



City of Richmond

Report to Committee

To: Planning Committee **Date:** September 25, 2003
From: Joe Erceg **File:** RZ 03-242688
Manager, Development Applications
Re: **APPLICATION BY WILLIAM R. RHONE FOR REZONING AT 8733 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

Staff Recommendation

That Bylaw No. 7598, for the rezoning of 8733 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

H. Duelle

for

Joe Erceg
Manager, Development Applications

Att. 3

JE:ef

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>[Signature]</i>

Staff Report

Origin

The subject site is situated in the St. Albans Sub-Area of the City Centre, on the northwest corner of the intersection of Blundell Road and Garden City Road (**Attachment 1**). William R. Rhone has applied to rezone the subject site from Single-Family Housing District, Subdivision Area E (R1/E) to a Comprehensive Development District (CD/120) in order to develop 5 three-storey townhouses on the site (**Attachments 2 & 3**).

Findings of Fact

<i>Item</i>	<i>Existing</i>	<i>Proposed</i>
Owner	T. & M. Ventures Ltd.	TYS Holdings Ltd.
Applicant	William R. Rhone	No change
Site Size (Source: GIS)	1,106.475 m ² 0.27 acres)	No change
Land Uses	Single-family residential	5 - three-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)	Three-storey Townhouses
Zoning	Single-Family Housing District, Subdivision Area E (R1/E) • 0.55 Floor Area Ratio (FAR)	Comprehensive Development District (CD/120) • 0.70 Floor Area Ratio (FAR)
Parking Required • For (CD/120)	Residents: 1.5 spaces/unit x 5 dwellings = 8 spaces Visitors: 0.2 spaces/unit x 5 dwellings = 1 space Total: 1.7 spaces/unit x 5 dwellings = 9 spaces	
Parking Proposed • For (CD/120)	Residents: 2 spaces/unit x 5 dwellings = 10 spaces Visitors: 1 space Total: 11 spaces	

Surrounding Development & Related Policies

The site immediately to the west and north of the subject site fronting on Garden City Road and Blundell Road was rezoned in 1993 to Townhouse and Apartment District (R3) to permit the development of 80 three-storey townhouses in 12 clusters. A Neighbourhood Service Centre is located to the south and south east of the site across Blundell Road and a Neighbourhood Pub is located to the east, across Garden City Road.

St. Albans Sub-area Plan

The St. Albans Sub-Area Plan encourages the development of the site and its neighbours with low-rise apartment buildings and townhouses. As such, most land in St. Albans is zoned Townhouse and Apartment District (R3). Only a few residential lots are not zoned R3. Many of these are smaller parcels (e.g. many of which are too small to meet the minimum lot size stipulated under R3), which are increasingly being rezoned to Comprehensive Development District (CD) to permit their development with small infill townhouse projects. The subject site is one of the last remaining small development parcels in the area for which the City has not yet approved a multiple-family residential project. The base density proposed for the subject site is 0.67 FAR. Similar small development sites that share the same land use designation in the Plan have been rezoned to 0.70 FAR (7511 and 7551 Garden City Road, the corner site at General Currie and 7140 St. Albans Road).

Comprehensive Development District (CD/120)

The proposed zoning, CD/120, was originally drafted for the corner lot at 8411 Bennett Road, at St. Albans Road, with the intent that it could eventually be applied to the other small lots in the St. Albans area. The use of CD/120 is attractive for small-lot townhouse development for several reasons:

- Its permitted height is greater than that of Townhouse District (R2), thus, providing for 3 storeys, rather than just 2, and a better “fit” between small- and large-lot (R3) projects.
- Its side and rear yard setbacks (e.g. 1.2 m/3.94 ft.) are smaller than those of R2 (e.g. 3 m/9.84 ft.) and R3 (6 m/19.69 ft.). This not only makes small-lot development feasible (e.g. the setbacks under R3 render small lots like the subject site undevelopable), but provides greater flexibility through the design process and Development Permit review to consolidate yard space where it offers greatest advantage, rather than simply providing a ribbon of green space around the perimeter of each site.
- Its permitted density (0.7 floor area ratio/FAR) is greater than that of R2 (0.55 FAR) and R3 (0.6 FAR), which provides greater incentive for developers to tackle these small and somewhat difficult sites.

