



To: Planning Committee **Date:** January 9, 2004
From: Holger Burke **File:** RZ 03-231923
 Acting Manager, Development Applications
Re: **APPLICATION BY GURDEV S. LEHL FOR REZONING AT 7831 BENNETT ROAD FROM SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

Staff Recommendations

1. That Official Community Plan Amendment Bylaw No. 7648, to amend Schedule 2.10B (Acheson Bennett Sub-Area Plan) to increase the maximum permitted height from 2½ storeys to 3 storeys, be introduced and given first reading.
2. That Bylaw No. 7648, having been examined in conjunction with the Capital Expenditure Program, the Waste Management Plan, the Economic Strategy Plan, and the 5 Year Financial Plan, is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3) of the Local Government Act.
3. That Bylaw No. 7648, having been examined in accordance with the City Policy No. 5002 on referral of Official Community Plan Amendments, is hereby deemed to have no effect upon an adjoining Municipality nor function or area of the Greater Vancouver Regional District, in accordance with Section 882(3)(d) and (e) of the Local Government Act.
4. That Bylaw No. 7648, having been examined in accordance with the requirement in the Accord between the City and the Vancouver International Airport Authority, is hereby deemed to be outside the areas affected by aeronautical operations.
5. That Bylaw No. 7649 for the rezoning of 7831 Bennett Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Comprehensive Development District (CD/120)”, be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications
(4164)

Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The subject site is situated in the Acheson Bennett Sub-Area of the City Centre, on the north side of Bennett Road between No. 3 Road and Minoru Boulevard (**Attachment 1**). Gurdev S. Lehl proposes to rezone the subject site from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/120) to permit the development of four 3-storey townhouse dwellings (**Attachment 2**).

Findings of Fact

ITEM	EXISTING	PROPOSED
Owner	Gurdev S. & Kuldip K. Lehl	No change
Applicant	Gurdev S. Lehl	No change
Site Size	825 m ² (8,880.52 ft ²) <ul style="list-style-type: none"> • Width: 20.42 m (67 ft.) • Depth: 40.45 m (132.71 ft.) 	No change.
Land Uses	Single-family residential	Four 3-storey townhouse dwellings
OCP Designation (City Centre Area)	Residential	No change
Sub-Area Plan (Acheson Bennett)	Residential (Mixed Single-Family & Small Scale Multi-Family) <ul style="list-style-type: none"> • Height: 2½ storey maximum • Density: 0.7 floor area ratio (FAR) maximum 	No change, EXCEPT maximum permitted height increased to 3 storeys.
Zoning	Single-Family Housing District, Subdivision Area E (R1/E)	Comprehensive Development District (CD/120) The intent of this zone is to accommodate small multiple-family dwellings on small lots at a density of 0.7 FAR.
Parking Required <ul style="list-style-type: none"> • For (CD/120) 	Residents: 1.5 spaces/unit x 4 dwellings = 6 spaces Visitors: 0.2 spaces/unit x 4 dwellings = 1 space Total: 1.7 spaces/unit x 4 dwellings = 7 spaces	
Parking Proposed <ul style="list-style-type: none"> • For (CD/120) 	Residents: 2 spaces/unit x 4 dwellings = 8 spaces Visitors: 0 space (Relaxation supported to provide view corridor and path to Park) Total: 8 spaces	

Related Policies & Surrounding Development

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 area’s 46 single-family lots with a residential mix that would serve to enhance local livability and the sub-area’s “fit”

with the growing City Centre. In addition, the plan directs that sidewalks, boulevards, and traffic calming be installed on both roads to enhance the livability of the area. The number of driveways serving the area's other lots, including the subject site, should be limited (e.g. through sharing) to enhance the streetscape and pedestrian comfort/safety. As well, development along the north side of Bennett Road should be designed to provide periodic views and pedestrian access to Brighthouse Park and enhance the appearance and use of the park's south edge (**Attachment 3**).

