



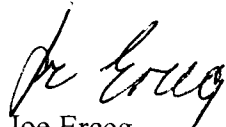
City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: April 1, 2003
File: RZ 03-223377
Re: **APPLICATION BY DAVA DEVELOPMENTS LTD. FOR REZONING AT 8360 ST. ALBANS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO TOWNHOUSE DISTRICT (R2)**

Staff Recommendation

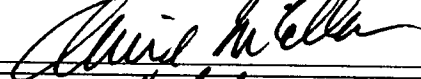
That Bylaw No. 7513, for the rezoning of 8360 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER


see attached memo

Staff Report

Origin

Dava Developments Ltd. has applied to the City of Richmond for permission to rezone 8360 St. Albans Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2) in order to develop 6 detached townhouse units with single family residential character on the subject property (**Attachments 2 & 3**).

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	David Chung	To be determined
Site Size	1617 m ² (17,405 ft ²)	No change
Land Uses	Single Family	Multi Family
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E	No change
Zoning	R1/E	R2

Surrounding Neighbourhood

The properties to the north, south and across the street to the west are single family. To the east is the Palmer/Garden City school/park site. This neighbourhood is primarily single family, however, there are a number of two-family dwellings (one recently rezoned) directly to the north of the subject property along St. Albans, that also back onto the school site.

Public Input

A petition has been received (**Attachment 4**) from 23 of the surrounding neighbours who oppose the proposed development. No specific reasons were given.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5423 (**Attachment 5**) restricts subdivision to R1/E size lots (minimum width 18m or 59 ft). As the subject proposal does not involve the subdivision of the lot, the application is not subject to the policy.

Staff Comments

Policy Planning

Park Openness

Many of Richmond's park sites suffer from a lack of visibility due to the fact that private residential properties often line the outside of the park. This is true for the Palmer/Garden City school/park site. One of the ways to address this issue is by opening up view corridors to the parks as the surrounding properties redevelop.

An application was recently approved along Ryan Road where a number of large lots situated between Ryan Road and a school/park site were approved for townhouses. In this case, a 30 foot right-of-way with a pedestrian walkway was provided to link the neighbourhood through to the park site. A further 30 feet would be added when the adjacent parcels developed in order to provide a 60 feet or 18m wide view corridor.

In the case of the subject property, a significant right-of-way is not able to be achieved because the site is too small on its own and the site to the north is not interested in redevelopment. Furthermore, because there are substantial trees and hedging along the perimeter of the subject property, the start of a wider view corridor can not be achieved along the northern property line without adversely affecting the existing landscaping. Therefore, while a significant view corridor cannot be achieved, it is still possible to provide a pedestrian connection through the site.

Public Walkway

There is a concern that the public access that is being provided, be designed in such a way as to be an obvious connection through to the park. Therefore:

- a sidewalk is provided rather than using the driveway for pedestrian access;
- 1.5m setbacks from the sidewalk and driveway are provided to ensure that there is enough space for significant planting to occur;
- signage at both ends of the walkway will be provided;
- no gate or obstruction is to be provided at the edge of the park;
- the pathway will extend beyond the site to connect to the pathway in the park; and
- at the development permit stage more attention will be paid to the details of the design of the walkway and its connection to the park and St. Albans Road.

The applicant is aware of these recommendations and is prepared to address these details at the development permit stage.

Zoning

The proposed development meets the requirement of the R2 zone, which is the lowest density townhouse zone in Richmond and is at the same 0.55 FAR density as single family.

Trees

A tree survey of the perimeter of the property (**Attachment 6**) together with the landscape plan (**Attachment 7**), show that many of the perimeter trees and hedging will be able to be saved, however there is one large apple tree along St. Albans Road that will need to be removed. At the time of the development permit the tree survey should be amended to include all trees on the property in order to calculate the number of replacement trees that will be provided.

Engineering

St Albans Road was upgraded, including street trees, about ten years ago so no offsite works are required. The only condition prior to final adoption of the rezoning, is granting of a 3m (9.8 foot) public rights of passage right-of-way to permit pedestrian access between St Albans Road and the school site on the east edge.

No servicing agreement is required for the construction of the public walkway, however, it must be shown on the future Development Permit landscaping plan, indicating type of lights and surface materials to be used.

Parks

It is very worthwhile to develop a pedestrian connection to the school/park site and improve visibility of the park from St. Albans Road. With that in mind, it is recommended that at the development permit stage the following details be reviewed:

- the 4 foot high section of fence at the property line should be fairly "transparent" (i.e. not solid board construction). One option rather than a fence would be to replace a fence by a line of bollards. They would demarcate the property line yet be very transparent and not appear to be such a "barrier" to access and view;
- the public pathway should connect to the existing park pathway system. Allow for 1.8 metre wide asphalt pathway, for approximate distance of 10 metres, along with additional planting in the park; and
- this corner of the park is fairly isolated, and while the proposed connection is a good idea, we recommend that loitering at the project/park "edge" be discouraged.

Analysis

Special circumstances generally have to exist in order to support new townhouse development within a single family neighbourhood. In the case of the subject application, these circumstances include:

- St. Albans Road, being a straight road through this quarter section and leading to the City Centre, has higher traffic volumes than most local roads;
- the subject site and those to the north are situated between the busy St. Albans Road and the Palmer/Garden City school/park site;
- the subject site, at 1617 m² or 17,405 ft², is quite large and meets the minimum site dimensions for the R2 townhouse zone; and
- the provision of a public walkway in order to link the neighbourhood to the park.

While the objective of park openness cannot be achieved, the benefit to the community of the public walkway through the site can serve to offset the impacts of a new townhouse development being constructed in the neighbourhood and therefore staff are supportive of the application. However, a petition has been received by some of the neighbours. It is unclear if these neighbours are aware of the benefit this development provides in terms of park access.

Financial Impact

None.

Conclusion

The proposal is to build 6 detached townhouses with single family residential character on a larger lot situated between a busy local road (St. Albans) and a school/park site. A rezoning for a two family dwelling was recently approved on a lot to the north that is also situated between St. Albans Road and the school. This concept is supportable given the awkward location in between two rather busy, active frontages. The proposal fits within the low density R2 townhouse zone

and while the design is not able to open up the park to St. Albans Road, it can provide a pedestrian connection through the site to the park. Some of the neighbours have signed a petition in opposition to the proposal. Overall, staff believes the proposal has merit, especially for the surrounding neighbourhood, as it provides a pedestrian connection to the park and therefore staff are recommending that it be considered favourably by Council.

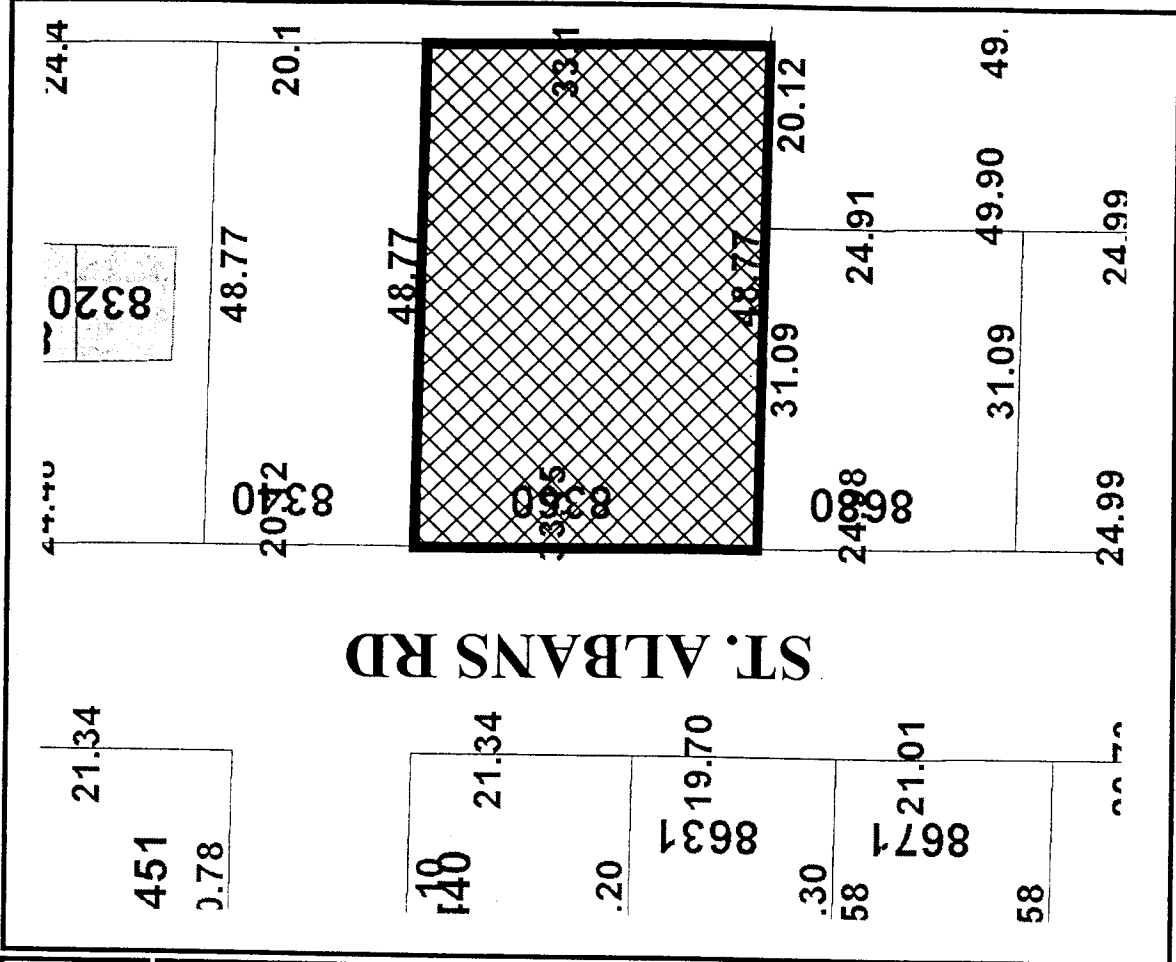


Jenny Beran, MCIP
Planner, Urban Development
(4212)

