



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
RE: Application by S-248 Holdings Ltd. for Rezoning at 7160 St Albans Road from
Townhouse and Apartment District (R3) to Comprehensive Development
District (CD/120)

To Council - May 14, 2001
TO PLANNING - MAY 8, 2001
DATE: April 17, 2001
FILE: 8060-20-7228

STAFF RECOMMENDATION

That Bylaw No.7228, for the rezoning of 7160 St. Albans Road from "Townhouse and Apartment District (R3)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

STAFF REPORTORIGIN

The subject site is situated in the St. Albans Sub-Area of the City Centre, at the northeast corner of St. Albans Road and Bennett Road. S-248 Holdings Ltd. has applied to rezone the site from Townhouse and Apartment District (R3) to Comprehensive Development District (CD/120) to permit construction of four (4) three storey, detached townhouse dwellings. A concurrent Development Permit application has been submitted (DP 01-113315).

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	S-248 Holdings Ltd.	No change
Applicant	S-248 Holdings Ltd.	No change
Site Size	812.76 m ² (8,748.76 ft ²) <ul style="list-style-type: none"> St Albans Rd Frontage: 21.34 m (70.01 ft) Bennett Rd Frontage: 38.10 m (125.00 ft) 	No change
Land Use	Single family home	4 detached, 3-storey townhouses
OCP Designation (City Centre Area)	Residential	No change
Sub-Area Plan Designation (St. Albans Sub-Area)	Multi-Family Low Rise (3-Storey Apartments, Townhouses, Two Family or Single Family Dwellings)	No change
Zoning	Townhouse & Apartment District (R3)	Comprehensive Development District (CD/120)
Permitted Density	0.6 FAR <ul style="list-style-type: none"> Maximum Buildable Area: 487.66 m² (5,249.30 ft²) 	0.7 FAR <ul style="list-style-type: none"> Maximum Buildable Area: 568.93 m² (6,124.13 ft²)
Lot Coverage	40% permitted	40% proposed, <i>BUT</i> CD/120 permits 45% to be consistent with CD/28, an existing small-lot, multiple-family zone used in St Albans and the City Centre.
Minimum Building Setbacks	6 m (19.685 ft) along all property lines	4.5 m (14.76 ft) along St Albans Road and Bennett Road frontages, and 1.2 m (3.937 ft) along interior property lines.
Required Parking	1.5 spaces/unit for residents, plus 0.2 spaces/unit for visitors	CD/120 proposes no change, <i>BUT</i> the developer proposes to provide 2 spaces for each unit, plus 1 visitor space, for a total of 9 spaces (versus the 7 that would be required under either R3 or CD/120).

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 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. As a result, few older homes remain in the sub-area with the exception of the strip of single-family lots along St. Albans Road within which the subject site is situated. This strip is gradually transforming, however, having recently been the location of three new/approved small scale townhouse projects.

It was long hoped that the subject site and the three single-family lots to its north would be consolidated with the large, multiple-family parcel on their north and east (e.g. Bosa's "Palms" townhouse/high-rise site). When it became clear last year that development of the larger parcel would proceed without the four lots and that consolidation of those smaller properties was unlikely, staff took steps to enable the lots to develop independently and to ensure their development would "fit" with the neighbourhood. Key to this new approach was securing vehicular access to the rear of the three lots north of the subject site via the Bosa property. (Staff determined that access to the subject lot could be from Bennett Road.) Development of the four lots will require their rezoning to a small-lot, multiple-family district. To date, application has been made to rezone the subject property and a second application is anticipated shortly.

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 City's goals and objectives for the City Centre and the St Albans Sub-Area. The applicant, working with a density higher than Richmond typically applies to small-lot, multiple-family development, has demonstrated the ability to create an attractive, livable project presenting a pedestrian-friendly streetscape. Outstanding detailed design issues should be addressed through the concurrent Development Permit application (DP 01-113315); the processing of which should be to the satisfaction of the Manager of Development Applications prior to final adoption of the pending rezoning.

Transportation

The proposed driveway location on Bennett Road is acceptable, as are CD/120's proposed parking ratios as they are consistent with the area's predominant zoning designation, Townhouse and Apartment District (R3). A covenant should be registered against the subject site to ensure that no direct vehicular access is permitted to St Albans Road, and a 4 m by 4 m (13.12 ft by 13.12 ft) corner cut should be secured through Public Rights of Passage (PROP) at the intersection of St Albans Road and Bennett Road for future transportation needs.

Engineering Works

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

- a) Grant a 4 m by 4 m (13.12 ft by 13.12 ft) Public Rights of Passage (PROP) rights-of-way at the St Albans/Bennett corner; and
- b) Register a restrictive covenant against the parcel ensuring that vehicular access to the site will be limited to a specified location along Bennett Road (e.g. no access from St Albans).

Prior to issuance of Building Permit (BP), the developer must enter into the City's standard Servicing Agreement to design and construct, at his sole cost, off-site works that are compatible with those of Bosa to the east and north of the subject site. These works may include, but are not limited to, removal of the existing sidewalk and the installation of "Zed" type street lighting to City Centre standards, together with:

- Along St Albans Road: 2 m (6.56 ft) wide concrete sidewalk at the property line, +/-1.5 m (4.92 ft) wide grass boulevard at the back of curb, and 7 cm calliper street trees (Tulip); and
- Along Bennett Road: 1.5 m (4.92 ft) wide concrete sidewalk at the property line, +/-1.5 m (4.92 ft) wide grass boulevard at the back of curb, and street trees to match Bosa's frontage.

If possible, works should be coordinated with those of the three lots north of the subject site.

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 four street-fronting, detached townhouse units with private yards is also supportive of both City Centre 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 all be detached with two units fronting onto St Albans Road and two onto Bennett Road. The advantage of this form to the developer is that at a time when the residential market is slow, he can offer a housing option that is visually appealing, close to downtown amenities, and offers many single-family features (i.e. detached units, private two-car garages, private entrances facing the street, etc.) without the high cost. Four similar units were recently developed on Bennett Road, between St. Albans Road and No. 3 Road, and were well received by both the City and the market. The advantage to the City of repeating this model is that it contributes to a broader range of housing choices, a more interesting streetscape, and a good transition between the larger scale townhouse project to the subject site's east and the smaller scale townhouse projects being developed along St Albans Road.

With regard to the proposed zoning, Comprehensive Development District (CD/120) is a new zone created for the subject site. Prior to submission of the pending application, staff thought another small-lot zone, CD/28, might be applied to the property. That zone was first drafted for use in the Acheson-Bennett sub-area of the City Centre, and has since also been applied in the St Albans and South McLennan areas. The purpose of CD/28 was to achieve a superior quality of development by recognizing the limitations and opportunities inherent in small sites. To this end, CD/28 assumes that applicable lots will typically be serviced by a rear lane, and on that basis permits a higher density and smaller setbacks than those allowed under Richmond's other multiple-family zones. Staff review of the application indicated, however, that the subject site's dual street frontages, 3+ storey neighbours, and direct street access (e.g. site size is not reduced by the need to provide a lane) made it practical and desirable for the development to be even denser and taller than what would be permitted under CD/28. A comparative table, as it would apply to small lots, is provided below.

ITEM	R2	R3 (Existing Zone)	CD/28	CD/120 (Proposed Zone)
Density • FAR	0.55	0.6	0.65	0.70
Height • Dimension • Storeys	9 m (29.528 ft) +/-2-1/2 to 3	15 m (49.212 ft) +/- 5	9 m (29.528 ft) 2-1/2	12 m (39.370 ft) +/-3 to 3-1/2
Setbacks • Road • Side & Rear	6 m (19.685 ft) 3 m (9.843 ft)	6 m (19.685 ft) 6 m (19.685 ft)	4.5 m (14.764 ft) 1.2 m (3.937 ft)	4.5 m (14.764 ft) 1.2 m (3.937 ft)

Overall, the project appears to be well thought out and to fit well with the neighbourhood. The proposed zoning district, CD/120, is well suited to the opportunities and constraints associated with the subject site, and may prove to be applicable to small lots exhibiting similar characteristics elsewhere in the City Centre area.

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 Comprehensive Development District (CD/120) merits favourable consideration.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

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

Legal requirements, specifically:

- Grant a 4 m by 4 m PROP row at the corner of Bennett and St Albans; and
- Register a restrictive covenant specifying the location of vehicular access.

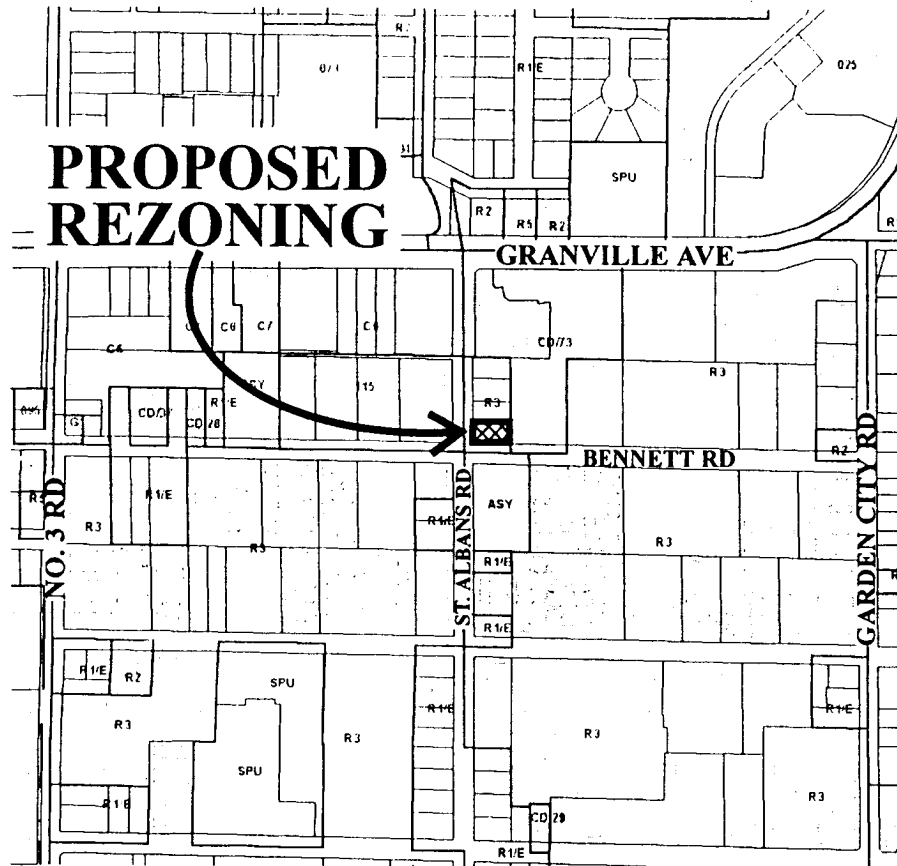
Development requirements, specifically:

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

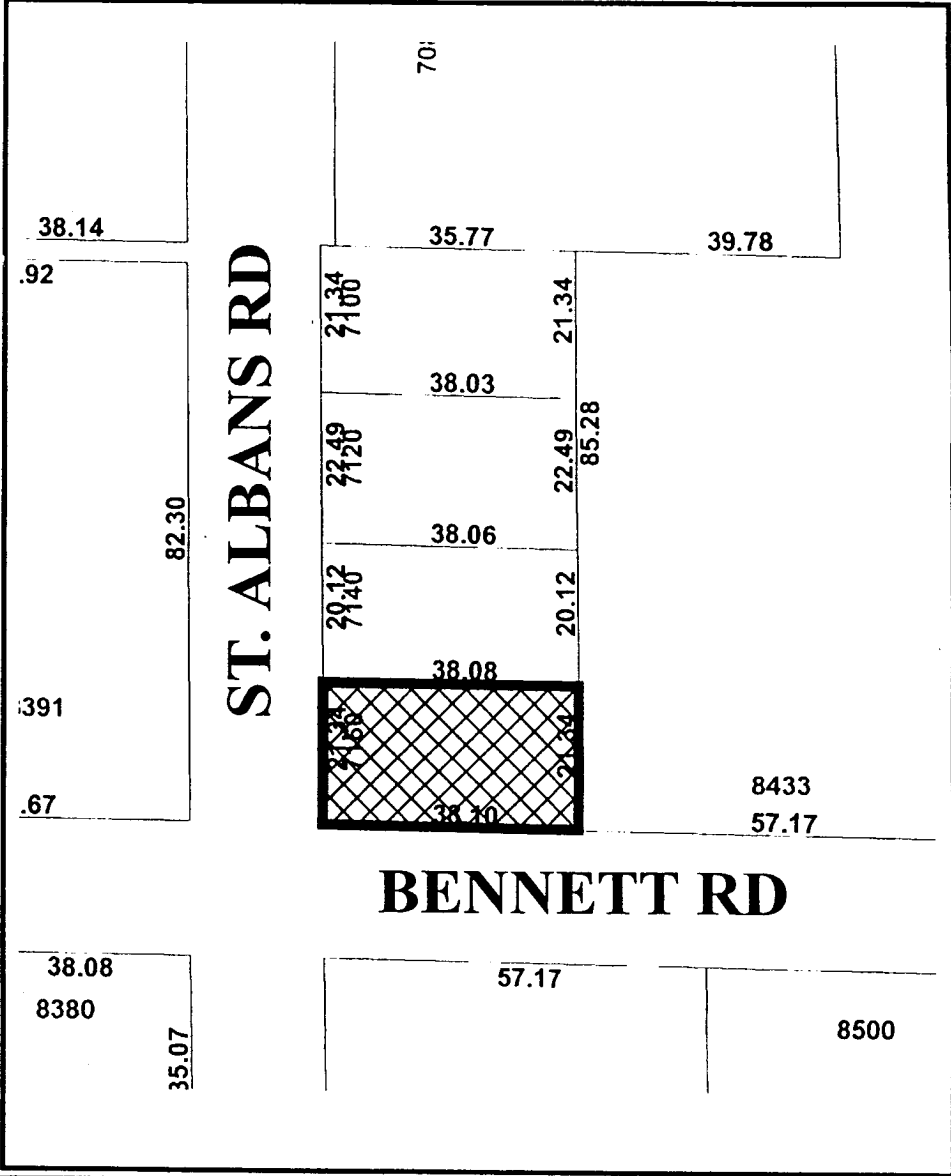


City of Richmond

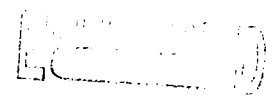
PROPOSED REZONING



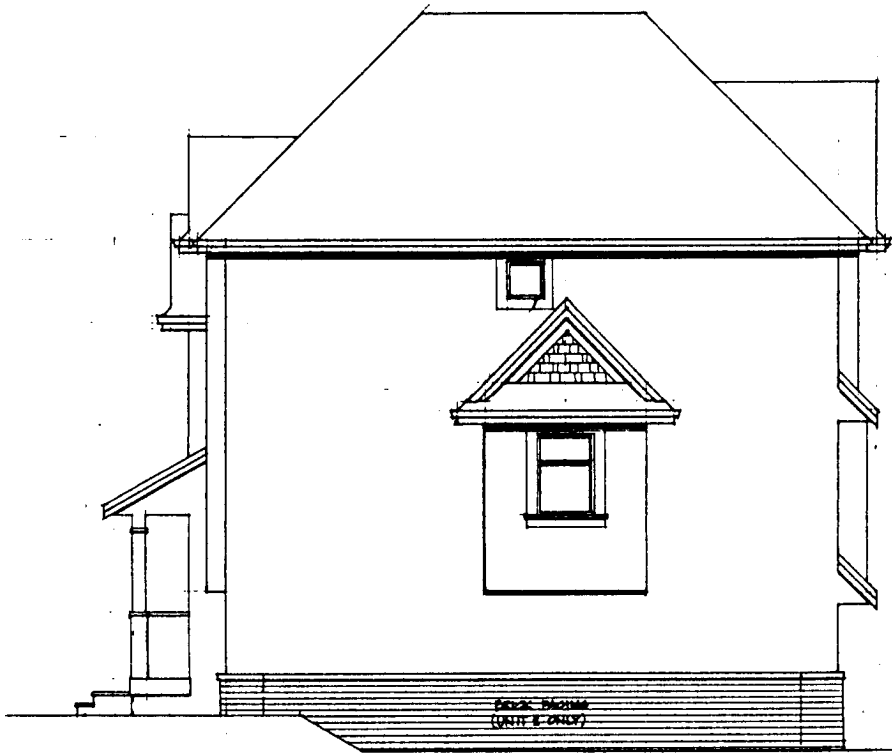
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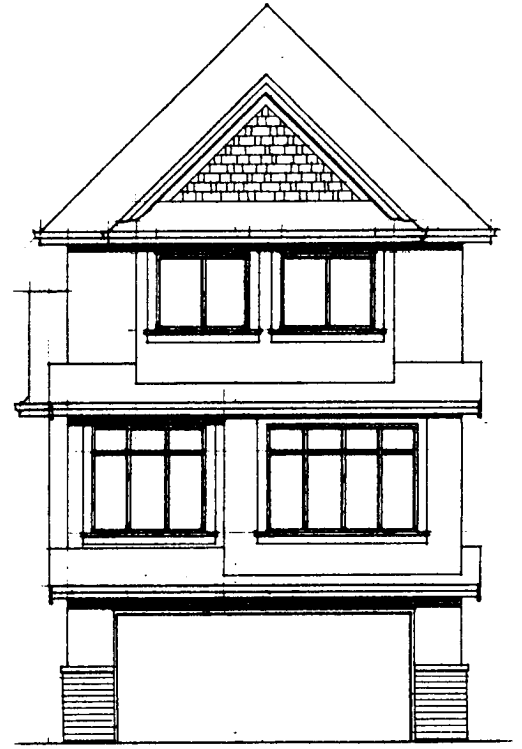
RZ 01-115799



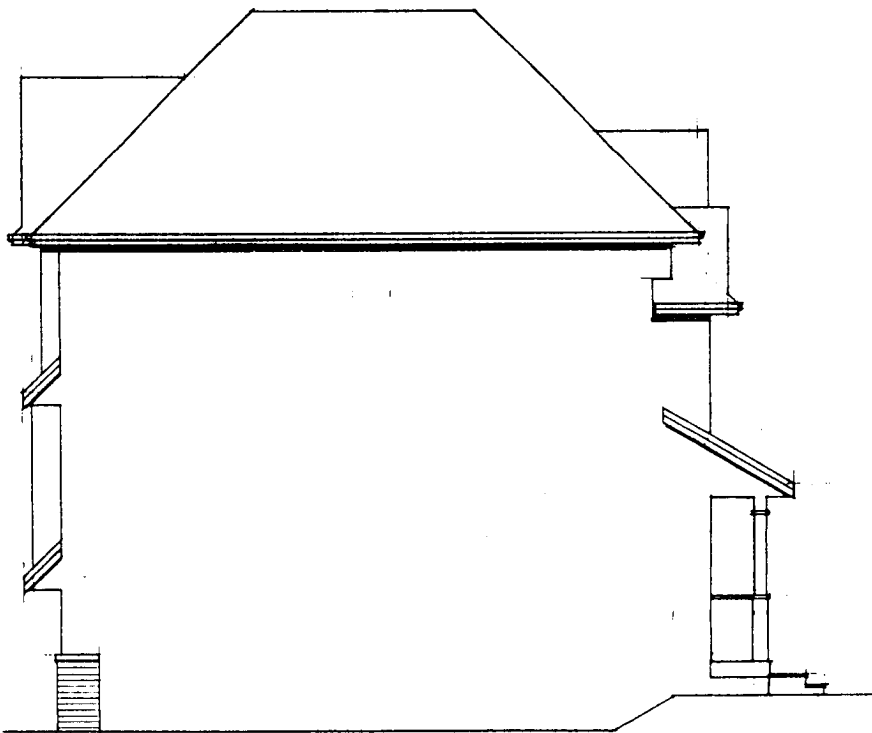
Original Date: 04/05/01
 Revision Date:
 Note: Dimensions are in METRES



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION
SCALE 1/4" = 1'-0"

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CITY OF RICHMOND
BYLAW 7228
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7228 (RZ 01-115799)
7160 ST ALBANS ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.120 thereof the following:

“291.120 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)”

The intent of this zoning district is to accommodate detached dwellings, townhouses, and small-scale multiple-family dwellings on small lots.

291.120.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwellings, Townhouses, and Multiple-Family Dwellings**;
BOARDING AND LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES.

291.120.2 PERMITTED DENSITY

.01 Maximum Number of **dwelling units**: 62 units/ha (25 units/ac.)

.02 Maximum **Floor Area Ratio**:

- a) 0.70, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m² (107.643 ft²) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

- b) Notwithstanding the limitations imposed in (a) above, an additional 0.05 shall be permitted, provided that it is entirely **used** to accommodate **Amenity Space** and the lot in question contains four or more **dwelling units**.

- c) For the purposes of (a) and (b) above, **floor area ratio** shall be deemed to exclude the floor area of those parts of the **building used** for off-street parking purposes.

291.120.3 MAXIMUM LOT COVERAGE

45% of **buildings** only; 70% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

291.120.4 MINIMUM LOT SIZE

A **dwelling unit** shall not be constructed on a **lot** of less than 800 m² (8,611.410 ft²) in area.

291.120.5 MAXIMUM LOT SIZE

1,560 m² (16,792.249 ft²)

291.120.6 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Road Setbacks: 4.5 m (14.764 ft)

EXCEPT THAT bay windows may project into the required road setback for a distance of up to 0.5 m (1.640 ft), and unenclosed porches and unenclosed stairs may project into the required road setback for a distance of up to 1.5 m (4.921 ft).

.02 **Side & Rear Yards:** 1.2 m (3.937 ft)

291.120.7 MAXIMUM HEIGHTS

.01 **Buildings & Structures:** 12 m (39.370 ft)

.02 **Accessory Buildings:** 5 m (16.404 ft)

291.120.8 MINIMUM SEPARATION BETWEEN BUILDINGS

.01 1.2 m (3.937 ft) space between **buildings** shall be unoccupied and unobstructed by **buildings**;

EXCEPT THAT cantilevered roofs, balconies, and chimneys may project into the separation space for a combined total distance of 1 m (3.281 ft) or one-half the width of the required separation space, whichever is the lesser.

291.120.9 OFF-STREET PARKING

- .01 Off- street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:
 - a) Off-street parking for the use of residents shall be provided at the rate of 1.5 spaces per **dwelling unit**; and
 - b) On lots containing four or more **dwelling units**, visitor parking shall be provided at the rate of 0.2 spaces per **dwelling unit**.

2. 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/120)**.

P.I.D. 003-669-611
South 70 Feet Lot 20 Block "B" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7228**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

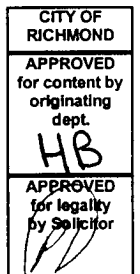
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAY 14 2001



MAYOR

CITY CLERK