



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

Date: February 15, 2005

From: Raul Allueva
Director of Development

File: DP 04-279615

Re: **Application by K.Y. Properties Ltd. for a Development Permit at
7531 St. Albans Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of four (4) dwelling units at 7531 St. Albans Road on a site zoned Comprehensive Development District (CD/120); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum required Public Road setback (St. Albans Road) from 4.5 m to 1 m and the north side yard setback from 1.2 m to 0.55 m for a mailbox structure with a decorative roof.

Raul Allueva
Director of Development

SB:blg
Att.

Staff Report

Origin

K.Y. Properties Ltd. has applied to the City of Richmond for permission to develop four (4) dwelling units at 7531 St. Albans Road.

The site was rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/120) under Bylaw 7813 (RZ 04-269449), adopted by Council on February 14, 2005.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site is in the St. Albans Sub-Area (City Centre) and is located on St. Albans Road between General Currie Road and Jones Road. It is part of a potential development parcel of four (4) properties from Jones Road northward with low-rise multi-family behind and townhouse development to the north.

The existing development surrounding the site is described as follows:

To the north, is a single-family lot; Single-Family Housing District, Subdivision Area E (R1/E) between the subject property and a multi-family townhouse development; Townhouse & Apartment District (R3). A cross-access agreement for the benefit of future development on this adjacent property is registered against the townhouse site further to the north;

- To the east, across St. Albans Road, are four (4) older single-family homes (R1/E) with redevelopment potential;
- To the south, are two (2) single-family lots (R1/E) between the subject property and Jones Road with redevelopment potential; and
- To the west, is a low-rise multi-family development (R3).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on October 18, 2004. No public concerns were raised.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. There are conditions which are required to be met prior to the issuance of Building Permits as outlined in the rezoning report in the requirement for a Servicing Agreement for frontage improvements. In addition, the proposal complies with the intent of the applicable Development Permit sections of the Official Community Plan (OCP) and is generally in compliance with the Comprehensive Development District (CD/120) Schedule except for the zoning variance noted below.

Zoning Compliance/Variances (staff comments in ***bold***)

The applicant requests the following variance to the Comprehensive Development District (CD/120) Schedule of the Zoning and Development Bylaw No. 5300:

- 1) To vary the provision of Section 291.120.6 (Minimum Setbacks) to reduce the minimum required public road setback to St. Albans Road from 4.5 m to 1 m and the minimum required north side yard setback from 1.2 m to 0.55 m for a mailbox structure with decorative roof.

(Staff supports the proposed variances as the mailbox structure is designed to mitigate the utilitarian mailbox design in a manner complimentary to the architectural design of the development; provides streetscape animation; and is situated in a serviceable location which maximizes passive surveillance from the adjacent unit).

AnalysisConditions of Adjacency:

- The proposed height, siting and orientation of the building respects the massing of the surrounding existing development;
- The applicant has addressed privacy for the adjacent single-family home to the north through incorporating only one view window (B unit dining room window) which is pulled southward across the driveway; measures to retain an existing neighbouring mature hedge, the planting of trees and hedges along the shared property line; and 1.8 m high privacy fencing;
- The applicant has addressed privacy for the adjacent single-family home to the south through measures to retain the existing mature hedge which screens the one view window; and 1.8 m high privacy fencing; and
- The applicant has addressed privacy for the adjacent multi-family development to the west through the planting of continuous Laurel hedging along the shared property line; and 1.8 m high privacy fencing.

Site Planning and Urban Design:

- The development offers an animated pedestrian-oriented streetscape on St. Albans Road;
- Vehicle access to the development will be through a permanent access to St. Albans Road and internal manoeuvring aisle with a registered cross-access agreement for the benefit of future development on the adjacent lot to the south;
- Resident parking is located off of the manoeuvring aisle. The visual impact on St. Albans Road has been improved through retaining a significant Douglas Fir tree, the siting of the amenity area, moving the rear unit garage southward, and new tree and shrub planting.
- Parking will be provided at the rate of 2.0 resident and 0.2 visitor parking spaces per dwelling unit which exceeds the required rate of 1.5 resident and 0.2 visitor parking spaces per dwelling unit as required by the zoning district schedule;
- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives;
- Rather than consolidate the rear units into a conventional duplex massing, the applicant is retaining the narrow building separation to permit natural light and ventilation into the adjacent rooms; and

- Cash-in-lieu of indoor amenity space has been provided through the Rezoning process.

Architectural Form and Character:

- The articulated buildings offer a pedestrian-oriented St. Albans Road streetscape; and
- The proposed building materials (vinyl siding on upper floors, Hardi-plank siding at grade, board and batten, vinyl windows and sliding patio doors, painted wood trim, metal garage doors with transom windows, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design:

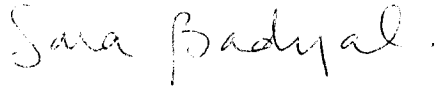
- The landscape design includes the retention of a large Douglas Fir tree on-site and measures to retain neighbouring mature hedges to the north and south. To this end, a registered arborist has been retained for a minimum of four site visits with the first occurring prior to demolition and excavation. A row of eight (8) Lombardy Poplar trees located along the west property line in a sanitary sewer right-of-way (R.O.W.) are required to be removed due to location in a sanitary sewer R.O.W., the advanced age and poor health of the trees. Replacement in the same location is not permitted due to the sanitary sewer R.O.W. The trees will be replaced with a combination of eight (8) new trees and the use of permeable paving for the manoeuvring aisle and visitor parking spaces;
- The landscape design also includes shrub and ground cover planting, benches for seating, and special paving treatment with patterning and colour;
- Although this development does provide the required amount of outdoor amenity space, children's play equipment is not included. This is due to the small size of the amenity area and of the development. However, each unit has a contained outdoor yard;
- Privacy fencing (1.8 m height) will be provided in conjunction with existing mature hedges to the north and south and a new Laurel hedge along the west property line;
- Residents will place their individual garbage cans and recycling boxes on a concrete pad in front beside a mature hedge and the mailboxes for weekly City collection; and
- The use of permeable pavers improves the permeability of the site.

Advisory Design Panel Comments

The subject proposed development was not presented to the Advisory Design Panel due to the small scale of development.

Conclusions

The applicant has satisfactorily addressed staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. Therefore, staff recommend support of this Development Permit application.

A handwritten signature in cursive script that reads "Sara Badyal".

Sara Badyal, M.Arch.

Planner 1

(Local 4282)

SB:blg

The following condition is to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter of Credit for landscaping in the amount of \$15,396.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Development Applications Department

DP 04-279615

Attachment 1

Address: 7531 St. Albans Road

Applicant: K. Y. Properties Ltd. Owner: same

Planning Area(s): St. Albans Sub-Area (City Centre District)

Floor Area Gross: 715 m² Net: 573.2 m²

	Existing	Proposed
Site Area	819 m ²	no change
Land Uses	Single-Family residential	Multi-family residential
OCP Designation	Multi-Family Low Rise	no change
Zoning	formerly R1/E	CD/120
Number of Units	1 dwelling unit	4 dwelling units

	Bylaw Requirement	Proposed	Variance
Dwelling Units (units/Ha):	Max. 62 upHa	49 upHa	none permitted
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Lot Coverage:	Max. 45%	39.3%	none
Setback – St Albans Rd:	4.5 m	4.5 m	1 m for mailbox structure
Setback – Side Yard:	1.2 m	1.2 m	0.55 m for mailbox structure
Setback – Rear:	1.2 m	3 m	none
Height (m):	12 m	10.7 m	none
Lot Size:	Min. 360 m ² Max. 2,020 m ²	819 m ²	none
Off-street Parking Spaces (Resident/Visitor):	6 and 1	8 and 1	none
Off-street Parking Spaces – Total:	7	9	none
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor:	Min. 24 m ²	25 m ²	none

*Variances have been requested to: reduce the Public Road setback from 4.5 m to 1 m and Side Yard setback from 1.2 m to 0.55 m for a mailbox structure with roof.



City of Richmond
Urban Development Division

Development Permit

No. DP 04-279615

To the Holder: K.Y. PROPERTIES LTD.
Property Address: 7531 ST. ALBANS ROAD
Address: c/o TOMIZO YAMAMOTO ARCHITECT INC.
954 BAYCREST DRIVE
NORTH VANCOUVER, BC V7G 1N8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #3a and #3b attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 to #3a attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 and #5 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 04-279615

To the Holder: K.Y. PROPERTIES LTD.
Property Address: 7531 ST. ALBANS ROAD
Address: c/o TOMIZO YAMAMOTO ARCHITECT INC.
954 BAYCREST DRIVE
NORTH VANCOUVER, BC V7G 1N8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$15,396.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

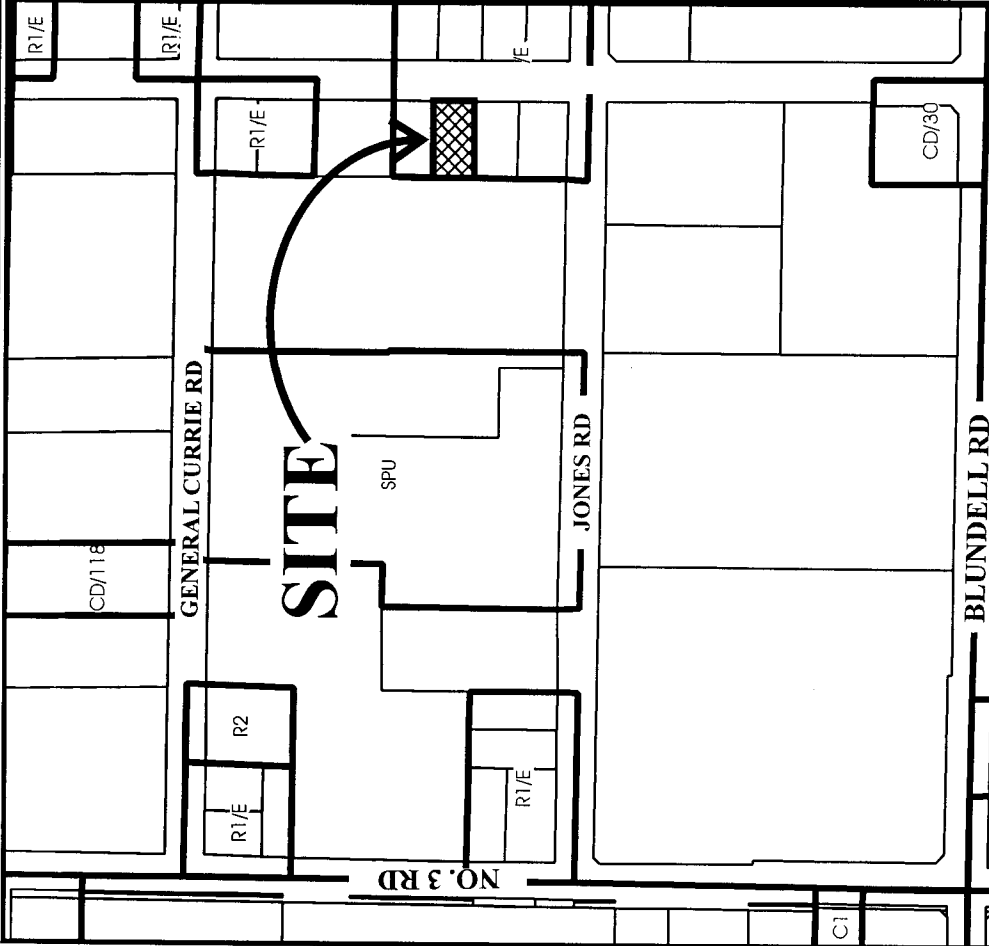
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

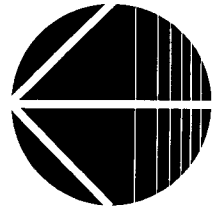


City of Richmond



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39.07					37.50		
90.46					37.49		
					37.49		
					37.49		

ST. ALBANS RD



DP 04-279615
SCHEDULE "A"

Original Date: 11/02/04

Revision Date:

Note: Dimensions are in METRES



MAR 02 2005
DP 04-279615
PLAN #2

NO.	DATE	REVISIONS
	OCT 22 04	ISSUED FOR D.P.
	NOV 10 04	RE-ISSUED FOR D.P.
	DEC 28 04	RE-ISSUED FOR D.P.
	JAN 24 05	RE-ISSUED FOR D.P.

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TOWNHOUSE DEVELOPMENT

FOR
CATHY LI
KEY PROPERTIES

22700 Somerset Avenue Richmond, BC V6V 1A5

7531 ST. ALBANS STREET

ROCKFORD, ILL.

comizo
yamamoto

architect inc.

5 Baycrest drive, n. van., b.c.
G 148 tel: 929-8531 fax: 929-8691

DRAWING TITLE
PARKING PI AN

3. Results

SCALE	1.0" = 1'-0"	SHEET NO.
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DATE OCT 3, 2004

PROJ NO	OF 5
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MAIL ROOMS

FUTURE ACCESS

VISITOR

ANT

PERMEABLE AREA: 2322.632

[illegible]

Diagram of a sign with dimensions. The sign is 6' 0" high and 1' 0" wide. The word "Sign" is written vertically inside the sign.

Architectural drawing of a 6'-0" HT. WOOD FENCE. The drawing includes a side elevation and a cross-section. The side elevation shows a fence with vertical slats, a top cap, and a lattice top rail. The cross-section shows the fence's profile with labels for "2" X 4" BRACING", "2" X 4" POST (MT. 2" X 4")", "2" X 4" BRACING", "2" X 4" TOP CAP", "1/2" LATTICE", and "2" X 4" BRACING". The drawing is dated 10/10/10 and includes a scale bar from 0' to 6'.

2 6'-0" HT. WOOD FENCE

— FINISHED GRADE
--- 10" DIA. CONCRETE BASE

Abstract

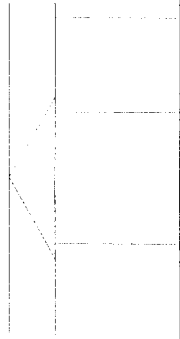
MAR 16 2005

DP 04279615
PLAN # 3B

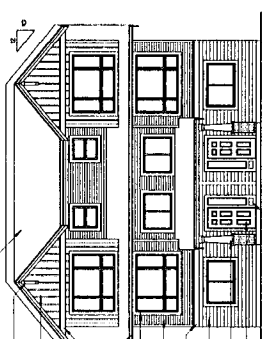
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Checked:	TL
Date:	NOV 1, 2004
Job:	04144
Sheet:	

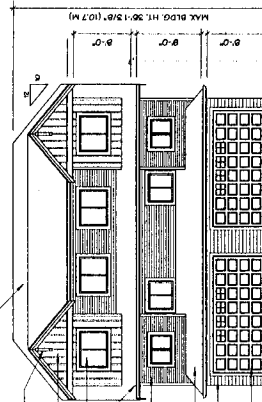
210
L2



SCALE: 1/8" = 1'-0"



NIT B



5

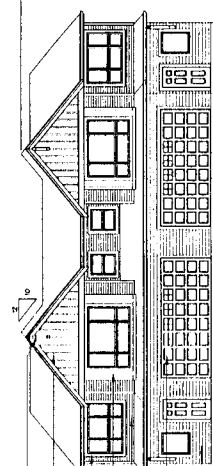


TABLE 1.

PROJECT

TOWNHOUSE DEVELOPMENT

FOR

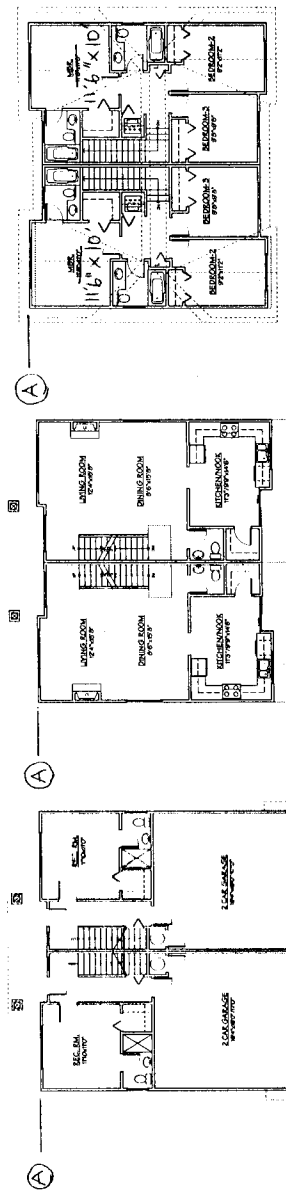
CATHY LU

KY PROPERTIES

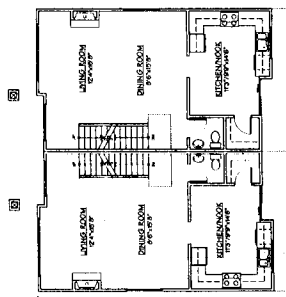
9700 Swansboro Avenue, Richmond, BC V7A 2M1

7331 ST. ALBANS STREET

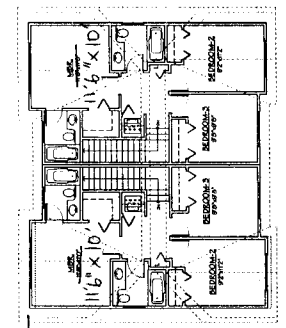
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DATE	OCT 6, 2004			
DRAWN BY	TY			
CHECKED		PROJ. NO.	9405	



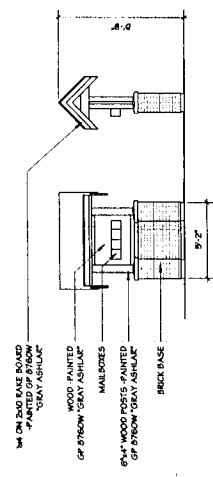
GROUND FLOOR PLAN
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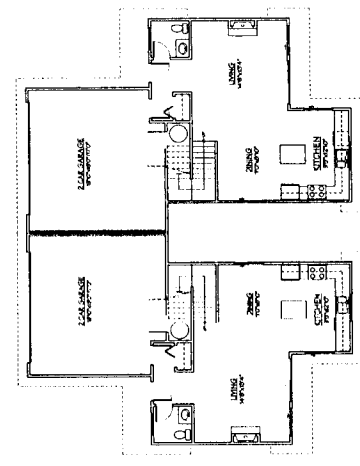
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



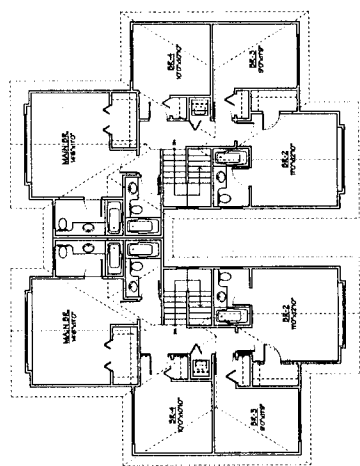
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



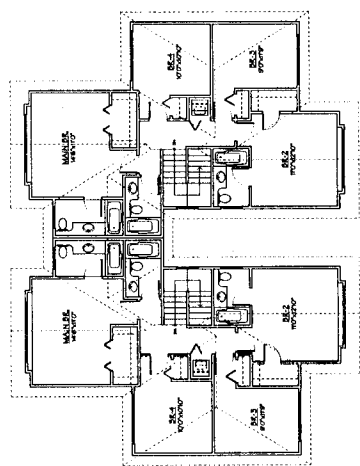
MAIL KIOSK DETAILS
SCALE 1/4" = 1'-0"



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

DATE	10/10/04	REVISION	1
DATE	10/10/04	REVISION	2
DATE	10/10/04	REVISION	3
DATE	10/10/04	REVISION	4
DATE	10/10/04	REVISION	5
DATE	10/10/04	REVISION	6
DATE	10/10/04	REVISION	7
DATE	10/10/04	REVISION	8
DATE	10/10/04	REVISION	9
DATE	10/10/04	REVISION	10

PROJECT: TOWNHOUSE DEVELOPMENT
FOR: COUNTRY ESTATE PROPERTIES
2700 SUNDOWN AVENUE, NICHOLAND, BC V7A 3M1
200 ST. ALBANS STREET
NICHOLAND, B.C.

tomizo
yamamoto
architect inc.

DRAWING TITLE: BUILDING PLANS
DRAWING NO.: 04-279615
SHEET NO.: A4
DATE: 10/10/04
SCALE: 1/8" = 1'-0"

MAR 02 2005
DP 04-279615
PLAN #5

SCALE	1/8" = 1'-0"	SHEET NO.	A4
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DRAWN	10/10/04	BY	10/10/04
CHECKED	10/10/04	BY	10/10/04