To date, redevelopment in this area has taken the form of two-lot single-family and duplex subdivisions. Most of this development has been between Acheson and Bennett Roads, with single-family homes occupying the north side of Bennett Road. A rezoning and subdivision at 7891 Bennett Road, in 1995, has resulted in the construction of two single-family homes, and did not achieve the anticipated streetscape improvements or a desired view corridor at this location.

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 latter was initially created for the Acheson-Bennett area, but has since been applied to properties in the St. Albans and McLennan South neighbourhoods too. 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.

Comprehensive Development District (CD/120)

The proposed zoning, CD/120, was originally drafted for the corner lot at 8411 Bennett Road, at St. Albans Road, with the intent that it could eventually be applied to the other small lots in the St. Albans area, which is directly east of the subject site, across No. 3 Road. The use of CD/120 is attractive for small-lot townhouse development for several reasons:

- Its permitted height is greater than that of Comprehensive Development District (CD/28), thus, providing for 3 storeys, rather than just 2 1/2, providing for the potential for reduced site coverage to provide more open space and to improve views across the site.
- Its permitted density (0.7 floor area ratio/FAR) is greater than that of CD/28 (0.55 FAR), which provides greater incentive for developers to tackle these small and somewhat difficult sites.

Staff Comments

Policy Planning

This application was discussed with the applicant prior to submission. It requires a change to the area plan to permit three storeys. Currently, the objectives for Mixed Residential in the Area Plan allow a maximum 2½ storeys. Staff support this change as it will make it easier to fit driveways, walkways, view corridors, etc. onto the site and will have little impact on neighbours. It will also be consistent with what is permitted in the adjacent Moffatt and St Albans areas. The 0.7 floor area ratio (FAR) is consistent with the area plan.

As proposed, the site should have visual and physical access to the park. During the development permit application process, a landscape architect should consider the impact on the existing trees in the park and whether the building footprint should be modified. A development permit should be required as a condition of rezoning.

At the time of Development Permit details that will need to be addressed include:

- A landscape architect should be retained to identify the location of the trees and shrubs on the subject property, Brighthouse Park and the Caring Place parking lot that are to be retained, relocated or removed. He/she must also ensure that the proposed new townhouses, decks and stairs are not located within the drip line of any significant trees on the City-owned lands.
- It is recommended that the driveway off Bennett Road also provide access to 7851 Bennett Road should it redevelop. This driveway should have a 4 m (13.1 ft.) driving surface adjacent to the eastern property line and fence so that if the adjacent property redevelops the driveway could be easily widened, with the fence removed, and a walkway would be provided to Brighthouse Park.
- The fence along Brighthouse Park, at the north property line, should be removed and replaced with a lower fence in order to enhance the park openness.
- The porches and front doors of the “B” units at the back of the site must be visible from Bennett Road. A pedestrian path should be provided to the “B1” unit along the western property line to Bennett Road.
- It is proposed that in the future, when sufficient funds have been collected, the Bennett Road frontage be improved. The applicant would pay for the off-site improvements in front of the subject.
- Relocate or delete the visitor parking space and replace with a landscaped pathway to provide access to Brighthouse Park from the site. Relaxation of the required visitor parking space is supported. A gate should be provided in the new fence, for access to the park.

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.10 of Bylaw 7100 (City Centre Area Plan).

Transportation

The following conditions are recommended:

1. A shared access agreement for the length of driveway should be in place, to facilitate mid-site access to the neighbouring property at 7851 Bennett Road in order to reduce crossings from the street and improve the pedestrian environment.
2. When property to east applies for redevelopment, the driveway is to be widened to minimum 5.1 m (16.73 ft.).

Engineering Works

The rezoning application is supported. The option of having the developer design and construct full half road upgrades across both the Caring Place frontage and their frontage with the City

using Neighbourhood Improvement Charges money to reimburse for the Caring Place frontage was explored. However, Finance has advised that no monies have been budgeted in the 2004 Capital Plan for Neighbourhood Improvement Charge expenditures, so this was not a viable option. Therefore, prior to final reading of the rezoning, the developer is to pay Neighbourhood Improvement Charges for frontage works at the rates then in effect. The Neighbourhood Improvement Charges will be for full half road improvements including, but not limited to, road widening, curb and gutter, traffic bulges, a minimum 1.5 m grass and treed boulevard, covered storm sewer, City Centre streetlights and a 1.5 m concrete sidewalk. No other Development Applications concerns or requirements. Access will be controlled via approved development permit plan, and service alterations and tie-ins will be done during building permit stage. Development Cost Charges will also be applicable at development permit stage at the rates then in effect.