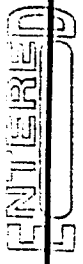
JMB:cas

Prior to final adoption of the rezoning:

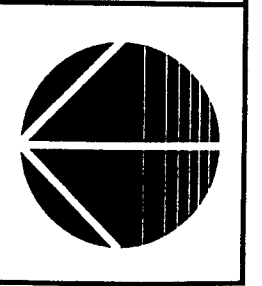
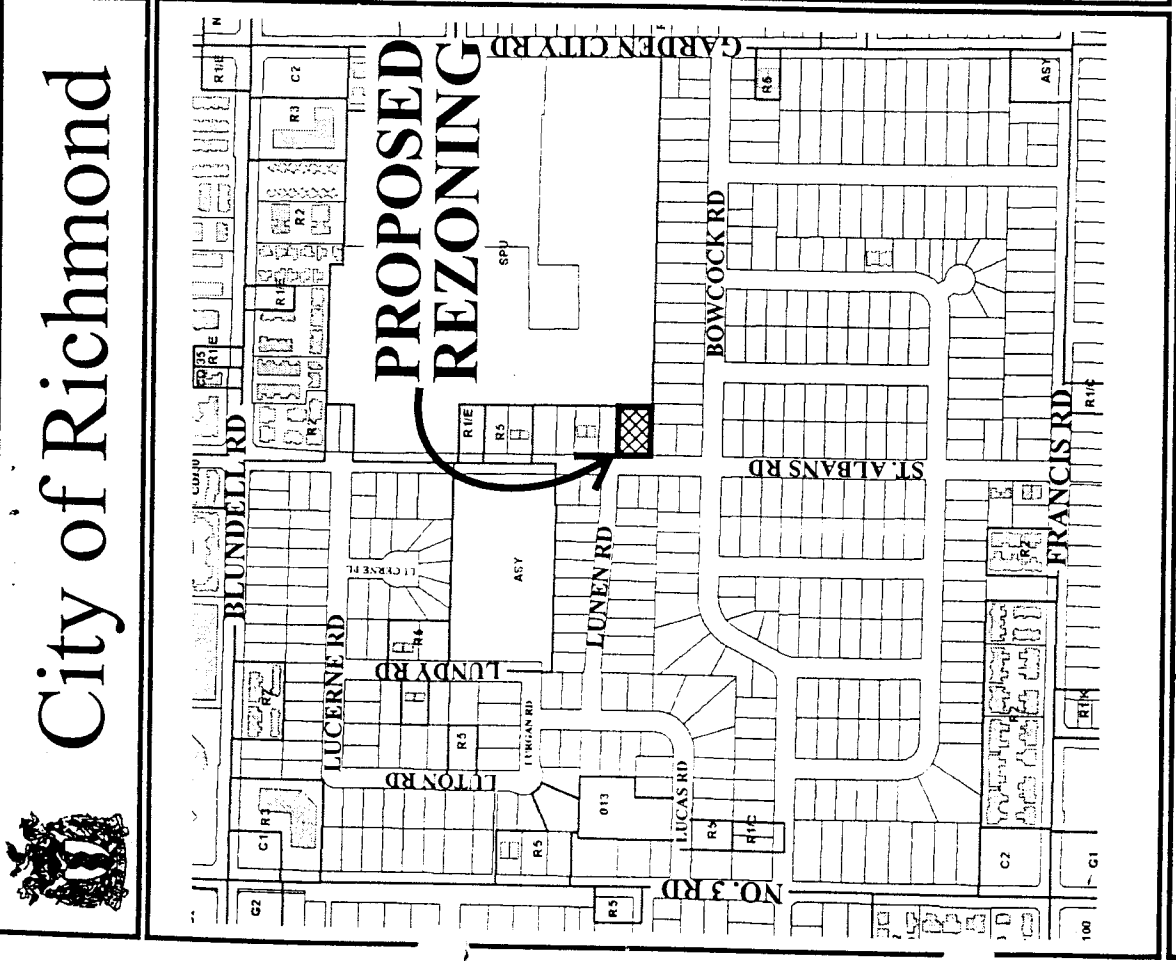
- a 3m (9.8 foot) public rights of passage right-of-way to permit pedestrian access between St Albans and the school site on the east edge is required; and
- a Development Permit is required to be completed to a level deemed acceptable by the Manager of Development Applications.



