



City of Richmond

Report to Committee

To: Planning Committee

From: Alan Clark
Manager, Zoning

Re: **APPLICATION BY ORIS DEVELOPMENT CORPORATION FOR A ZONING
BYLAW AMENDMENT (TEXTUAL) FOR 13333 PRINCESS STREET**

*To Council - April 22, 2002
To Planning - April 16, 2002
Date: March 27, 2002*

*RZ 01-188657
File: 8060-20-7390*

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
<i>David A. Kelly</i>

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 m² (538 ft²) to 158 m² (1700 ft²).

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.

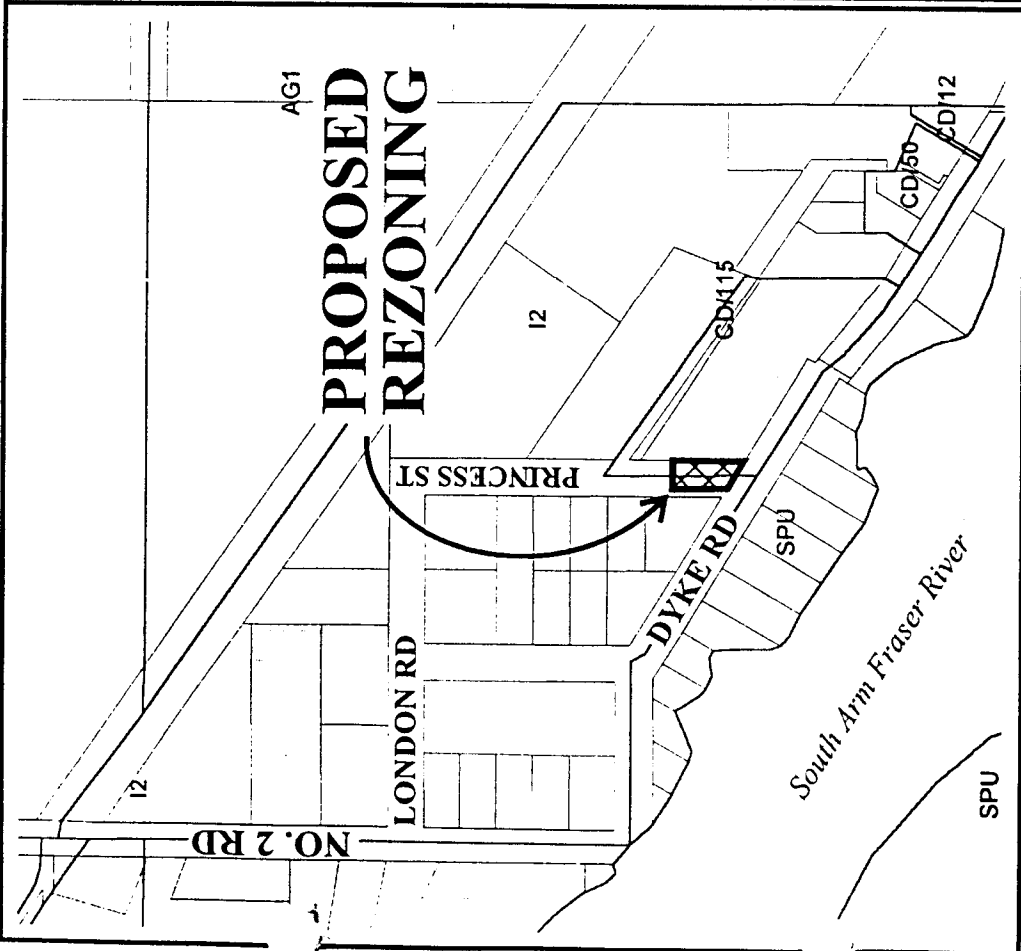


Jenny Beran, MCIP