Analysis

The proposed use of the subject site is in keeping with Official Community Plan population projections and 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”. Furthermore, the small scale, street orientation, and variety demonstrated by small-lot developments, such as the subject project, is contributing to a more interesting and pedestrian-friendly neighbourhood character. Comprehensive Development District (CD/120), which has been approved for use in a number of small-lot townhouse projects in the City Centre, appears to be well suited to the subject property and will provide for a good “fit” with neighbouring developments. Overall, the project appears to be well thought out and to be an appropriate addition to the Acheson Bennett area.

Financial Impact

None.

Conclusion

This application can be supported because it is in conformance with the City Centre Area Plan and the Acheson Bennett Sub-Area Plan, and is consistent with neighbouring development. Rezoning of the subject property to Comprehensive Development District (CD/120) merits favourable consideration.



Eric Fiss
Policy Planner (4193)

EF:cas

There are requirements to be dealt with prior to final adoption:
Legal requirement, specifically:

- Payment of Neighbourhood Improvement Charges for frontage works at the rates then in effect. The Neighbourhood Improvement Charges will be for full half road improvements including, but not

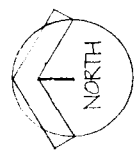
limited to, road widening, curb and gutter, traffic bulges, a minimum 1.5 m grass and treed boulevard, covered storm sewer, City Centre streetlights and a 1.5 m concrete sidewalk.

- Registration of a cross-access agreement to share the proposed driveway on the east property line to provide access to the adjacent property at 7851 Bennett Road.

Development requirements, specifically:

- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Applications.

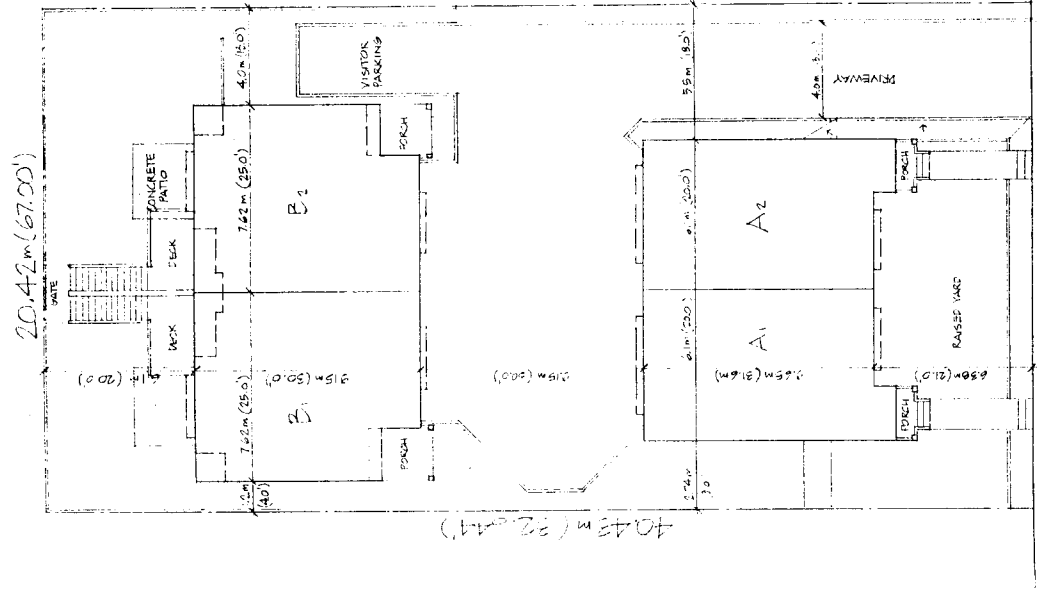
ATTACHMENT 2



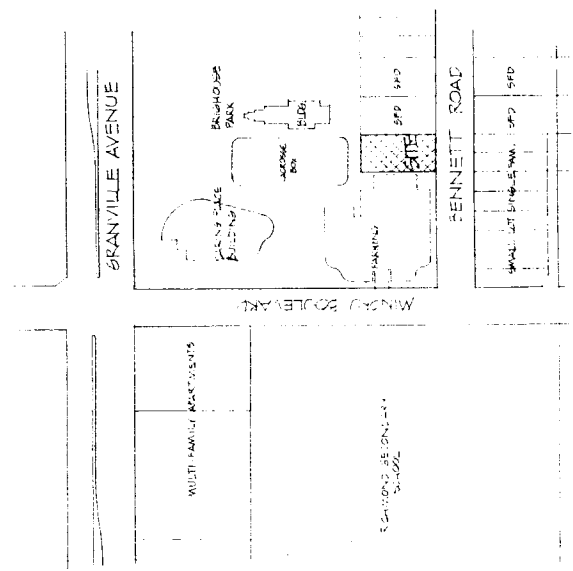
SITE PLAN
 SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION:
 LOT 44 OF LOT 5
 BLOCK 3
 SEC 17.4-6
 PLAN 4-904

AVAILABLE SETBACKS: 10' SIDE YARD SETBACK
 LOT AREA: 855.0 sq. ft. (78.97 m²)
 MAX SITE COV: 45% (377.5 sq. ft. / 3788 sq. ft.)
 THIS PLAN UNIT A: 1177 sq. ft. (108.84 m²)
 UNIT B: 708 sq. ft. (65.28 m²)
 TOTAL: 1885 sq. ft. (174.12 m²)
 MAX FLOOR AREA: 1770 sq. ft. (163.77 m²)
 THIS PLAN UNIT A: 1177 sq. ft. (108.84 m²)
 UNIT B: 708 sq. ft. (65.28 m²)
 TOTAL: 1885 sq. ft. (174.12 m²)
 PARKING REQUIRED: 17 SPACES PER UNIT + 1.5 SPACES
 PARKING PROVIDED: 9 COVERED SPACES
 TOTAL: 9 SPACES

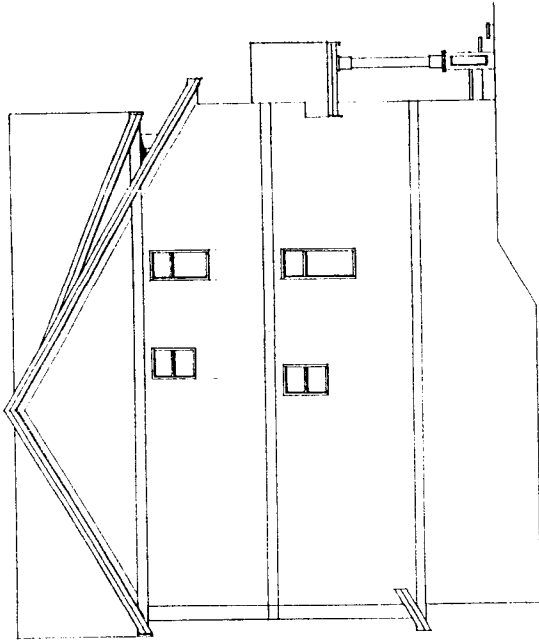


7831
 BENNETT ROAD

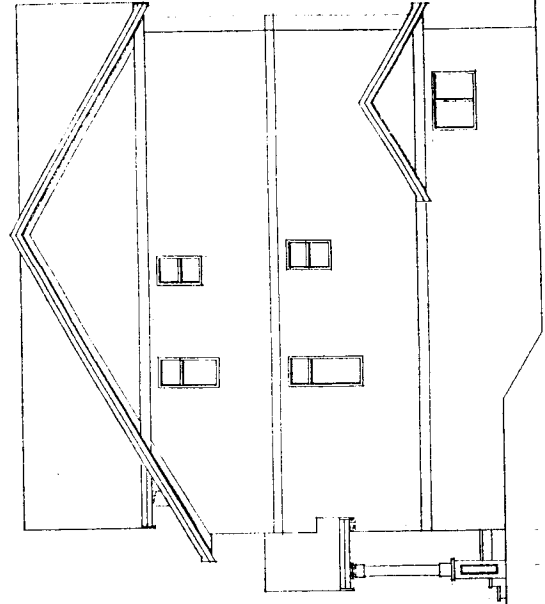


CONTEXT PLAN
 SCALE: 1/16" = 1'-0"

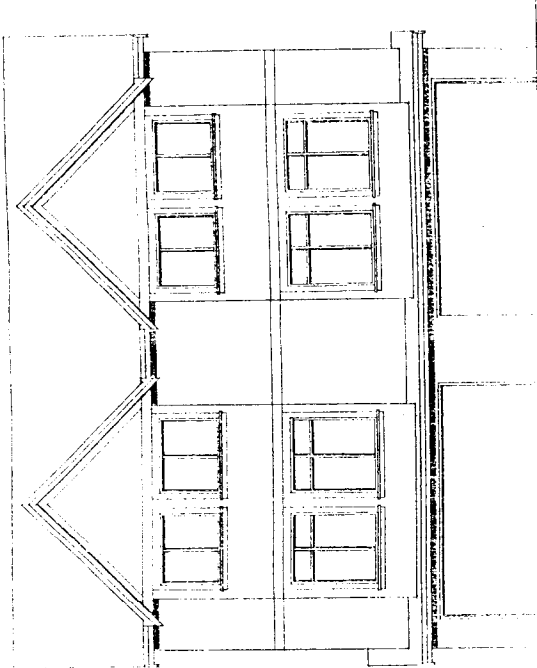
ATTACHMENT 2



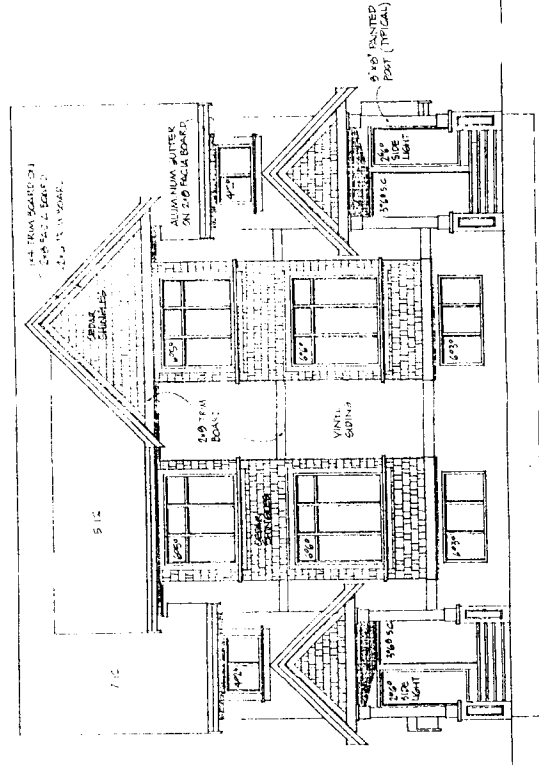
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

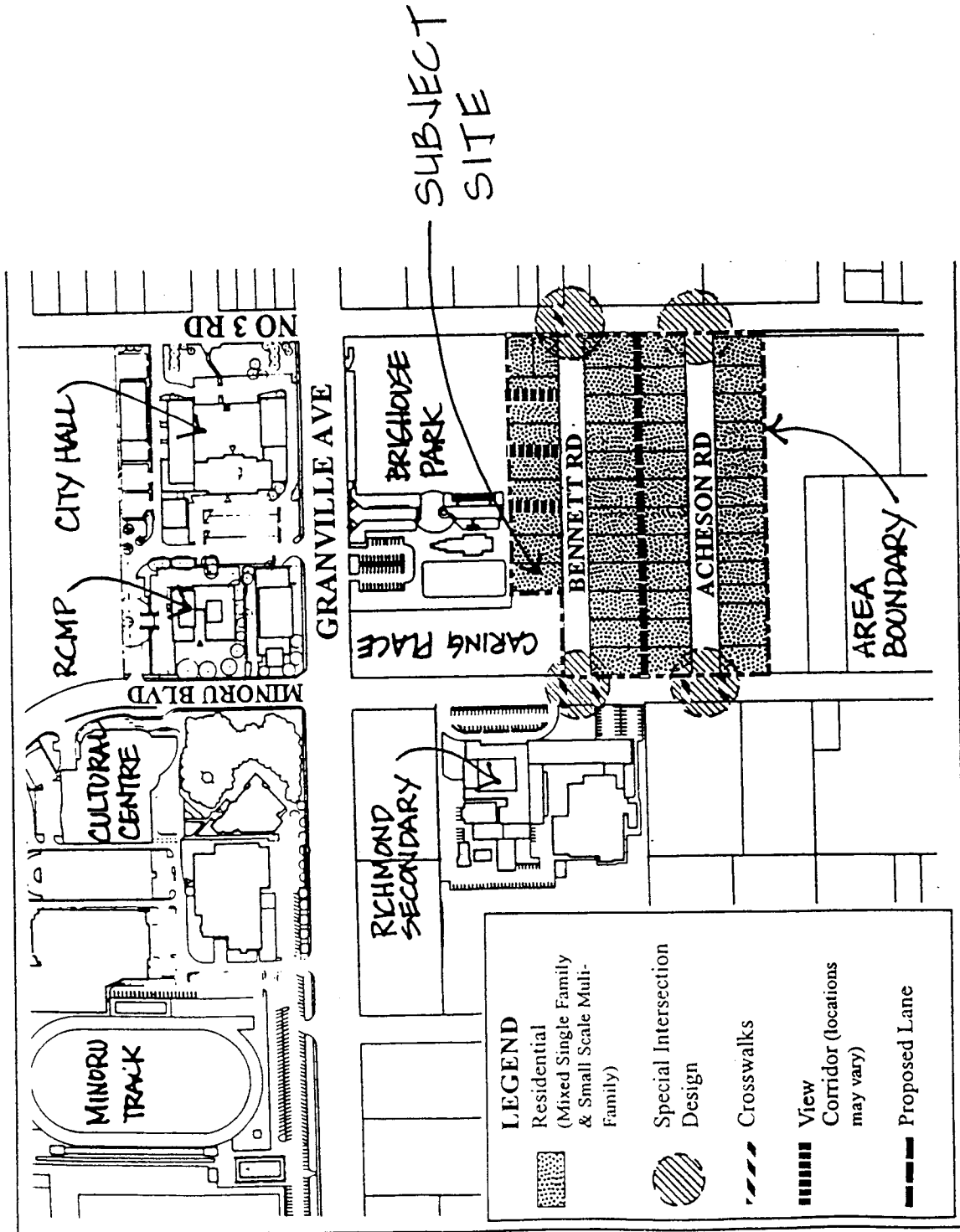


REAR ELEVATION



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

ATTACHMENT 1 - OFFICIAL COMMUNITY PLAN LAND USE MAP.





**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7648 (RZ 03-231923)
7831 BENNETT ROAD**

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

- 1. Schedule 2.10B (Acheson Bennett Sub-Area Plan) to Richmond Official Community Plan Bylaw 7100 is amended by repealing Section 4.1 Mixed Residential, item 1, and replacing it with:

“1. Allowing low to medium density, maximum 3 storeys. (*The expected maximum growth would be about 185 dwelling units.*);”

- 2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7648**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7649 (RZ 03-231923)
7831 BENNETT 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. 009-964-207

Lot 44 Section 17 Block 4 North Range 6 West New Westminster District Plan 14504

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7649”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK