



To Development Permit Panel **Date** August 02, 2005
From Holger Burke **File** DP 05-290153
Acting Director of Development
Re **Application by Gurdev S Lehl for a Development Permit at 7831 Bennett Road**

Staff Recommendation

That a Development Permit be issued which would

- 1 Permit the construction of four (4) two-storey detached townhouse units at 7831 Bennett Road on a site zoned "Comprehensive Development District (CD/120)", and
- 2 Vary the provisions of the Zoning and Development Bylaw No 5300 to reduce the side yard setback from 1 2 m to 0 6 m for garage and fireplace projections

Holger Burke
Acting Director of Development

HB sb
Att

Staff Report

Origin

Gurdev S Lehl has applied to the City of Richmond for permission to develop four (4) two-storey detached townhouse units at 7831 Bennett Road on a site zoned "Comprehensive Development District (CD/120)"

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements

Background

Development surrounding the subject site is as follows

- To the north, is Brighthouse Park, zoned "School and Public Use District (SPU)",
- To the east, is a mix of older and newer single-family homes, zoned "Single-Family Housing District, Subdivision Area E (R1/E)", "Comprehensive Development District (CD/28)", and "Land Use Contract 095 (LUC 095)",
- To the south, across Bennett Road, are eight (8) duplex lots, zoned "Comprehensive Development District (CD/28)", and
- To the west, is the Caring Place parking lot, zoned "School and Public Use District (SPU)"

Rezoning and Public Hearing Results

The proposed two-storey project design is the result of input from Council, staff and neighbouring property owners. The Rezoning application process began with a three-storey design which was referred back to staff by Council to discuss "the development of a 2 ½ storey project for integration within the neighbourhood". After meeting with staff and neighbouring property owners, the applicant revised the project, reducing the building height down to two-storey and the Floor Area Ratio (F A R) as well.

During the review of this revised Rezoning proposal, staff identified the following design issues to be resolved at the Development Permit stage:

- Provision of a Landscape plan designed by a registered Landscape Architect including measures needed to not adversely impact neighbouring trees and landscaping, and
- The replacement of the very tall chain link fence with a lower fence to enhance openness to Brighthouse Park

The Public Hearing for the revised Rezoning of this site was held on December 20, 2004. At the Public Hearing, the following concerns about rezoning the property were submitted in writing:

- Impact of increased density on availability of street parking,
- Impact of increased demand for power and telephone services. It was requested that Hydro be relocated underground, and
- It was requested that the existing drainage ditch be filled and a sidewalk built from Minoru Boulevard to at least the east property line for pedestrian safety and in keeping with the Sub-Area Plan

These issues have been addressed in the following ways:

- A registered Landscape Architect has been retained and a landscape plan prepared,

- The removal of the City fence is not sought by staff at this time. The fence provides a buffer between the baseball and soccer fields of Brighthouse Park and the ten (10) residential lots backing onto the park (facing No. 3 and Bennett Roads). While the subject property is not adjacent to the playing fields, removal of the fence at this property only would disrupt the continuity of the fence. A lockable gate is proposed to promote pedestrian connection between the site and Brighthouse Park,
- The project includes two (2) visitor parking spaces, which exceeds the Bylaw requirement,
- A substantial property assembly would be required to make it financially and functionally feasible to relocate Hydro underground in front of this property,
- Neighbourhood Improvement Charges were collected during the Rezoning for future road and frontage improvements along Bennett Road. Given the current rate of development and age of existing housing stock, staff anticipate being in a position to schedule road improvement work through the Capital Works Program within the next five (5) years. This work would include, among other work, filling in the ditch and building a pedestrian sidewalk behind a grass and tree boulevard. The City is awaiting further participation in the Neighbourhood Improvement Charges program, and
- It is unreasonable to expect this small development to pay for frontage improvements from this site to Minoru Boulevard.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Comprehensive Development District (CD/120)" except for the zoning variance noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the side yard setback from 1.2 m to 0.6 m for garage and fireplace projections.

