



To: Planning Committee **Date:** August 31, 2004
From: Raul Allueva **File:** RZ 04-269449
Director of Development
Re: **APPLICATION BY K.Y. PROPERTIES LTD. FOR REZONING AT
7531 ST. ALBANS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT
DISTRICT (CD/120)**

Staff Recommendation

That Bylaw No. 7813 for the rezoning of 7531 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

Raul Allueva
Director of Development

Att. 7

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

K.Y. Properties Ltd. has applied to the City of Richmond for permission to rezone 7531 St. Albans Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/120) (**Attachment 1**) in order to permit a four-unit townhouse development.

Findings of Facts

Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant bylaw requirements.

Surrounding Development

The subject St. Albans Sub-Area (City Centre Area) site is located on St. Albans Road between General Currie and Jones Roads. The existing development surrounding the site is described as follows:

- To the north, is a single-family lot (R1/E) with redevelopment potential and a multi-family development, Townhouse & Apartment District (R3) beyond;
- To the east, across St. Albans Road, are single-family lots (R1/E) with redevelopment potential and a multi-family development, Townhouse & Apartment District (R3) further north;
- To the south, are two (2) single-family lots (R1/E) with redevelopment potential; and
- To the west, is multi-family development, Townhouse & Apartment District (R3) fronting onto Jones and General Currie Roads.

Related Policies & Studies

Official Community Plan

The proposed development is generally consistent with the Multi-Family Low-Rise land use designation in the St. Albans Sub-Area Plan (City Centre Area) which envisions 3 storey apartments, townhouses, two-family or single-family dwellings (**Attachment 3**). The proposal for four (4) three-storey townhouse units fits well within the emerging multi-family development pattern. The single-family lots to the north (1) and south (2) are envisioned to redevelop as well.

Staff Comments

Staff comments are attached (**Attachment 4**). The applicant has agreed to the legal and development requirements associated with the application (**Attachment 5**).

Redevelopment Options

1. Townhouse Development on Proposed Site (Recommended)

Staff considers the development of townhouses at 0.7 floor area ratio (F.A.R.) under comprehensive Development District (CD/120) an appropriate use for this site due to the long-term vision of densification in the City Centre, the location of the subject site on a local arterial road and the proximity to surrounding existing multi-family development. The intent of the zoning district is to accommodate townhouse development on narrow lots in the City Centre such as the subject lot.

2. Townhouse Development on Consolidated Site

There is an opportunity for consolidation to the north (1 single-family lot) and south (2 single-family lots) which would accommodate townhouse development on a larger lot. Unfortunately, the owners of the adjacent single-family lots are not interested in redeveloping at this time. Townhouse development can be achieved on the remaining sites based on the sub-area plan designation, therefore this development may proceed independently.

Analysis

Comprehensive Development District (CD/120) is recommended for consistency with the zoning applied for other townhouse developments on small lots in the City Centre.

The surrounding multi-family developments, Townhouse & Apartment District (R3) are built on larger sites with a density formula which is lower on smaller lots (0.6) and increases with the size of the lot. Comprehensive Development District (CD/120) offers a consistent density which is intended to accommodate townhouses and small-scale multi-family developments on small lots. Given the City Centre location and small lot size, 0.7 F.A.R. is considered to be an appropriate level of density. This zone has previously been used in several locations in the City Centre Area and St. Albans Sub-Area (**Attachment 6**).

Access Issues

The subject site is located on a local arterial road in a possible block of four (4) properties with frontage on both Jones and St. Albans Roads. These properties back onto a fire access lane for an existing larger multi-family development at 8300 General Currie and 8333 Jones Roads. Unfortunately, no cross-access agreements were secured through the redevelopment of the adjacent site for the use of the fire access lane and the owners of the adjacent single-family lots are not interested in redeveloping at this time (7511, 7571 and 7591 St. Albans Road). In the interests of minimizing the number of driveways onto St. Albans Road, a cross-access agreement is sought through the proposed development for the use of 7571 St Albans to the south. For the use of the single-family lot to the north, 7511 St. Albans, a cross-access agreement was secured through the redevelopment of 7433 St. Albans (further north).

Development Permit

The attached preliminary architectural drawings (**Attachment 7**) will require further refinement during the Development Permit process. Preliminary issues have been identified for consideration at the DP stage including refinement of the outdoor amenity area presently shown along the north property line (**Attachment 4**). Due to the small size of the project, this area will likely be passive (eg. landscaping and seating). Opportunities exist to visually consolidate the amenity area with that of the future development to the north to improve the presentation to the street and to increase the apparent size for residents.

In addition to design, areas to address will include a tree replacement rationale. There are a number of existing trees onsite and their retention is desirable if practicable, particularly a substantial Douglas Fir tree located mid way on the Northern property line which has been identified as suitable for retention with careful design of the adjacent manoeuvring aisle in an arborist report prepared by a registered arborist and submitted by the applicant. The applicant has agreed to replace any trees that require removal as per the guidelines set out in the OCP.

Financial Impact

None.

Conclusion

Rezoning of the subject site as proposed conforms to citywide and City Centre objectives for residential growth and development. The proposal provides future access for redevelopment to the south. On this basis, staff recommend that the proposed development be approved.



Sara Badyal, M.Arch.
Planner I
(4282)

SB:blg

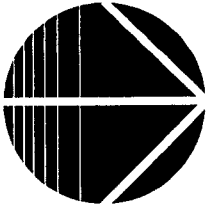
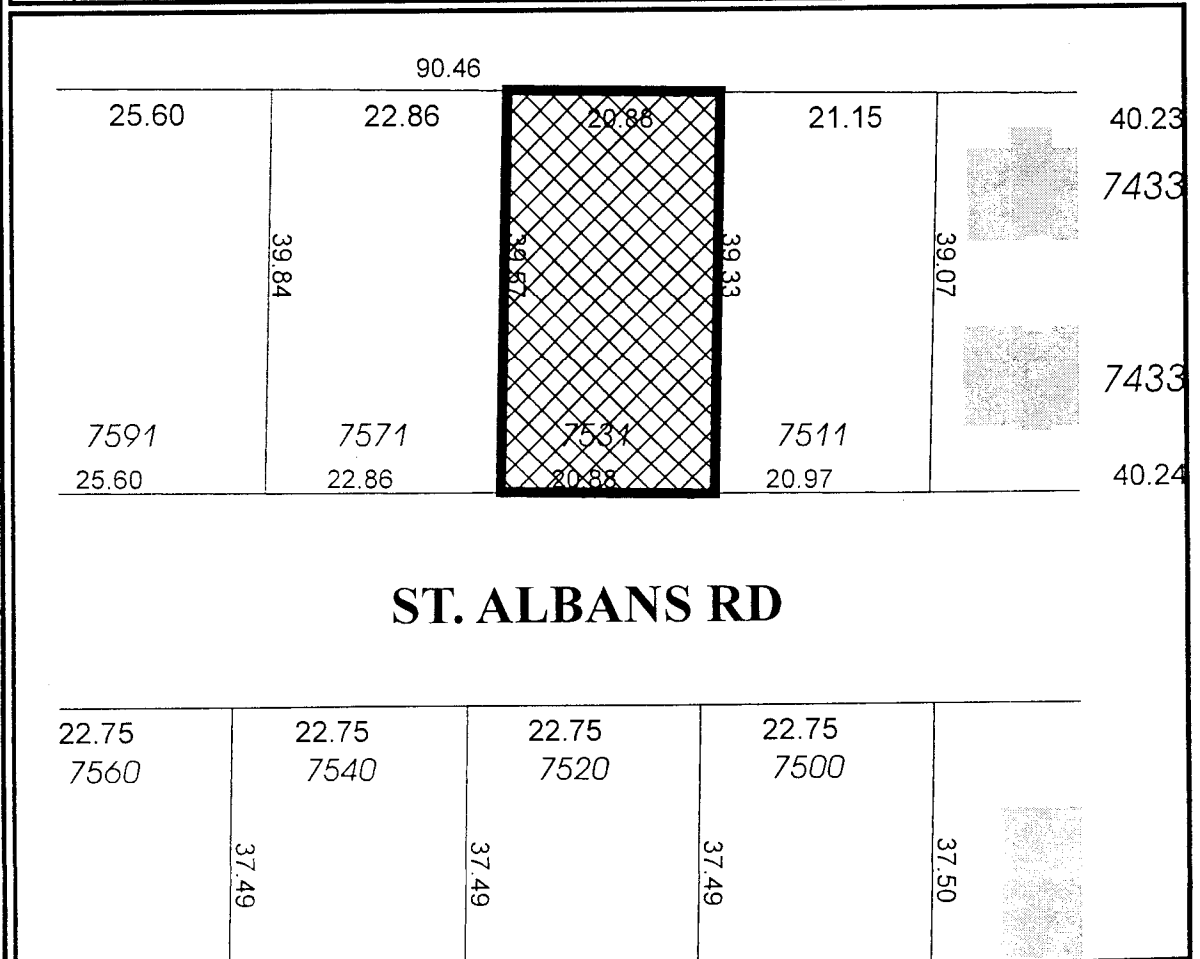
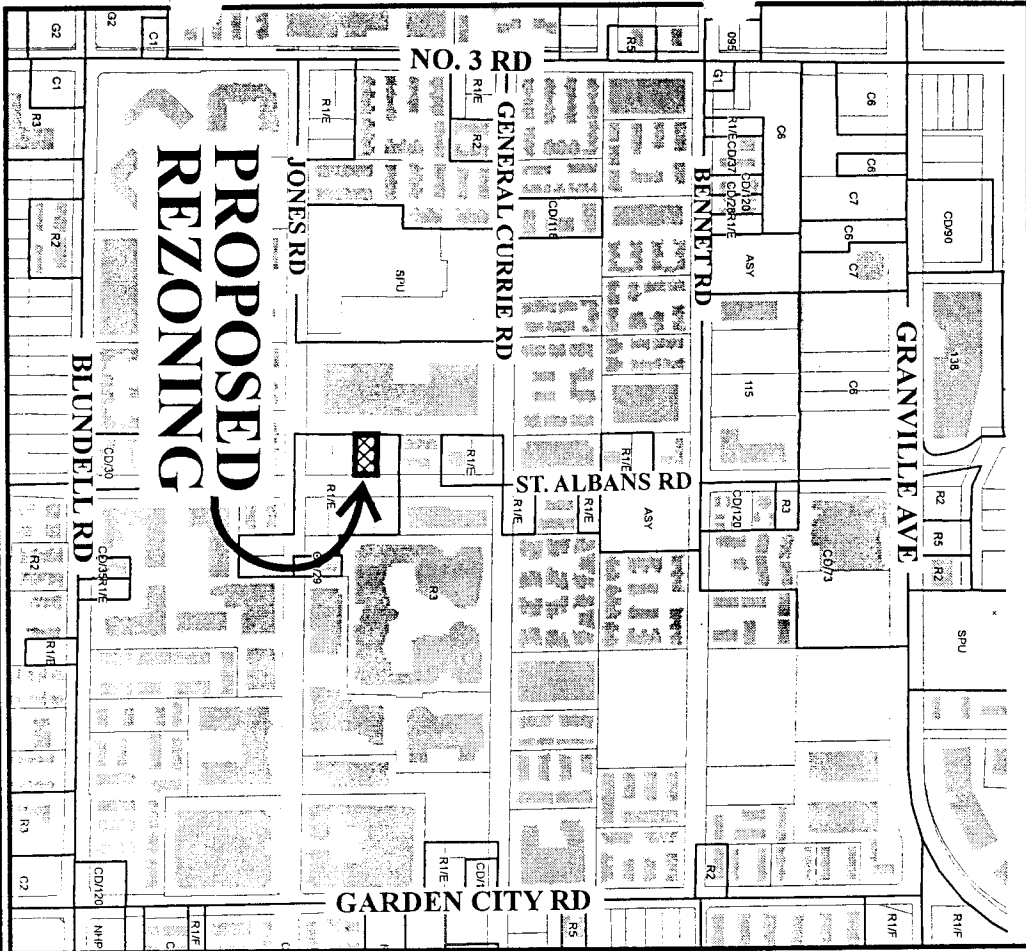
See **Attachment 5** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

- Attachment 1 Location Map
- Attachment 2 Development Application Data Sheet
- Attachment 3 St. Albans Sub-Area Plan Land Use Map
- Attachment 4 Staff Comments
- Attachment 5 Rezoning Conditional Requirements
- Attachment 6 St. Albans Sub-Area Map Showing CD/120 Lots
- Attachment 7 Preliminary Architectural Drawings (Site plan and elevations)



City of Richmond



RZ 04-269449

Original Date: 05/04/04

Revision Date:

Note: Dimensions are in METRES

04-269449



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

RZ 04-269449

Attachment 2

Address: 7531 St. Albans Road

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

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

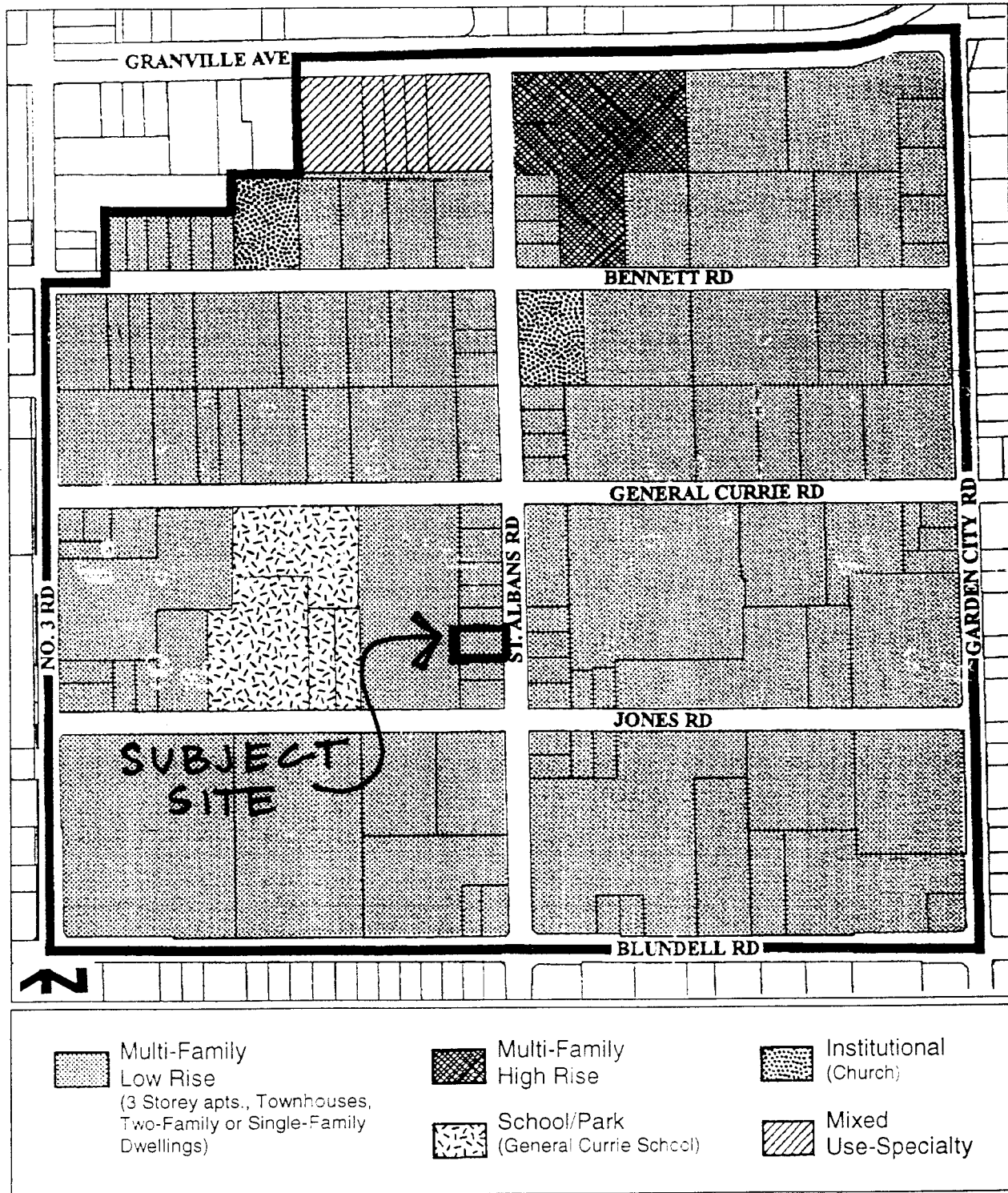
	Existing	Proposed
Site Size:	819 m ²	819 m ²
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Multi-Family Low-Rise	no change
702 Policy Designation	None	no change
Zoning	R1/E	CD/120
Number of Units	2	4

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Lot Coverage – Building:	Max. 45%	38%	none
Setback – Front Yard:	Min. 4.5 m	4.5 m	none
Setback – Side Yard:	Min. 1.2 m	1.2 m	none
Setback – Rear Yard:	Min. 1.2 m	3 m	none
Height (m):	12 m	11 m	none
Lot Size:	Min. 360 m ² Max. 1,560 m ²	819 m ²	none
Off-street Parking – Regular/Visitor*:	6 and 1	8 and 1	none
Accessible Parking Spaces	none	none	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	28.6 m ²	none

Other: No variance requests are anticipated

City of Richmond

Land Use Map



Staff Comments

Transportation

Access to St. Albans Road is acceptable. Cross-access to 7571 St. Albans Road (to the south) as it is desirable to eliminate their access to St. Albans Road upon redevelopment. St. Albans Road frontage improvements (sidewalk, boulevard, trees, curb and gutter) required.

Engineering

Prior to final adoption of the rezoning bylaw, the developer is to register a cross-access easement granting the future development of 7571 St Albans Road (to the south) access through this site.

Then prior to the Building Permit issuance, the developer is to enter into our standard Servicing Agreement to do beautification treatment to their frontage. Works include relocating the sidewalk to the property line installing a 2 m concrete sidewalk, and a 1.55 m grassed and treed boulevard behind the existing curb. Tree species will be Tulip trees. Also required are City Centre Zed street lights. This is identical to works done two (2) lots north at 7433 St. Albans Road (SA 01-189362). All works at developers sole cost.

There are some trees in the frontage – assessment by City Parks Staff: four 8 inch cal Western Red Cedars and two 24 inch cal Western Red Cedars - multi stemmed. These trees have been previously topped at various heights and may not be candidates for retention. If the City is to receive a tree planting strip with new boulevard trees, then the removal of these trees would benefit the city in general.

Urban Design and Development Permit Considerations

Insufficient information has been provided to offer detailed comments. The applicant is advised to take the following into consideration in the preparation of a Development Permit application:

- Adjacencies and transitions to existing single-family homes and future redevelopment;
- Views into and within the development, including manoeuvring aisle terminus views and front entry identities for rear units;
- Provide outdoor amenity area. Consider locating along north to provide opportunity for visual consolidation with future redevelopment of 7511 St Albans Road;
- Provide landscape plan prepared by a registered landscape architect;
- Provide tree replacement rationale. Consider retaining major Douglas Fir tree;
- Demonstrate sufficient landscaping lot coverage and private outdoor space;
- Location and details for electrical closet(s); and
- Mail kiosk details.

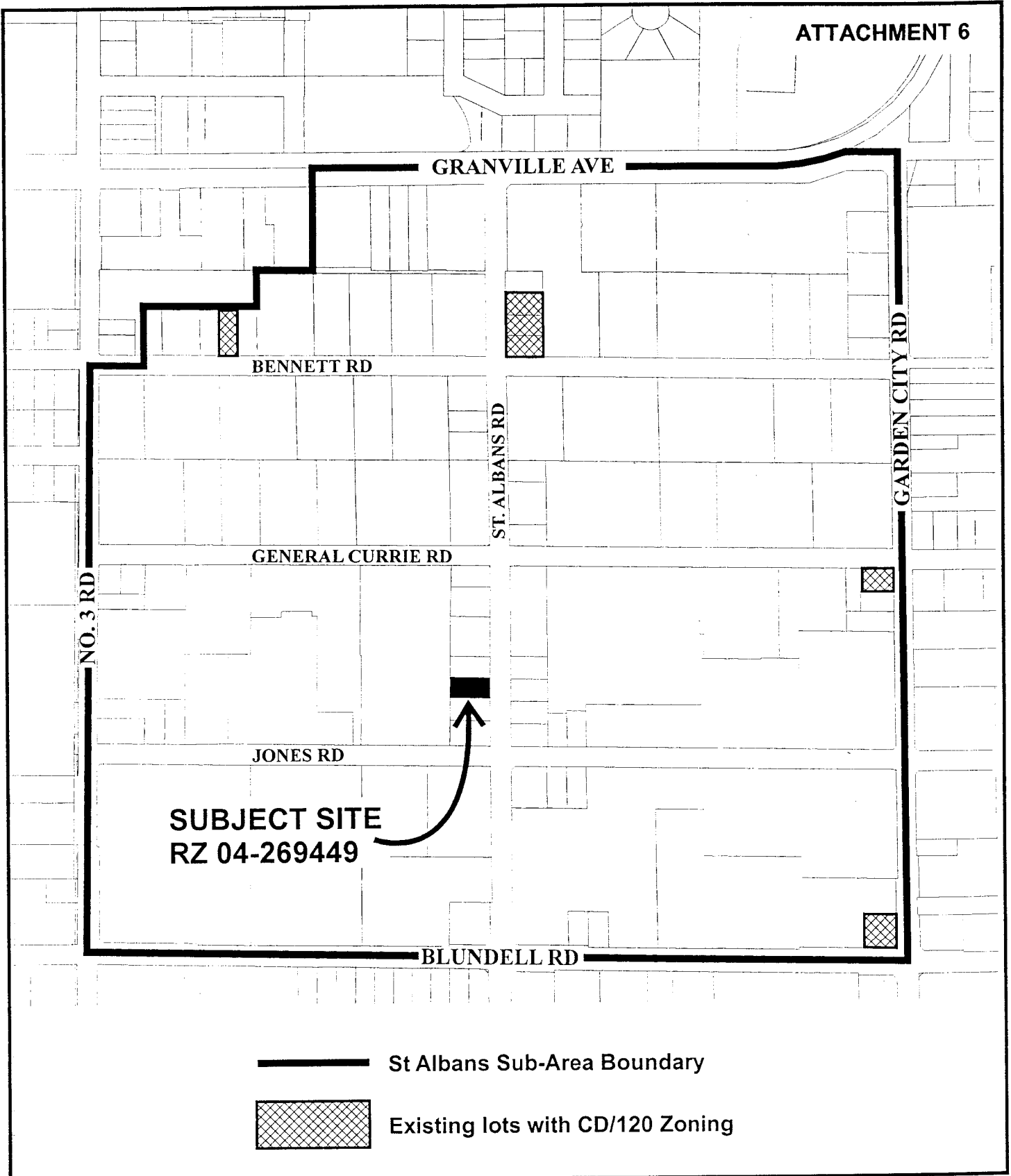
Conditional Rezoning Requirements



7531 St. Albans Road RZ 04-269449

Prior to final adoption of the Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. Registration of a cross-access agreement on the internal manoeuvring aisles and driveway crossing allowing access to/from the adjacent property to the south;
2. \$1,000. per dwelling unit (e.g. \$4,000.) in-lieu of on-site amenity space as per Official Community Plan (OCP) guidelines; and
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.



-  St Albans Sub-Area Boundary
-  Existing lots with CD/120 Zoning



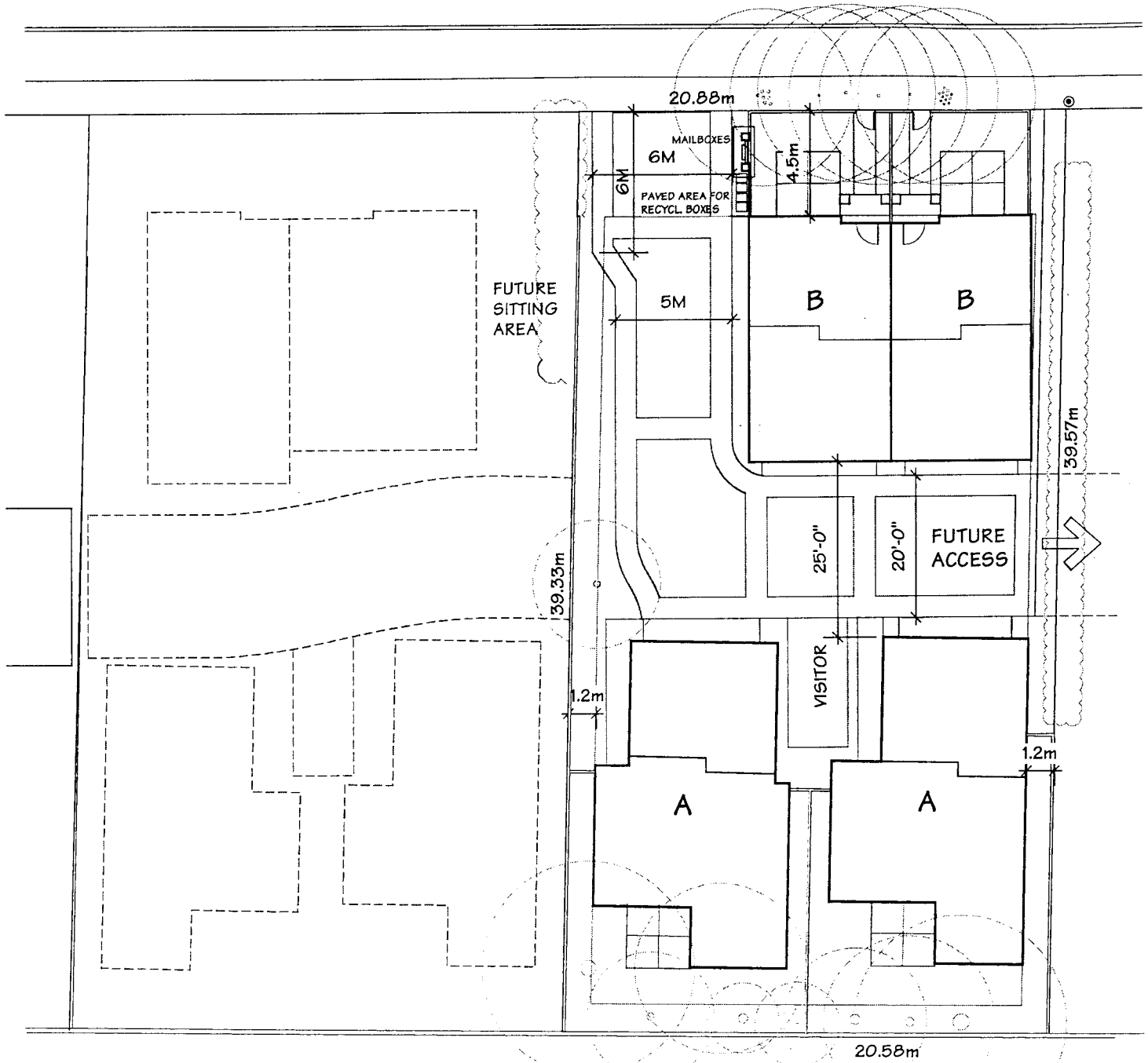
St Albans Sub-Area Map

Original Date: 09/03/04

Revision Date:

Note: Dimensions are in METRES

ST. ALBANS ROAD



CIVIC ADDRESS: 7531 ST. ALBANS ROAD, RICHMOND, B.C.
 PROPOSED REZONING: CD
 SITE AREA: 819 SQ.M. (8,815.9 SF)

PROPOSED DEVELOPMENT:
 2 "A" UNITS 1,550 SF = 3,100 SF
 2 "B" UNITS 1,535 SF = 3,070 SF
 TOTAL 4 UNITS = 6,170 SF (FAR = 0.70)

PARKING PROVIDED:
 2 "A" UNITS: 2 CAR: = 4 SPACES
 2 "B" UNITS: 2 CAR: = 4 SPACES
 VISITOR: = 1 SPACES
 TOTAL = 9 SPACES

PROPOSED SITE COVERAGE:
 3,361 SF (38%)

OUTDOOR AMENITY AREA PROVIDED:
 308 SF

EXISTING TREES
 TO BE REPLACED



SITE PLAN
 1" = 20' - 0"

0405

AUGUST 30, 2004

TOWNHOUSE DEVELOPMENT
 7531 ST. ALBANS STREET, RICHMOND, B.C.

tomizo yamamoto architect inc.
 954 Baycrest Drive, North Vancouver
 B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
 E-mail : tyarch@shaw.ca

ST. ALBANS STREET ELEVATION
1/8" = 1'-0"



August 24, 2004

TOWNHOUSE DEVELOPMENT

7531 St. Albans Road, Richmond, B.C.

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
E-mail : tyarch@shaw.ca



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7813 (RZ 04-269449)
7531 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/120)**.

P.I.D. 000-942-961

Lot 3 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7813”**.

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
<i>[Signature]</i>

MAYOR

CITY CLERK