



City of Richmond
Urban Development Division

Report to Committee

To Council - Nov 25, 2002

To Planning Committee - Nov 19, 2002

To: Planning Committee

Date: November 4, 2002

From: Joe Erceg
Manager, Development Applications

RZ 02-203188
File: 8060-20-7457

Re: APPLICATION BY CHARLES SCOTT FOR REZONING AT 8091 BENNETT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)

Staff Recommendation

That Bylaw No. 7457, for the rezoning of 8091 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:spc
Att. 2

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 north side of Bennett Road, between No. 3 Road and St. Albans Road. Charles Scott has applied to rezone the subject site from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/120) to permit the construction of four detached, 3-storey townhouses.

Findings of Fact

| Item | Existing | Proposed |
|---|--|---|
| <i>Owner</i> | Care Enterprises Ltd. | No change |
| <i>Applicant</i> | Charles Scott | No change |
| <i>Site Size</i> | 929.79 m ² (10,008.5 ft ²) | No change |
| <i>Land Uses</i> | Single-family house | Four detached, 3-storey townhouses |
| <i>OCP Designation (City Centre Area Plan)</i> | Residential | No change |
| <i>Sub-Area Plan Designation (St. Albans Sub-Area Plan)</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) | Comprehensive Development District (CD/120) |
| <i>Parking Required (CD/120)</i> | Residents: 1.5 spaces/ dwelling x 4 dwellings = 6 spaces Visitors: 0.2 spaces/dwelling x 4 dwellings = 1 space Total required = 7 spaces | |
| <i>Parking Actual</i> | Total proposed = 9 spaces (8 for residents + 1 for visitors) | |

Surrounding Development & Related Policies

The St. Albans Sub-Area Plan encourages the development of low-rise apartment buildings and townhouses. As such, most residential land in St. Albans is zoned Townhouse and Apartment District (R3), including existing and proposed development sites on the south side of Bennett Road across from the subject property. In addition to R3, many small multiple-family parcels in St. Albans (e.g. ones that are typically too small to meet the minimum lot size stipulated under R3) are zoned Comprehensive Development District (CD). Such is the case with the small lots developed several years ago on the west and east of the subject site. The former, 8071 Bennett Road, is developed with nine townhouses under CD/37, and the latter, 8111-8117 Bennett Road, is developed with four detached townhouses under CD/28.

Recent small-lot multiple-family development in St. Albans has largely occurred under CD/120. This zone, which was originally drafted for a site at the corner of Bennett Road and St. Albans Road, has to date been the basis for eight projects (currently at various stages from preliminary design review to construction). Use of CD/120 is attractive for small-lot townhouse development for a number of reasons:

- Its permitted height is greater than that of Townhouse District (R2), thus, allowing for three storeys, rather than just two. In St. Albans, this provides for a better “fit” between small-lot developments and the three- and four-storey projects permitted under R3.
- Its side and rear yard setbacks (e.g. 1.2 m/3.94 ft.) are smaller than those of R2 (e.g. 3 m/9.84 ft.) and R3 (6 m/19.69 ft.). This not only makes small-lot development feasible (e.g. the setbacks under R3 make most small lots undevelopable), but provides greater flexibility through the design process and Development Permit review to consolidate yard space where it offers greatest advantage, rather than simply providing a ribbon of green space around the perimeter of each site. For example, as a result of reduced side yards 8111-8117 Bennett Road (mentioned earlier) was able to provide 6 m (19.69 ft. deep front and rear yards. If larger side yards had been required, the front and rear yards would have been significantly reduced.
- Its permitted density (0.7 floor area ratio/FAR) is greater than that of R2 (0.55 FAR) and R3 (0.6 FAR), which provides greater incentive for developers to tackle these small and somewhat difficult sites.

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 as proposed is consistent with the City’s goals and objectives for the City Centre and the St. Albans Sub-Area. The applicant has demonstrated the ability to create an attractive, livable project with a pedestrian-friendly streetscape, large front and rear yards, a small landscaped auto-court at the centre of the site, and detached units that enjoy cross-ventilation and windows on four sides. The proposed front yard setback of roughly 6 m (19.69 ft.) is consistent with those to the east and west and will enhance the project’s “fit” with the Bennett Road streetscape, while its large rear yards and central court will help to ensure that neighbouring sites are not unnecessarily shadowed or “walled in”. The proposed density of 0.7 floor area ratio (FAR) is greater than that of its neighbours on the east and west, which are developed at 0.55 FAR. However, the height of the proposed development is only 3-storeys, which is consistent with the site on its west (and projects on the south side of Bennett Road), and its traditional house-like character and detached units are consistent with the site on the east. Furthermore, the applicant, who was also the developer of the detached units on the site on the east, has provided a larger auto-court in this project to overcome a recognized shortcoming in his earlier project. Overall, staff are supportive of the proposal and believe that any outstanding detailed design issues can be addressed through the Development Permit review process (which should be undertaken as a condition of final reading of the pending application).

Transportation

Redevelopment of the north side of Bennett Road in the vicinity of the subject site has taken place on a piecemeal basis, resulting in somewhat poor coordination of driveways between the various small lots that have recently developed. Staff would have preferred to see the subject site accessed via the existing driveway on the neighbouring property to the west, 8071 Bennett Road; however, the owners of that property are strongly opposed to this proposal and are under no obligation to accommodate it. In light of this, staff recommend that the site have a single-private driveway from Bennett Road, situated adjacent to its east property line. The minimum width of the north-south portion of the driveway (e.g. where it does not need to accommodate vehicle turning movements into/out of garages) should be 5.64 m (18.5 ft.). An electrical kiosk is situated within the Bennett Road right-of-way, just west of the subject site's east property line. The driveway should swing west around the kiosk, such that a minimum of 1 m (3.3 ft.) of clearance is provided between the kiosk and the driveway edge, within which two protective steel bollards should be installed 0.6 m (1.97 ft.) from the kiosk.

Engineering Works

Prior to final reading of the rezoning, a restrictive covenant should be registered against the subject site specifying the approved driveway location. Staff have no other concerns. No off-site requirements or special levies apply here. Development Cost Charges will be applicable at Building Permit stage, along with all servicing alterations.

Analysis

The proposed use of the subject site is in keeping with Official Community Plan population projections and 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". Furthermore, the small scale, street orientation, and variety provided by small-lot developments, such as the subject project, is contributing to a more interesting and pedestrian-friendly neighbourhood character. Comprehensive Development District (CD/120), which has been proposed for the development of a number of other small St. Albans sites, appears to be well suited to the subject property and allows for a form of development that will fit well with its neighbours. Overall, the project appears to be well thought out and to be an appropriate addition to the St. Albans area.

Financial Impact

None

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.

2. Rezoning of the subject site to Comprehensive Development District (CD/120) merits favourable consideration.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

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

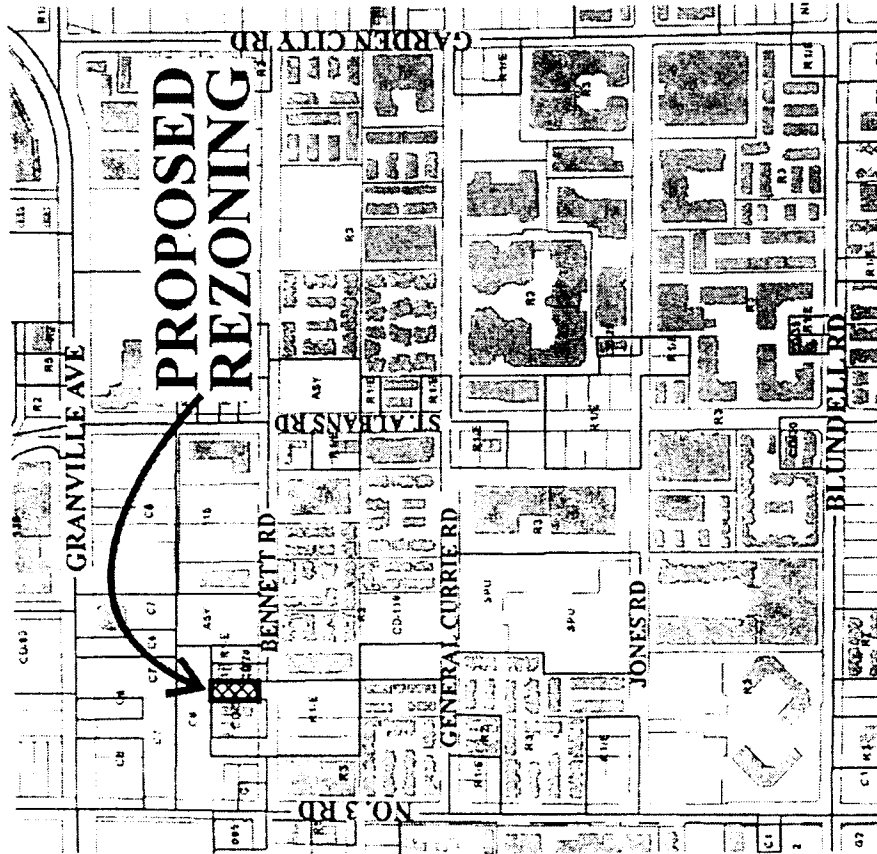
Legal requirement, specifically:

- Registration of a restrictive covenant specifying driveway location along the site's Bennett Road frontage.

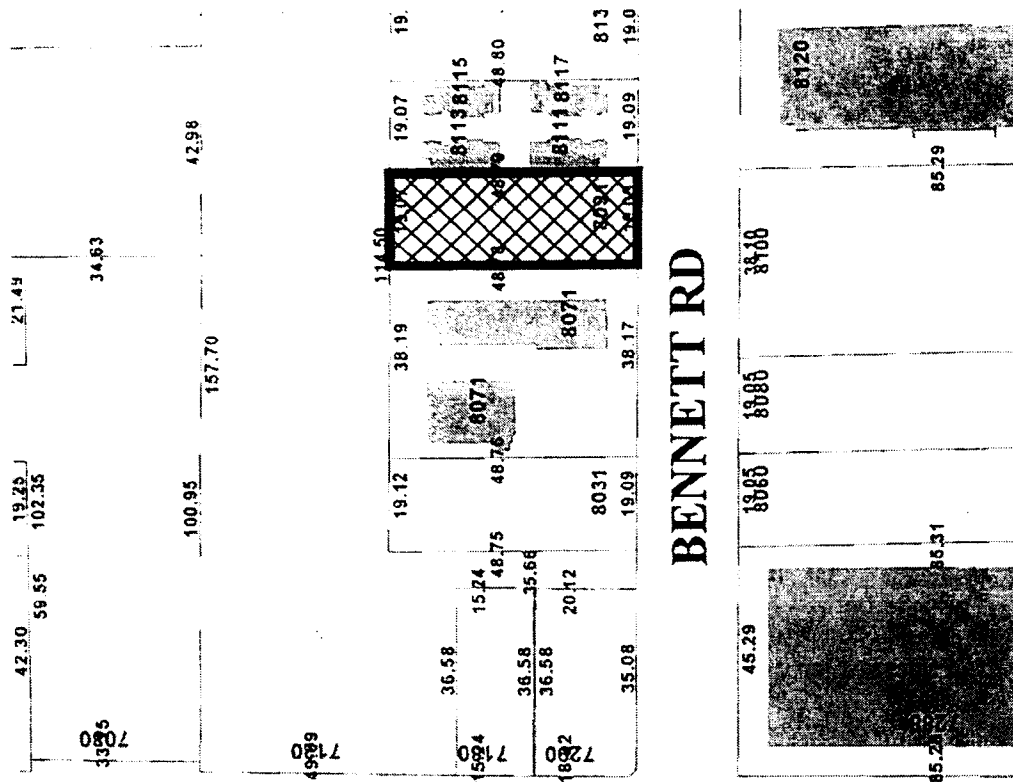
Development requirements, specifically:

- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Application.

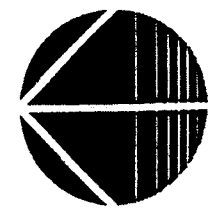
City of Richmond



NO. 3 RD



BENNETT RD

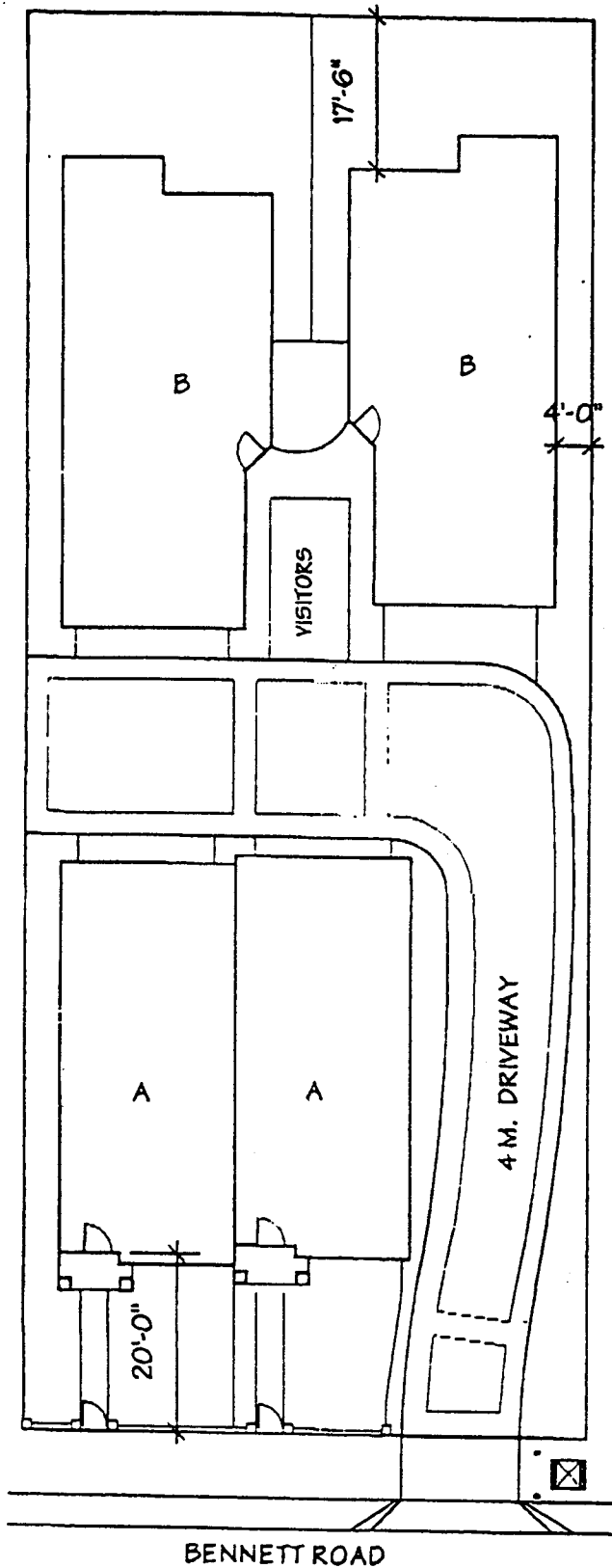


RZ 02-203188

Original Date: 04/09/02

Revision Date:

Note: Dimensions are in METRES



SITE AREA:

62.6' X 160' = 10,000 SQ.FT.

PROPOSED ZONING:

CD/120

PROPOSED DEVELOPMENT:

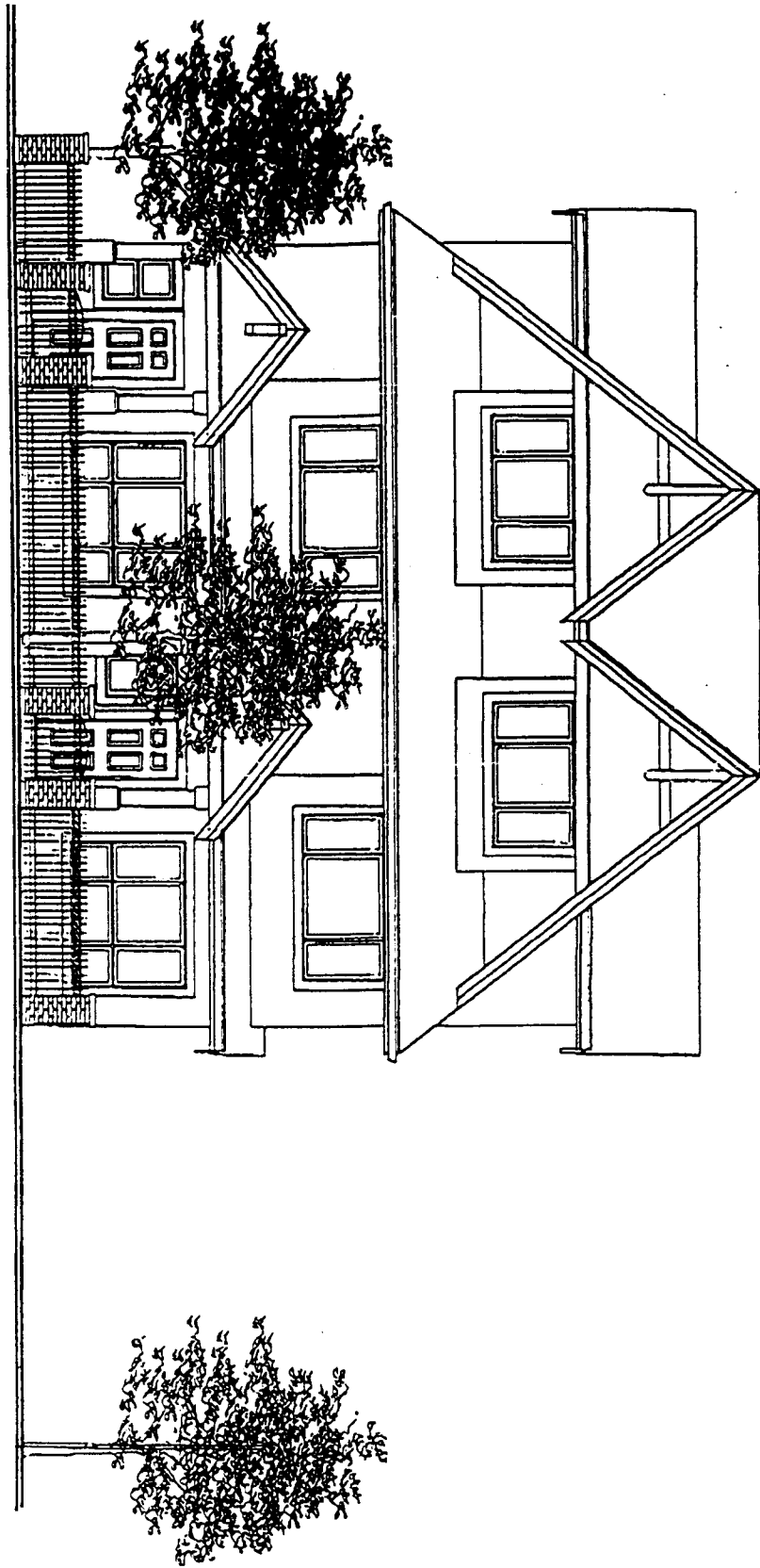
UNIT "A" 1,777 SQ.FT. X 2 = 3,554 SQ.FT.
UNIT "B" 1,721 SQ.FT. X 2 = 3,442 SQ.FT.
TOTAL 4 UNITS 6,996 SQ.FT.

F.A.R. = 0.7



SITE PLAN
1" TO 20' - 0"

BENNETT ROAD ELEVATION
1/8" = 1'-0"



SEPT. 03, 2002

8091 BENNETT ROAD
RICHMOND

066

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b.c. V7G 1N8 tel: 929-8531 fax: 929-9591



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7457 (RZ 02-203188)
8091 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/120)**.

P.I.D. 003-995-305

Lot 25 Section 16 Block 4 North Range 6 West New Westminster District Plan 20915

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7457”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 25 2002

| |
|---|
| CITY OF RICHMOND |
| APPROVED for content by originating dept. |
| HB |
| APPROVED for legality by Solicitor |
| (Signature) |

MAYOR

CITY CLERK