(Staff supports the proposed variance as the projections are limited to the ground floor and does not present adjacency issues. The site plan is consistent with the proposal presented to Council with the Rezoning application and has been reviewed by the neighbouring property owner to the east who has indicated that they do not object to the requested setback variance.)

Advisory Design Panel Comments

The Advisory Design Panel was not presented to the Advisory Design Panel due to the small scale of development and resolution of design.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the building respects the massing of the surrounding existing single-family development,
- The single-family character of the neighbourhood is retained through this small-scale redevelopment which enables existing residents and the next generation to remain in the neighbourhood, and

- The applicant has addressed privacy for the adjacent single-family home to the east through a design with a limited number of windows facing into the side yard, the planting of trees and shrubs along the shared property line, and a new 1.8 m solid wood privacy fence

Urban Design and Site Planning

- The development offers an animated pedestrian-oriented streetscape on Bennett Road,
- Vehicle access to the development will be through a permanent access to Bennett Road,
- The siting and massing of the buildings offers a view into and through the development from Bennett Road to Brighthouse Park,
- Children's play equipment has not been provided in the amenity area of this small four (4) unit development. Play opportunities in the area include Minoru and Brighthouse Parks,
- Resident parking is located off of the internal manoeuvring aisle. Six (6) resident and two (2) visitor parking spaces are proposed which meets the onsite resident parking requirement and exceeds the visitor parking requirement, and
- Cash-in-lieu of indoor amenity space has been provided through the rezoning process

Architectural Form and Character


- The building forms are articulated,
- The proposed building materials (horizontal Hardi-siding, stucco at the second floor only, cedar shingles, painted wood trim, and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines,
- Visual interest and variety between building blocks has been provided with two (2) different building types, two (2) colour schemes, and a variety of building materials, and
- The impact of garage doors has been mitigated on the internal manoeuvring aisles with two (2) different door sizes, transom windows, and the planting of new trees and shrubs

Landscape Design and Open Space Design

- The landscape design includes measures to retain two (2) adjacent mature chestnut trees in Brighthouse Park. To this end, the developer and their consultant registered arborist will need to coordinate with the City Arborist. Protective tree barrier fencing is required during construction to the satisfaction of the City Arborist,
- Eight (8) new trees are proposed,
- The landscape design also includes shrub and ground cover planting, benches for seating, and special paving treatment,
- Although this development does provide the required amount of outdoor amenity space, children's play equipment is not included, as discussed above. However, the development will be connected to Brighthouse Park with a lockable gate,
- The use of permeable pavers improves the permeability of the site, and
- Visitor parking is located behind the streetscape units and screened from Bennett Road

Conclusions

The applicant has satisfactorily addressed staff and public comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M Arch
Planner 1

SB rg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Proof of a contract with a registered arborist with a minimum of 4 site visits through construction which are to be coordinated with the City Arborist,
- Installation of protective tree fencing around the two adjacent trees in Brighthouse Park to the satisfaction of the City Arborist, and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$13,692



City of Richmond

6911 No 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**
 Development Applications Department

DP 05-290153 **Attachment 1**

Address 7831 Bennett Road
 Applicant Gurdev S Lehl Owner Gurdev & Kuldip Lehl
 Planning Area(s) Acheson Bennett Sub-Area of City Centre Area
 Floor Area Gross 636 m² Floor Area Net 524 5 m²

	Existing	Proposed
Site Area	825 6 m ²	No change
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Residential	No change
Zoning	Formerly Single-Family Housing District, Subdivision Area F (R1/F)	Existing CD/120
Number of Units	1	4

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max 0 7	0 64	None Permitted
Lot Coverage	Max 45%	45%	None
Setback – Public Road	Min 4 5 m	4 5 m	None
Setback – Side Yard	Min 1 2 m	1 2 m and 0 6 m	0 6 m to garages & fireplaces
Setback – Rear Yard	Min 1 2 m	4 8 m	None
Height (m)	Max 9 m	8 6 m	None
Lot Size	Min 0 101 ha (0 25 ac)	0 125 ha (0 31 ac)	None
Off-street Parking Spaces – Resident and Visitor	Min 6 and 1	6 and 2	None
Total off-street Spaces	7	8	None
Tandem Parking Spaces	Permitted	None	None
Amenity Space – Indoor	Min 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor	Min 24 m ²	24 m ²	None