Planner, Urban Development

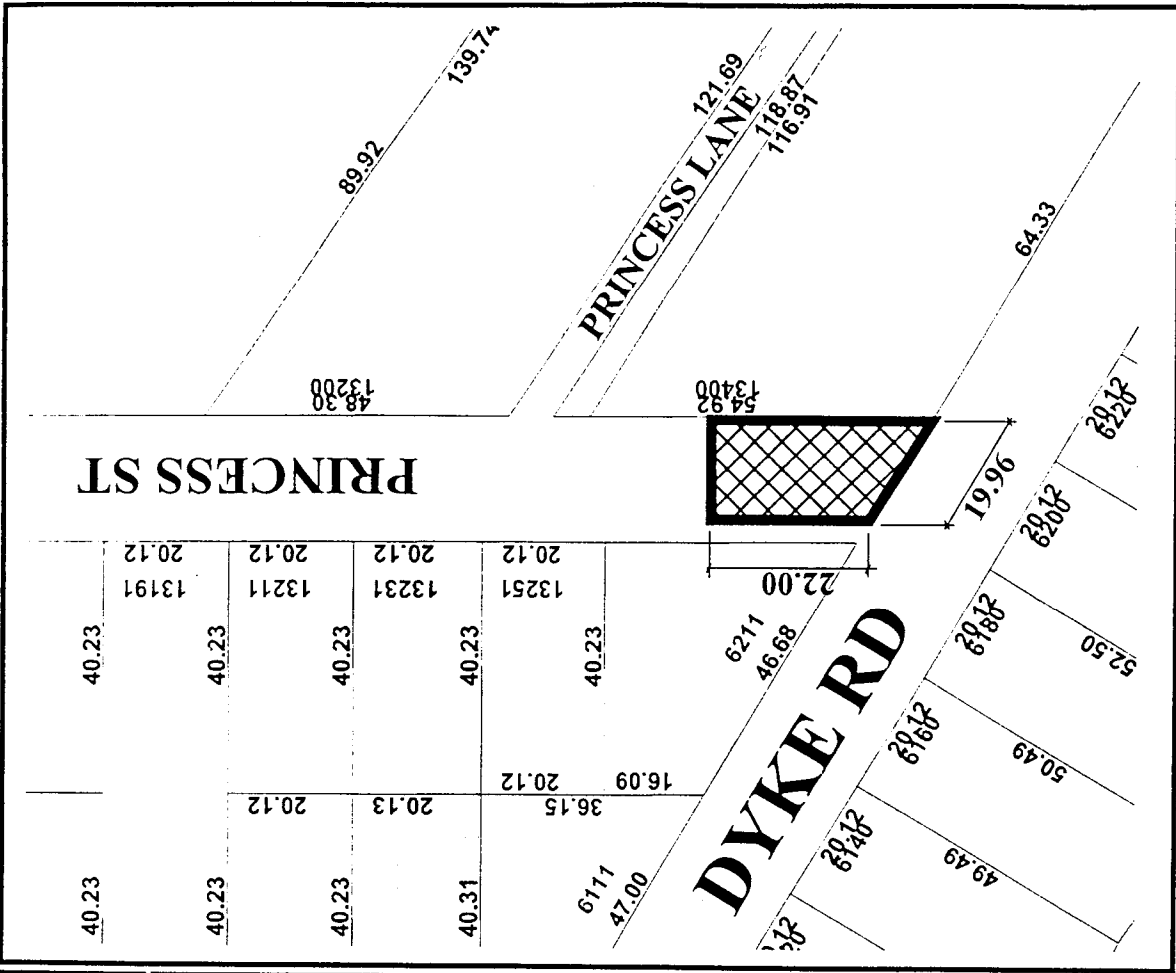
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City of Richmond



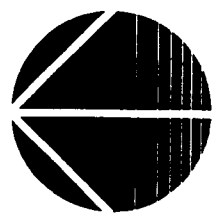
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RZ 01-188657



Original Date: 06/27/01
 Revision Date: 07/03/01
 Note: Dimensions are in METRES



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 m² (1700 ft²) 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

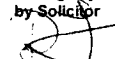
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

APR 22 2002

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


MAYOR

CITY CLERK