



To: Planning Committee
From: Raul Allueva
Director of Development
Re: **Application by Maeda Development Ltd. for Rezoning at 6620 Granville Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/95)**

To planning - Sept 21, 2004
Date: September 8, 2004
RZ 04-267565
File: 12-8060-20-7821/7820

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7820, to revise the Land Use Map in Schedule 2.5A (East Livingstone Sub-Area Plan) and specific wording in various policies in the "Neighbourhoods & Housing" section of the Area Plan to clarify land use policies regarding density, setbacks and interface between multi-family and single-family developments, be introduced and given first reading.


2. That Bylaw No. 7820, 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 programs and plans, in accordance with Section 882(3)(a) of the Local Government Act.

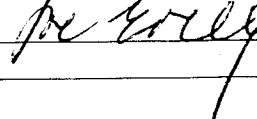
3. That Bylaw No. 7820, having been considered in accordance with the City Policy on Consultation During OCP Development is hereby deemed not to require further consultation.

4. That Zoning Amendment Bylaw No. 7821, to amend the density, lot coverage, minimum setbacks from property lines and minimum lot size in "Comprehensive Development District (CD/95)", and to rezone 6620 Granville Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/95)", as amended, be introduced and given first reading.


Raul Allueva
Director of Development
KE:blg

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Maeda Development Ltd. has applied to the City of Richmond for permission to rezone 6620 Granville Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/95) in order to permit the development of six (6) townhouse units with access to a new lane.

An Official Community Plan amendment to the Land Use Map and re-wording of some policies in the Neighbourhoods & Housing section of the East Livingstone Sub-Area Plan is being brought forward to clarify existing residential land use in the Area Plan.

A zoning textural amendment to Comprehensive Development District (CD/95) is also being proposed to accommodate the subject rezoning application.

Findings of Fact

Item	Existing	Proposed
Owner	S-242 Holdings Ltd.	To be determined
Applicant	Maeda Development Ltd. (Stacey Maeda)	No change
Site Size	1,359 m ² (14,632 ft ²)	No change
Land Uses	Single-family dwelling	Multi-family (6 townhouse units)
OCP Designation (General Land Use Map)	Neighbourhood Residential	No change
East Livingstone Sub-Area Plan Designation	Small Lot Single-Family; Two-Family; or Townhouse Residential	Townhouse Residential – Complies with Area Plan Designation
Zoning	R1/E	CD/95

Surrounding Development

- To the east - Two to three-storey townhouses zoned Comprehensive Development District (CD/94) and Comprehensive Development District (CD/95) considered to be Phase 1 and Phase 2 of the Livingstone Place townhouse development;
- To the west - An older character single-family dwelling on a similarly sized lot. Further west, is a mix of new and old single-family dwellings on smaller lots; and
- To the south – A vacant lot that has not yet redeveloped. On either side of this vacant parcel, are new single-family dwellings on small lots.

Related Policies & Studies

East Livingstone Sub Area Plan

The land use map designation for this property permits a variety of residential uses including small lot single-family, two-family or townhouse residential. The proposal falls within the 'townhouse residential' designation. The following are key components and policies of the Area Plan that apply to this application.

- Land Use – Single-family and two-family dwellings are permitted at a density of 0.55 floor area ratio (F.A.R.). Low-density townhouses are also permitted at a maximum density of 0.7 F.A.R.
- Vehicular access to and from Granville Avenue is not permitted.
- Use lanes to provide vehicle access to multi-family developments to minimize impacts on neighbourhood streets and pedestrian realms.

Public Input

To date, one letter of objection has been received from the neighbouring property owner to the west (6600 Granville Avenue – **Attachment 2**). Concerns are as follows:

- The density of the development and number of units proposed is too high;
- Distance between the townhouse units on the subject site and dwelling on the neighbouring property is too close;
- Shadow impacts on neighbouring properties; and
- Impacts associated with construction activity (i.e. noise, pollution).

The neighbouring owner also requests specific actions to address his concerns. A summary of the measures taken to address these issues is provided in the "analysis" section of this report.

Staff Comments

Policy Planning – Official Community Plan Amendment

Amendments to the East Livingstone Sub-Area Plan relate to revisions to the Land Use Map and the wording of three policies contained in the Neighbourhoods & Housing section.

- Land Use Map (refer to Schedule 1 to Bylaw 7820) – The changes being proposed to the Area Plan's Land Use Map are needed to provide more specific direction with respect to what form of residential uses are allowed and the density at which they are permitted. It is also in order to reflect what has already been built in the area.
- Neighbourhood & Housing Policies – Revisions to three policies in this section of the Area Plan are being made in conjunction with the above-mentioned changes to the Land Use Map. One policy in this section speaks to a maximum permitted density of 0.75 F.A.R. for land designated as "medium density townhouse residential" in the Area Plan's Land Use Map. This amended policy is being brought forward to accurately represent the density of multi-family developments already constructed in the east portion of the Area Plan.

Proposed Residential Development

The six (6) unit townhouse development is considered the third phase (**Attachment 3**) of the existing Livingstone Place townhouse development to the east that currently consists of 19 units developed under a similar site plan with identical building forms and architectural elements carried throughout. Phase 1 & 2 are under two (2) separate stratas. The dwelling units proposed for the subject site will be a separate strata as well. The Development Application Data Sheet (**Attachment 4**) outlines information about the project.

The site plan (**Attachment 5**) for the proposed development is for dwelling unit entrances to front the public roads (Granville Avenue and Livingstone Place) with a central driveway running east-west providing vehicle access through the site and to the Livingstone Place access established to the east in Phase 1.

Existing and Future Potential Context

A large lot to the immediate south of the subject property has the potential to redevelop into small single-family lots. This future development will facilitate the completion of Livingstone Place. The lot to the immediate west is the final remaining lot in the East Livingstone Sub-Area Plan and has numerous development options that include single-family, two-family and multi-family residential. A context plan of existing development and potential future development is shown in **Attachment 6** and **Attachment 7**.

Proposed Zoning Text Amendment

The applicant is requesting to amend Comprehensive Development District (CD/95) as this zone is considered to be the most appropriate, considering the development to the east was completed according to this zone. However, as the subject site is narrower and smaller in area than neighbouring properties to the east, staff are proposing text amendments related to permitted density, lot coverage, setbacks and minimum lot size requirements. It is anticipated that the amended Comprehensive Development District (CD/95) would also be appropriate for the adjacent lot to the west.

Permitted Density – The existing permitted density in Comprehensive Development District (CD/95) is 0.65 F.A.R. The subject proposal is 0.69 F.A.R. The main reason for the requested increase to 0.7 F.A.R is because the subject site has a smaller total area than the neighbouring site where Comprehensive Development District (CD/95) was first implemented. The small increase in density is supportable, based on the fact that the site plan, building form, massing, height and coverage has not deviated from what was approved in Phase 1 and 2 of Livingstone Place to the east. In addition, a reduction in floor area to 0.65 F.A.R. can be achieved through internal design changes (i.e. creation of vaulted spaces), but these would have no effect on altering the mass, height or volume of the buildings. Therefore, the proposed amendment to density is acceptable.