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/120, the applicant has demonstrated the ability to create an attractive, livable project presenting a pedestrian-friendly form that is in keeping with adjacent large townhouse project. The proposed 6 m setback on Garden City Road is consistent with zoning, and the proposed setback of 6 m from Blundell Road, though greater than required by zoning, provides a consistent and appropriate relationship to the existing townhouses to the west. Furthermore, the siting of the interior single-family building, though constrained by the lot’s small size, provides for ample sunlight and privacy by locating private outdoor space to the west where it provides a buffer to the rear of the neighbouring units, and by increasing the setback at the north property line to 3.8 m (from the minimum required 1.2 m setback), which provides for an additional landscaped buffer to the existing visitor parking serving the adjacent development.

With regard to the project's design, staff have concluded that the proposed layout makes good use of the site given the proposed housing type (which is consistent with its neighbours). With this and other aspects of the project in mind, staff have the following design recommendations:

- Special attention should be given to enhancing pedestrian access from the street to the interior unit, including the development of an attractively landscaped open space/pathway from Garden City Road (i.e. a large specimen tree, shrubs, seating and/or ornamental gateway, and decorative paving in conjunction with the proposed trellis structure), a special paving treatment on the driveway surface, and tree planting, where possible, within the rear portions of the site;
- Provision of four trees inside the property line along Blundell Road (e.g. one per unit at the edges of the private yards) and four trees inside the property line along Garden City Road, along with boulevard street trees at the back of curb, in order to provide a double row of trees on both street frontages;
- Retention of the existing low wall and fence along Blundell Road and Garden City Road is supported;
- Attention should be paid to the detailed design of the open entrance porches to ensure that they enhance the streetscape and compliment use of the private front yards; and
- These and more detailed design issues should be addressed through a Development Permit application, the processing of which should be to the satisfaction of the Manager of Development Applications prior to final adoption of the subject site's pending rezoning.

Transportation

The subject site will be accessed via a cross-access easement across the adjacent existing townhouse site to the north, 7831 Garden City Road, from the existing crossing on Garden City Road. No direct vehicular access to Blundell Road or to on Garden City Road from the subject site shall be permitted. Staff have no other concerns.

Engineering Works

Prior to Building Permit, the developer shall:

1. Enter into the City's standard Servicing Agreement to design and construct, at his sole cost, frontage improvements along Garden City Road and Blundell Road to City Centre standards, including:
 - Curb and gutter restoration, as required;
 - 1.5 m wide treed/landscaped boulevard at the back of curb;
 - 2 m wide concrete sidewalk at the back of the boulevard; and
 - Decorative street lighting
 - Note: The site survey shows the decorative fence along the south edge encroaching into the City ROW. Transportation will be widening out this intersection to create left turn bays sometime in the future, at which time the sidewalk would need to be moved. Further discussions are required to determine if the fence must also be relocated. Moving it now saves the City cost plus clearly identifies to the future owners of this forthcoming complex where the sidewalk will be permanently. Sidewalk relocation is at the developer's sole cost.

Analysis

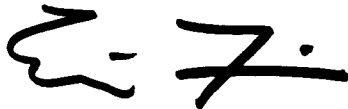
The proposed use of the subject site is in keeping with Official Community Plan population projections and City Centre Area Plan objectives for “the development of a broad range of housing to meet the needs of a sizeable and diverse resident population”. Furthermore, the small scale, street orientation, and variety demonstrated by small-lot developments, such as the subject project, is contributing to a more interesting and pedestrian-friendly neighbourhood character. Comprehensive Development District (CD/120), which has been approved for use in a number of small-lot townhouse projects in the local area, 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 well thought out and to be an appropriate addition to the St. Albans 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, and is consistent with neighbouring development.
2. Rezoning of the subject property to Comprehensive Development District (CD/120) merits favourable consideration.



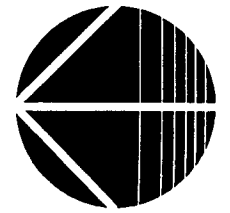
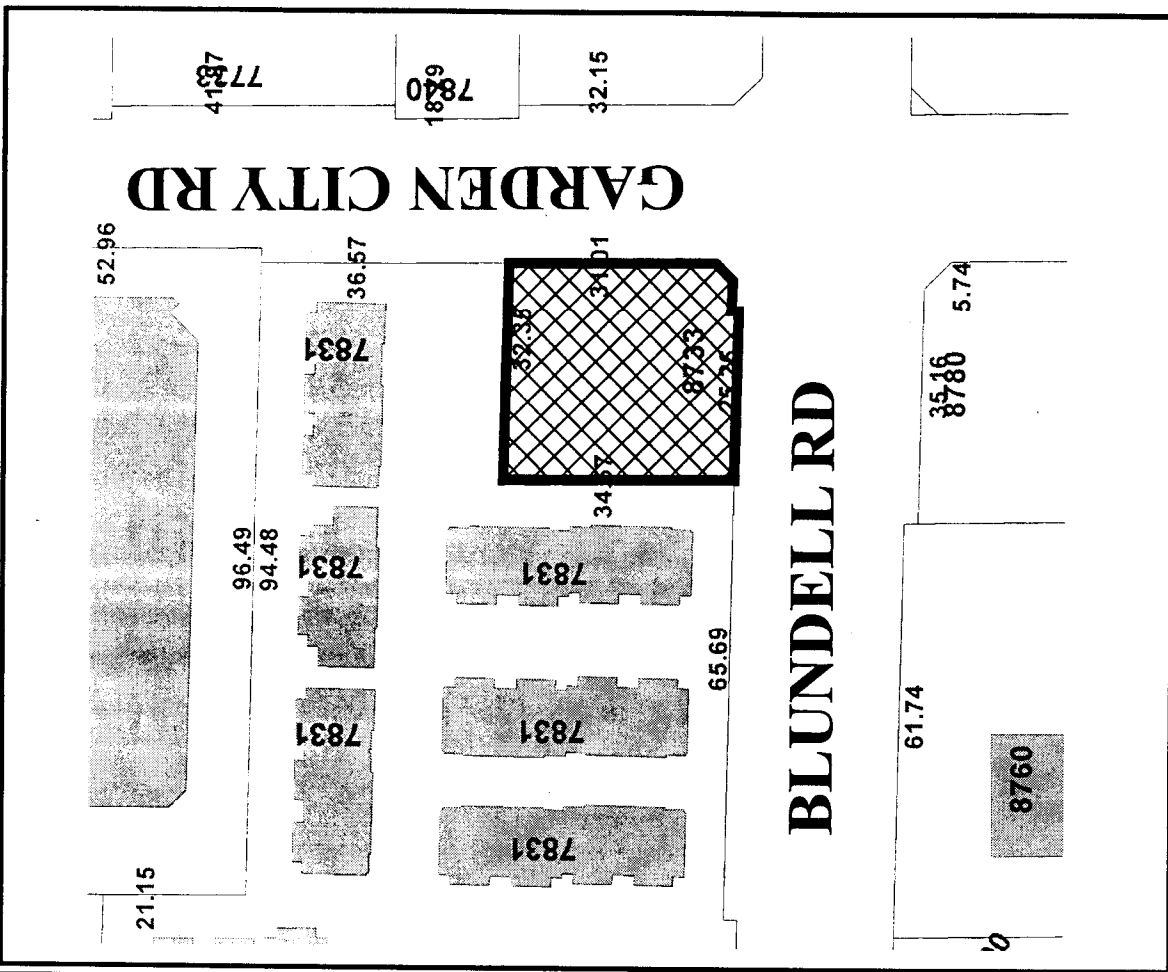
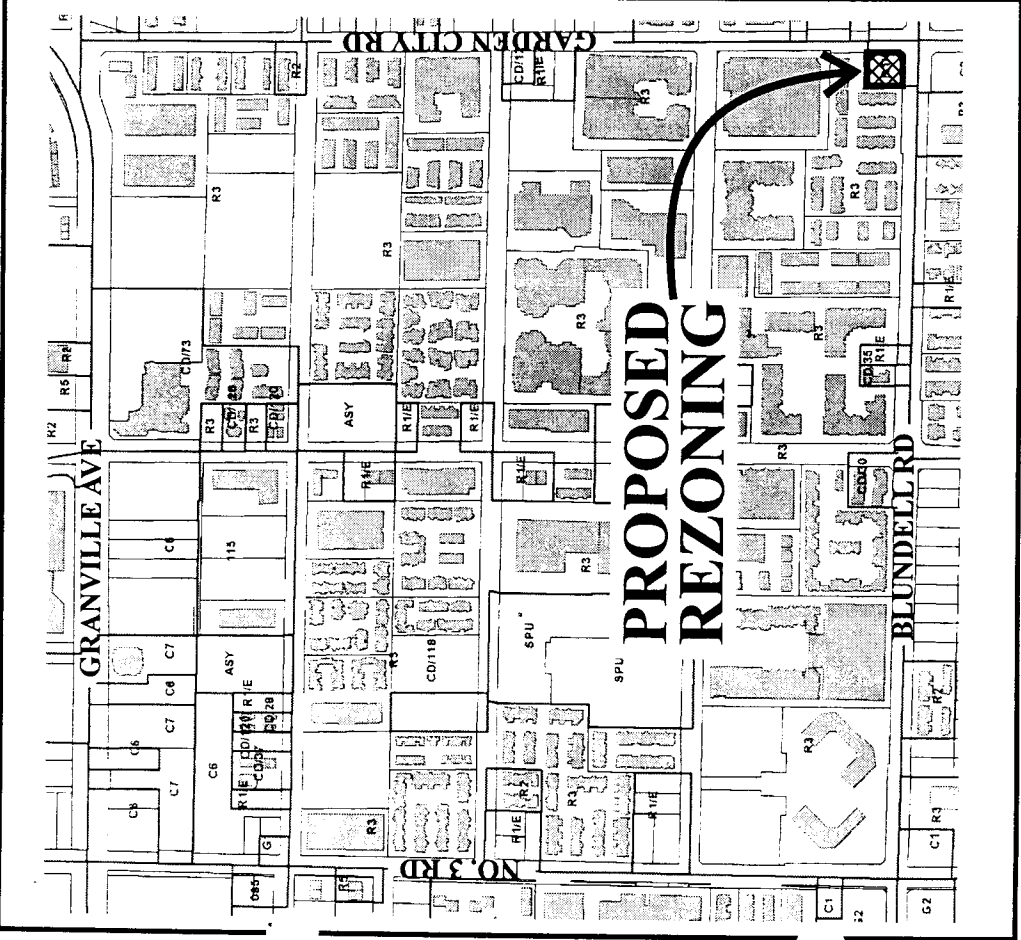
Eric Fiss
Community Planner
(4193)

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There are requirements to be dealt with prior to final adoption:
Development requirements, specifically:

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

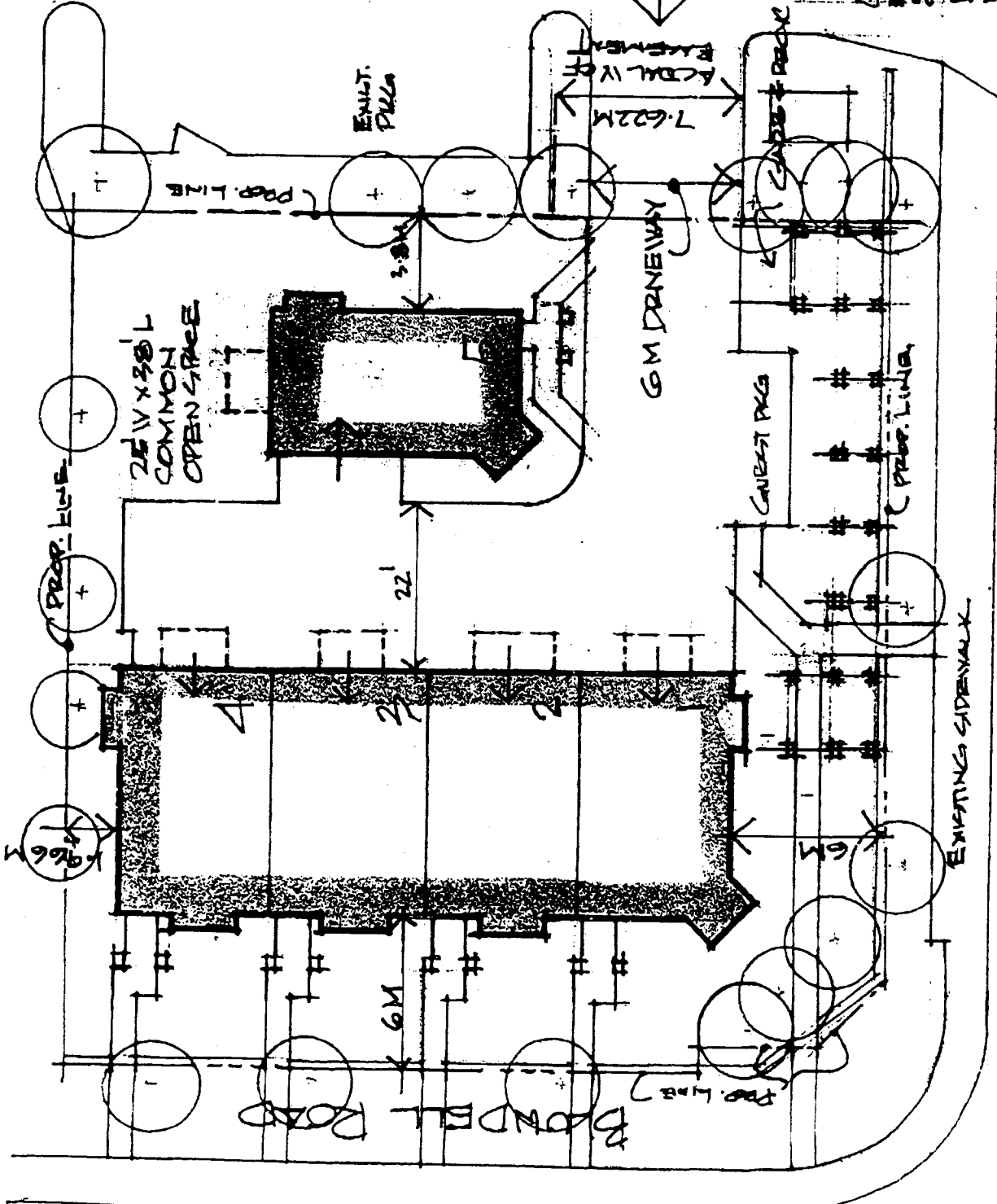
City of Richmond



RZ 03-242688

Original Date: 07/30/03
 Revision Date:
 Note: Dimensions are in METRES

NOTE: EXISTING TREES SHOWN



SITE DATA

LEGAL DESCRIPTION:
 LOT 'A' PLAN LMP 12003
 SITE AREA 11,923 SQ FT.

DEVELOPMENT DATA

5 TOWNHOUSES @ 1600 SQ FT
 = 8,000 SQ FT
 F.S.R. = .67
 COVERAGE = 22,000 SQ FT
 = 27.6%

NEW ACCESS AS
 PER PERMIT
 PLAN LMP 12690

SUITE TOWNHOUSES
 5733 BLUNDELL RD
 RICHMOND, B.C.
 FILE: R203 242688

SEPT. 19, 2003
 William Rhone Architect
 2178 Barlett Ave
 Victoria, BC
 Canada V8S 2P9

GARDEN CITY ROAD

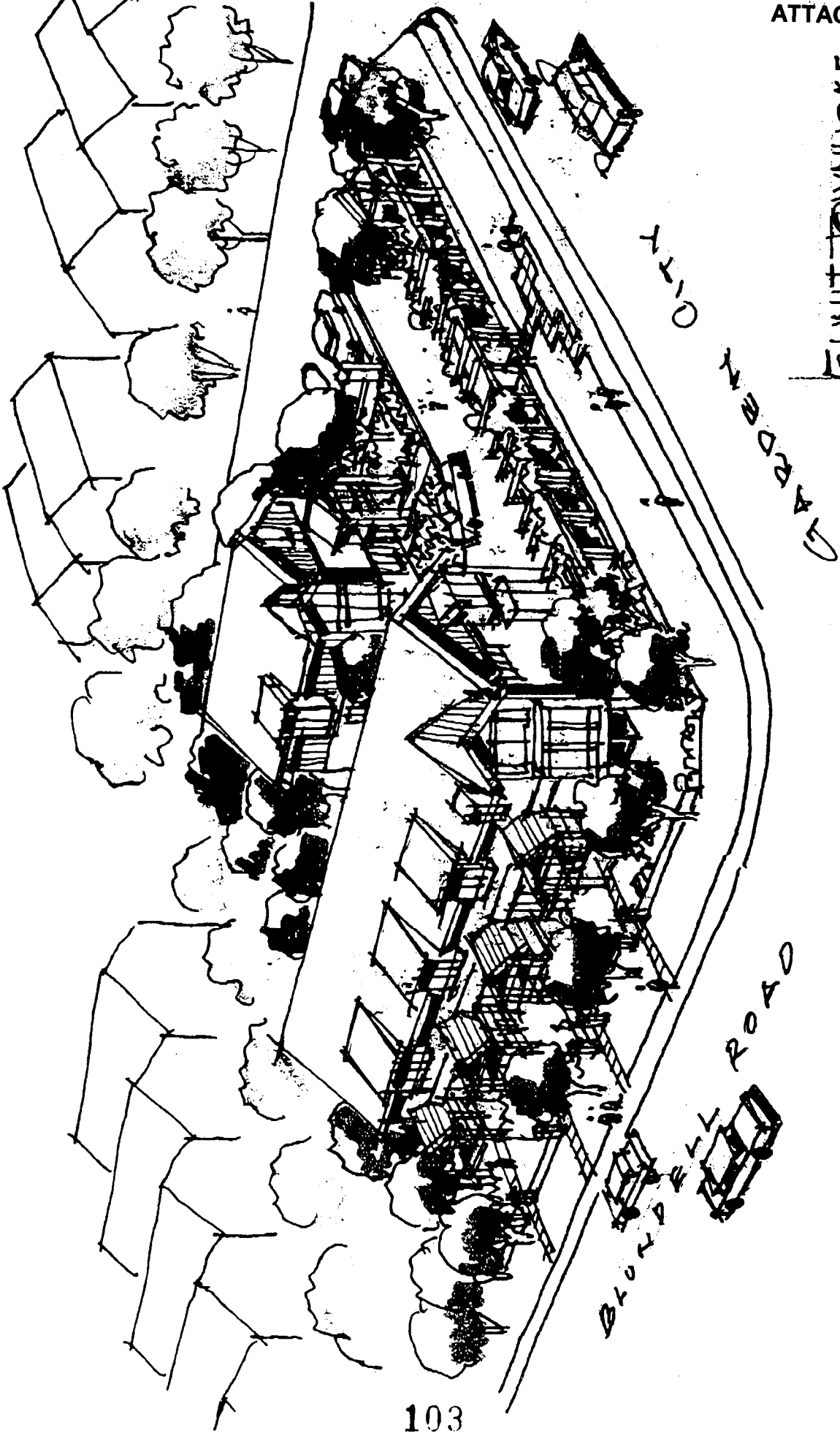
DEVELOPMENT PLAN

ATTACHMENT 3

~~UNIT TOWNHOUSE~~
~~FRANCIS & BLUNDIE~~
RICHMOND, BC

William Rhone Architect
2178 Bartlett Ave
Victoria, BC
Canada V8S 2P9

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VIEW FROM S-E



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7598 (RZ 03-242688)
8733 BLUNDELL 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. 018-413-617

Lot "A" Section 16 Block 4 North Range 6 West New Westminster District Plan LMP12003

- 2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7598"**.

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>MB</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK