



To: Planning Committee

Date: August 4, 2004

From: Raul Allueva
Director of Development

File: RZ 04-010244

**Re: APPLICATION BY PLATINUM MANAGEMENT INC. TO REZONE
7100 ST. ALBANS ROAD FROM TOWNHOUSE AND APARTMENT DISTRICT
(R3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/127)**

Staff Recommendation

1. That Bylaw No. 7796, to delete the minimum lot size in "Comprehensive Development District (CD/127), be introduced and given first reading.
2. That Bylaw No. 7775, for the rezoning of 7100 St. Albans Road from "Townhouse and Apartment District (R3)" to "Comprehensive Development District (CD/127)", be introduced and given first reading.

Raul Allueva
Director of Development

RV:ef
Att. 6

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Platinum Management Inc. has applied to rezone 7100 St. Albans Road (**Attachment 1**) from Townhouse and Apartment District (R3) to Comprehensive Development District (CD/127) in order to permit the development of 5 three-storey townhouses (**Attachment 2**), with access from St. Albans Road on the existing “Palms” driveway through a shared easement registered on 7080 St. Albans Road (**Attachment 3**), and having a floor area ratio of 0.78 on the site.

Findings of Fact

Item	Existing	Proposed
Owner	Platinum Management Inc.	No change
Applicant	Platinum Management Inc.	
Site Size (by applicant)	Width: 21.34 m (70.01 ft.) Depth: 38.08 m (124.93 ft.) Area: 812.63 m ² (8,747.33 ft ²)	No change
Land Uses	Single-family house	Five 3-storey townhouses
OCP Designation • City Centre	Residential	No change
Sub-Area Plan Designation • St. Albans	Multi-Family Low Rise (3-Storey Apartments, Townhouses, Two Family or Single Family Dwellings)	No change
Zoning	Townhouse and Apartment District (R3) • 0.6 floor area ratio (FAR) • Maximum site coverage of 40%	Comprehensive Development District (CD/127) • Permits 3-storey townhouses @ 0.78 floor area ratio (FAR) (as proposed) • Maximum site coverage of 40% (37% site coverage proposed)
Parking Required • For R3& CD/127	Residents: 1.5 spaces/dwelling x 5 dwellings = 8 spaces Visitors: 0.2 spaces/dwelling x 5 dwellings = 1 space Total: 1.7 spaces/dwelling x 5 dwellings = 9 spaces	
Parking Proposed	Residents: 2 spaces/dwelling x 5 dwellings = 10 spaces Visitors: 1 space Total: 11 spaces	

Surrounding Development & Related Policies

The subject site is situated in the St. Albans Sub-Area of the City Centre, on the east side of St. Albans Road, between Bennett Road and Granville Avenue. The site is designated Multi-Family Low Rise (3-Storey Apartments, Townhouses, Two-Family or Single-Family Dwellings) in the Sub-Area Plan (**Attachment 5**). The site is bounded on the north and east by the multi-phased Bosa Ventures project, the “Palms” (8400, 8460 Granville Avenue, 7000, 7080, 7088 St Albans Road, and 8433 Bennett Road), which extends from Granville Avenue to Bennett Road, consisting of two residential high-rise towers, a mid-rise apartment building, and townhouses, for a total of 347 dwelling units, in addition to street level commercial and a public park. The Bosa development did not include the row of four smaller lots along St. Albans Road, including the subject site. Three of these similar sized lots to the south of the subject site have been rezoned, under separate and individual applications, to Comprehensive Development

District (CD/120), to permit development of four townhouses each, consistent with the St. Albans Sub-Area Plan (e.g. 7120, 7140 St. Albans Road and 8411 Bennett Road).

Staff Comments

Independent development of the four lots on St. Albans Road has required their rezoning to a small-lot, multiple-family zoning district. The lots immediately south of the subject site have been rezoned to Comprehensive Development District (CD/120) and four-unit townhouse projects have been completed or are under construction on each of them. The applicants propose that their property be rezoned to Comprehensive Development District (CD/127) in order that they may be able to construct five townhouses.

The proposed zoning, CD/127, was originally drafted for the lots at 7720 and 7780 Garden City Road, three blocks south-east of the subject site, in the McLennan South Sub-Area. The use of CD/127 is attractive for small-lot townhouse development at this location for several reasons:

- Its permitted height (12 m/39.37 ft) is less than that of the existing Townhouse and Apartment District (R3) (15 m/49.21 ft) on the site and equal to the neighbouring sites to the south, zoned Comprehensive Development District (CD/120), and would achieve a similar scale to its southerly neighbours. The neighbouring site to the north permits high-rise development.
- Its east side yard setback (e.g. 4.57 m/14.993 ft.) is greater than that of CD/120 (e.g. 1.2 m/3.937 ft.). This will ensure that the building foundation is set back sufficiently to minimize any potential impact on the large tree which was retained in the development of the northerly neighbour.
- Its front yard setback (e.g. 6 m/19.685 ft.) is greater than that of CD/120 (e.g. 4.5 m/14.764 ft.). This will ensure that the building foundation is set back sufficiently to minimize any potential impact on the large tree proposed for retention in the front yard.
- Its permitted density (0.78 floor area ratio/FAR) is greater than that of R2 (0.55 FAR), R3 (0.6 FAR), and CD/120 (0.70 FAR) which provides greater incentive for developers to tackle this small and somewhat difficult site, which includes constraints related to access and tree preservation.

Comprehensive Development District (CD-127) Amendment

- Comprehensive Development District (CD/127) includes a minimum lot size of 0.405 ha (1.0 ac) in size.
- An amendment is needed to accommodate this small, remnant site of 0.08 ha (0.20 ac) in size.

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. Under the proposed zoning, CD/127, the applicant has demonstrated the ability to create an attractive, livable project presenting a pedestrian-friendly form that is in keeping with adjacent small and large townhouse projects

The site layout is based on the constraints of the location of the registered easement (**Attachment 3**) which allows for access from the adjacent project driveway, north of the site, as well as the location of two mature trees, which are recommended for retention. This has resulted in the proposed site design, with a row of 5 townhouses, rather than the layout of the neighbouring lots to the south, with two townhouses fronting on St. Albans and two units at the rear of the sites. Overall, this arrangement achieves a good relationship to neighbouring development, with increased setbacks to ensure greater privacy between developments.

Retention of the existing tree in the front yard, as identified in the proposed plan, is required. As well, an arborist's report is required to ensure that the existing tree on the neighbouring site to the north (at the Palms' driveway) will not be endangered by the proposed development

Final site layout and detailed design issues should be addressed through a Development Permit application, the processing of which should be to the satisfaction of the Director of Development prior to final adoption of the subject site's pending rezoning.

Development Application - Engineering and Transportation

The Development Applications – Engineering and Transportation Departments support the rezoning application. The Site Engineering and Transportation requirements are provided in **Attachment 4**.

Analysis

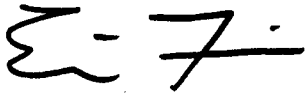
The proposed use of the subject site is in keeping with Official Community Plan population projections and City Centre Area Plan objectives for "the development of a broad range of housing to meet the needs of a sizeable and diverse resident population". Comprehensive Development District (CD/127), which has been approved for use in small-lot townhouse projects, appears to be well suited to the subject property and will provide for a good "fit" with neighbouring developments. Overall, the project appears to be an appropriate addition to the St. Albans area.

Financial Impact

Staff have previously recommended that the St. Albans Road frontage of the subject site and three adjacent small lots be constructed together by the City. This work was undertaken by the City and completed in 2002. The City has secured funding from three of the affected lots and will require that the subject site provides funding as a condition of rezoning. The subject site is required to reimburse the City for the cost of its frontage improvements (\$12,5055) as a condition of development.

Conclusion

- This application can be supported because it is in conformance with the City Centre Area Plan and the St Albans Sub-Area Plan, and is consistent with neighbouring development.
- Rezoning of the subject property to Comprehensive Development District (CD/127) merits favourable consideration.



Eric Fiss
Policy Planner
(4193)

EF:cas

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

Legal requirement, specifically:

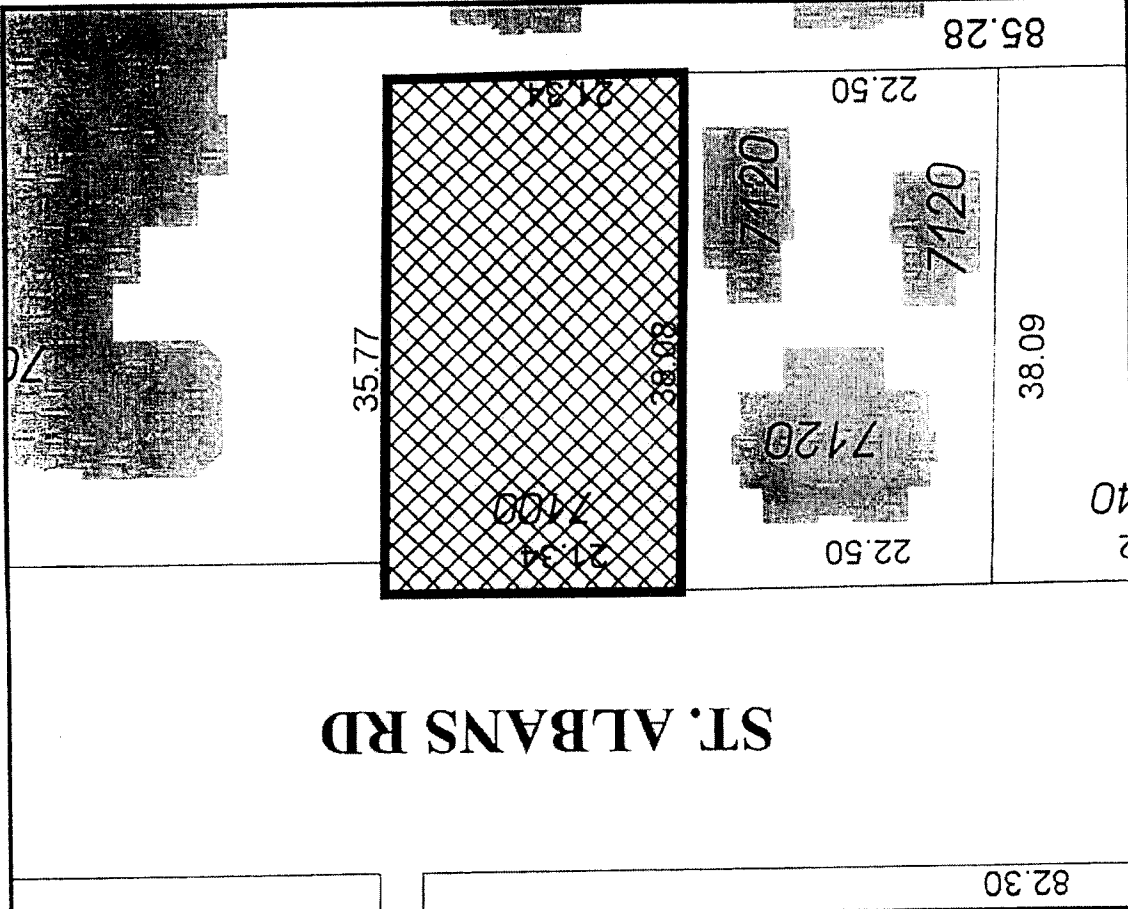
- Registering of a restrictive covenant specifying that vehicular access is to be solely through the neighbouring "Palms" driveway to the north, through the cross access easement registered on 7080 St Albans Road. (No permanent access will be permitted from St. Albans Road.);
- Registering an utility right-of-way (3 m/9.84 ft. by 3 m/9.84 ft.) in favour of BC Hydro, in the southwest corner of the subject site to accommodate kiosks for the under grounding of local services;
- Payment to the City of \$12,055, which is a firm price cost for beautification improvements the City completed to this site's St Albans Road frontage in 2002; and
- That Bylaw No. 7796 to amend Comprehensive Development District (CD/127) is adopted.

Development requirements, specifically:

- Contribution of \$5,000 (\$1,000 per unit) toward the City's Park's fund as payment in lieu of providing indoor amenity space; and
- Processing of a Development Permit application to a satisfactory level, as determined by the Director of Development.

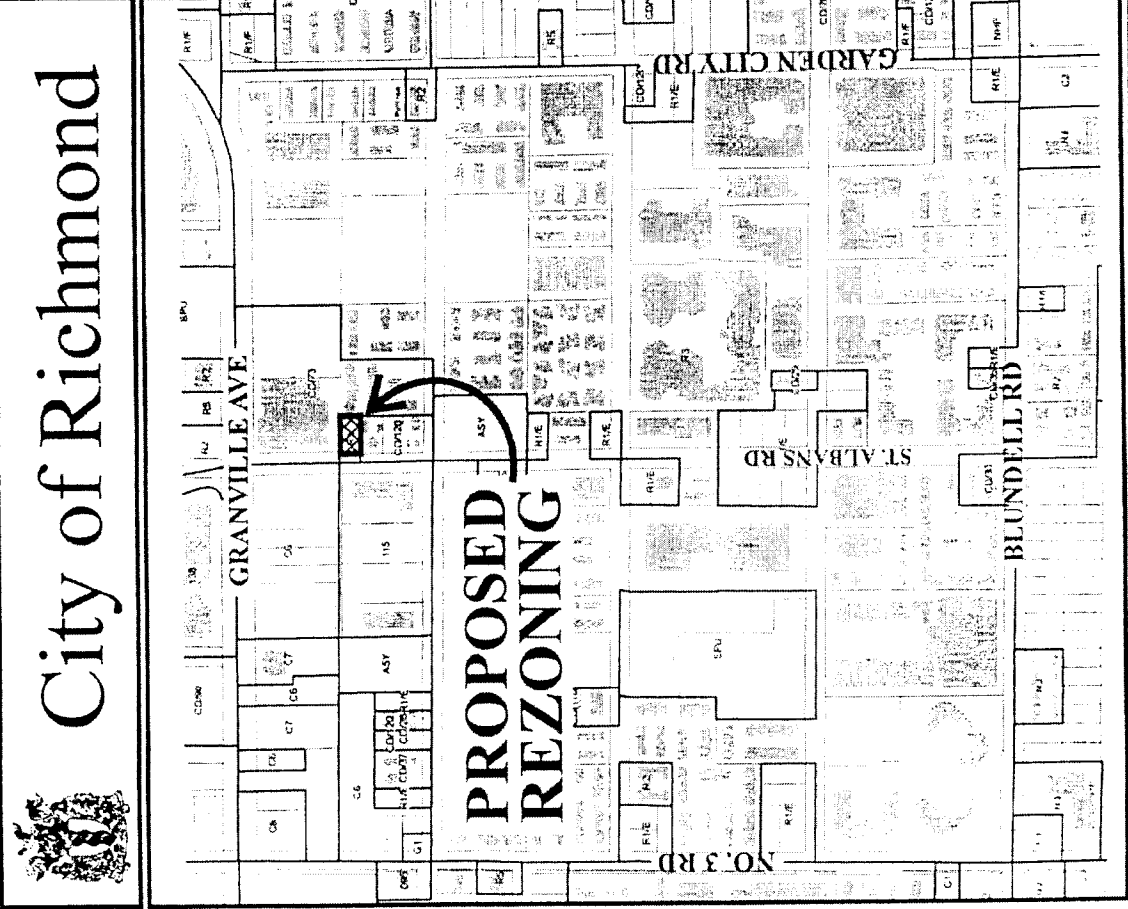
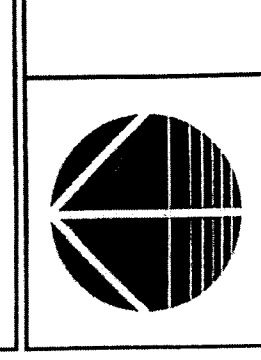
LIST OF ATTACHMENTS

- Attachment 1 Zoning Site Map and Context Plan
- Attachment 2 Proposed Site Plan and Floor Plans
- Attachment 3 Plan of Easement Agreement
- Attachment 4 Development Application Staff Comments
- Attachment 5 At Albans Sub-Area Plan – Land Use Map
- Attachment 6 Development Data Sheet

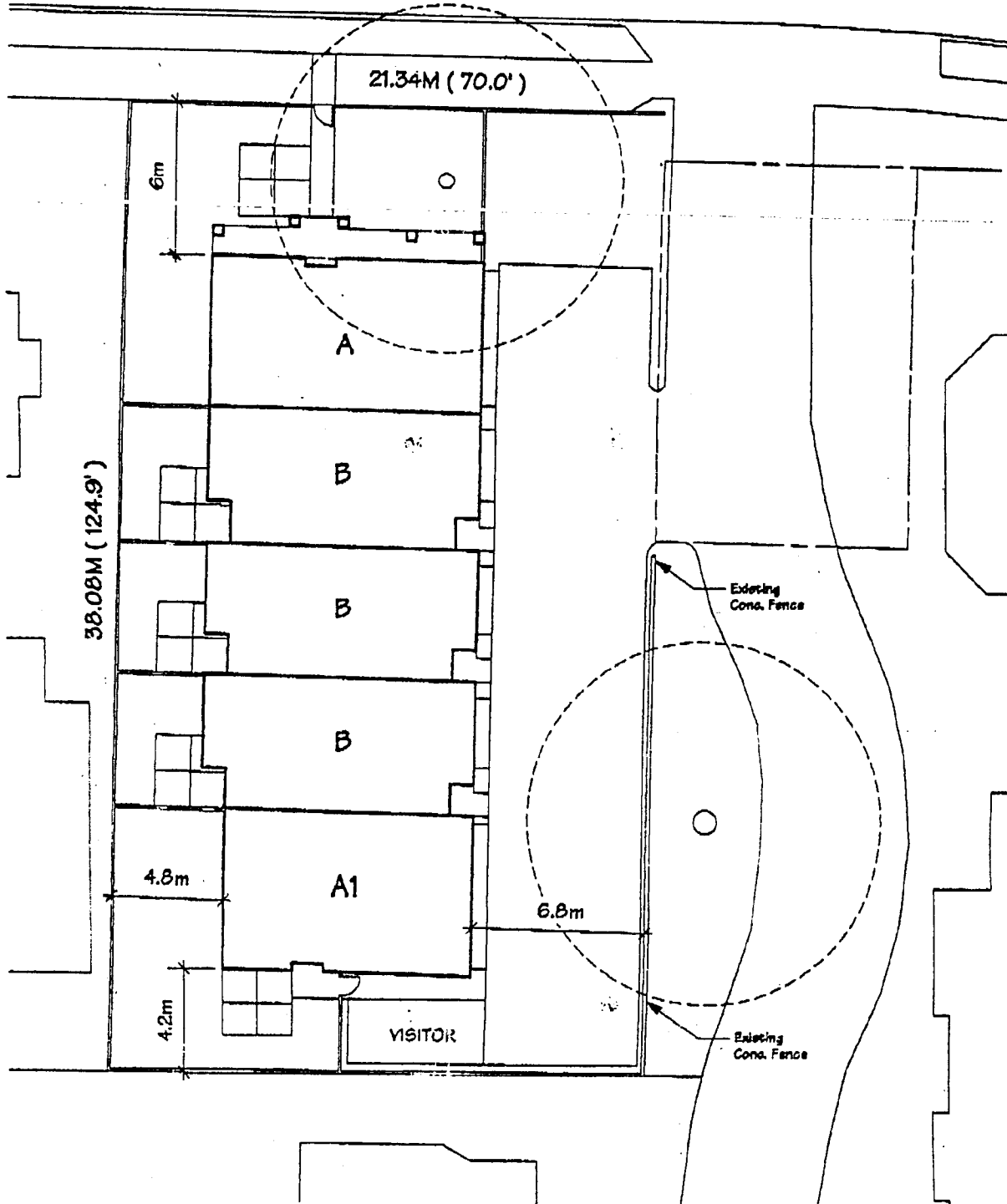


Original Date: 01/22/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-010244



City of Richmond



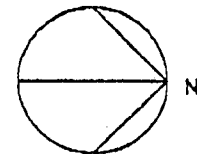
MC ADDRESS: 7100 St. Albans Road, Richmond, B.C.
 PROPOSED REZONING: CD
 SITE AREA: 812.6 SQ.M. (8,747 SQ.FT.)

