



City of Richmond

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development

To Planning - Jan 18, 2005
Date: January 6, 2005

RZ 04-273797

file: 12-8060-20-7878.

Re: **Application by Woodridge Developments Ltd. for Rezoning at
7751 Acheson Road from Single-Family Housing District, Subdivision Area E
(R1/E) to Comprehensive Development District (CD/120)**

Staff Recommendation

That Bylaw No. 7878 to rezone 7751 Acheson Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)" be introduced and given first reading.

Raul Allueva
Director of Development

TCB:rg
Att. 5

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Woodridge Developments Ltd. has applied to the City of Richmond for permission to rezone 7751 Acheson Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/120) in order to permit the property to be developed into two (2) front/back duplexes with access to a new lane at the back of the property (**Attachment 1**). Access is to be provided from a new public lane, to be developed by the applicant. A Public Rights-of-Passage Right-of-Way along the west portion of the subject property and along the eastern side of 7731 Acheson Road is to provide access from Acheson Road to the lane. (**Attachment 3**)

Findings of Fact

The subject site is located in the Acheson-Bennett Sub-Area of City Centre on the north side of Acheson Road between No. 3 Road and Minoru Boulevard. The area contains a mix of single-family and small-scale multiple-family housing.

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

The status of the adjacent lots is as follows:

North: Zoning – R1/E	Existing Development – Single-Family Dwelling
East: Zoning – R5	Existing Development – Two Family Dwelling
South: Zoning – R1/E	Existing Development – Single-Family Dwelling
West: Zoning – CD/120	Proposed Redevelopment – Two Family Dwelling

Staff Comments

Staff Comments are provided on **Attachment 4**.

Related Policies & Studies

OCP: City Centre – Acheson-Bennett Sub-Area Plan:

In 1994, the Acheson Bennett Sub-Area Plan was adopted for a two-block area around the subject site with the intention of encouraging a mix of single-family and small-scale multiple-family housing. The plan was aimed at facilitating redevelopment of the 46 single-family lots in the area with a residential mix that would serve to enhance local liveability and the sub-area's "fit" with the growing City Centre. The sub-area plan encourages the following:

- mix of single-family and small-scale multiple-family housing;
- design features characteristic of traditional domestic architecture to enhance street frontage e.g. sloped roofs, landscaped front yards, prominent front doors and ample side-yards; accessible housing to enable existing residents and the next generation to remain in the neighbourhood;
- two and a half storey massing; and
- subdivision of smaller lots.

Redevelopment in this area has taken the form of two-lot single-family and duplex subdivisions. Most of this development, like the subject proposal, has been between Acheson and Bennett Roads.

The plan further directs that lots along the north side of Acheson Road and the south side of Bennett Road contribute towards the establishment of a rear lane in order that parking may be accommodated entirely from the rear and street improvements may be implemented. The subject proposal will provide a significant portion of lane on the east end of the block, and will additionally provide a Public Rights-of-Passage Right-of-Way to link the dedicated lane to Acheson Road.

Comprehensive Development Zones (CD/120 & CD/28):

Recent practice in Acheson-Bennett has been to rezone single-family subdivisions to R1/A and duplex subdivisions to Comprehensive Development District (CD/28). The purpose of CD/28 is to accommodate small lot, single and multiple-family development (including duplexes), and to encourage the provision of smaller, more affordable units by providing a density bonus to those projects that include one or more units of 60 m² (645.86 ft²) or less. CD/28 allows a density of 0.55 F.A.R.

The purpose of CD/120 is similar to that of CD/28. CD/120 was developed for small lots in the Acheson-Bennett Sub-Area and recently applied to the lots immediately to the west. Due to the considerable reduction in area for dedicated lane and Public Rights-of-Passage on this site, Comprehensive Development District (CD/120) is considered more appropriate with its provisions for increased density and building form (e.g. regulation of exterior envelope, cantilevered projections, etc.). This zone allows a greater floor area (0.70 F.A.R.) than would be permitted under CD/28 (0.55 F.A.R.). Further, the proposed front-back duplex form of development with wide front porches, horizontal siding, and gable dormers is consistent with the objectives of both the CD/120 Zoning and the Acheson-Bennett Sub-Area Plan.

Marginally smaller lots have been proposed due to the placement of the rear lane between Acheson and Bennett, and the considerable reduction in area for dedicated lane and Public Rights-of-Passage on this site. Variances are recommended to accommodate the Minimum Lot Size requirement of CD/120. As noted above, these variances can be considered given the marginal lot size reductions necessitated by the placement of the rear lane, the extent of required lane Dedication and lane Right-of-Way, and the context of the design review process. Staff recommend support for the variances noted in **Attachments 2A/2B: Development Application Data Sheets**.

Analysis

The proposed use of the subject site is in keeping with City Centre Area Plan objectives for “the development of a broad range of housing to meet the needs of a sizeable and diverse resident population”. The proposed density of 0.70 Floor Area Ratio (F.A.R.) complies with the objectives for the area and is the same zone which has been used on adjacent lots. Creation of two (2) small lots for the development of two-family homes on each is also supportive of Acheson-Bennett Sub-Area policies aimed at creating a special mix of small scale housing

projects on the edge of Richmond's downtown. The creation of the access to the lane is supportive of the implementation of the vision for this small residential neighbourhood.

Financial Impact

None

Conclusion

Rezoning of the subject site as proposed conforms to city-wide, City Centre, and Acheson-Bennett Sub-Area objectives for residential growth and development. Staff recommend favourable consideration and support for this application.

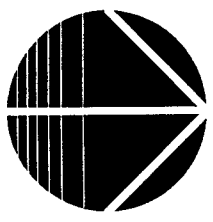
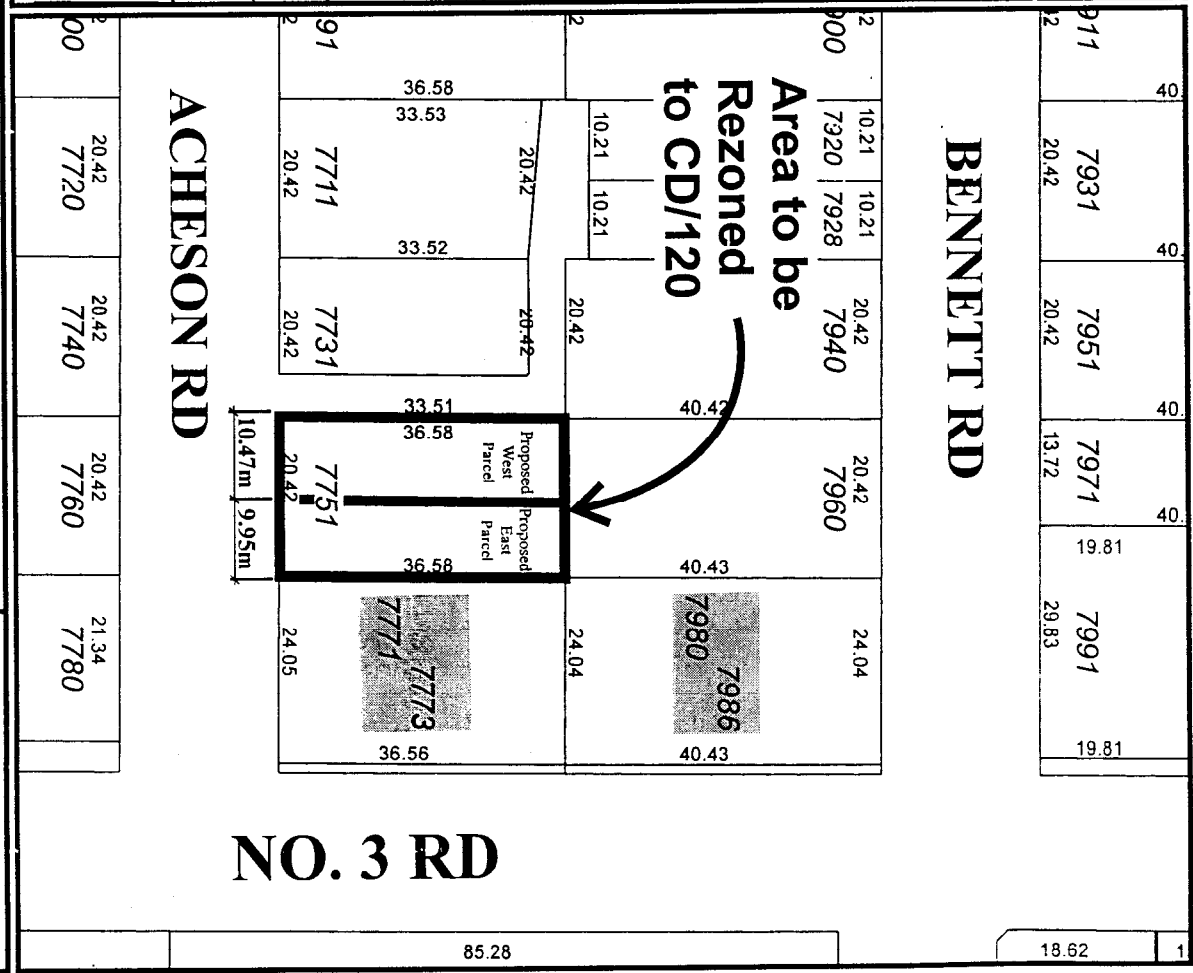
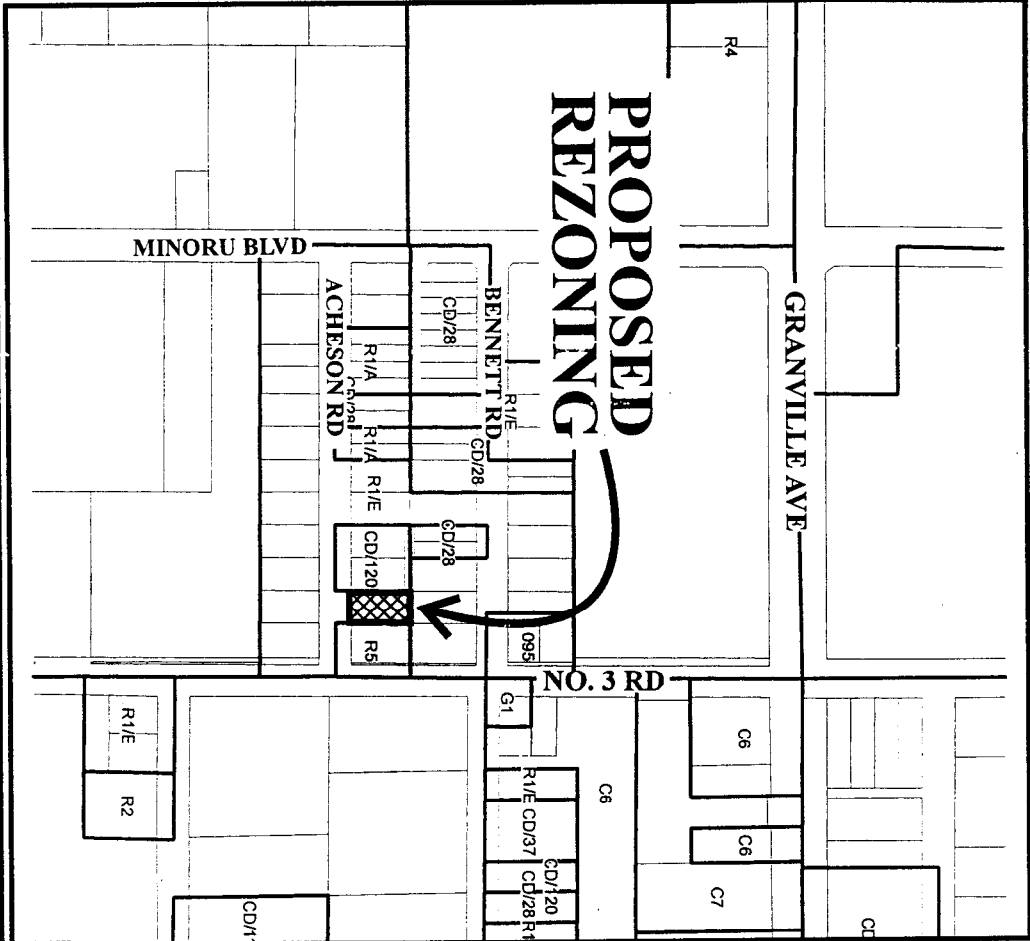
A handwritten signature in black ink, appearing to read "Terence Brunette". The signature is fluid and cursive, with a prominent loop at the end.

Terence Brunette, Planner Temp.
Local 4212

TCB:rg



City of Richmond



RZ 04-273797
7757 Acheson Rd

Original Date: 07/28/04
Revision Date: 01/07/05
Note: Dimensions are in METRES


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Policy Planning Department

RZ 04-273797

Address: 7751 Acheson Road (East Parcel - Proposed CD/120)

Applicant: Woodridge Developments Ltd.

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

	Existing R1/E	Proposed East CD/120
Owner:	Parmjeet Dhinjal Khalid Hasan	Same
Site Size (m ²):	747 m ²	334.1 m ²
Land Uses	Single-family Unit	Multi-family: 1 Duplex
OCP Designation	Residential: Low-Medium Density	Same
Area Plan Designation	Acheson-Bennett 2.10B	Same
Zoning	R1/E	CD/120
Number of Units	SFD – For Demolition	2 DU's

On Future Subdivided Lots	Bylaw Requirement CD/120	Proposed East Lot	Variance
Density (units/acre)	NA	N/A	N/A
Floor Area Ratio:	Max. 0.70 F.A.R.	Max. 0.70 F.A.R.	N/A
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size	Min. 360 m ²	334 m ²	26 m ² variance
Setback – Front Yard (m):	Min. 4.5 m	Min. 4.5 m	none
Setbacks: Side Yard Rear Yard	Min. 1.2 m Min. 1.2 m	Min. 1.2 m Min. 1.2 m	none
Height (m):	Max. 9 m Max. 3 storeys	Max. 9 m Max. 3 storeys	none
Off-street Parking Spaces:	1.5 spaces per dwelling unit with no visitor parking	1.5 spaces per dwelling unit with no visitor parking	none
Other:	Tree replacement compensation required for loss of significant trees in good health		


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet
 Policy Planning Department**
RZ 04-273797

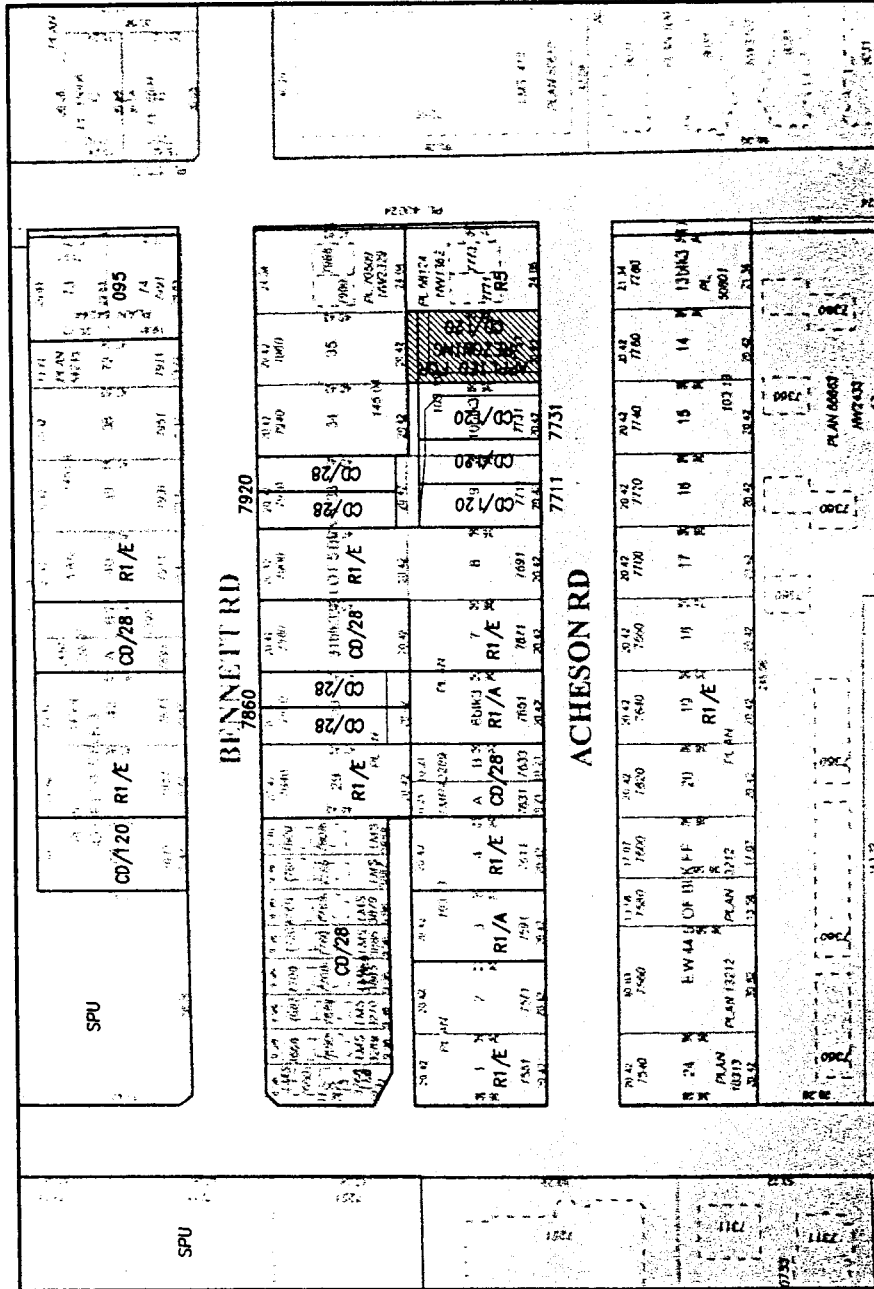
Address: 7751 Acheson Road (West Parcel – Proposed CD/120)

Applicant: Woodridge Developments Ltd.

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

	Existing R1/E	Proposed West – CD/120
Owner:	Parmjeet Dhinjal Khalid Hasan	Same
Site Size (m ²):	747 m ²	351.6 m ²
Land Uses	Single-family Unit	Multi-family: 1 Duplex
OCP Designation	Residential: Low-Medium Density	Same
Area Plan Designation	Acheson-Bennett 2.10B	Same
Zoning	R1/E	CD/120
Number of Units	SFD – For Demolition	2 DU's

On Future Subdivided Lots	Bylaw Requirements CD/120	Proposed West Lot	Variance
Density (units/acre)	NA	N/A	N/A
Floor Area Ratio:	Max. 0.70 F.A.R.	Max. 0.70 F.A.R.	N/A
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size	Min. 360 m ²	351.5 m ²	8.5 m ² variance
Setback – Front Yard (m):	Min. 4.5 m	Min. 4.5 m	none
Setbacks: Side Yard Rear Yard	Min. 1.2 m Min. 1.2 m	Min. 1.2 m Min. 1.2 m	none
Height (m):	Max. 9 m Max. 3 storeys	Max. 9 m Max. 3 storeys	none
Off-street Parking Spaces:	1.5 spaces per dwelling unit with no visitor parking	1.5 spaces per dwelling unit with no visitor parking	none
Other:	Tree replacement compensation required for loss of significant trees in good health		



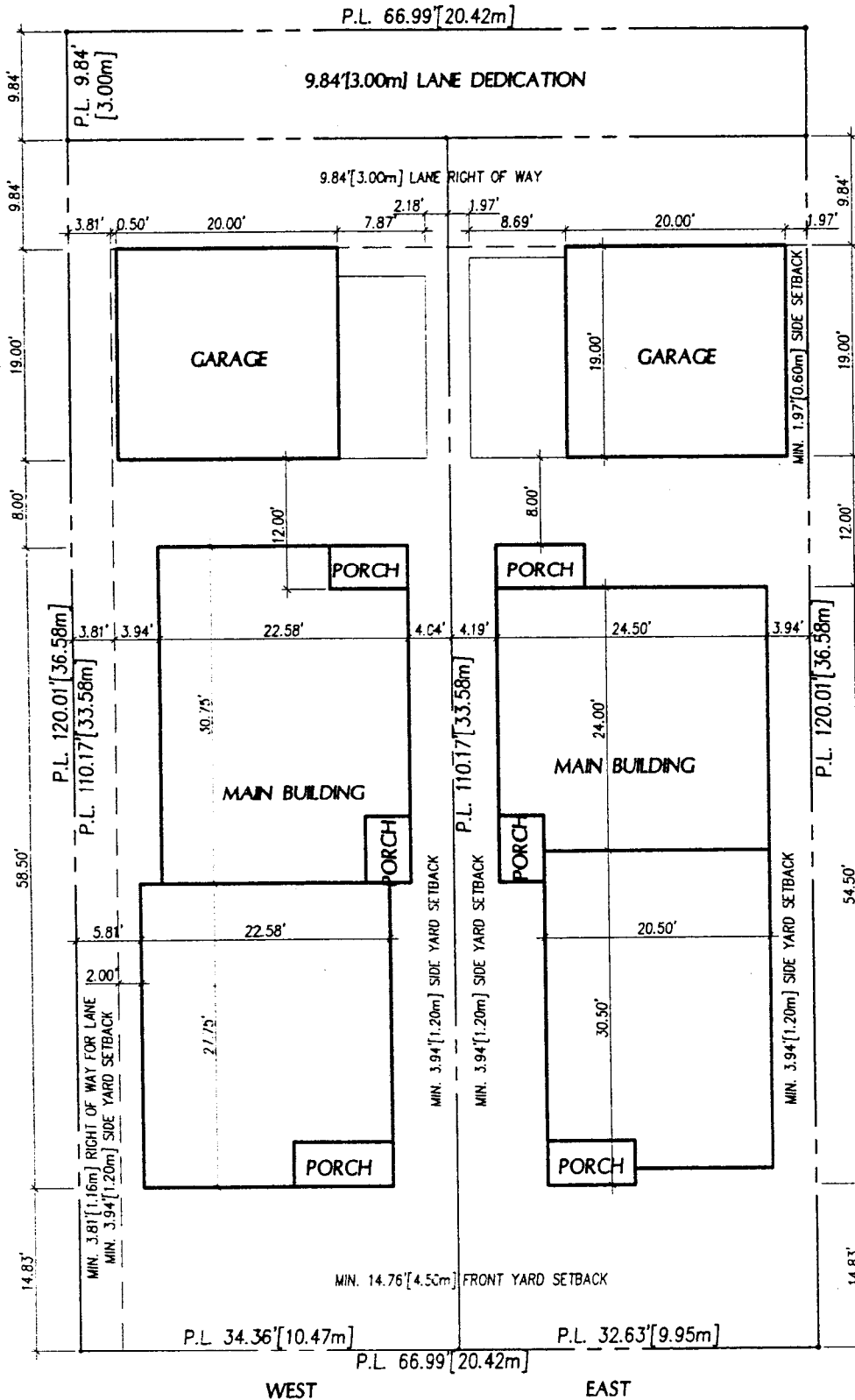
RZ04-273797
CONTEXT PLAN

project no. R0424
7751 ACHESON ROAD, RICHMOND, B.C.
PROPOSED REZONING

11
revision
0
01/00 AUGUST 2001

scale NOT TO SCALE

CADLAB
building and interior design
a division of credlab computer inc.
tel: (604) 618-3223 fax: (604) 241-9388 email: cadlab@compuro.com



7751 ACHESON ROAD

RZ04-273797
SITE PLAN

Project no. H0424

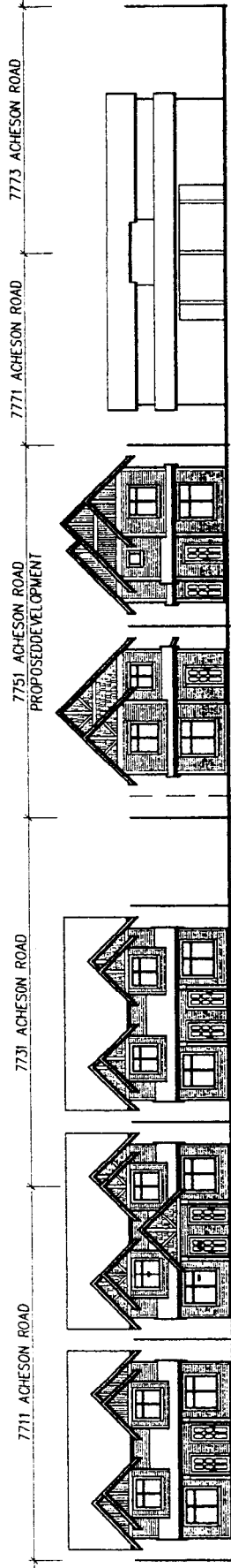
Date: 04/02/04

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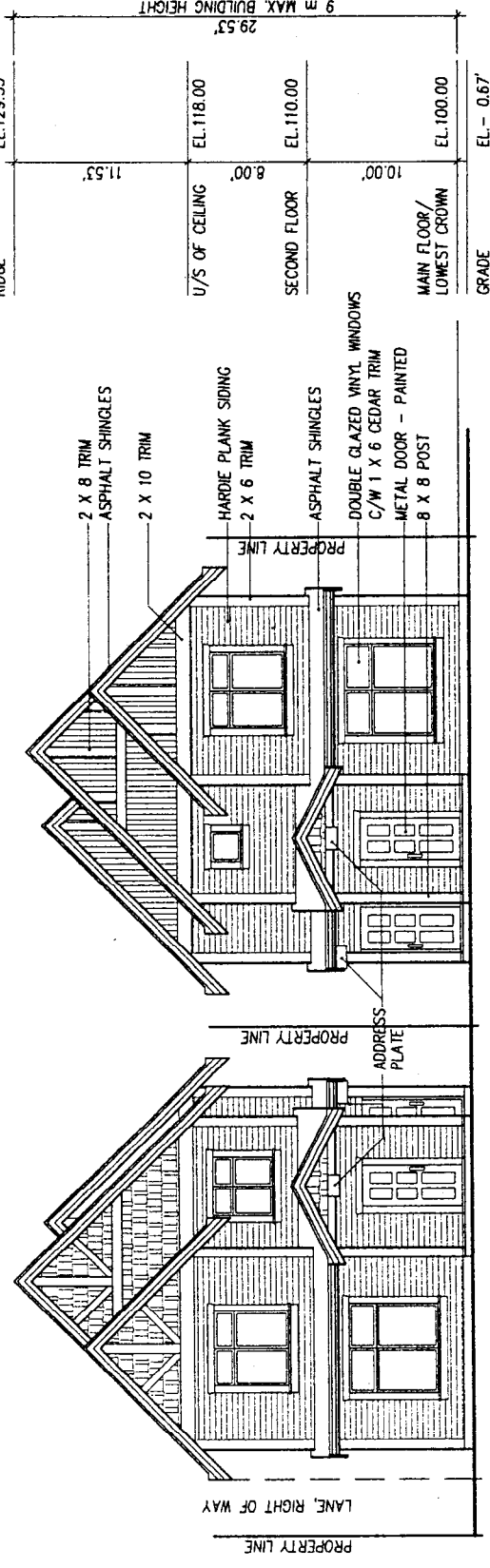
Scale 1"=10'-0"

PROPOSED DUPLEX at 7751 ACHESON ROAD, RICHMOND, B.C.
DESIGN CONCEPT

CADLAB
Building and Interior design
a division of cadlab computer inc.
Tel: (604) 273-7977 Fax: (604) 273-7978 Website: www.cadlab.com



STREETSCAPE
SCALE: 1"=20'-0"



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

RZ04-273797
STREETSCAPE AND BUILDING ELEVATION

scale AS SHOWN
PROPOSED DUPLEX at 7751 ACHESON ROAD, RICHMOND, B.C.
DESIGN CONCEPT

project no. H024
revision
date 30AUG2004

Z3

CADLAB

building and interior design
a division of cadlab computer inc.
tel: (604)618-3223 fax: (604)241-9388 email: cadlab@compco.com

Staff Comments

Policy Planning:

The proposed front-back duplexes with detached garages are appropriate for the site, and consistent with the residential character established along Bennett Road at Minoru Boulevard. At the Development Permit stage, additional attention is required to the landscape design, to limit the number of gates and height of fences in the front yard and to ensure direct pedestrian access to each unit from the street along landscaped paths of residential character.

The proposed front-back duplexes featuring wide front porches, horizontal siding, and gable dormers with a variety of decorative siding or shingles to give each building a unique character are consistent with the objectives of the Area Plan. A variance is recommended to accommodate Minimum Lot Size requirements of CD/120 and can be considered given the extent of lane Dedication and lane Right-of-Way required, and in the context of the design review process.

Development Applications:

Engineering supports the rezoning application. Prior to final adoption, the following must be in place:

- Dedication of a 3m lane across the entire north edge of existing lot.
- Registration of Public Rights of Passage ROW for:
 - (a) 1.5m across entire north edge abutting new lane dedication;
 - (b) 1.16m along entire west edge of existing lot (4.84m has been granted by 7731 Acheson)
- 3m x 3m corner cut, connecting (a) & (b).
- Developer to enter into the City's standard Servicing Agreement to design and construct laneworks. The works are to "tie in" to design done via SA 04-271638 at 7731 Acheson. This includes completion of the north-south lane from Acheson, placing roll curb & gutter at the Property Line, sloping laneworks west to match grades at the Property Line. The east-west lane is to match grades at the "intersection", with sloped asphalt at the south edge of the Property Line, north a minimum of 3.85m width with a swale, and also to provide a retaining wall at the north property line. Storm system and street lighting as determined necessary via design.
- Registration of a Restrictive Covenant, ensuring sole vehicular access is to the east-west lane running across the north edge of the site; i.e. no direct vehicular access to Acheson or the north-south lane

No other rezoning concerns. Then with future subdivision, along with Development Cost Charges, School Levies etc, developer is required to pay Neighbourhood Improvement Charge fees for future frontage improvements across their entire Acheson frontage, including storm sewer. (Note, storm sewer is currently proposed to be done across this frontage via SA 04-271638, so the Neighbourhood Improvement Charge would be a "Latecomer" type assessment.) No other concerns.

Conditional Rezoning Requirements 7751 Acheson Road RZ 04-273797

Prior to final adoption of Zoning Amendment Bylaw 7878, the developer is required to complete the following requirements:

Legal requirements, specifically:

1. Dedication of a 3m lane across the entire north edge of existing lot.
2. Registration of Public Rights of Passage ROW for:
 - a. 1.5 m across entire north edge abutting new lane dedication;
 - b. 1.16m along entire west edge of existing lot (4.84m has been granted by 7731 Acheson)
3. 3m x 3m corner cut, connecting (a) & (b).
4. Registration of a Restrictive Covenant, ensuring sole vehicular access is to the east-west lane running across the north edge of the site; i.e. no direct vehicular access to Acheson or the north-south lane

Development requirements, specifically:

1. Developer to enter into the City's standard Servicing Agreement to design and construct laneworks. The works are to "tie in" to design done via SA 04-271638 at 7731 Acheson. This includes completion of the north-south lane from Acheson, placing roll curb & gutter at the Property Line, sloping laneworks west to match grades at the Property Line. The east-west lane is to match grades at the "intersection", with sloped asphalt at the south edge of the Property Line, north a minimum of 3.85m width with a swale so as not to flood 7960 Bennett, and also to provide a retaining wall at the north property line. Storm system and street lighting as determined necessary via design.
2. Payment of a Neighbourhood Improvement Charge fee for future Acheson Road frontage improvements.
3. Processing of a Development Permit * application to the satisfaction of the Director of Development.

(Signed Copy on File)

January , 2005

Signed _____

Date _____

* Note: This requires a separate application.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7878 (RZ 04-273797)
7751 ACHESON ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**.

P.I.D. 009-308-105

Lot 11 Section 17 Block 4 North Range 6 West New Westminster District Plan 10313

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7878”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
REVIEWED by HB
APPROVED by Director/ Solicitor [Signature]

MAYOR

CITY CLERK