



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 03-235494

File: 8060-20-7658

**Re: APPLICATION BY WEN-CHENG TSAI FOR REZONING 7920 BENNETT ROAD
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO
COMPREHENSIVE DEVELOPMENT DISTRICT (CD/28)**

Staff Recommendation

That Bylaw No. 7658, for rezoning of 7920 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/28)", 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 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 (**Attachment 1**). Wen-Cheng Tsai proposes 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 lot (**Attachment 3**). Access is to be provided from a new lane, to be developed by the applicant in coordination with lane works and access from Acheson Road with the proposed development of 7711 and 7731 Acheson Road (**Attachment 2**).

Findings Of Fact

ITEM	EXISTING	PROPOSED
Owner	W & A Homes Ltd.	Wen-Cheng Tsai
Applicant	Wen-Cheng Tsai	
Site Size (by applicant)	<ul style="list-style-type: none"> Area: 825.40 m² (8,884.87 ft²) Width: 20.42 m (67.00 ft) Depth: 40.42 m (132.61 ft.) 	<p>It is intended that 2 lots be created, measuring:</p> <ul style="list-style-type: none"> Area: 382.07m² (4,112.71 ft²) Width: 10.21 m (33.50 ft) Depth: 37.42 m (122.77 ft.) <p>A 3 m (9.84 ft.) wide dedicated right-of-way is required across the rear of the subject site for use as a public lane.</p>
Land Uses	Single-family residential	Two-lot subdivision accommodating a front/back two-family dwelling on each lot.
OCP Designation (City Centre Area)	Residential	No change
Sub-Area Plan: Acheson Bennett	Residential (Mixed Single-Family & Small Scale Multi-Family) with a single-family neighbourhood character	No change
Zoning	Existing Single-Family Housing District, Subdivision Area E (R1/E)	Proposed Comprehensive Development District (CD/28):
Use	Single-Family Housing	<i>The intent of this zone is to accommodate single-family homes, infill townhouses, two-family dwellings, and small-scale multiple-family dwellings on small lots.</i>
Density	<ul style="list-style-type: none"> 0.55 FAR 	<ul style="list-style-type: none"> 0.55 FAR <p><i>Proposed: 0.55 FAR</i></p>
Lot coverage	<ul style="list-style-type: none"> 45% for buildings 	<ul style="list-style-type: none"> 45% for buildings <p><i>Proposed: 45% for buildings</i></p>
Setbacks	<ul style="list-style-type: none"> Front and Rear Yards: 6 m Side: 1.2 m 	<ul style="list-style-type: none"> Front: 4.5 m <p><i>Proposed: 4.5m to porch (6m to building face)</i></p> <ul style="list-style-type: none"> Rear Yards: 6.0 m <p><i>Proposed: 11.5m to principle building</i></p> <ul style="list-style-type: none"> Side Yards: 1.2 m (As proposed)

ITEM	EXISTING	PROPOSED
Height	<ul style="list-style-type: none"> 2 ½ Storeys, but in no case above the residential vertical envelope (lot width) or the residential vertical envelope (lot depth) 	<ul style="list-style-type: none"> 9 m, but in no case above the residential vertical envelope (lot width) or the residential vertical envelope (lot depth) <i>Proposed: 8.93 m</i>
Minimum Lot Size	<ul style="list-style-type: none"> 270 m² 	<ul style="list-style-type: none"> 312 m² <i>Proposed: 382 m²</i>
Off Street Parking	<ul style="list-style-type: none"> 2.0 spaces per dwelling unit 	<ul style="list-style-type: none"> Required: 1.5 space per dwelling unit <i>Proposed: 3.0 spaces for 2 units</i>

Related Policies & Surrounding Development

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. The plan was aimed at facilitating redevelopment of the area's 46 single-family lots with a residential mix that would serve to enhance local livability and the sub-area's "fit" with the growing City Centre. In addition, the plan directs that lots along the north side of Acheson Road and the south side of Bennett Road contribute towards the establishment of a rear lane in order that parking may be accommodated entirely from the rear and street improvements may be implemented.

To date, redevelopment in this area has taken the form of two-lot single-family and duplex subdivisions. Most of this development, like the subject proposal, has been between Acheson and Bennett Roads. Unfortunately, however, it has been scattered and has not yet resulted in a workable lane except for a short portion near Minoru Boulevard. As a result, developments have been permitted to have temporary driveways until they can gain access via the lane. This application would be accessed solely from a new lane, to be developed in association with the proposed development for 7711 and 7731 Acheson Road.

The purpose of CD/28 is to accommodate small-lot, single- and multiple-family development (including duplexes), and to encourage the provision of smaller, more affordable units by providing a density bonus to those projects that include one or more units of 60 m² (645.86 ft²) or less. The current application is not proposing to take advantage of this density increase.

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. 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 Permit 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

As a condition of rezoning, the following needs to be in place:

As 7711 and 7731 Acheson Road (RZ 03-233948) is applying for rezoning at the same time as 7920 Bennett (RZ 03-235494) this is the perfect opportunity to establish an outlet for the lane network to Acheson Road. 7920 Bennett Road and 7711 and 7731 Acheson Road must dedicate 3m each at the rear of their respective properties.

In addition, for 7731 Acheson Road, only, an additional 1.5m Public Rights of Passage (PROP) Right-of-way (ROW) is to be granted immediately south of the new lane, complete with a 3m x 3m corner cut and an additional 4.5m PROP ROW along their east property line (When 7751 Acheson Road redevelops, they will grant us the additional 1.5m wide PROP to make it a 6m north/south lane). 7711 Acheson must also grant a 1.5m wide PROP from their East property line immediately south of the lane dedication, tapering continuously down to 0.0m a distance of 3m west of the north eastern corner of this property. The lane would be constructed through a service agreement, including the rear portion which would include the 3m provided by 7920 Bennett as a condition of rezoning for all three lots. Exact construction details are to be determined then. A cost sharing arrangement should be worked out between the three applicants for the construction.

Additionally for all three lots, Neighbourhood Improvement Charges (NIC) fees are required to be paid for their respective future frontage works on Acheson and Bennett Roads as a condition of rezoning. No significant landscaping or visible utility conflicts. No other rezoning concerns. Then, with future subdivision, payment of the standard Development Cost Charges (DCC's) and service tie-in and alterations fees.

Transportation

Land dedication is required for the lane. Monies for Bennett Road frontage improvements are required. Additional comments will 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

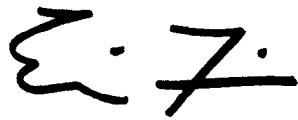
supportive of Acheson-Bennett Sub-Area policies aimed at creating a special mix of small scale housing projects on the edge of Richmond's downtown.

Financial Impact

None

Conclusion

This application for rezoning, to facilitate subdivision of the subject site into two lots and the subsequent construction of two 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

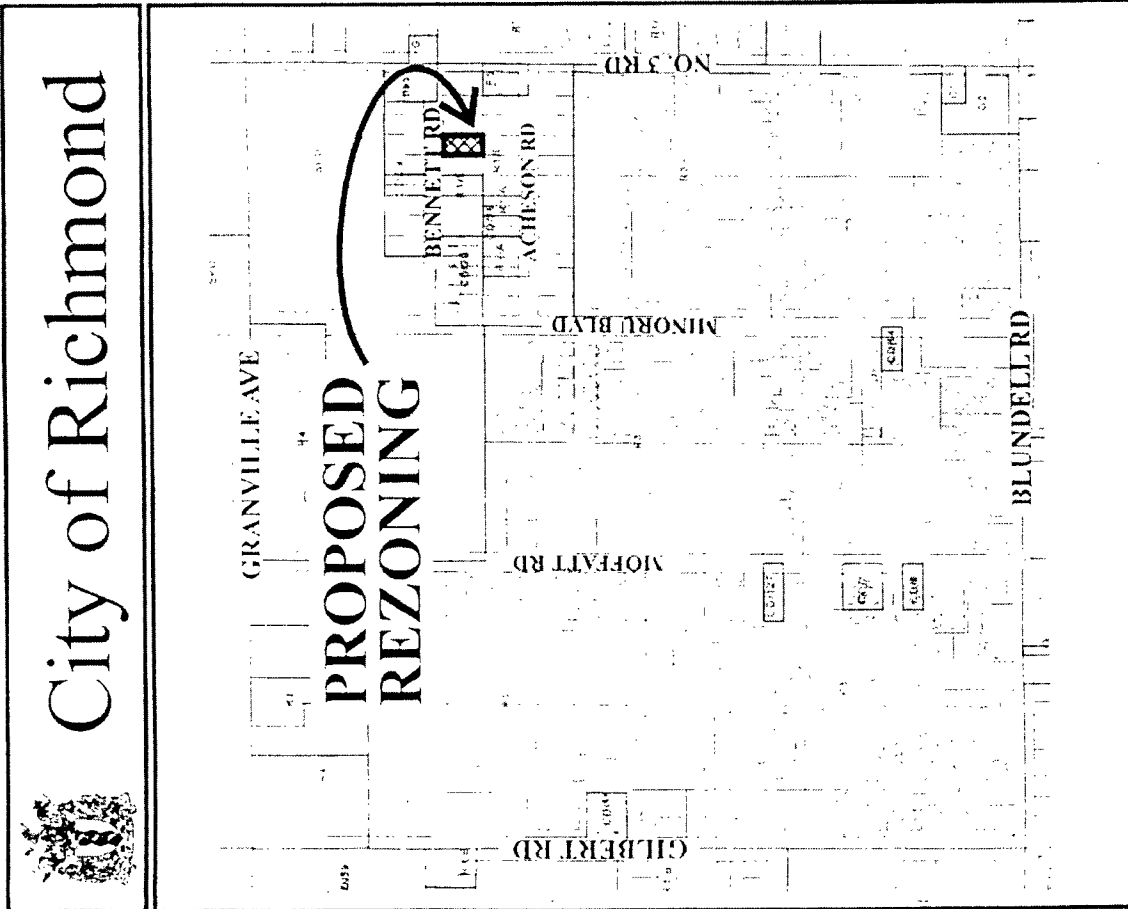
There are requirements to be dealt with prior to final adoption:

Legal requirement, specifically:

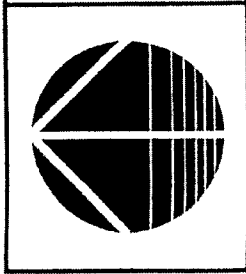
- Dedication of a 3m Right-of-Way across the entire south of the site for lane.
- Enter into the City's standard Servicing Agreement, for design and construction of lane works, connecting from and in conjunction with the proposed lane at the rear of 7711 and 7731 Acheson Road through to the west edge 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 7920 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 in coordination with the proposed lane Right of Way construction at 7711 and 7731 Acheson Road. A cost sharing arrangement should be worked out between the three applicants for the construction. Developer is responsible for all offsite costs on their 3m 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



1	7891	7895	7911	7931	7951	797
2			20.42	20.42	20.42	13.7
BENNETT RD						
3	7886	7906	7926	7946	7966	7986
	10.42	40.42	40.42	40.42	40.42	40.42
	20.42	20.42	20.42	20.42	20.42	20
	0.21					
	16.54	36.58	36.58	36.58	36.58	36.58

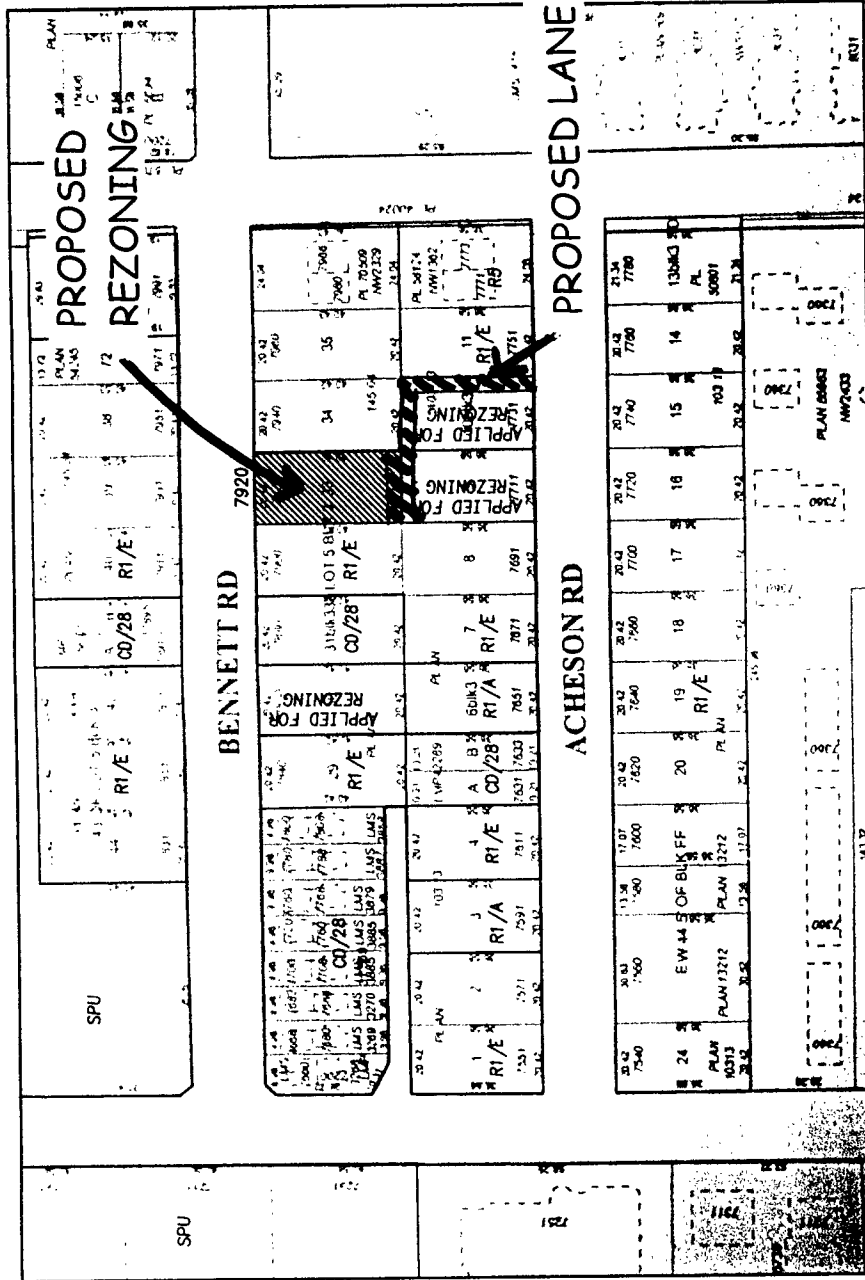


RZ 03-235494

Original Date: 06/13/03

Revision Date:

Note: Dimensions are in METRES



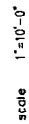
CONTEXT PLAN

project no. H0308 7920 BENNETT ROAD, RICHMOND, B.C.
PROPOSED REZONING

Z1

revision 0
date 07 NOV 2003

scale NOT TO SCALE

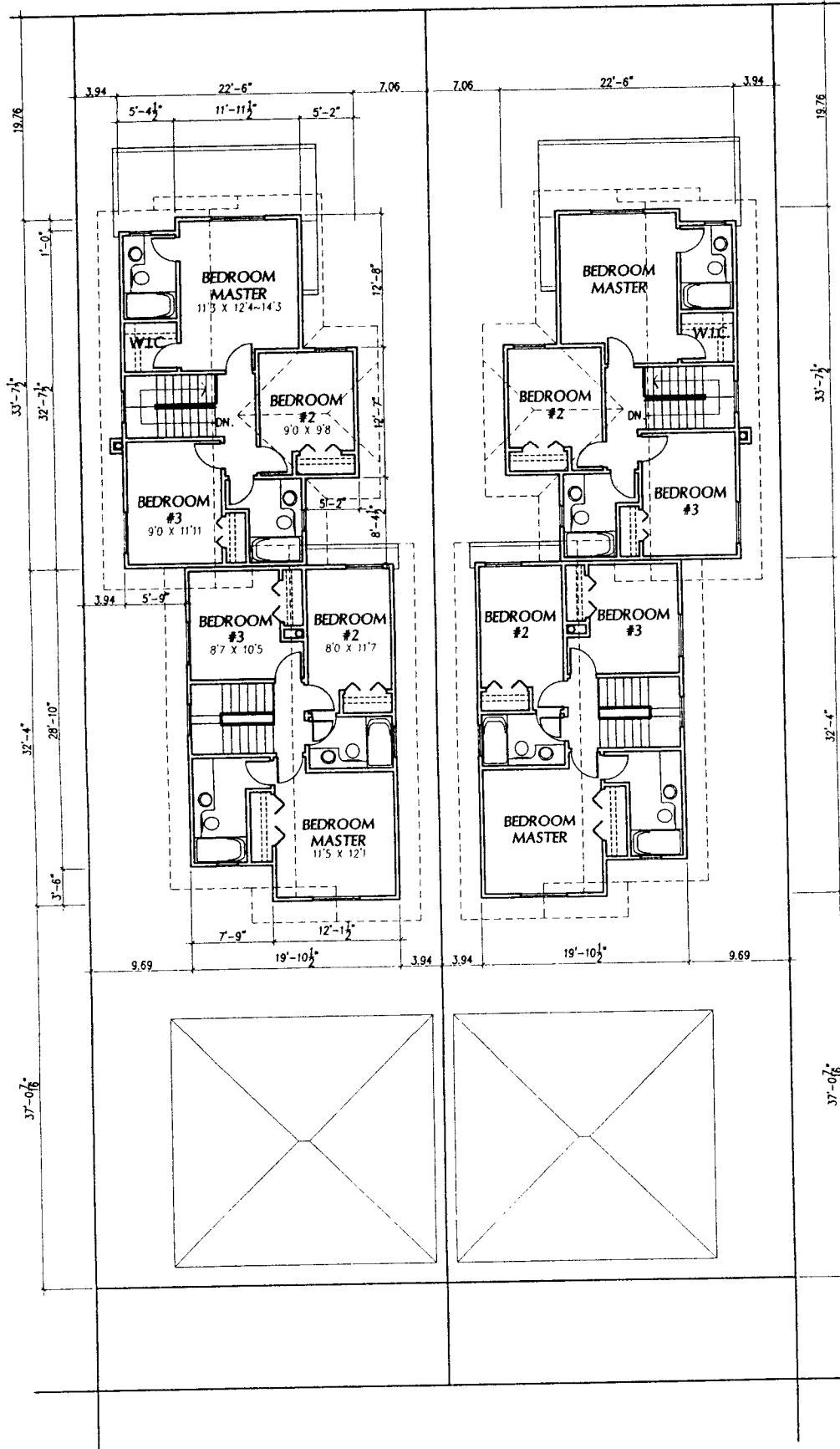




7920 BENNETT ROAD

WEST LOT

EAST LOT



CADLAB
 building and interior design
 a division of cadlab computer inc
 tel: (604) 618-3223 fax: (604) 241-9358 email: cadlab@comp20.com

SECOND FLOOR PLANS

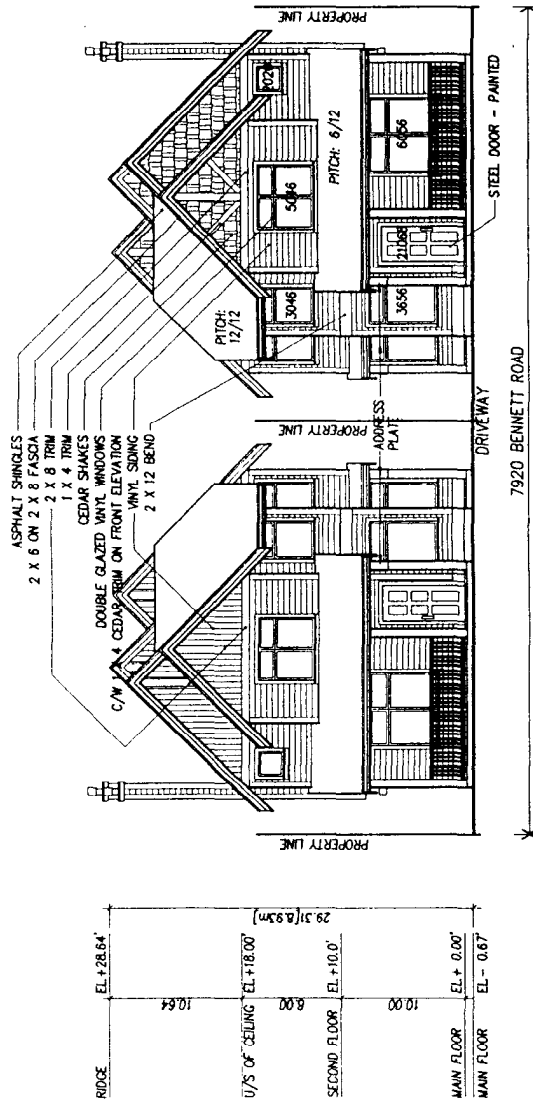
PROPOSED DUPLEX at 7920 BENNETT ROAD, RICHMOND, B.C.

DESIGN CONCEPT

project no. H0359

Z4

revision b
date 05 NOV 2003



STREETSCAPE/FRONT (NORTH) ELEVATION

scale 1"=10'-0"

project no. H0309 PROPOSED DUPLEX at 7920 BENNETT ROAD, RICHMOND, B.C.
DESIGN CONCEPT

Z2

revision
date 05 NOV 2003

CADLAB
building and interior design
a division of cadlab computer inc.
tel: (604) 918-3223 fax: (604) 241-9388 email: cadlab@compco.com



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7658 (RZ 03-235494)
7920 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. 003-735-613

Lot 33 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 7658"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

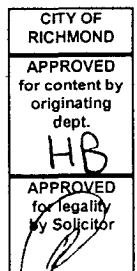
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 23 2004



MAYOR

CITY CLERK