



City of Richmond

## Report to Committee

---

**To:** Planning Committee  
**From:** Alan Clark  
Manager, Zoning  
**Date:** March 27, 2002  
**File:** RZ 01-188657  
**Re:** **APPLICATION BY ORIS DEVELOPMENT CORPORATION FOR A ZONING  
BYLAW AMENDMENT (TEXTUAL) FOR 13333 PRINCESS STREET**

---

### Staff Recommendation

That Bylaw 7350, that would amend Comprehensive Development District (CD/122) in order to permit covered porches and parking as part of the permitted density for the historic Abercrombie House bed & breakfast at 13333 Princess Street, be introduced and given first reading.

*AC.*

Alan Clark  
Manager, Zoning

Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

*Michael A. Kelly*

**Staff Report**

**Origin**

Oris Development Corporation has applied to the City of Richmond for a Zoning Bylaw Amendment (Textual) for the purpose of accommodating the historic Abercrombie House at 13333 Princess Street.

**Findings Of Fact**

In August of 2001, Council approved the rezoning of the subject site to Comprehensive Development District (CD/122) in order that the historic Abercrombie House could be moved to the site and restored for use as a bed & breakfast.

The applicant has since applied for a Building Permit for the work that will need to be undertaken in accordance with the approved Conservation Plans. However, upon examination of the more detailed plans for the building, it has become apparent that the specifications of CD/122 are not consistent with the building specifications and some adjustments are required to the zone.

**Analysis**

The original CD zone did not have provisions for:

- the covered porches and veranda; and
- the required area for six parking spaces.

Therefore, it is proposed that the zone be amended to:

- add permitted density of 12% to the floor area for the porches and veranda; and
- change the off street parking area from 50 m<sup>2</sup> (538 ft<sup>2</sup>) to 158 m<sup>2</sup> (1700 ft<sup>2</sup>).

Staff is supportive of the text amendment as it does not result from a change in the proposal but rather from more specific calculations at the time of building permit.

**Financial Impact**

None.

**Conclusion**

A textual amendment is required to CD/122 to permit additional density in the zone for porches and parking consistent with the proposal shown at the time of the rezoning.



Jenny Beran, MCIP  
Planner, Urban Development

JMB:cas

**CITY OF RICHMOND  
 BYLAW 7350  
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
 AMENDMENT BYLAW 7350  
 13333 Princess Street**

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

1. Richmond Zoning and Development Bylaw 5300, is amended by deleting clause .01 of Section 291.122.2, Permitted Density, of Comprehensive Development District (CD/122) and replacing it with the following:
 

“.01        **Maximum Floor Area Ratio:** 0.60; together with an additional:

12% of the total floor area calculated for the **lot** in question, which area must be **used** exclusively for covered areas of the principal building which are open on one or more sides; and

157.93 m<sup>2</sup> (1700 ft<sup>2</sup>) which may be used only for **accessory buildings** and off-street parking.”
  
2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7350”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

_____
_____
_____
_____
_____

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

