



City of Richmond

Report to Committee

To: Planning Committee
From: Holger Burke
Acting Manager, Development Applications

To Planning - Feb. 17, 2004
Date: January 29, 2004

RZ 03-238069

RZ 03-233948

file: 8060-20-7656/7655

Re: APPLICATION BY MARY LAU, BILLY WONG, AND ANGELINA LOWE; AND HSIAO-CHING FANG, FOR REZONING 7711 AND 7731 ACHESON ROAD RESPECTIVELY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120), AND TO AMEND THE MINIMUM LOT SIZE REQUIREMENT AND MAXIMUM PERMITTED BUILDING HEIGHT UNDER COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)

Staff Recommendation

1. That Bylaw No. 7655, to reduce the minimum lot size requirement to 360 m² (3,875.13 ft².) and to limit the maximum building height to 9 m (29.528 ft) in the Acheson Bennett Sub-Area under "Comprehensive Development District (CD/120)", be introduced and given first reading.
2. That Bylaw No. 7656, for rezoning of 7711 and 7731 Acheson 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. 4

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The subject sites are situated in the Acheson Bennett Sub-Area of the City Centre, on the north side of Acheson Road between No. 3 Road and Minoru Boulevard. (**Attachments 1 and 2**) Mary Lau, Billy Wong, and Angelina Lowe; and Hsiao-Ching Fang propose to rezone the subject sites to Comprehensive Development District (CD/120) to facilitate their consolidation and subdivision into three equal sized lots for the purpose of constructing a side-by-side two-family dwelling on each new lot. 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 east portion of the property at 7731 Acheson is to provide access from Acheson Road to the lane. (**Attachment 3**)

Findings Of Fact

ITEM	EXISTING	PROPOSED
Owners	7711 Acheson Rd - Mary Lau, Billy Wong and Angelina Lowe 7731 Acheson Rd – Acheson Investment Co. Ltd.	Mary Lau, Billy Wong, Angelina Lowe and Hsiao-Ching Fang
Applicant	7711 Acheson Rd - Mary Lau, Billy Wong and Angelina Lowe 7731 Acheson Rd - Hsiao-Ching Fang	
Site Size <i>(by applicant)</i>	Existing 2 lots, each: <ul style="list-style-type: none"> • <i>Width: 20.42 m (67 ft.)</i> • <i>Depth: 36.58 m (120 ft.)</i> • <i>Area: 746.96 m² (8,040.51 ft²)</i> Total site: 1,493.93 m ² (16,081.02 ft ²)	The site area is reduced for a 3m public lane dedication across the rear of the subject site. It is intended that three lots be created, each measuring: <ul style="list-style-type: none"> • <i>Width: 12.00 m (39.37 ft.)</i> • <i>Depth: 33.58 m (110.16 ft.)</i> • <i>Area: 402.95 m² (4,337.29 ft²)</i> Total site: 1,208.88 m ² (13,012.70 ft ²) <i>The site is further limited in developable area by a proposed 4.84 m (15.88 ft) wide Public Rights of Passage right-of-way required across the east side of the subject site for use as a public access to the public lane.</i>
Land Uses	Single-family residential	Three lots with a side-by-side Two-Family Dwelling on each lot
OCP Designation (City Centre Area Plan)	Residential	No change
Sub-Area Plan: Acheson Bennett	Residential (Mixed Single-Family & Small Scale Multi-Family) with a single-family neighbourhood character	No change