No DP 05-290153

To the Holder	MR GURDEV S LEHL
Property Address	7831 BENNETT ROAD
Address	5280 CLIFTON ROAD RICHMOND, BC V7C 3B9

- 1 This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit
- 2 This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon
- 3 The "Richmond Zoning and Development Bylaw No 5300" is hereby varied to reduce the side yard setback from 1 2 m to 0 6 m for garage and fireplace projections
- 4 Subject to Section 692 of the Local Government Act, R S B C buildings and structures, off-street parking and loading facilities, roads and parking areas, and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto
- 5 Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required
- 6 As a condition of the issuance of this Permit, the City is holding the security in the amount of \$13,692 to ensure that development is carried out in accordance with the terms and conditions of this Permit Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived
- 7 If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full

Development Permit

No DP 05-290153

To the Holder MR GURDEV S LEHL

Property Address 7831 BENNETT ROAD

Address 5280 CLIFTON ROAD
RICHMOND, BC V7C 3B9

8 The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof

This Permit is not a Building Permit

AUTHORIZING RESOLUTION NO
DAY OF ,

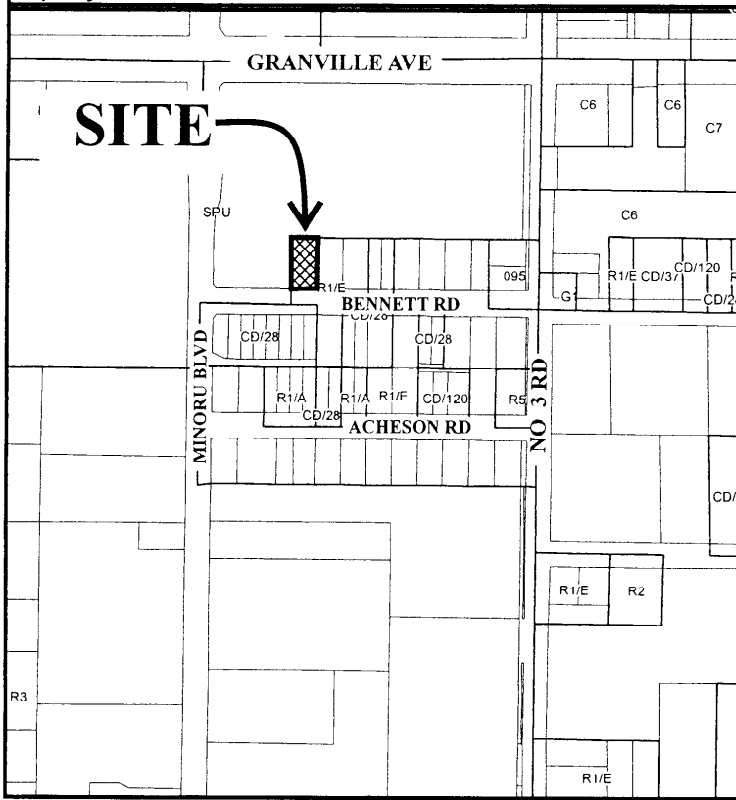
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

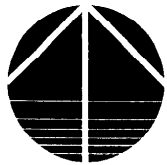
MAYOR



City of Richmond



										20 42
40 43		40 46		40 48						
7831	7851	7871	789							
20 42	20 42	20 42								
BENNETT RD										
9 96	9 96	9 96	9 96	9 96	20 42	10 21	10 21	2		
7700	7720	7760	7780	7800	7840	7860	7868			
7708	7728	7768	7788	7808						
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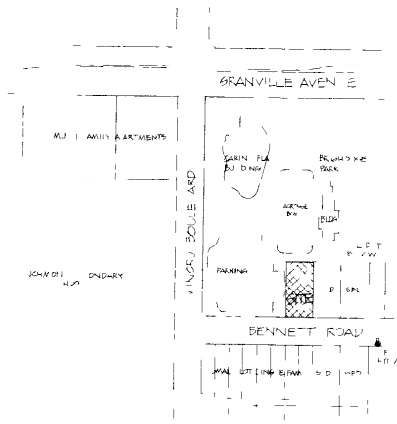


DP 05-290153 SCHEDULE "A"

Original Date 02/16/05

Revision Date

Note Dimensions are in METRES

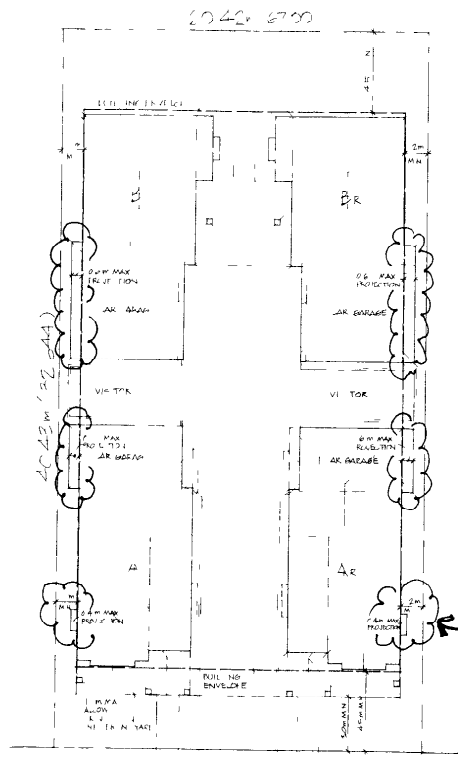


CONTEXT PLAN
AL 1/4"



CONTEXT PLAN

DATE: 08/24/05



SITE PLAN
SCALE 1/8" = 1'-0"

SMALL DESCRIPTION
LOT 44 OF LOT B
BLOCK 9
SECTION 14
PLAN 1533

ANALYSIS / CALCULATION
LOT AREA 80,000 SQ FT
MAX FLOOR AREA 10,000 SQ FT
MAX FLOOR AREA 2,000 SQ FT
MAX FLOOR AREA 1,000 SQ FT
MAX FLOOR AREA 500 SQ FT
MAX FLOOR AREA 250 SQ FT
MAX FLOOR AREA 125 SQ FT
MAX FLOOR AREA 62.5 SQ FT
TOTAL 10,000 SQ FT
MAX COVERED AREA 10,000 SQ FT
TOTAL 10,000 SQ FT

ARRANGEMENT REQUIRED TO BEYOND SETBACK FROM SIDE OF LOT FOR GARAGE - TYPICAL (TYP)

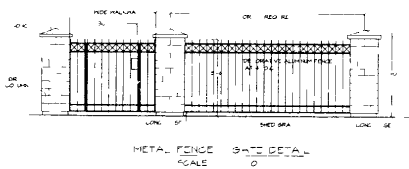
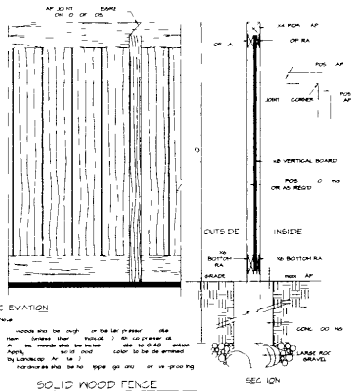
DATE: 08/24/05
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

*7821
BENNETT ROAD

AUG 24 2005

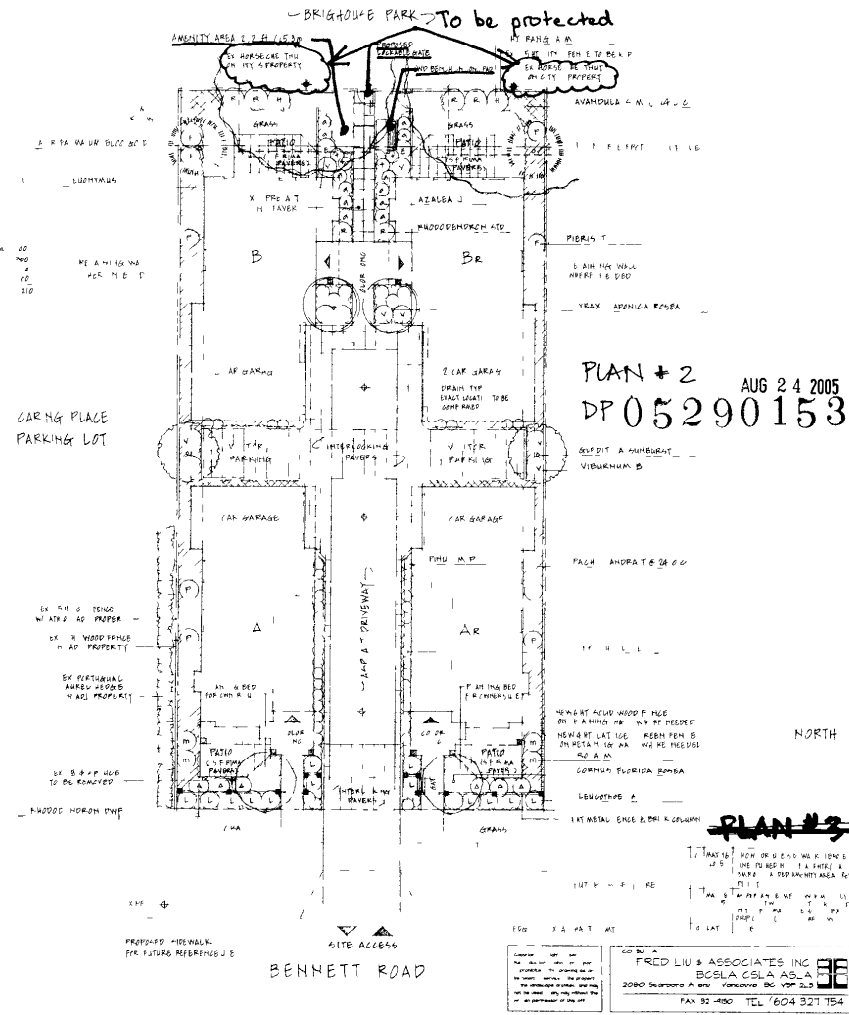
DP 05290153

PLAN #1



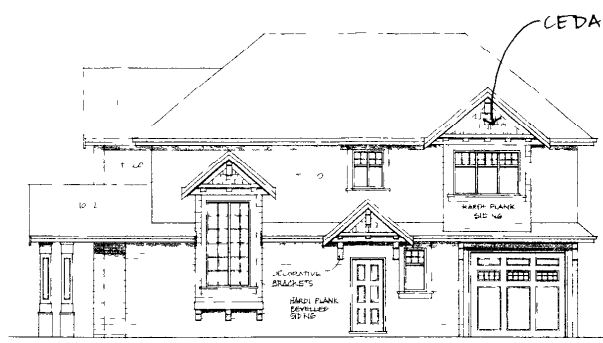
NO.	QTY	DESCRIPTION	UNIT	PRICE	TOTAL
1	1	6" X 6" POST	EA	10.00	10.00
2	1	6" X 6" POST	EA	10.00	10.00
3	1	6" X 6" POST	EA	10.00	10.00
4	1	6" X 6" POST	EA	10.00	10.00
5	1	6" X 6" POST	EA	10.00	10.00
6	1	6" X 6" POST	EA	10.00	10.00
7	1	6" X 6" POST	EA	10.00	10.00
8	1	6" X 6" POST	EA	10.00	10.00
9	1	6" X 6" POST	EA	10.00	10.00
10	1	6" X 6" POST	EA	10.00	10.00

1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 3. ALL JOINTS TO BE GLUED AND NAIL SET.
 4. ALL SURFACES TO BE SMOOTHED AND PAINTED OR STAINED AS SHOWN.
 5. ALL CORNERS TO BE ROUNDED OFF WITH A 1/4" RADIUS.

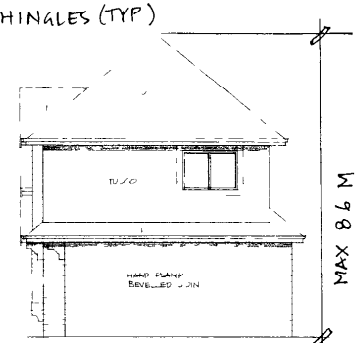


LANDSCAPE SITE PLANNING PLAN
 JANUARY 2005
 FOUR UNIT TOWNHOUSE DEVELOPMENT FOR LEVEL A # 7881 BENNETT ROAD RICHMOND BC
 FRED LIU & ASSOCIATES INC.

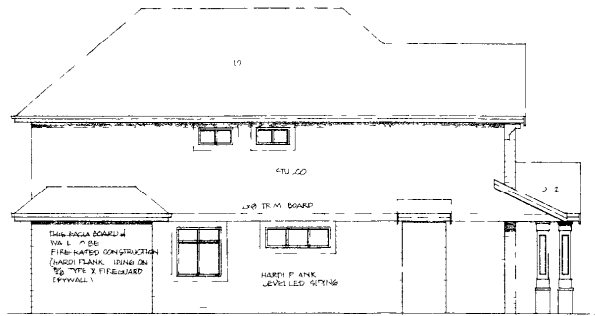
FRONT
UNITS FACING
BENNETT ROAD



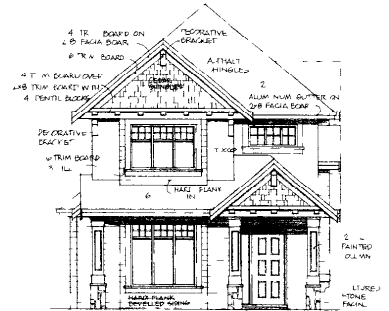
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

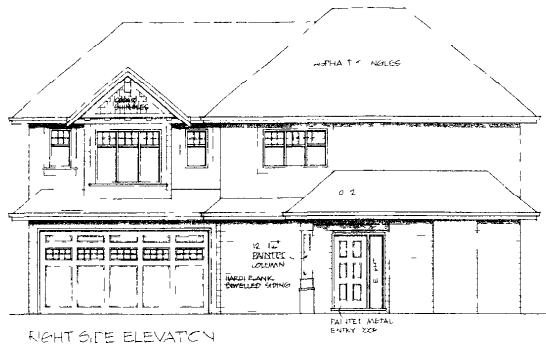


FRONT ELEVATION

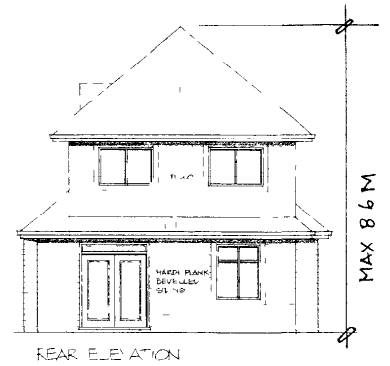
PLAN # 3 AUG 24 2005
DP 05290153

CHEF 3.15

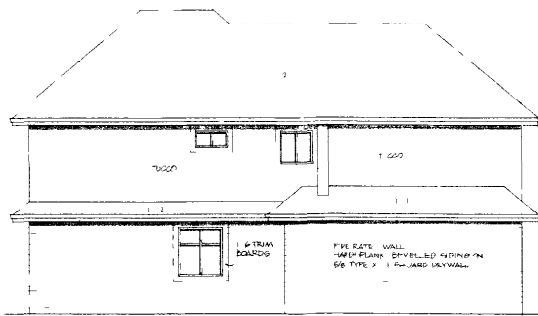
REAR
UNITS



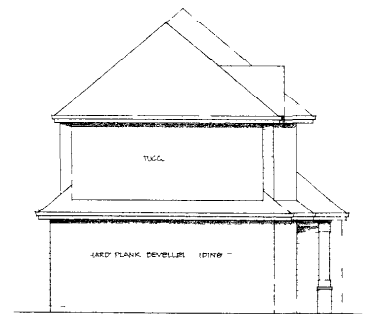
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION
SCALE 1/4" = 1'

PLAN #4 AUG 24 2005
DP 05290153