



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

Date: December 3, 2010

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 10-528329

Re: Application by Yamamoto Architecture Inc. for Rezoning at
7251 St. Albans Road from Single Detached (RS1/E) to High Density
Townhouses (RTH1)

Staff Recommendation

That Bylaw No. 8689, for the rezoning of 7251 St. Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH1)", be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

BJJ:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing

Y ☒ N ☐

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 7251 St. Albans Road (**Attachment 1**) from Single Detached (RS1/E) to High Density Townhouses (RTH1) in order to permit the development of four (4) townhouse units on the site (**Attachment 2**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

To the North: An 8-unit townhouse complex zoned Medium Density Low Rise Apartments (RAM1);

To the East: Across St. Albans Road, St. Albans' Anglican Church zoned Assembly (ASY);

To the South: A duplex zoned Single Detached (RS1/E) and then a three-storey apartment (on top of parking) zoned Medium Density Low Rise Apartments (RAM1); and

To the West: A three-storey apartment (over a single-storey parking structure) zoned Medium Density Low Rise Apartments (RAM1).

Related Policies & Studies

City Centre Area Plan

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP). The site is within "Sub-Area B.1: Mixed- Use – Low-Rise Residential & Limited Commercial" which is intended for primarily grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). The preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

St. Albans Sub Area Plan

The proposed development is generally consistent with the Multi-Family Low-Rise land use designation in the St. Albans Sub-Area Plan, which envisions three-storey apartments, townhouses, two-family, or single-family dwellings (**Attachment 4**). The proposal for four (4) three-storey townhouse units fits well within the emerging multi-family development pattern. The single-family lot to the south (currently containing a non-conforming duplex) is envisioned to redevelop as well.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). The site is located within an area where the minimum habitable elevation is 2.9 m geodetic; however, there are provisions to permit habitable space, provided it is located a minimum of 0.3 m above the highest level of the crown of any road that is adjacent to the parcel. A Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$12,885.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff Comments

Tree Retention and Replacement

A Tree Survey, submitted by the applicant, indicates the location of seven (7) bylaw-sized trees (**Attachment 5**). A Certified Arborist's report was submitted by the applicant in support of the application. The report confirms that there are:

- two (2) bylaw-sized trees located on the subject property;
- four (4) bylaw-sized trees located on the adjacent properties to the north and south; and
- one (1) bylaw-sized tree located on the City's boulevard on St. Albans Road.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with the proposed removal of the Douglas Fir tree on-site, as it had been previously topped (twice) resulting in the development of co-dominant leaders. This large inclusion (structural defect), indicating a high probability of branch failure, combined with its location in the proposed driveway, makes this tree a candidate for removal and replacement. He has also concurred with the proposed removal of the Apple tree on-site, as it is in health decline (cankers and blight) primarily due to its age and species. As this tree is also located inside the proposed building envelope, it is also a candidate for removal and replacement.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, four (4) replacement trees are required. The developer is proposing to plant seven (7) new trees on-site (**Attachment 2**).

The developer is also proposing to remove a Cherry tree located at the northwest corner of the adjacent property to the south (7271 St. Albans Road) due to its poor condition and location (adjacent to the proposed drive aisle). A consent letter from the property owners is on file. The City's Tree Preservation Coordinator has no concern on the proposed removal. A separate Tree Cutting Permit is required for the removal of the Cherry tree prior to final adoption of the rezoning bylaw.

The applicant has committed to the retention of one (1) street tree along the road frontage and three (3) of the four (4) trees located on the adjacent properties to the north and south. Tree protection fencing on-site around the drip lines of all trees to be retained will be required prior to any construction activities, including building demolition occurring on-site. A Tree Management Plan is attached (**Attachment 5**).

Site Servicing

An independent review of servicing requirements (storm, sanitary, and water) has concluded that storm sewer upgrades are required to support the proposed development. The Engineering Department has reviewed and accepted the engineering consultant's recommendation for the developer to provide a contribution for the amount of \$36,000. This contribution will contribute to drainage upgrades and/or flow monitoring within the City's Woodward's Slough drainage area.

Frontage Improvements

Prior to issuance of Building Permit, the developer is to enter into a standard Servicing Agreement to provide the required beautification treatment to the road frontage. Beautification works include relocating the sidewalk to the property line (a 2 m concrete sidewalk) and installing a 1.51 m grassed and treed boulevard behind the existing curb with City Centre Zed streetlights. It is noted that the new sidewalk must be designed to meander around the protected tree along St. Albans Road. All works at developers sole cost.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$4,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Public Art

The Public Art Program Policy does not apply to residential projects containing less than 20 units.

Analysis

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 and the St. Albans Sub Area Plan in terms of land use, character, and density. The site plan identifies the unit location and configuration of the internal drive aisle, as well as the location of the outdoor amenity space for the complex. The unit design includes a layout to accommodate conversion for universal access. No variance has been identified on this proposal. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.

The applicant has been advised that a higher density (0.9 vs. 0.75 FAR) is supported by the City Centre Area Plan (CCAP) should a larger site assembly (over 1,800 m²) be achieved. Staff have encouraged the applicant to acquire the property to the south at 7271/7291 St. Albans Road. The applicant has approached the adjacent property owners with an offer to purchase to initiate the discussion of acquisition, but no reply had been received at the time of writing this Staff Report. The applicant therefore, has requested that this application proceed without the acquisition of the adjacent property. A conceptual development, demonstrating how the neighbouring property may develop into townhouses in the future, is on file. As a condition of rezoning, registration of a cross-access easement in favour of 7271/7291 St. Albans Road in order to provide access to/from the future development site to the south is required.

Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in Schedule 2.10 – City Centre Area Plan (Section 3). The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Detailed review of building form and architectural character;
- Ensure there is adequate private outdoor space in each unit;
- Review of the location and design of the convertible unit and other accessibility features;
- Landscaping design and enhancement of the outdoor amenity area to maximize use; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatments.

Financial Impact or Economic Impact

None.

Conclusion

The proposed townhouse development is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 and the St. Albans Sub Area Plan in terms of land use, character, and density. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



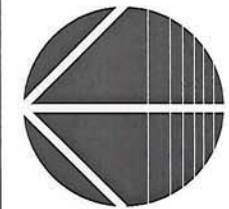
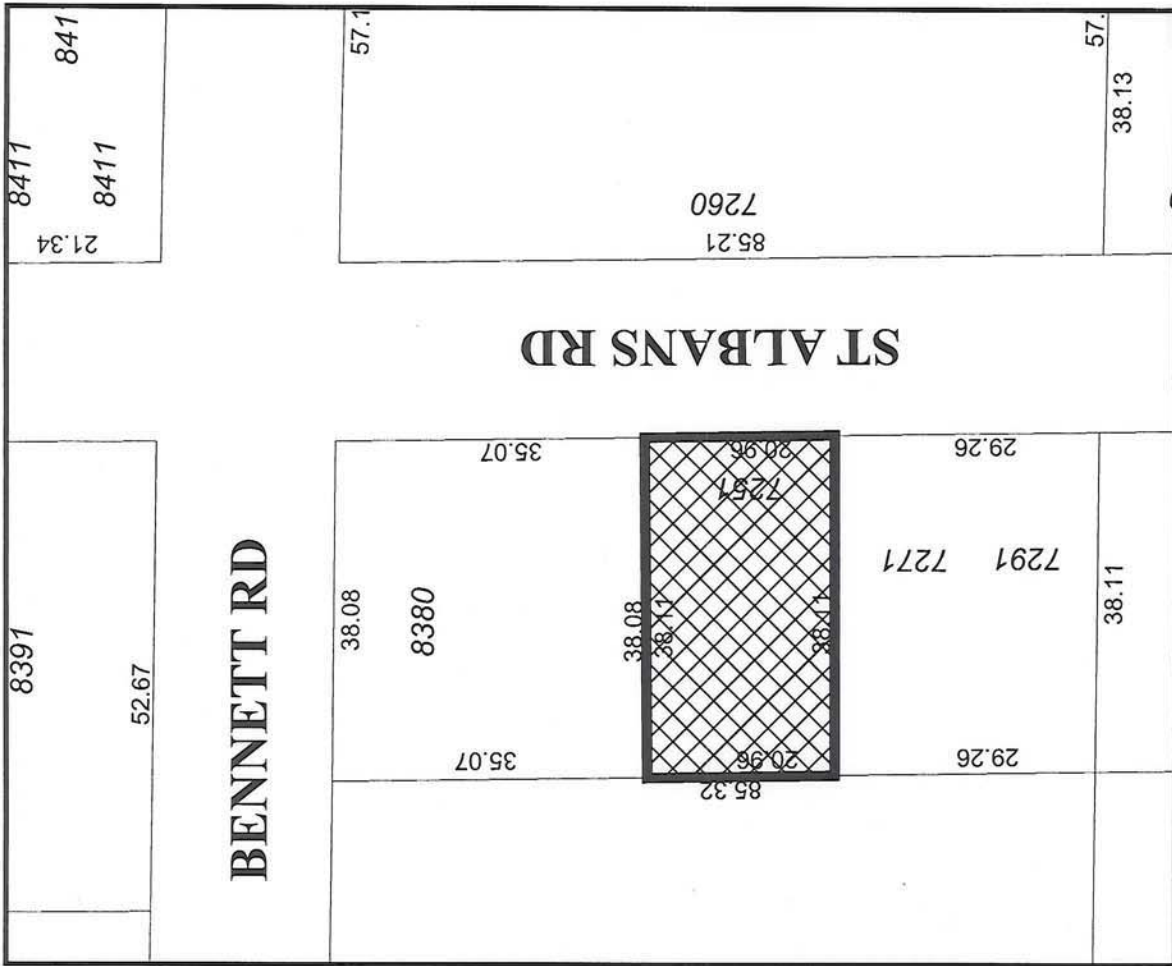
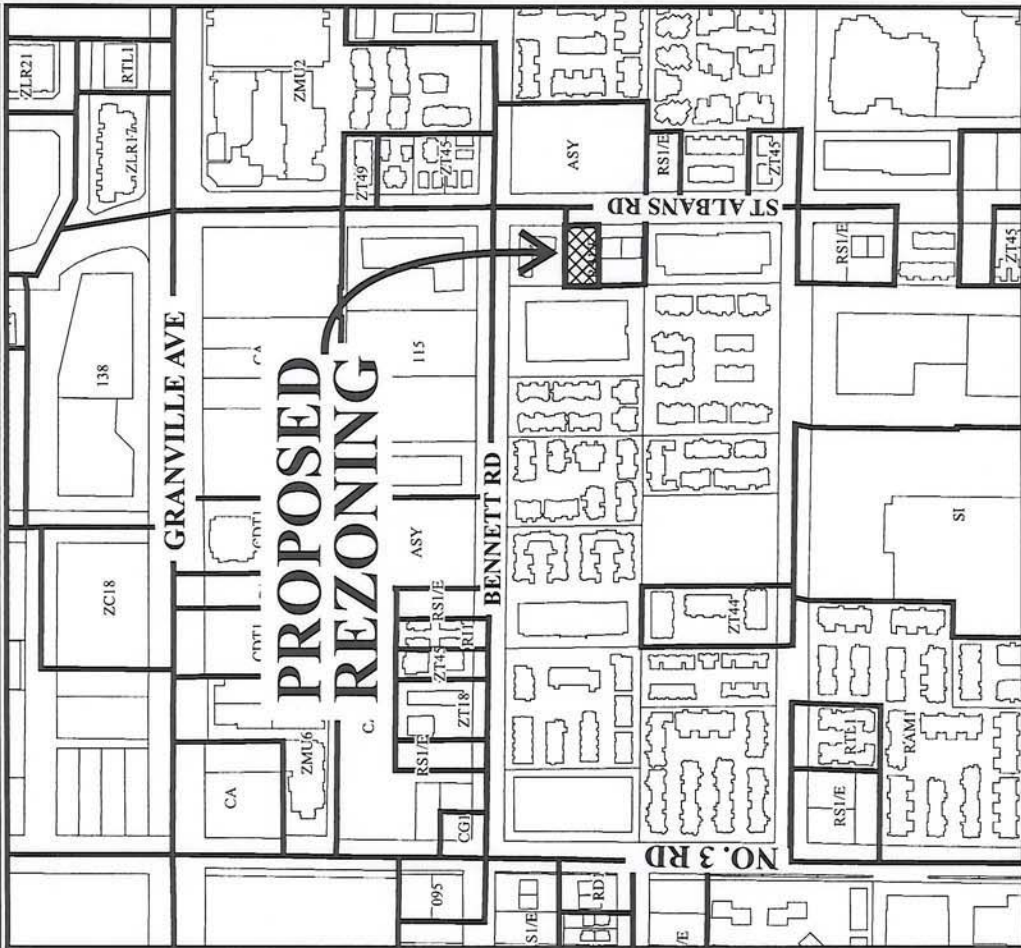
Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: St. Albans Sub Area Plan
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations Concurrence



City of Richmond

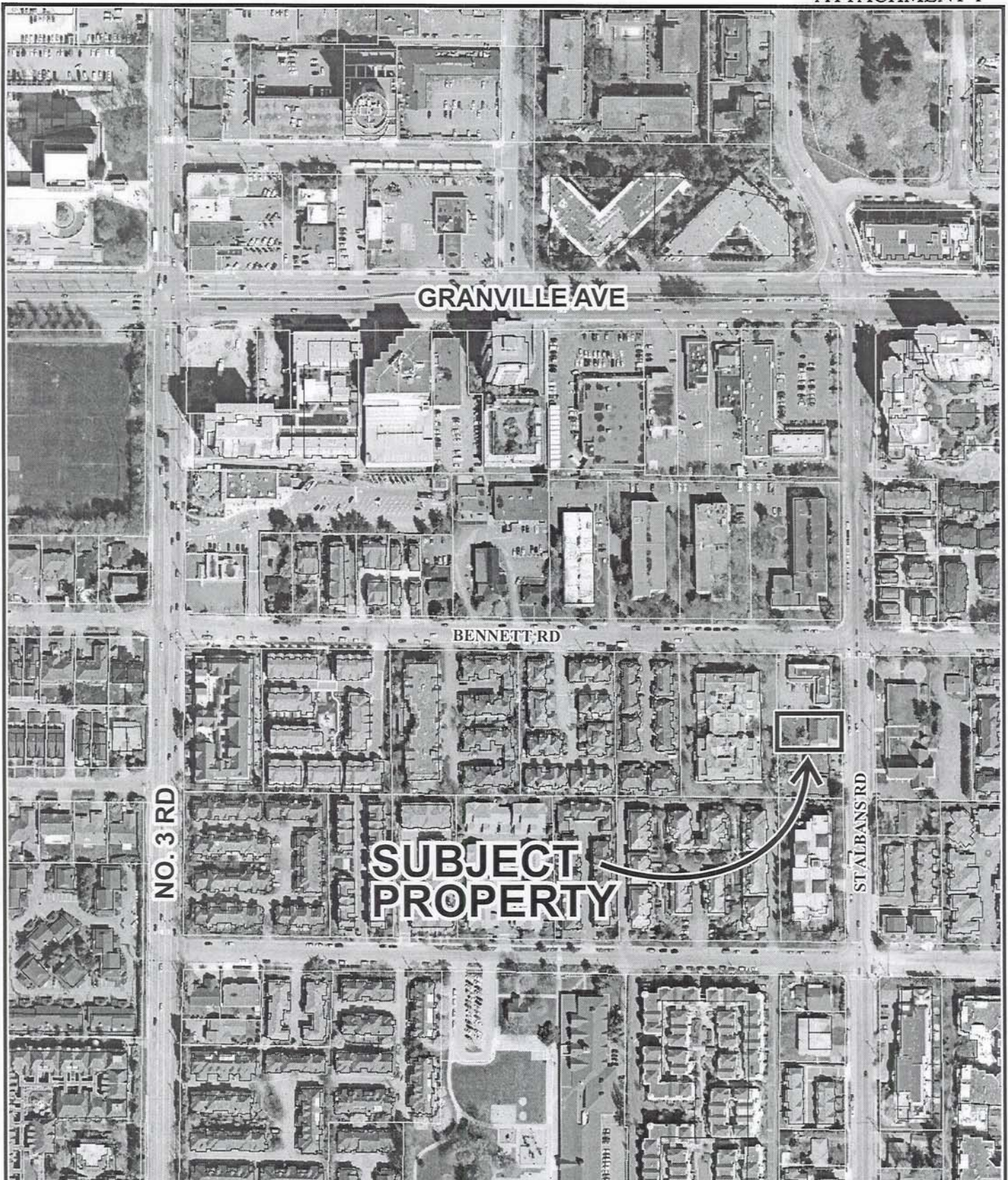


RZ 10-528329

Original Date: 05/07/10

Revision Date:

Note: Dimensions are in METRES

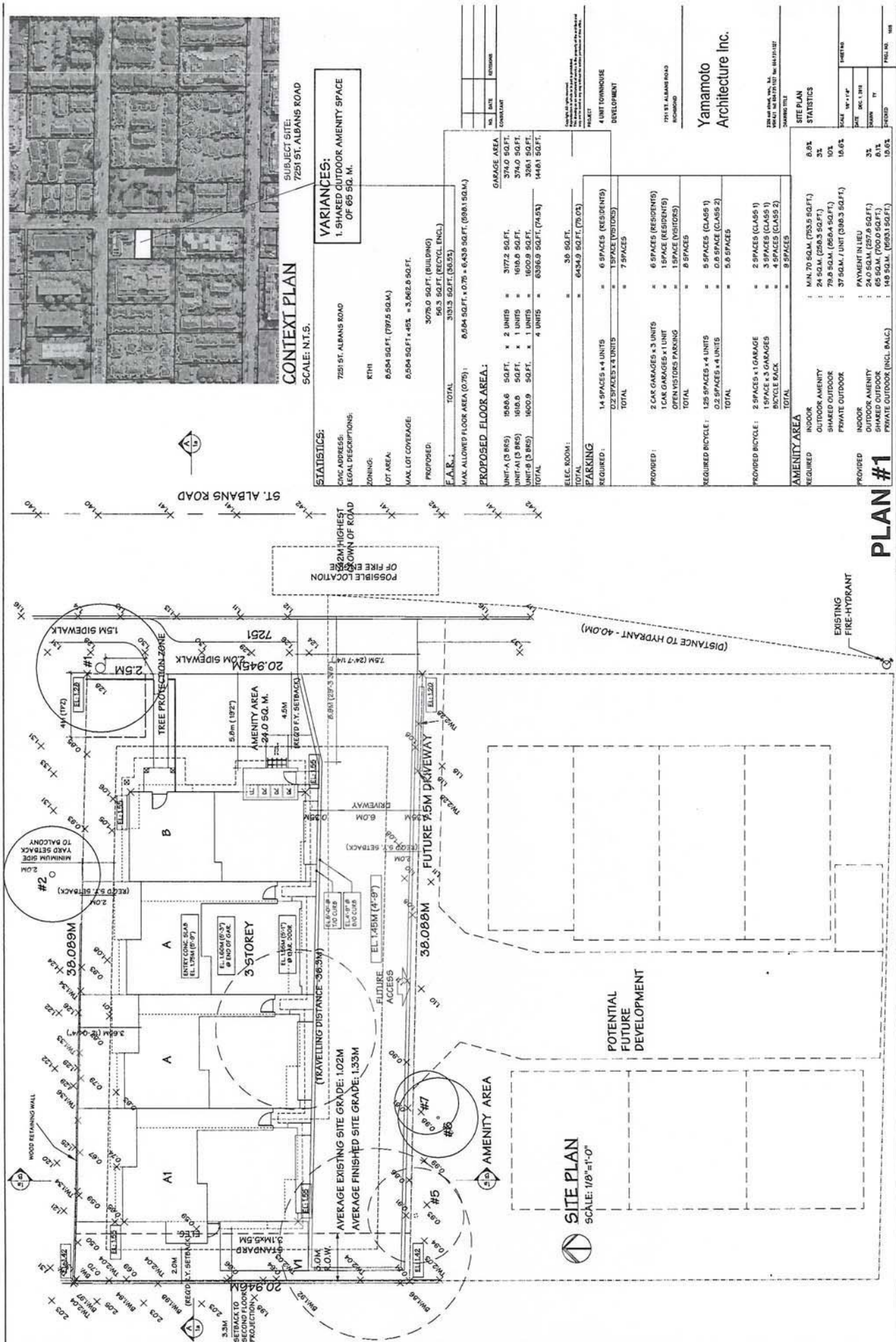


RZ 10-528329

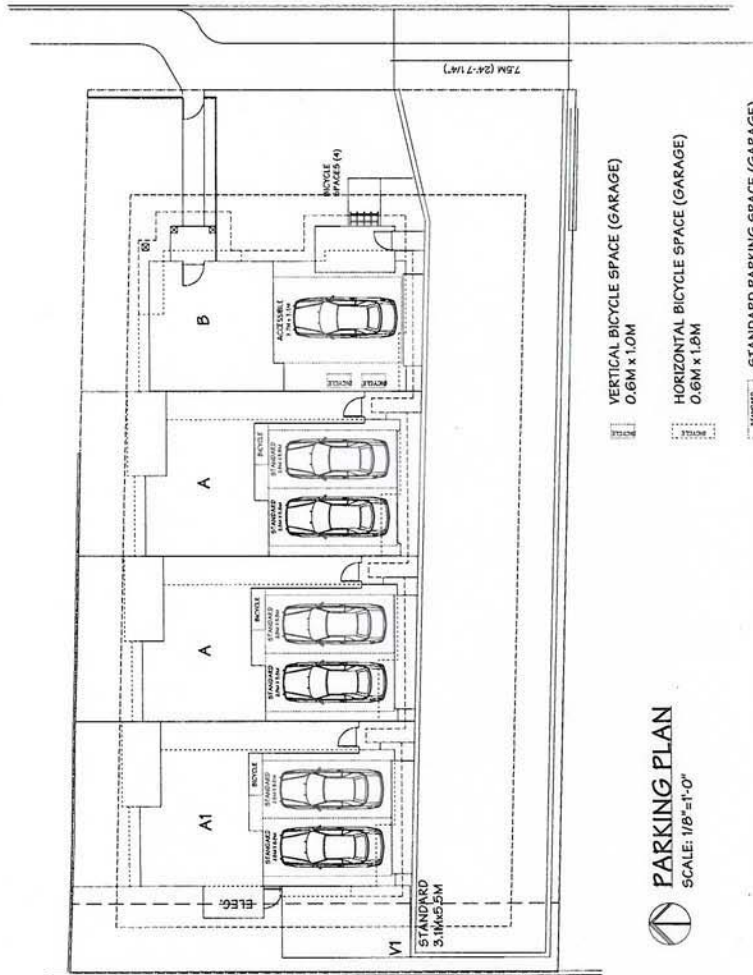
Original Date: 05/07/10

Amended Date:

Note: Dimensions are in METRES

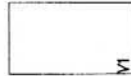
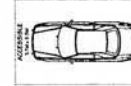
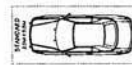


PLAN #2



PARKING PLAN SCALE: 1/8"=1'-0"

PARKING REQUIRED:	1.4 SPACES x 4 UNITS	=	6 SPACES (RESIDENTS)
	0.2 SPACES x 4 UNITS	=	1 SPACE (VISITORS)
	TOTAL	=	7 SPACES
PROVIDED:	2 CAR GARAGES x 3 UNITS	=	6 SPACES (RESIDENTS)
	1 CAR GARAGE x 1 UNIT	=	1 SPACE (RESIDENTS)
	OPEN VISITOR PARKING	=	1 SPACE (VISITORS)
REQUIRED BICYCLE:	1.25 SPACES x 4 UNITS	=	5 SPACES (CLASS 1)
	0.2 SPACES x 4 UNITS	=	0.8 SPACES (CLASS 2)
	TOTAL	=	5.8 SPACES
PROVIDED BICYCLE:	2 SPACES x 1 GARAGE	=	2 SPACES (CLASS 1)
	1 SPACE x 3 GARAGES	=	3 SPACES (CLASS 1)
	BICYCLE RACK	=	4 SPACES (CLASS 2)
	TOTAL	=	9 SPACES



NO.	DATE	REVISION

THIS PLAN IS THE PROPERTY OF YAMAMOTO ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF YAMAMOTO ARCHITECTURE INC.

PROJECT: 4 UNIT TOWNHOUSE
DEVELOPER: [REDACTED]

7011 ST. ALBANS ROAD
RICHMOND
Yamamoto
Architecture Inc.

7011 ST. ALBANS ROAD, N.Y.
RICHMOND, N.Y. 10212-1111 Tel: 646-737-1337
DRAWING TITLE: PARKING PLAN

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	DEC 1, 2014	
DRAWN	TY	
CHECKED		
		PAGE NO. 100

PROJECT ADDRESS 7261 ST. ALBANS RD. RICHMOND

KEY	CITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
11	1	LEUCODENDRON LEUCOPHYLLA	LEUCOPHYLLA	11-20m - C&L B&B
MSL	2	MAGNOLIA SOULANGIANA	RUSTIC KURBA	6-10m - C&L B&B
PCO	1	PEACE GLOVERIA	PEPPLE SAUCEUR MAGNOLIA	4-6m - HT B&B
11	1	LEUCODENDRON LEUCOPHYLLA	LEUCOPHYLLA	11-20m - C&L B&B
115	6	TRILIA OCCIDENTALIS YOSHIMAWA	PRANGLA CEMAK	150cm HT
SHRUBS				
AJ	7	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
12	12	BULBO-SHIMPERENS	COMMON BURNING	#2 POT
12	12	BULBO-SHIMPERENS	COMMON BURNING	#2 POT
FJF	10	PEPS JAPONICA TORETS FLAME	PEPPLE SAUCEUR MAGNOLIA	#2 POT
FM	6	ROSA MEDIANA	MEDIAN EDGE	#1 POT
12	12	BULBO-SHIMPERENS	COMMON BURNING	#2 POT
12	12	BULBO-SHIMPERENS	COMMON BURNING	#2 POT
12	12	BULBO-SHIMPERENS	COMMON BURNING	#2 POT
W*	1	VACUUMUM PARTHOLUM	VALENTINE WATERER SPINALA	#2 POT
12	12	BULBO-SHIMPERENS	COMMON BURNING	#2 POT
WSD	2	VERBENUM F. BOURNATHISE "BANK"	DAVIDS VERBENUM	2.00m HT
GROUND COVERS				
ALU	160	AKETOS MATPULUS LIVA UESI	KINSHINCE	#P5 POT
VINES				
CE	2	CAMPIS RADICANS	TELMPT VINE	#1 POT STAKED
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS				
BC	14	BEGONIA CRASSIFOLIA	HEARTLEAF BEGONIA	#1 POT
12	12	HEMEROCALLIS STELLA 2002	GOLD BENTLEY	#1 POT
LYA	17	LYNARDIA ANGUSTIFOLIA	ENGLISH LANTERN	#P5 POT
LYA	450	ANNUALS **		#P5 POT

NOTES

1. IDENTIFIED SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

2. ALL MATERIALS AND DECISIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT EDITIONS OF THE LANSCAPE ARCHITECT'S STANDARDS.

3. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CHINA STANDARDS FOR NURSERY STOCK AND THE BOLIVIA STANDARDS FOR CONTAINER GROWN PLANTS.

4. ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLANT AND PLANT LIST SHALL BE REFERENCED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

5. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL COVER WHEN POLS OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

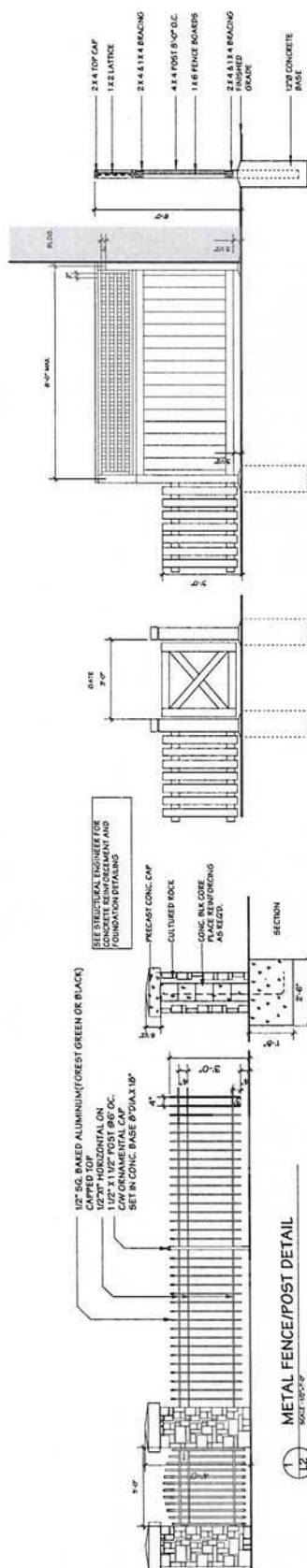
7. THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE

REPLACEMENT TREE PLAN

251 ST. ALBANS RD. RICHMOND

SIZE OF REMOVED TREES	QTY OF REMOVED TREES	SIZE OF REPLACEMENT TREES	REQUIRED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
REDA-150CM	0	REDA-150CM	0	4	4
REDA-150CM	0	REDA-150CM	0	1	1
REDA-150CM	2	REDA-150CM/6.0m HT	2	2	0

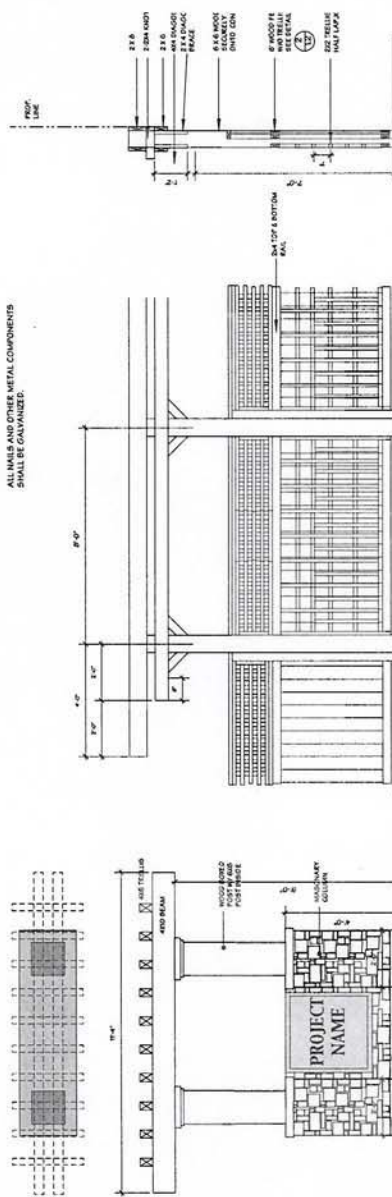
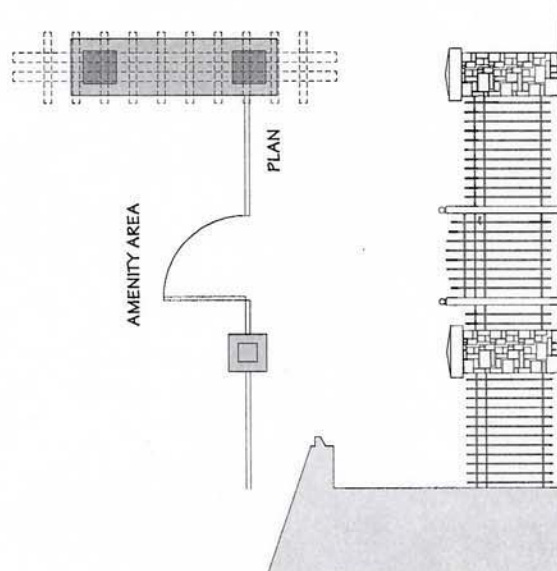
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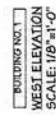


NOTE: ALL WOOD USED FOR DETAILS IN THIS DRAWING SET SHALL BE S4S, PRESSURE TREATED HEMLOCK, DOUG. FIR OR CEDAR STAINED WITH 2 COATS SOLID STAIN WITH COLOURS TO BE DETERMINED AT A LATER DATE.

SUPPLY DECORATIVE METAL LATCH ASSEMBLIES FOR ALL GATES WHERE APPLICABLE.

ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.





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PROJECT
 4 UNIT TOWNHOUSE
 DEVELOPMENT

7031 ST. ALBANS ROAD
RICHMOND

**Yamamoto
Architecture Inc.**

2708 and adjacent, etc., Inc.
VIR 421 NE 654-715-1127 FAX 654-715-1127

SEALING TITLE

ELEVATIONS

STREETSCAPE

SCALE	AS NOTED	SHEET NO.
DATE	DEC. 1, 2018	
DRAWN	TY	
CHECKED		PROJ. NO. 1006

PLAN #4



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 10-528329

Attachment 3

Address: 7251 St. Albans Road

Applicant: Yamamoto Architecture Inc.

City Centre Area Plan (Schedule 2.10) – Sub-Area B.1 / St. Albans Sub Area

Planning Area(s): Plan

	Existing	Proposed
Owner:	Kaori Bhimani	To be determined
Site Size (m ²):	798 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Multi-Family Low-Rise: three-storey apartments, townhouses, two-family or single-family dwellings	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouse (RTH1)
Number of Units:	1	4
Other Designations:	N/A	No Change

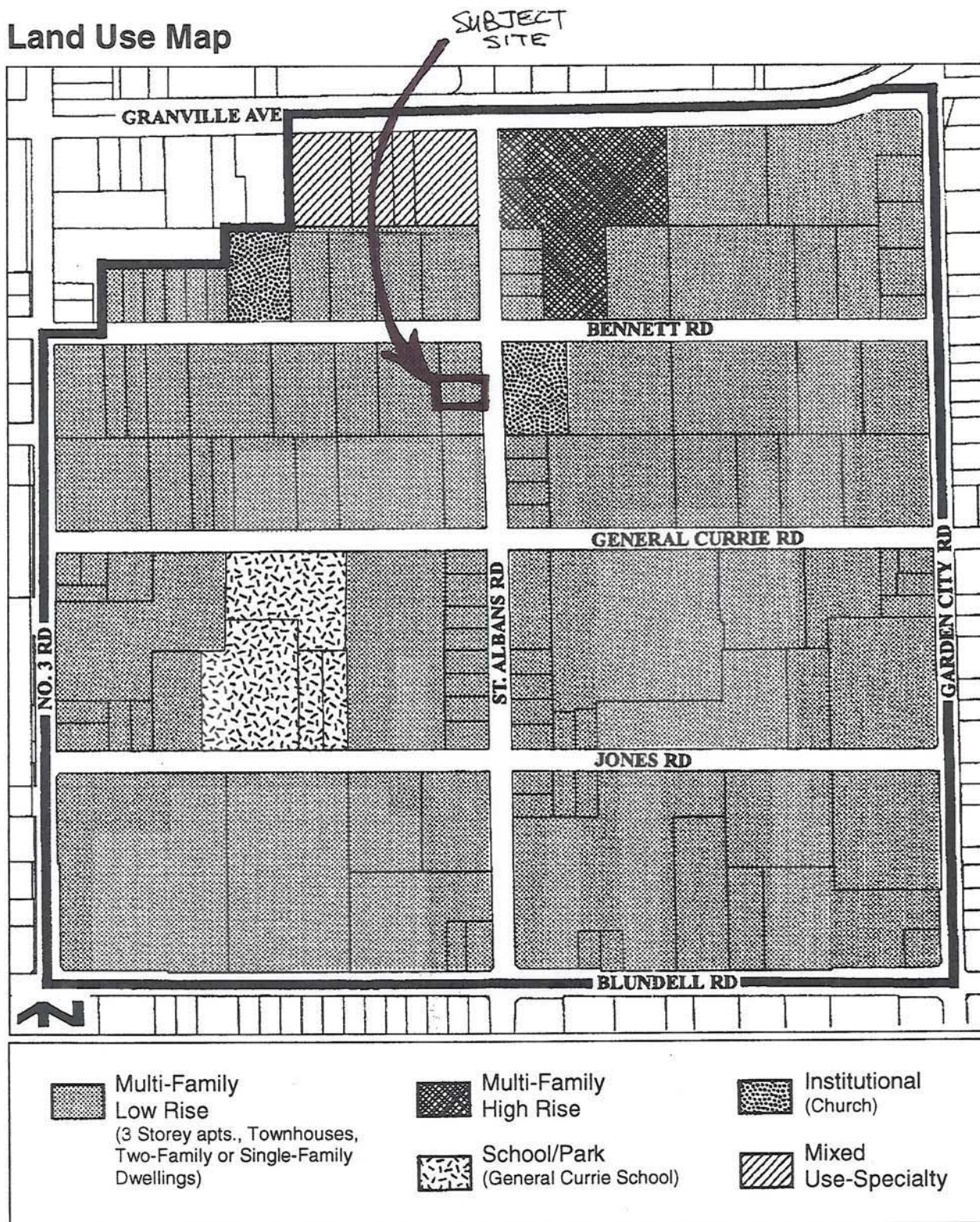
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	20.3 upa	none permitted
Floor Area Ratio:	Max. 0.75	0.75	none permitted
Lot Coverage – Building:	Max. 45%	36.5%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front Yard (m):	Min. 4.5 m	5.8 m	none
Setback – North Side Yard (m):	Min. 2.0 m	Min. 2.0 m	none
Setback – South Side Yard (m):	Min. 2.0 m	Min. 6.7 m	none
Setback –Rear Yard (m):	Min. 2.0 m	3.3 m	none

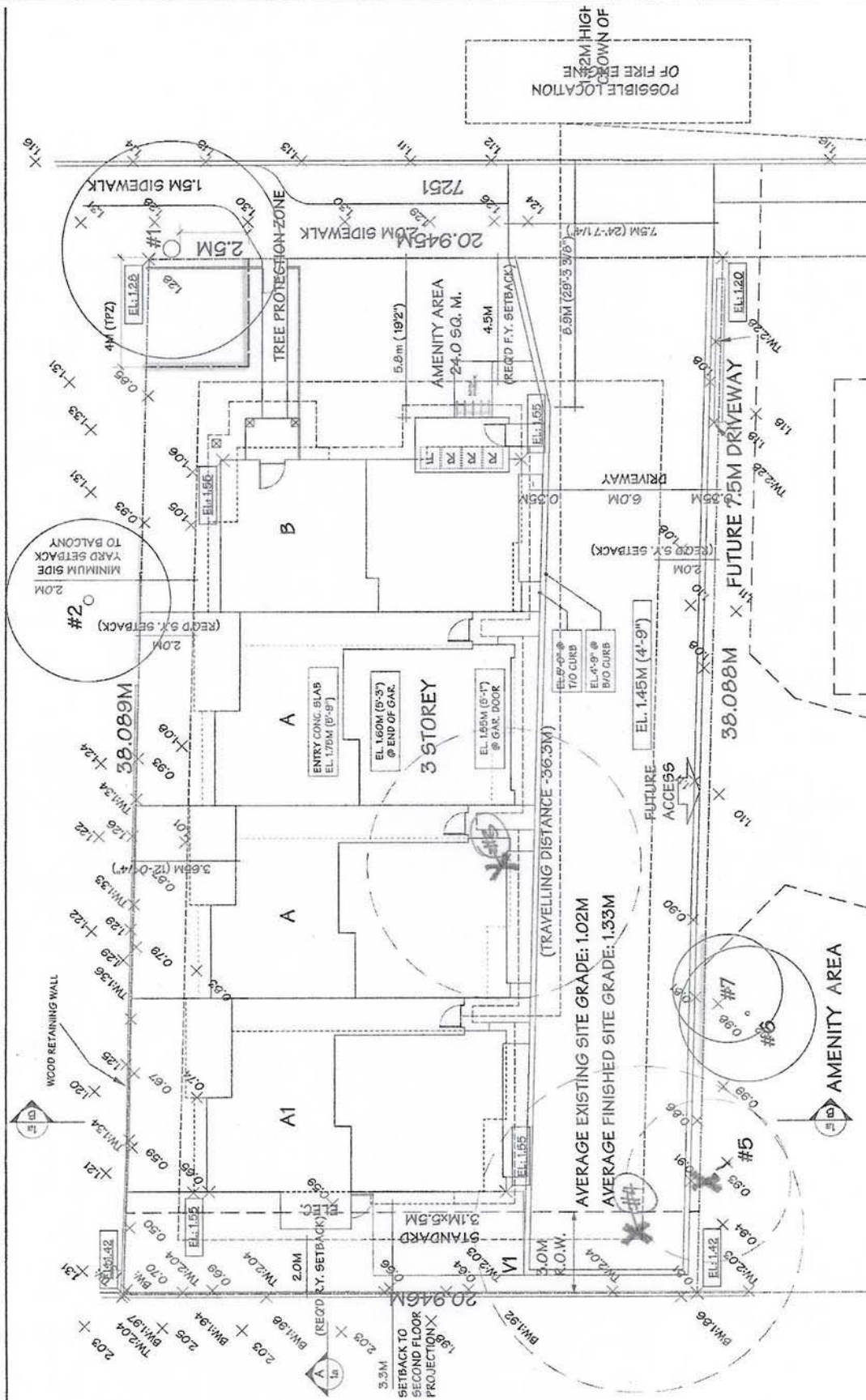
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	12.0 m (3 storeys)	9.55 m (3 storeys)	none
Lot Size (min. dimensions):	600 m ² (Min. 20 m wide x 30 m deep)	798 m ² (Min. 20.94 m wide x 38.08 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.75 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	7	8	none
Tandem Parking Spaces:	not permitted	none	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$4,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 4 units = 24 m ²	Min. 24 m ²	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

City of Richmond

Land Use Map





X indicates removal

Rezoning Considerations

7251 St. Albans Road

RZ 10-528329

Prior to final adoption of Zoning Amendment Bylaw 8689, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on Title.
2. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$12,885) to the City's Affordable Housing Reserve Fund.
3. Issuance of a separate Tree Cutting Permit, including the submission of applications and associated compensations, if required, for the removal of one (1) Cherry tree located at the northwest corner of 7271 St. Albans Road.
4. City acceptance of the developer's voluntary cash-in-lieu of \$36,000 for drainage upgrades and/or flow monitoring within the City's Woodward's Slough drainage area.
5. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$4,000 (\$1,000 per unit).
6. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.
7. Registration of a cross-access agreement on Title of 7251 St. Albans Road allowing access to/from the future development site to the south at 7271/7291 St. Albans Road.

Prior to issuance of Development Permit:

1. Provide proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject site close to all trees to be retained within city's boulevard and on adjacent properties to the north and south (8380 Bennett Road and 7271 St. Albans Road). This includes overseeing all site preparation activities, inspection of tree protection fencing, and supervision of any tree removals, pruning, and fence installation during various stages of the development. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City;

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all bylaw-sized trees to be retained within city's boulevard and on adjacent properties to the north and south (8380 Bennett Road and 7271 St. Albans Road) prior to any construction activities, including building demolition, occurring on-site.

Prior to issuance of Building Permit:

1. Enter into a Servicing Agreement* for the design and construction of beautification treatment to the road frontage. Beautification works include relocating the sidewalk to the property line (a 2 m concrete sidewalk) and installing a 1.51 m grassed and treed boulevard behind the existing curb with City Centre Zed streetlights. It is noted that the

new sidewalk must be designed to meander around the protected tree along St. Albans Road. All works at developers sole cost.

2. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8689 (RZ 10-528329)
7251 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **HIGH DENSITY TOWNHOUSES (RTH1)**.

P.I.D. 003-565-840

Lot 366 Section 16 Block 4 North Range 6 West New Westminster District Plan 49282

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8689"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER