



To: Planning Committee
From: Raul Allueva
Director of Development

To Planning - Nov 16, 2004
Date: October 12, 2004

RZ 03-231923

file: 12-8000-20-7759/7648/764

Re: APPLICATION BY GURDEV S. LEHL FOR REZONING AT 7831 BENNETT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)

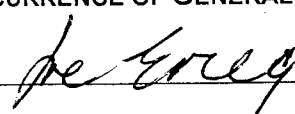
Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7648, for a previous application to amend Schedule 2.10B of Official Community Plan Bylaw No. 7100 (Acheson Bennett Sub-Area Plan), to increase the maximum permitted height from 2 1/2 storeys to 3 storeys, be abandoned.
2. That Bylaw No. 7649, for a previous application for the rezoning of 7831 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be abandoned; and
3. That Bylaw No. 7759 to:
 - reduce the maximum building height from 12 m (39.4 ft.) to 9 m (29.5 ft.), with a maximum of 2 1/2-storeys, on Acheson and Bennett Roads, west of No. 3 Road, in the Acheson Bennett Sub-Area in "Comprehensive Development District (CD/120)"; and
 - rezone 7831 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)",

be introduced and given first reading.


Raul Allueva
Director of Development

RV:ef
Att. 5

| |
|--|
| 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 north side of Bennett Road between No. 3 Road and Minoru Boulevard (**Attachment 1**). Gurdev S. Lehl proposes to rezone the subject site from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/120) to permit the development of four 2-storey townhouse dwellings (**Attachment 2**).

On March 15, 2004, Council considered at Public Hearing a previous application by Mr. Lehl to rezone the subject site from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/120) to permit the development of four 3-storey townhouse dwellings. The application included a proposed OCP Amendment Bylaw to the Acheson Bennett Sub-Area Plan, to increase the permitted height from 2 1/2 storeys to 3 storeys. Following the review of written submissions and submissions from the floor expressing concerns about the proposed application, Council passed the following motion:

“That Official Community Plan Amendment Bylaw 7648 and Zoning Amendment Bylaw 7649 be referred to staff for further discussion with the applicant on the development of a 2 1/2 storey project, for integration within the neighbourhood.”

Staff have met with the applicant on several occasions to review design alternatives. The applicant has reviewed the proposal with neighbouring property owners, to better understand their concerns.

Following these reviews, the applicant has re-submitted a revised proposal to comply with the height maximum in the Acheson-Bennett Sub-Area Plan. The revised proposal is for four two-storey detached townhouses, with a maximum height of 9 m.

A zoning amendment bylaw to Comprehensive Development district (CD/120) is proposed to reduce the maximum permitted building height from 12 m (39.370 ft.) to 9 m (29.5 ft.) and 2 ½-storeys maximum, on Bennett Road in the Acheson-Bennett Sub-Area, to provide greater compatibility and integration with the height of adjacent homes.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

The subject site is situated along the north side of Bennett Road. On the subject site, and properties to its south and east, the plan permits existing older single-family homes to be replaced with mixed single-family and small scale multi-family residential with a maximum density of 0.70 floor area ratio (FAR). The existing development surrounding the site is described as follows:

- To the north, Brighthouse Park;
- To the west, the Caring Place parking lot;

- To the immediate east, existing older single-family homes, and new single-family homes further to the east on this block;
- To the south, across Bennett Road, a development of 8 two-family dwellings (16 units, total), zoned CD-28 at 0.55 FAR; and
- Recent rezonings in the Acheson-Bennett Sub-Area have generally been for two-family dwellings to CD/28 (0.55 FAR) and to CD/120 (0.70 FAR), where public benefits have been provided.

Related Policies

OCP: City Centre – Acheson-Bennett Sub-Area Plan:

The intent of the sub-area plan is to encourage the following:

- mix of single-family and small-scale multiple-family housing;
- designated for a maximum of 0.70 floor area ratio (FAR);
- design features characteristic of traditional domestic architecture to enhance street frontage e.g. sloped roofs, landscaped front yards, prominent front doors and ample side-yards; accessible housing to enable existing residents and the next generation to remain in the neighbourhood;
- encourage a distinct single-family character within the area;
- development along the north side of Bennett Road should be designed to provide periodic views and pedestrian access to Brighthouse Park and enhance the appearance and use of the park's south edge;
- 2 1/2 storey massing; and
- subdivision of smaller lots.

