City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	March 7, 2005
From:	Terry Crowe Manager, Policy Planning, and Raul Allueva Director of Development	**File:**	08-4045-20-09/2005-Vol 01
Re:	**OCP BYLAW AMENDMENT 7892** **MCLENNAN SOUTH SUB-AREA PLAN: SINGLE-FAMILY LOT SIZE POLICY**		

Staff Recommendation

1. That Official Community Plan Amendment Bylaw Nos. 7611 and 7738, to amend Schedule 2.10D (McLennan South Sub-Area Plan) be abandoned.
2. That Official Community Plan Amendment Bylaw No. 7892, to amend Schedule 2.10D (McLennan South Sub-Area Plan) by introducing a map amendment aimed at permitting:
   - large-sized lots (e.g. 18 m/59 ft. minimum frontage) fronting Ash and Bridge Streets, and
   - medium-sized lots (e.g. 11.3 m/37 ft. minimum frontage) fronting on new roads and General Currie Road,

   in the area designated for "Residential, Historic Single-Family, 2 - storeys max., 0.55 base FAR", be introduced and given first reading.
3. That Bylaw No. 7892, 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.
4. That Bylaw No. 7892, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

Terry Crowe
Manager, Policy Planning
Att.

Raul Allueva
Director of Development

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
REVIEWED BY TAG	YES ☑	NO ☐
REVIEWED BY CAO	YES ☐	NO ☐

1391976

Staff Report

Origin

Background

On December 15, 2003 the staff report entitled, "McLennan South Sub-Area Plan: Single-Family Lot Size Policy", Official Community Plan Amendment Bylaw No. 7611, dated October 20, 2003 from the Manager, Policy Planning, was considered by Council at Public Hearing. Following presentations by the public and ensuing discussion, Council passed the following motion:

> ***That Official Community Plan Amendment Bylaw 7611 be referred to staff in order that the alternate option contained in the report (dated October 20th, 2003 from the Manager, Policy Planning), or any other appropriate variation on that option, be brought forward.***
>
> ***Prior to the question being called direction was given that recommendations based on:***
>
> - ***the survey results offered by Mr. Eshleman; and***
> - ***the possible various alignments of 59 ft. and 39 ft. lots, be provided. It was then noted that the direction could result in more than one option being brought forward.***

A revised report, dated April 29, 2004, presented to Council May 25, 2004, provided recommendations for the McLennan South Single-Family Lot Size Policy, as directed by Council, in order to address the issues discussed in detail in the previous report dated October 20, 2003.

On June 21, 2004, the staff report entitled, "McLennan South Sub-Area Plan: Single-Family Lot Size Policy", Official Community Plan Amendment Bylaw No. 7738, dated April 29, 2004 from the Manager, Policy Planning and the Director of Development, was considered by Council at Public Hearing. Following presentations by the public and ensuing discussion, Council passed the following motion:

> ***That Official Community Plan Amendment Bylaw 7738 be referred to staff to consult with the development community and the residents on:***
>
> - ***the minimum width of two car garages which would be acceptable on 40 foot wide lots;***
> - ***the design and configuration of these type of garages to conform with the existing neighbourhood;***
> - ***general parameters of the Comprehensive Development zone; and***
> - ***examine the design of a double garage with a view to improving the appearance of the frontage where the garage accounted for 50% or more of the face of the house.***

Purpose

The purpose of this current report is to present recommendations for the McLennan South Single-Family Lot Size Policy, as directed by Council, in order to address the issues discussed in the June 21, 2004 referral and in the previous reports dated October 20, 2003 and April 29, 2004.

Findings Of Fact

At the Public Hearing, June 21, 2004, Council considered the proposed amendments to establish a lot size policy for the McLennan south Sub-Area. In previous reports, staff have identified five particular issues:

1. the lack of defined boundaries between the single-family and multiple-family areas;
2. the inequities felt by those property owners whose land would be required for the two north/south roads;
3. the flexibility of the alignment of the north/south road;
4. lot size; and
5. appearance of single-family homes with street facing garages.

Some of these issues have been addressed through proposed amendments to the McLennan Area Plan in previous or current reports to Council:

Single-Family Area Clarification
Official Community Plan Amendment Bylaw 7731, adopted June 21, 2004, clarified the location of the single-family area (located independently of Sills & Keefer Avenues at approximately 120 m (394 ft.) south and 110 m (360 ft.) north of Granville Avenue and Blundell Road, respectively).

Roads
Official Community Plan Amendment Bylaw 7876, proposed with the rezoning application for 7591 No. 4 Road (RZ 04-276421), in a report put forward for Planning Committee in February 2005 concurrently with that report, is proposing amendments to the Circulation Map and guidelines for flexibility in the alignment of the north-south roads as well as for the "ring road" (the alignment of new roads may be altered where it will not increase in the amount of road set out in the plan, impact local liveability, or compromise residential character).

Official Community Plan Amendment Bylaw 7880, proposed with the rezoning application for 7511 Bridge Street (RZ 04-276082), in a report put forward for Planning Committee in March 2005 concurrently with that report, is proposing amendments to the Circulation Map (**Attachment 4**) to replace the north-south road between Bridge and Ash Streets, south of General Currie Road with three east-west roads (one of which replaces the "ring road" in a new location). The intent of the amendment is to improve access and development opportunities for the backlands.

Lot size
The remaining issues, concerning the inequities felt by those property owners whose land would be required for the two north-south roads, lot size and form and character (e.g., garage width), are addressed in this report.

Based on previous consultation, which indicated a preference generally for a mix of large-sized and medium-sized lots (e.g., large-sized lots on the existing street frontages along Ash and Bridge Streets, and medium-sized lots on new streets), and with additional public input during recent consultation, staff have now re-examined the lot size options, and propose the following sub-area plan lot size policies:

- Large-sized lots (e.g. 18 m/59 ft. minimum frontage) along Bridge and Ash (550 m^2 (5,920 ft^2) minimum area);

- Medium-sized lots (e.g. 11.3 m/37 ft. minimum frontage) elsewhere (320 m^2 (3,875 ft^2) minimum area).

Appearance
No criteria are currently provided for the appearance of single-family development, however, multiple-family housing must conform to Development Permit Guidelines that encourage a "traditional" character and significant landscaping. Zoning ensures minimum sizes of lots and yards, building heights (residential vertical envelope), and parking/garage setbacks. Design Guidelines, in the form of Building Schemes registered on subdivision have been tested on the area's two approved applications. The Schemes have been useful in establishing criteria to address building appearance (e.g., garage width, porches, roof pitch, fences and tree planting in front yards) which are incorporated in the proposed amended zoning regulations for single-family development in the McLennan South Area (**Attachment 3**).

Public Consultation
As directed by Council, staff held public workshops with the residents and the development community on December 14th and 15th, 2004, respectively, at City Hall, to review outstanding issues on the design, configuration and size of two-car garages. A summary of the meetings are contained in **Attachments 1 and 2**.

Analysis & Recommendations

Components:
The following elements have been considered in the formulation of a single-family lot size policy:
- Road construction
- Lot width
- Lot size
- Road alignment
- Garage location and appearance
- Building form and character

Each of these components has been considered in terms of the goals and objectives of the McLennan South Sub-Area Plan and its impact in creating subdivisions from existing area lots, both from individual lots and through assembly of lots. Key objectives considered include:

- To provide a range of housing choices while enhancing the single-family character.
- To improve circulation, while reducing the impact of the automobile.
- To enhance natural features and promote environmental health.
- To improve storm water drainage.
- To allow options for infill subdivisions to occur, thereby allowing utilization of backlands, and enabling new roads to be built by developing properties with minimum or no land assemblies

Road construction
Subdivision is needed.

Proposed lot width:
A mix of large and medium-sized lots is recommended, based on the following principles:

- Small-sized lots (e.g., 9m 29 ft. minimum frontage) with lanes have not been supported by the residents and are undesirable due to the high cost of implementing lanes and the small amount of on-site open space typical of this lot size.

- A medium-sized lot (e.g., 11.3 m/37 ft. minimum frontage and 320 m^2/3,444 ft^2 minimum area) is similar in size to many existing single-family lots in the City, and could accommodate a two-car garage with direct driveway access from the street, while providing a reasonably sized front yard and attractive streetscape appearance. This would support the objective of achieving a range of housing choice, and would provide opportunities to create new lots through subdivision, which in turn would finance the development of the new road network. For these reasons, narrower lot frontages are recommended for locations other than Bridge and Ash Streets.
- A minimum frontage of 18 m (59 ft.) on Bridge and Ash Streets would achieve continuity with the existing streetscapes.
- This option would ensure that the existing subdivision pattern and streetscape along Bridge and Ash Streets are preserved, while permitting sufficient new lots in the "backlands" to support the development costs of introducing new roads and services for the lots.

Proposed lot size:
A mix of lot areas should be considered, to provide a transition between larger existing lots and new townhouse development in the area surrounding the single-family neighbourhood:

- Along Bridge and Ash Streets, a minimum lot area of 550 m^2 (5,920 ft^2) would allow for large houses (about 300 m^2 / 3,250 ft^2) compatible with those existing along Bridge and Ash Streets.
- Also, to achieve housing choice, a minimum lot size of 320 m^2 (3,444 ft^2) is recommended elsewhere in the single-family neighbourhood, to provide the opportunity for homes of approximately 176 m^2 (1,895 ft^2), larger than those typically available in the adjacent multi-family townhouse neighbourhood areas.

Roads alignment:
Recommendations for amendments to the Area Plan, with a revised Circulation Map, to incorporate these directions are contained in Bylaw No.7876. These recommendations are based on the following conclusions:

- Due to the high cost and difficulty of implementing lanes, the community has not supported their introduction.
- There has been, however, support from both the community and the development industry for flexibility in the alignment of new roads, in particular to meet the objectives of reducing the amount of roads required, reduce the cost of roads, and make land assembly and subdivision more affordable and timely.
- Variations in the alignment of new roads should consider the impact of traffic volumes and incorporate traffic calming measures to ensure a safe and efficient road network.
- No lanes are required in the single-family area as the minimum proposed lot size is 11.3 m (37 ft.) wide, which does not require lane access.

Based on the principles, above, OCP Amendment Bylaw No. 7880 proposes a revised Circulation Map for the area south of General Currie Road, between Ash and Bridge Streets (**Attachment 4**). The north-south road in this area would be abandoned, and replaced by future east-west roads.

Garage location and appearance:
At the Public Hearing on June 21, 2004, the minimum width, design and configuration of garages were identified as issues requiring further public consultation. As directed, staff have met with the residents and the development community and have concluded that some amendments to these covenants and regulations are justified. Staff have arrived at the following conclusions:

- Staff propose an amendment to the zoning regulations (Comprehensive Development District, CD/140) to allow flexibility in placement of the garage and driveway, thus ensuring that the garage does not visually dominate the streetscape appearance of the new homes. This amendment would limit the garage door width to a maximum of 4.9 m (16 ft.) or 50% of the building width, whichever is greater.
- This zoning bylaw amendment is brought forward with the application for rezoning at 7511 Bridge Street (RZ 04-276082), in a separate report.

Appearance
Staff have examined the general parameters of the Comprehensive Development zone (CD/140) and the design of a double garage with a view to improving the appearance of the frontage where the garage accounted for 50% or more of the face of the house. Staff have arrived at the following conclusions:

- "Building Schemes", can be put in place to guide various aspects of single-family development (i.e. materials, landscaping, massing, etc.); however, this approach could be very labour intensive for the City and the developers to administer in McLennan South's single-family area and it is not clear that such an approach is necessary or would be effective. Therefore, they will not be required for future single-family subdivisions, which will instead reply on zoning regulations to attain the intended building appearance.
- Comprehensive Development District (CD/140) has been refined specifically with the Lot Size Policy in mind, and will provide requirements (through zoning regulations) for massing, height and setbacks as well as landscape requirements, as noted below, to provide a basis for an appropriate form and character for new single-family development.
- Provisions which are incorporated into this zone (**Attachment 3**) are intended to provide a "country estate" character for the McLennan South Sub-Area and include:
  - a maximum floor area ratio of 0.55, consistent with City single-family standards;
  - additional floor area permitted to encourage open front and rear porches;
  - additional floor area permitted for development above garages, where steeply pitched roofs are provided, to encourage integration of the garage with the massing of the building and a pitched roof appearance;
  - limits on the maximum width of garage doors, to ensure that the garage does not dominate the streetscape appearance of new homes;
  - a wider minimum frontage for lots on Bridge and Ash Streets (13.4 m/44 ft.), than permitted elsewhere in the new single-family area (11.3 m/37 ft.);
  - a larger minimum lot area for lots fronting on Bridge and Ash Streets (380 m^2), than permitted elsewhere in the new single-family area (320 m^2);
  - limiting fence height to 0.9 m (3 ft.) within 6 m (20 ft.) of public roads and requiring that they be of open construction (e.g., picket fences) to encourage a more open and

continuous landscape between the public and private realms and between neighbouring properties; and

- landscaping requirements on new lots created from a subdivision for three new trees on the property with at least one new tree in the front yard.

- The amendments proposed to Comprehensive Development District (CD/140) have been brought forward with the application at 7511 Bridge Street (RZ 04-276082).

Implementation

Implementation of the proposed McLennan South single-family Lot Size Policy requires that the sub-area plan be amended. The proposed amendment is based on:

- large-sized lots (e.g. 18 m/59 ft. minimum frontage) along Bridge and Ash,
- medium-sized lots (e.g. 11.3 m/37 ft. minimum frontage) elsewhere.

The area-plan amendment to clarify the boundaries of the single-family area has been brought forward with the rezoning at 7760, 7780, 7800 and the back half of 7740 Ash Street (RZ 03-254898), and adopted on June 21, 2004.

Amendments to Comprehensive Development District (CD/140), to ensure appropriate single-family character, have been brought forward with the application at 7511 Bridge Street (RZ 04-276082).

Financial Impact

The financial implications of approving the recommendations outlined in this report are increased revenues arising through development and property taxes, and funding of new roads by development.

Conclusion

- The McLennan South Sub-Area Plan promotes single-family subdivision, but does not set a minimum lot size.
- Public consultation with McLennan South residents/owners and representatives from the development industry has been conducted in accordance with Council's direction, and has greatly increased both the City's and the community's understanding of the complex issues facing the redevelopment of this City Centre residential area.
- A single-family Lot Size Policy encouraging the establishment of generally large-sized lots within the traditional single-family neighbourhood fronting on Bridge and Ash Streets and medium-sized lots elsewhere is proposed for the area by staff. This will result in greater stability for residents and clarity for property owners and developers who may be seeking to create new single-family development through subdivision in the McLennan South Area.

Eric Fiss
Policy Planner (4193)
EF:cas

LIST OF ATTACHMENTS

Attachment 1	Public Consultation
Attachment 2	Comparison of Typical Housing Forms on Medium-Sized Lots
Attachment 3	Proposed Amended Comprehensive Development District (CD/140) for McLennan South
Attachment 4	Proposing Amended Circulation Map (Bylaw No. 7880)

Public Consultation

Purpose:

The purpose of the meetings were to discuss lot sizes and appropriate garage sizes and configurations in the McLennan South Sub-Area (**Attachment 2**).

Attendance:

A meeting was held at City Hall on December 14, 2004. Neighbourhood residents were notified by mail, sent to 280 households and property owners. At the meeting 16 people attended, representing 14 households (5%).

A second meeting was held at City Hall on December 15, 2004, to which invitation was made to all Urban Development Institute members and all members of the Greater Vancouver Homebuilders Association.

Three representatives of the development community attended the meeting, all three of whom were involved in current development applications in the McLennan South area.

Issues:

A number of issues were raised, including the following:

- The meeting was poorly timed (too close to the holidays);
- R1/B zoning should be allowed on Ash Street;
- Lot sizes of 59' and 37' would be appropriate;
- Lanes are not practical and difficult to implement;
- Double garages were acceptable;
- Tree retention was noted as a concern;
- Development costs for single-family subdivision is too high, and latecomers fees should be considered to ease the burden on the first development (which must provide services in the road for future development);
- The number of cross streets that are appearing on Bridge and Ash is a concern; and
- Some people wanted to retain the ring road.

Comments:

Comments are summarized as follows:

- Minimize the number of cross roads;
- Allow a minimum separation between these new roads;
- Encourage traffic calming (e.g., traffic circles) to manage new roads;
- Control traffic in the neighbourhood;
- Save trees in the neighbourhood;
- Allow 37 ft. lots in the back lands, and possibly 40 ft. on Bridge and Ash Streets;
- Provide exclusions from floor area ratio (F.A.R.) to encourage covered porches and development of floor area within the roof form ("attic space");
- Allow reduced side yard setbacks for garages (e.g., 1 m/3 ft.)
- Create a standard zone that is consistent with the area plan;
- 2-car garages are acceptable; and
- Look for a minimum lot area.

Questionnaire

A questionnaire was also forwarded to the attendees at the Resident Meeting. Nine were completed. Of these, eight were residents or land owners in the area and one person was a realtor. Almost all had attended previous meetings about the area.

Comments made on the questionnaire supported 2-car garages on 40 foot lots. Some people also noted that 40 foot lots should be allowed to front Bridge and Ash Streets where appropriate.

Comparison of Typical Housing Forms on Medium Sized Lots

Photos courtesy of Richard Symington

Proposed Amended Comprehensive Development District (CD/140) for McLennan South

291.140 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 140)

The intent of this zoning district is to accommodate single-family housing in Section 15-4-6.

291.140.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, but excluding **secondary suites**.

291.140.2 PERMITTED DENSITY

.01 Maximum number of **dwelling units**: One.

.02 Maximum **Floor Area Ratio**: 0.55; plus

a) An additional 10% of the floor area total calculated above for the **lot** in question to be **used** exclusively for covered areas of the principal **building** which are open on one or more sides and facing the **front property line** or **rear property line;**

b) An additional 50 m^2 (538.2 ft^2) which may be **used** only for **accessory buildings** and off-street parking;

c) An additional 10% of the floor area total calculated above for the **lot** in question, to a maximum of 20 m^2 (215 ft^2), is permitted PROVIDED THAT:

i) this floor area is located directly above a garage;

ii) this floor area is located directly below sloping ceilings where the ceiling is attached directly to the underside of the sloping roof and having a minimum slope of 9:12 roof pitch; and

iii) the distance from the floor to the ceiling that is no higher than 2.4 m (7.9 ft.) measured vertically;

d) **Floor area ratio** limitations shall not be applicable to one **accessory building** less than 10 m^2 (107.64 ft^2) in area.

PROVIDED THAT any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m^2 (107.6 ft^2) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such."

291.140.3 MAXIMUM LOT COVERAGE

45% for **buildings** only; 80% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

291.140.4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

.01 **Front Yard**:

a) Parking pads, garages & carports: 6 m (19.7 ft.) PROVIDED THAT:

i) the maximum garage door width shall be the greater of 4.9 m (16 ft) or 50% of the building width;

b) **Buildings** and **structures**: 6 m (19.7 ft.);

i) porches and verandas which form part of the principal **building**, are less than 5 m (16.4 ft.) in height, and are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.7 ft.);

ii) bay windows which form part of the principal **building** may project in the **front yard** for a distance of not more than 1 m (3.3 ft.); and

iii) the ridge line of a front roof dormer may project horizontally up to 0.9 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard setback**.

.02 **Side Property Line**: 1.2 m (3.9 ft.); or where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 4 m (13.1 ft.);

a) bay windows which form part of the principal **building** may project into the **side yard** for a distance of 0.6 m (2 ft.);

b) fireplaces and chimneys forming part of the principal **building** may project into the **side yard** for a distance of not more than 0.6 m (2 ft.);

c) the ridge line of a side roof dormer may project horizontally up to 0.9 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard** setback; and

d) There is no **side yard** setback requirement for an **accessory building** that has an area of 10 m^2 (107.6 ft^2) or less.

.03 **Rear Yard**: 6 m (19.7 ft.); or in the case of a **corner lot** on which the **side yard** setback abutting a **public road** is maintained at a minimum of 4 m (13.1 ft.): 1.2 m (4 ft.);

a) Portions of the principal **building** which are less than 2 m (6.5 ft.) in height, and **accessory buildings** of more than 10 m^2 (107.6 ft^2) in area may be located within the **rear yard** setback area, but no closer than:

i) 6 m (19.7 ft.) to a property line which abuts a **public road**; or

ii) 0.6 m (2 ft.) to any other property line;

b) There is no **rear yard** setback requirement for an **accessory building** that has an area of 10 m^2 (107.6 ft^2) or less.

291.140.5 MAXIMUM HEIGHTS

.01 **Buildings**: 2½ **storeys**, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**;

.02 **Structures**: 20 m (65.617 ft.).

.03 **Accessory Buildings**: 5 m (16.404 ft.).

291.140.6 MINIMUM LOT SIZE

.01 **Width of Lot**: 11.3 m (37 ft.), PROVIDED THAT:

a) for a **corner lot**, the minimum **width of lot** shall be 13 m (42.7 ft.); and

b) where a **lot** shares a common boundary along its **front property line** with Ash Street or Bridge Street, the minimum **width of lot** shall be 18 m (59 ft.).

.02 **Depth of Lot**: 24 m (78.7 ft.).

.03 Area: 320 m^2 (3,444.6 ft^2), PROVIDED THAT:

a) where a **lot** shares a common boundary along its **front property line** with Ash Street or Bridge Street, the minimum area of the **lot** shall be 550 m^2 (5,920 ft^2).

291.140.7 MINIMUM BUILDING SEPARATION SPACE: 1.2 m (3.937 ft.).

291.140.8 SCREENING & LANDSCAPING

Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, EXCEPT THAT:

.01 A **Fence** shall not be located within 6 m (19.685 ft.) of a **public road** unless:

a) a minimum of 30% of the total vertical area of the **fence** is open to the other side or constructed of a transparent material; and

b) the maximum **fence** height is 0.9 m (3 ft.). In the case of such a **fence**, its height shall be calculated from the higher of:

i) The point at which the fence intersects the ground; or

ii) The top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway.

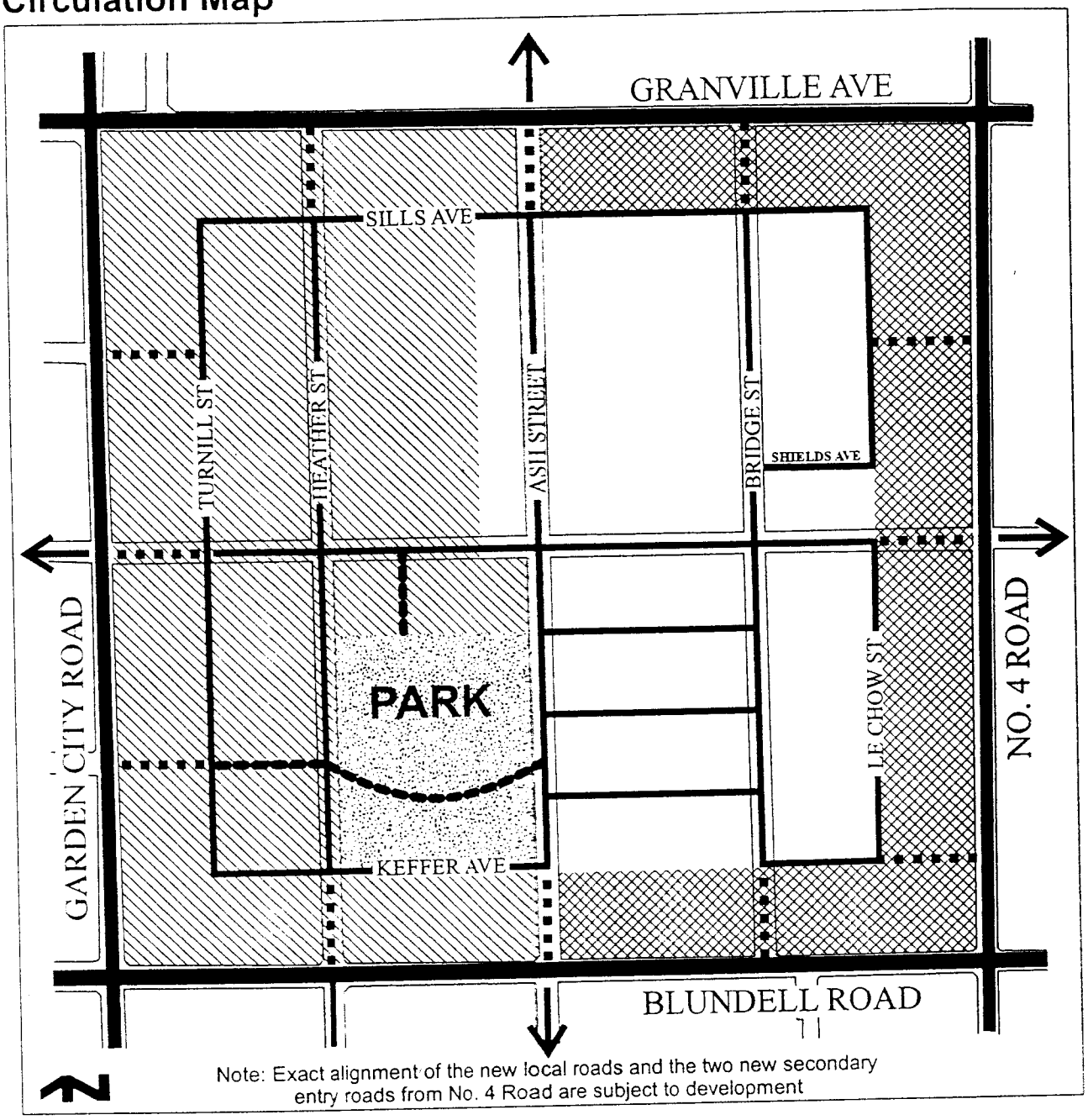
.02 The maximum height of a **fence** located elsewhere within a required yard: 2 m (6.562 ft.).

.03 Landscaping Requirements

a) On a **lot** where a **fence** has been erected adjacent and parallel to, but not actually upon a property line which abuts a **public road**, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.

b) On a **lot** that has resulted from a single subdivision plan that created two or more **lots**, the owner shall plant and maintain three (3) trees of a minimum size of 63 mm (2.5 in.) caliper measured at 1.2 m (3.937 ft.) above the root ball, at least one (1) of which shall be located within 6 m (19.685 ft.) of the **front property line**."

Circulation Map



City of Richmond

Bylaw 7892

Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 7892

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Schedule 2.10D (McLennan South Sub-Area Plan) to Richmond Official Community Plan Bylaw 7100 is amended by:

   1.1 Repealing section 3.0 Neighbourhoods & Housing, Objective 1, Policies: Family Orientation and Stability, item a), and replacing it with:

   "a) Help maintain stability and reduce pressure on long-time residents to leave the community. Retain a large area of single-family dwellings between Ash Street and Bridge Street (as per the "Land Use" map), by requiring:

   <u>New single-family lots created through subdivision</u>

   - Along Bridge and Ash Streets:

     Large-sized lots (e.g. 18 m/59 ft. minimum frontage and 550m2 / 5,920 ft2 minimum area).

   - Elsewhere:

     Medium-sized lots (e.g. 11.3 m / 37 ft. minimum frontage and 320 m2 / 3,444 ft2 minimum area), with access from new roads and General Currie Road.

   <u>Front Property Line Setbacks</u>

   - Single-family housing in the inner portion of the eastern half of the neighbourhood, characterized by 6 m (20 ft) minimum front property line setbacks along all public roads.

   <u>Garage Doors</u>

   - Limiting garage doors to a maximum of 50% of the building width, or 4.9 m (16 ft.), whichever is greater, on street facing facades to ensure that garages do not visually dominate the streetscape.

   <u>Porches</u>

   - Provide incentives through zoning regulations to encourage front and rear porches, the integration of the garage with the house massing, and to promote traditional pitched roof forms."

   1.2 Repealing the "Land Use Map" to Schedule 2.10D, and replacing it with "Schedule 1 to Bylaw 7892".

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7892".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

MAYOR

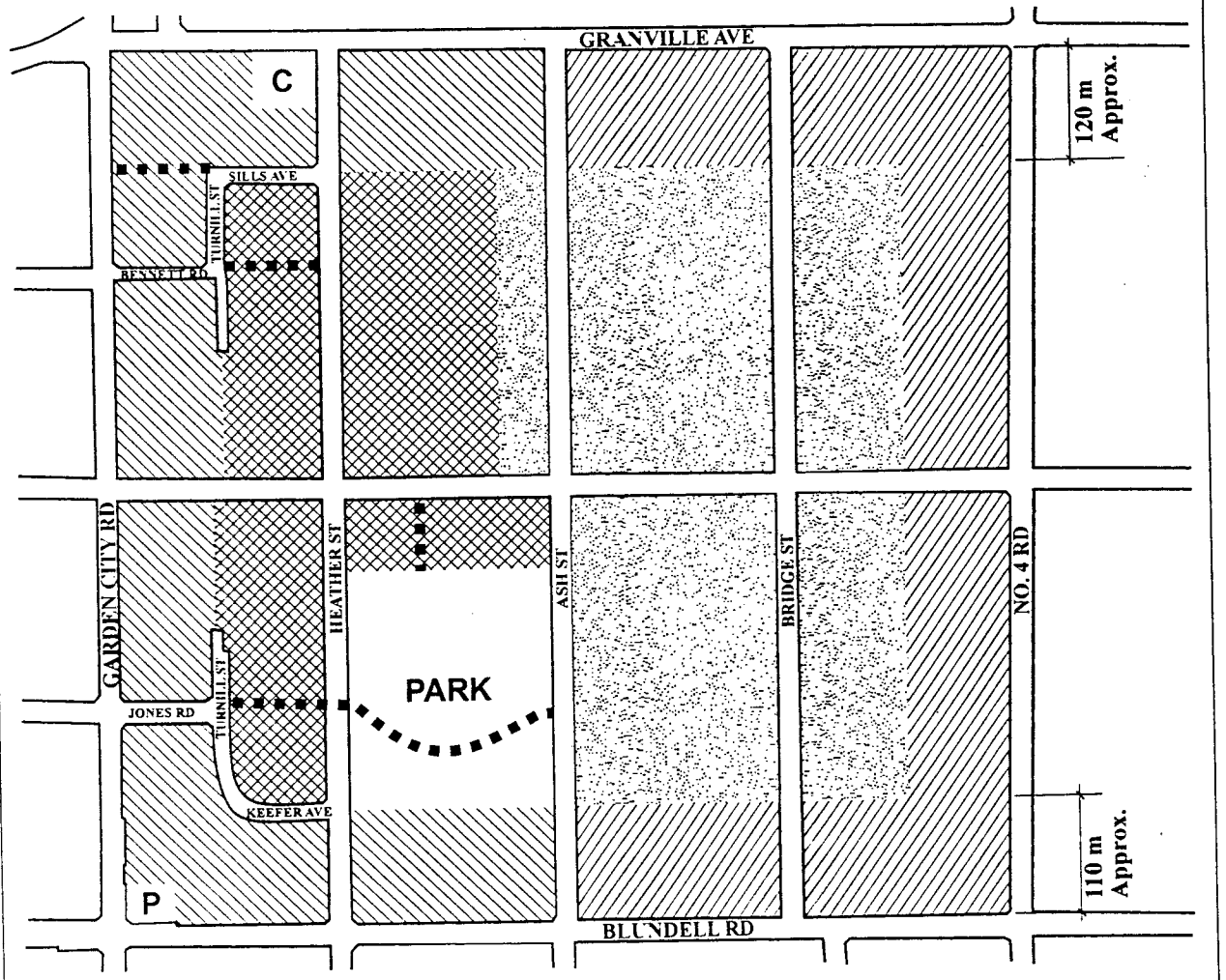
CITY CLERK

Proposed Land Use Map

City of Richmond

"Schedule 1 to Bylaw 7892"

Land Use Map



Residential Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family **0.75 base F.A.R.**

Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family **0.60 base F.A.R.**

Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family **0.55 base F.A.R.**

Residential, Historic Single-Family, **2 ½ storeys** max., **0.55 base F.A.R.**, Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/ 59 ft. min. frontage and 550 m^2 5,920 ft^2 min. area).

Elsewhere:

- Medium-sized lots (e.g. 11.3 m 37 ft. min. frontage and 320 m^2 3,444 ft^2 min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

Trail/Walkway

C Church

P Neighbourhood Pub