

Richmond Official Community Plan



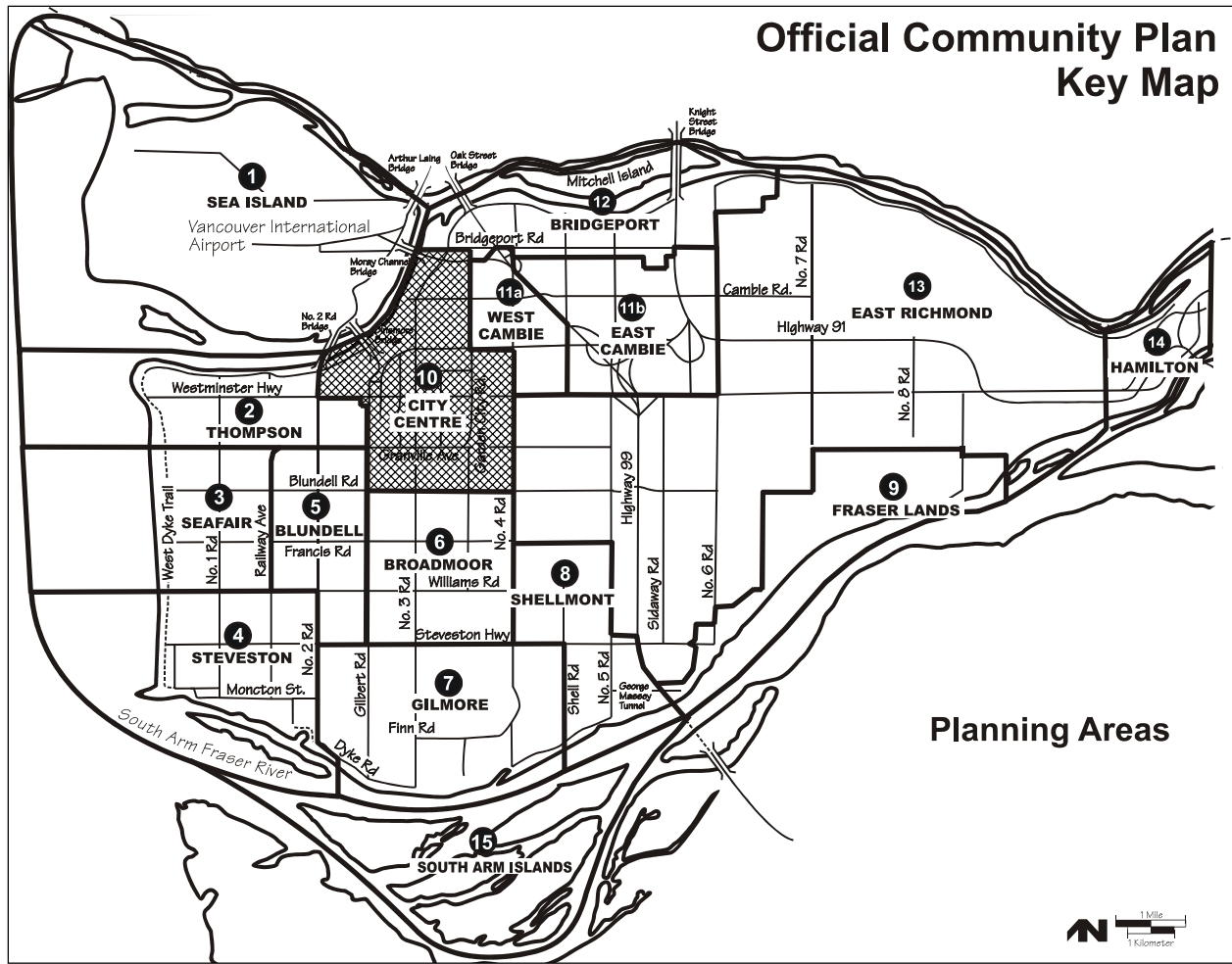
City of Richmond

CITY CENTRE AREA ACHESON BENNETT SUB-AREA PLAN

Bylaw 7100 Schedule 2.10B



KEY MAP



PLAN AREA MAP

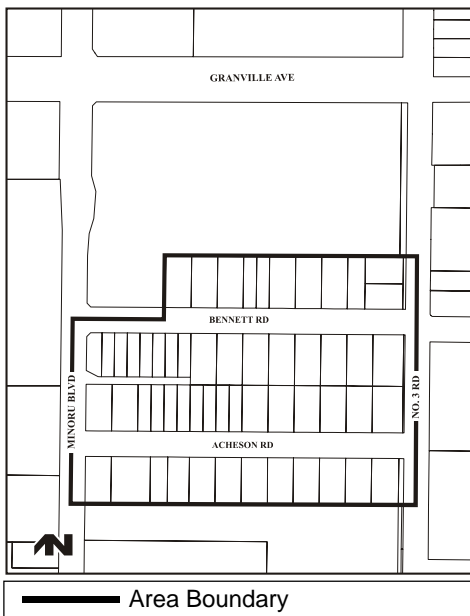


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PLAN INTERPRETATION

What is the Official Community Plan (OCP)?

The OCP is a legal community planning document for managing the City's social, economic, land use, servicing and environmental future. It sets out a vision, goals, objectives, and policies that reflect overall community values that have been determined through a public consultation process.

How is the Plan organized?

The OCP (Bylaw 7100) is comprised of:

- 1) Schedule 1: the overall OCP;
- 2) Schedule 2: Area Plans and Sub-Area Plans.

Area Plans refer to the 15 areas that have been identified within Richmond for planning purposes (see Key Maps).

Sub-Area plans refer to smaller localized areas within specific planning areas.

The OCP addresses broad city wide issues while the Area Plans and Sub-Area Plans address local neighbourhood issues.

Plan Precedence

If there is a conflict with respect to a land use designation between the OCP Generalized Land Use Map and Area and Sub-Area Plan Land Use Maps, the Area or Sub-Area Plan Maps shall take precedence with the exception of sites designated Conservation Area or Environmentally Sensitive Area (ESA) in which case readers should check Schedule 1 as it takes precedence over this plan.

Changes to this Document

This Plan may be amended from time to time. Please check with the City's Urban Development Division to make sure that this is an up-to-date version containing all of the adopted amendments.

Definitions

See OCP Schedule 1.

1.0 PLAN OVERVIEW

1.1 PURPOSE

The Acheson Bennett Sub-Area is one of five medium-density residential neighbourhoods in the Southeast District of City Centre. This plan applies to the area shown on the Plan Area Map, and provides the goal, objectives, policies, and guidelines for development in this area.

The Acheson Bennett Sub-Area Plan was adopted in 1995 and set the stage for the transformation of a conventional single-family neighbourhood into one more in keeping with its desirable City Centre location and Richmond's objectives for providing a diverse range of high-quality housing opportunities in its downtown. To achieve this, the plan promotes the introduction of smaller lots and small-scale multiple-family development, together with transportation, open space, and streetscape improvements.

Over the first eight years of the plan, a number of lots were subdivided, implementation of a new lane and streetscape improvements were begun, traffic calming features were installed, and a variety of single-family, duplex, and multiple-family projects were built. Continued development, under the guidance of the Sub-Area Plan, is expected to see these changes continue, together with the introduction of increasingly innovative housing forms, as the Acheson Bennett area matures into a distinct urban-residential neighbourhood.

1.2 GOAL

The goal of the Acheson Bennett plan is to encourage the development of a residential area with a variety of housing types having a single-family neighbourhood character.

2.0 JOBS & BUSINESS

See OCP.

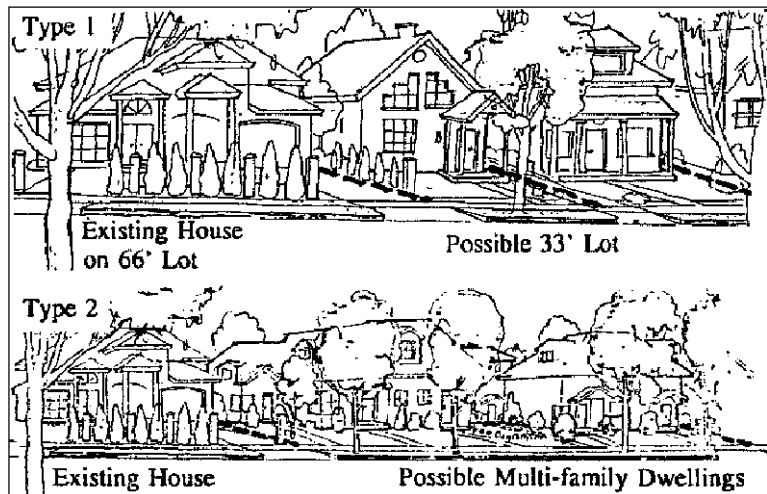
3.0 NEIGHBOURHOODS & HOUSING

OBJECTIVE 1:

The primary objective of the plan is to provide a mix of compatible housing types as per the Land Use Map. This is to be achieved by:

POLICIES:

- a) Allowing low to medium density, maximum 2½ storeys. (*The expected maximum growth would be about 185 dwelling units.*);
- b) Permitting single-family, townhouses, small multi-family, or conversion of existing houses to suites;
- c) Allowing subdivision to smaller lots;
- d) Encouraging some smaller, affordable units for rent, sale, or cooperative tenancy.
- e) Creating a comprehensive residential zone for this area, with a density bonus for affordable housing and amenity areas. The maximum density including the bonus should be 28.6 units per acre and a maximum floor area ratio of 0.7.



Mixed residential

OBJECTIVE 2:

The single-family character of the neighbourhood should be retained by:

POLICIES:

- a) Promoting small-scale redevelopment which enables existing residents and the next generation to remain in the neighbourhood. Assembling several lots for wholesale demolition and redevelopment is to be discouraged;

- b) Adopting form and character guidelines which preserve single-family design features, and requiring Development Permits for all non-single-family developments, as detailed in Development Permit Guidelines contained in this plan.



Single-Family character

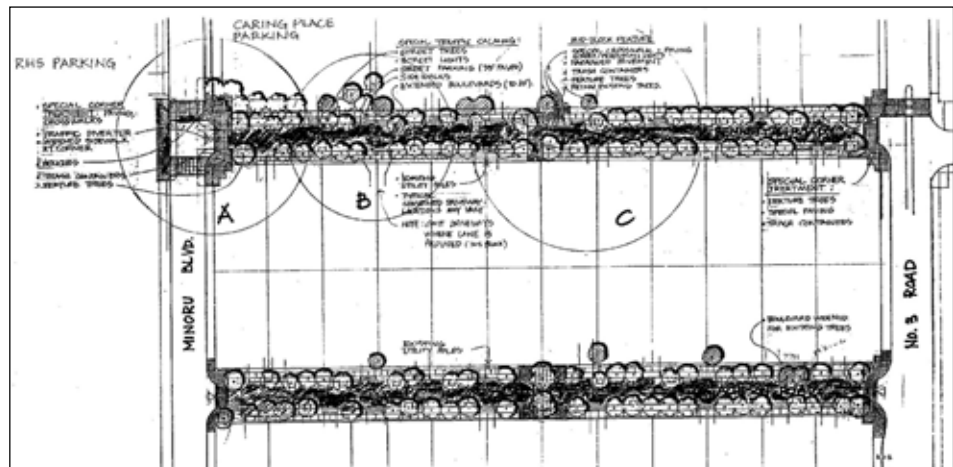
4.0 TRANSPORTATION

OBJECTIVE 1:

The residential setting should be enhanced and non-local vehicle traffic on residential streets discouraged by:

POLICIES:

- a) Adding sidewalks, crosswalks and other amenities to encourage pedestrian and bicycle traffic;
- b) Installing traffic diverters at intersections and widening boulevards to discourage and slow down vehicle traffic;
- c) Providing on-street parking to buffer pedestrians and to slow down traffic;
- d) Providing a rear lane to reduce truck movement on Bennett Road and Acheson Road;
- e) Providing complementary public realm improvements (see diagram, Concept Plan for Public Improvements).



Public improvements concept

5.0 NATURAL & HUMAN ENVIRONMENT

OBJECTIVE 1:

As the population in the neighbourhood grows, more care should be taken to ensure good health and environmental quality by:

POLICIES:

- a) Planting boulevard trees and retaining healthy existing trees;
- b) Installing attractive pedestrian-scale street lights;
- c) Adding benches and trash containers;
- d) Providing access for persons with disabilities on sidewalks and in buildings;
- e) Assuring direct sunlight in residences by adopting guidelines for multi-family residential development;
- f) Limiting the width and number of driveways and thereby increasing the amount of green space.

OBJECTIVE 2:

Enhance open space in the neighbourhood and areas adjacent to it by:

POLICIES:

- a) Encouraging the Parks Department to work with neighbourhood residents to assure there are some neighbourhood facilities and programs in local schools or parks for use by neighbourhood residents, especially children;
- b) Improving visual access to Brighthouse Park by opening up views and access from new multi-family housing along the north side of Bennett Road;
- c) Planting boulevards and front yards to enhance the "Garden City" image.

6.0 COMMUNITY FACILITIES & SERVICES

See OCP.

7.0 CITY INFRASTRUCTURE

See OCP.

8.0 DEVELOPMENT PERMIT GUIDELINES

8.1 APPLICATION AND INTENT

8.1.1 DEVELOPMENT PERMIT AREA

This section contains Development Permit Guidelines which apply to multi-family developments in the Acheson Bennett Sub-Area.

The purpose of the guidelines is to supplement the City-wide guidelines contained within the Official Community Plan (OCP) with specific guidelines aimed at supporting a special character within the Acheson Bennett Sub-Area.

It is intended that these guidelines be used in conjunction with the City's more general Development Permit Guidelines located in the OCP (Schedule 1 of this Bylaw).

Neither set of guidelines requires literal interpretation, in whole or in part. They will, however, be taken into account in consideration of Development Permit applications, and the Development Permit Panel may, at its discretion, refuse or require modification to an application for failure to meet the spirit of these guidelines and/or the standards they prescribe.

Exemptions to the Development Permit process can be found in the OCP (Schedule 1 of the Bylaw).

8.1.2 JUSTIFICATION

It is the objective of these guidelines to promote a co-ordinated approach to multi-family housing in order to fulfill the sub-area plan goals and objectives and respect the area's existing single-family housing.

8.2 DEVELOPMENT PERMIT GUIDELINES

8.2.1 SETTLEMENT PATTERNS

- a) The form character, scale and siting of new buildings should be compatible with the predominant character and scale of the surrounding single-family neighbourhood;
- b) Each dwelling unit should have adequate views and sunlight from south, east or west aspects;

- c) Each project should have some units which are designed to be both affordable and accessible to disabled persons, wherever possible;
- d) The character of new multi-family architecture should be similar to traditional single-family home architecture.

8.2.2 MASSING AND HEIGHT

- a) The design of a new building should contribute to the positive characteristic of the street frontage, and should include sloped roofs, landscaped front yards, predominant front doors and ample space between buildings;
- b) Roof forms should be sloped and carefully detailed, or partially flat roofs or decks should be landscaped.

8.2.3 ARCHITECTURAL ELEMENTS

- a) Entrances to each unit should be clearly defined, numbered and visible from the street;
- b) Windows should have residential character and detailing;
- c) Traffic noise should be minimized by special acoustic treatments for units adjacent to No. 3 Road.

8.2.4 LANDSCAPE ELEMENTS

- a) New development should be designed to enhance public views of Brighthouse Park and to visually integrate semi-private open spaces on adjacent lots;
- b) Each dwelling unit should have a private patio or balcony and well-defined, safe semi-private space;
- c) Each development should have adequate, well-defined circulation, parking and access;
- d) Landscaping should be residential in character and should pay special attention to front yard quality, including presentation of mature trees;
- e) Front yards should not be used for parking, and fences in front yards should be limited to 1.1 m (3 ft. 6 in.) in height;
- f) Common amenities to be shared by all households should be provided in each development of three or more units.

8.2.5 PARKING AND SERVICES

- a) Fire access, garbage and recycling facilities, mail and deliveries should be provided for, to the satisfaction of the relevant authorities;
- b) Resident parking should be covered or screened from the street, and access driveways should be limited to 3 m (10 ft.) width, and should be combined wherever possible.

Land Use Map

