



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Re: **APPLICATION BY AM-PRI CONSTRUCTION LTD. FOR REZONING AT 8060,
8080, AND 8100 BENNETT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA E (R1/E) TO TOWNHOUSE & APARTMENT DISTRICT (R3)**

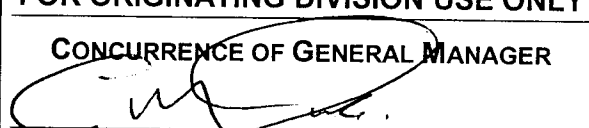
To Council - May 13, 2002
To: Planning Committee - May 7, 2002
Date: April 19, 2002
File: RZ 01-197892
File No: 8060-20-7353

Staff Recommendation

That Bylaw No. 7353, for the rezoning of 8060, 8080, and 8100 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse & Apartment District (R3)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:spc
Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

The subject site is situated in the St. Albans Sub-Area of the City Centre, on the south side of Bennett Road, between No. 3 Road and St. Albans Road. Am-Pri Construction Ltd. has applied to rezone the subject site from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse and Apartment District (R3) to permit the construction of 38 three-storey townhouses.

Findings of Fact

ITEM	EXISTING	PROPOSED
<i>Owner</i>	Tempo Construction Ltd.	No change
<i>Applicant</i>	Am-Pri Construction Ltd.	No change
<i>Site Size</i> <i>(Source: GIS)</i>	6,493.04 m ² (69,892.79 ft ²)	No change <ul style="list-style-type: none"> • Required +/-4.5 m (14.76 ft.) wide public trail right-of-way to be secured through Public Rights of Passage.
<i>Land Uses</i>	Single-family residential	<ul style="list-style-type: none"> • 38 three-storey townhouses • Public trail
<i>OCP Designation</i> • <i>City Centre</i>	Residential	No change
<i>Sub-Area Plan Designation</i> • <i>St. Albans</i>	Multi-Family Low Rise (3 storey Apartments, Townhouses, Two-Family or Single-Family Dwellings)	No change
<i>Zoning</i>	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse and Apartment District (R3) <ul style="list-style-type: none"> • Three-storey townhouses @ 0.76 Floor Area Ratio (FAR)
<i>Parking</i>	Required (R3) – 1.5 spaces/unit for residents & 0.2 spaces/unit for visitors Proposed – 2 spaces/unit for residents & 0.2 spaces/unit for visitors	

Surrounding Development & Related Policies

Sub-Area Overview

The St. Albans Sub-Area Plan encourages the development of the subject site and its neighbours with low-rise apartment buildings and townhouses. As such, most land in St. Albans is zoned Townhouse and Apartment District (R3) (**Attachment 2**). Only a few residential lots are not zoned R3. Many of these are small lots, which are increasingly being rezoned to Comprehensive Development District (CD) to permit their development with small infill townhouse projects. The subject site is the last remaining large development parcel in the area for which a multiple-family residential project has not yet been approved by the City.

The subject site is bordered on its east and west by low-rise apartment buildings and on the south by townhouses. North of the site, across Bennett Road, are a number of small lots that are slowly being redeveloped with infill townhouse projects. Southeast of the site is 8131 General Currie Road, a vacant parcel on which there is a proposal to build 17 three-storey townhouses. This development is currently the subject of a Development Permit application (DP 01-188743).

The development at 8131 General Currie Road is required to provide a right-of-way and construct a public trail along its west edge. It is intended that the subject site provide a right-of-way and construct a trail along its east edge to eventually connect the two sites together and provide a pedestrian link between Bennett Road and General Currie Road (near the school/park site). This trail is part of a network, originally identified through the City Centre Area planning process in 1995, that will eventually provide a safe, attractive pedestrian route from Blundell Road all the way to Sea Island Way (**Attachment 2**). Most of this route will be established through development and the enhancement of existing road right-of-ways, however, the City will have to secure a limited number of links through other means, including a small connection between the trail proposed across the subject site and 8131 General Currie Road. Staff hope this connection can be secured such that the trail may be constructed in coordination with the subject development.

Townhouse and Apartment District (R3)

Townhouse and Apartment District (R3) provides for a graduated scale of maximum buildable densities based on lot size. Smaller lots, up to 3,000 m² (32,292.79 ft²) in size, are eligible for a maximum density of 0.6 floor area ratio (FAR). Larger ones are permitted a greater amount of density on the area of the site over and above the initial 3,000 m² (32,292.79 ft²). In the case of the subject site, under R3 a maximum overall density of 0.76 FAR would be permitted. This is slightly less than the 0.8 FAR proposed for the three-storey townhouse project at 8131 General Currie Road (and is comparable with the higher density townhouse projects recently supported by Council along the western edge of the McLennan South area).

Development Permit Guidelines

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

Staff Comments

Policy Planning

Rezoning of the subject site to Townhouse and Apartment District (R3) is consistent with objectives for residential development in the St. Albans sub-area and with projects developed on comparable parcels near the subject site over the past fifteen years. The developer will provide a portion of a public trail linking Bennett Road with General Currie Elementary School that was identified through the City Centre Area planning process and is key to the long-term livability of this neighbourhood. The proposed form of development, with two outdoor amenity spaces, accommodates not only the public trail, but provides roughly twice the outdoor amenity space required of the project under the City's Development Permit (DP) Guidelines. In order to achieve this, it will be necessary to vary the project's side yards at DP stage from 6 m (19.69 ft.) to 4.5 m (14.76 ft.) on the east and 3.6 m (11.81 ft.) on the west, and to allow balconies, bay windows, entry features, and entry stairs to project into the front and rear yard setbacks by roughly 2 m (6.56 ft.), rather than the 1 m (3.28 ft.) permitted under R3. Staff's review of this proposal indicates that these setback relaxations should have little impact on neighbouring properties and are an appropriate trade-off for the establishment of the trail and the proposed on-site open space.

Staff recommend that detailed review of the project's form of development be considered through the DP process as a condition of rezoning. During this process, special attention should be paid to the:

- Façades of the units fronting onto the project's internal driveway to ensure that they are attractive and contribute, together with landscaping and the retention and planting of trees, to the creation of a safe and pedestrian-oriented environment;
- Interface of the residential site and the public trail to ensure their safety and comfortable co-existence; and
- Façade design along the site's front and rear yards to ensure that only "projections" and landscape structures such as gateways encroach into the required yards.

Transportation

- The minimum driveway aisle width should be 6.7 m (22 ft.).
- Tandem parking is acceptable.
- No more than one driveway (located immediately adjacent to the proposed public trail) shall be permitted onto Bennett Road.

Engineering Works

Prior to final reading of the rezoning, the following shall be in place:

- Consolidation of the three existing lots into a single development parcel.
- Granting of a 4.5 m (14.76 ft.) wide Public Rights of Passage right-of-way along the subject site's east edge, narrowing to a minimum width of 3 m (9.84 ft.) adjacent to the project's driveway entrance, for use as a public trail. Detailed design of the right-of-way will be determined through the Development Permit process.
- Registering of a covenant limiting driveway access to a single location adjacent to the proposed public trail.
- The developer must enter into the City's standard Servicing Agreement for the design and construction of works, at the sole cost of the developer, including, but not limited to:
 - a) Bennett Road, from the east property line of the subject site to No. 3 Road: 2 m (6.56 ft.) wide concrete sidewalk along the property line, creation of a 2.1 m (6.89 ft.) wide grassed/treed boulevard between the new sidewalk and the existing curb, painting of the existing street light poles and replacement of the existing cobra head luminaires with decorative ones, and relocation of hydro and street light poles (but not hydro kiosks) where required to avoid interference with the new sidewalk.
 - b) Public trail, along the entire east side of the subject site, together with the connection to the proposed trail across 8131 General Currie Road: 2.4 m (7.9 ft.) wide asphalt path accented by an area of decorative paving near the Bennett Road sidewalk, a minimum 0.9 m (2.95 ft.) wide planting strip (e.g. to accommodate a cedar hedge, etc.) along the east side of the trail (broadening where necessary to allow for the retention of existing trees), decorative pedestrian lighting to City Centre standards (i.e. "Zed" type), and additional landscaping as required.

Analysis

The St. Albans Sub-Area Plan encourages the neighbourhood to develop with a mix of townhouses and low-rise apartment buildings, most of which on large parcels. Since the plan was adopted in the 1980s, most of St. Albans has been rezoned to Townhouse and Apartment District (R3) and has redeveloped accordingly (**Attachment 2**). Today, only a few single-family lots remain and only the subject parcel presents the opportunity for a larger scale townhouse project.

Staff are supportive of the subject application on the basis that it will contribute towards a much needed public trail system and the size of the subject site and its proposed zoning, density, and form of development are comparable with that of neighbouring sites. Furthermore, the applicant's proposal provides more on-site open space than is required under City guidelines, which offers the opportunity to retain significant existing trees and create a very livable project. Overall, the proposed project appears to be well thought out, consistent with housing elsewhere in St. Albans, and supportive of neighbouring residential developments.

Financial Impact

The proposed frontage works along Bennett Road will qualify for Development Cost Charge (DCC) credits against the St. Albans Sub-Area levy (e.g. \$1.22/ft²). Credits will not be available for works associated with the public trail.

Conclusion

1. This application can be supported because it is in conformance with the City Centre Area Plan and the St. Albans Sub-Area Plan, and it furthers City objectives with regard to enhancing pedestrian amenity and safety through the extension of the local public trail network.
2. Rezoning of the subject site to Townhouse and Apartment District (R3) merits favourable consideration.

Suzanne Carter-Huffman

Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

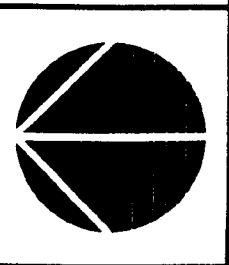
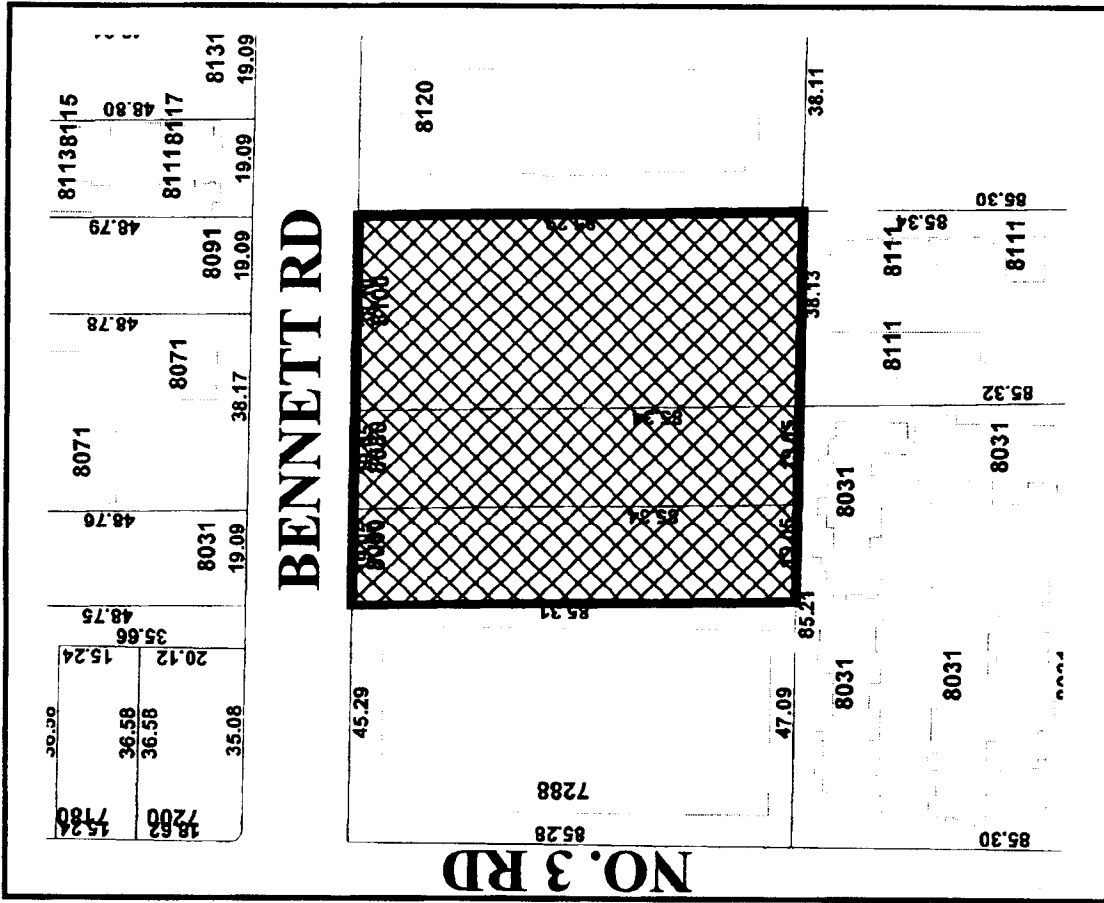
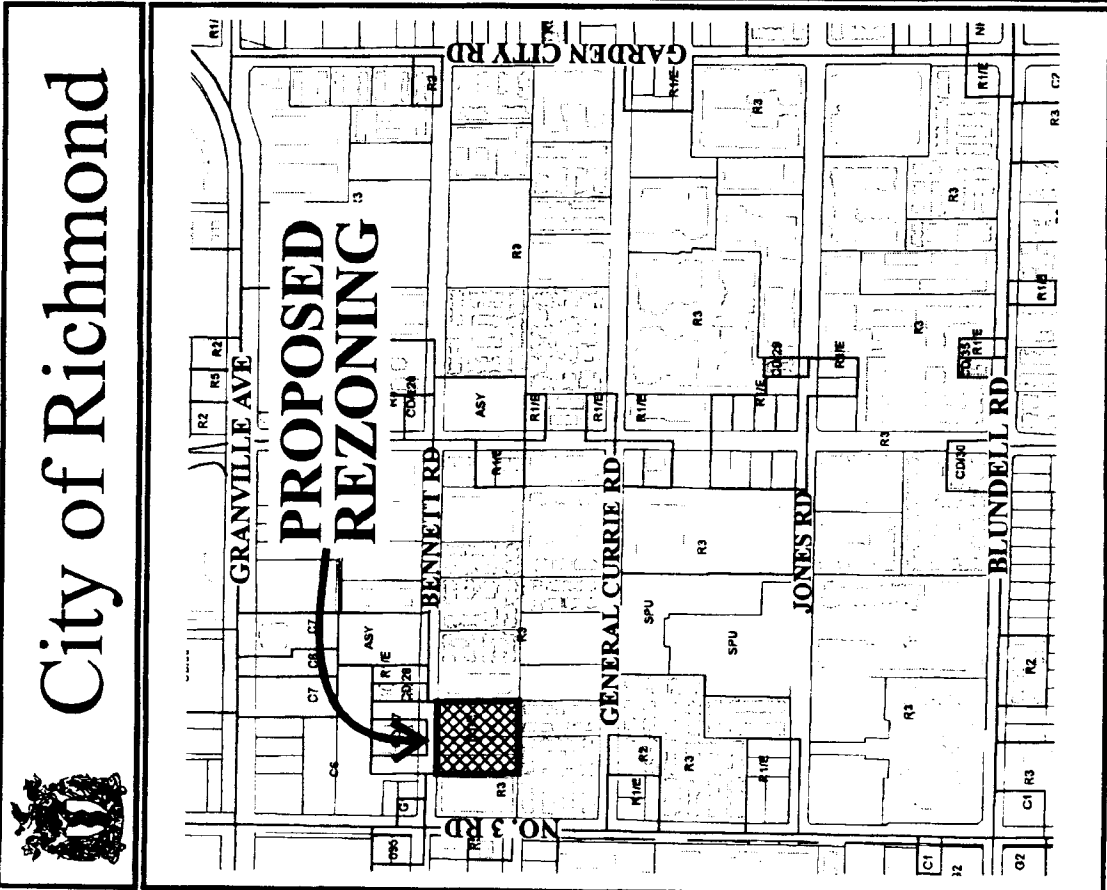
There are requirements to be dealt with prior to final adoption:

Legal requirement, specifically:

- Consolidation of the three existing lots into a single development parcel.
- Granting of a 4.5 m (14.76 ft.) wide Public Rights of Passage right-of-way along the subject site's east edge, narrowing to a minimum width of 3 m (9.84 ft.) adjacent to the project's driveway entrance, for use as a public trail. Detailed design of the right-of-way will be determined through the Development Permit process.
- Registering of a covenant limiting driveway access to a single location adjacent to the proposed public trail.
- The developer must enter into the City's standard Servicing Agreement for the design and construction of works, at the sole cost of the developer, including, but not limited to:
 - a. Bennett Road, from the east property line of the subject site to No. 3 Road: 2 m (6.56 ft.) wide concrete sidewalk along the property line, a 2.1 m (6.89 ft.) wide grassed/treed boulevard between the new sidewalk and the existing curb, painting of the existing street light poles and replacement of the existing luminaires with decorative ones, and relocation of hydro/street light poles (but not hydro kiosks) where required to avoid interference with the new sidewalk.
 - b. Public trail, along the entire east side of the subject site, together with the connection to the proposed trail across 8131 General Currie Road: 2.4 m (7.9 ft.) wide asphalt path with an area of decorative paving near Bennett Road, 0.9 m (2.95 ft.) min. wide planting/hedge strip along the east side of the trail (broadening where necessary to retain existing trees), decorative pedestrian lighting to City Centre standards (i.e. "Zed" type), and additional landscaping as required.

Development requirements, specifically:

- Demolition of the existing houses on the subject site.
- Processing of a DP application to a satisfactory level as determined by the Manager of Development Applications.

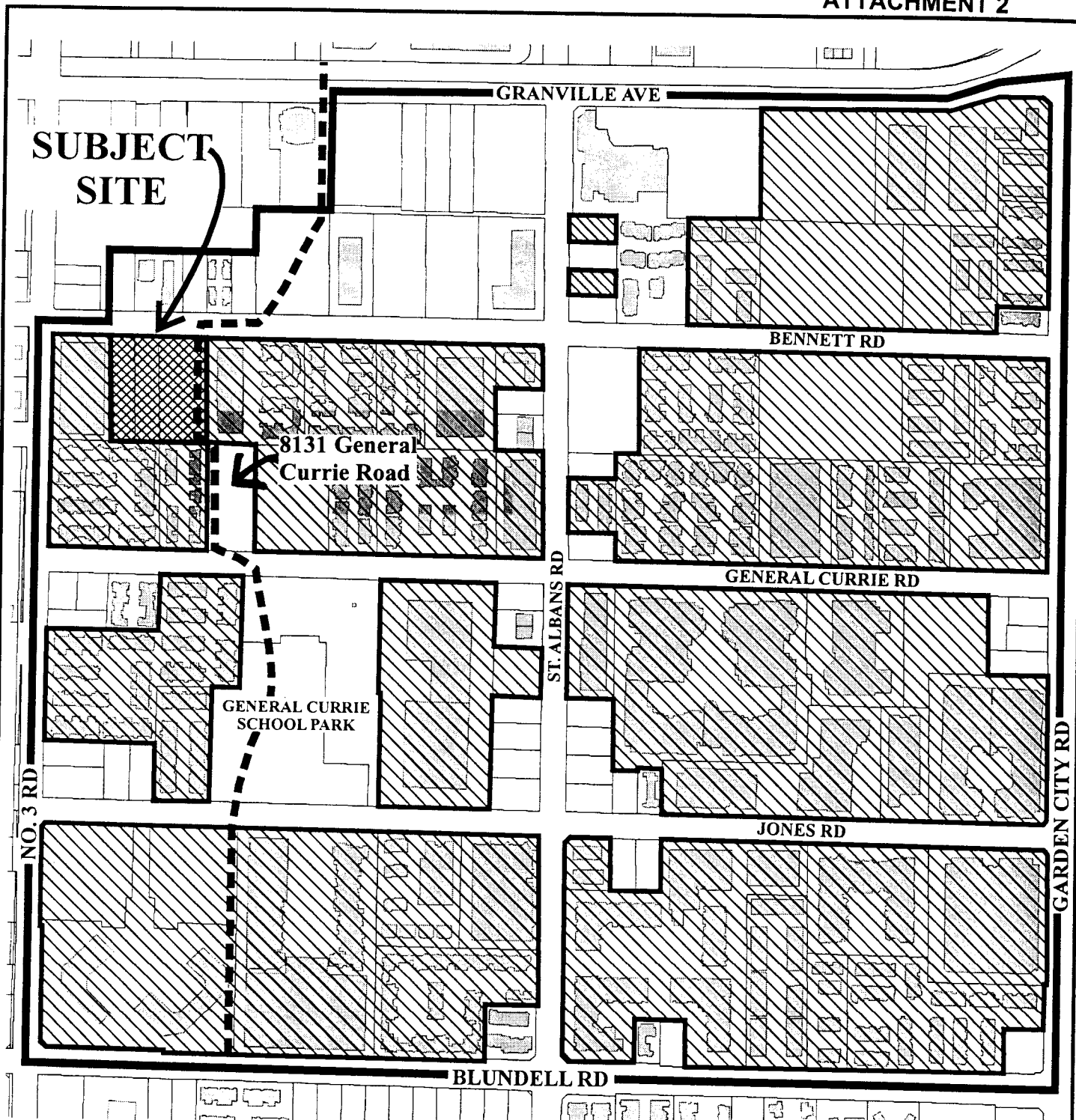





RZ 01-197892

Original Date: 12/14/01

Revision Date:

Note: Dimensions are in METRES



-  Boundary of St. Albans Sub-Area
-  Area Currently Zoned R3
-  Proposed Trail

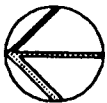
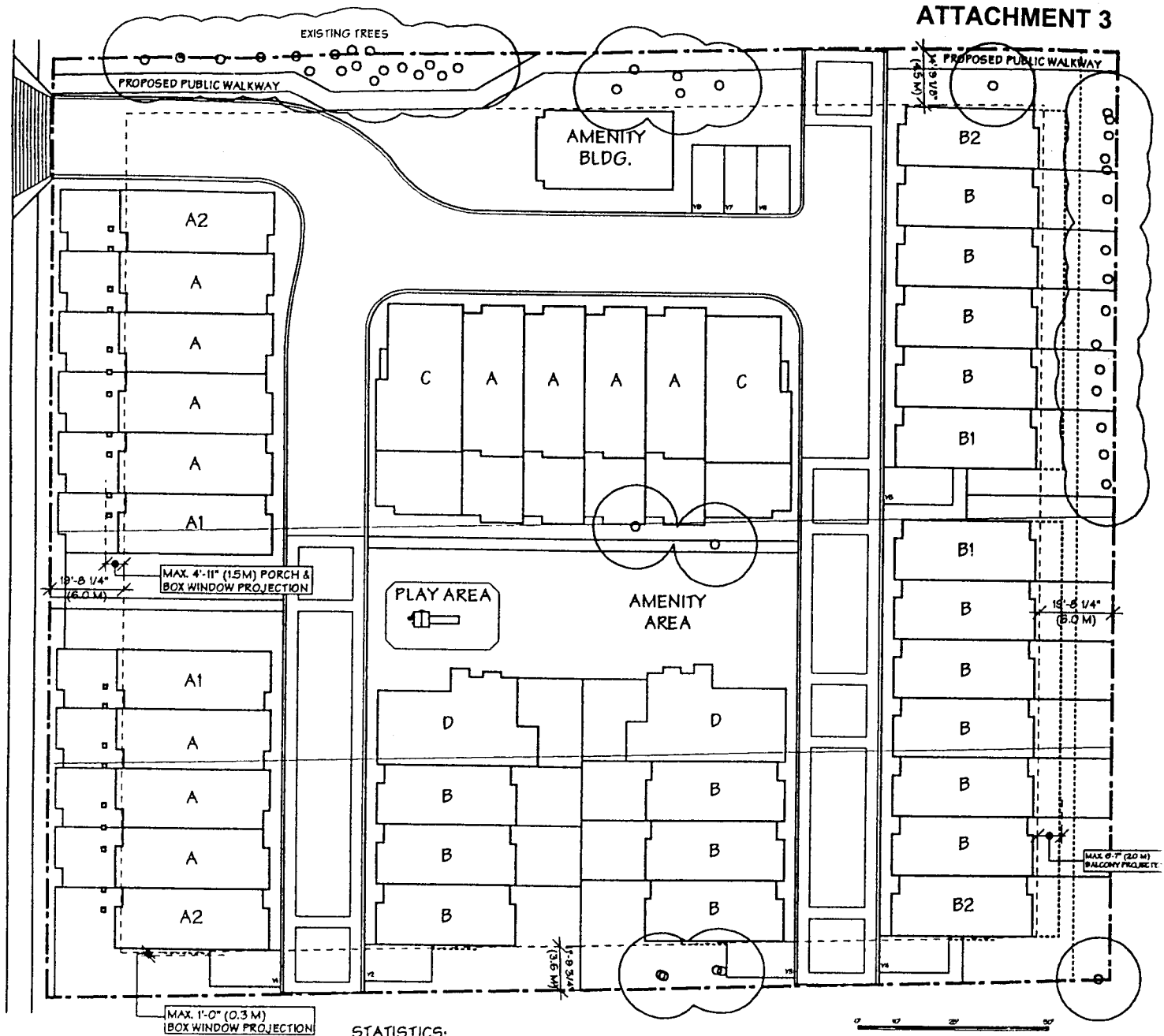


RZ 01-197892

Original Date: 04/02/02

Revision Date:

Note: Dimensions are in METRES



SITE PLAN
SCALE: 1" = 40'-0"

STATISTICS:

CIVIC ADDRESS: 8060 / 8080 / 8100 BENNETT ROAD
 LEGAL DESCRIPTION: W1/2 & E1/2 OF LOT 2, AND LOT 3, SECTION 16, R4N, R6W, DL 36, PLAN 1262
 ZONING: PROPOSED REZONING: CD
 SITE AREA: 250' x 280' = 70,000 SQ.FT.

MAXIMUM FLOOR AREA RATIO: 0.76

MAX. ALLOWED: 70,000 SQ.FT. X 0.76 = 53,200 SQ.FT.
 PROPOSED: 38 UNITS @ Average 1,395 SQ.FT. = 53,010 SQ.FT.
 ELEC. ROOMS = 110 SQ.FT.
 TOTAL FLOOR AREA = 53,120 SQ.FT.
 EXCLUDING COVERED PORCHES

MAXIMUM SITE COVERAGE: 40%

MAX. ALLOWED: 70,000 SQ.FT. X 40% = 28,000 SQ.FT.
 PROPOSED: 27,990 SQ.FT.

PARKING:

REQUIRED: 2.2 SPACES PER UNIT = 84 SPACES
 PROVIDED: 38 UNITS X 2 CAR GARAGE = 76 SPACES
 GUEST PARKING SPACES = 8 SPACES
 TOTAL 84 SPACES
 INCLUDING 11 - 2 CAR TANDEM PARKING GARAGES

AMENITY AREA:

REQUIRED: 105 BRS. X 43.1 SQ.FT. = 4,526 SQ.FT.
 PROVIDED: 5,700 SQ.FT.

1017

APRIL 16, 2002

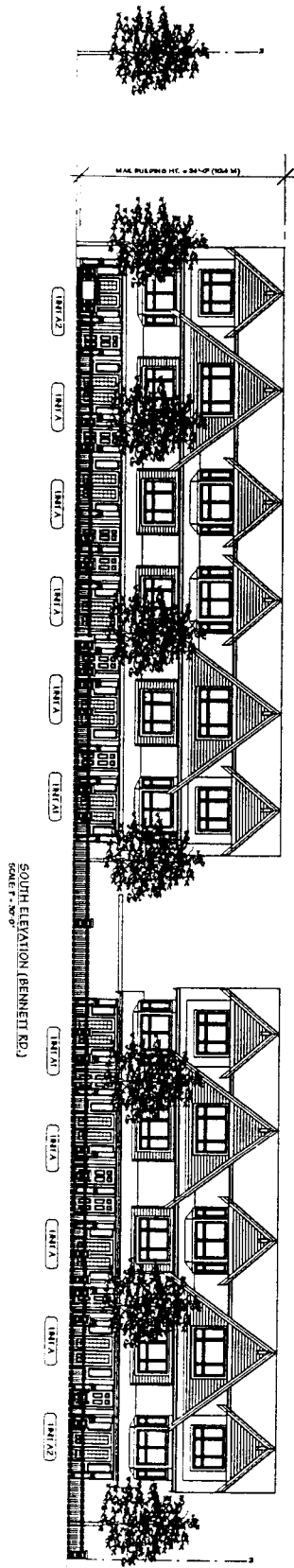
TOWNHOUSE DEVELOPMENT

8060/8080/8100 BENNETT RD, RICHMOND, B.C.

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver
 B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
 E-mail : tyarch@ultranet.ca

071





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7353 (RZ 01-197892)
8060, 8080, and 8100 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 **TOWNHOUSE AND APARTMENT DISTRICT (R3)**.

P.I.D. 004-272-943

West Half Lot 2 Block "D" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262

P.I.D. 004-272-901

East Half Lot 2 Block "D" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262

P.I.D. 004-039-378

Lot 3 Block "D" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7353"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAY 13 2002

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

MAYOR

CITY CLERK