Original Date: 02/13/03
 Revision Date:
 Note: Dimensions are in METRES



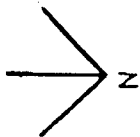
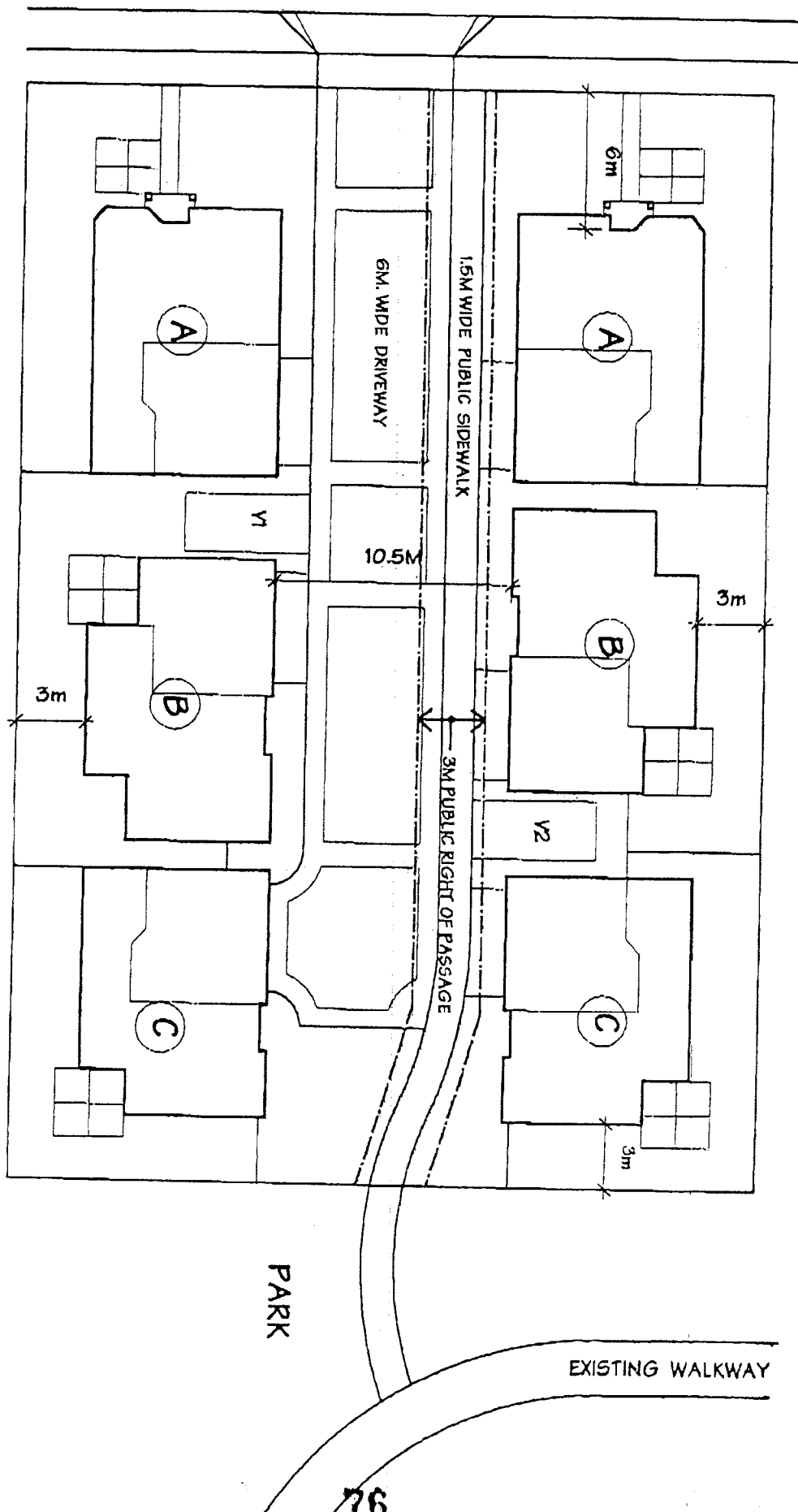
RZ 03-223377



City of Richmond

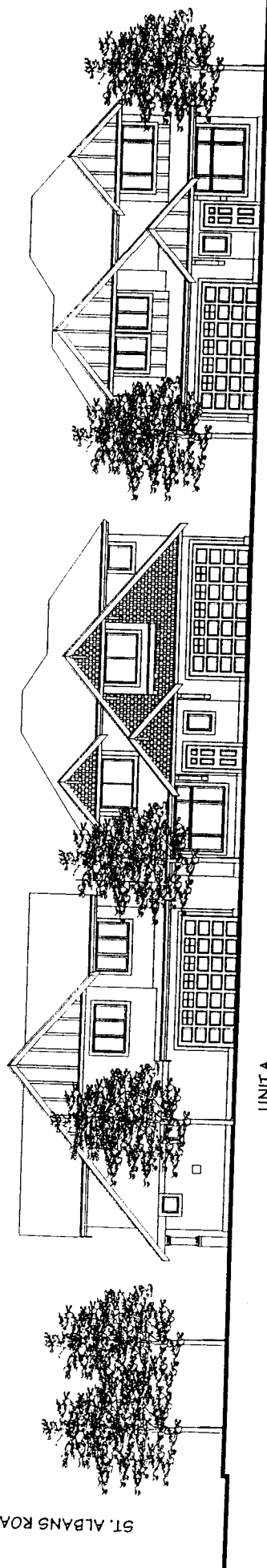
ST. ALBANS ROAD

ATTACHMENT 2



SITE PLAN

ST. ALBANS ROAD

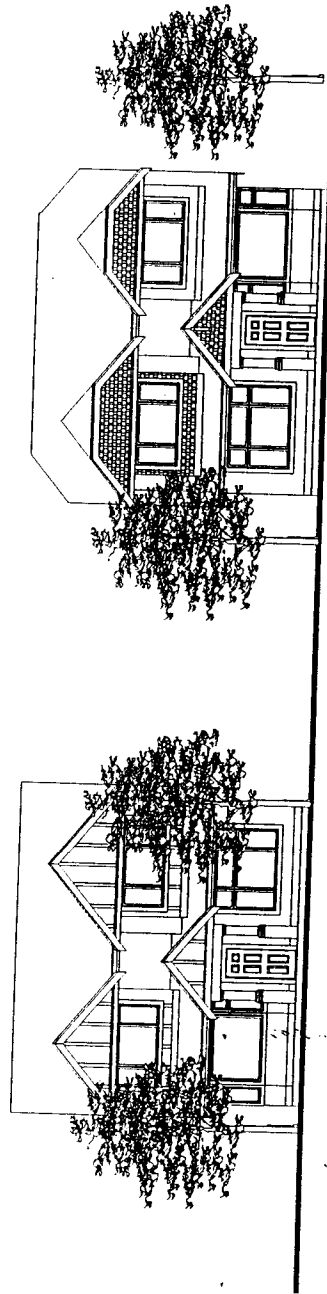


UNIT A

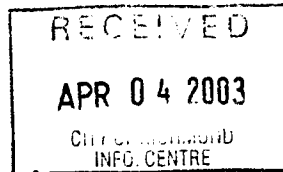
UNIT B

UNIT C

INTERIOR DRIVEWAY ELEVATION



ST. ALBANS ROAD ELEVATION



March 30th, 2003

Petition Against the Zoning of 8360 St Albans Road

The following petition is signed by we, the residences along St. Albans Road and Lunen street, who oppose and are against the rezoning of 8360 St. Albans road from a single family housing district subdivision area E (R1/E) to townhose district (R2) in order to divide into 6 townhouses. We hope the City Hall will understand the strong opposition of the surrounding neighbours along St. Albans road and Lunen Street, for the rezoning of this property.

Name of Signee	Address	Signature
Tahera Rangi	8180 St Albans Rd	<i>[Signature]</i>
PETER CHAN	8355 Bowwood Road	<i>[Signature]</i>
JEFF WONG	8631 ST. ALBANS RD.	<i>[Signature]</i>
MARY CHAN	8340 ST. ALBANS RD.	<i>[Signature]</i>
Neil Lam	8280 St. ALBANS	<i>[Signature]</i>
Jayce Trimble	8242 St. Albans	<i>[Signature]</i>
Kenneth Clay	8222 St. ALBANS	<i>[Signature]</i>
CINDY LENTZ	8100 LURGHAN RD	<i>[Signature]</i>
Brian M... ..	4891 Lurgan Rd	<i>[Signature]</i>
WARREN	4431 Lunen RD	<i>[Signature]</i>
ERIC Hicks	8810 ST ALBANS	<i>[Signature]</i>
Tony Principe	8220 St. Albans	<i>[Signature]</i>
Rick Fleming	8222 St. Albans	<i>[Signature]</i>
Shen Hua Shen	8320 ST ALBANS	<i>[Signature]</i>
Sar By	8451 Lunen Rd	<i>[Signature]</i>
Sam Chow	8311 ST ALBANS RD	<i>[Signature]</i>
Rich Xien	8188 Bowwood Rd	<i>[Signature]</i>
Wong	8400 Bowwood Rd	<i>[Signature]</i>
H.H. FRIESEN	8350 LUNEN RD	<i>[Signature]</i>
Nely Paldo	8340 St Albans Rd	<i>[Signature]</i>
Jo-Ann Rae	8360 LUNEN ROAD	<i>[Signature]</i>
JO-ANN RAE	8360 LUNEN ROAD	<i>[Signature]</i>
Jeanne Zheng	8671 St Albans Road	<i>[Signature]</i>

Jo-Ann Rae



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989

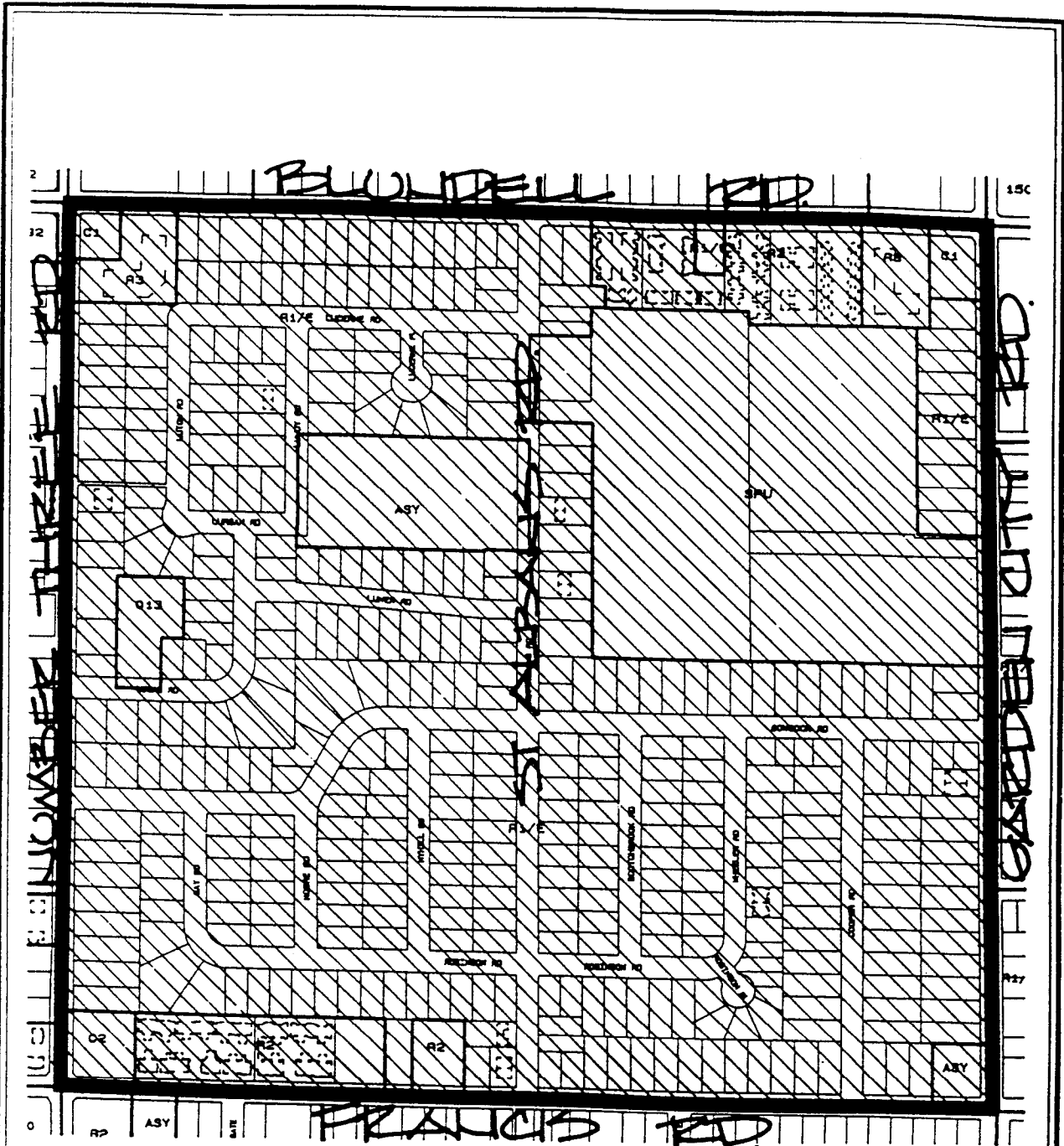
POLICY 5423

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6**POLICY 5423:**

The following policy establishes lot sizes within the area bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road (in a portion of Section 21-4-6):

That properties within the area bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the exception that properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C). This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



SUBDIVISION PERMITTED AS PER R1/E



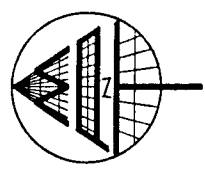
POLICY SECTION 5423
SECTION 21,4-6

DATE
 08/30/89

R-03-13846

SURVEY PLAN OF SIGNIFICANT PERIMETER TREES ON THE WEST 160 FEET OF LOT "A" SECTION 21 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 13143

#8360 ST. ALBANS ROAD
RICHMOND, B.C.



18

LEGEND

SCALE 1:200



(T) DENOTES ELEVATION TOP OF TREE OR HEDGE
ELEVATIONS ARE TO RICHMOND GEODETIC DATUM AND ARE DERIVED FROM RICHMOND CITY BENCHMARK Y-122, WEST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BLUNDELL ROAD ±30M EAST OF ST. ALBANS. ELEVATION: 2.435 METRES.

PROPERTY LINE DIMENSIONS ARE FROM LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO LEGAL SURVEYS.

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

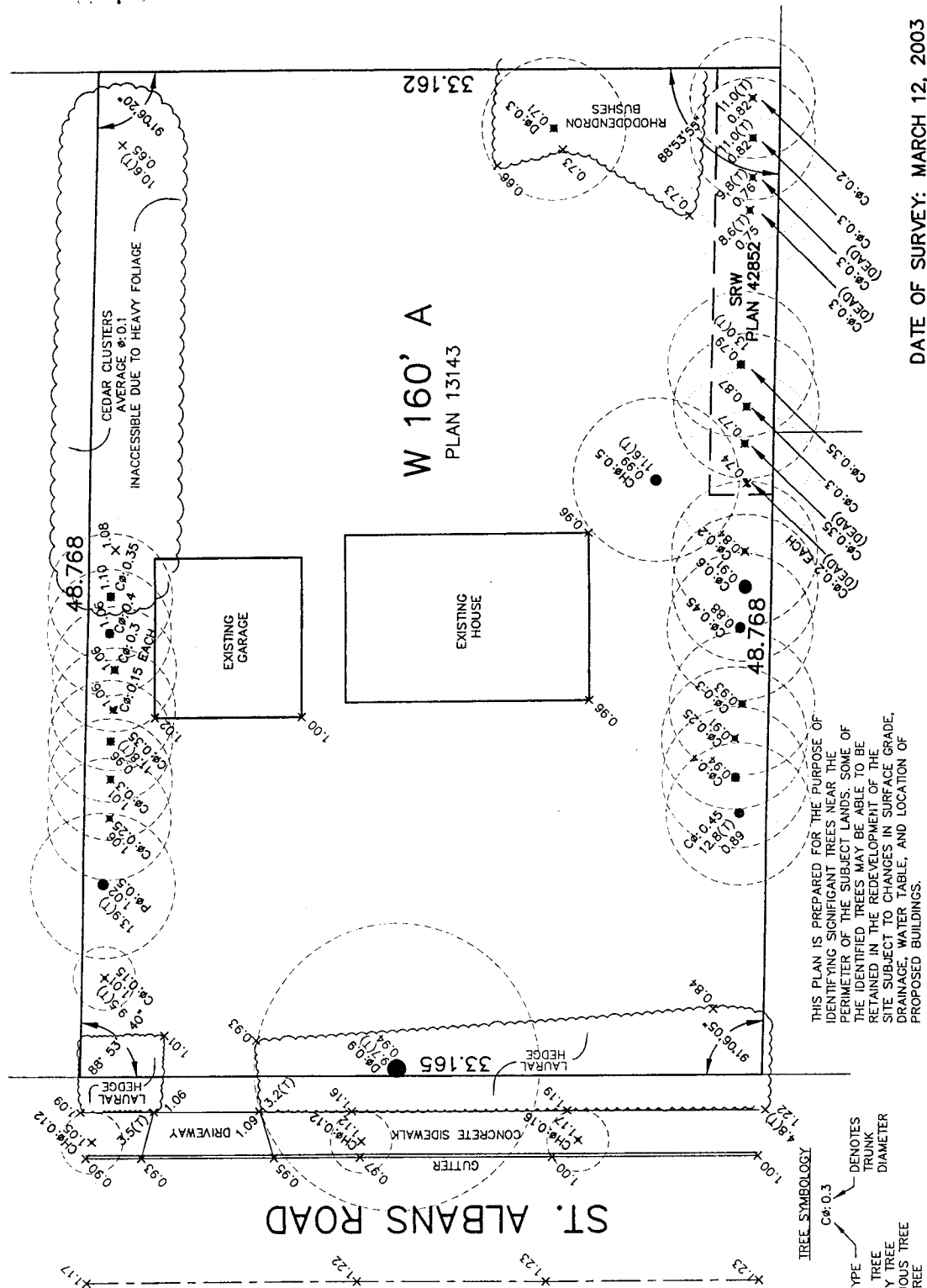
#210 - 8171 Cook Road
Richmond, B.C.
V6Y 3T8

Ph: 604-270-9331

Fax: 604-270-4137

CADFILE: 13846-TPG.FLX

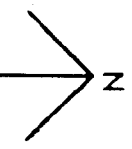
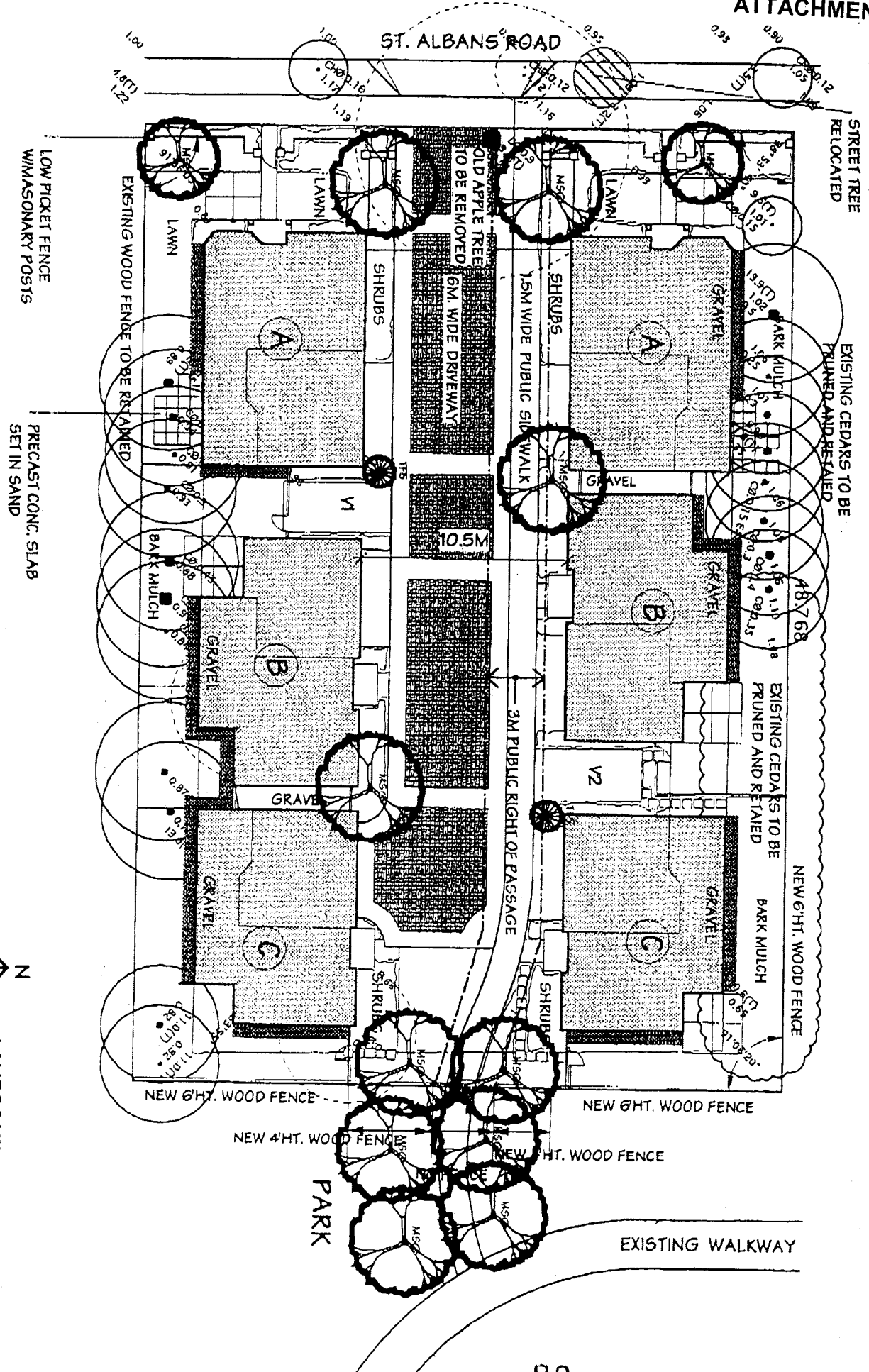
R-03-13846



THIS PLAN IS PREPARED FOR THE PURPOSE OF IDENTIFYING SIGNIFICANT TREES NEAR THE PERIMETER OF THE SUBJECT LANDS. SOME OF THE IDENTIFIED TREES MAY BE ABLE TO BE RETAINED IN THE REDEVELOPMENT OF THE SITE SUBJECT TO CHANGES IN SURFACE GRADE, DRAINAGE, WATER TABLE, AND LOCATION OF PROPOSED BUILDINGS.

DATE OF SURVEY: MARCH 12, 2003

ATTACHMENT 7



LANDSCAPE
CONCEPT PLAN



To: Planning Committee
From: David McLellan
General Manager, Urban Development
Date: April 11, 2003
File: 4105-20
Re: **Rezoning of 8360 St. Albans Road: RZ 03-223377**

I do not agree with the recommendation to rezone the above noted site to a townhouse district for the following reasons:

- there is significant local opposition to the proposal
- this single family neighbourhood has not been designated in the Official Community Plan for further densification

If Council is prepared to consider further densification of this neighbourhood, it should be done in conjunction with a local area planning process (for which we do not have sufficient resources in the current year's budget).

David McLellan
General Manager, Urban Development

DJM:djm



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7513 (RZ 03-223377)
8360 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 DISTRICT (R2)**:

P.I.D. 002-157-390

West 160 Feet of Lot "A" Section 21 Block 4 North Range 6 West New Westminster District Plan 13143

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7513**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>JB</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK