



City of Richmond

Report to Committee

To Council - Feb 23, 2004

To Planning - Feb 17, 2004

Date: January 15, 2004

To: Planning Committee

From: Holger Burke
Acting Manager, Development Applications

RZ 03-248184

File: 8060-20-7653/7221

**Re: APPLICATION BY MARIKA WYNNE-JONES & CLARENCE LOWE FOR
REZONING 7860 BENNETT ROAD FROM SINGLE-FAMILY HOUSING
DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE
DEVELOPMENT DISTRICT (CD/28)**

Staff Recommendation

1. That Bylaw No. 7221, for a previous application to rezone 7860 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/28)" in order to permit two single-family dwellings, be abandoned.
2. That Bylaw No. 7653, for the rezoning of 7860 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/28)" in order to permit 2 two-family dwellings, be introduced and given first reading.

Holger Burke
Acting Manager, Development Applications
(4164)

Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The subject site at 7860 Bennett Road is situated in the Acheson-Bennett Sub-Area of the City Centre, on the south side of Bennett Road between No. 3 Road and Minoru Boulevard (**Attachments 1 and 2**). Marika Wynne-Jones and Clarence Lowe propose to rezone the subject site to Comprehensive Development District (CD/28) to facilitate its subdivision into two (2) equal sized lots and to permit the subsequent construction of one two-family dwelling unit on each (**Attachment 3**). Lawrence Construction Ltd. made application on March 9, 2001 (RZ 01-115083), to rezone the subject site to Comprehensive Development District (CD/28) to facilitate its subdivision into two (2) equal sized lots and to permit the subsequent construction of one (1) single-family house on each. That application received second and third reading at Public Hearing on May 22, 2001, but has been inactive since that time. This report includes a recommendation to abandon the previous rezoning application.

Findings Of Fact

ITEM	EXISTING	PROPOSED
Owner	W & A Homes Ltd.	Marika Wynne-Jones and Clarence Lowe
Applicant	Marika Wynne-Jones and Clarence Lowe	
Site Size	825.37 m ² (8,884.57 ft ²)	2 lots, each: 412.69 m ² (4,442.28 ft ²)
Land Uses	Single-family residential	Small scale multiple-family (2 two-family dwelling units)
OCP Designation (City Centre Area Plan)	Residential	No change
Sub-Area Plan Designation	Residential (Mixed Single-Family & Small Scale Multi-Family)	No change
Zoning	Single-Family Housing District, Subdivision Area E (R1/E)	Comprehensive Development District (CD/28) The intent of this zoning district is to accommodate single-family homes, infill townhouses, and small-scale multiple-family dwellings on small lots.
Parking Required (Each Lot) • For (CD/28)	Residents: 1.5 spaces/unit x 2 dwellings = 3 spaces Visitors: Not Required Total: 1.5 spaces/unit x 2 dwellings = 3 spaces	
Parking Proposed (Each Lot) • For (CD/28)	Residents: 1.5 spaces/unit x 2 dwellings = 3 spaces Visitors: 0 space Total: 3 spaces (2 covered and 1 surface space)	

RELATED POLICIES & STUDIES

In 1994, the Acheson-Bennett Sub-Area Plan was adopted for a two-block area around the subject site with the intention of encouraging a mix of single-family and small-scale multiple-family housing. It was hoped that the plan would facilitate development of a residential mix that would enhance local livability, neighbourhood character, and the sub-area's "fit" with the broader City Centre area. To support this goal, the sub-area plan promotes the creation of a "special comprehensive development district zone" to be applied on a development-by-development basis.

Today, most properties in the Acheson-Bennett area remain Single-Family Housing District, Subdivision Area E (R1/E). However, a special zoning district, Comprehensive Development District (CD/28), has been applied in the creation and development of eight small lots on the southeast corner of Bennett Road at Minoru Boulevard, and three small mid-block lots on the Bennett Road and the north side of Acheson Road.

The applicant proposes to subdivide the subject property and construct two multi-family homes, containing two dwelling units, each. This application is one of five sites currently being considered for rezoning in the Acheson Bennett Area (**Attachment 2**). Where new multi-family developments are proposed, guidelines for the issuance of Development Permits would apply and are contained in Schedule 2.10 and 2.10B of Bylaw No. 7100 (City Centre Area Plan and Acheson-Bennett Sub-Area Plan).

Staff Comments

Policy Planning

The applicant initially proposed a form of development requiring a temporary driveway with access from Bennett Road, with attached garages in the middle of the site. Staff were concerned about both the form of development, the access to the site, and maximizing use of the lane by locating detached garages at the rear of the property, off the lane. Staff advised that a density of 0.7 FAR, consistent with the Area Plan, could be supported on the site. Following discussions with the applicant, a revised proposal was submitted to address these concerns (**Attachment 3**).

The proposed front/back duplex with detached garage is appropriate for the site, and consistent with the residential character established in the 16-unit development along Bennett Road at Minoru Boulevard. At the Development Application stage, additional attention is required to the landscape design, to limit the number of gates and height of fences in the front yard and to ensure direct pedestrian access to each unit from the street along landscaped paths of residential character.

Engineering

A minimum 3m lane Right-of-Way has been secured from 7611 through to 7655 Acheson Road, which is immediately south of the subject site. As a condition of rezoning, the following needs to be in place:

1. Granting of a 6m Public Rights of Passage (PROP) Right-of-Way across the entire south 6m of the site.

2. Enter into the City's standard Servicing Agreement, for design and construction of lane works, connecting from the existing lane at the rear of 7800 Bennett Road through to the east edge of this application site. Works include, but are not limited to, lane construction, laneway post top lighting and storm sewer. Roll curb and gutter should be implemented along the north permanent edge of 7860 Bennett but may not be required along the 3m wide portion at the rear of 7840 Bennett. Exact design detail needs to be resolved between the developer's Engineering consultant, Transportation and Development Applications staff. The entire cost of the works are to be paid by the developer with all "existing" lane ROW construction (i.e. the 3m wide existing Right-of-Way at the rear of the Acheson properties), applicable for a Neighbourhood Improvement Charge rebate. Monies for the construction value of that component need to be budgeted by the City, and upon budget approval, the developer will be reimbursed. Developer is 100% responsible for all offsite costs on their 6m rear portion.
3. Registration of a Restrictive Covenant ensuring sole vehicular access is to this new lane; i.e. no direct access to Bennett Road.

Then, with future subdivision, the developer is to pay Neighbourhood Improvement Charge fees for future Bennett Road frontage improvements.

Transportation

Land dedication is required for the lane. Monies for Bennett Road frontage improvements are required. Additional comments to be provided upon submission of Servicing Agreement drawings.

Analysis

The proposed use of the subject site is in keeping with 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". Creation of two small lots for the development of two-family homes on each 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.

The development of a total of four residential units and construction of a portion of the lane is a more intensive and appropriate use of the site than the previous application by Lawrence Construction Ltd. from March 9, 2001 (RZ 01-115083), to rezone the subject site to permit the construction of two single-family homes. This report includes a recommendation to abandon this inactive previous rezoning application. Furthermore, the increase in Richmond's population resulting from more intensive development of the subject site is consistent with the City's current Official Community Plan projections.

Financial Impact

Sufficient rights-of-ways and Neighbourhood Improvement Charge fees have been collected through development of 7631/7633, 7611/7617 and 7635/7655 Acheson Road to enable construction and operation of the lane with this development.

No other financial impacts.

Conclusion

This application for rezoning, to facilitate subdivision of the subject site into two lots, and the subsequent construction of 2 two-family dwellings, is in conformance with the City Centre Area Plan and the Acheson-Bennett Sub-Area Plan. Rezoning of the subject site to Comprehensive Development District (CD/28) merits favourable consideration.



Eric Fiss
Policy Planner
(4193)

EF:cas

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

Legal requirement, specifically:

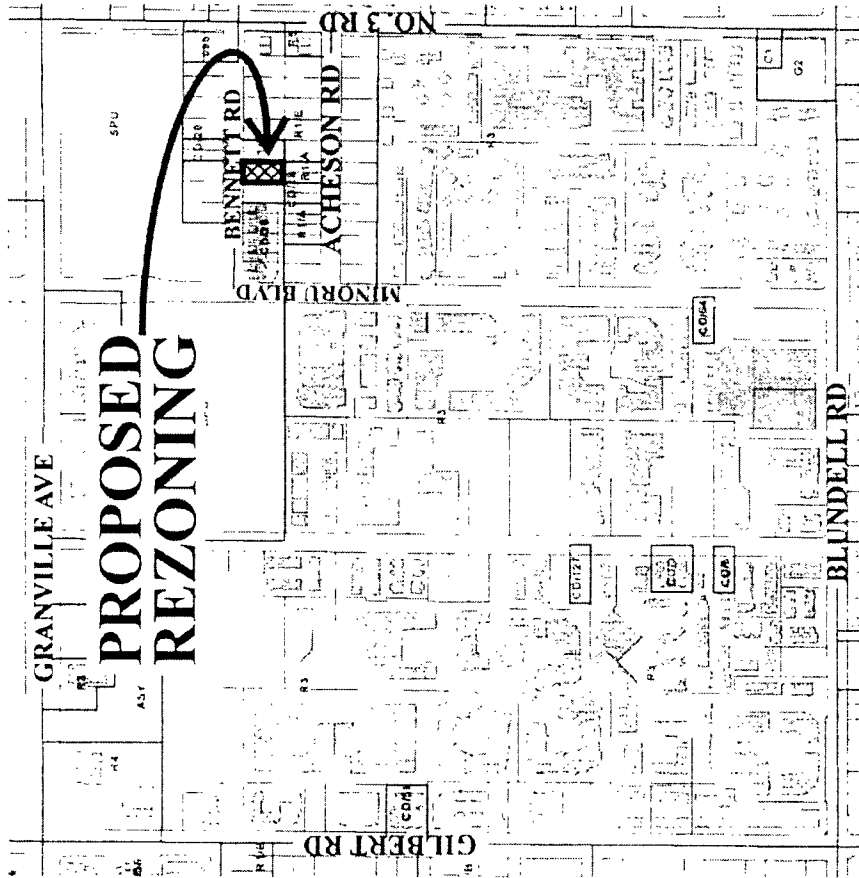
- Granting of a 6m Public Rights of Passage (PROP) Right-of-Way across the entire south 6m of the site.
- Enter into the City's standard Servicing Agreement, for design and construction of lane works, connecting from the existing lane at the rear of 7800 Bennett Road through to the east edge of this application site. Works include, but are not limited to, lane construction, laneway post top lighting and storm sewer. Roll curb and gutter should be implemented along the north permanent edge of 7860 Bennett but may not be required along the 3m wide portion at the rear of 7840 Bennett. Exact design detail needs to be resolved between the developer's Engineering consultant, Transportation and Development Applications staff. The entire costs of the works are to be paid by the developer with all "existing" lane ROW construction (i.e. the 3m wide existing Right-of-Way at the rear of the Acheson properties), applicable for a Neighbourhood Improvement Charge rebate. Monies for the construction value of that component need to be budgeted by the City, and upon budget approval, the developer will be reimbursed. Developer is 100% responsible for all offsite costs on their 6m rear portion.
- Registration of a Restrictive Covenant ensuring sole vehicular access is to this new lane; i.e. no direct access to Bennett Road.

Development requirements, specifically:

- Demolition of any existing structures on the subject property.
- Payment of a Neighbourhood Improvement Charge fee for future Bennett Road frontage improvements.
- Processing of a Development Permit application to the satisfaction of the Manager of Development Applications



City of Richmond



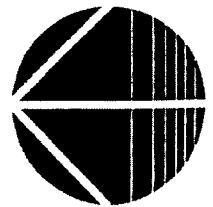
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	20.42	20.42	20.42		
BENNETT RD					
9.96	9.96	20.42	20.42	20.42	20.42
7780	7800	7840	7860	7880	7880
10.21	10.21	10.21	10.21	10.21	10.21
36.55	36.55	36.55	36.54	36.54	36.58

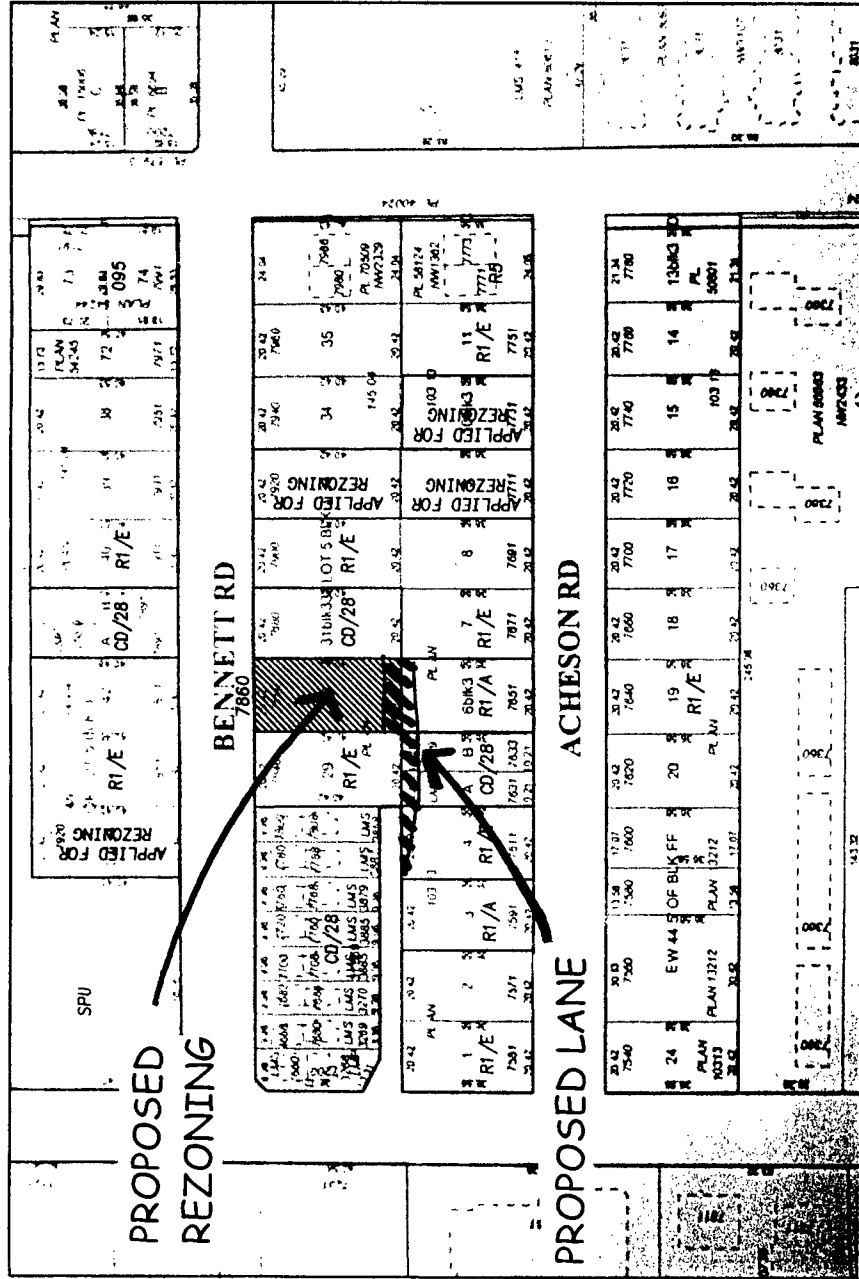
Original Date: 09/30/03

Revision Date:

Note: Dimensions are in METRES

RZ 03-248184





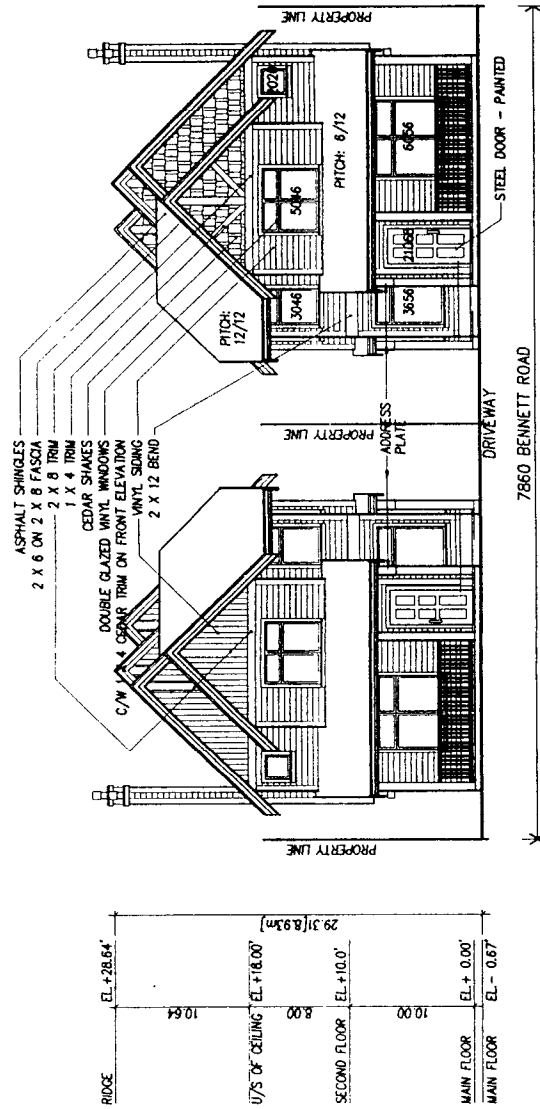
scale NOT TO SCALE

CONTEXT PLAN

7860 BENNETT ROAD, RICHMOND, B.C.
PROPOSED REZONING

Z1

project no. H0314
revision 0
date 07 NOV 2003



STREETSCAPE/FRONT (NORTH) ELEVATION

scale 1"=10'-0"

PROPOSED DUPLEX at 7860 BENNETT ROAD, RICHMOND, B.C.
DESIGN CONCEPT

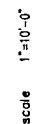
project no. H0314

22

revision
date 07 NOV 2003

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a division of cadlab computer inc.
tel: (604) 618-3223 fax: (604) 241-9388 email: cadlab@compco.com

CADLAB
building and interior design



SITE / GROUND FLOOR PLANS

project no. H0314
PROPOSED DUPLEX at 7860 BENNETT ROAD, RICHMOND, B.C.
DESIGN CONCEPT

73

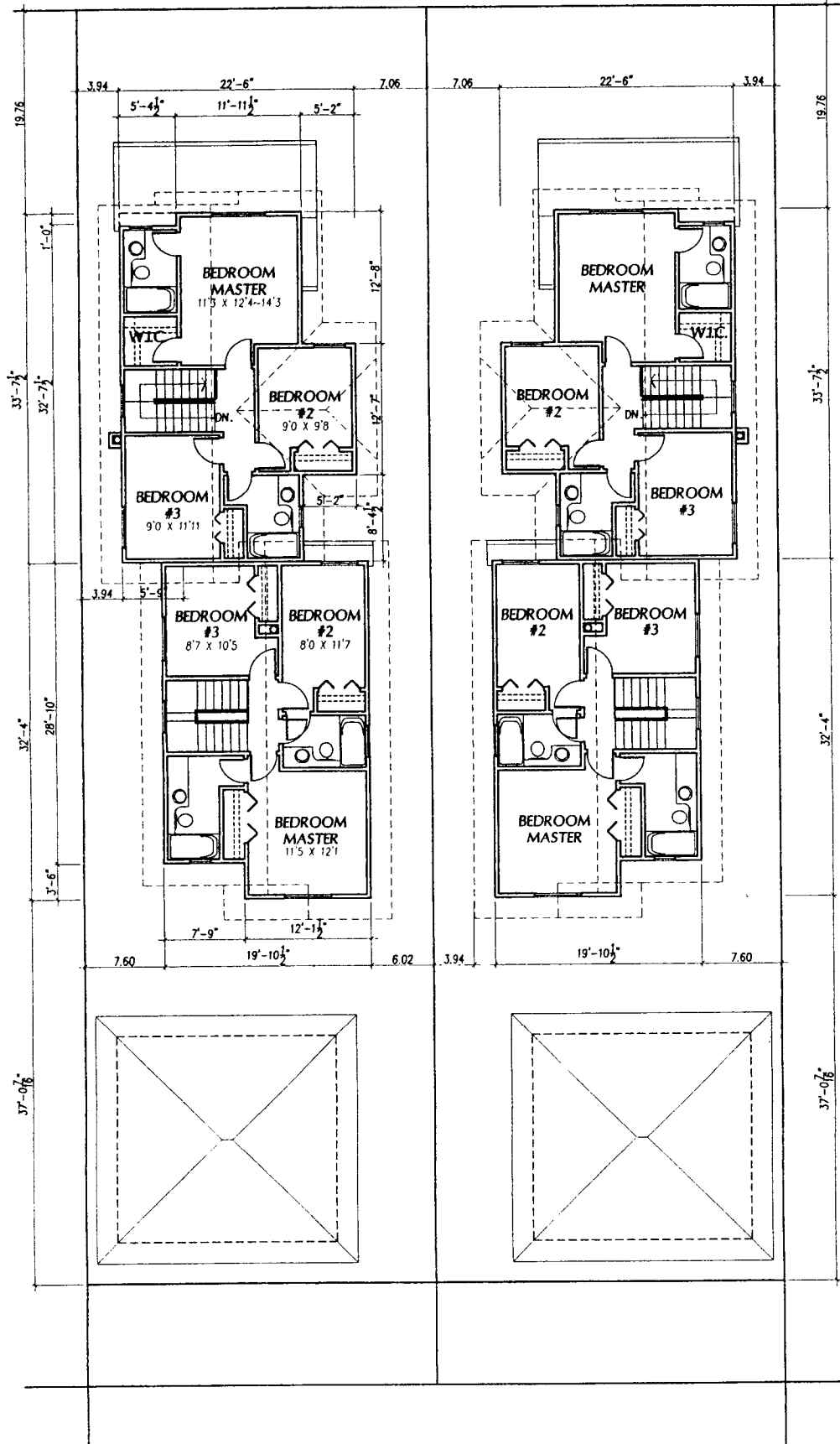
revision b
date 07 NOV 2003



7860 BENNETT ROAD

WEST LOT

EAST LOT



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tel: (604) 619-3223 fax: (604) 241-9358 email: cadlab@cadlabco.com

SECOND FLOOR PLANS

project no. H0314
PROPOSED DUPLEX at 7860 BENNETT ROAD, RICHMOND, B.C.
DESIGN CONCEPT

Z4

revision
date 07 NOV 2003



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7653 (RZ 03-248184)
7860 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/28)**.

P.I.D. 009-964-169

Lot 30 Section 17 Block 4 North Range 6 West New Westminster District Plan 14504

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7653**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 23 2004

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

MAYOR

CITY CLERK