Comprehensive Development Zones (CD/120):

The proposed zoning, CD/120, was originally drafted for the corner lot at 8411 Bennett Road, at St. Albans Road, with the intent that it could eventually be applied to the other small lots in the St. Albans area, which is directly east of the subject site, across No. 3 Road. As well, CD/120 was recently approved for 7711 and 7731 Acheson Road (RZ 03-238069 and RZ 03-233998), with a density of 0.70 FAR. The use of CD/120 is attractive for small-lot townhouse development for several reasons:

- Its permitted density (0.7 floor area ratio/FAR) is greater than that of CD-28 (0.55 FAR);
- CD/120 is an existing zone which has been used previously in this area (refer to Acheson Bennett Sub-Area Map showing CD/120 rezonings, (**Attachment 3**) and allows a density of 0.70 Floor Area Ratio (F.A.R.);
- It is recommended that Comprehensive Zoning District (CD/120) be amended to bring the height along Bennett Road into conformity with the maximum height in the Area Plan; and
- The proposed zoning amendment to Comprehensive Development District (CD/120) would establish a maximum building height of 2 ½ storeys and 9 m (29.5 ft.) on Acheson and Bennett Roads west of No. 3 Road in the Acheson Bennett Sub-Area, to achieve compatibility with the maximum height limit of 9 m (29.5 ft.) for adjacent single family and duplex homes.

Please refer to the attached *Development Application Data Sheet (Attachment 2)* for a comparison of the proposed development data with the relevant Bylaw requirements.

Consultation

Neighbourhood Response

At Public Hearing, March 15, 2004, Council received four written submissions and one submission from the floor expressing concerns about the proposed application. The submissions included concerns about traffic, building height, loss of sunlight, and view obstruction. Based on these concerns, Council be referred the application to staff for further discussion with the applicant on the development of a 2 1/2 storey project, for integration within the neighbourhood.

Response to concerns

The applicant has revised the scheme to address these concerns. The building height has been lowered from 3-storeys to 2-storeys, and the site planning has been changed from townhouse to individual detached units to address concerns about height, sunlight access, views, bulk and massing. The required visitor parking is provided on site, and no parking relaxation is required. One additional parking space is provided, above the parking requirements.

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 4**). Preliminary Architectural Drawings (Site plan) are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate application for Development Permit and Building Permit.

Analysis

The proposal is consistent with the objectives of the Acheson-Bennett Sub-Area Plan in terms of unit type, density, scale, and open space. In particular:

- The proposed site layout provides for a streetscape of single-family homes fronting Bennett Road, which is consistent with the development permit guidelines for the area;
- The 0.7 floor area ratio (FAR) complies with the objectives for the area plan, and with recently approved two-family dwellings at 7711 and 7731 Acheson Road;
- The proposed housing form of four detached units provides increased open space and views across the site to benefit the neighbouring properties, and 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;
- Consistent with the area plan, a view corridor towards Brighthouse Park is provided;
- The proposed contribution of \$1,000 per dwelling unit (e.g. \$4,000) in-lieu of on-site amenity space to go towards development of neighbourhood parks, is consistent with current practice on small townhouse developments, and supportive of improved amenity for neighbourhood parks;
- The proposed two-storey heights of the units is consistent with the sub-area plan;

- The proposed off-street parking exceeds the parking requirement for the site with one additional visitor parking space proposed;
- A lane is not supported by staff for development on the north side of Bennett Road, due to the adjacency of Brighthouse Park. Access to the site from a shared driveway will reduce the number of crossings, and allow retention of the limited street frontage in the area for potential on street parking. Note that the development includes provision for 2 visitor parking spaces (one space in excess of requirements); and
- Overall, the project appears to be satisfactorily designed and deserving of support.

At the time of Development Permit, details that will need to be addressed include:

- A landscape architect should be retained to identify the location of the trees and shrubs on the subject property, Brighthouse Park and the Caring Place parking lot that are to be retained, relocated or removed. The applicant must also ensure that any proposed patios, decks or stairs are not located within the drip line of any significant trees on the City-owned lands.
- The fence along Brighthouse Park, at the north property line, should be removed and replaced with a lower fence in order to enhance the park openness.
- It is proposed that in the future, when sufficient funds have been collected, the Bennett Road frontage be improved. The applicant would pay for the off-site improvements in front of the subject site, in the form of NIC charges.

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

Financial Impact

None.

Conclusion

This application can be supported because it is in conformance with the City Centre Area Plan and the Acheson Bennett Sub-Area Plan, and is consistent with neighbouring development. Amendment to Comprehensive Development District (CD/120) will bring it into conformance with the Acheson-Bennett Sub-Area Plan with regards to maximum building height. Rezoning of the subject property to Comprehensive Development District (CD/120), as amended, merits favourable consideration.



Eric Fiss
Policy Planner (4193)

EF:cas

See **Attachment 4** for the rezoning requirements to be dealt with prior to final adoption as agreed by the applicant

LIST OF ATTACHMENTS

- Attachment 1 Zoning Site Map
- Attachment 2 Development Application Data Sheet
- Attachment 3 Acheson-Bennett Land Use Map
- Attachment 4 Conditional Rezoning Requirements
- Attachment 5 Preliminary Architectural Drawings (Site Plan, Floor Plans and Elevation)



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

ATTACHMENT 2
Development Application
Data Sheet
Policy Planning Department

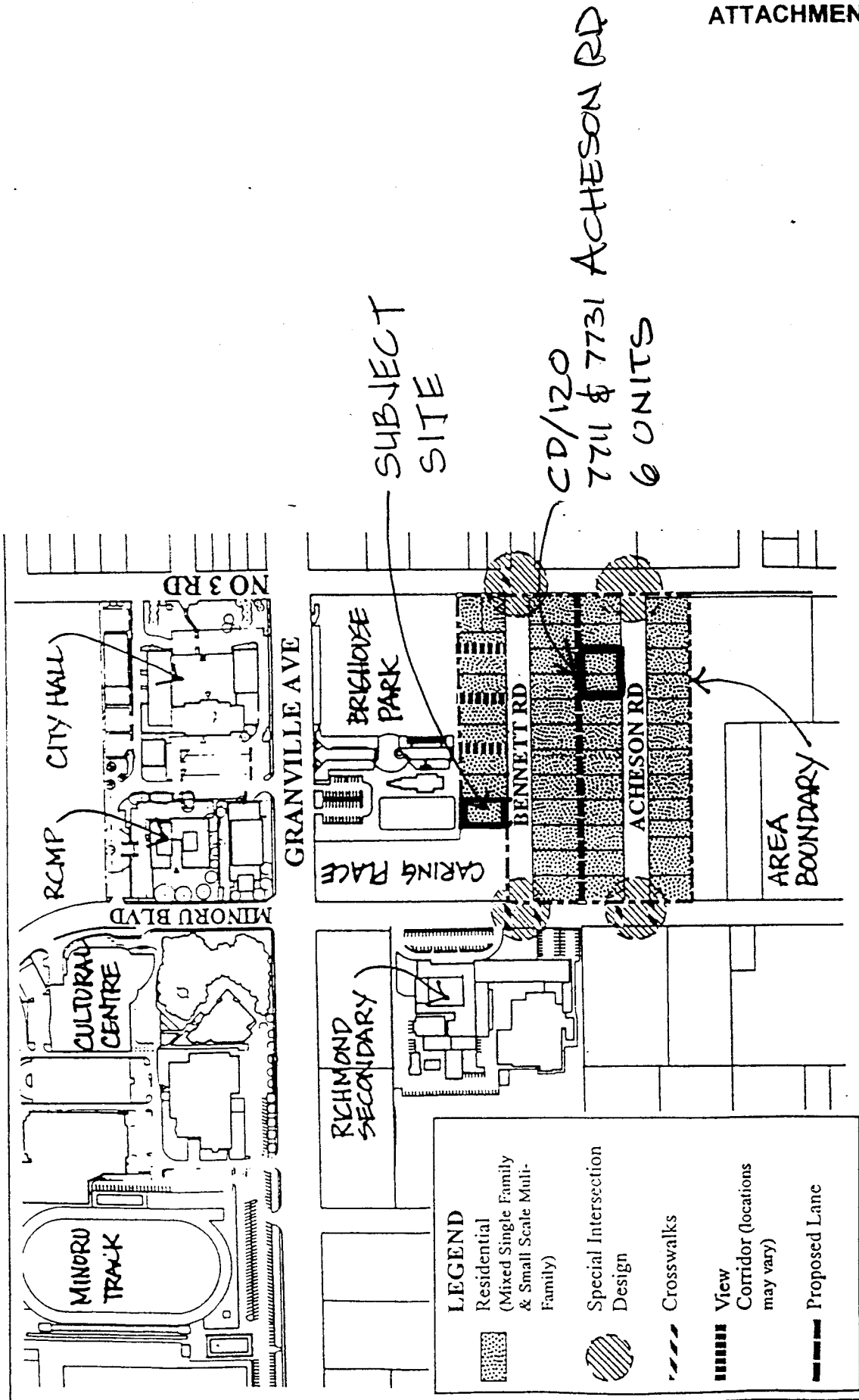
RZ 03-231923

Address: 7831 Bennett Road
Applicant: Gurdev S. Lehl
Planning Area(s): City Centre Area, Acheson-Bennett Sub-Area Plan (Schedule 2.xxx)

| | Existing | Proposed |
|--|--|---|
| Owner: | Gurdev S. & Kuldip K. Lehl | No change |
| Site Size (m²): <i>(by applicant)</i> | 825 m ² (8,880.52 ft ²) • Width: 20.42 m (67 ft.) • Depth: 40.45 m (132.71 ft.) | No change. |
| Land Uses | Single-family residential | Four 2-storey townhouse dwellings |
| OCP Designation | Residential | No change |
| Area Plan Designation | Residential, Two-Family Dwelling, 2 - 3 storeys Townhouse, designated for a <u>base</u> density of 0.65 floor area ratio (FAR) | No change |
| Zoning | Single-Family Housing District, Subdivision Area F (R1/F) | Comprehensive Development District (CD/120) • The intent of this zone is to accommodate multiple-family dwellings on small lots at a density of 0.7 FAR. |
| Number of Units | One single-family dwelling | 4 townhouse units |

| | Bylaw Requirement | Proposed | Variance |
|--|--|--|----------------|
| Density (units/acre) | N/A | 20 upa | none required |
| Floor Area Ratio: | Max. 0.70 FAR | 0.70 F.A.R. | none permitted |
| Lot Coverage – Building: | Max. 45% | 45% | none |
| Lot Size (area) | Min. 0.101 ha (0.25 ac.) | 0.125 ha (0.31ac) | none |
| Setback – Front Yard (m): | 6 m Min. | 6 m | none |
| Setback – Side & Rear Yards (m): | Min. 3.0 m | Min. 3.0 m | none |
| Height (m): | Max. 9 m, containing no more than 2 1/2 storeys | Max. 9 m, two storeys | none |
| Off-street Parking Spaces – Regular (R) / Visitor (V): | 1.5 spaces/unit x 4 = 6 (R) 0.2 spaces/unit x 4 = 1 (V) | 1.5 spaces/unit x 4 = 6 (R) 0.5 spaces/unit x 4 = 2 (V) | none |
| Off-street Parking Spaces – Total: | 7 | 8 | none |
| Amenity Space – Indoor: | 70 m ² or payment-in-lieu | Payment-in-lieu proposed \$4,000 | none |
| Amenity Space – Outdoor: | 6 m ² per dwelling unit x 4 = 24 m ² | 26 m ² | none |

ATTACHMENT 1 - OFFICIAL COMMUNITY PLAN LAND USE MAP



Conditional Rezoning Requirements
7831 Bennett Road RZ 03-231923

Prior to final adoption of Zoning Amendment Bylaw 7836, the developer is required to complete the following requirements:

1. Payment of Neighbourhood Improvement Charges for frontage works at the rates then in effect. The Neighbourhood Improvement Charges will be for full half road improvements including, but not limited to, road widening, curb and gutter, traffic bulges, a minimum 1.5 m grass and treed boulevard, covered storm sewer, City Centre streetlights and a 1.5 m concrete sidewalk.
2. Contribution of \$1,000 per dwelling unit (e.g. \$4,000) in-lieu of on-site amenity space to go towards development of the McLennan South neighbourhood park.
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

(Signed copy on file)

(Date October 14, 2004)

Signed

Date

CD/120 ZONE

LOT AREA: 8887 \pm

MAX SITE COV @ 45% = 3999 \pm

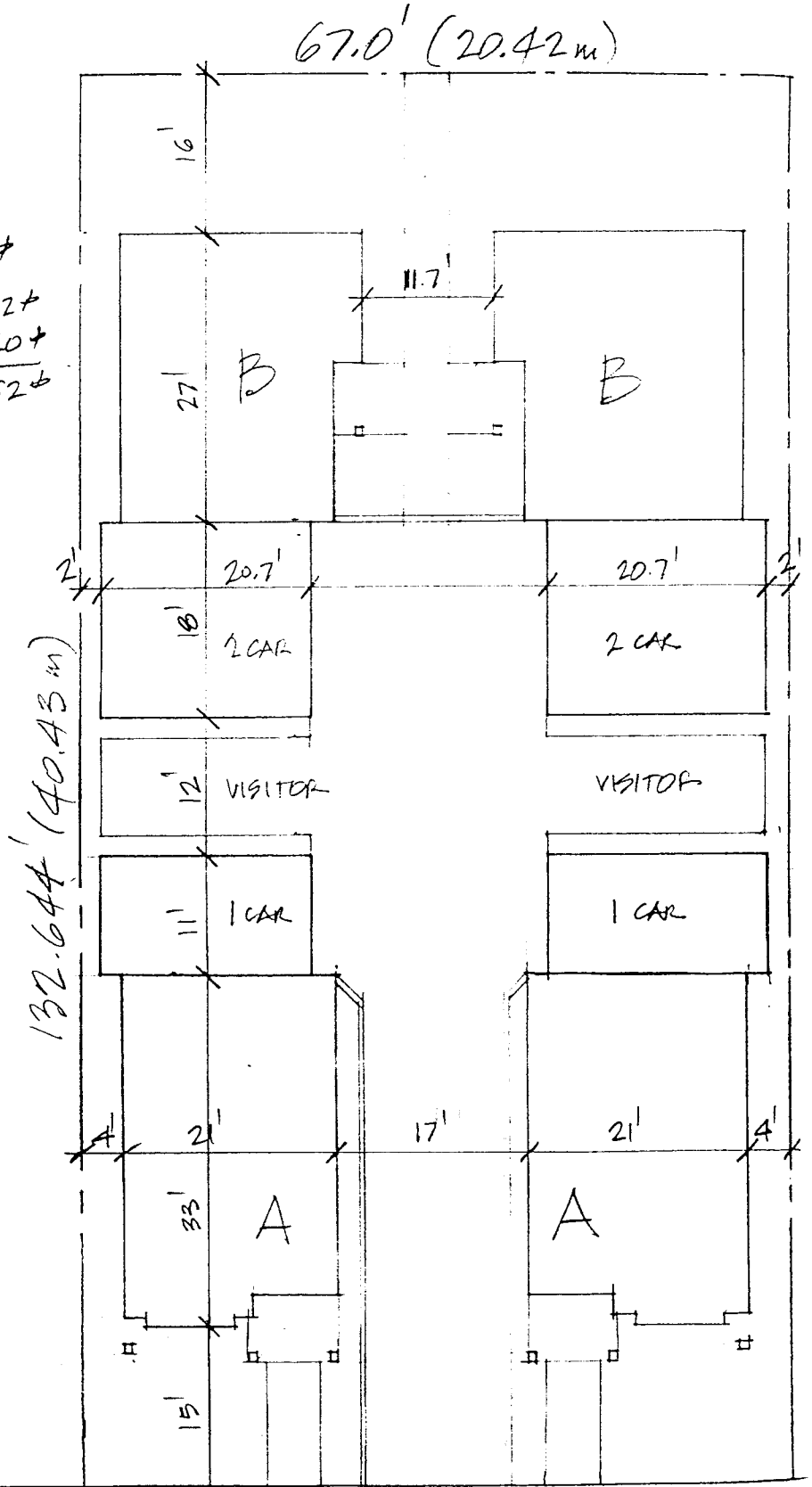
THIS PLAN: 3998 \pm

MAX FLOOR AREA @ .7 FAR = 6221 \pm

THIS PLAN: UNIT A = 1366 \pm x 2 = 2732 \pm

UNIT B = 1410 \pm x 2 = 2820 \pm

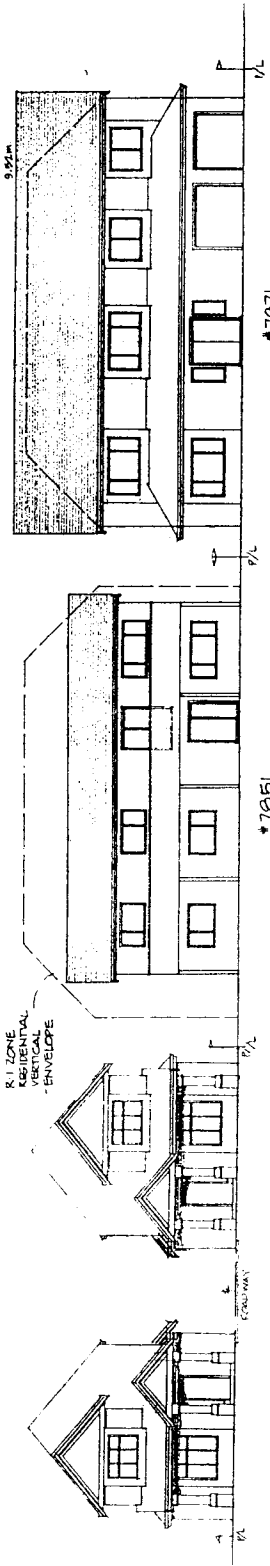
TOTAL 5552 \pm



NORTH
SCALE 1/16" = 1'0"

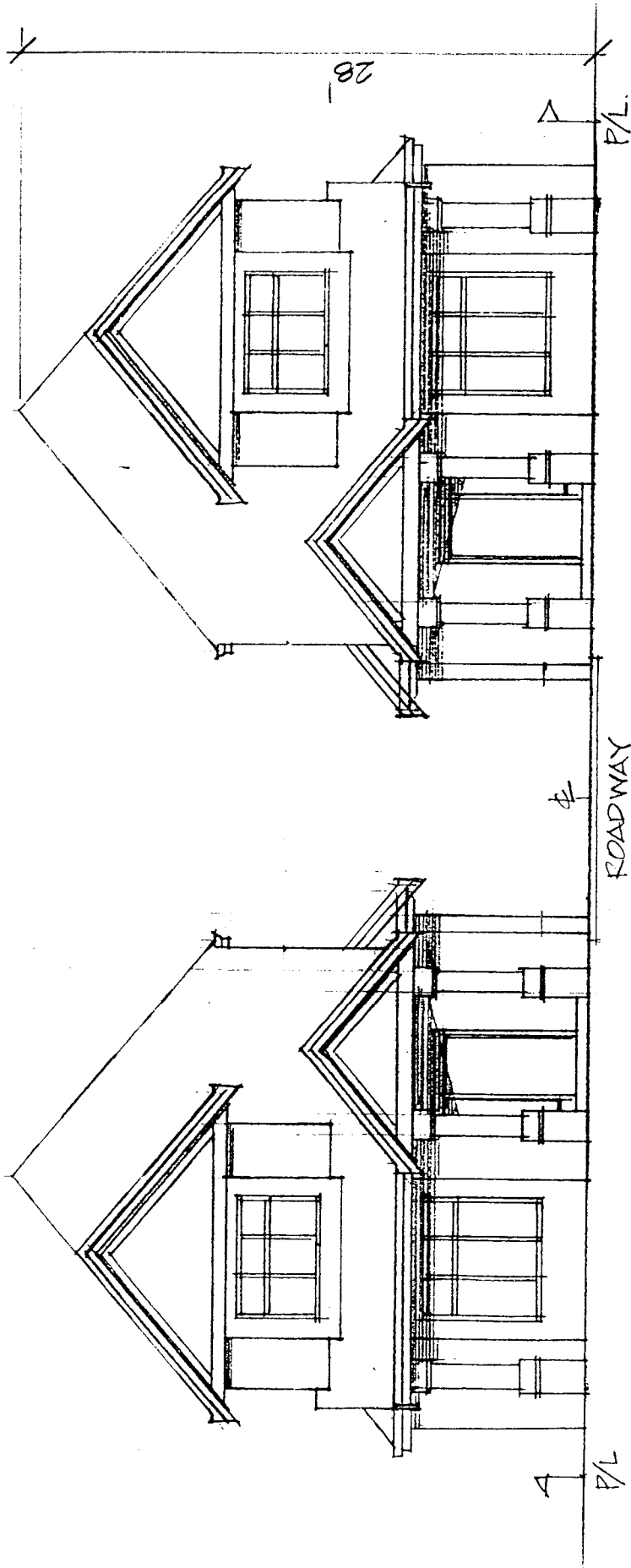
LEHL

#7821
FELINET ROAD

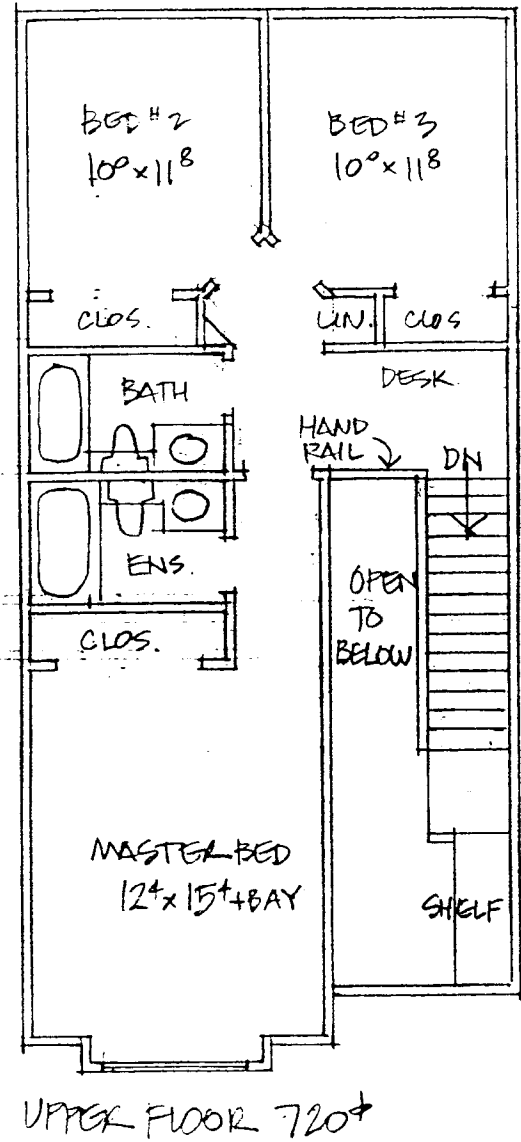
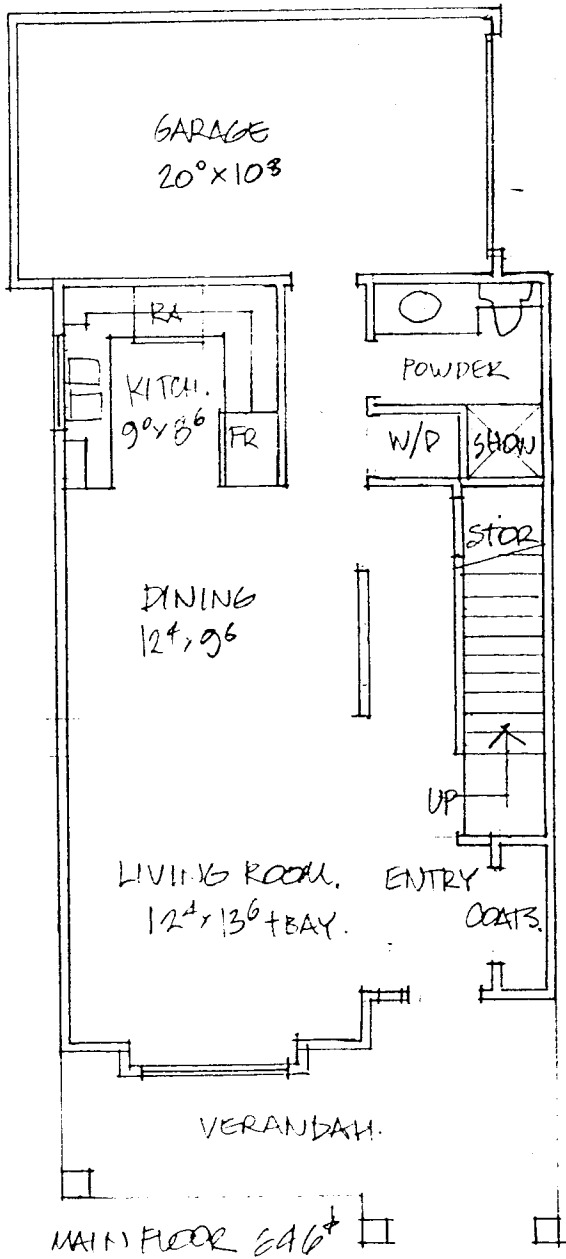


BENNETT ROAD

PARTIAL STREETSCAPE OF 1000 BLOCK BENNETT ROAD, RICHMOND B.C.



FRONT ELEVATION



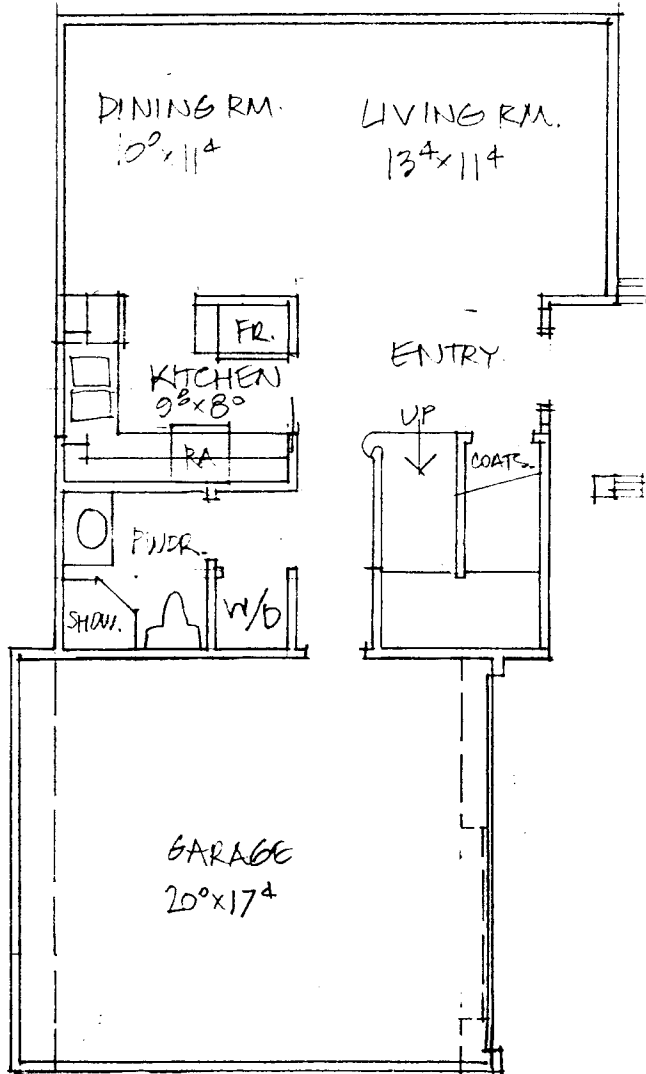
UNIT A

FLOOR AREA 1366' ±
 SITE COVERAGE 1000' ±

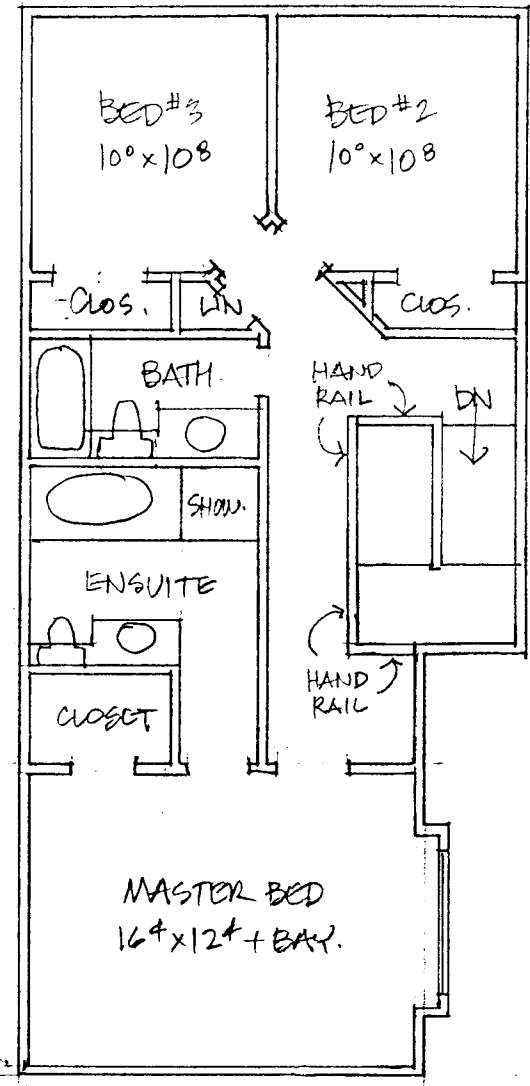
UNIT B.

FLOOR AREA 1410 \pm

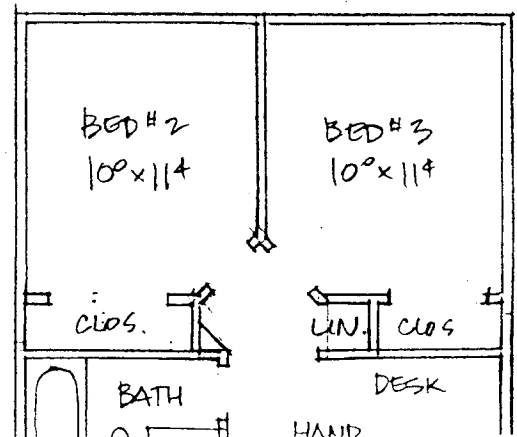
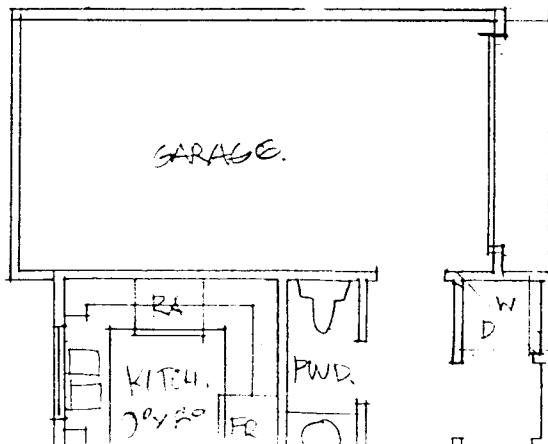
SITE COVERAGE 999 \pm



MAIN FLOOR 603 \pm FIN.
372 \pm GAR.
24 \pm COV.



UPPER FLOOR 807 \pm





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7759 (RZ 03-231923)
7831 BENNETT ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing Section 291.120.7 and replacing it with the following:

"291.120.7 MAXIMUM HEIGHTS

.01 Buildings & Structures:

- a) Along Acheson Road and Bennett Road, west of No. 3 Road: 9 m (29.5 ft.), but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**, but containing no more than 2 1/2 **storeys**.
- c) Elsewhere: 12 m (39.4 ft.).

.02 Accessory Buildings: 5 m (16.4 ft.)"

2. 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/120)**.

P.I.D. 009-964-207

Lot 44 Section 17 Block 4 North Range 6 West New Westminster District Plan 14504

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7759"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

| |
|---|
| CITY OF RICHMOND |
| APPROVED for content by originating dept. HB |
| APPROVED for legality by Solicitor <i>[Signature]</i> |

MAYOR

CITY CLERK