



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee

FROM: Joe Erceg
Manager, Development Applications

RE: **Application by Tomizo Yamamoto Architect Inc. for Rezoning at 7600 and 7620 St. Albans Road from Single-Family Housing District, Subdivision Area E, (R1/E) to Townhouse and Apartment District (R3)**

To Planning - October 3, 2000
DATE: September 14, 2000

FILE: RZ 00-175356

2000-20-7163

STAFF RECOMMENDATION

That Bylaw No. 7163, for the rezoning of 7600 and 7620 St. Albans Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse and Apartment District (R3)", be introduced and given first reading.

H. Bueche

for Joe Erceg
Manager, Development Applications

Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>David Hill</i>

STAFF REPORTORIGIN

The subject site is situated in the St. Albans Sub-Area of the City Centre, on the southeast corner of St. Albans Road and Jones Road. Tomizo Yamamoto Architect Inc. has applied to rezone the site from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse and Apartment District (R3) to permit construction of ten (10) three-storey townhouse dwellings.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Fiesta Enterprises Canada Ltd.	No change
Applicant	Tomizo Yamamoto Architect Inc.	No change
Site Size	1,523.19 m ² (16,396.02 ft ²)	1,515.19 m ² (16,309.90 ft ²)
Land Use	Vacant	10 three-storey townhouses
OCP Designation (City Centre Area Plan)	Residential	No change
Sub-Area Plan Designation (St. Albans Sub-Area Plan)	Multi-Family Low Rise (3 storey apartments, Townhouses, Two Family or Single Family Dwellings)	No change
Zoning	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse and Apartment District (R3)

SURROUNDING DEVELOPMENT

The St. Albans Sub-Area Plan encourages redevelopment of this area with low-rise apartment buildings and townhouses. As such, most residential land in St. Albans is zoned and developed under Townhouse and Apartment District (R3). In addition, a number of smaller parcels have been recently rezoned to Comprehensive Development District (CD) in order that they too may be redeveloped with multiple-family projects. Very few older homes and lots zoned for single-family development remain.

The subject site, which is vacant and incorporates two single-family lots, is situated at the southern end of a pocket of 18 single-family lots, the largest such pocket in the sub-area. Most of these lots front St. Albans Road between General Currie Road and Jones Road, and many of them are occupied by older homes expected to redevelop in the near future. A child care is operated in the home immediately east of the subject site. South of the site is a 5-building apartment complex, and west of the site (across St. Albans Road) is another apartment building.

RELATED POLICIES

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

Land Use

Rezoning of the subject site as proposed is consistent with the St. Albans Sub-Area Plan. It should be noted, however, that rezoning of 7600/7620 St. Albans Road to Townhouse & Apartment District (R3) will make it necessary to vary the permitted building setback along the site's south side from 6 m (19.69 ft) to 4.5 m (14.76 ft), and along the site's St. Albans Road and Jones Road frontages to accommodate special architectural features such as entry stairs. Staff do not believe these variances will compromise the livability of the site or its neighbours, nor detract from the streetscape. Variances could be avoided if the site was rezoned to Comprehensive Development District (CD). However, as only minor variances are anticipated and development of the site will require a Development Permit, staff favour use of the City's standard R3 zone over the crafting of a site-specific CD zone.

In the context of a Development Permit, staff recommend that the west elevation of the project's north building, adjacent to the outdoor amenity area, be made more visually interesting (e.g. through the addition of bay windows, changes to the roof line, etc.), and that special attention be paid to the landscaping of this area to ensure it is a pleasant and safe place to sit in the sun, talk with neighbours, let your children play, etc. The retention of existing mature trees along this site frontage will greatly contribute to this objective.

Transportation

Driveway access to the project should be from Jones Road, near the subject site's east property line. A 4 m by 4 m (13.12 ft by 13.12 ft) corner cut is required at the intersection of Jones and St. Albans Roads.

Engineering Works

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

- a) Consolidate 7600 and 7620 St. Albans Road into one parcel;
- b) Dedicate a 4 m by 4 m (13.12 ft by 13.12 ft) corner cut; and
- c) Register a restrictive covenant ensuring that sole vehicular access to the site will be from Jones Road, adjacent to the site's east property line.

Prior to issuance of Building Permit, the developer is required to enter into a standard Servicing Agreement with the City to do beautification work along Jones Road, including relocation of the sidewalk to the property line and creation of a +/-2.5 m (+/-8.2 ft) wide grassed/treed boulevard. Staff wish to see the existing mature trees along St. Albans Road maintained. For this reason, staff recommend that the existing St. Albans Road sidewalk be left in its current location, that the developer grass the area between back of sidewalk and property line, and that any additional trees be planted on private property (as specified through the Development Permit). If, however, the mature trees cannot be retained, the Servicing Agreement will specify similar works for St. Albans Road as were described for Jones Road, plus the possible relocation of hydro poles to avoid conflict with the sidewalk alignment.

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 ten ground-oriented townhouse units with access to both private and shared on-site open space is also supportive of both City 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 be three-storey units. The advantage of this form to the developer is that more townhouse units can be put on the site than would be possible with a more conventional two-story model. The advantage to the City is that more City Centre residents can have access to grade-oriented housing and that that housing is more affordable. The disadvantage of the three-storey townhouse form is that parking is provided in tandem and occupies almost all of each unit’s ground floor. The St. Albans area does not, however, have many projects with tandem parking, and the form and associated affordability is attractive to first time buyers and young families. Furthermore, the developer has proposed to raise the yards of the units fronting St. Albans and Jones Roads, which will improve the relationship between the yards and the units’ second floors (e.g. first living level) and provide those outdoor spaces with more privacy.

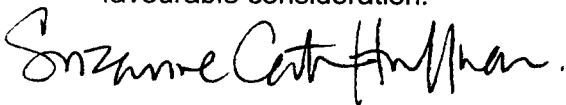
Overall, the project appears to be well thought out and to fit well with the neighbourhood.

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 Townhouse and Apartment District (R3) 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:

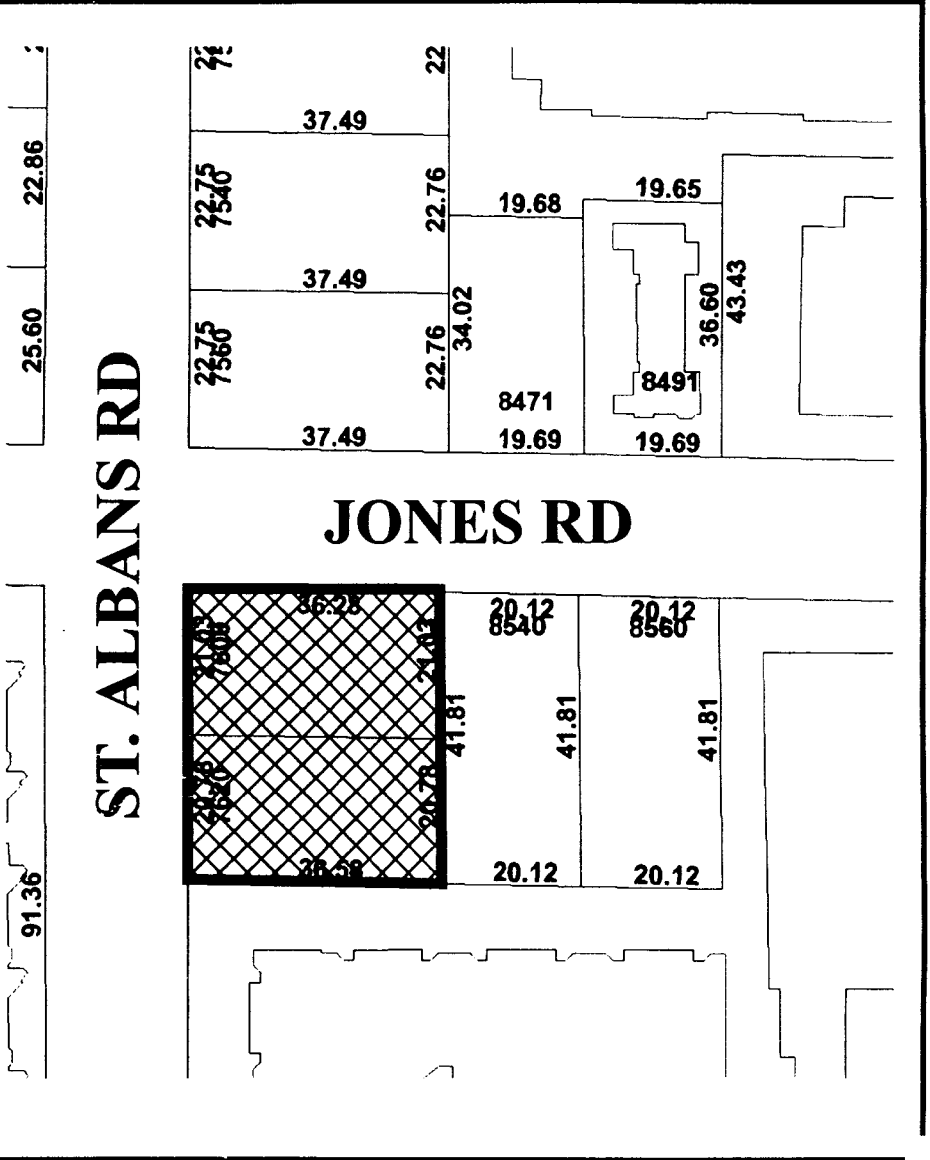
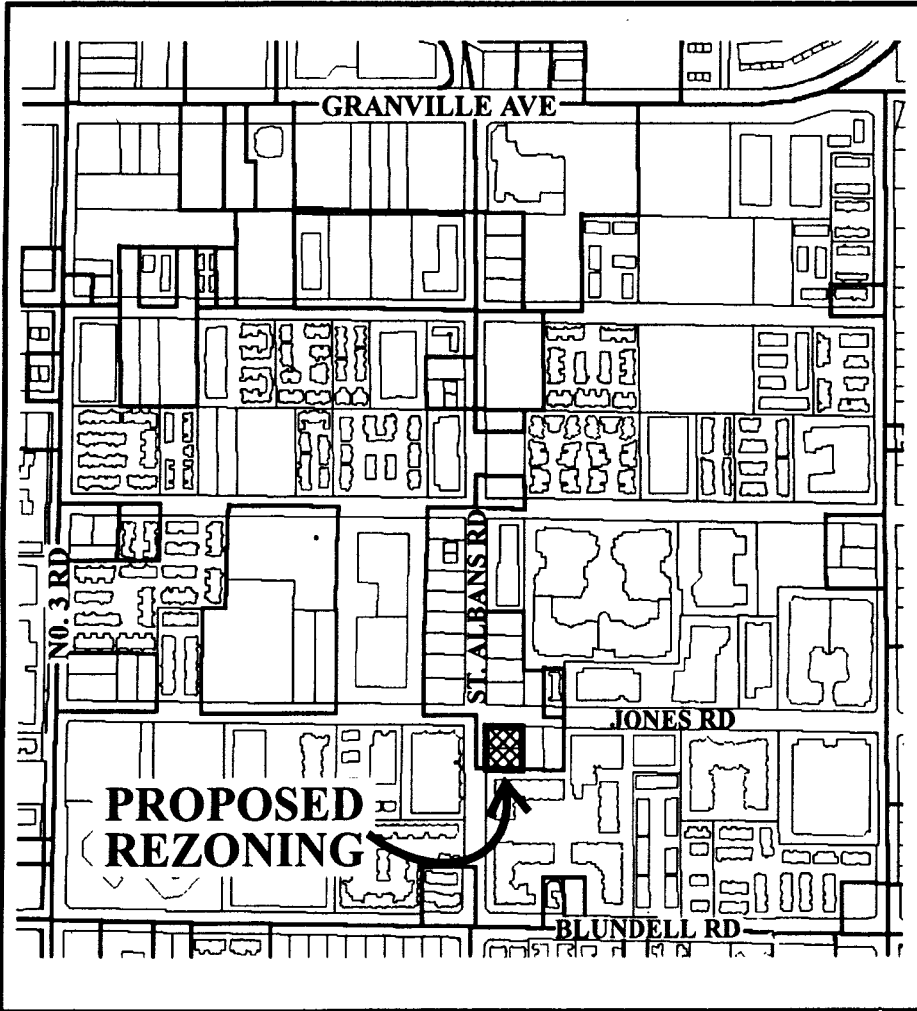
- Consolidation of 7600 & 7620 St. Albans Road into one parcel;
- Dedication of a 4m by 4m corner cut; and
- Registering of a restrictive covenant specifying the location of driveway access.

Development requirements, specifically:

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



City of Richmond



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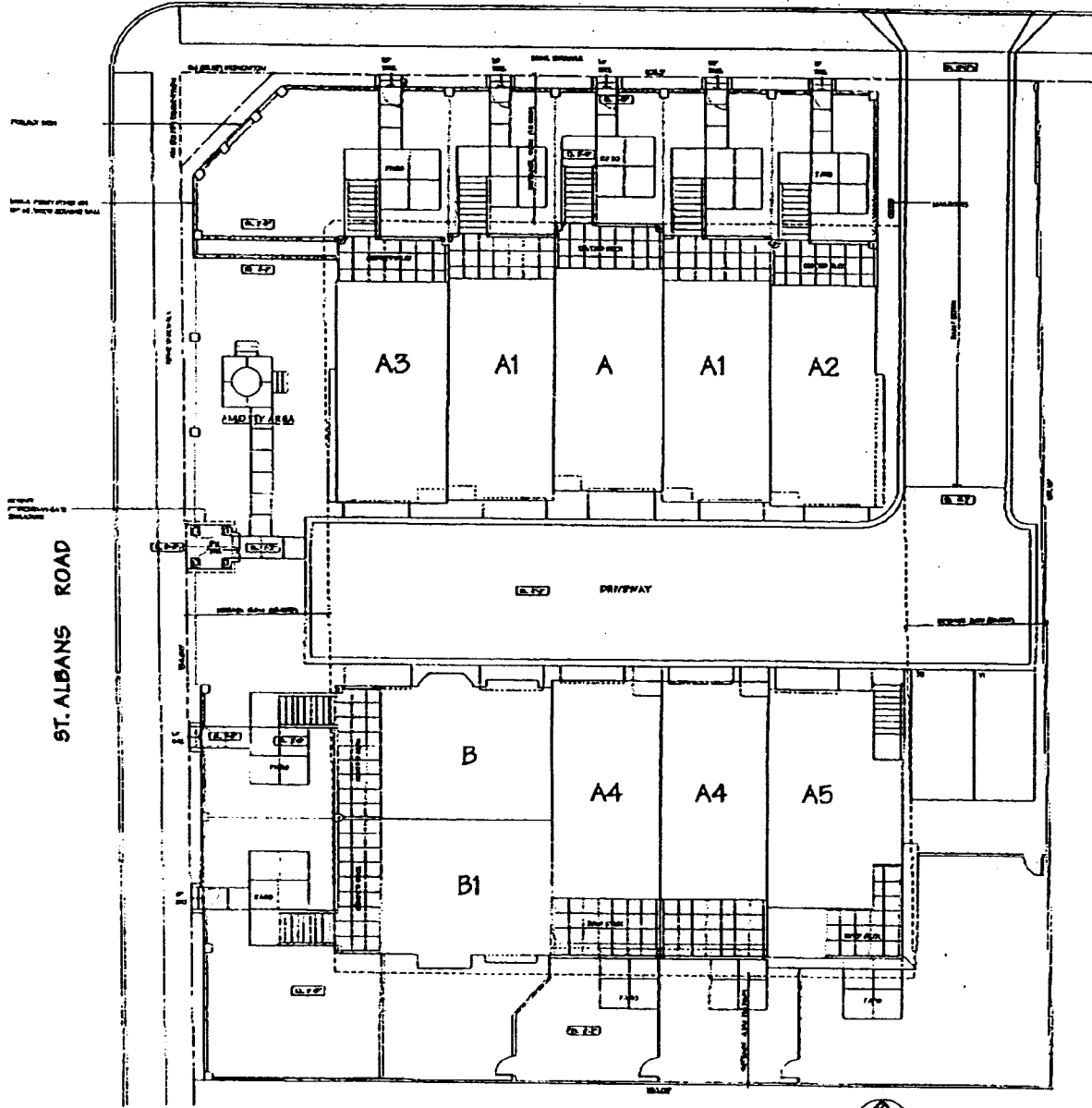
RZ 00-175356

Original Date: 06/16/00

Revision Date:

Note: Dimensions are in METRES

JONES ROAD



ST. ALBANS ROAD

 SITE PLAN
DATE: 11/11/11



CITY OF RICHMOND
BYLAW 7163
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7163 (RZ 00-175356)
7600 & 7620 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 & APARTMENT DISTRICT (R3)**.

P.I.D. 004-782-291

North 69 Feet Lot 1 Section 16 Block 4 North Range 6 West New Westminster District Plan 10685

P.I.D. 000-440-876

Lot 1 Except North 69 Feet Section 16 Block 4 North Range 6 West New Westminster District Plan 10685

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7163"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK