



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee

FROM: Joe Erceg
Manager, Development Applications

RE: Application by Lawrence Construction Ltd. for Rezoning at 7860 Bennett Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/28)

TO PLANNING - APRIL 18, 2001
DATE: March 26, 2001

FILE:
8060-20-7221

STAFF RECOMMENDATION

That Bylaw No. 7221, for the rezoning of 7860 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/28)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:spc
Att. 1

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 south side of Bennett Road between No. 3 Road and Minoru Boulevard. Lawrence Construction Ltd. proposes to rezone the subject site to Comprehensive Development District (CD/28) to facilitate its subdivision into two (2) equal sized lots and to permit the subsequent construction of one (1) single-family house on each.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Duk Wong Helen Wong Yee Lam	Lawrence Construction Ltd.
Applicant	Lawrence Construction Ltd.	No change
Site Size	827.72 m ² (8,909.80 ft ²)	No change
Land Uses	Single-family residential	Single-family residential is proposed, but CD/28 would permit duplex units on the new lots
OCP Designation (City Centre Area Plan)	Residential	No change
Sub-Area Plan Designation	Residential (Mixed Single-Family & Small Scale Multi-Family)	No change
Zoning	Single-Family Housing District, Subdivision Area E (R1/E)	Comprehensive Development District (CD/28) The intent of this zoning district is to accommodate single-family homes, infill townhouses, and small-scale multiple-family dwellings on small lots.

RELATED POLICIES & STUDIES

1. 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. It was hoped that the plan would facilitate development of a residential mix that would enhance local livability, neighbourhood character, and the sub-area's "fit" with the broader City Centre area. To support this goal, the sub-area plan promotes the creation of a "special comprehensive development district zone" to be applied on a development-by-development basis.

Today, most properties in the Acheson-Bennett area remain Single-Family Housing District, Subdivision Area E (R1/E). However, a special zoning district, Comprehensive Development District (CD/28), has been applied in the creation and development of eight small lots on the southeast corner of Bennett Road at Minoru Boulevard, and two small mid-block lots each on the north sides of both Bennett and Acheson Roads.

2. The applicant proposes to subdivide the subject property and construct two single-family homes. Under the site's proposed zoning, Comprehensive Development District (CD/28), it would be possible for the applicant to instead construct one or two multiple-family dwellings. If three or more units were proposed, guidelines for the issuance of Development Permits would apply and are contained in Schedule 2.10 and 2.10B of Bylaw No. 7100 (City Centre Area Plan and Acheson-Bennett Sub-Area Plan).

STAFF COMMENTS

None of the departments contacted object to this application. Comments are as follows:

Policy Planning

This development proposal is consistent with the Acheson-Bennett Sub-Area Plan, except that it will require vehicular access to come off Bennett Road, rather than a rear lane, until such time that the developing lane system connects to Minoru Boulevard. To address this situation, as a condition of rezoning and subsequent subdivision, staff recommend that the applicant provide the City with the necessary right-of-ways and funding to facilitate future lane development, along with funds necessary for upgrading the site's Bennett Road frontage. In addition, to be consistent with recent local development:

1. Any temporary vehicular access to the subject site from Bennett Road should be limited to a single location;
2. Any driveway providing vehicular access from Bennett Road should have a maximum width of 4 m (13.12 ft.) and should be designed to be readily converted to a landscaped area (i.e. through the use of a decorative paving treatment able to function equally well as a driveway or walkway);
3. Garages should be designed and constructed to avoid the need for costly renovations when vehicular access is diverted from Bennett Road to the future lane; and
4. In the case of new dwellings, porches should be permitted to project into the front yard setback specified under Comprehensive Development District (CD/28), but shall not be closer to the site's front property line than 3 m (9.84 ft.).

Engineering Works

The following should be in place prior to final reading of the rezoning:

1. A 6 m (19.69 ft.) Public Rights of Passage right-of-way across the south edge of the subject site to align with the existing lane at Minoru Boulevard;
2. Payment of Neighbourhood Improvement Charge (NIC) fees for new lane construction (Note rates are currently under review. At 1999 rates, fees would be \$4,772.15);
3. A covenant specifying the location and width of no more than one temporary driveway access to the subject site, to be closed at the sole cost of the owner when it is determined by the City that vehicular access via the future lane is possible.

In addition, with the future subdivision, NIC fees will apply (at the then current rate) for future upgrading of the frontage, along with Development Cost Charges (DCC) and service tie-in fees.

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". Creation of two small lots for the development of single-family homes, with the possibility for future expansion/conversion to accommodate duplex units, 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. Furthermore, the increase in Richmond's population resulting from more intensive development of the subject site is consistent with the City's current Official Community Plan projections.

FINANCIAL IMPACT

None.

CONCLUSION

1. This application for rezoning, to facilitate subdivision of the subject site into two lots and the subsequent construction of two single-family dwellings, is in conformance with the City Centre Area Plan and the Acheson-Bennett Sub-Area Plan.
2. Rezoning of the subject site to Comprehensive Development District (CD/28) merits favourable consideration.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

There are requirements to be dealt with prior to final adoption:

Legal requirement, specifically:

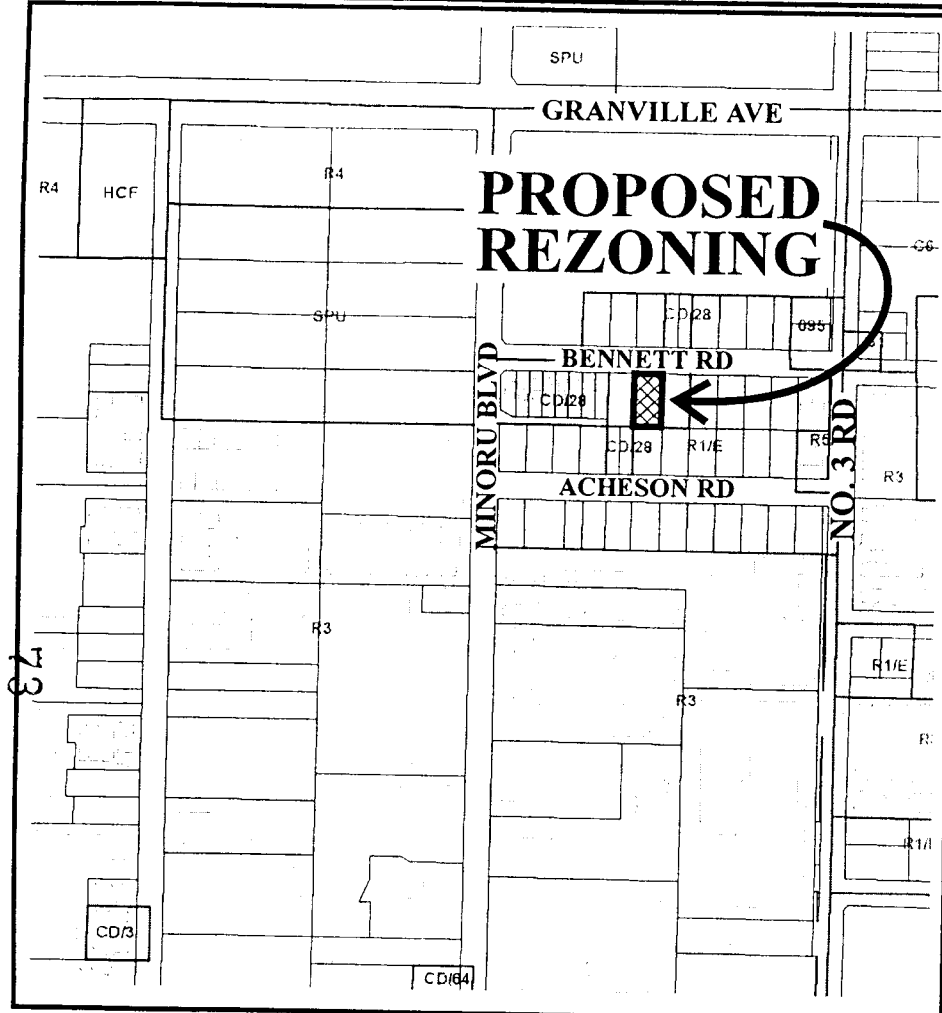
- Covenant specifying the location and width of a temporary driveway access, to be eliminated at the sole cost of the property owner when the lane is constructed; and
- Public Rights of Passage over a 6 m wide rights-of-way along the entire southern edge of the subject site.

Development requirements, specifically:

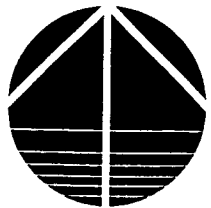
- Payment of NIC fee for new lane.



City of Richmond



40.45		40.46		40.48		40.49
7831		7851		7871		7891
20.42		20.42		20.42		20.4
BENNETT RD						
96 9.96	20.42	20.42	20.42	20.42	20.42	20.42
807800	7840	7860	7880	7900		
38 7808	40.42	40.42	40.42	40.42	40.42	
20.42	20.42	20.42	20.42	20.42	20.42	20.42
10.21	10.21					
36.58		36.58		36.58		36.58



RZ 01-115083

Original Date: 03/15/01

Revision Date:

Note: Dimensions are in METRES

CITY OF RICHMOND
BYLAW 7221
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7221 (RZ 01-115083)
7860 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/28)**.

P.I.D. 009-964-169
Lot 30 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 7221”**.

FIRST READING

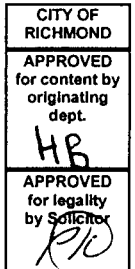
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK