

# Richmond Official Community Plan

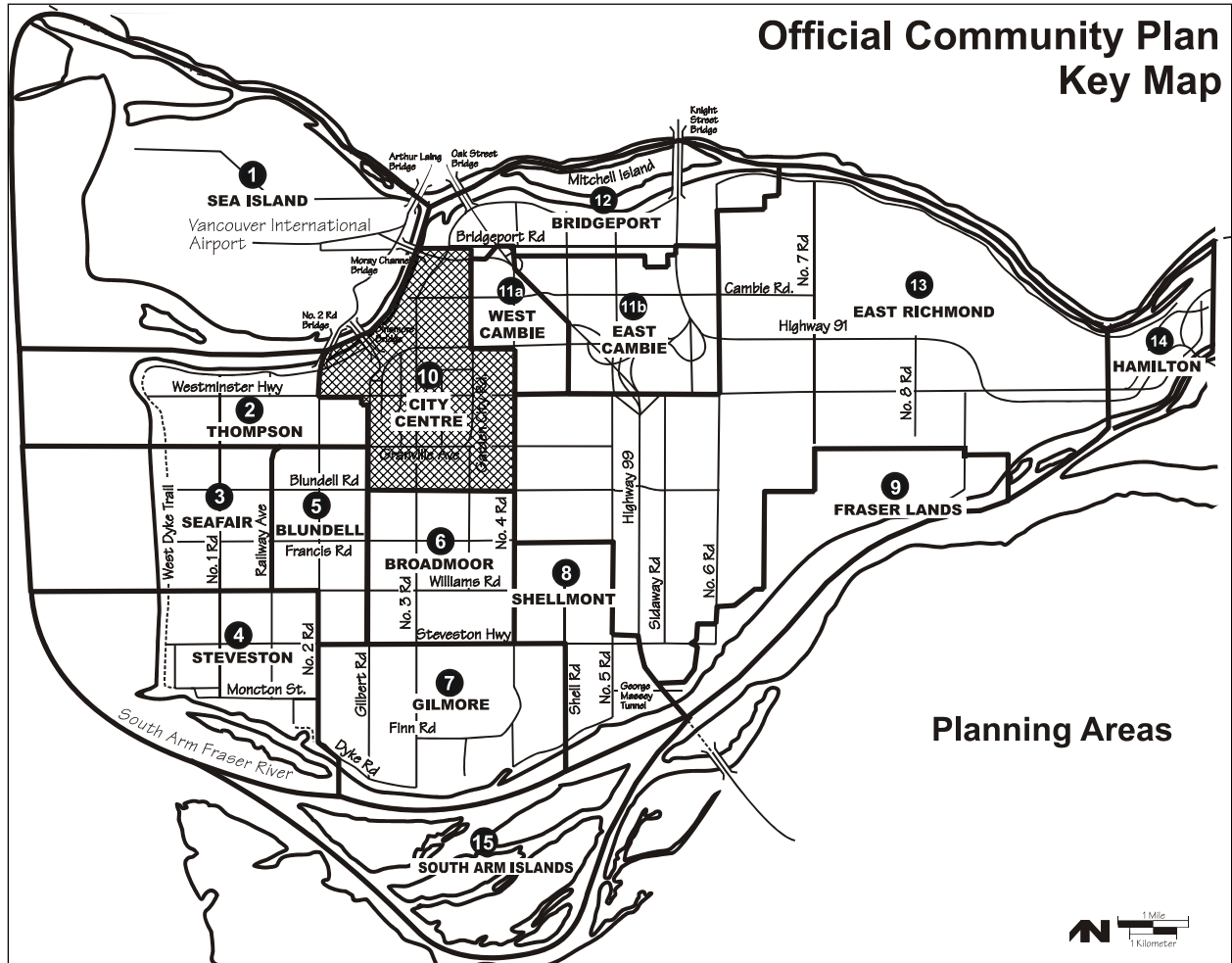


City of Richmond

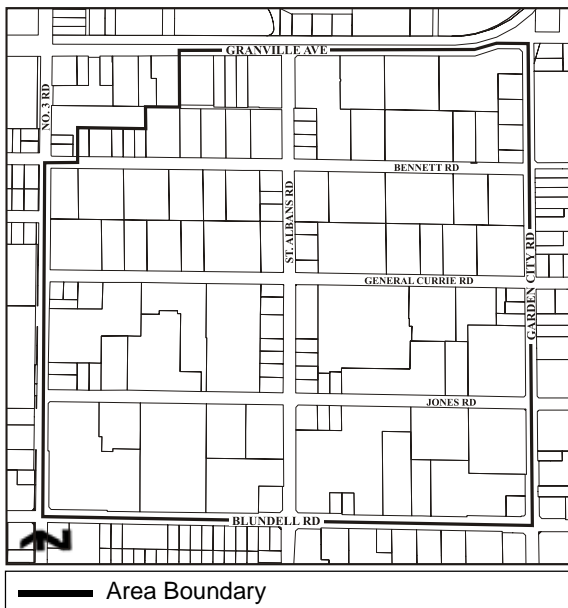
## CITY CENTRE AREA ST. ALBANS SUB-AREA PLAN Bylaw 7100 Schedule 2.10A



# KEY MAP



# PLAN AREA MAP



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# PLAN INTERPRETATION

## What is the Official Community Plan (OCP)?

The OCP is a legal community planning document for managing the City's social, economic, land use, servicing and environmental future. It sets out a vision, goals, objectives, and policies that reflect overall community values that have been determined through a public consultation process.

## How is the Plan organized?

The OCP (Bylaw 7100) is comprised of:

- 1) Schedule 1: the overall OCP;
- 2) Schedule 2: Area Plans and Sub-Area Plans.

Area Plans refer to the 15 areas that have been identified within Richmond for planning purposes (see Key Maps).

Sub-Area plans refer to smaller localized areas within specific planning areas.

The OCP addresses broad city wide issues while the Area Plans and Sub-Area Plans address local neighbourhood issues.

## Plan Precedence

If there is a conflict with respect to a land use designation between the OCP Generalized Land Use Map and Area or Sub-Area Plan Land Use Maps, the Area/Sub-Area Plan Maps shall take precedence with the exception of sites designated Conservation Area or Environmentally Sensitive Area (ESA) in which case readers should check Schedule 1 as it takes precedence over this plan.

## Changes to this Document

This Plan may be amended from time to time. Please check with the City's Urban Development Division to make sure that this is an up-to-date version containing all of the adopted amendments.

## Definitions

See OCP Schedule 1.



## 1.0 PLAN OVERVIEW

### 1.1 PURPOSE

The St. Albans Sub-Area is one of five medium-density residential neighbourhoods in the Southeast District of the City Centre. This plan applies to the area shown on the Plan Area Map, and provides the goal, objectives, and policies for development in this area.

The St. Albans Sub-Area Plan was adopted in 1989 and set the stage for the transformation of what was then a large-lot single-family area. The plan aims to establish St. Albans as a downtown residential neighbourhood. Since 1989, the area has redeveloped with four-storey apartment buildings (over parking) and townhouses. In addition, roads and services were upgraded, a new elementary school was constructed and expanded, and the neighbourhood's old one room school was restored as a local landmark.

Since adoption of the plan, sites for large-scale projects in St. Albans have become very limited, and developers are shifting their attention to smaller projects and redevelopment opportunities. Future development in St. Albans is expected to include the replacement of the low-density commercial strip along Granville Avenue with higher-density residential and mixed-use projects; multiple-family "infill" housing on remnant single-family lots; the densification of the area's institutional properties; and, the gradual introduction of new forms of innovative, multiple-family housing. In addition, the City and developers have begun to take steps to enhance the area's streetscape and develop a network of mid-block pedestrian links. These changes and others, under the guidance of the sub-area plan, will continue to shape the St. Albans area as it matures into one of Richmond's key downtown residential neighbourhoods.

### 1.2 GOALS

The goal of this plan is to:

- Provide for residential housing opportunities at medium densities in support of Council's goals and objectives for the City Centre Area.

## 2.0 JOBS & BUSINESS

### ISSUE:

The commercial needs of St. Albans residents are well served by the adjacent downtown core and the existing shopping centre to the area's southeast. In addition, a small commercial area near the intersection of St. Albans Road and Granville Avenue also serves the neighbourhood. Any significant expansion of commercial uses beyond this area seems unwarranted and could compromise local objectives for enhancing the quality of the residential environment.

### OBJECTIVE 1:

**To limit commercial development within St. Albans in order to reinforce it as a primarily residential neighbourhood.**

### POLICIES:

- a) Encourage mixed-use development around the intersection of St. Albans Road and Granville Avenue that will complement local objectives for a high-quality, high-amenity, residential neighbourhood.

## 3.0 NEIGHBOURHOODS & HOUSING

### ISSUE:

The Official Community Plan for the City Centre Area (Schedule 2.10 to Bylaw No. 7100) contains policies that aim to achieve a "complete community" by balancing the City Centre's economic activities with strong residential neighbourhoods. The location of St. Albans makes it an attractive urban residential address as it offers residents easy access to downtown amenities without all the hustle and bustle. In a strategic location such as this, it is the City's objective to ensure that the neighbourhood will be attractive to a sizeable and diverse resident population. This requires that careful attention be paid to both the area's mix of housing options and the quality of the residential environment.

### OBJECTIVE 1:

**To provide a range of housing types and tenures for a variety of households and age groups.**



### **POLICIES:**

- a) Permit a range of multi-family housing according to the Land Use Map for the St. Albans Sub-Area;
- b) Permit the construction of special needs and assisted housing for seniors, disabled persons, and those on limited incomes;
- c) Prohibit the subdivision of lots which result in building sites which have a street frontage of less than 15 percent of the perimeter of the lot;
- d) Ensure that development projects adjacent to “locked-in lots” are sited so that a sufficient amount of land is available to create a lot with dimensions meeting the minimum requirements for multiple-family development. For the purpose of this policy, a “locked-in lot” is defined as a parcel, composed of one or more contiguous lots, that has no practical opportunity for expansion, and is smaller than the minimum lot size typically required under the City of Richmond’s multiple-family zoning districts.

## **4.0 TRANSPORTATION**

### **ISSUE:**

As a City Centre neighbourhood, St. Albans is confronted with two key transportation challenges:

Firstly, development in St. Albans must be consistent with broader City Centre transportation objectives. Most importantly, the section line roads defining the perimeter of the St. Albans area are key routes providing access to and around Richmond’s downtown. As such, measures should be taken to ensure that properties fronting these roads are accessed from within the quarter section. For example, in the case of properties fronting Granville Avenue, west of St. Albans Road, the City is working to establish a rear lane.

The second challenge facing the St. Albans area relates to finding suitable ways to mitigate the impacts of non-local traffic on the quality of its residential environment, while at the same time accommodating growth.

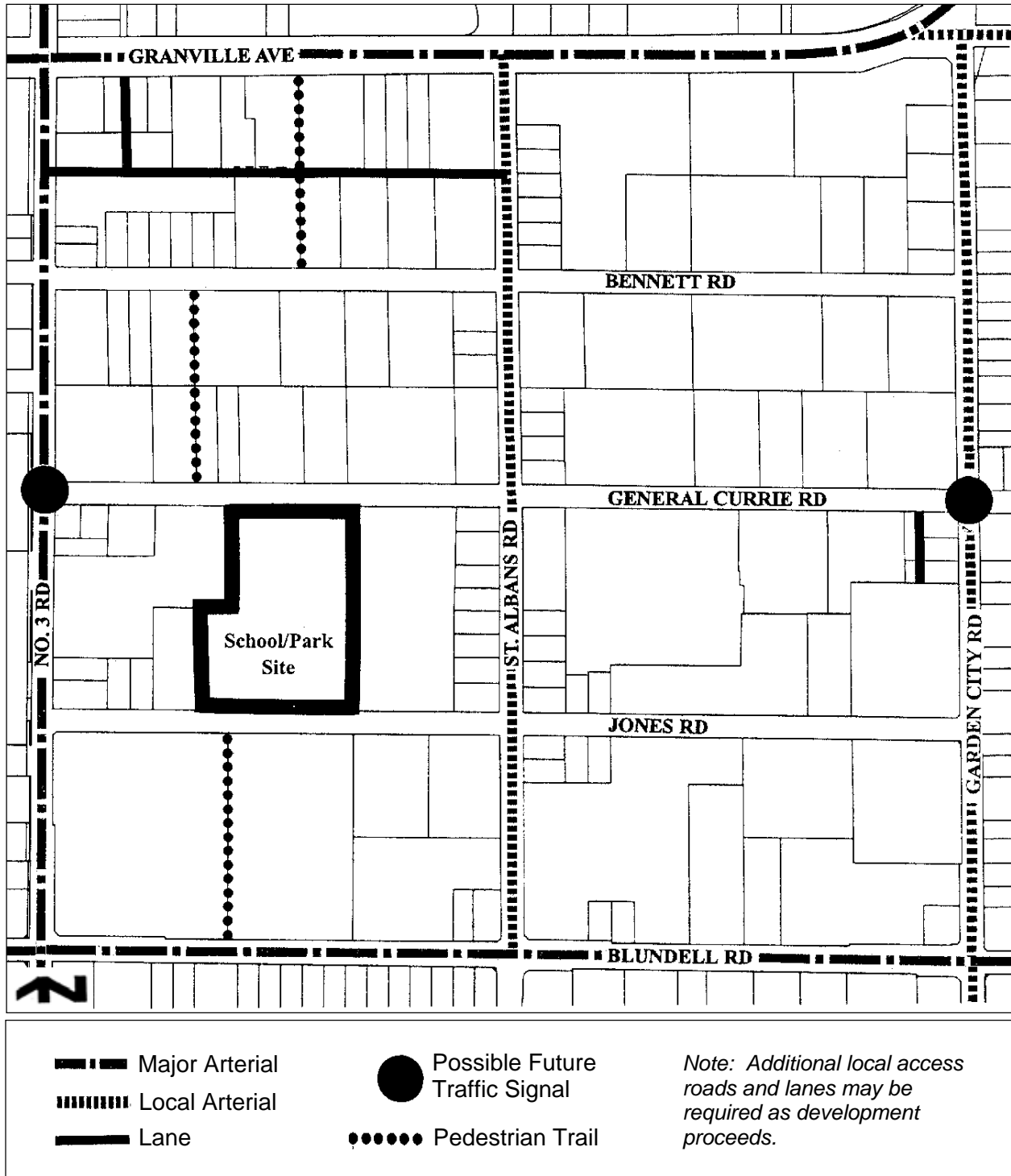
### **OBJECTIVE 1:**

**To provide an efficient transportation system which serves the area.**

**POLICIES:**

- a) Maintain the integrity of perimeter arterial roads by providing traffic access to new development from roads within the St. Albans Sub-Area;
- b) Develop a transportation system consistent with the St. Albans Circulation Plan Map;
- c) Accommodate pedestrians on roads throughout the St. Albans Sub-Area with adequate sidewalks and crosswalks (e.g. to current City Centre standards);
- d) Encourage developers to provide a right-of-way for lane access between the commercial properties fronting on Granville Avenue and the residential properties fronting on Bennett Road, from St. Albans Road to No. 3 Road, as development occurs.

## Circulation Plan



## 5.0 NATURAL & HUMAN ENVIRONMENT

### ISSUE:

As St. Albans redevelops and densifies, its population will grow and the need for public open space will increase. Based on population projections for St. Albans, it is estimated that as much as 4.05 ha (10 ac.) of land will be required for this purpose (in addition to private and semi-private outdoor spaces on private properties), of which 2.2 ha (5.4 ac.) are provided at the General Currie School/Park site. The remainder will likely take the form of trails and “pocket parks” on private property. To date, a “pocket park” has been provided for public use by a private developer on the north side of Bennett Road (west of St. Albans Road), and a trail is well underway that will eventually link Granville Avenue with Blundell Road via the school/park. In addition, the City has “reclaimed” portions of General Currie and Jones Roads to expand the school/park, create a more attractive pedestrian-friendly streetscape, and calm traffic. These and other innovative measures together with a high degree of cooperation between the City, residents, and developers will continue to be required in order to achieve the area’s public open space targets and further enhance the appearance and liveability of the St. Albans area.

### OBJECTIVE 1:

**To provide open space and parks for the benefit of area residents.**

### POLICIES:

- a) Maintain and enhance the 2.2 ha (5.4 ac.) General Currie school/park site as the neighbourhood’s primary public open space and focal point for community gatherings and activities;
- b) Encourage developers to accommodate the open space needs of small children and adults where medium density residential redevelopment occurs, by incorporating on-site areas with landscaping and benches;
- c) Promote the development of privately-owned/publicly-accessible (POPA) open spaces in the form of plazas, trails, pocket parks, community gardens, public amenities, and landscape features tailored to the needs of area residents;

## 6.0 COMMUNITY FACILITIES & SERVICES

### ISSUE:

While many community service needs for St. Albans can be handled by facilities outside the sub-area, as the population increases, there will be a demand to meet more of these needs within the neighbourhood. The demand for childcare facilities, for example, will likely increase as will the need for services geared to seniors, disabled persons and other groups who find medium density housing near the commercial core of Richmond a desirable living environment.

### OBJECTIVE 1:

**To ensure that neighbourhood facilities and services are made available to residents of the area.**

### POLICIES:

- a) Encourage the Richmond School Board to retain the General Currie School site for an elementary school to serve children in the St. Albans Sub-Area catchment area;
- b) Encourage the provision of additional space for childcare;
- c) Encourage the provision of amenities for families, senior citizens and those with special needs within the neighbourhood;
- d) Encourage the retention of existing church sites within St. Albans, and work with those institutions to help enhance their role in the neighbourhood and their long-term social, cultural, and economic viability.

### ISSUE:

The City has established a Heritage Program with the aim of preserving and protecting significant structures, sites, and landscapes for future generations. To reduce the risks of losing any heritage resources valued by the community, this plan sets out policies to identify and encourage the preservation of significant resources.

**OBJECTIVE 2:**

**Encourage conservation of significant heritage resources in the St. Albans Sub-Area.**

**POLICIES:**

- a) Encourage preservation and conversion of heritage structures for useful purposes in keeping with plans for the surrounding area;
- b) Maintain the heritage designation status of the General Currie School building.

## **7.0 CITY INFRASTRUCTURE**

Refer to the City Infrastructure section of the Official Community Plan.

## **8.0 DEVELOPMENT PERMIT GUIDELINES**

Refer to the City Infrastructure section of the Official Community Plan.

## Land Use Map

