



CITY OF RICHMOND

REPORT TO COMMITTEE

*To Council - Jan. 22/01
To Planning Committee - Jan 16, 2001*

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
RE: Application by L. and P. Poon and Westmark Developments Ltd. for Rezoning at 7451 and 7471 St. Albans Road from Single-Family Housing District, Subdivision Area E (R1/E), to Townhouse and Apartment District (R3)

DATE: December 22, 2000

FILE: RZ 00-180731 (xr)
↳ 8060-20-7201

STAFF RECOMMENDATION

That Bylaw No. 7201, for the rezoning of 7451 and 7471 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse and Apartment District (R3)", be introduced and given first reading.

H. Burlee

for

Joe Erceg
Manager, Development Applications

Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
David Smith

STAFF REPORT

ORIGIN

The subject site is situated in the St. Albans Sub-Area of the City Centre, on the west side of St. Albans Road, mid-block between Bennett Road and Jones Road. Nicholas Poon, on behalf of L. and P. Poon and Westmark Developments Ltd., has applied to rezone the site from Single-Family Housing District, Subdivision Area E (R1/E), to Townhouse and Apartment District (R3) to permit construction of seven (7) two and three storey townhouse dwellings.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	L. & P. Poon Westmark Developments Ltd.	No change
Applicant	L. & P. Poon Westmark Developments Ltd.	No change
Site Size	Area: 1,595.2 m ² (0.4 ac) Frontage: 40.2 m (131.9 ft) Depth: 38.8 m (127.3 ft)	No change
Land Use	Single family homes	7 two & three storey townhouses
OCP Designation (City Centre Area Plan)	Residential	No change
Sub-Area Plan Designation (St. Albans Sub-Area Plan)	Multi-Family Low Rise (3 storey apartments, Townhouses, Two Family or Single Family Dwellings)	No change
Zoning	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse & Apartment District (R3)

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 and developed under Townhouse and Apartment District (R3). In addition, a number of smaller parcels have been rezoned to Comprehensive Development District (CD) in order that they too may be redeveloped with multiple-family projects. In some cases, the deviation between these new zones and R3 are minimal. Staff are trying to limit the creation of more of such zones where developments can be accommodated under R3 with only minor variances.

In St. Albans, very few older homes and lots zoned for single-family development remain. The subject site, which comprises two single-family lots, is situated near the middle of a pocket of 16 such properties fronting on St. Albans Road between General Currie Road and Jones Road. One small scale townhouse project, similar to that proposed by the applicant, was recently constructed across St. Albans Road from the subject site, and another was recently approved for the corner of St. Albans and Jones Roads. Both projects were designed to reduce the number of driveways accessing St. Albans Road, to complement future construction of similar scaled developments on small neighbouring properties, and to contribute to a pedestrian-friendly streetscape and diverse multiple-family residential environment.

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 St. Albans Sub-Area Plan. It should be noted, however, that rezoning of 7451 and 7471 St. Albans Road to Townhouse and Apartment District (R3) will make it necessary to vary the permitted building setbacks from 6m (19.7 ft) to 1.2 m (3.9 ft) at the side yards, 3 m (9.8 ft) at the rear yards, and to accommodate front porches, approximately 4.5 m (14.8 ft) at the front yards. Staff do not believe these variances will compromise the livability of the site or its neighbours, nor detract from the streetscape, and they are consistent with setbacks common to other zoning districts found in the St. Albans area (i.e. Townhouse District - R2 and Comprehensive Development District - CD/28). Variances could be avoided if the site was rezoned to Comprehensive Development District (CD). However, as only minor variances are anticipated and development of the site will require a Development Permit, staff favour use of the City's standard R3 zone over the crafting of a site-specific CD zone. This approach is consistent with the rezoning recently approved nearby at 7600/7620 St. Albans Road.

Staff are supportive of the project's form of development. By breaking up the seven units into four buildings a more interesting streetscape is created and rear yard access is improved. The shared outdoor area, though small, is situated prominently in a sunny spot at the centre of the development. Design issues may be addressed at Development Permit.

- **Transportation**

As development of a lane does not appear practical in this area, shared driveways are encouraged. The subject site should have only one vehicular access to St. Albans Road and easements should be registered to allow for future access by adjacent properties.

With regard to parking, Transportation staff are supportive of the development's proposal to reduce the required visitor parking from 2 stalls to 1 on the basis that 2 stalls are provided for each dwelling (versus the bylaw's required 1.5 stalls). Increased on-site resident parking should reduce parking demand along St. Albans Road and free up space for visitor use.

- **Engineering Works**

Prior to final reading of the rezoning, the developer must:

- a) Consolidate 7451 and 7471 St. Albans Road into one parcel;
- b) Register a restrictive covenant against the new parcel ensuring only one vehicular access; and
- c) Register an easement to accommodate a shared driveway providing access to properties north and south of the subject site.

Prior to issuance of a Building Permit, the developer is required to enter into the City's standard Servicing Agreement to undertake beautification works along the subject site's frontage, including removal of the existing sidewalk, construction of a new 2 m (6.6 ft) wide concrete sidewalk at the property line, installation of a grassed boulevard, at least 1.5 m (4.9 ft) wide, complete with Tulip trees, and upgrading of street lights to City Centre standards. All works are to be at the developer's sole cost.

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". Development of seven ground-oriented townhouse units with access to both private and shared on-site open space is also supportive of both City and St. Albans sub-area policies aimed at enhancing the livability of multiple-family housing. 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.

With regard to design issues, the proposed townhouses will be a combination of three buildings containing side-by-side duplex units and one detached unit. The advantage of this form to the developer is that he can provide each dwelling with a conventional two-car garage and convenient yard access. The advantage to the City is that it introduces a new variation on the conventional townhouse models found in St. Albans, thus, contributing to a more interesting streetscape and broader range of housing choices.

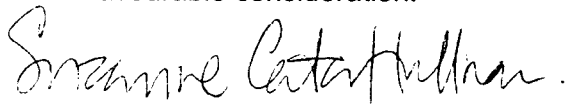
Overall, the project appears to be well thought out and to fit well with the neighbourhood.

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 property to Townhouse and Apartment District (R3) merits favourable consideration.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:spc

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

Legal requirements, specifically:

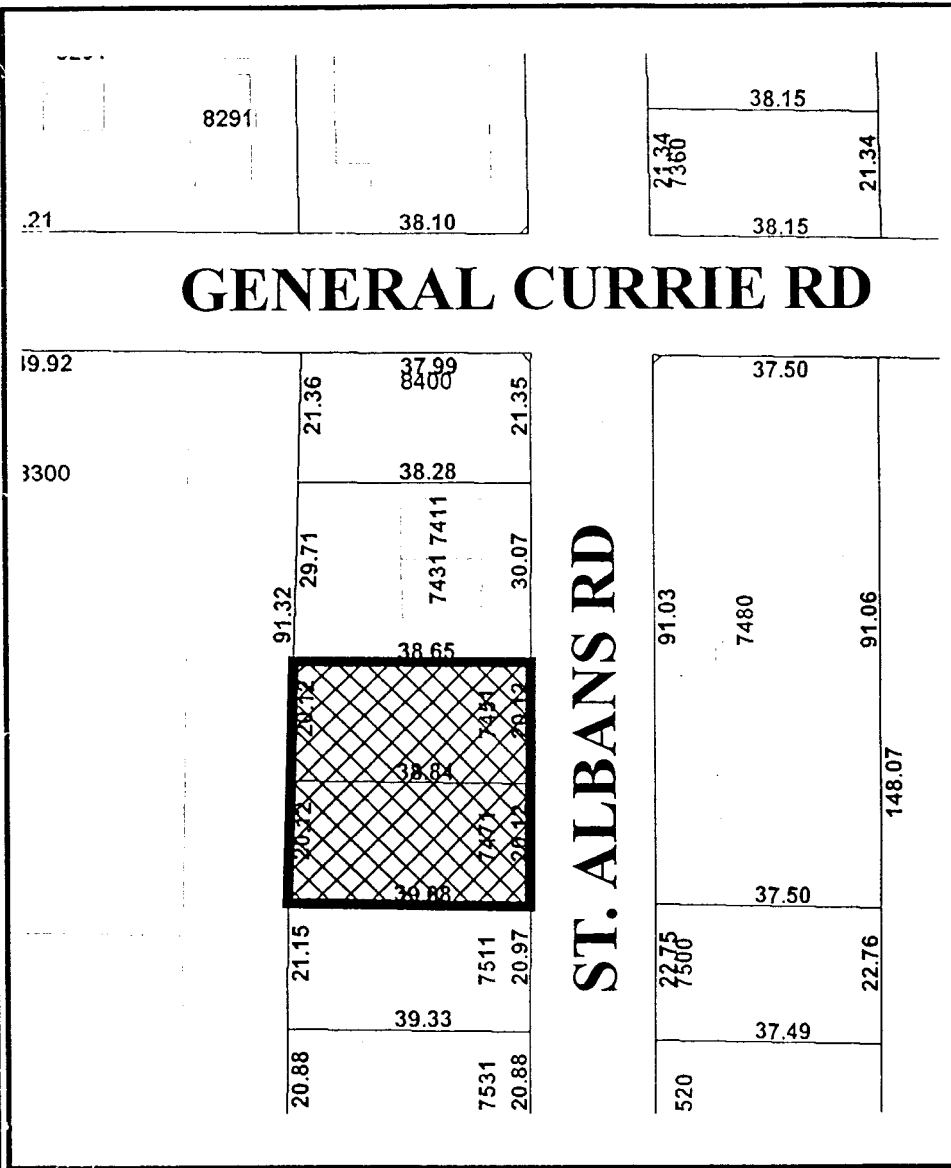
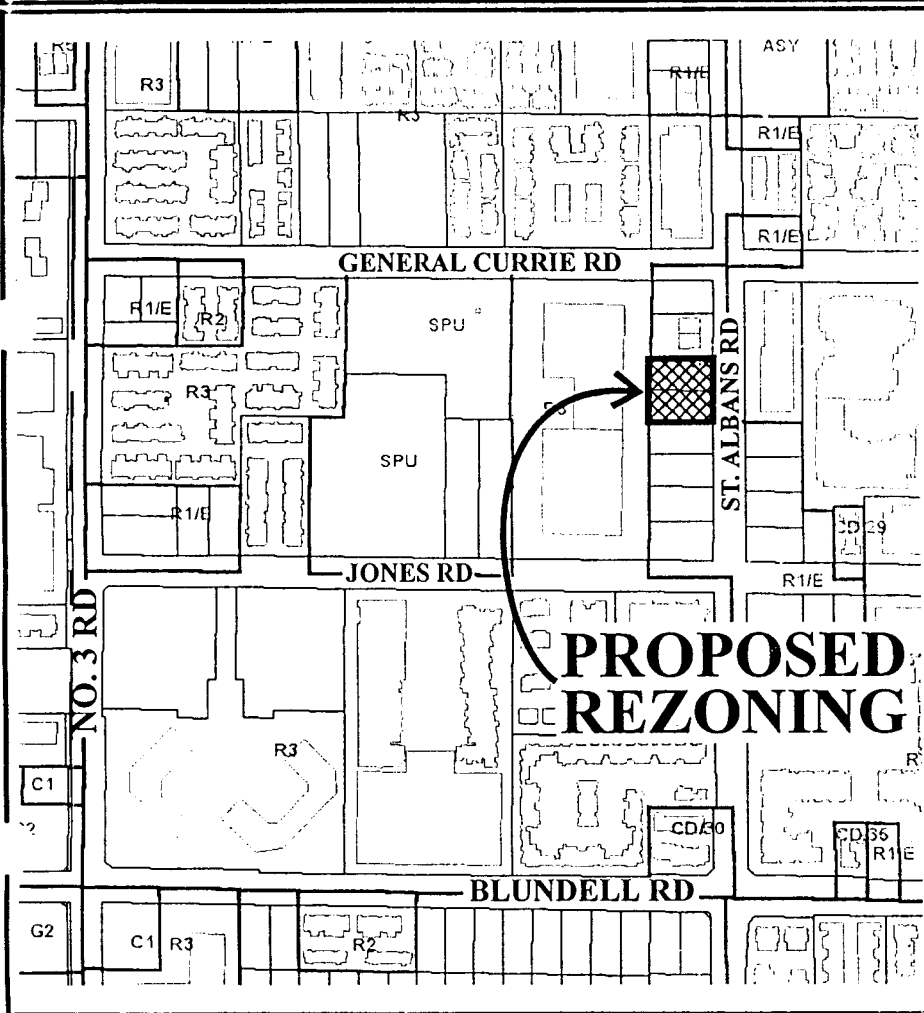
- Consolidation of 7451 & 7471 St. Albans Road into one parcel;
- Registering of a restrictive covenant ensuring only one driveway access to the subject site; and
- Register an easement to accommodate a shared driveway providing access to properties north and south of the subject site.

Development requirements, specifically:

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



City of Richmond



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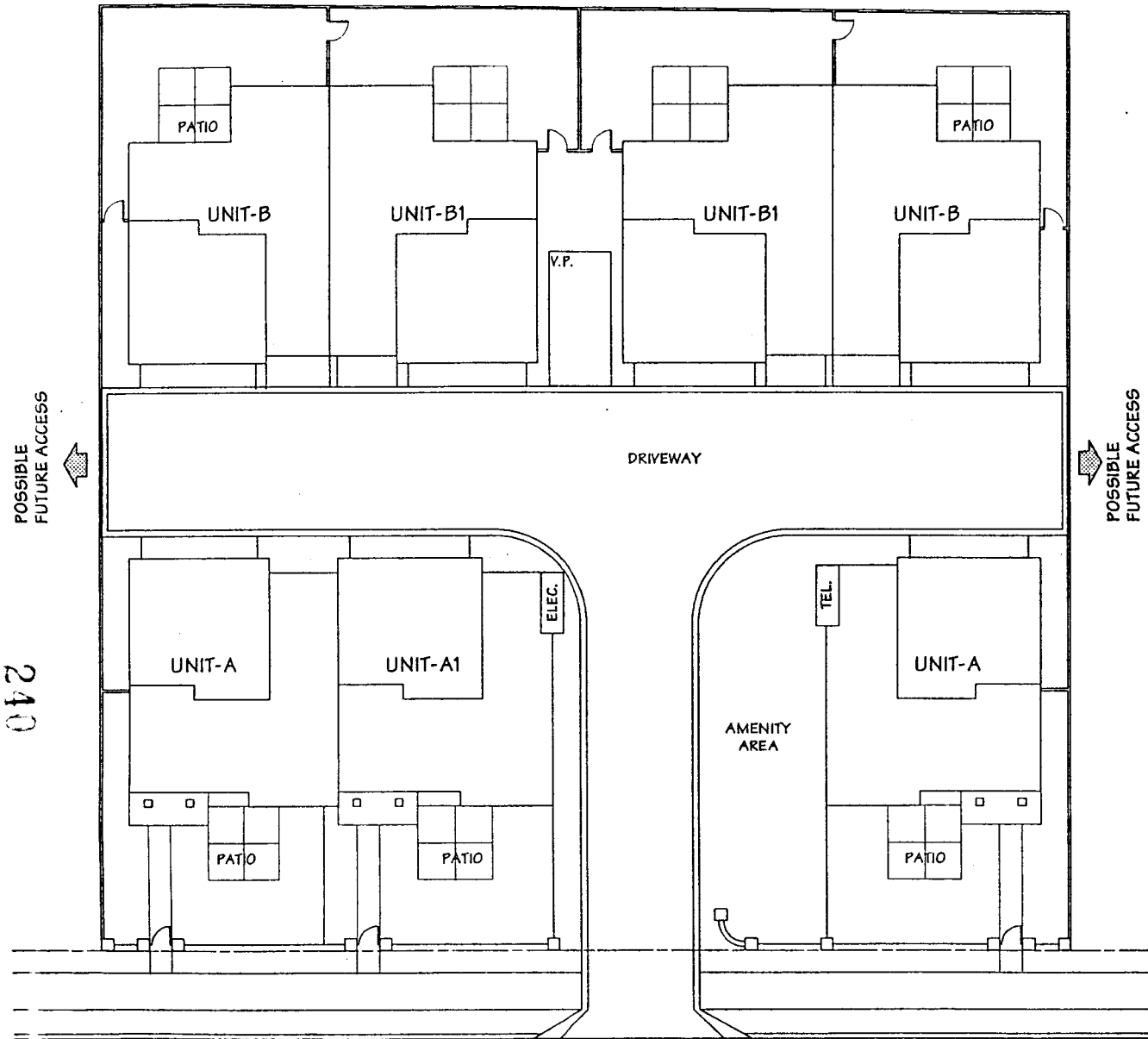


RZ 00-180731

Original Date: 10/06/00

Revision Date:

Note: Dimensions are in METRES



ZONING : CD
 SITE AREA : 17,178 SQ.FT.

SITE COVERAGE :
 ALLOWABLE : 6,871 SQ.FT. (40%)
 PROPOSED : 6,871 SQ.FT. (40%)

F.A.R.
 ALLOWABLE : 10,306.8 (0.6 x SITE AREA)

PROPOSED FLOOR AREA :
 1,488 SQ.FT./UNIT X 4 UNITS = 5,952 SQ.FT.
 1,440 SQ.FT./UNIT X 2 UNITS = 2,880 SQ.FT.
 1,433 SQ.FT./UNIT X 1 UNIT = 1,433 SQ.FT.
 ELEC. RM. : = 40 SQ.FT.
 TOTAL : 10,305 SQ.FT.

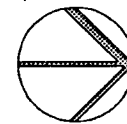
PARKING REQUIRED:
 7 UNITS x 1.7 = 12 SPACES
 PROVIDED : 2 CAR GARAGE / UNIT (14 SPACES)
 1 VISITOR PARK'G SPACE
 TOTAL : 15 SPACES

POSSIBLE
 FUTURE ACCESS

POSSIBLE
 FUTURE ACCESS

240

ST. ALBANS ROAD



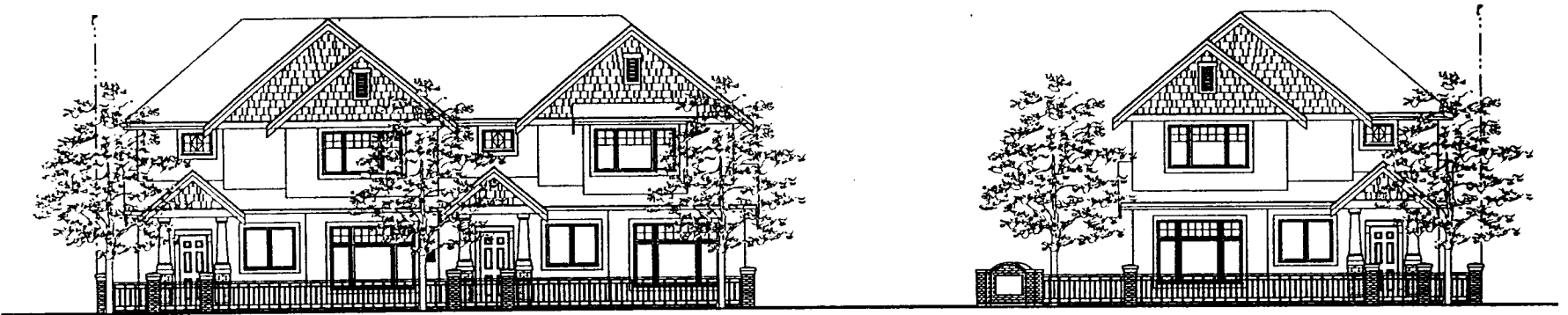
SITE PLAN
 SCALE : 1"=20'-0"

TOWNHOUSE DEVELOPMENT
7451-7471 St. Albans Road, Richmond, B.C.

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December 14, 2000



ST. ALBANS STREET ELEVATION
SCALE: 1/16" = 1'-0"

CITY OF RICHMOND
BYLAW 7201
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7201 (RZ 00-180731)
7451 & 7471 St. Albans 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 **TOWNHOUSE & APARTMENT DISTRICT (R3)**.

P.I.D. 010-134-824

Lot 1 Section 16 Block 4 North Range 6 West New Westminster District Plan 15926

P.I.D. 004-029-437

Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 15926

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7201”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 22 2001

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

MAYOR

CITY CLERK