




City of Richmond
Urban Development Division

Report to Committee

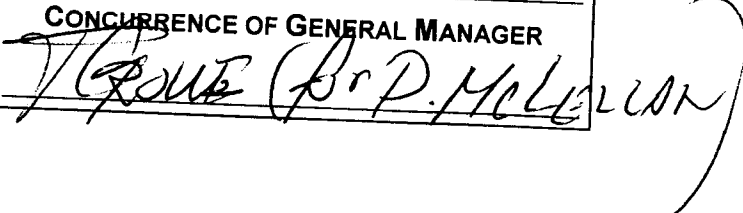
To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: November 4, 2002
File: RZ 02-207840
Re: APPLICATION BY ANA AND NICOLE CUPIC FOR REZONING AT 7140 ST.
ALBANS ROAD FROM TOWNHOUSE & APARTMENT DISTRICT (R3) TO
COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)

Staff Recommendation

That Bylaw No. 7456, for the rezoning of 7140 St. Albans Road from "Townhouse & Apartment District (R3)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:spc
Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

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. Ana and Nicole Cupic have applied to rezone the site from Townhouse and Apartment District (R3) to Comprehensive Development District (CD/120) to permit construction of four (4) three-storey townhouse dwellings.

Findings of Fact

<i>Item</i>	<i>Existing</i>	<i>Proposed</i>
Owner	Nicko & Ana Cupic	No change
Applicant	Ana & Nicole Cupic	No change
Site Size	Width: 20.12 m (66.01 ft.) Depth: 38.08 m (124.93 ft.) Area: 766.17 m ² (8,247.26 ft ²)	No change
Land Uses	Single-family house	Four 3-storey townhouses
OCP Designation • <i>City Centre</i>	Residential	No change
Sub-Area Plan Designation • <i>St. Albans</i>	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)	Comprehensive Development District (CD/120) • 0.7 floor area ratio (FAR)
Parking Required • <i>F or R3 & CD/120</i>	Residents: 1.5 spaces/dwelling x 4 dwellings = 6 spaces Visitors: 0.2 spaces/dwelling x 4 dwellings = 1 space Total: 1.7 spaces/dwelling x 4 dwellings = 7 spaces	
Parking Actual	Residents: 2 spaces/dwelling x 4 dwellings = 8 spaces Visitors: 1 space Total: 9 spaces	

Surrounding Development & Related Policies

The St. Albans Sub-Area Plan encourages the development of low-rise apartment buildings and townhouses. As such, most residential land in St. Albans is developed under Townhouse and Apartment District (R3). In addition, a number of smaller parcels (e.g. many of which are too small to meet the minimum lot size stipulated under R3) have been rezoned to Comprehensive Development District (CD) in order that they too may be redeveloped with multiple-family projects. As a result, few older homes remain in the sub-area with the exception of a gap-toothed strip of single-family homes along St. Albans Road, within which the subject site is situated. This strip is rapidly disappearing, however, having recently been the site of five small townhouse projects, including small-lot projects to both the north and south of the subject site (e.g. 7120 and 7160 St Albans Road).

The subject site and the projects to its north and south are three of four small lots available for redevelopment adjacent to a very large high-rise/townhouse site under construction by Bosa. It was long hoped that the four lots would be consolidated with the Bosa site, but two years ago it became clear this would not happen. In response, staff took steps to enable the four lots to develop independently by securing vehicular access to the rear of the subject site and two lots to its north across the Bosa property. The fourth lot, at the corner of St. Albans Road and Bennett Road, is permitted direct access from Bennett Road.

Independent development of the four lots requires their rezoning to a small-lot, multiple-family zoning district. The lots immediately north and south of the subject site have been rezoned to Comprehensive Development District (CD/120) and four-unit townhouse projects are under construction on both of them. The applicants propose that their property be rezoned to the same zoning district in order that they too may be able to construct four townhouses.

The proposed zoning, CD/120, was originally drafted for the lot south of the subject site with the intent that it could eventually be applied to the three adjacent lots, as well as 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 small and large townhouse projects. Furthermore, the siting of the rear building, though constrained by the lot’s small size, provides for ample sunlight and privacy by locating private outdoor space to the south where the distance to the rear of the neighbouring units is +/-11.2 m (36.7 ft.), and by providing gaps of more than 7.6 m (24.9 ft.) on its north and east sides where rear facades face less sensitive/less-windowed side facades.