PROPOSED FLOOR AREA:

UNIT A:	1,580 SF X 1 UNIT:	= 1,580 SF
UNIT A1:	1,465 SF X 1 UNIT:	= 1,465 SF
UNIT B:	1,270 SF X 3 UNITS:	= 3,810 SF
TOTAL:		6,855 SF (F.A.R. = 0.78)

PARKING PROVIDED:

2 CAR GARAGE x 2 A/A1 UNITS:	= 4 SPACES
2 CAR TANDEM PARKING x 3 B UNITS:	= 6 SPACES
VISITOR PARKING:	= 1 SPACE
TOTAL:	11 SPACES



SITE PLAN

SCALE: 1/16" = 1' - 0"

July 21, 2004

GARDENHOUSE DEVELOPMENT
 7100 St. Albans Road, Richmond, B.C.

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver
 B.C. V7G 1N8 Tel. 928-8531 Fax. 928-8591
 Email: tomy@tomizo.com

11-320

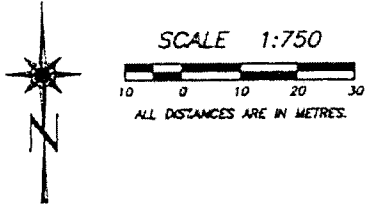
REFERENCE PLAN OF EASEMENT OF PART OF LOT 1, SECTION 16, BLOCK 4 NORTH, RANGE 6 WEST, N.W.D., PLAN LMP 35205

PLAN LMP 35207

DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C.
THIS 14 DAY OF OCT. 1997

PURSUANT TO SECTION 99 (1)(e), LAND TITLE ACT.
B.C.G.S. 92G.015

J.D. Hill
DEPUTY REGISTRAR
Ref. # BL 349732



INTEGRATED SURVEY AREA No. 18
(RICHMOND) NAD-83

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES.
MULTIPLY BY COMBINED SCALE FACTOR 0.99980383

LEGEND

GRID BEARINGS ARE DERIVED FROM
OBSERVATIONS BETWEEN CONTROL
MONUMENTS 77H-4648 AND 77H-4604

- ⊙ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES STANDARD IRON POST PLACED

I, MIKE E. SHAW, A BRITISH COLUMBIA LAND SURVEYOR
OF LANGLEY IN BRITISH COLUMBIA, CERTIFY THAT I
WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE
SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON

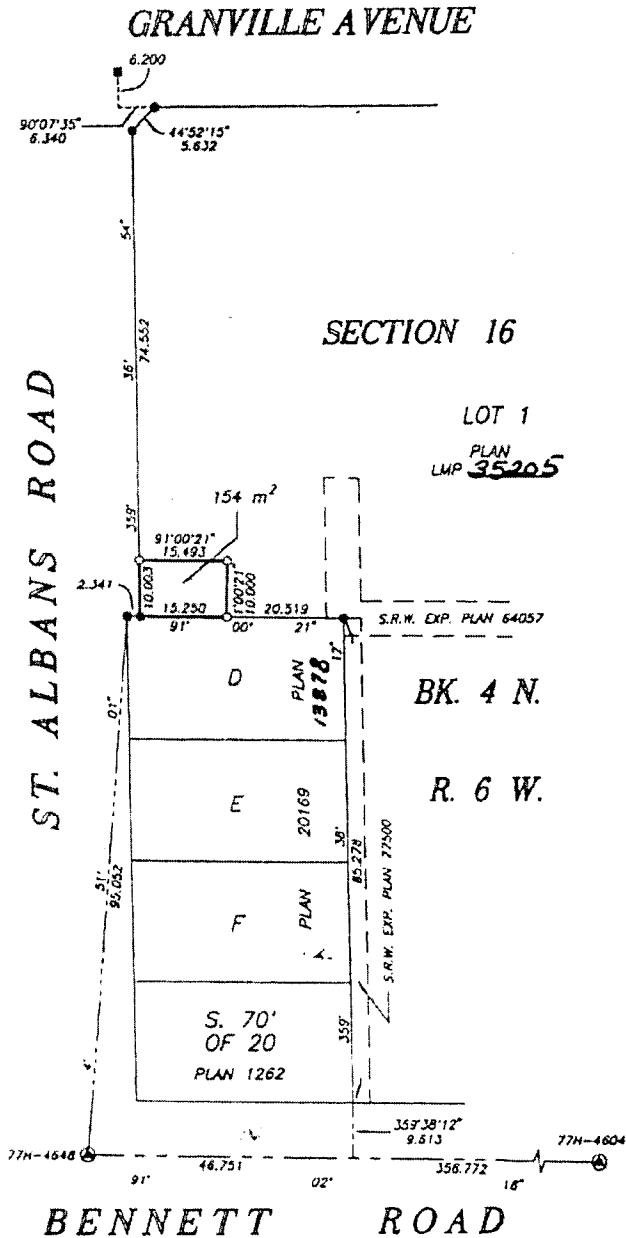
THE 13th DAY OF OCTOBER 1997.

Mike E. Shaw B.C.L.S.

BENNETT & ASSOCIATES
B.C. LAND SURVEYORS
#201-8547 152nd STREET,
SURREY, B.C.
PHONE: 582-0717

DRAWING # 30204-9
FILE # 30204-9
DATE: OCTOBER 14, 1997.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT



Development Applications

The Development Applications – Engineering and Transportation Departments support the rezoning application. Prior to final approval, the following are required:

Transportation

Transportation supports the use of 7080 St. Albans Road (The “Palms”) as access for this development. In that regard, the existing registered cross access agreement through the Palms will be required. The sidewalk and boulevard improvements fronting this site have been completed by others. The drop curb and driveway access to the current house will have to be removed and replaced with a barrier curb and grass boulevard with street trees.

Restrictive Covenant for no access direct to St. Albans Road (through Palms only).

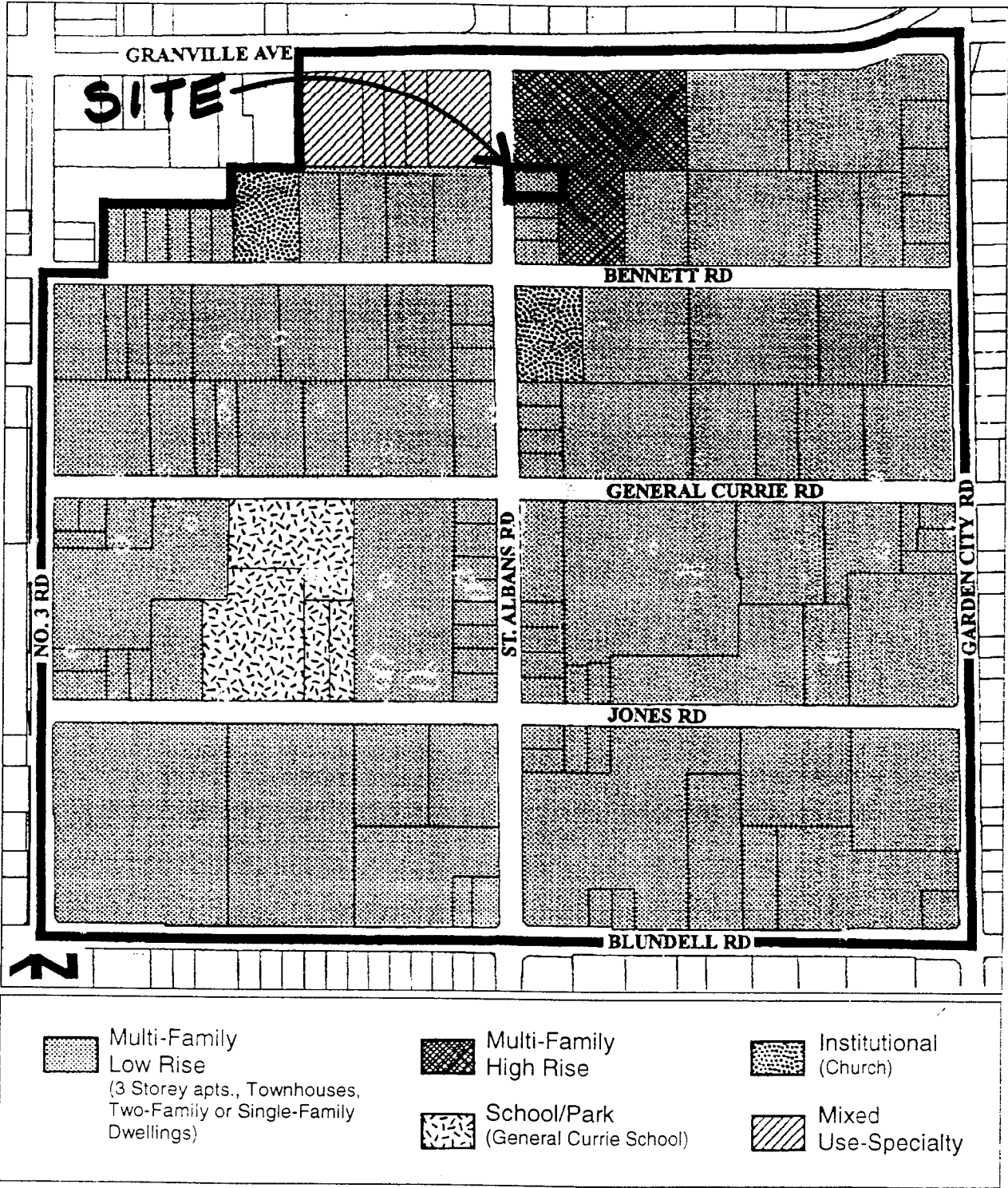
Engineering

Development Applications supports the rezoning application. Prior to final adoption of the rezoning bylaw, the developer shall:

1. There is a large concrete wall at the entranceway from the vehicular access, secured through a cross access agreement, through the neighbouring "Palms" driveway to the north. This developer must coordinate what the alterations to this wall will be to the satisfaction of the Strata Council of the Palms.
2. Payment to the City of \$12,055 for beautification improvements the City completed to this site's St Albans Road frontage in 2002.
3. Registration of a 3m x 3m BC Hydro right of way at the south west corner of the lot.

Then, with future Building Permit, reinstatement of existing direct vehicular access to St Albans Road will be done via a City Work Order. This access can and should be used during construction. Reinstatement will include grass boulevard and possibly a new street tree.

Land Use Map




City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Policy Planning Department

RZ 04-

Address: 7100 St Albans Road

Applicant: Platinum Management Inc.

Planning Area(s): St Albans Sub-Area

	Existing	Proposed
Owner:	Platinum Management Inc.	No change
Site Size (m²):	Width: 21.34 m (70.01 ft.) Depth: 38.08 m (124.93 ft.) Area: 812.63 m ² (8,747.33 ft ²)	No change
Land Uses	Single-family house	Five 3-storey townhouses
OCP Designation	Residential	No change
Area Plan Designation	Multi-Family Low Rise (3-Storey Apartments, Townhouses, Two Family or Single Family Dwellings)	No change
702 Policy Designation	Not Applicable	
Zoning	Townhouse and Apartment District (R3) <ul style="list-style-type: none"> 0.6 floor area ratio (FAR) Maximum site coverage of 40% 	Comprehensive Development District (CD/127) <ul style="list-style-type: none"> Permits 3-storey townhouses @ 0.78 floor area ratio (FAR) (as proposed) Maximum site coverage of 40% (37% site coverage proposed)
Number of Units		5
Other Designations		

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	N/A	N/A
Floor Area Ratio:	Max. 0.78 F.A.R.	0.78 F.A.R.	none
Lot Coverage – Building:	Max. 40%	37%	none
Lot Size (min. dimensions)	N/A Proposed Bylaw Amendment 7796 to delete minimum lot size	Width: 21.34 m (70.01 ft.) Depth: 38.08 m (124.93 ft.) Area: 812.63 m ² (8,747.33 ft ²)	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side & Rear Yards (m):	North & South Min. 1.5m East 4.57 m	North Min. 6.8 m South Min. 3.8 m East 4.2 m	East 0.37 m
Height (m):	12 m	Not indicated	To be determined

Off-street Parking Spaces – Regular (R) / Visitor (V):	(R)1.5 and (V) 0.2 per unit	1.5 and 0.2	none
Off-street Parking Spaces – Total:	9	10	none
Tandem Parking Spaces		Information not provided	none
Amenity Space – Indoor:		Payment –in-lieu	none
Amenity Space – Outdoor:	6 m ² /unit = 30 m ²	Minimum 30 m ²	none

Other: Tree retention of tree in front yard proposed.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7775 (RZ 04-010244)
7100 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/127)**.

P.I.D. 009-853-693

Lot "D" Section 16 Block 4 North Range 6 West New Westminster District Plan 13878

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7775"**.

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.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7796 (RZ 04-010244)
7100 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 deleting Section 291.127.6 "Minimum Lot Size" in Comprehensive Development District (CD/127).
2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7796**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK