



To: Planning Committee **Date:** October 13, 2004
From: Raul Allueva **File:** RZ 04-272562
Director of Development
Re: **APPLICATION BY WILLIAM RHONE FOR REZONING
AT 7360 ST. ALBANS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT
DISTRICT (CD/120)**

Staff Recommendation

That Bylaw No. 7841 for the rezoning of 7360 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.

for
Raul Allueva
Director of Development

SB:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

William Rhone has applied to the City of Richmond for permission to rezone 7360 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 (4) 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 the northeast corner property at the intersection of St. Albans Road and General Currie Road and adjoins multi-family development on both sides. The existing development surrounding the site is described as follows:

- To the north and east, are multi-family developments, Townhouse & Apartment District (R3);
- To the south, across General Currie Road, is a multi-family development, Townhouse & Apartment District (R3);
- To the west, across St. Albans Road, is a multi-family development, Townhouse & Apartment District (R3); and
- To the southwest, across the intersection of St. Albans and General Currie Roads, are two (2) existing single-family homes, Single-Family Housing District, Subdivision Area E (R1/E), with redevelopment potential and multi-family development beyond.

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 three-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 southwest (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**).

Analysis

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 Comprehensive Development District (CD/120) is to accommodate townhouse development on narrow lots in the City Centre such as the subject lot.

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 the interests of minimizing the number of driveways onto St. Albans Road, a cross-access agreement was secured through the redevelopment of 7320 St. Albans Road to the north for the use of the subject lot.

Development Permit

The attached preliminary architectural drawings (**Attachment 7**) will require further refinement during the Development Permit process. In addition to design, areas to address will include:

- Outdoor amenity area and screening of the drive aisle from St. Albans Road (**Attachment 4**). Due to the small size of the project, the outdoor amenity area will likely be passive (e.g. landscaping and seating);
- Tree survey, assessment and retention strategy. Retention of existing trees on-site is desirable if practicable. There are a number of existing trees along the General Currie Road frontage. The applicant has agreed to replace any trees that require removal as per the guidelines set out in the Official Community Plan (OCP); and
- A variance is shown to increase the maximum permitted projection into the required General Currie Road setback for an open porch/balcony from 1 m to 2 m. This will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping. However, the variance can be considered on the basis that the streetscape animation and pedestrian orientation is improved with the addition of the open covered porch element and that a minimum depth for covered porches of 2.5 m (8.2 ft.) is recommended to allow for usability.

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 will accommodate residential growth while also removing an existing vehicle access through the use of a cross-access agreement which was secured through the redevelopment to the north. On this basis, staff recommend that the proposed development be approved.



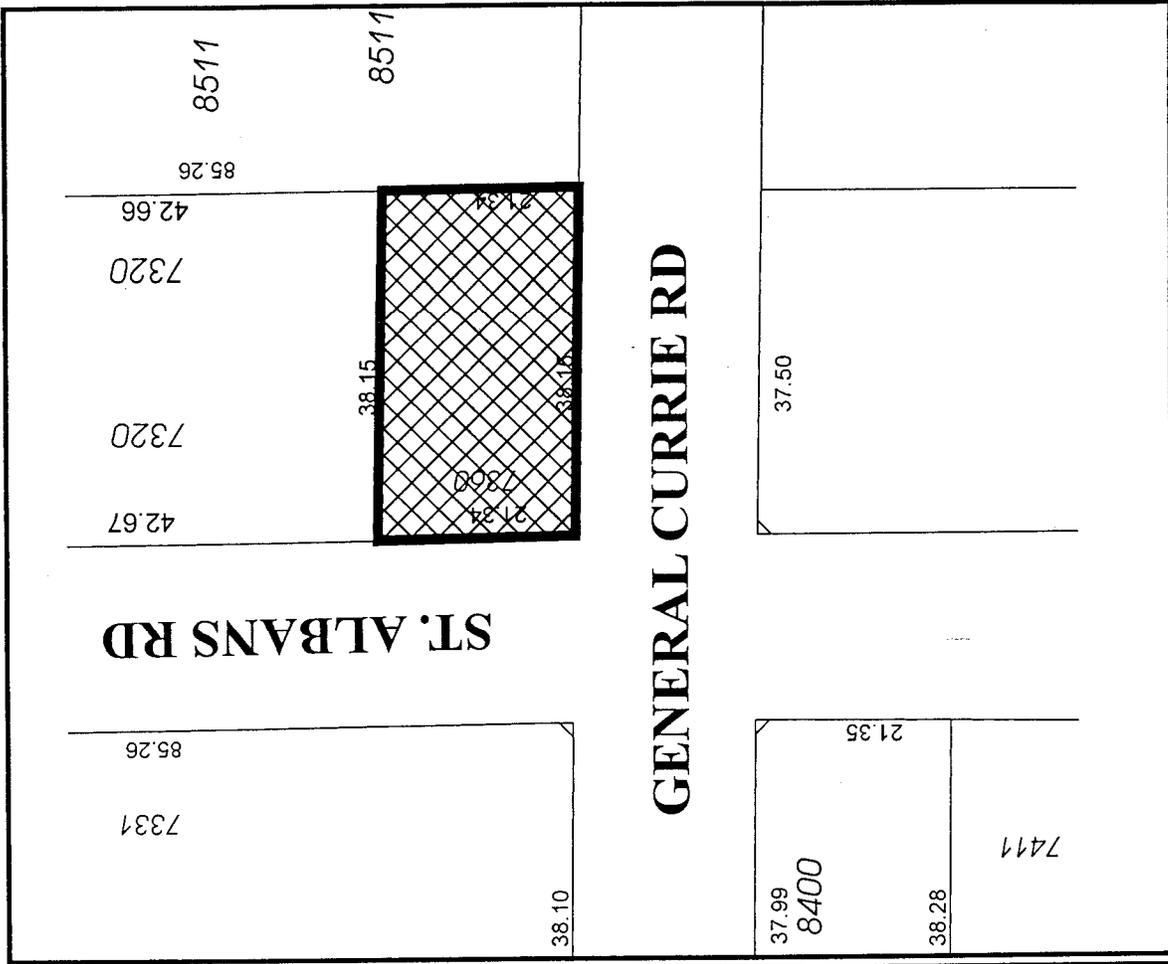
Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

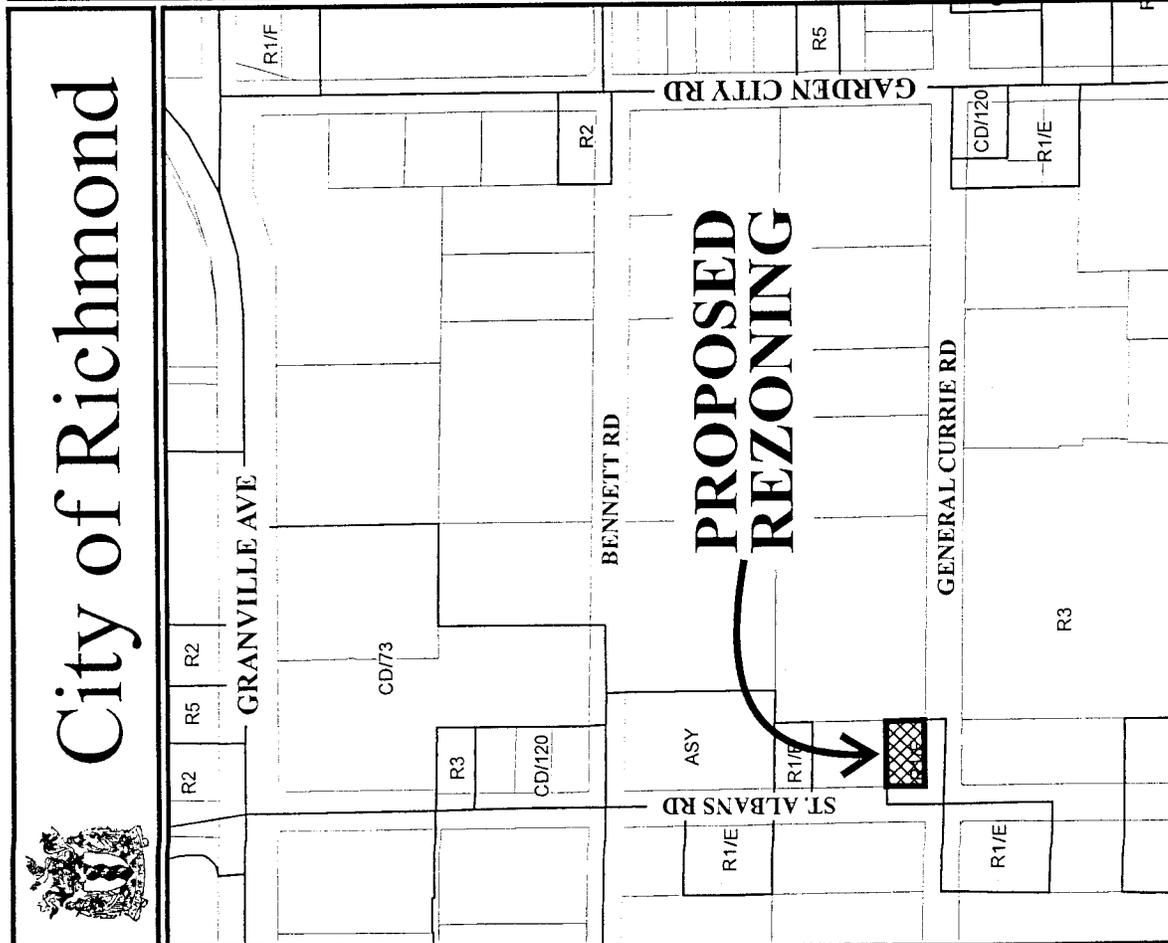
See **Attachment 5** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

List of Attachments

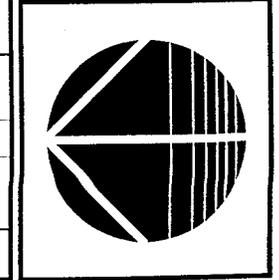
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|--------------|---|
| Attachment 1 | Location Map |
| Attachment 2 | Development Application Data Sheet |
| Attachment 3 | St. Albans Sub-Area Plan Land Use Map |
| Attachment 4 | Staff Comments |
| Attachment 5 | Rezoning Conditional Requirements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



Original Date: 07/08/04
 Revision Date:
 Note: Dimensions are in METRES



RZ 04-272562





City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

RZ 04-272562

Attachment 2

Address: 7360 St. Albans Road
 Applicant: William Rhone Owner: M., G., L. & L. Jang
 Planning Area(s): St. Albans Sub-Area of City Centre Area

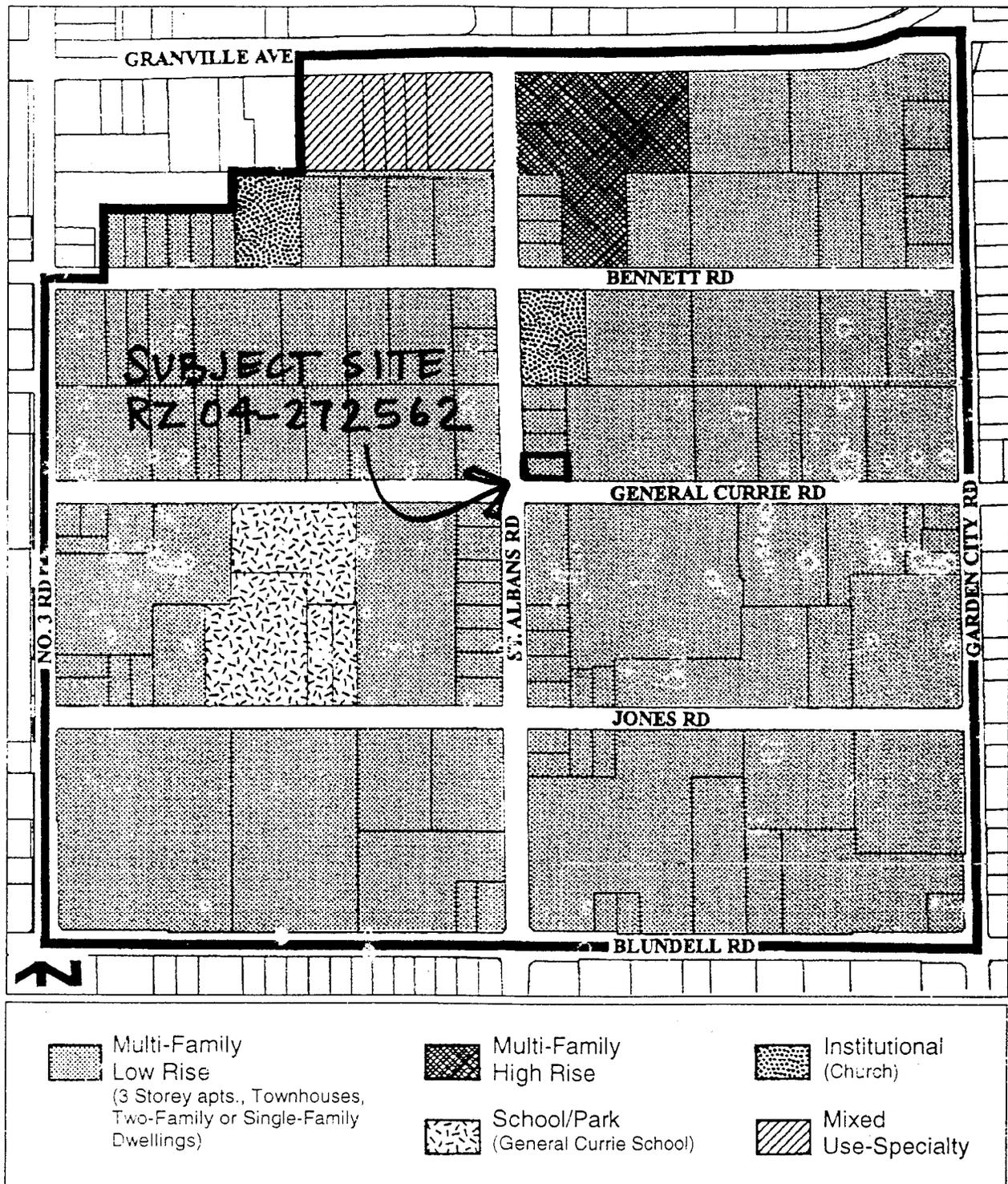
	Existing	Proposed
Site Size:	812 m ²	804 m ²
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Multi-Family Low-Rise	no change
702 Policy Designation	None	no change
Zoning	R1/E	CD/120
Number of Units	1	4

	Bylaw Requirement	Proposed Development	Variance
Density	Max 62 du/ha	50 du/ha	none permitted
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Lot Coverage – Building:	Max. 45%	28%	none
Setback – St. Albans:	Min. 4.5 m	4.5 m	none
Setback – General Currie*:	Min 6 m	6 m	2 m porch projection
Setback – Side Yard:	Min. 1.2 m	6 m	none
Setback – Rear Yard:	Min. 1.2 m	3 m	none
Height (m):	12 m	11.9 m	none
Lot Size:	Min. 360 m ² Max. 2,020 m ²	804 m ²	none
Off-street Parking – Regular/Visitor*:	6 and 1	8 and 1	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	42 m ²	none

Other: A variance request is anticipated during the Development Permit process to increase the maximum porch projection from 1 m to 2 m facing General Currie Road

City of Richmond

Land Use Map



Staff Comments

Transportation

Sole vehicular access is to be via the cross-access easement granted by 7320 St Albans Road to the north. This site is to have no direct vehicular access, which will be controlled via the future Development Permit. The Title Search and the cross-access easement plan are in this file. The minimum driveway width should be 5.1 m (16.8 ft.). Parking stalls should be identified and dimensioned.

Engineering

Prior to final adoption of the rezoning bylaw, the developer is to register a 4 m x 4 m corner cut at St Albans Road and General Currie Road.

Then prior to the Building Permit issuance, the developer is to enter into our standard Servicing Agreement for the design and construction of frontage improvements. Works include:

St. Albans: Beautification treatment of relocating the sidewalk to the property line, installing a 1.5 m concrete sidewalk, and a 1.99 m grass boulevard (no trees because of hydro lines). This is identical to works done north at 7320 St. Albans Road.

General Currie: 1.5 m concrete sidewalk behind existing curb.

All works at developers sole cost.

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 surrounding multi-family development;
- Views into and within the development, including manoeuvring aisle terminus views;
- Provide landscape plan prepared by a registered landscape architect;
- Provide complete set of architectural elevations and parking plan;
- Provide tree survey. An arborist report may be required to assess viability of retention;
- Demonstrate sufficient landscaping lot coverage and private outdoor space;
- Location and details for electrical closet(s); and
- Mail kiosk details.

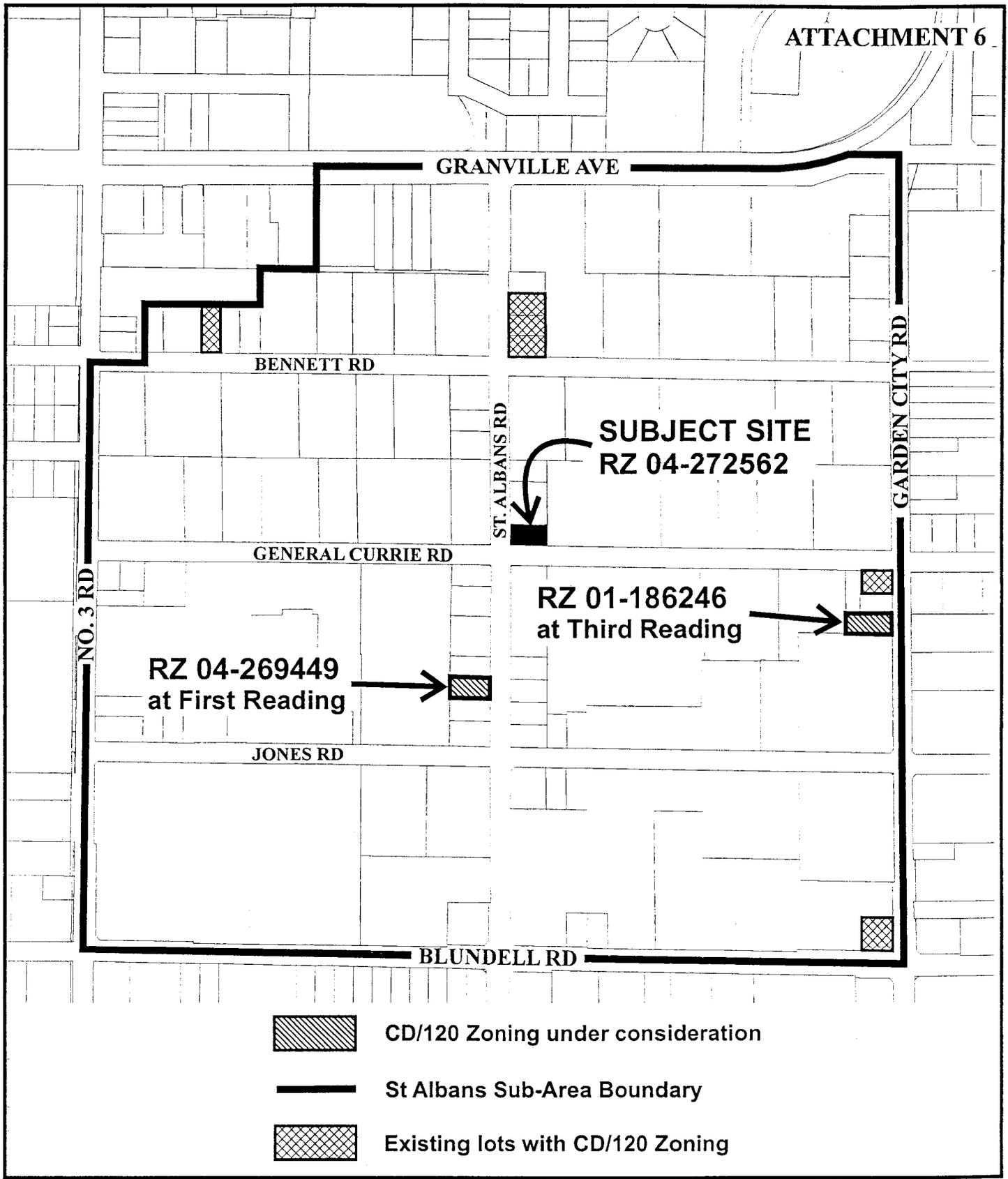
Conditional Rezoning Requirements

7360 St. Albans Road RZ 04-272562

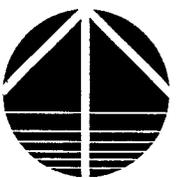
Prior to final adoption of the Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. Registration of a 4 m x 4 m corner cut dedication at the corner of St Albans Road and General Currie Road;
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.



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



St Albans Sub-Area Map

Original Date: 09/15/04
 Revision Date: 10/13/04
 Note: Dimensions are in METRES

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No.	Date	Revision
1	JULY 21 2004	ELIMINATE DRIVEWAY FROM GENERAL CURBIE ROAD & HAVE VEHICULAR ACCESS FROM EXIST'G CROSS. ACCESS FROM N SIDE OF SITE.
2	SEPT 14 2004	INCREASE DIST. BETV. BUDGES. ROW, PROTECT NY, RECYCLING CORNER, PER UNIT ATTACHM.

2178 Hartlett Avenue
 Victoria BC V8S 2P9
 Canada
 Tel: (250) 370-0942
 Fax: (250) 370-0946

William Rhone Consultant
 Project
4 - UNIT PROJECT
7360 St. Albans Rd.
Richmond, BC

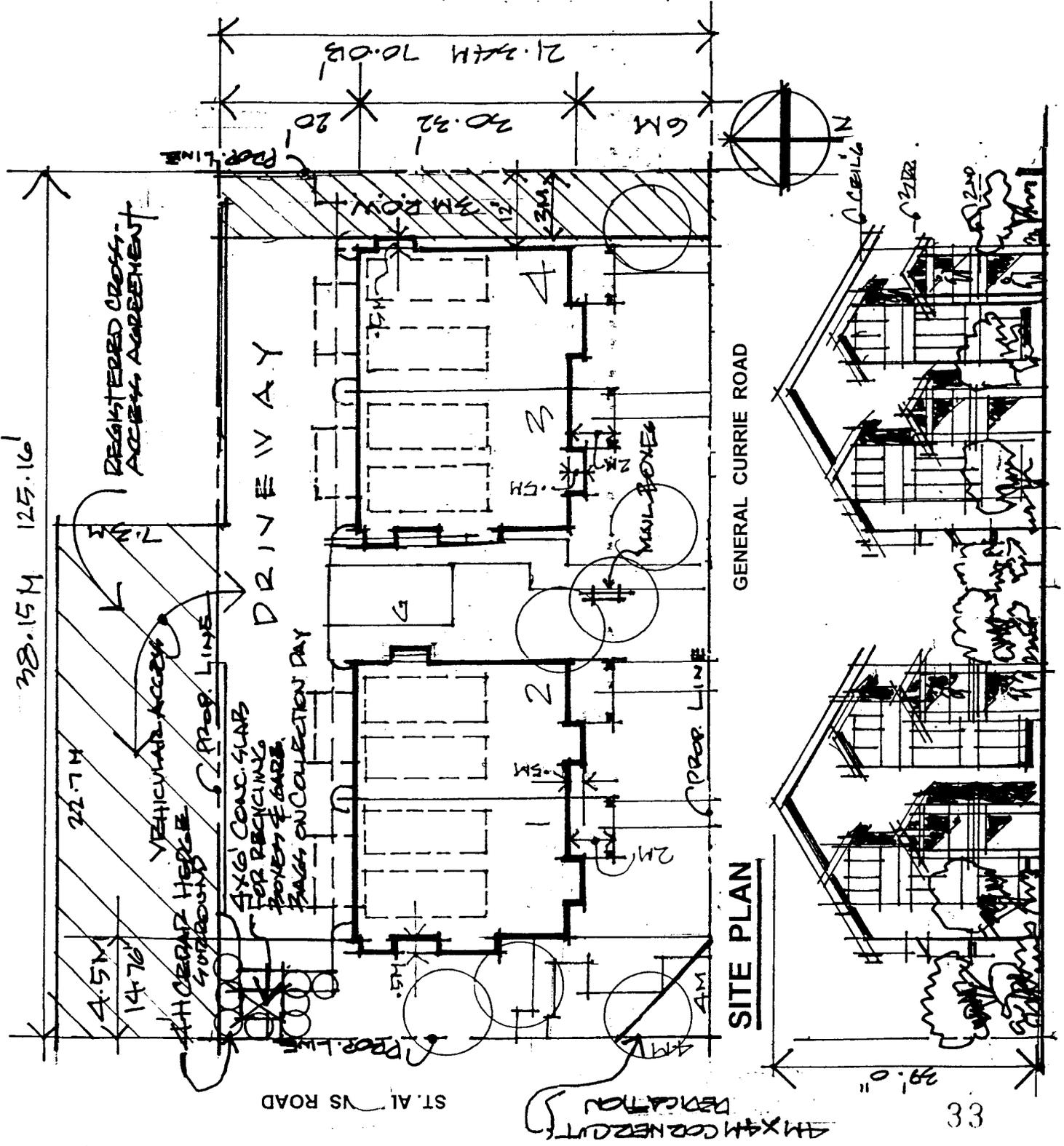
Project number
0405

Scale 1" = 20'
 Date 10 JUNE '04
 Drawn WAZ Checked

Drawing title
SITE PLAN & SOUTH ELEVATION

Drawing number
RZ - 1

ATTACHMENT 7



SOUTH ELEVATION



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7841 (RZ 04-272562)
7360 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. 003-986-748

The South Half of the South Half of Lot 20 Block "C" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7841"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

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

CITY CLERK



To: Planning Committee **Date:** October 26, 2004
From: Raul Allueva, Director of Development **File:** RZ 04-279499
Terry Crowe, Manager – Policy Planning
Re: **Application by City of Richmond for Rezoning at 6451, 6951 and 7011 River Road from School and Public Use District (SPU), and 6080 River Road from Recreational Vehicle Park District (RVP) and Business Park Industrial District (I3), to Comprehensive Development District (CD/157)**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7845, to:
 - a) In Schedule 1 of Official Community Plan Bylaw No. 7100, redesignate 6451, 6951 and 7011 River Road from “Public and Open Space Use” and 6080 River Road from “Business and Industry” to “Olympic Riverfront” in Attachment 1 (Generalized Land Use Map), and define this land use designation as “An area that provides for sport and recreation amenities and public open space in some combination with complementary commercial, business, industry, institutional, residential, tourist, entertainment, exhibition, education, health and wellness, culture, arts, and/or community uses”, and
 - b) In Schedule 2.10 of Official Community Plan Bylaw No. 7100 (City Centre Area Plan), redesignate 6080 River Road from “Detailed Land Use Study Required” and 6451, 6951 and 7011 River Road from “Park”, together with Moray Channel between the No. 2 Road and Dinsmore Bridges from “Programmed Recreational Water Area”, to “Olympic Riverfront”,

be introduced and given first reading.

2. That Bylaw No. 7845, having been considered in conjunction with:
 - the City’s Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw No. 7845, in accordance with the City Policy on Consultation During OCP Development, be referred to the Vancouver International Airport Authority (VIAA) for comment by December 20, 2004.