With regard to the project's design, staff have noted concern with the lack of clear sightlines to the rear unit, but 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 to the rearmost unit, including the development of an attractively landscaped open space/pathway between the two front units (i.e. a large specimen tree, shrubs, seating and/or ornamental gateway, and decorative paving), a special paving treatment on the driveway surface, and tree planting, where possible, within the rear portion of the site;
- The ground floor spaces of the front units are overly large and may need to be reduced to meet Richmond's bylaw requirements and discourage their conversion to non-garage uses;
- The western rear unit should take advantage of the opportunity to orient some of its windows to the west and views out through the site's landscaped entry area, which would, in turn, enhance views into the site from the street;
- Attention should be paid to the detailed design of the open porches and attached enclosed unit entries that encroach into the St. Albans Road setback 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 an easement across the adjacent townhouse site being developed by Bosa. This access and the entrance to the subject site will be shared with the small lot to the north, 7120 St. Albans Road. A shared driveway easement should be secured across the driveway entrance to the subject site to ensure that common use of this area is clear to all future residents of these two neighbouring projects. No vehicular access to St. Albans Road shall be permitted. Staff have no other concerns.

Engineering Works

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

1. Register a restrictive covenant against the subject site to ensure that sole vehicular access will be from the rear via the Bosa property at 8433 Bennett Road (e.g. no access will be permitted from St Albans Road).
2. Register, in favour of BC Hydro and Telus, a 3 m by 4 m (9.84 ft. by 13.12 ft.) utility right-of-way in the northwest corner of the subject site to accommodate kiosks for the undergrounding of local services.
3. Enter into the City's standard Servicing Agreement to design and construct, at his sole cost, frontage improvements along St. Albans 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.

Staff recommend that the St. Albans Road frontage of the subject site, along with that of the three adjacent small lots, be constructed together as this will complete all necessary frontage improvements along the block between Granville Avenue and Bennett Road. Two of the neighbouring lots, 7120 and 7160 St. Albans Road, have already entered into Servicing Agreements for these works, and the subject site will be required to do the same prior to final adoption of the pending rezoning. The fourth lot has not yet applied to redevelop. Staff recommend that this lot be required to reimburse the City for the cost of its frontage improvements (+/- \$7,500) as a condition of future redevelopment.

Permits

The proposed building encroachment into the sanitary sewer easement at the rear of the property must be addressed at or prior to Building Permit. At Development Permit stage, variances should be addressed regarding drive aisle width and the building setback from the street. Staff recommend that the visitor parking stall be designed for use by handicapped persons.

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

Staff recommend that the St. Albans Road frontage of the subject site and three adjacent small lots are constructed together by the City. The City has secured funding from two of the affected lots and will require that the subject site provides funding as a condition of rezoning. The fourth lot will be required to reimburse the City for the cost of its frontage improvements (+/- \$7,500) as a condition of future redevelopment.

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.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

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

Legal requirement, specifically:

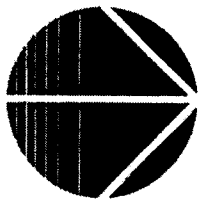
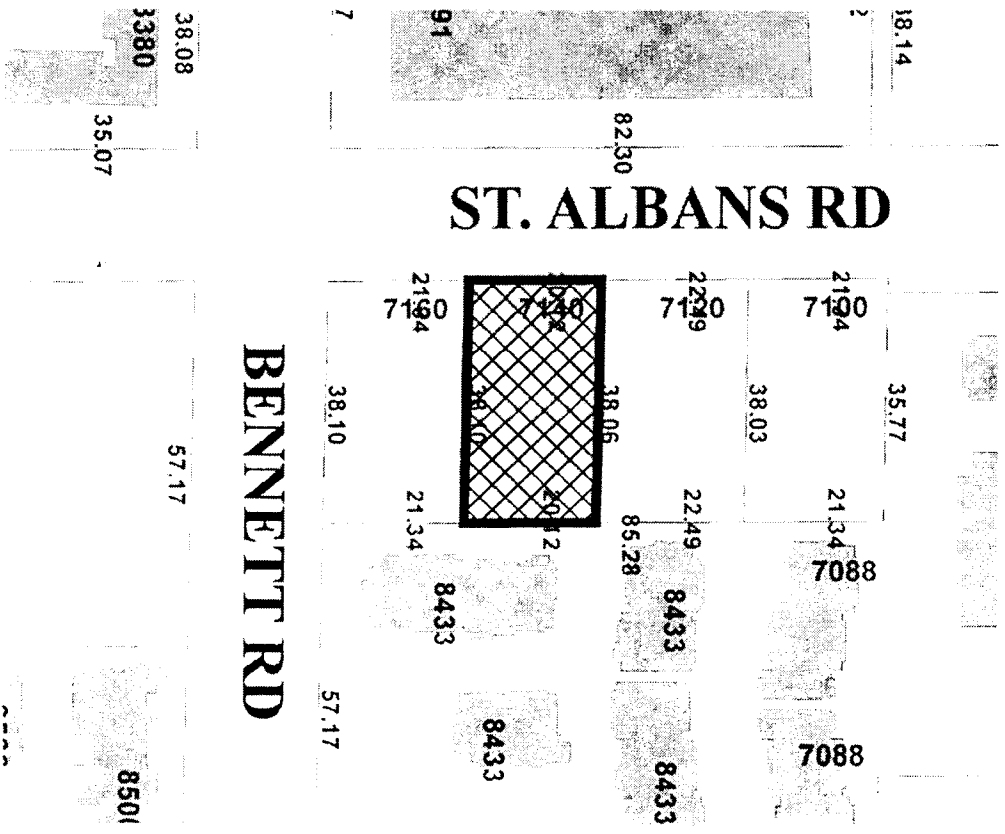
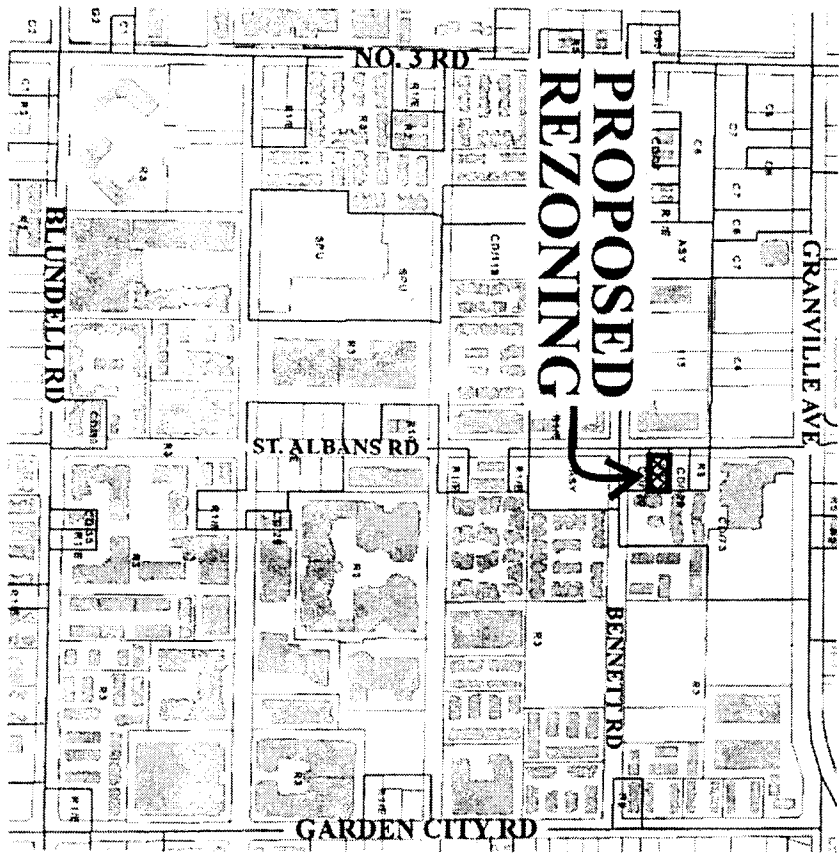
- Registering of a restrictive covenant to specifying that vehicular access is to be entirely from the rear of the property. (No access will be permitted from St. Albans Road.)
- Registering of an easement to accommodate a shared driveway providing access to 7120 St. Albans Road.
- Registering an utility right-of-way (3 m/9.84 ft. by 4 m/13.12 ft.), in favour of BC Hydro and Telus, in the northwest corner of the subject site to accommodate kiosks for the undergrounding of local services.
- Enter into the City's standard Servicing Agreement for the design and construction of frontage improvements along St. Albans Road or, at the discretion of the City, provide funding for Richmond's construction of the frontage works.

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 02-207840

Original Date: 06/20/02

Revision Date:

Note: Dimensions are in METRES

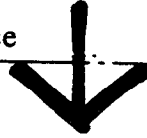
7140 St. Albans Road

RZ 02-207840

Applicants: Nicole & Ana Cupic

Designer: Rod Lynde

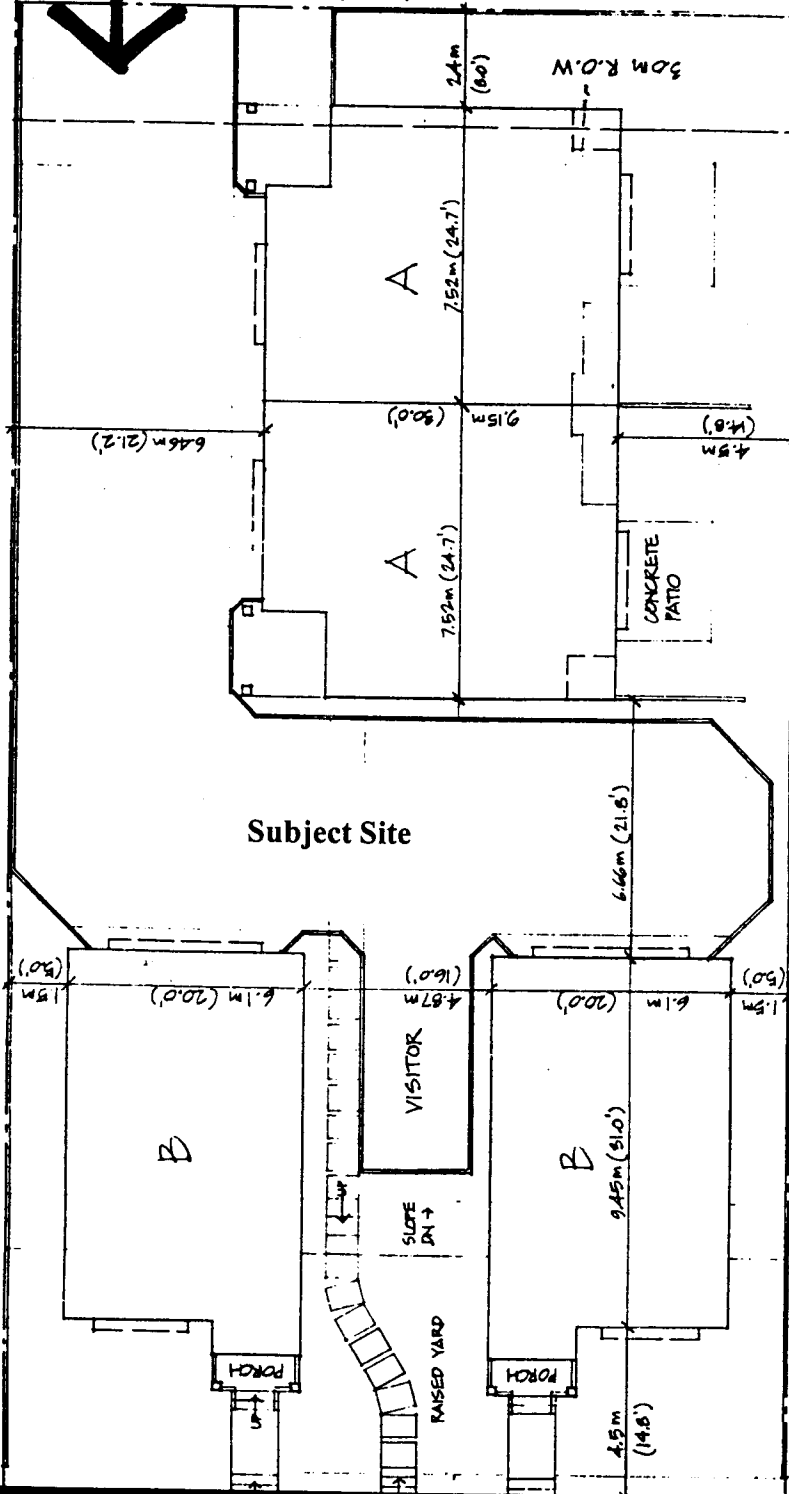
Driveway Entrance
From Bosa
8433 Bennett



7120
St Albans

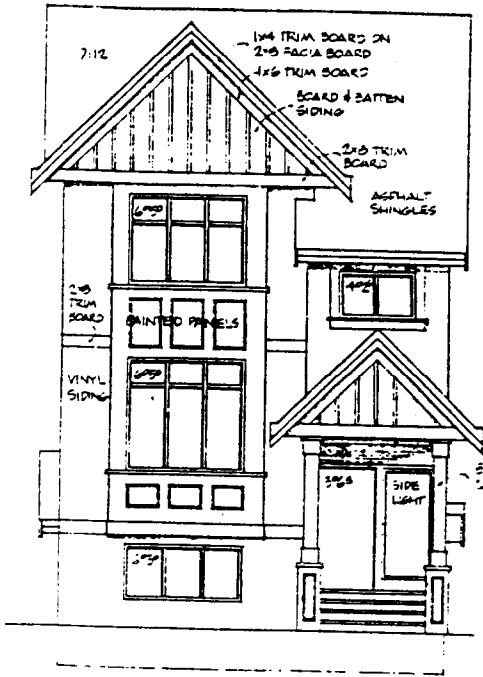
Subject Site

7160
St Albans



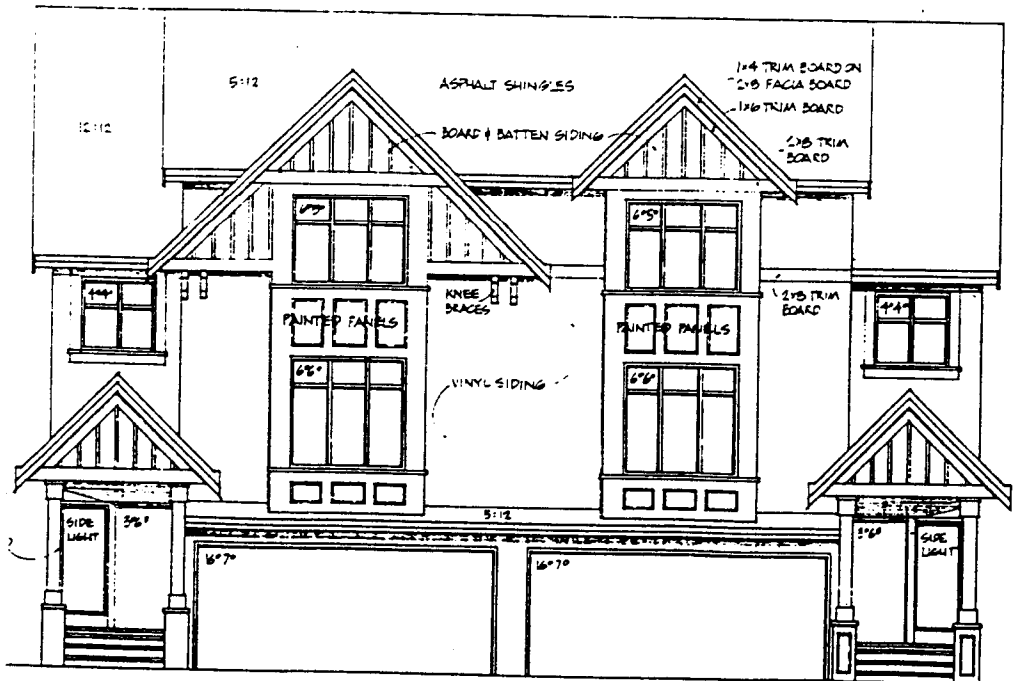
ST ALBANS ROAD





Front (St Albans Road) Elevation
Unit Type "B"

Front (North) Elevation
Unit Type "A"





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7456 (RZ 02-207840)
7140 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. 003-966-259

Lot "F" Section 16 Block 4 North Range 6 West New Westminster District Plan 20169

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7456"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY OF RICHMOND
APPROVED for content by originating dept. HB
APPROVED for legality by Solicitor RD

CITY CLERK