



---

**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 7876**

The Council of the City of Richmond 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 1.2 Goals, item c), second bullet, and replacing it with:

- “The introduction of lanes and shared driveways in the multi-family areas to promote a continuous tree-lined streetscape uninterrupted by driveways;”

1.3 Repealing section 4.0 Transportation, Objective 1: Policies: General Improvements to Circulation in McLennan South, item a), and replacing it with:

“a) Establish a road network in McLennan South as per the “Circulation Map” to facilitate development as encouraged under the “Land Use Map”, limit reliance on Heather, Ash, and Bridge Streets, create pedestrian-scaled blocks, and enhance access for residents, via vehicle and on foot, to neighbourhood amenities (i.e. park, school, etc.) and other destinations.

New roads may deviate from the “Circulation Map” (e.g., without amending the “Circulation Map” diagram) where the proposed changes:

- Do not result in significant traffic impacts on or compromise access to adjacent properties;
- Do not result in a significant net increase in the amount of new road envisioned under the “Circulation Map” (e.g., new east-west roads from Bridge and Ash to access the back lands will only be permitted where a similar amount of north-south new road can be eliminated);
- Result in a coherent pattern that maintains the intended pedestrian-scale of the area’s blocks and facilitates pedestrian and vehicle circulation in a manner that is consistent with the neighbourhood’s intended residential character; and
- Provide a recognizable benefit to the area (i.e. enhance back land access, facilitate development, retain trees, etc.).”

1.4 Repealing section 4.0 Transportation, Objective 1: Policies: Managing the Car, item e), and replacing it with:

“e) Reduce the visual impact of the car on the appearance of the streetscape and residential livability by:

- Concealing parking from the street (e.g. locate carports and surface parking behind dwellings, reduce the width of garage doors on principal facades);
- Limiting the size and number of driveways (e.g. through the use of shared driveways, lanes, maximum driveway widths);
- Limiting vehicle access to Sills and Keefer Avenues and Le Chow Street, east of Ash Street, to single-family lots, except where access to a multiple-family development will have negligible impact on adjacent single-family properties and will result in a recognizable community benefit (i.e. tree retention, increased on-site open space and/or green landscaping); and
- Limiting vehicle access to multiple-family developments along the east side of Le Chow Street (and west of No. 4 Road) to:
  - a) General Currie Road;
  - b) The two roads that link Le Chow Street with No.4 Road and run parallel to General Currie Road; and
  - c) Shared driveways opening directly onto No. 4 Road, with the number of such driveways not to exceed one per city block (e.g., a maximum of four driveways between Granville Avenue and Blundell Road).

1.5 Repealing the “Circulation Map” to Schedule 2.10D, and replacing it with “Schedule 1 to Bylaw 7876”.

1.6 Repealing section 8.3.4.1 Settlement Patterns, item a), third bullet, the second sub-bullet, and replacing it with:

- “• No. 4 Road - 6 m (20 ft.) to 9 m (29.5 ft.) for 2-storey units only, 2 ½ storey units are to be set back a minimum of 9 m (29.5 ft.), and 3-storey units must be set back a minimum of 20 m (65.6 ft.);”

2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7876**”

FIRST READING

PUBLIC HEARING HELD

SECOND READING

THIRD READING

ADOPTED

FEB 14 2005

MAR 21 2005

MAR 21 2005

MAR 21 2005

CITY OF RICHMOND
REVIEWED by <i>[Signature]</i>
APPROVED by Manager or Solicitor <i>HB</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**Circulation Map**