Lot Coverage – The existing maximum permitted lot coverage is 41.5%. The proposed amendment to increase maximum lot coverage to 45% is once again attributed to the small total area of the subject site and the applicant's desire to maintain similar unit layouts and building character based on existing development to the east.

Minimum Setbacks from Property Lines – For the north and south yard setbacks, projections for bay windows (maximum of 1 m or 3.28 ft.) and covered entrances (maximum of 2 m or 6.56 ft.) are proposed. As this was a design feature covered in the Development Permit for Phase 1 and 2 of the Livingstone Place project, staff propose to include this typical design feature in the zoning so that it will not require a variance at the Development Permit stage.

The east property line setback is being reduced from 2.27 m (7.448 ft.) to 1.2 m (4 ft.) The reasoning behind this request is to accommodate siting of buildings on the existing sized lot. A request to reduce the west yard setback from 2 m (6.562 ft.) to 1.22 m (4 ft.) for the garage and 1.52 m (5 ft.) for the townhouse units is also being prompted by the narrowness of the lot. The reduced side yard setback is supportable as the project is limited to two stories with the massing of townhouses resembling detached single-family units.

Minimum Lot Size – A reduction to minimum lot size stated in the zoning is proposed to take into account, the smaller lot area of the subject site, which is 1,359 m² (14,632 ft²) compared to the existing minimum lot size of 2,800 m² (30,140 ft²).

Shared Parking and Outdoor Amenity Agreements

The applicant is providing one (1) visitor stall on the site and proposes to obtain a shared parking agreement from neighbouring strata lots that would permit the proposed development on the subject site to use visitor parking spaces on strata lots to the east containing Phase 1 and 2 of the Livingstone Place development. If permitted, the total number of visitor parking stalls available to Phases 1, 2 and 3 would be five (5), which meets the number of stalls required under the Zoning Bylaw, based on the number of dwelling units in all three (3) phases.

A similar shared arrangement for the outdoor amenity area is also required with the applicant obtaining an agreement from neighbouring strata lots to allow the subject site's future residents to use the outdoor amenity area located in Phase 2 of the development by the Livingstone Place vehicle access. Legal agreements related to shared visitor parking and outdoor amenity areas are required to be registered on the property prior to final adoption of the rezoning bylaw.

Engineering and Utilities

Attachment 8 outlines rezoning requirements and general conditions that will be required at future stages of development. Rezoning requirements relate to the granting of a public rights-of-passage right-of-way (7.5 m wide), which is a continuation of the right-of-way established to the east, running through Phase 1 and 2. The new right-of-way also needs to be aligned with the existing dedicated lane, which ends at the west property line of 6600 Granville Avenue.

A Servicing Agreement will be required for the design and construction of lane works and any frontage upgrades along Granville Avenue. This will be required prior to issuance of the Building Permit.

Analysis

The six (6) unit townhouse proposal is consistent with the plan and policies for residential development outlined in the East Livingstone Area Plan. Staff are also proposing an Official Community Plan (OCP) amendment to better clarify permitted land uses in the Area Plan's Land Use Map and amend corresponding policies pertaining to Neighbourhoods & Housing. A zoning text amendment to Comprehensive Development District (CD/95) is appropriate to revise density, lot coverage, setbacks and minimum lot size. All of the requested amendments to the zone are a direct result of applying this existing zone to a smaller, narrower parcel.

Neighbouring Property Concerns (6600 Granville Avenue)

In response to the letter of objection received from the neighbouring property to the west (6600 Granville Avenue), staff worked with the applicant and architect for the project to address concerns related to conditions of adjacency between the proposed townhouse development and single-family dwelling to the west.

Specific concerns, and the applicant's response to these are noted below:

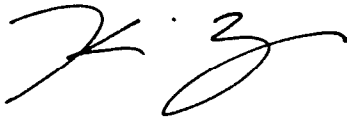
- Townhouse dwelling units are limited to two-storeys (maximum height of 9.5 m or 30 ft.), which is similar to a single-family dwelling. This townhouse building typology will help minimize shadow impacts and privacy related issues.
- Massing of townhouse units along the shared property line between the subject site and 6600 Granville Avenue will be broken up from the internal laneway, building separation between garages and dwellings, as well as required north and south yard setbacks to better address interface concerns with the neighbouring property.
- Fencing at a height of six (6) feet will be implemented along the side yard of the subject property along with an associated landscape buffer, which is what the neighbouring property owner requested in their letter. The fencing and landscaping will also help address concerns over privacy and trespassing.
- The neighbouring property owner also requested that no balconies or observation areas be oriented towards their property to avoid concerns over privacy. There are no second-storey balconies proposed in the development. Most of the glazing is located and oriented along the south and north yard elevations to minimize overlook into surrounding areas.

Financial Impact

None.

Conclusion

The proposal to rezone 6620 Granville Avenue to Comprehensive Development District (CD/95) in order to permit the development of six (6) two-storey townhouse units with a central east-west laneway complies with land use policies stated in the East Livingstone Sub-Area Plan. This project represents a continuation of the general site plan and character of buildings located in the existing nineteen (19) unit townhouse development located to the east. The applicant has endeavoured to address the concerns of the adjacent neighbour through specific measures (i.e. fencing, orientation of glazing, townhouse massing and site plan configuration). On this basis, staff support the rezoning application.



Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg

The following must be completed prior to final adoption of the rezoning bylaw:

1. The granting of a 7.5 m wide public rights-of-passage right-of-way through the centre of the site. This right-of-way must be aligned with the existing public rights-of-passage right-of-way established to the east and the dedicated lane established to the west.
2. Registration of a legal agreement for the sharing of visitor parking and outdoor amenity space between the subject property and strata lots to the east containing Phase 1 & 2 of the Livingstone Place development.
3. The submission and processing of a Development Permit completed to a level deemed acceptable by the Director of Development.

List of Attachments

6620 Granville Avenue (RZ 04-267565)

ATTACHMENT 1 – Location map

ATTACHMENT 2 – Letter of objection

ATTACHMENT 3 – Phases 1-3 for Livingstone Place project

ATTACHMENT 4 – Development application data sheet

ATTACHMENT 5 – Site plan

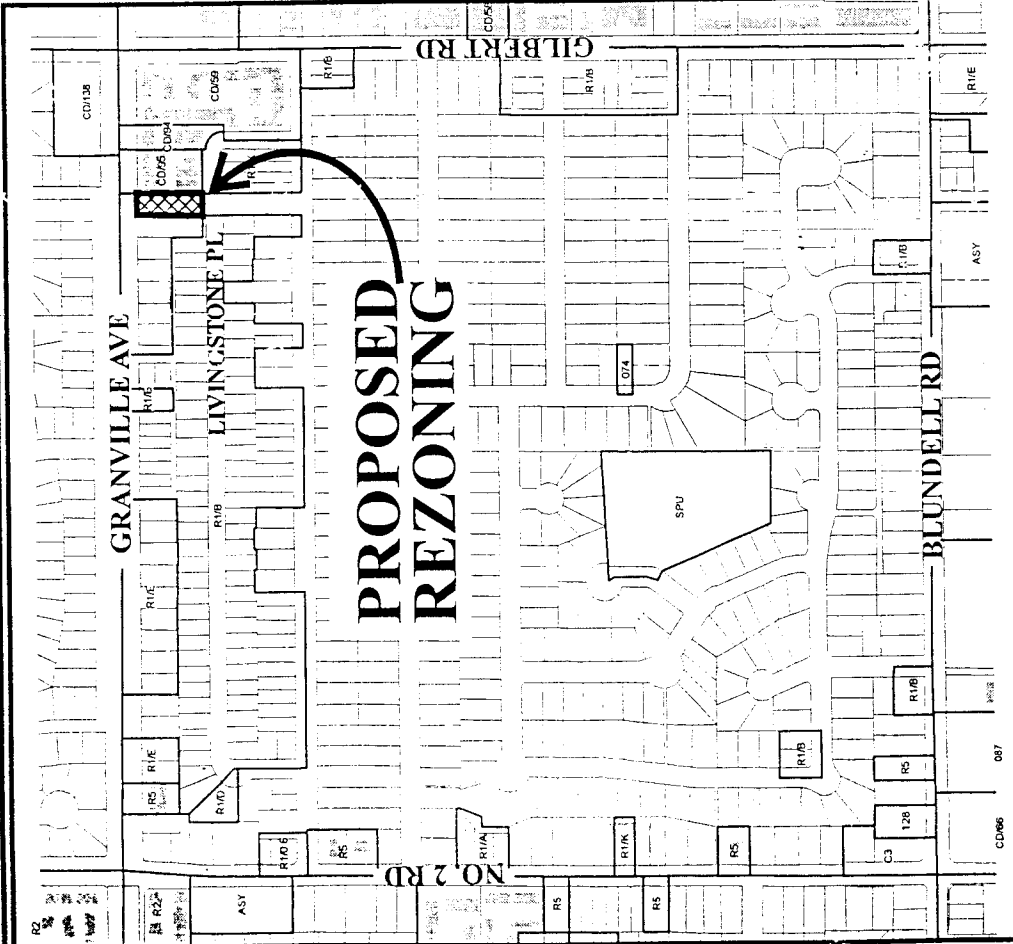
ATTACHMENT 6 – Existing context plan

ATTACHMENT 7 – Potential future context plan

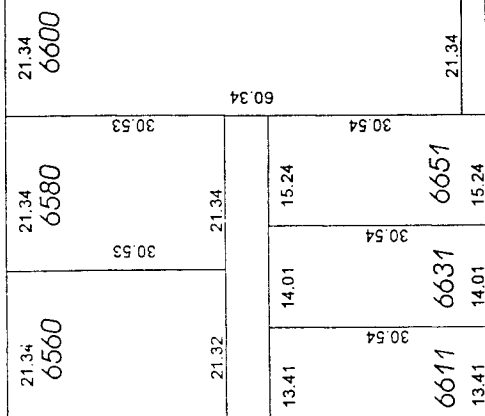
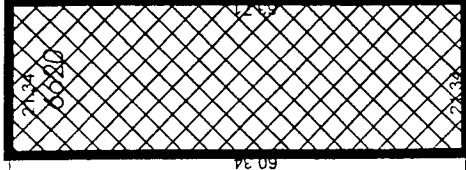
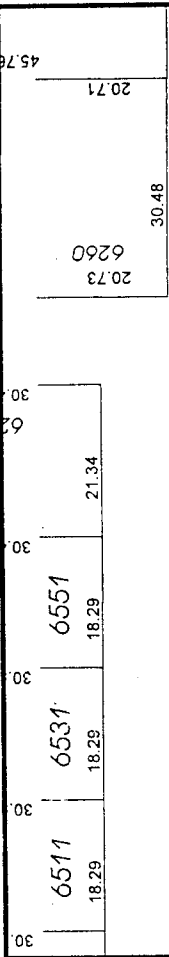
ATTACHMENT 8 – Rezoning requirements and conditions of future Building Permit



City of Richmond



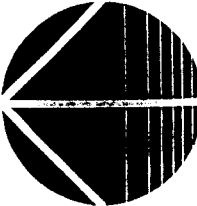
GRANVILLE AVE



LIVINGSTONE PL

10.22	10.22	10.22	9.01
6780	6782	6786	6788

ATTACHMENT 1



RZ 04-267565

Original Date: 04/05/04

Revision Date:

Note: Dimensions are in METRES



Kevin Eng
 Planning Technician- Design Development
 Applications Dept
 City of Richmond
 6911 No. 3 road
 Richmond BC V6Y 2C1

RECEIVED
 MAY 17 2004

BY:.....

Kevin Eng

We write to you to express our opposition to the rezoning application for 6620 Granville Avenue, file # RZ04-267565. We own the property immediately to the west of the subject property, that is, 6600 Granville Avenue.

We have lived on our property 51 years and wish the adjacent t property to remain RC 1, that is Residential Single Family. It is our understanding the rezoning applicant wishes to build 6 (six) townhouses where one single family home now stands. We understand the new townhouses will be similar to the complex to the east.

When the southwest corner of Gilbert and Granville was developed into townhouses a few years ago we were reassured the urban sprawl would be restricted to that corner. Unfortunately the increased development density was allowed for the townhouse complex that now wishes to expand. We oppose the rezoning for the following reasons:

1. With increased density comes increased human density and there is insufficient area on the property to support such density.
2. The noise and dust pollution that comes with construction is unacceptable. Note: we live right next door. We are unaware of any bylaw requirement to minimize or eliminate dust with water spray or for the construction noise. It certainly wasn't enforced with the previous construction
3. We are told the set back from our property would be 2 meters. This is totally unacceptable. The building will encroach on our privacy and security. Our view will be changed to the ugly exterior of the complex and the buildings themselves will block the morning sun from our home and garden.
4. With a setback of only 2 meters and a fence dividing our property from it, there is little discouragement for trespassing and vandalism.
5. With all due respect to the city's bylaws, raising the level of the lot, as they have done in past developments, will result in flooding of our property. The minimal requirement for drainage pipe is useless when one considers the fine delta silt which will have the pipe plugged within one year.
6. Because of a previous action of the City of Richmond we find ourselves boxed in by a developer who purchased 10 feet between our property and

a city road. Allowing the rezoning will only serve to jeopardize our position further, further limiting our options. Having a monstrosity of a townhouse development immediately next door will further reduce any potential sale or development of our property.

7. Our property has been and continues to be a registered apiary for the last 45 years.

We ask that you maintain the single-family status for the zoning of the subject property. The block is not made up of "tear down" houses.

Should the City decide to allow the rezoning against our objections we ask for the following:

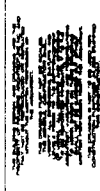
- 1 A higher level of drainage system to ensure no increased moisture onto our property. The City and the developer will be liable otherwise.
- 2 The construction height of the buildings be reduced by redesigning the roof angles to allow for more sunlight to fall on our property.
- 3 A fire lane or other buffer zone of 4 meters width or greater running the depth of the subject property, running parallel with our property.
- 4 A suitable and substantial fence or barricade to eliminate trespassing.
- 5 A reduction in the number of townhouses from 6 to 4 which will allow for the buffer zone, the reduced roof height and reduced human density.
- 6 No balconies or observation areas that will encroach on our privacy

We have addressed the issues that we was made aware of on the rezoning board located on the front of the property. We would appreciate your sending us copies of all correspondence submitted by the developer or any in favor of the rezoning. We reserve the right to respond to further issues as they arise.

Thank-you for your positive consideration of our request to deny the rezoning application for the subject property.

Jack Caunce
Verna Caunce

6600 Granville Avenue
Richmond BC



NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	
1	ISSUED FOR PERMITS	
1	ISSUED FOR PERMITS	
1	ISSUED FOR PERMITS	
1	ISSUED FOR PERMITS	

Angela D. Fougere
 PHASE THREE

600 GRANVILLE AVENUE

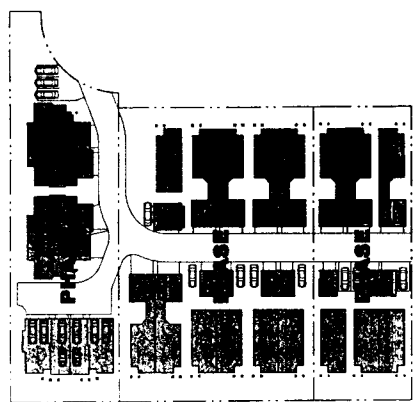
TITLE
 SITE PLAN

CLAD PERMITS REQUIRED
FOUGERE ARCHITECTURE
 1011 2nd Street, Suite 200
 Columbus, OH 43215
 (614) 220-1111

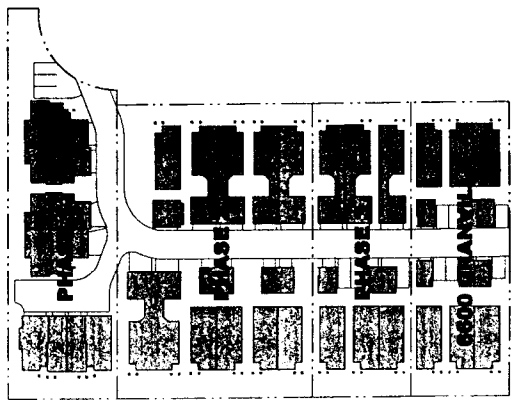
SCALE: N/A
 DRAWN BY: PL, JTP
 DATE: AUGUST 30, 2004
 CHECKED: [Signature]
 PROJECT NUMBER: [Blank]

REVISION NUMBER
A12

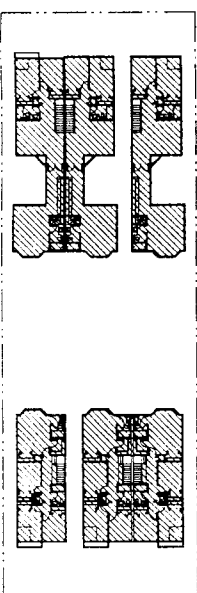
ATTACHMENT 3



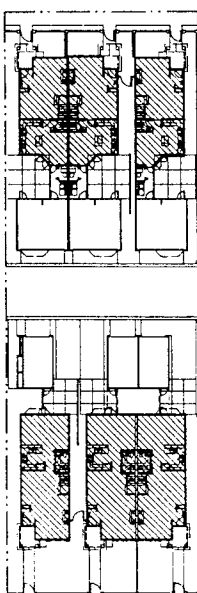
PHASES 1, 2 AND 3
 SITE AREA
 63,000 SF
 460,000 SQ FT
 10.640 AC
 PARKING REQUIRED
 (15 CARS/UNIT * 672 VISITOR CARS/UNIT) 423
 PARKING PROPOSED
 (15w CARS/UNIT * 672 VISITOR CARS/UNIT) 54
 OPEN SPACE REQUIRED
 (3.0 SQ FT/UNIT) 79,440 SQ FT
 OPEN SPACE PROVIDED
 243,000 SQ FT



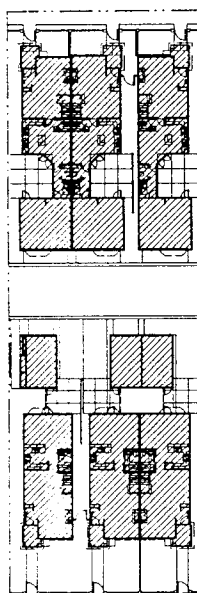
PHASES 1, 2, 3
 SITE AREA
 63,000 SF
 460,000 SQ FT
 10.640 AC



UPPER FLOOR (ILLUSTRATION OF FLOOR AREA CALCULATION)
 SCALE: 1/8" = 1'-0"



MAIN FLOOR (ILLUSTRATION OF FLOOR AREA CALCULATION)
 SCALE: 1/8" = 1'-0"



MAIN FLOOR (ILLUSTRATION OF COVERAGE CALCULATION)
 SCALE: 1/8" = 1'-0"


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Policy Planning Department

RZ 04-267565

Address: 6620 Granville Avenue

Applicant: Maeda Development Ltd. (Stacey Maeda)

Planning Area(s): East Livingstone Sub-Area

	Existing	Proposed
Site Size (m ²):	1,359 m ²	No change
Land Uses	Single-family	Multi-family (6 units)
OCP Designation (General Land Use Map)	Neighbourhood Residential	No change
East Livingstone Sub-Area Plan Designation	Small lot single-family; Two-family; or Townhouse residential	Townhouse residential
Zoning	R1/E	CD/95
Number of Units	Single-family dwelling	6 townhouse units

On Future Subdivided Lots	Existing Bylaw Requirement	Proposed Bylaw Requirement	Variance
Floor Area Ratio:	Max. 0.65 F.A.R.	0.70 F.A.R.	Zoning text amendment
Lot Coverage – Building:	Max. 41.5%	45%	Zoning text amendment
Lot Size (min. area)	2,800 m ² (30,140 ft ²)	1,359 m ² (14,632 ft ²)	Zone text amendment
Setback (m):	North Yard: 6 m South Yard: 4.5 m East Yard: 2.27 m West Yard: 2 m	North Yard: 6 m South Yard: 4.5 m East Yard: 1.2 m West Yard: 1.2 m	Reduce west and east yard setback from 2 m to 1.2 m
Height (m):	9.4 m	9.4 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 stalls (R) per unit – 9 stalls required 0.2 stalls (V) per unit – 2 stalls required	11 stalls (R) proposed 1 stall (V) proposed	none

Other: _____

1. ALL DIMENSIONS SHALL BE IN METERS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO EDGE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO CENTERLINE OF ROAD UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHALL BE TO CENTERLINE OF SIDEWALK UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS SHALL BE TO CENTERLINE OF CURB UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS SHALL BE TO CENTERLINE OF DRIVE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE TO CENTERLINE OF PATH UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS SHALL BE TO CENTERLINE OF BIKEWAY UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS SHALL BE TO CENTERLINE OF RAIL UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS SHALL BE TO CENTERLINE OF AIRWAY UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS SHALL BE TO CENTERLINE OF CANAL UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS SHALL BE TO CENTERLINE OF DITCH UNLESS OTHERWISE NOTED.
 16. ALL DIMENSIONS SHALL BE TO CENTERLINE OF TRENCH UNLESS OTHERWISE NOTED.
 17. ALL DIMENSIONS SHALL BE TO CENTERLINE OF GULLY UNLESS OTHERWISE NOTED.
 18. ALL DIMENSIONS SHALL BE TO CENTERLINE OF DRAIN UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS SHALL BE TO CENTERLINE OF SEWER UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS SHALL BE TO CENTERLINE OF WATER MAIN UNLESS OTHERWISE NOTED.
 21. ALL DIMENSIONS SHALL BE TO CENTERLINE OF GAS MAIN UNLESS OTHERWISE NOTED.
 22. ALL DIMENSIONS SHALL BE TO CENTERLINE OF ELECTRIC MAIN UNLESS OTHERWISE NOTED.
 23. ALL DIMENSIONS SHALL BE TO CENTERLINE OF TELEPHONE MAIN UNLESS OTHERWISE NOTED.
 24. ALL DIMENSIONS SHALL BE TO CENTERLINE OF FIBER OPTIC MAIN UNLESS OTHERWISE NOTED.
 25. ALL DIMENSIONS SHALL BE TO CENTERLINE OF CABLE MAIN UNLESS OTHERWISE NOTED.
 26. ALL DIMENSIONS SHALL BE TO CENTERLINE OF SATELLITE MAIN UNLESS OTHERWISE NOTED.
 27. ALL DIMENSIONS SHALL BE TO CENTERLINE OF RAINWATER MAIN UNLESS OTHERWISE NOTED.
 28. ALL DIMENSIONS SHALL BE TO CENTERLINE OF GROUNDWATER MAIN UNLESS OTHERWISE NOTED.
 29. ALL DIMENSIONS SHALL BE TO CENTERLINE OF SURFACE WATER MAIN UNLESS OTHERWISE NOTED.
 30. ALL DIMENSIONS SHALL BE TO CENTERLINE OF UNDERGROUND MAIN UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	
2	REVISED PLAN	
3	REVISED PLAN	
4	REVISED PLAN	
5	REVISED PLAN	
6	REVISED PLAN	
7	REVISED PLAN	
8	REVISED PLAN	
9	REVISED PLAN	
10	REVISED PLAN	
11	REVISED PLAN	
12	REVISED PLAN	
13	REVISED PLAN	
14	REVISED PLAN	
15	REVISED PLAN	
16	REVISED PLAN	
17	REVISED PLAN	
18	REVISED PLAN	
19	REVISED PLAN	
20	REVISED PLAN	
21	REVISED PLAN	
22	REVISED PLAN	
23	REVISED PLAN	
24	REVISED PLAN	
25	REVISED PLAN	
26	REVISED PLAN	
27	REVISED PLAN	
28	REVISED PLAN	
29	REVISED PLAN	
30	REVISED PLAN	

Livingstone Place
 19 GRANVILLE AVENUE
 GRANVILLE, OHIO 43031

8600 GRANVILLE AVENUE

TITLE
SITE PLAN

CADD NUMBER/REVISED

FOUGERE ARCHITECTURE

SCALE 1/8" = 1'-0"

DRAWN BY: [NAME]

CHECKED BY: [NAME]

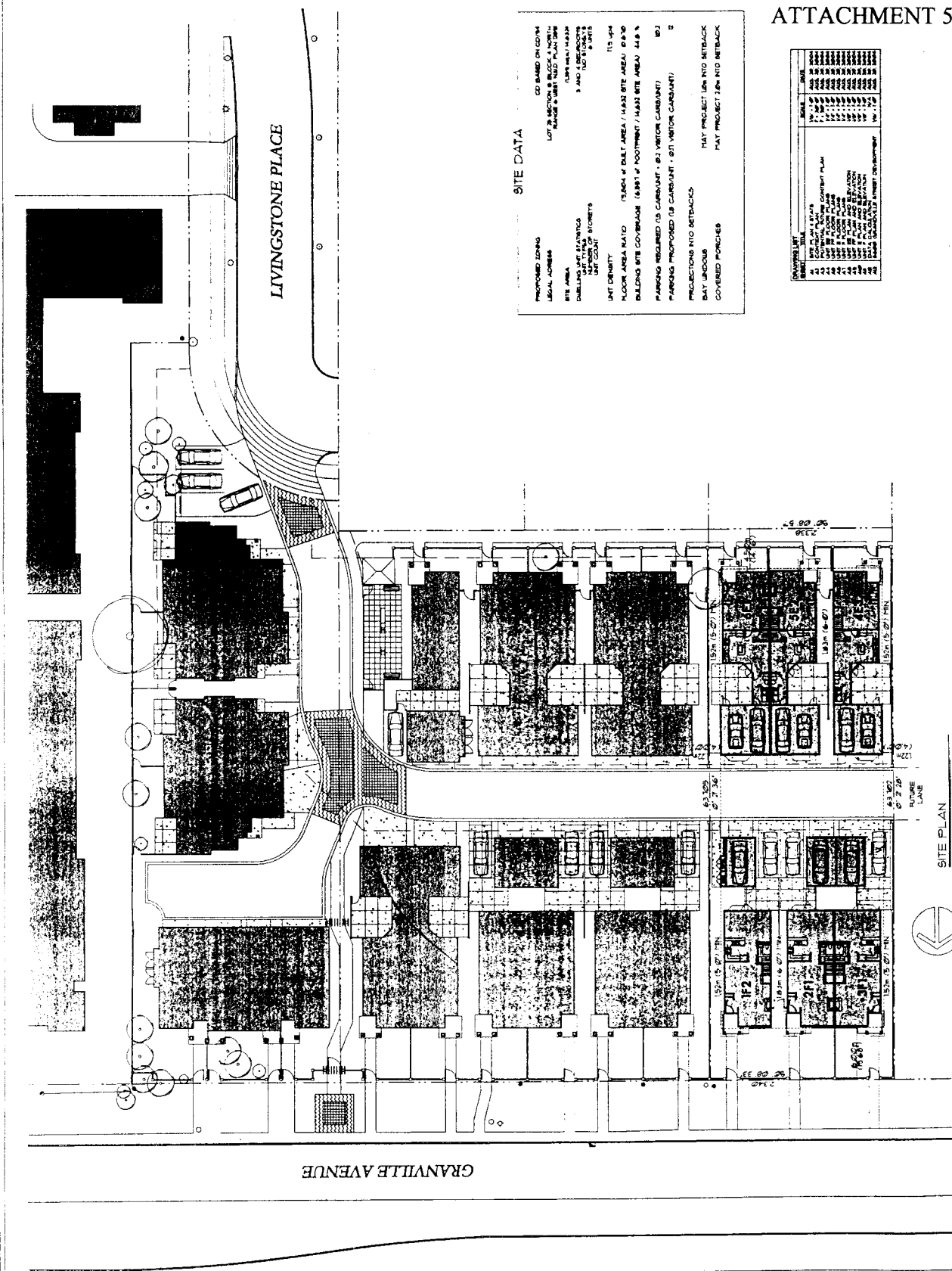
DATE: AUGUST 29, 2004

CHANGED

SHEET NUMBER

A01

REFNO. NUMBER



SITE DATA

CD BASED ON CD/TH
 LOT 3, SECTION 8, BLOCK 4, NORTH
 RANGE 9, TOWNSHIP 11, RANGE
 1, MERIDIAN 83, NORTH
 3 AND 400 000 000
 9 000 000

PROPOSED ZONING: [ZONING TYPE]
 LEGAL ADDRESS: [ADDRESS]

SITE AREA: [AREA]
 CHALKLINE RELAYINGS: [RELAYINGS]
 UNIT TYPES: [TYPES]
 UNIT COUNT: [COUNT]

UNIT DENSITY: [DENSITY]

FLOOR AREA RATIO: [RATIO] / 7500 sq. ft. BUILT AREA / 14000 SITE AREA / 46.8 %

BUILDING SITE COVERAGE: [COVERAGE] / 6800 sq. ft. FOOTPRINT / 14000 SITE AREA / 48.6 %

PARKING REQUIRED (19 CARSPANT - 871 VISITOR CARSPANT): [REQUIREMENT]

PARKING PROVIDED (19 CARSPANT - 871 VISITOR CARSPANT): [PROVIDED]

PROJECTIONS INTO METRACKS: [PROJECTIONS]

BAY WINDOWS: [WINDOWS]

COVERED PORCHES: [PORCHES]

MAY PROJECT 10" INTO METRACK
 MAY PROJECT 20" INTO METRACK

ATTACHMENT 5

DRAWING TITLE	SCALE	AREA
1. SITE PLAN	1/8" = 1'-0"	1000.00
2. FLOOR PLAN	1/4" = 1'-0"	2000.00
3. SECTION	1/4" = 1'-0"	500.00
4. ELEVATION	1/4" = 1'-0"	1000.00
5. LAYOUT	1/4" = 1'-0"	500.00
6. FINISH	1/4" = 1'-0"	500.00
7. MECHANICAL	1/4" = 1'-0"	500.00
8. ELECTRICAL	1/4" = 1'-0"	500.00
9. PLUMBING	1/4" = 1'-0"	500.00
10. SANITARY	1/4" = 1'-0"	500.00
11. SPECIALTY	1/4" = 1'-0"	500.00
12. TOTAL		10000.00



SITE PLAN
 SCALE 1/8" = 1'-0"

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

NO.	DESCRIPTION	DATE

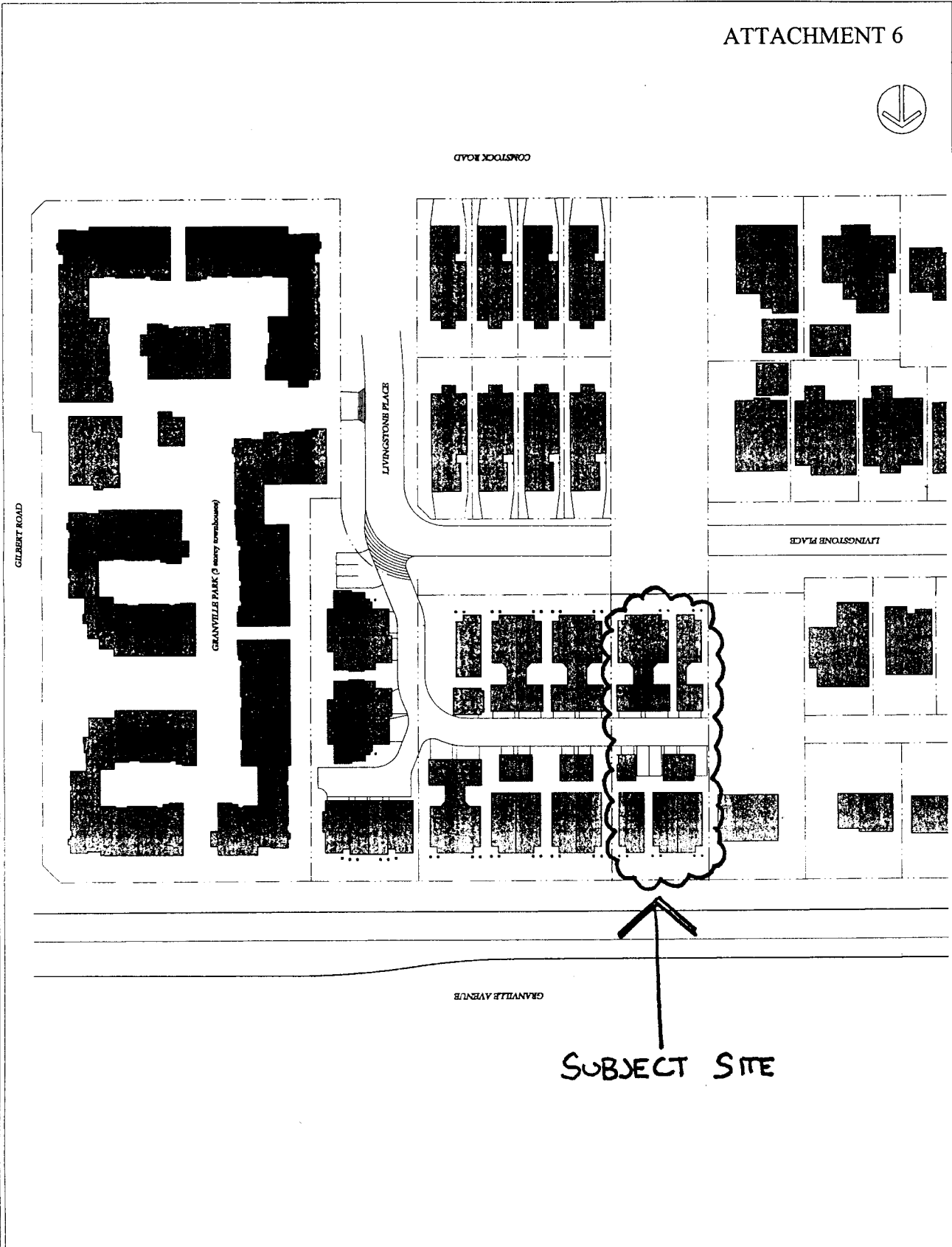
NO.	DESCRIPTION	DATE

Livingstone Place
 PHASE THREE
 800 GRANVILLE AVENUE

TITLE	CONTEXT PLAN
CADD NUMBER	14100000
ARCHITECT	FOUGERE ARCHITECTURE
SCALE	1" = 30' @
DRAWN BY	PL
DATE	AUGUST 20, 2004
CHECKED	
SHEET NUMBER	
PROJECT NUMBER	

A2

ATTACHMENT 6



1. ALL INFORMATION ON THIS PLAN IS THE PROPERTY OF FOUGERE ARCHITECTURE INC. AND IS TO BE KEPT IN STRICT CONFIDENCE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FOUGERE ARCHITECTURE INC.

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS AND	
2	ISSUED FOR PERMITS AND	
3	ISSUED FOR PERMITS AND	
4	ISSUED FOR PERMITS AND	
5	ISSUED FOR PERMITS AND	

Livingstone Place

PHASE THREE
8600 GRANVILLE AVENUE

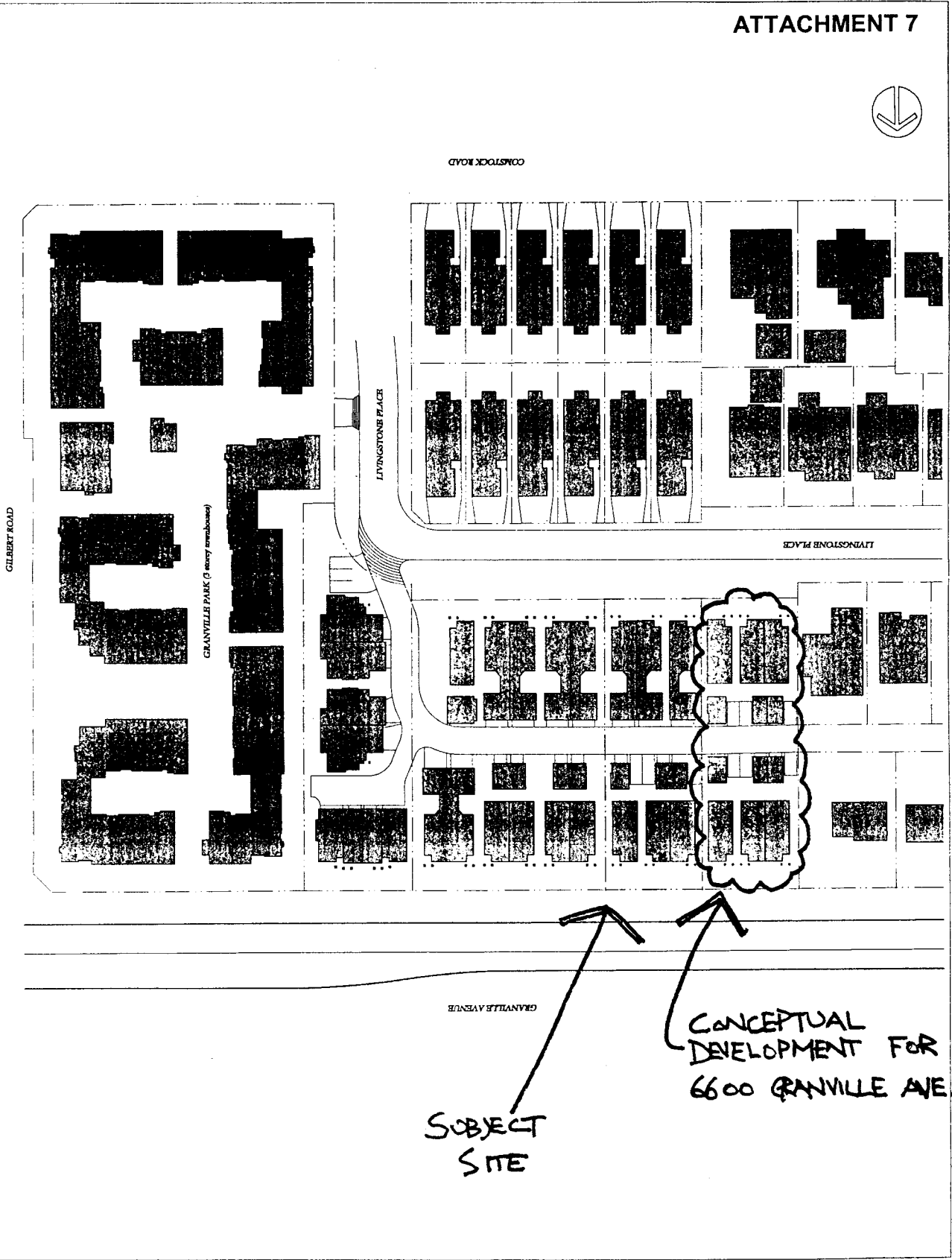
FILE
**POTENTIAL
FUTURE
CONTEXT PLAN**
CALIF. PLB. 2018-0001-001-000

**FOUGERE
ARCHITECTURE**

SCALE: 1" = 30'-0"
DRAWN BY: PL
DATE: AUGUST 28, 2024
PROJECT NO.
SHEET NUMBER
SEC. NO. NUMBER

A3

ATTACHMENT 7



SUBJECT
SITE

CONCEPTUAL
DEVELOPMENT FOR
6600 GRANVILLE AVE.

Conditional Rezoning Requirements 6620 Granville Avenue RZ 04-267565

Prior to final adoption of Zoning Amendment Bylaw 7821, the developer is required to complete the following requirements:

1. The granting of a 7.5 m wide public rights of passage right-of-way through the centre of the site. This right-of-way must be aligned with the existing public rights of passage right-of-way established to the east and the dedicated lane established to the west.
2. Registration of a legal agreement for the sharing of visitor parking and outdoor amenity space between the subject property and strata lots to the east containing Phase 1 & 2 of the Livingstone Place development.
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Please also note that the following will be required prior to issuance of the Building Permit:

1. Enter into a Servicing Agreement* (\$1,000 application fee) for the design and construction of lane works within the public right of passage right-of-way. Works include extending the existing lane standards west across the site including a 100 mm watermain, storm and sanitary sewer. Lighting must be designed as photo cell lights on the garages, which will not be covered by the Servicing Agreement. All works will be at the developers sole cost.

* Note: This requires a separate application.



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7820 (RZ 04-267565)
6620 Granville Avenue**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by replacing the Land Use Map in Schedule 2.5B (East Livingstone Sub-Area Plan) with the map as shown as "Schedule A attached to and forming part of Bylaw No. 7820".

2. Richmond Official Community Plan Bylaw 7100, Schedule 2.5B is amended by replacing clauses c), d) and e) of section 3.1 Land Use with the following:

"c) Permit the establishment of medium density townhouse residential in the north-east corner of the East Livingstone Sub-Area as shown on the Land Use Map. The maximum permitted density is 0.75 FAR.

d) Permit the establishment of small-lot single-family, two-family, or low density townhouse residential use as shown on the Land Use Map.

e) Ensure that setbacks along Granville Avenue are 6 m (19.7 ft.) and 4.5 m (14.76 ft) along Livingstone Place in order to reinforce the single-family character of this neighbourhood and enhance the pedestrian realm and streetscape."

3. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7820**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

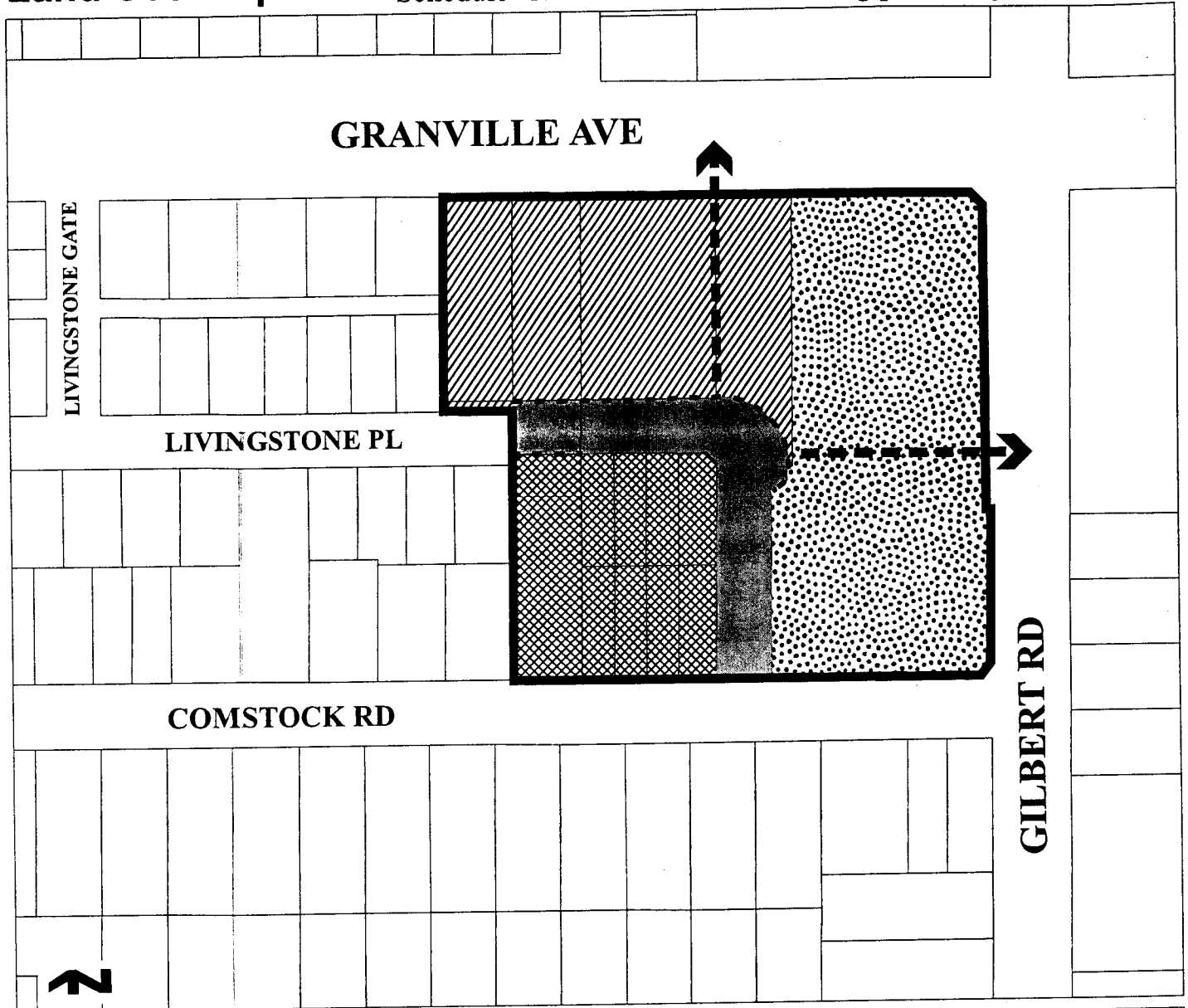
CITY OF RICHMOND
APPROVED for content by or initialed <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK

Land Use Map

Schedule "A" attached to and forming part of Bylaw No. 7820



Area Boundary



Public Path/Pedestrian Right-of-Way (approximate)



Small Lot Single Family (Max. FAR 0.55)



Medium Density Townhouse Residential (Max. FAR 0.75)



Small Lot Single-Family and Two-Family (Max. FAR 0.55) or Low Density Townhouse (Max. FAR 0.7)



Future road, exact alignment to be determined. Road provision may be phased, with phase one consisting of the connection to Comstock Road.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7821 (RZ 04-267565)
6620 GRANVILLE AVENUE**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by

i. Replacing the Permitted Density statement as follows:

“291.95.2 **PERMITTED DENSITY**

.01 Maximum **Floor Area Ratio**: 0.7, together with an additional 50 m² (538.21 ft²) per **dwelling unit** (either for the exclusive use of individual buildings or for the total development) for use as **accessory buildings** and off-street parking.”

ii. Replacing the Maximum Lot Coverage statement as follows:

“291.95.3 **MAXIMUM LOT COVERAGE**: 45%”

iii. Replacing the regulations for Minimum Setbacks from Property Lines with the following:

“291.95.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

.01 North Yard: 6 m (19.685 ft.);

EXCEPT THAT covered entrances which form part of the principal **building** may project into the north yard for a distance of not more than 2 m (6.56 ft.);

AND FURTHER THAT bay windows which form part of the principal **building** may project into the north yard for a distance of not more than 1 m (3.28 ft.).

.02 East Yard: 1.2 m (3.937 ft.)

.03 South Yard: 4.5 m (14.764 ft.);

EXCEPT THAT covered entrances which form part of the principal **building** may project into the south yard for a distance of not more than 2 m (6.56 ft.);

AND FURTHER THAT bay windows which form part of the principal **building** may project into the south yard for a distance of not more than 1 m (3.28 ft.).

.04 West Yard: 1.2 m (3.937 ft.).”

iv. Replacing the Minimum Lot Size statement as follows:

“291.95.6 **MINIMUM LOT SIZE**

.01 A **building** shall not be constructed on a lot which is less than 1,300 m² (13,993 ft²) in area.”

2. 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/95)**.

P.I.D. 009-748-644

Lot 25 Section 18 Block 4 North Range 6 West New Westminster District Plan 12891

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7281**”.

FIRST READING

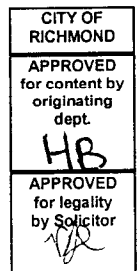
PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK