



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee

TO PLANNING - NOV. 6/01
DATE: October 4, 2001

FROM: Joe Erceg
Manager, Development Applications

RZ FILE: RZ 01-189299
FILE NO: 8060-20-7277

RE: APPLICATION BY DANNY LUNG FOR REZONING AT 7651 ACHESON ROAD
FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO
SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)

STAFF RECOMMENDATION

That Bylaw No. 7277, for the rezoning of 7651 Acheson Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.

H. Bulee

for

Joe Erceg
Manager, Development Applications

Att. 1

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
David Hill

STAFF REPORT

ORIGIN

The subject site is situated in the Acheson-Bennett Sub-Area of the City Centre, on the north side of Acheson Road between No. 3 Road and Minoru Boulevard. Danny Lung proposes to rezone the subject site to Single-Family Housing District, Subdivision Area A (R1/A) to facilitate its subdivision into two equal sized lots and the construction of one single-family dwelling on each.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Ju-Tien Chen	Mazuma Holdings Inc.
Applicant	Danny Lung	No change
Site Size	746.64 m ² (8,037.02 ft ²) <ul style="list-style-type: none"> • Width: 20.42 m (67 ft) • Depth: 36.58 m (120 ft) 	No change, but: <ul style="list-style-type: none"> • A 3 m (9.84 ft) wide Public Rights of Passage right-of-way is required across the site's entire rear for future lane use; and • The applicant intends that two lots be created, each measuring 10.21 m (33.5 ft) wide by 36.58 m (120 ft) deep (incl. lane)
Land Uses	Single-family residential	Two-lot single-family residential subdivision
OCP Designation (City Centre Area)	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) <i>Minimum Lot Dimensions:</i> <ul style="list-style-type: none"> • Width: 18 m (59.06 ft) • Depth: 24 m (78.74 ft) 	Single-Family Housing District, Subdivision Area A (R1/A) <i>Minimum Lot Dimensions:</i> <ul style="list-style-type: none"> • Width: 9 m (29.53 ft) • Depth: 24 m (78.74 ft)

RELATED POLICIES & STUDIES

1. 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 and the sub-area's "fit" with the City Centre. In support of this goal, the plan promotes adoption of a special zoning district to be applied on a project-by-project basis. Comprehensive Development District (CD/28) was drafted for this purpose. It allows for single- and multiple-family development at a density of 0.55 floor area ratio (FAR) and, where a development includes one or more units of 60 m² (645.86 ft²) or less, an additional 0.1 FAR. To date, CD/28 has been applied in the creation and development of twelve small lots (e.g. six 2-lot subdivisions) at a density of 0.55 FAR. No applicant in Acheson Bennett has as yet developed at a density 0.65 FAR.

2. In the context of a recent rezoning application at 7591 Acheson Road (RZ 01-191809), Council agreed to a change in how rezoning applications will be dealt with in the Acheson Bennett area. A distinction will now be made between multiple-family and single-family projects, with the former being rezoned to CD/28 and the latter to R1/A. The sub-area plan will continue to support the development of multiple-family projects on newly created R1/A lots, but such development will require rezoning. This approach will provide the City with the opportunity to review the form and character of all multiple-family projects in Acheson Bennett before such projects proceed to Building Permit stage.
3. No Development Permit (DP) requirements will be applicable to the subject application as the proposed project contains less than three units.

STAFF COMMENTS

None of the departments contacted object to this application. Comments are as follows:

Policy Planning

Staff support the proposed application for rezoning as the creation of small single-family lots with rear lane access is consistent with the Acheson Bennett Sub-Area Plan. The applicant must, as a condition of rezoning, provide a right-of-way for a rear lane, together with funding for its future construction. In the meantime, one temporary shared driveway off Acheson Road will be permitted, the design of which should readily lend itself to exclusive pedestrian use when the lane is opened. Building design should "fit" with neighbouring existing/future CD/28 developments and, as such, staff support a reduction in the minimum front yard setback stipulated for R1/A, from 6 m (19.69 ft) to 4.5 m (14.76 ft), and to 3 m (9.84 ft) for covered porches. Garages should be set back a minimum of 1.2 m (3.94 ft) from the lane right-of-way to avoid possible future conflicts between roof overhangs and vehicles using the lane.

Transportation

A maximum of one temporary driveway shall be permitted from Acheson Road, to be shared by the two proposed lots. This driveway must be no wider than 4 m (13.12 ft) at the sidewalk crossing, and no narrower than 4 m (13.12 ft) between the two proposed houses (measured building face to building face, including any projections within 5 m/16.4 ft of grade). This driveway shall be removed, at the property owner's expense, when access via the rear lane becomes possible.

Engineering Works

The following should be in place prior to final reading of the rezoning:

1. A 3 m (9.84 ft.) Public Rights of Passage right-of-way across the north edge of the subject site to align with that at 7631 and 7633 Acheson Road.
2. Payment of Neighbourhood Improvement Charge (NIC) fees for future lane construction.
3. A covenant specifying the location and width of the temporary driveway, to be closed at the sole cost of the owner when the property can be accessed via a rear lane.

In addition, with future subdivision, NIC fees will apply (at the then current rate) for the upgrading of the site's Acheson Road frontage, along with Development Cost Charges (DCC) and service tie-in fees.

ANALYSIS

The proposed use of the subject site is in keeping with City Centre Area Plan objectives for "a broad range of housing to meet the needs of a sizeable and diverse resident population" and current Official Community Plan population projections. In addition, the creation of two small lots for the development of single-family homes is consistent with Acheson Bennett Sub-Area Plan policies, as is the proposal to provide land and funds towards the future development of a lane in order that vehicular access to the subject site may eventually be exclusively from the rear.

With regard to this last point, in reviewing an application at 7591 Acheson Road (RZ 01-191809) on October 2, 2001, members of Planning Committee expressed the opinion that where lots along the north side of Acheson Road were not required to contribute to the proposed lane (because one had been constructed by others), they should contribute to other public improvements of benefit to the area. Committee members requested that staff investigate this situation and report back in the context of the area's next application for rezoning (e.g. the subject application). Staff's review of this situation indicates that, with the exception of two or three lots, all the lots along the north side of Acheson Road and the south side of Bennett Road, including the subject site, will be required to contribute to the lane as a condition of rezoning. On this basis staff recommend that alternative contributions from the two or three outstanding lots be determined on a project-by-project basis as a condition of any change to their zoning. Such contributions could take the form of special streetscape improvements, pedestrian amenities, or some other feature not normally paid for through the City's Neighbourhood Improvement Charge program (i.e. development of a seating area adjacent to the Caring Place).

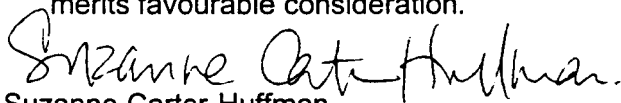
In light of the subject application's consistency with City objectives and policies, staff recommend that it be supported.

FINANCIAL IMPACT

None.

CONCLUSION

1. This application for rezoning, to facilitate subdivision of the subject site into two lots and the subsequent construction of two single-family dwellings, is in conformance with the City Centre Area Plan and the Acheson Bennett Sub-Area Plan.
2. Rezoning of the subject site to Single-Family Housing District, Subdivision Area A (R1/A) 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:

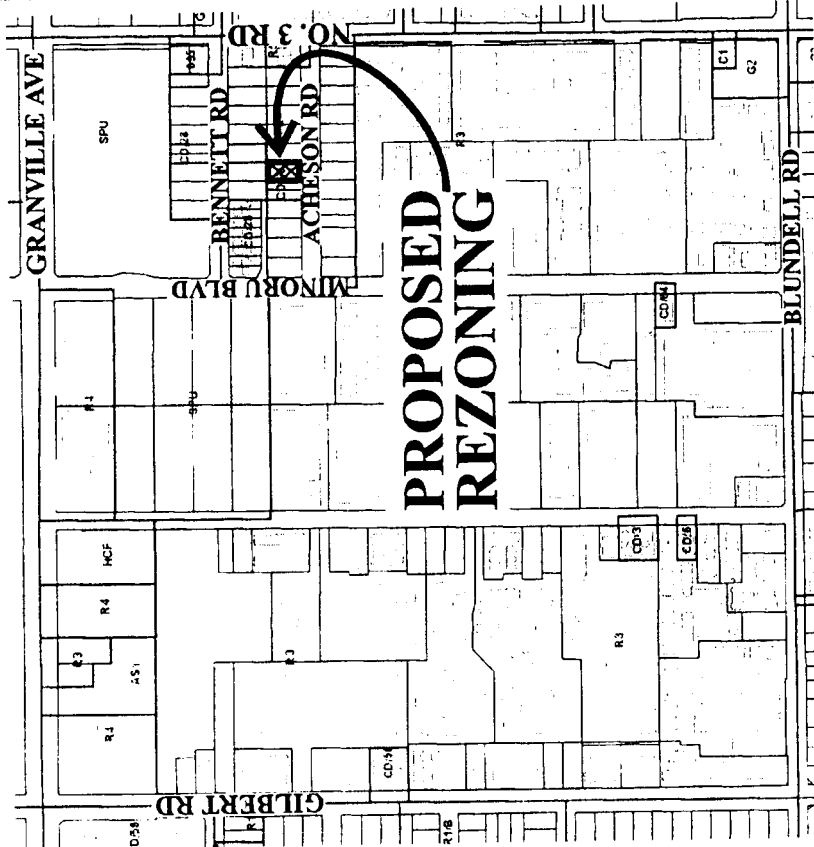
- Covenant for the location and width of a temporary driveway, to be removed at the owner's cost when the lane is in place; and
- Public Rights of Passage over a 3 m wide row along the entire north edge of the subject site.

Development requirements, specifically:

- Payment of NIC fee for new lane.



City of Richmond

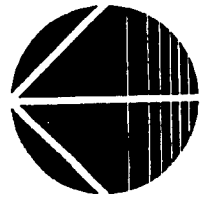


**PROPOSED
REZONING**

40	20.42	20.42	20.42	20.42	40
40	10.21	10.21	10.21	10.21	40
40	36.58	36.58	36.58	36.58	40
7611	7631	7651	7671	7691	
20.42	10.21	10.21	10.21	20.42	

ACHESON RD

17007	78208	78408	78608
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RZ 01-189299

Original Date: 07/10/01

Revision Date:

Note: Dimensions are in METRES

**CITY OF RICHMOND
 BYLAW 7277
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
 AMENDMENT BYLAW 7277 (RZ 01-189299)
 7651 ACHESON 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 **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**.

 P.I.D. 009-308-091
 Lot 6 Section 17 Block 4 North Range 6 West New Westminster District Plan 10313
2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7277"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK