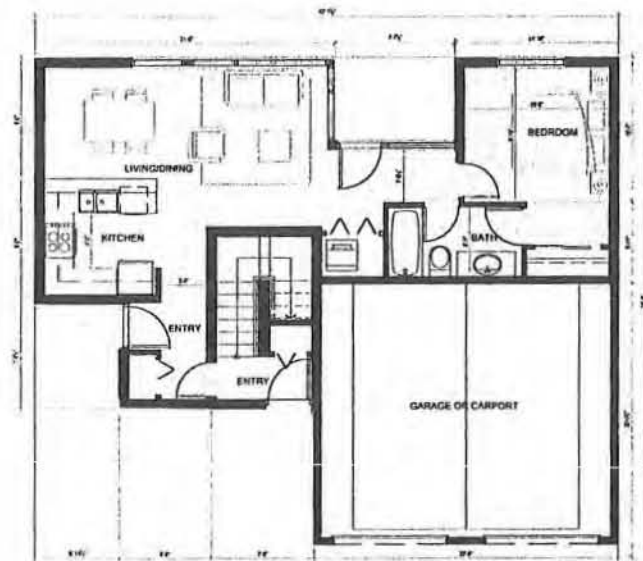
8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

ARCHITECT (RETIRED):
JULIO GOMBEROFF

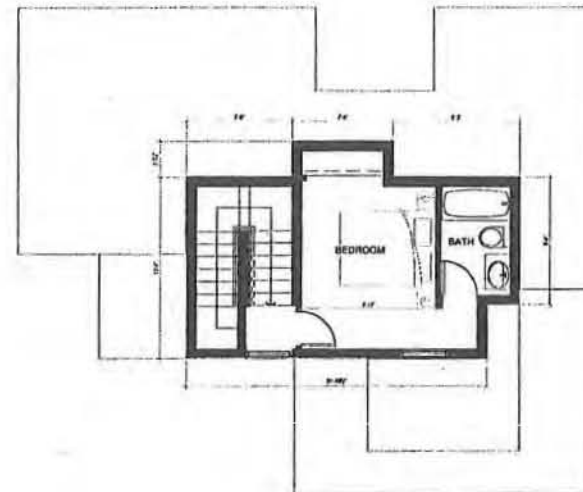
UNIT TYPE A-2

DATE: JUL 11, 2011
SCALE: 1/8"=1'-0"
DRAWN BY: A.L.H.

A-1.05



UNIT B-1a / 1ST FLOOR: 684 SF
UNIT B-1b / 1ST FLOOR: 103 SF
TOTAL AREA 1ST FLOOR: 787 SF



UNIT B-1 / 3RD FLOOR
1/2 STOREY PROPOSED=333 SF
1/2 STOREY ALLOWED=484 SF



UNIT B-1 / 2ND FLOOR
684 SF

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

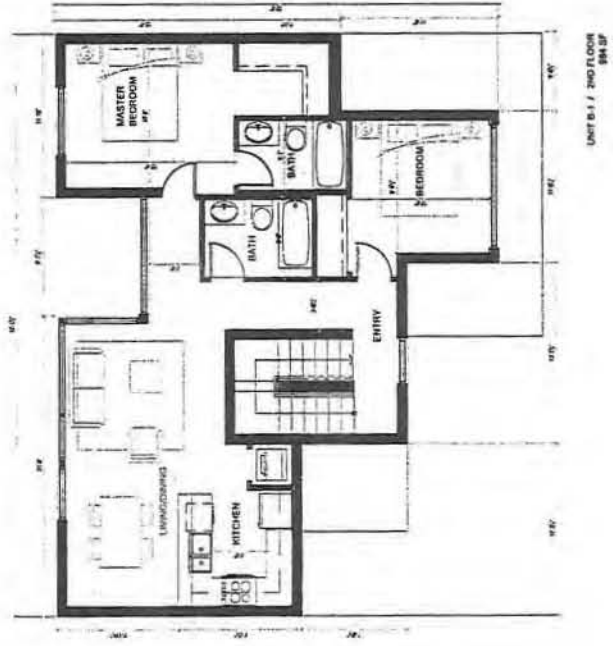
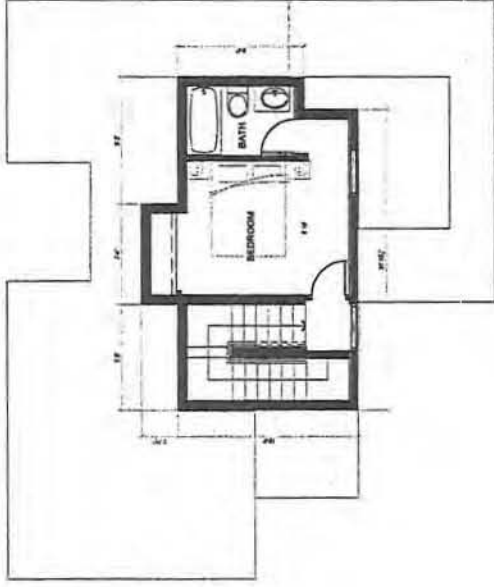
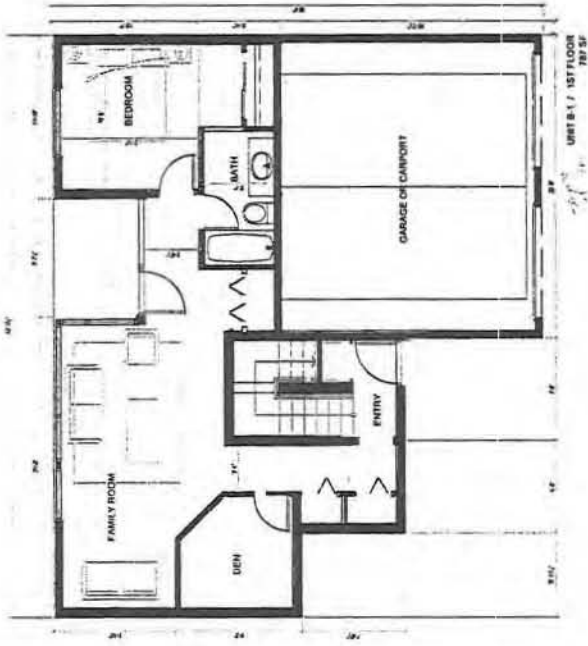
8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

ARCHITECT (RETIRED):
JULIO GOMBEROFF

UNIT TYPE B-1

DATE: 10/01/01
SCALE: 1/8" = 1'-0"
DRAWN BY: ALPIDE

A-1.06



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

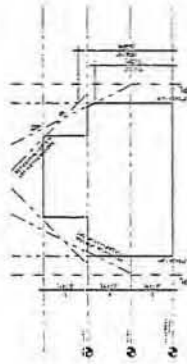
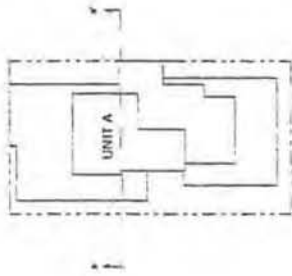
8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

ARCHITECT (RETIRED)
JULIO GOMBEROFF

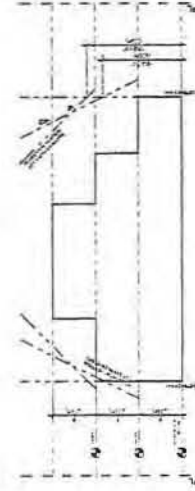
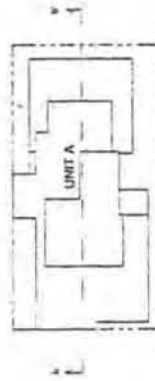
UNIT TYPE B-2

DATE: 08/10/2011
SCALE: 1/8" = 1'-0"
DRAWN BY: ALM/EE

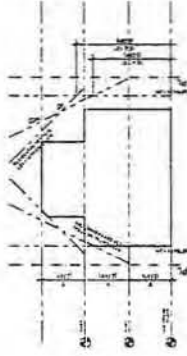
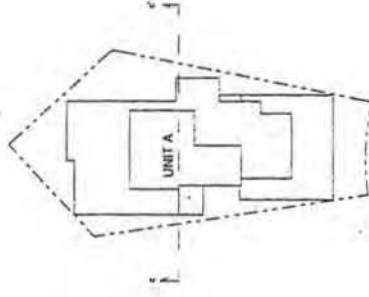
A-1.07



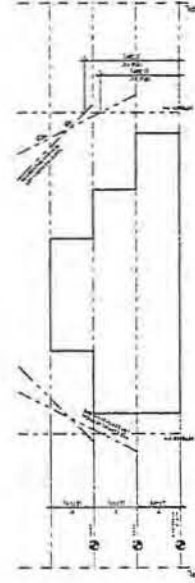
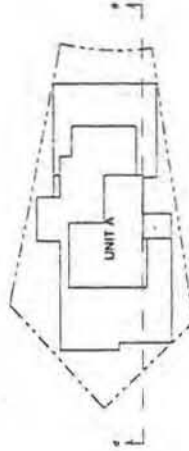
SECTION A-A



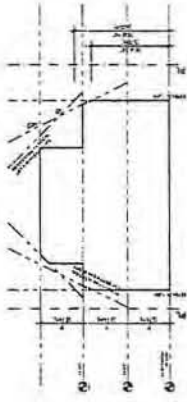
SECTION A-A



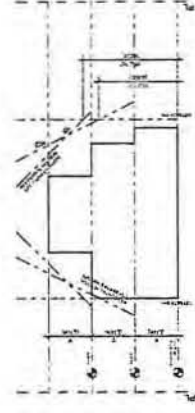
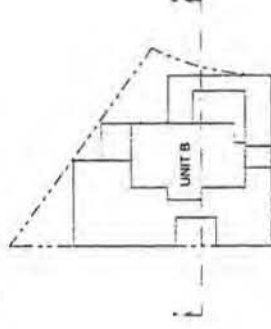
SECTION A-A



SECTION A-A



SECTION B-B



SECTION B-B

8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

ARCHITECT (RETIRED):
JULIO GOMBEROFF

SCHEMATIC
SECTIONS

DATE: 08/11/2011
BY: JG
PROJECT NO: 11-0046

A-1.08



BC Housing

ATTACHMENT 4
of Attachment 1 (February 6, 2011)

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.

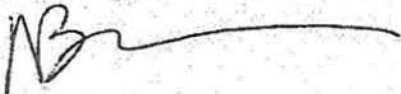
With the additional lot, all of these costs both soft and hard will be shared across six lots, ultimately reflected in a lower purchase price for the affordable home buyer.

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

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 2

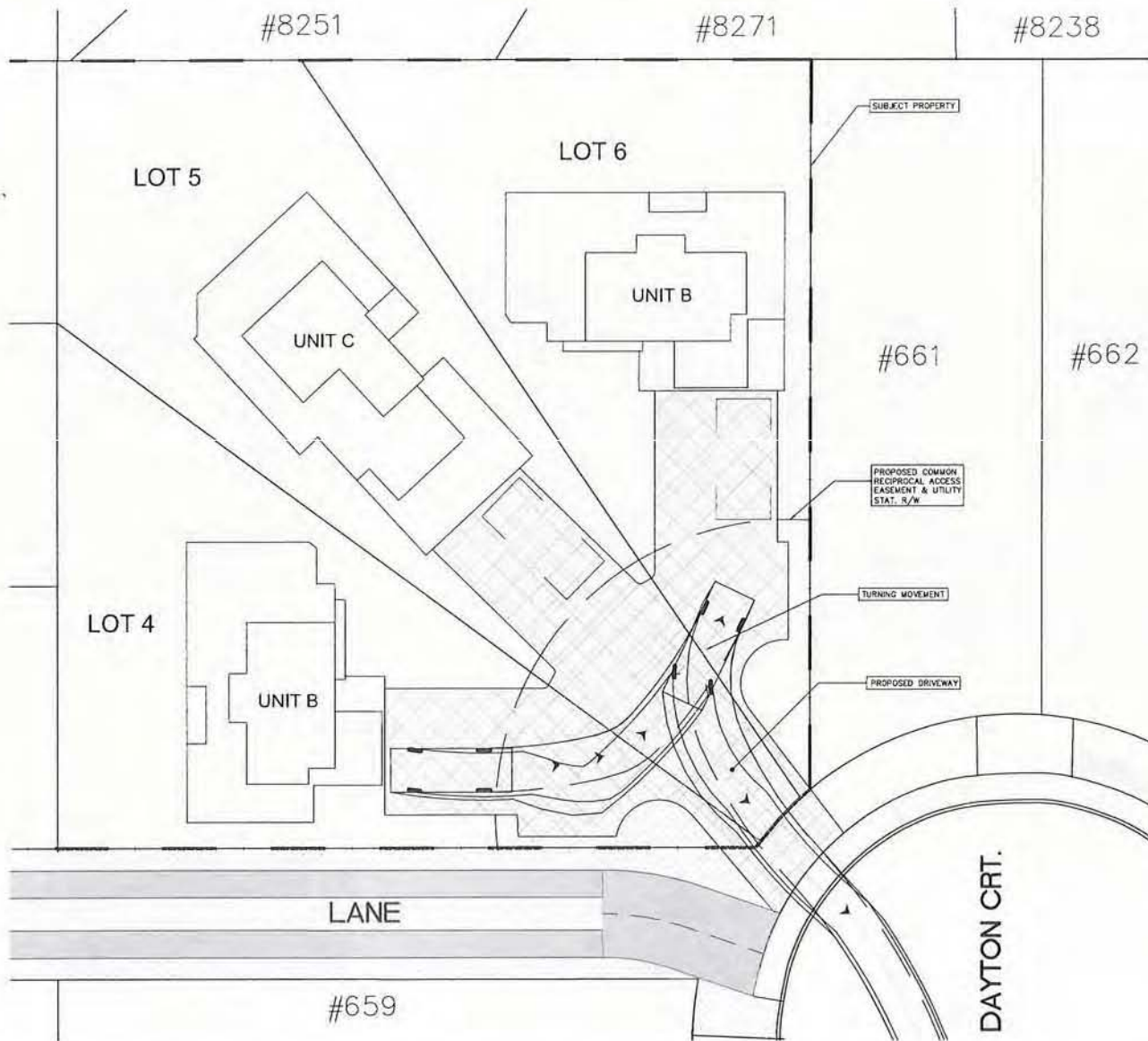
Address: 8180 Ash Street

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

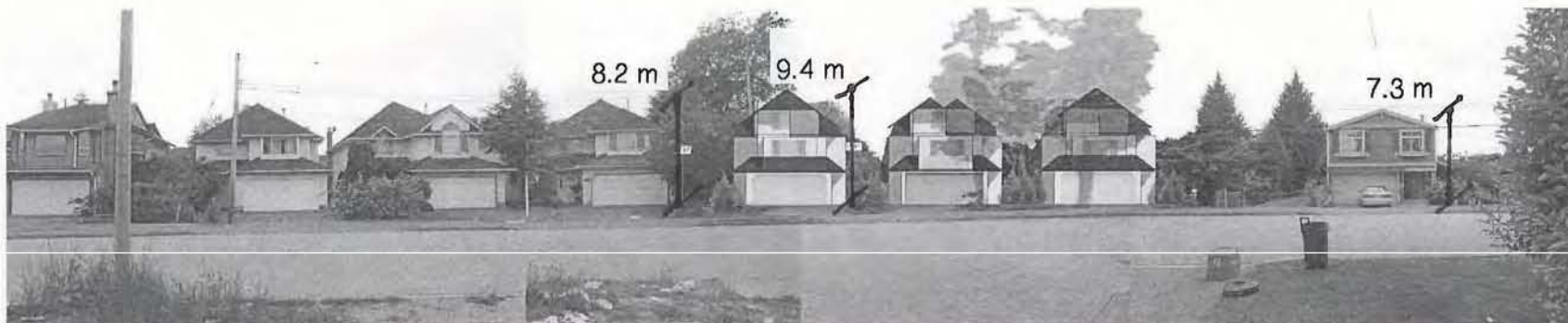


0 5 10
SCALE 1:100

Proposed Access Plan #8180 Ash Street, Richmond, BC

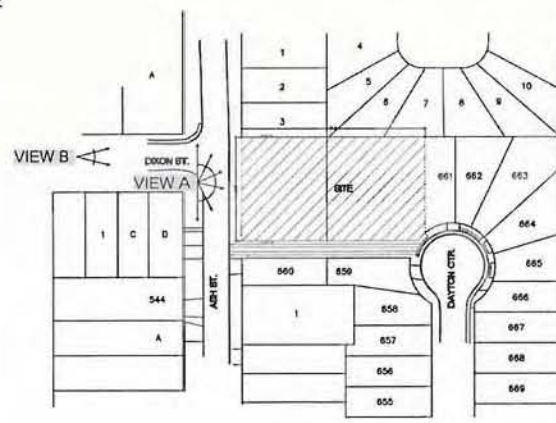


HunterLaird
ENGINEERING LTD.
May 2011
#6324



VIEW A - ASH STREETSCAPE

KEY PLAN



VIEW B

Building height must comply with the Zoning Bylaw. Finished site grade information is required for review at the Building Permit stage

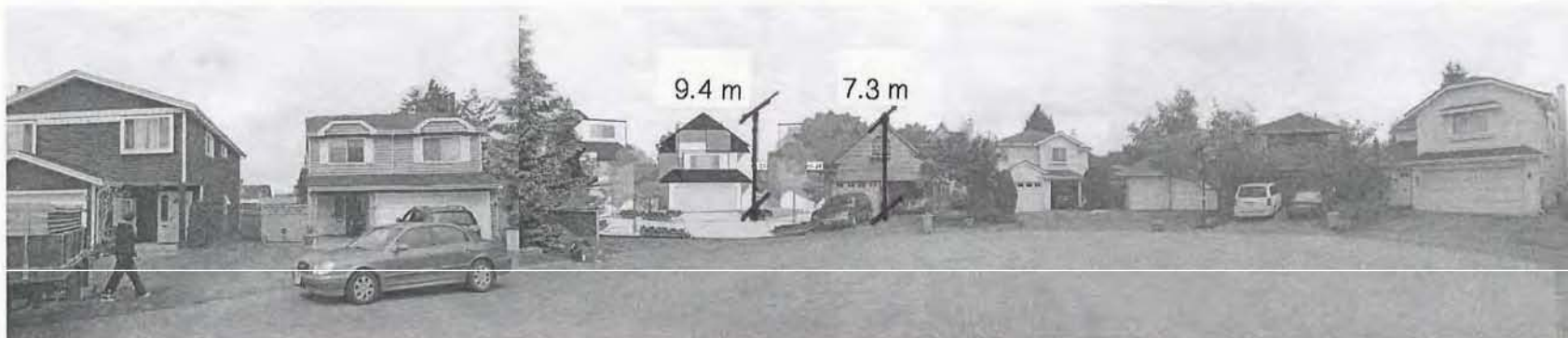
8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

ARCHITECT (RETIRED):
JULIO GOMBEROFF

ASH ST.
STREETSCAPE

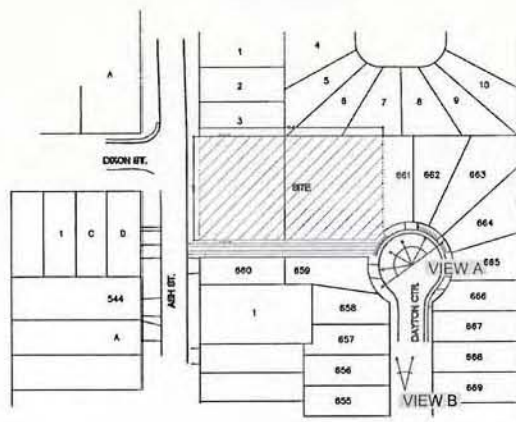
DATE: JULY 11, 2011
SCALE: NTS
DRAWN BY: A. J. ROSE

Attachment 5



VIEW A - DAYTON STREETScape

KEY PLAN



VIEW B

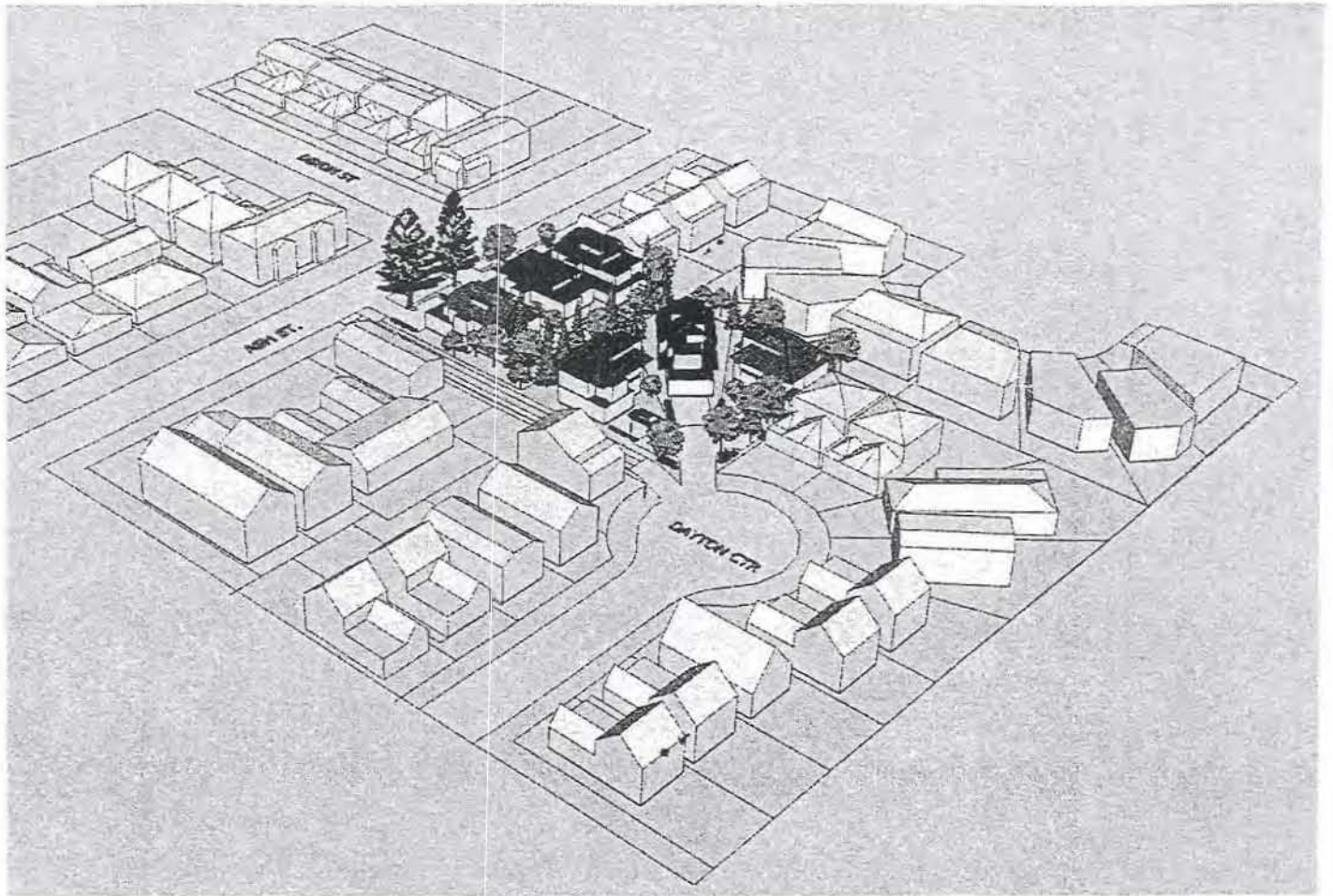
Building height must comply with the Zoning Bylaw. Finished site grade information is required for review at the Building Permit stage

8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

ARCHITECT (RETIRED):
JULIO GOMBEROFF

DAYTON CRT.
STREETSCAPE

DATE: JULY 11, 2011
SCALE: 1/8" = 1'-0"
DRAWN BY: A. GIBB

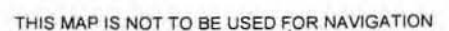


8180 ASH ST.
RICHMOND, BC
FOR
BCHMC

ARCHITECT (RETIRED):
JULIO GOMBEROFF

ARTISTIC MODEL
REPRESENTATION

DATE: JULY 11, 2011
SCALE: 1/8" = 1'-0"
DRAWN BY: A. JARIS





Richmond

Public Information Meeting Attendees



Legend

- Meeting Attendees
- ★ Subject Site: 8180 Ash Street

Map Created By: Orkney State
Print Date: July 11, 2011

Note:
The information shown on this map is supplied from various sources and the City makes no warranty, expressed or implied, as to the accuracy or completeness of the information.
Users are reminded that lot lines and legal descriptions must be reviewed in the Land Use Office or State Registrar.
This is NOT a legal document, and is published for information and convenience purposes only.
© City of Richmond, 2010. All rights reserved. Not to be reproduced or distributed without permission.



1:3,409



City of Richmond



Open House for 8180 Ash Street Report

Date of Event: June 21, 2011

Format:

- Panel boards describing proposal, neighbourhood context, Dayton Court access and unit layouts
- Representatives from the City of Richmond and BC Housing were in attendance, as well as the consultant team responsible for the design
- Invites were hand delivered (as a result of the Canada Post lockout) to addresses provided by the City of Richmond's planning department

Attendance:

- 33 people signed in at the Open House (sign in sheet attached)
- BC Housing staff walked around to ensure that all present signed in to get an appropriate estimate of the attendance
- Our staff indicated that only one person was unwilling to sign in
- BC Housing received 6 comment forms at the event (two were from the same family) (attached)
- Many people took extra copies of the Open House form (to share with neighbours or to fill out later) and many people took business cards from representatives from BCH and COR
- Eight emails were received from other residents after the Open House directly (attached)

Areas of General Feedback:**Land use issues/Future Home Buyers**

- Site not being suitable for "affordable housing"
- Residents not wanting mix of income in their neighbourhood
- Concerns about who the future home buyers would be
- Concerns about who the future tenants would be and why the owner can secure rental revenue
- Process for choosing the future home buyers, how the community would be informed and process for ensuring that the units are owner occupied

BC Housing Response

The proposal that BC Housing is submitting to the City of Richmond is for single family homes and does not require a rezoning. The decision before the Development Permit Panel is to allow for additional lots by granting a variance on the reduced frontage and width on three lots with access on Dayton Court in the proposed subdivision.

BC Housing is proposing single family homes for low to moderate income households. This is defined by CMHC and is a household income of slightly below \$65,000 annually. Potential purchasers would need to qualify for an external mortgage similar to any other purchaser in the neighbourhood. Census data reveal that average household incomes in the City rose from \$60,724 in 2001 to \$67,440 in 2006. During the same period, median household incomes

increased from \$50,060 to \$53,489. These statistics indicate that there qualified purchasers would be below and above the median income and therefore representative of the diversity of incomes within Richmond.

The goal of the proposed project is to assist first time home buyers of low to moderate income to purchase a home. 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, the secondary suites could be rented buy the homeowner to help with their mortgage payments. The rental revenue through the suites would allow family households with lower income to qualify for a mortgage.

As families and individuals move on, the units would be maintained as affordable units, through an affordable housing agreement or other form of security, so that new families or individuals would be able to become homeowners. The resale of the affordable homes will be monitored by BC Housing who has experience overseeing this process on another affordable home ownership project.

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. BC Housing would ensure that the security on title would require the unit to be owner occupied.

The secondary suites are critical to the project in many ways. Not only do the secondary suites allow lower income families to qualify for the purchase of the homes, it also creates six additional affordable rental suites in the City of Richmond. The creation of additional affordable rental units in Richmond was a priority of the City of Richmond as well. Any of the surrounding neighbours are also allowed to rent out secondary suites according to municipal bylaws. As the affordable homes will be owner occupied, the secondary suite tenant selection process will be of most importance to the family living there. There is a one bedroom suite only included in the homes that would suitable for a couple or single only.

An important point was raised at the Open House about ensuring the affordability of the rental suites. BC Housing will work with the City of Richmond on a mechanism to secure their affordability.

The selection process for the potential purchasers will be an open and transparent process. The surrounding community will be informed through newspaper ads and bulletins as to the timeline and process. Potential purchasers will be pre-screened for their eligibility and then a lottery system will apply. BC Housing is open to feedback on the best mechanism to communicate our progress on this exciting endeavour.

Parking/Increased Traffic

- Not enough parking allocated for the new lots
- Parking being used as storage as opposed to parking
- Parking will occur on Dayton Court

- Increased traffic on Dayton Ct
- Concerns about children playing in Dayton Ct

BC Housing Response

BC Housing has worked with the City of Richmond's Transportation, Engineering and Planning department to ensure that the design for the access to Dayton Court and the parking allocations meet municipal requirements. Each lot is supplied with four parking stalls. This would allow for both the household and the rental suite to have two cars each. This exceeds municipal requirements for parking.

It is important to remember that the goal of home ownership is to allow first time home buyers of low to moderate income to purchase a home. In addition, the secondary suite is intended to be rented at affordable rental rate. The likelihood that these two occupants will both have two vehicles is low.

In addition, there is adequate storage in the suite and the homes and the size of the garage allows for some storage.

The design of the access point to Dayton Court was created in consultation with the Transportation Department at the City of Richmond. A traffic study was not deemed a requirement. In addition, the design allows for cars to turn around and proceed forwards into Dayton Court.

The affordable homes are intended for families. These families will also have children playing in Dayton Court. The future residents will become members of the community and therefore will have the same concerns around the safety of the children playing in Dayton Court as those who live in the community at present. There are vehicles that access Dayton Court now and do so in a safe manner. This will be maintained with the addition of three houses onto Dayton Court.

Number of proposed lots in subdivision

- Less lots (5 and 4) might be acceptable

BC Housing Response

The goal of project is to create affordable home ownership opportunities and therefore the costs associated with their construction are critical to their affordability. The costs of the development include both soft and hard costs. These include municipal fees, consultant fees, site servicing, financing costs, and construction costs. All of these costs both soft and hard will be shared across six lots, ultimately reflected in a lower purchase price for each of homes passed on to 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 additional lots, 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.

Height and Look of the New Houses

- Houses should be the same height as previous houses built
- Proposed finishing/quality of the houses

BC Housing Response

BC Housing has worked on the design with Planning Department of the City of Richmond and is within the allowable height for the existing zoning of the site. The current houses in the neighbourhood if constructed now would also be able to qualify for the same height.

The height differential is minimal and not across the entire elevation of the roof. The two and a half storey construction is a result of the accommodation of the secondary suite. The current schematic representation is for the purposes of the development permit panel submission to show the footprint of the proposed houses on the subdivided lots. This is not a final design.

BC Housing will work with Planning Department and their chosen architect and contractor to ensure that the proposed height and finishing of the houses fits into the neighbourhood context and meets municipal requirements.

Open House Format

- Notification process/Open House format/Details available at this time

BC Housing Response

BC Housing was asked by the City of Richmond to host an Open House whose purpose was to address concerns with the reduced frontage and width on three lots with access on Dayton Court in the proposed subdivision. BC Housing requires the variance for the subdivision to proceed before more detailed work will be done on the proposed project. BC Housing is committed to keeping the community informed of our progress on the project.

The Open House notification process was provided by the City of Richmond under the requirements according to the Local Government Act. BC Housing was required to hand deliver the notification letter (as a result of the Canada Post lockout) to addresses provided by the City of Richmond. BC Housing used an external company to deliver the letters who had no knowledge of the content of the delivery.

Future of the Site/Next Steps

- What happens if it doesn't work and there is no uptake in the market? What will BCH do with the site?

BC Housing Response

BC Housing has confidence that there will be significant interest in the proposed project. The Remy project in Richmond contained 37 affordable home ownership opportunities (condo units) financed by BC Housing and was almost completely sold out while under construction. Should the proposed project not proceed, BC Housing will review the future of the site at that time.

BC Housing will be submitting their revised proposal to the Development Permit Panel for a decision in July, 2011. Pending a successful outcome, BC Housing will secure a contractor to

proceed with more detailed designs. BC Housing is committed to keeping the community updated on the progress of the project.



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 lot dimensions and driveway access shall be in accordance with Plans 1 and 2 attached hereto.
5. 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.
6. 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.

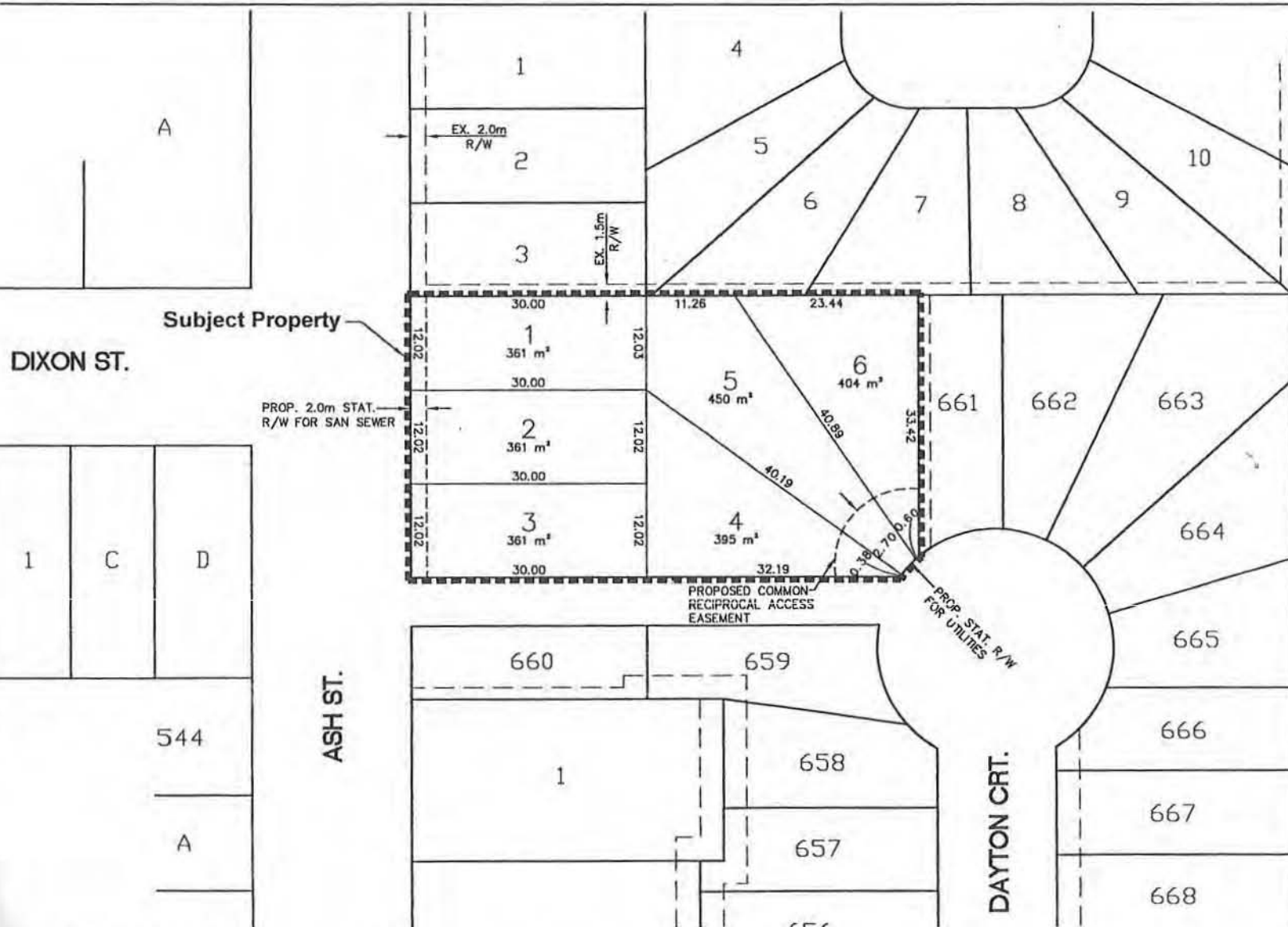
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



Civic Address:
#8180 Ash Street

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

**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



HunterLx
ENGINEERING
May 2011
#8524

Proposed Access Plan
#8180 Ash Street, Richmond, BC