ITEM	EXISTING	PROPOSED
Zoning	Single-Family Housing District, Subdivision Area E (R1/E)	<p>Proposed Comprehensive Development District (CD/120):</p> <p>Amendments are proposed to:</p> <ul style="list-style-type: none"> Decrease the minimum lot size to permit development on smaller sized lots to better reflect development objectives in City Centre; Limit the maximum height permitted under CD/120 on Acheson Rd to 9 m (29.528 ft) to maintain compatibility with the adjacent CD/28 zoning and the sub-area plan.
Use	Single-Family Housing	The intent of this zone is to accommodate single-family homes, infill townhouses, two-family dwellings, and small-scale multiple-family dwellings on small lots.
Density	<ul style="list-style-type: none"> 0.55 FAR 	<ul style="list-style-type: none"> 0.70 FAR <p><i>Proposed: 0.70 FAR</i></p> <p><i>Consistent with Sub-area Plan.</i></p>
Lot coverage	<ul style="list-style-type: none"> 45% for buildings 	<ul style="list-style-type: none"> 45% for buildings <p><i>Proposed: 50% for buildings</i></p>
Setbacks	<ul style="list-style-type: none"> Front and Rear Yards: 6 m Side: 1.2 m 	<ul style="list-style-type: none"> Front: 4.5 m <i>Proposed: 4.5m to porch (6m to building face)</i> Rear: 1.2 m (3.937 ft) (<i>As proposed</i>) Side Yards: 1.2 m (<i>As proposed</i>)
Height	<ul style="list-style-type: none"> 2 ½ Storeys, but in no case above the residential vertical envelope (lot width) or the residential vertical envelope (lot depth) 	<ul style="list-style-type: none"> 12 m <i>Proposed: 10.68 m (35.4 ft.)</i> <i>Bylaw amendment proposed to reduce height to 9 m, but in no case above the residential vertical envelope (lot width) or the residential vertical envelope (lot depth).</i>
Minimum Lot Size	<ul style="list-style-type: none"> 550 m² 	<ul style="list-style-type: none"> 800 m² <i>Bylaw amendment proposed to reduce minimum lot size to 360 m²</i>
Off Street Parking	<ul style="list-style-type: none"> 2.0 spaces per dwelling unit 	<ul style="list-style-type: none"> Required: 1.5 space per dwelling unit <i>Proposed: 3.0 spaces for 2 units</i>

Related Policies & Surrounding Development

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 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.

To date, 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. Unfortunately, however, it has been scattered and has not yet resulted in a workable lane except for a short portion near Minoru Boulevard. As a result, developments have been permitted to have temporary driveways until they can gain access via the lane. 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.

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. Due to the considerable reduction in site area for dedicated lane and Public Rights-of-Passage, Comprehensive Development District (CD/120) is proposed for the site to allow for greater floor area than would be permitted under CD/28. The purpose of CD/120 is similar to that of CD/28, and it has been developed for small lots in the City Centre.

Staff Comments

Policy Planning

The applicant initially proposed a form of development requiring a temporary driveway with access from Acheson Road, with attached garages in the middle of the site. Staff were concerned about both the form of development, the access to the site, and maximizing use of the lane by locating detached garages at the rear of the property, off the lane. Following discussions with the applicant, a revised proposal was submitted to address these concerns (**Attachment 4**).

The proposed side-by-side duplexes with detached garages are appropriate for the site, and consistent with the residential character established in the 16-unit development 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 side-by-side 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 modest adjustment to the form of the principle roof would reduce the scale of the buildings and achieve compliance with the proposed height limit of 9 m, in order to maintain a single-family character and consistency with the neighbouring residential development.

Engineering

As a condition of rezoning, the following needs to be in place:

As 7711 and 7731 Acheson Road (RZ 03-233948 and RZ 03-238069) are applying for rezoning at the same time as 7920 Bennett (RZ 03-235494) this is the perfect opportunity to establish an outlet for the lane network to Acheson Road. 7920 Bennett Road and 7711 and 7731 Acheson Road must dedicate 3m each at the rear of their respective properties.

In addition, for 7731 Acheson Road, only, an additional 1.5m Public Rights of Passage (PROP) Right-of-way (ROW) is to be granted immediately south of the new lane, complete with a 3m x 3m corner cut and an additional 4.5m PROP ROW along their east property line (When 7751 Acheson Road redevelops, they will grant us the additional 1.5m wide PROP to make it a 6m north/south lane). And, 7711 Acheson must also grant a 1.5m wide PROP from their East property line immediately south of the lane dedication, tapering continuously down to 0.0m. The lane would be constructed through a service agreement, including the rear portion which would include the 3m provided by 7920 Bennett as a condition of rezoning for all three lots. Exact construction details are to be determined then. A cost sharing arrangement should be worked out between the three applicants for the construction.

Additionally for both lots, Neighbourhood Improvement Charges (NIC) fees are required to be paid for their respective future frontage works on Acheson Road as a condition of rezoning. No significant landscaping or visible utility conflicts. No other rezoning concerns. Then, with future subdivision, payment of the standard Development Cost Charges (DCC's) and service tie-in and alterations fees.

Transportation

Land dedication is required for the lane. Monies for frontage improvements are required. Additional comments will be provided upon submission of Servicing Agreement drawings.

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 FAR complies with the objectives for the area. Creation of three 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 proposed side-by-side duplexes for these lots will increase the variety of housing types in this neighbourhood, where the trend has been to build front-back duplexes. 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

This application for rezoning, to facilitate subdivision of the subject sites into three lots and the subsequent construction of two-family dwellings on each lot, is in conformance with the City Centre Area Plan and the Acheson-Bennett Sub-Area Plan. Rezoning of the subject site 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:

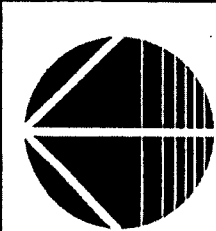
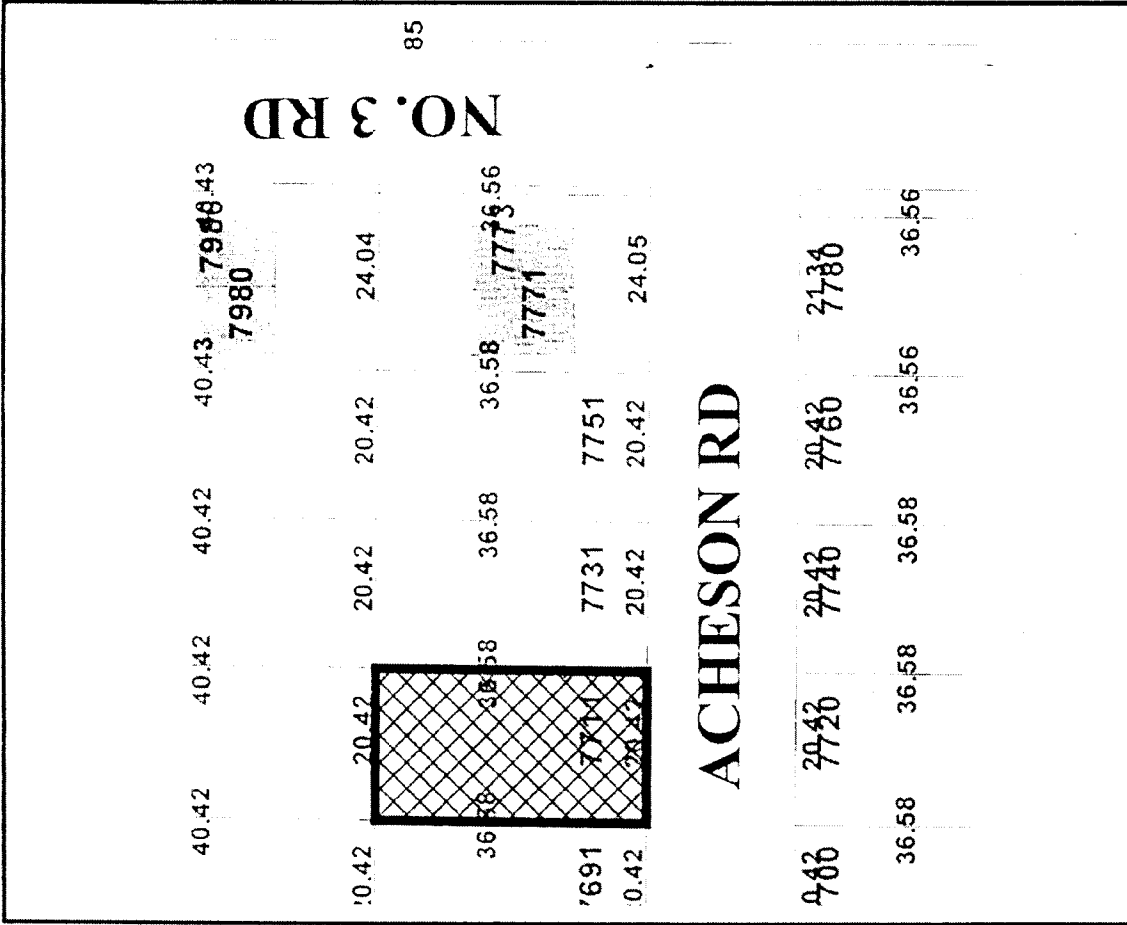
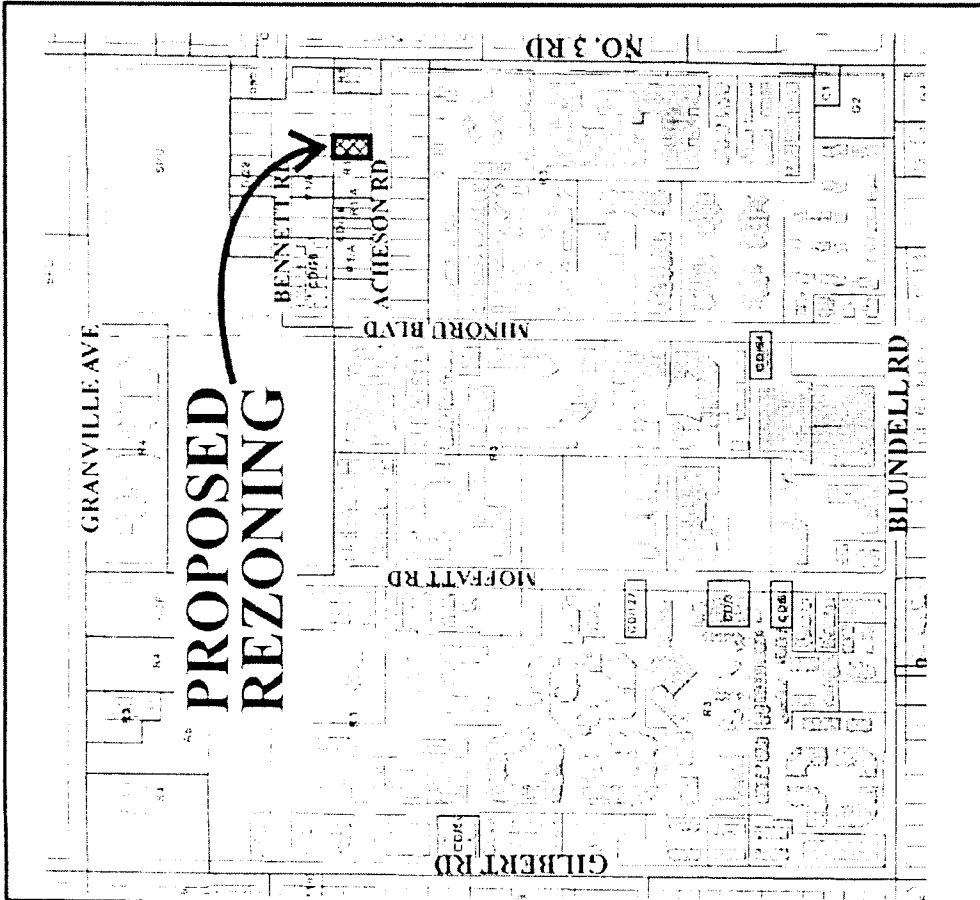
- Dedication of a 3m lane across the entire north side of both sites.
- For 7731 Acheson ONLY, registration of an additional 1.5m Public Rights of Passage Right-of-Way to be granted immediately south of the new lane dedication, complete with a 3m x 3m corner cut and an additional 4.84m ~~5m~~ Public Rights of Passage Right-of-Way along the east property line.
- For 7711 Acheson registration of a 1.5m wide ~~5m~~ Public Rights of Passage Right-of-Way from their East property line immediately south of the lane dedication, tapering continuously down to 0.0m.
- Enter into the City's standard Servicing Agreement, for design and construction of lane works, connecting from and in conjunction with the proposed lane at the rear of 7920 Bennett Road through to the west edge of this application site. Works include, but are not limited to, lane construction, laneway post top lighting and storm sewer. Roll curb and gutter should be implemented along the north permanent edge of 7920 Bennett. Exact design detail needs to be resolved between the developer's Engineering consultant, Transportation and Development Applications staff. The entire costs of the works are to be paid by the developer in coordination with the proposed lane Right of Way construction at 7920 Bennett Road. A cost sharing arrangement should be worked out between the three applicants for the construction. Developer is responsible for all offsite costs on their 3m rear portion.
- Registration of a Restrictive Covenant ensuring sole vehicular access is to this new lane; i.e. no direct access to Acheson Road.

Development requirements, specifically:

- Demolition of any existing structures on the subject property.
- Payment of a Neighbourhood Improvement Charge fee for future Acheson Road frontage improvements.
- Processing of a Development Permit application to the satisfaction of the Manager of Development Applications.



City of Richmond



RZ 03-238069

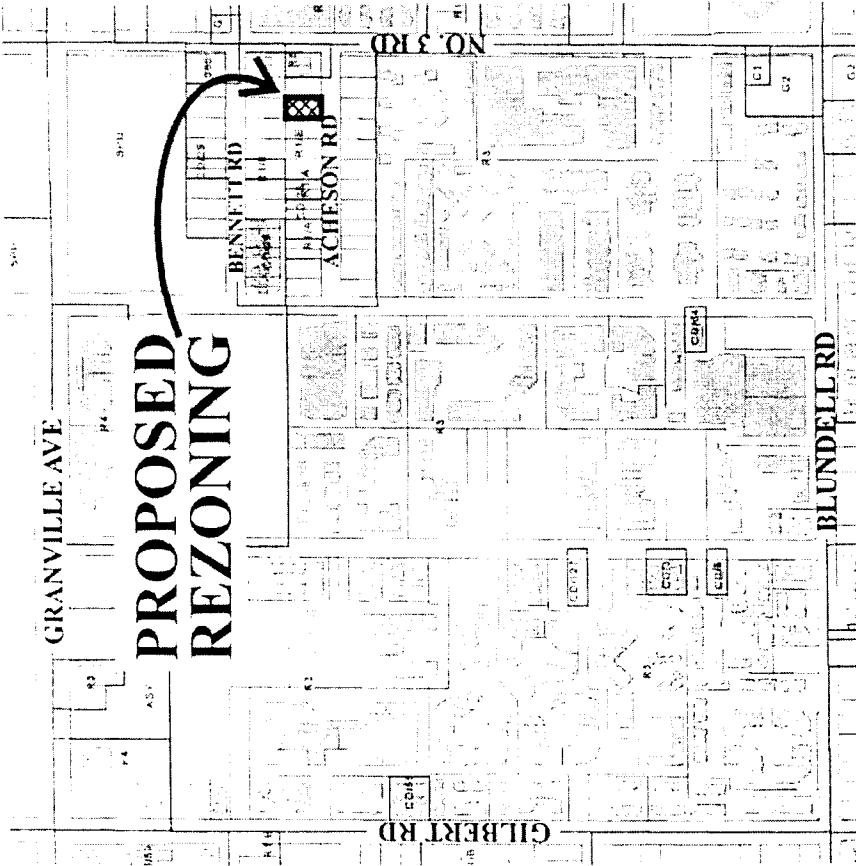
Original Date: 07/17/03

Revision Date:

Note: Dimensions are in METRES



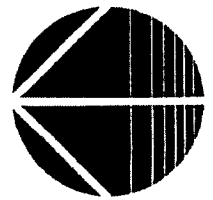
City of Richmond



40.42	40.42	40.42	40.43	7988.43
1.42	20.42	20.42	24.04	7980
36.58	36.58	36.58	7775.56	
711	7751	7751	7771	
1.42	20.42	20.42	24.05	

ACHESON RD

36.58	36.58	36.56	36.56
7746	7746	7760	7780

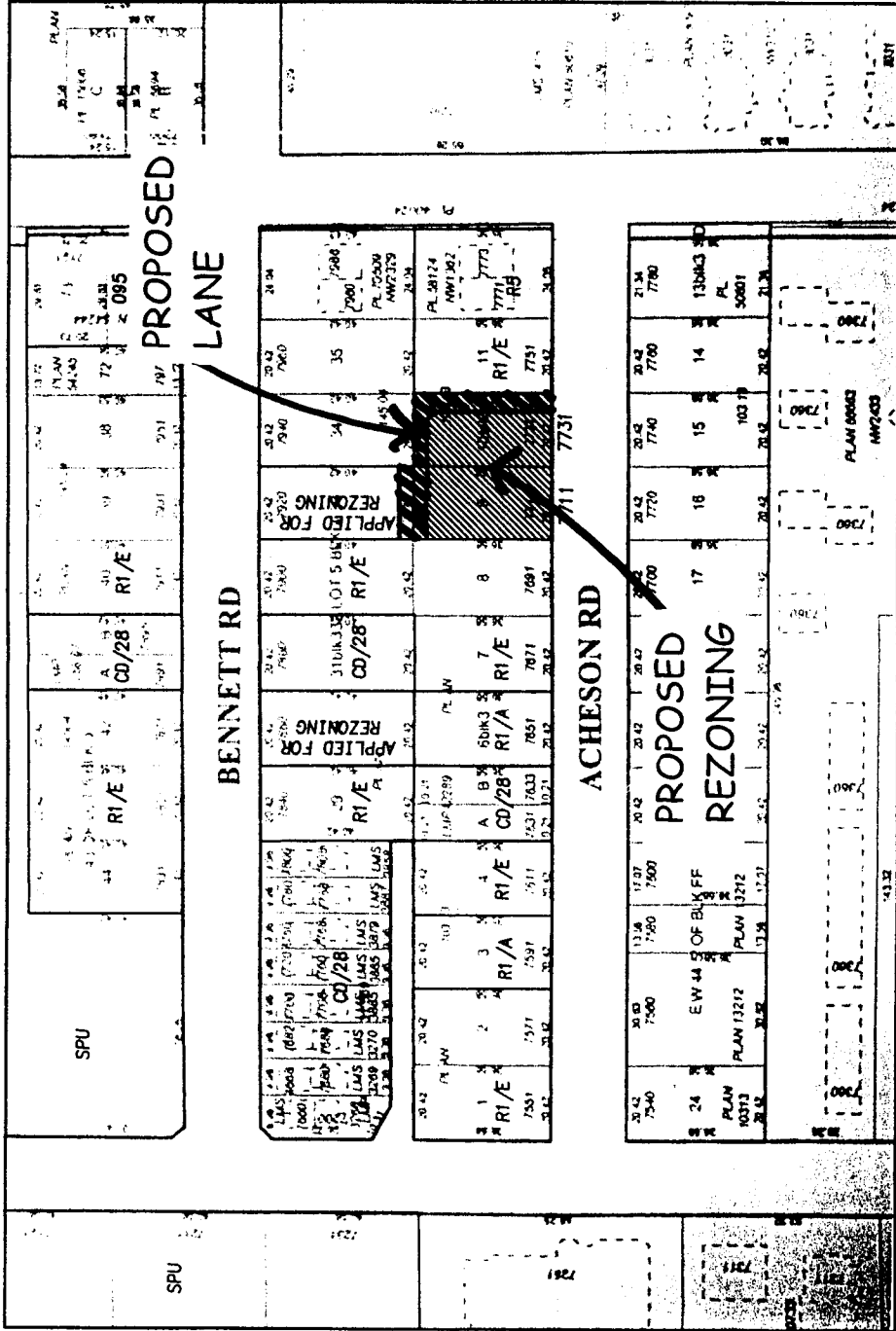


RZ 03-233948

Original Date: 05/01/03

Revision Date:

Note: Dimensions are in METRES



TEXT PLAN

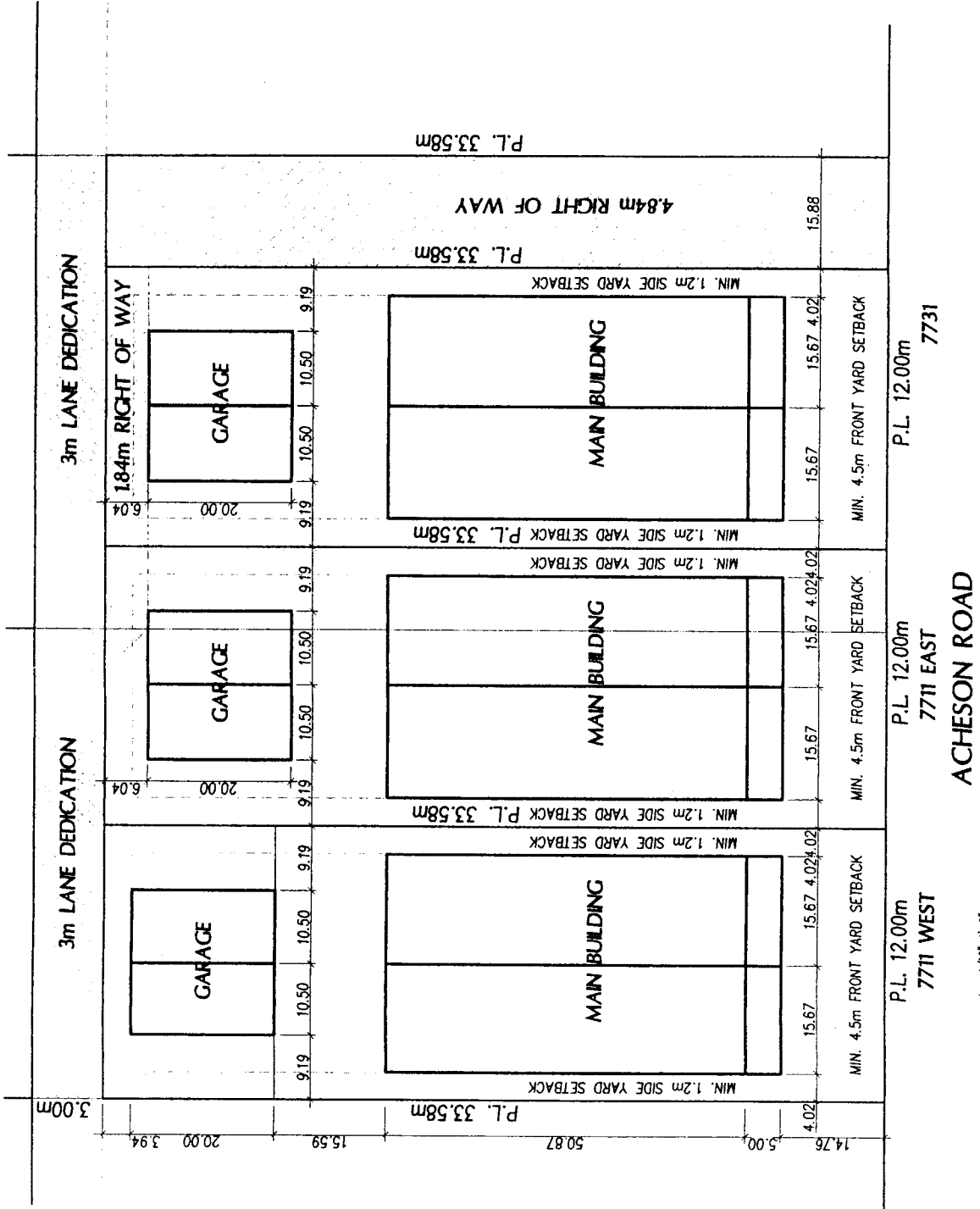
30308 H0310

PROPOSED DUPLEX at 7711, 7731 ACHESON ROAD, RICHMOND, B.C.
 PROPOSED REZONING

Z1

7 NOV 2003

scale NOT TO SCALE



PLAN

10308 H0310

7731

7 NOV 2003

PROPOSED DUPLEX at 7711, 7731 ACHESON ROAD, RICHMOND, B.C.
DESIGN CONCEPT

scale 1/16"=1'-0"

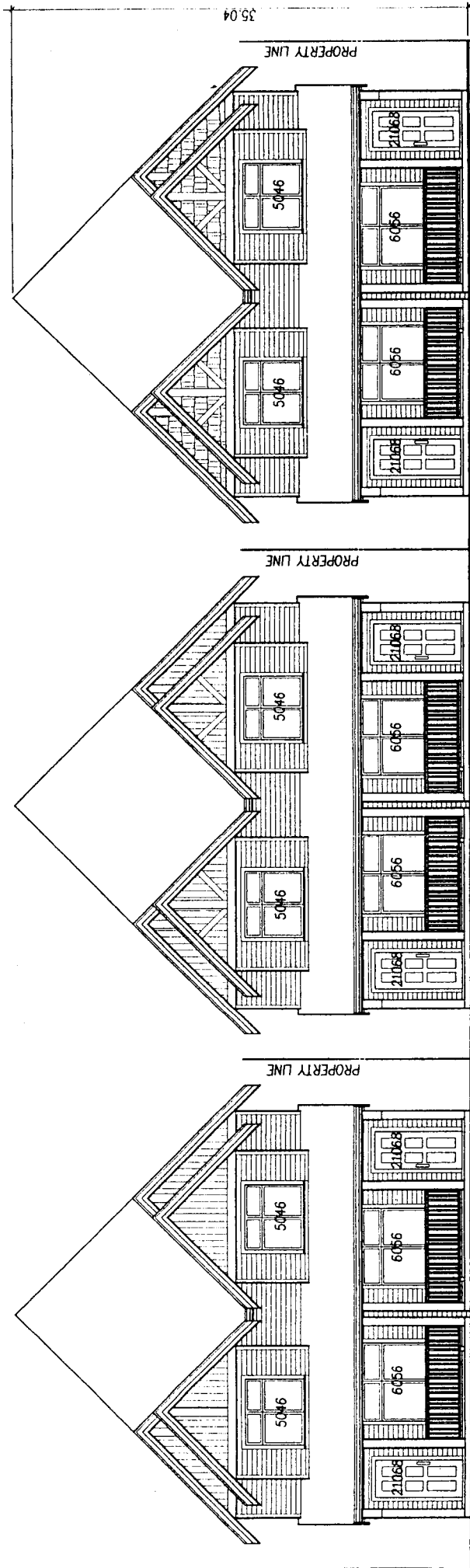
ACHESON ROAD

P.L. 12.00m
7711 WEST

P.L. 12.00m
7711 EAST

P.L. 12.00m
7731

CADLAB
building and interior design
a division of cadlab computer inc.
tel:(604)618-3223 fax:(604)241-9188 email: cadlab@comprow.com



35.04

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

ATTACHMENT 4

ACHESON ROAD

ET ELEVATION

scale 1/8"=1'-0"

PROPOSED DUPLEX at 7711, 7731 ACHESON ROAD, RICHMOND, B.C.
 DESIGN CONCEPT

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

73

07 NOV 2003



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7655
(RZ 03-238069 and RZ 03-233948)
7711 AND 7731 ACHESON ROAD**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Sections 291.120.4 and 291.120.7 with the following:

“291.120.4 MINIMUM LOT SIZE

A **dwelling unit** shall not be constructed on a **lot** of less than 360 m² (3,875.13 ft²) in area.”

“291.120.7 MAXIMUM HEIGHTS

.01 Buildings & Structures:

a) Along Acheson Road, west of No. 3 Road: 9 m (29.528 ft.), but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**, but containing no more than three (3) **storeys**.

b) Elsewhere: 12 m (39.370 ft.).

.02 Accessory Buildings: 5 m (16.404 ft.)”

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7655”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7656
(RZ 03-238069 and RZ 03-233948)
7711 AND 7731 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. 000-820-750

Lot 9 Section 17 Block 4 North Range 6 West New Westminster District Plan 10313

P.I.D. 001-729-225

Lot 10 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 7756”**.

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