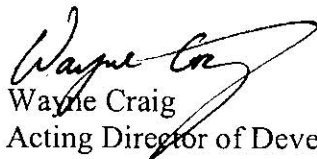





To: Planning Committee **Date:** August 13, 2007
From: Wayne Craig, Acting Director of Development **File:** RZ 05-315799
 Terry Crowe, Manager Policy Planning
Re: **Application by S-8008 Holdings Ltd. and John Young for Rezoning at 6600 Granville Avenue and 6671 Livingstone Place from "Single-Family Housing District, Subdivision Area E (R1/E)" and "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District (R1- 0.6)"**

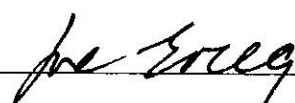
Staff Recommendation

- 1) That the following recommendation be forwarded to Public Hearing:
 - a) That Single-Family Lot Size Policy 5461 for the properties within the area bounded by Granville Avenue, Comstock Road and Livingstone Place be amended to permit the properties at 6600 Granville Avenue and 6671 Livingstone Place to rezone and subdivide as per "Single-Family Housing District (R1-0.6)".
- 2) That Official Community Plan (OCP) Amendment Bylaw No. 8088 to amend the East Livingstone Sub-Area Plan Land Use Map (Schedule 2.5B) by repealing the existing land use designation for 6600 Granville Road and 6671 Livingstone Place and redesignating as "Small Lot Single-Family (Max. F.A.R. 0.6) or Low Density Townhouse (Max. F.A.R. 0.7)", be introduced and given first reading.
- 3) That Bylaw No. 8022, for the rezoning of 6600 Granville Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" and 6671 Livingstone Place from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.


 Wayne Craig
 Acting Director of Development


 Terry Crowe
 Manager, Policy Planning

GL:el
Att.

| |
|--|
| FOR ORIGINATING DIVISION USE ONLY |
| CONCURRENCE OF GENERAL MANAGER |
|  |

Staff Report

Origin

S-8008 Holdings Ltd. and John Young have applied to the City of Richmond to rezone 6600 Granville Avenue from “Single-Family Housing District, Subdivision Area E (R1/E)” and 6671 Livingstone Place from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District (R1- 0.6)”. The intent behind the application is to consolidate the two (2) properties and subdivide into four (4) single-family lots with a lane across the rear portions of the subdivided lots. Please refer to **Attachments 1 and 2** for additional details.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included as **Attachment 3**.

Surrounding Development

- To the North: Across Granville Avenue and Granville Crescent, single-family residential zoned R1/E;
- To the East: Townhouse development in the style of two-storey duplexes and single townhomes zoned Comprehensive Development District (CD/95);
- To the South: Across Livingstone Place, single-family residential zoned single-family residential (R1/B); and
- To the West: Single-family residential zoned single-family residential (R1/E and R1/B).

Related Policies & Studies

East Livingstone Sub-Area Plan

The subject property is located within the Blundell Area East Livingstone Sub-Area Plan, Schedule 2.5B of the Official Community Plan (OCP) (**Attachments 4**). The Land Use Map in the East Livingstone Sub-Area Plan designates the subject property for “Small Lot Single-Family and Two-Family (Max. F.A.R. 0.55) or Low Density Townhouse (Max. F.A.R. 0.7)”.

The application meets with the overall objectives and policies listed within the Official Community Plan (OCP) relevant to Neighbourhoods and Housing, as well as those specifically pertaining to the East Livingstone Sub-Area Plan. The East Livingstone Sub-Area Plan currently only allows for a maximum of 0.55 F.A.R. for Small Lot Single-Family and Two-Family development. An amendment to the existing East Livingstone Sub-Area Plan is required for this application to proceed. The amendment will allow for a slightly higher F.A.R. of 0.6, applicable only to the specific properties at 6600 Granville Avenue and 6671 Livingstone Place. (**Attachment 5**).

Lane Establishment and Arterial Road Redevelopment Policies

The City’s Lane Establishment and Arterial Road Redevelopment Policies encourages single-family residential development to locate where an existing municipal lane is fully operational and will also consider single-family residential development where a municipal lane can be started and made operational by connecting to an existing side street, lane or possibly the arterial road. All of the properties fronting Granville Avenue between the subject site and Livingstone

Gate have development potentials to be rezoned and subdivided into small lots (R1-0.6) under these policies.

Lot Size Policy 5461

The subject property is located within the Single-Family Lot Size Policy No. 5461 (adopted by Council June 17, 1996) (**Attachment 6**). This Policy permits subdivision as per Single-Family Housing District, Subdivision Area A (R1/A), Townhouse District (R2), and Two-Family Housing District (R5) except for lots fronting Granville Avenue and Gilbert Road without lane or internal road access.

Lot Size Policy 5461 does not permit subdivision as per Single-Family Housing District (R1-0.6). An amendment to the existing Single-Family Lot Size Policy 5461 (**Attachment 7**) is required for the application to proceed. The subject property is the last remaining lot with development potential fronting Granville Avenue within the lot size policy area. No change is proposed to the remaining properties listed within the area covered by Lot Size Policy 5461.

Consultation

Public Consultation

A survey (**Attachment 8**) of the adjacent property owners was conducted to determine public response to such an amendment. A total of 140 surveys were delivered to properties within the Lot Size Policy 5461 as well as properties within a 50 metre radius of the subject property. Only two responses were returned, and both opposed the proposed amendment to Lot Size Policy 5461. Additional details on the survey and results are provided in **Attachment 8**.

Staff has inferred that the large number of unreturned surveys indicate a lack of community interest in the proposal, and that a public information meeting is not required. One of the negative responses received cited opposition to any residential development near their property, listing concerns of crowding and blocking of sunlight to their property. Staff have reviewed the concerns and note that the concerned property is located across Livingstone Place from the subject property, and therefore any loss of sunlight from single-family development occurring across the street should be minimal.

Based on the survey results and for the reasons cited below, staff have determined that the proposed amendments to the OCP and Lot Size Policy can be supported.

The Board of Education of School District No.38 (Richmond)

Council Policy 5043 identifies that City staff are to consult with the School Board on proposed OCP amendments. The School District has advised City staff that any OCP amendments that will result in the introduction of 50 new students should be formally referred to the School District for comment. As the subject application does not increase in the number of dwelling units envisioned in the East Livingstone Sub-Area Plan, the School Board has not been consulted with regard to the subject application.

Staff CommentsTrees / Landscaping

A number of trees did exist on site, however a Demolition Permit was issued for the site on September 14, 2005, with actual demolition occurring between September 26, 2005 and October 3, 2005, prior to the Tree Protection Bylaw being in effect. The applicant has agreed to provide two (2) replacement trees (min. 11 cm calliper) per lot for trees lost in the demolition process and provide securities (\$4,000.00) for the replacement trees as part of the rezoning process.

As a condition of rezoning, the applicant must submit a Landscape Plan for the two proposed lots fronting Granville Avenue (prepared by a Registered Landscape Architect) along with a Landscaping Security (100% of the cost estimate provided by the landscape architect) to ensure that the front yards of the future lots will be enhanced.

Vehicle access and Site Servicing

A 7.5 metre right-of-way (R.O.W.) was acquired as part of the rezoning process for the townhouse development to the east, and a 6 metre lane exists to the west. This proposal will include a dedication connecting the two points, thereby day-lighting the rear access for those lots fronting Granville Avenue and Livingstone Place. A servicing agreement for construction of the lane will be required prior to subdivision approval as noted below.

Vehicular access to the site at future development stage is not permitted to or from Granville Avenue as per Bylaw No. 7222. Access is to be from the rear lane. A Covenant is required to ensure that vehicular access to the new lots fronting Livingstone Place will be from the lane only; with no direct access permitted to Livingstone Place.

A Storm and Sanitary Capacity Analysis conducted by the applicant's engineering consultant, and reviewed by the City's Engineering Department, has identified no upgrades is required.

Prior to Final Adoption of the Rezoning Bylaw the Developer is required to consolidate 6600 Granville Ave. and 6671 Livingstone Place.

Subdivision

Prior to subdivision approval, the applicant has agreed enter into a Servicing Agreement for the design and construction of required servicing and improvements to include, but not be limited to:

- a. Design and construction of a laneway c/w storm sewer, roll curb & gutter, asphalt pavement and sanitary sewer extension as required;
- b. Design and construction to include water, storm and sanitary connections for each lot; and
- c. Provide lane lighting. If lighting is provided on private property (e.g. through lights mounted on the garages with photo-cells) a covenant must be prepared and registered to ensure proper maintenance and upkeep of this lighting.

At subdivision stage, the developer will be required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing Costs.

Affordable Housing

In association with the OCP amendment, the applicant proposes to provide some community benefit through a contribution to affordable housing in the amount of \$4,431.64 (based on 0.6 F.A.R. - a total floor area of 7,386.07 ft²) towards the City of Richmond’s Affordable Housing Statutory Reserve.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Analysis

The application meets with the overall intent of the Official Community Plan (OCP) to encourage entry level and affordable housing choices a broad variety of housing types and affordable forms in appropriate locations, such as small house/small lot options while ensuring that new housing is appropriate to the character of the neighbourhoods.

The smaller R1-0.6 lots proposed on the subject property will provide a transition between the townhouse development on the east (at 0.70 F.A.R.) and the existing single-family residential area to the west (at 0.55 F.A.R.). The existing townhouse development to the east was built in accordance with the intent of the Official Community Plan (OCP) guidelines that encourage multi-family housing design to look like single-family housing, therefore single-family housing at this location should not be adversely impacted by the design of the existing adjacent townhouse development.

As noted above, the City’s Lane Establishment and Arterial Road Redevelopment Policies encourage small lot single-family residential development (R1-0.6) to be located along this section of Granville Avenue. The housing form and character of the properties to the west of the subject site is expected to transition from large lots to narrower lots with vehicle access from the lane only. The proposed 0.6 F.A.R. on the subject site is consistent with the density allowed for on the future small lots fronting Granville Avenue to the west under the Lane Establishment and Arterial Road Redevelopment Policies.

The R1/A and R1-0.6 districts are similar in terms of lot width (9 m), depth (24 m) and area (270 m²) requirements. The following chart provides a comparison of the two districts.

| District | Maximum Lot Coverage | Minimum Frontage | Minimum Width | Minimum Depth | Minimum Area |
|--|----------------------|------------------|---------------|---------------|--------------------|
| Single-Family Housing District Subdivision Area A (R1/A) | 45% | 6 m | 9 m | 24 m | 270 m ² |
| Single-Family Housing District (R1-0.6) | 50% | 9 m | 9 m | 24 m | 270 m ² |

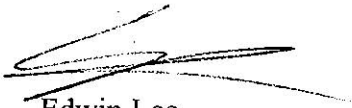
One of the main differences between the two districts is the base F.A.R., which starts at 0.55 for the R1/A district and 0.6 for the R1-0.6 district. The additional F.A.R. would result in approximately an extra 14.29 m² (153.82 ft²) of area per proposed dwelling.

Financial Impact or Economic Impact

None.

Conclusion

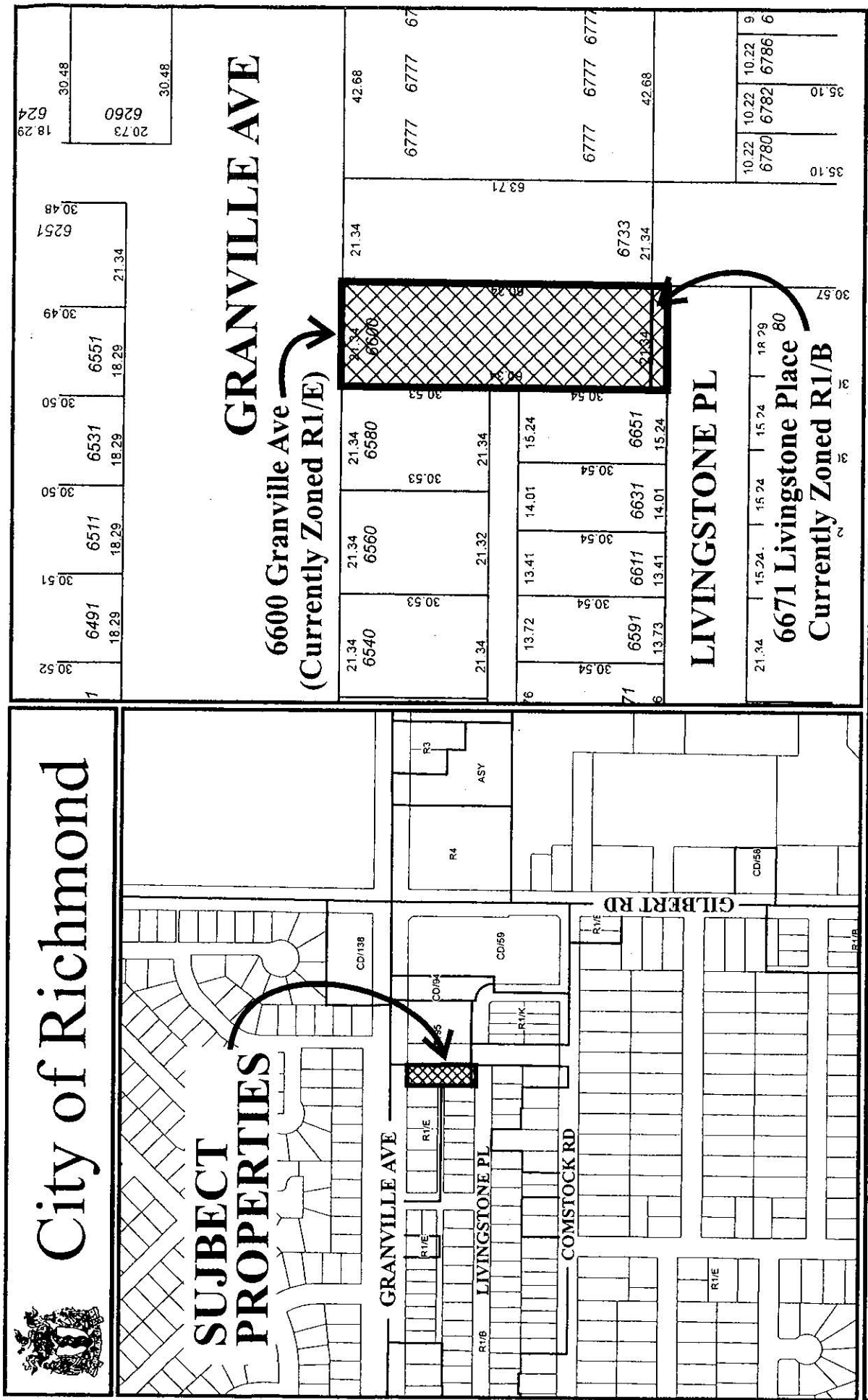
This proposal meets with the general intent of the 702 Single-Family Lot Size Policy and has raised no significant technical concerns through the staff review. The proposal will blend into the existing neighbourhood providing a transition between the townhouse development to the east and the single-family residential lots to the west. In addition, the development will provide an opportunity to connect and complete the rear access for those lots fronting Granville Avenue and Livingstone Place.

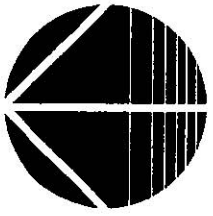


Edwin Lee
Planning Technician - Design
(Local 4121)

EL:blg

- Attachment 1: Location Map / Aerial Photo
- Attachment 2: Tentative Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Existing East Livingstone Sub-Area Plan Land Use Map
- Attachment 5: Proposed East Livingstone Sub-Area Plan Land Use Map
- Attachment 6: Existing 702 Single-Family Lot Size Policy 5461, Section 18, 4-6
- Attachment 7: Proposed 702 Single-Family Lot Size Policy 5461, Section 18, 4-6
- Attachment 8: Survey sent to adjacent properties - Proposed 702 Lot Size Policy Amendment
- Attachment 9: Survey Results – Proposed 702 Lot Size Policy Amendment
- Attachment 10: Rezoning Consideration Concurrence





Location Map of Existing Properties
(RZ 05-315799)

Original Date: 11/08/05

Revision Date:

Note: Dimensions are in METRES

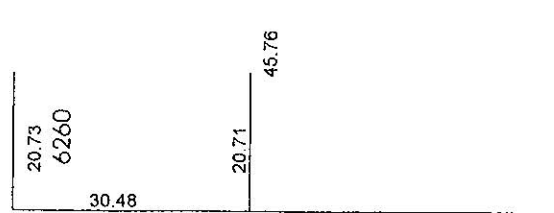
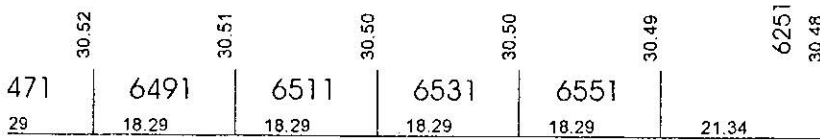


RZ 05-315799

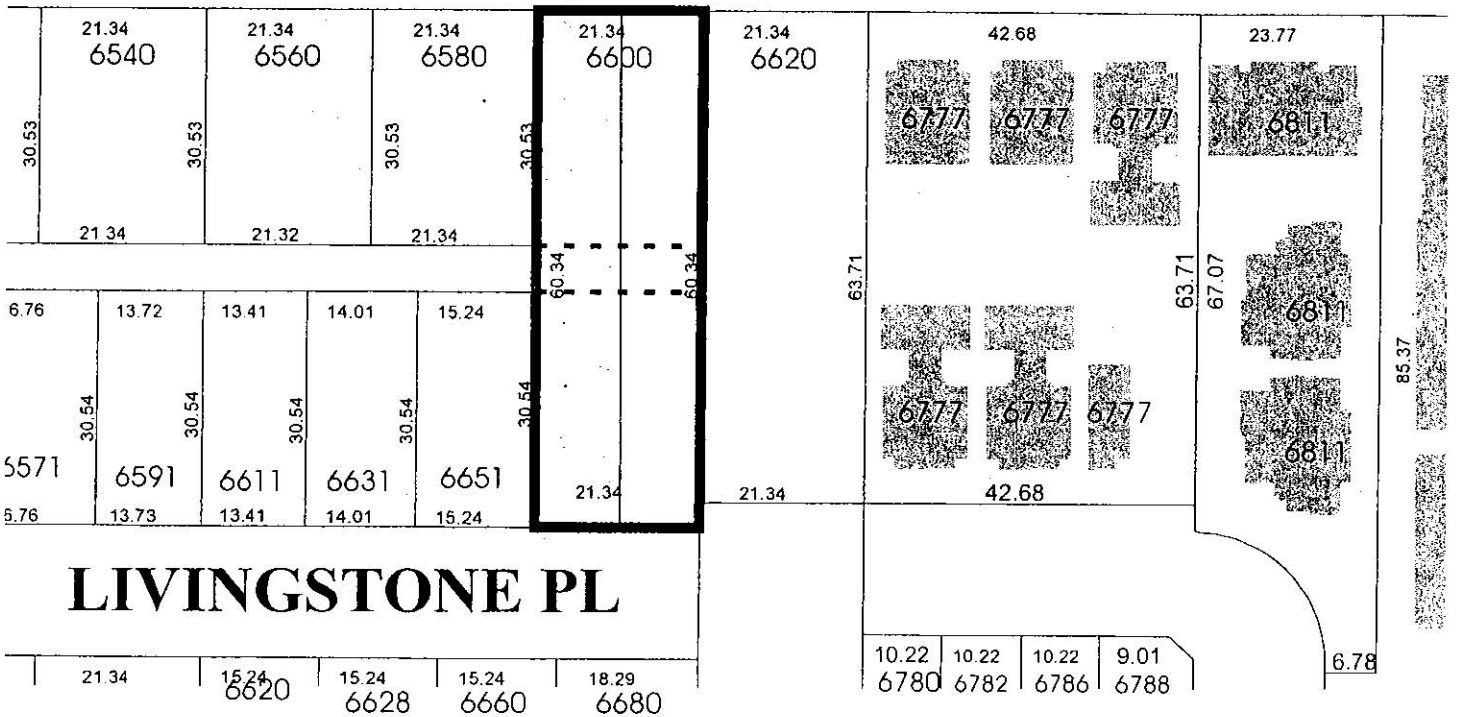
Original Date: 06/22/06

Amended Date:

Note: Dimensions are in METRES



GRANVILLE AVE



LIVINGSTONE PL



Sketch of Proposed Subdivision

Date: 05/01/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

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

**Development Application
 Data Sheet**

RZ 05-315799

Attachment 3

Address: 6600 Granville Avenue and 6671 Livingstone Place

Applicant: S-8008 Holdings Ltd./John Young

Planning Area(s): East Livingstone Sub-Area Plan (Schedule 2.5B)

| | Existing | Proposed |
|-----------------------------------|---|--|
| Owner: | S-8008 Holdings Ltd. & John Young | no change |
| Site Size (m²): | Two parcels: 1359 m ² / 72 m ² | Four single family lots: approx. 285.9 m ² each |
| Land Uses: | Single-Family Residential | no change |
| OCP Designation: | Neighbourhood Residential (Max. 0.55 FAR) | Neighbourhood Residential (Max. 0.6 FAR) |
| Area Plan Designation: | East Livingstone Sub-Area Plan Sec. 2.5B, Small Lot Single-Family (Max. FAR 0.55) / Low Density Townhouse (Max. FAR 0.70) | East Livingstone Sub-Area Plan Sec. 2.5B, Small Lot Single-Family (Max. FAR 0.6) / Low Density Townhouse (Max. FAR 0.70) |
| 702 Policy Designation: | Single-Family Housing District, Subdivision Area A (R1/A) | Single-Family Housing District (R1-0.6) |
| Zoning: | Single-Family Housing District, Subdivision Areas E and B | Single-Family Housing District (R1-0.6) |
| Number of Units: | 1 | 4 |

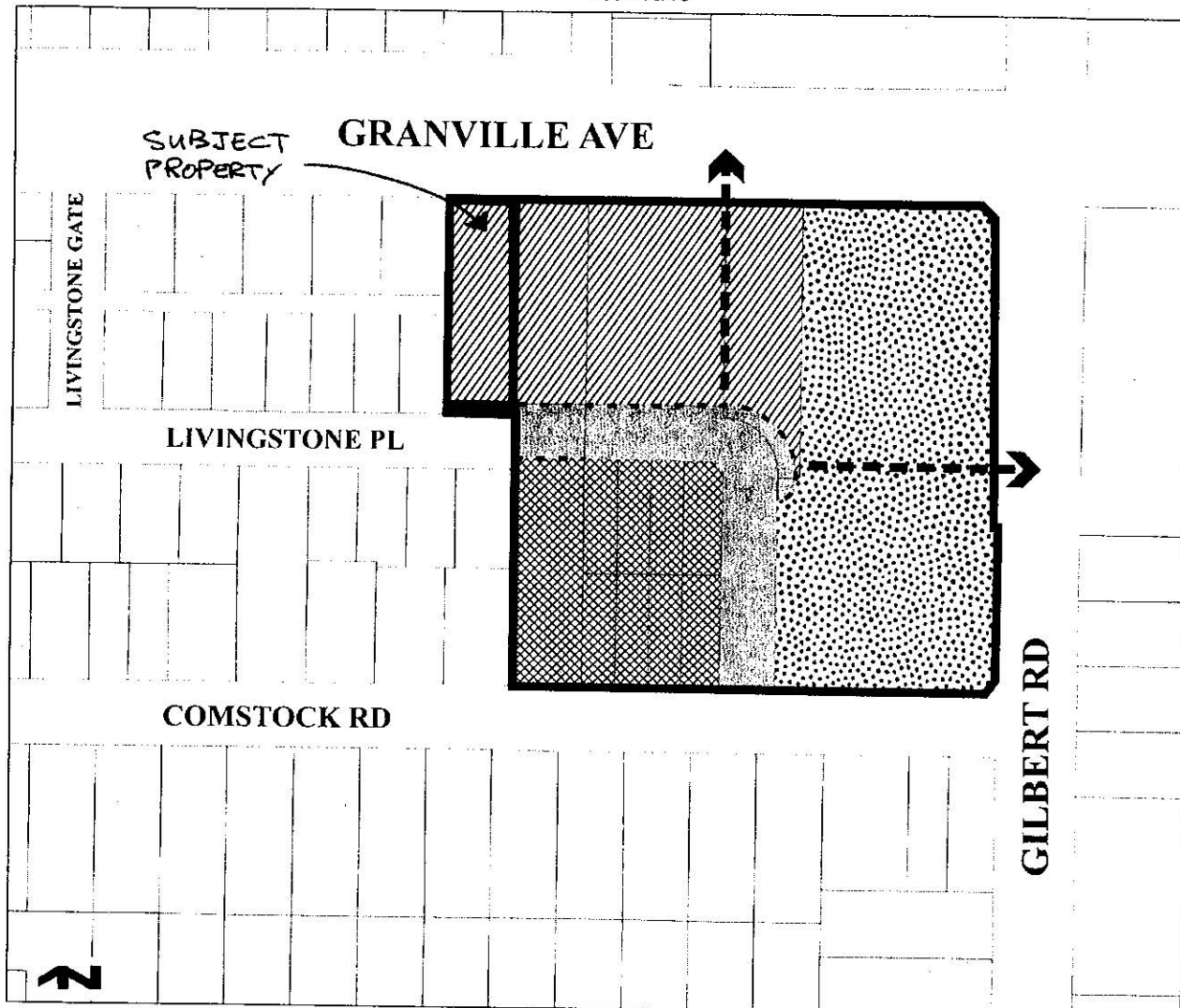
| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|-----------------------------|--------------------|----------------------|----------------|
| Density (units/acre): | N/A | 11.4 upa | none permitted |
| Floor Area Ratio: | Max. 0.6 | 0.6 | none permitted |
| Lot Coverage – Building: | Max. 50% | 50% | none |
| Lot Size (min. dimensions): | 270 m ² | 285.9 m ² | none |
| Setback – Front Yard (m): | Min. 6 m | 6 m min. | none |
| Setback – Side Yard (m): | Min. 1.2 m | Min. 1.2 m | none |
| Setback – Rear Yard (m): | 6 m | 6 m | none |
| Height (m): | 2.5 stories / 9 m | 2.5 stories / 9 m | none |







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

City of Richmond

EXISTING LAND USE MAP

Bylaw 7820
2004/10/18

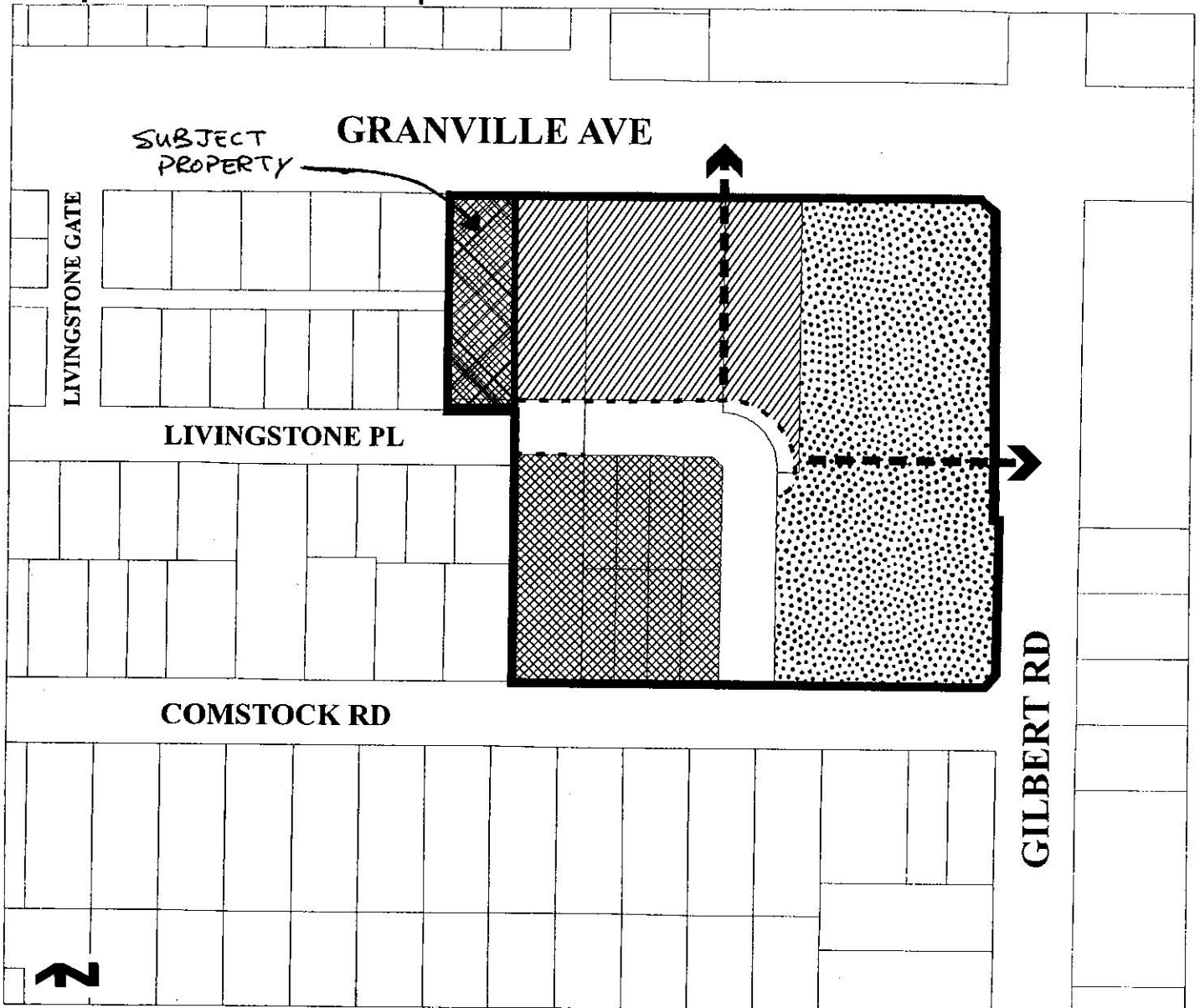









| | | | |
|---|--|---|--|
|  | Area Boundary |  | Public Path/Pedestrian Right-of-Way (approximate) |
|  | Small Lot Single Family (Max. FAR 0.55) |  | Medium Density Townhouse Residential (Max. FAR 0.75) |
|  | Small Lot Single-Family and Two-Family (Max. FAR 0.55) or Low Density Townhouse (Max. FAR 0.7) |  | Future road, exact alignment to be determined. Road provision may be phased, with phase one consisting of the connection to Comstock Road. |

**East Livingstone Sub-Area Plan
EXISTING LAND USE MAP**

**East Livingstone Sub-Area Plan
Proposed Land Use Map**

ATTACHMENT 5



| | | | |
|---|--|---|--|
|  | 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. |
|  | Small Lot Single Family (Max. FAR 0.6) or low Density Townhouse (Max. FAR 0.7) | | |



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: June 17, 1996

POLICY 5461

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 18-4-6

POLICY 5461:

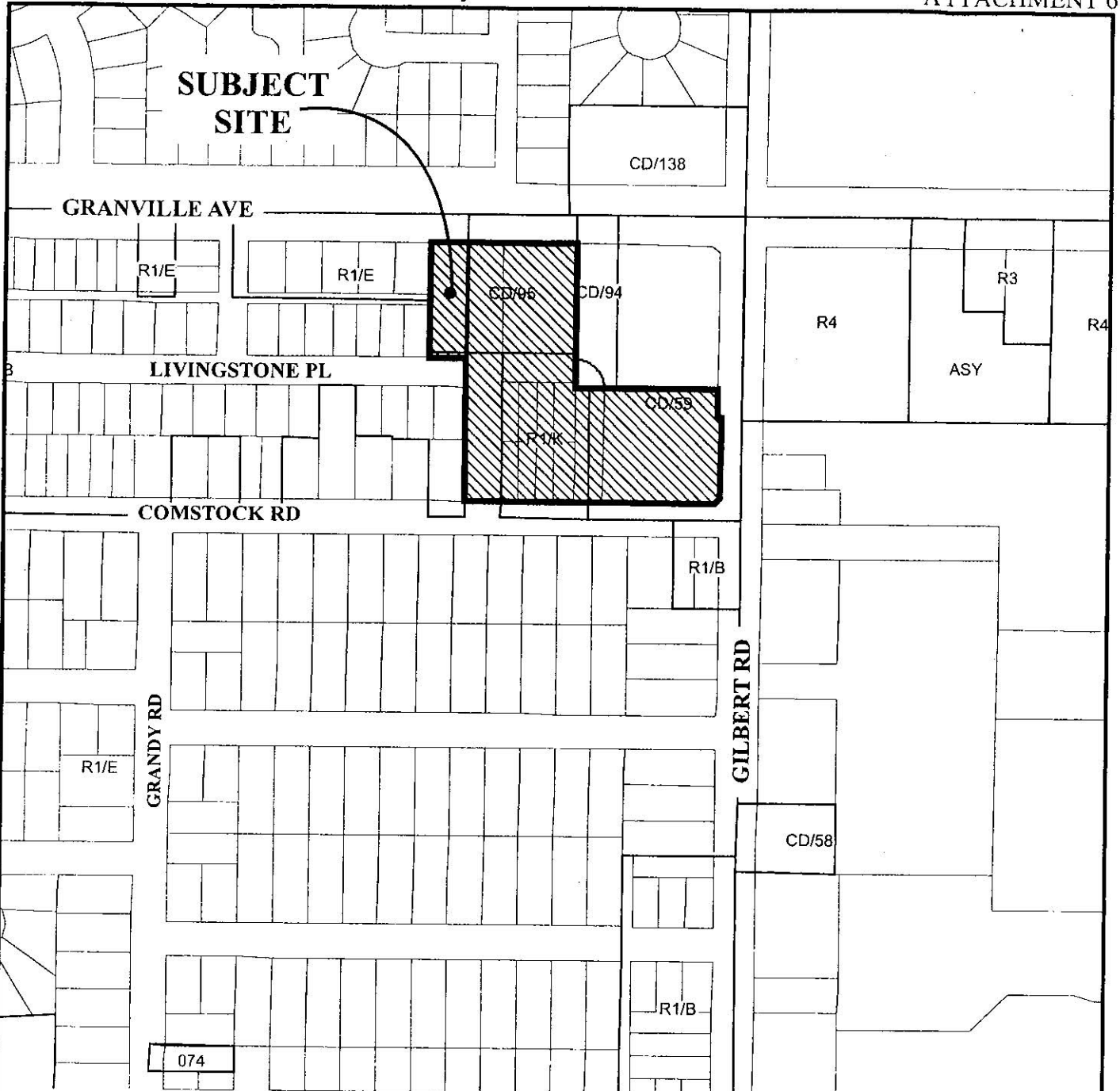
The following policy establishes lot sizes in a portion of Section 18-4-6, within the area bounded by **Granville Avenue, Comstock Road and the Livingstone Place road allowance.**


That properties within the area bounded by the west property lines of 6600 Granville Avenue and 6671 Comstock Road, Comstock Road, Gilbert Road, the south property lines of 7071 Gilbert Road, the south and west property lines of 6680 Granville Avenue, and Granville Avenue (in a portion of Section 18-4-6), be deemed eligible for Townhouse District (R2), Two-Family Housing District (R5) or subdivision in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) in the Richmond Zoning and Development Bylaw No. 5300 with the following exception:

If there is no lane or internal road access, then properties along Gilbert Road and Granville Avenue must remain Single-Family Housing District, Subdivision Area E (R1/E) zoning; and,

That this policy be used to determine the disposition of future Single-Family, Two-Family and Townhouse rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Richmond Zoning and Development Bylaw No. 5300.





 Subdivision permitted as per **R1/A, R2 or R5** except

- 1) Lots facing Granville Ave and Gilbert Rd **R1/E**, unless there is a lane or internal road access then **R1/A, R2 or R5**.



POLICY 5461
SECTION 18, 4-6

Adopted Date: 06/17/96

Amended Date:



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council:

POLICY 5461

File Ref: 4045-00

PROPOSED - SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 18-4-6

POLICY 5461:

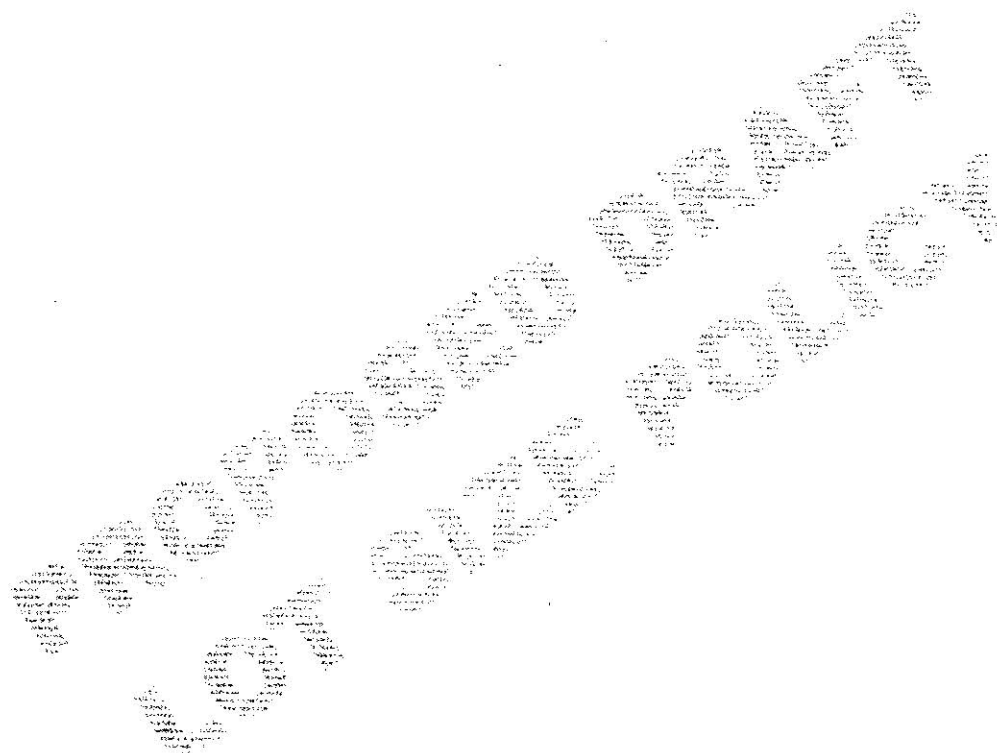
The following policy establishes lot sizes in a portion of Section 18-4-6, within the area bounded by **Granville Avenue, Comstock Road and the Livingstone Place road allowance.**

That properties within the area bounded by the west property lines of 6600 Granville Avenue and 6671 Comstock Road, Comstock Road, Gilbert Road, the south property lines of 7071 Gilbert Road, the south and west property lines of 6680 Granville Avenue, and Granville Avenue (in a portion of Section 18-4-6), be deemed eligible for Townhouse District (R2), Two-Family Housing District (R5) or subdivision in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) in the Richmond Zoning and Development Bylaw No. 5300 with the following exceptions:

a) If there is no lane or internal road access, then properties along Gilbert Road and Granville Avenue must remain Single-Family Housing District, Subdivision Area E (R1/E) zoning; and,

b) That the properties at 6600 Granville Avenue and 6671 Livingstone Place only, be deemed eligible for Single-Family Residential District (R1-0.6); and



That this policy be used to determine the disposition of future Single-Family, Two-Family and Townhouse rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Richmond Zoning and Development Bylaw No. 5300.




PROPOSED Single Family Lot Size Policy No. 5461

Subdivision permitted as per R1-0.6 (minimum 9 m wide lots, access to lane only)



-  Subdivision permitted as per **R1/A, R2** or **R5** except
 - 1) Lots facing Granville Ave and Gilbert Rd **R1/E**, unless there is a lane or internal road access then **R1/A, R2** or **R5**.
-  Subdivision permitted as per R1-0.6 provided that the new lots have rear lane vehicle access

| | | |
|---|--|---|
|  | <p>Proposed Policy 5461 Section 18-4-6</p> | <p>Adopted Date: 06/17/96 Amended Date:</p> |
|---|--|---|



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
www.city.richmond.bc.ca

May 1, 2006
 File: RZ 05-315799

Urban Development Division
 Fax: 604-276-4052

Dear Property Owner and/or Resident:

Re: Proposed Development at 6600 Granville Avenue and 6671 Livingstone Place

The purpose of this letter is to inform you of a proposed rezoning application (#RZ 05-315799) along Granville Avenue and Livingstone Place and a corresponding proposed change to the Single-Family Lot Size Policy for your area (see **Attachment A** for a location map).

The City of Richmond has received an application from the property owner to rezone the properties 6600 Granville Avenue and 6671 Livingstone Place to "Single-Family Housing District R1-0.6".

The application proposes the rezoning to allow for subdivision into four (4) lots with access through a rear lane only; each lot would have a width of approximately 10.67m (35 ft.) and a minimum area of approximately 357.75 m² (3,850.91 ft²). (See **Attachment B** for a sketch of the proposed subdivision.)

The City of Richmond's Official Community Plan and Single-Lot Size Policy 5461 currently supports the rezoning of the subject properties to "Single-Family Housing District, Subdivision Area A" (R1/A) or "Two-Family Housing District" (R5), but not R1-0.6. However, the two districts (R1/A and R1-0.6) are similar in terms of minimum lot width (9 m), depth (24 m) and area (270 m²) requirements.

One of the main differences between the two districts (R1/A and R1-0.6) is the base Floor Area Ratio (FAR), which starts at 0.55 for the R1/A district and 0.6 for the R1-0.6 district. For this reason, the applicant has requested the Single-Family Housing District R1-0.6 instead of the R1/A District. The additional FAR would result in approximately an extra 17.89 m² (192.57 ft²) of area per proposed dwelling. The requirements for both districts can be viewed at City Hall or can be accessed online at www.richmond.ca.

In order for the applicant to proceed, the existing Single-Family Lot Size Policy 5461 must be amended to allow the subject properties to be subdivided as per Single-Family Housing District, R1-0.6, which allows a minimum base Floor Area Ratio (FAR) of 0.6. Copies of the existing and proposed Single-Family Lot Size Policy 5461 are included as **Attachments C and D** for your information.

Amending Lot Size Policy 5461 would enable the City to consider this particular application. The subject property is the last remaining lot with development potential fronting Granville



Amending Lot Size Policy 5461 would enable the City to consider this particular application. The subject property is the last remaining lot with development potential fronting Granville Avenue within the lot size policy area. No change is proposed to the remaining properties listed within the area covered by Lot Size Policy 5461.

You are being advised of this proposal so that your comments can assist City Staff in making a recommendation to Council on this application. It should be emphasized that the proposed amendment to Lot Size Policy 5461 would **only apply to the subject property** (6600 Granville Avenue and 6671 Livingstone Place) and would **not change the zoning permitted in the remainder of the area** covered by Lot Size Policy 5461. If the amendment to Lot Size Policy 5461 is approved by Council, it would be used to determine the disposition of future single-family development applications in this area for a period of not less than five years (except as per the amending procedures outlined in the Zoning & Development Bylaw No. 5300). Rezoning applications that meet the policy are still required to go through a Public Hearing process.

Following receipt of public comments, staff will complete a report to Planning Committee. This committee is open to the public for comments for or against the application. The date of the Planning Committee will be advertised in the local paper. If supported at Planning Committee, this application will proceed to Council and Public Hearing. All meetings are open to the public should you wish to attend.

It would be appreciated if you could fill in the attached form and provide us with your comments by **Friday - May 19, 2006**. If you have any questions or require further explanation, please do not hesitate to contact me by phone at 604-276-4108, via e-mail at glui@richmond.ca, or in writing.

Yours respectfully,



Grace G. Lui M.U.R.P.
Planner

GL:gl
Att. 4

- Attachment A - Location Map for 6600 Granville Avenue and 6671 Livingstone Place (RZ 05-315799)
- Attachment B - Sketch of Proposed Subdivision
- Attachment C - Existing Single-Family Lot Size Policy 5461
- Attachment D - Proposed Single-Family Lot Size Policy 5461



City of Richmond

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

Lot Size Study Survey
Planning & Development Department
Development Applications Division

To ensure that your response is valid, please fill in the following:

Name: _____

Address in Study Area: _____

Please indicate whether you are a:

Property Owner

Resident

BACKGROUND SUMMARY

Staff have proposed a change to a specific property within the Single Family Lot Size Policy within quarter-section 18, 4-6. This Policy is generally used to control the minimum lot width and sizes for subdivisions of single-family lots.

The City's normal policy is to support densification along arterial roads where rear lanes exist. In this instance, staff is seeking feedback for an amendment to the Lot Size Policy that would accommodate a current rezoning application at 6600 Granville Avenue and 6671 Livingstone Place to "Single-Family Housing District R1-0.6", allowing for a proposed subdivision into four (4) lots with access through a rear lane.

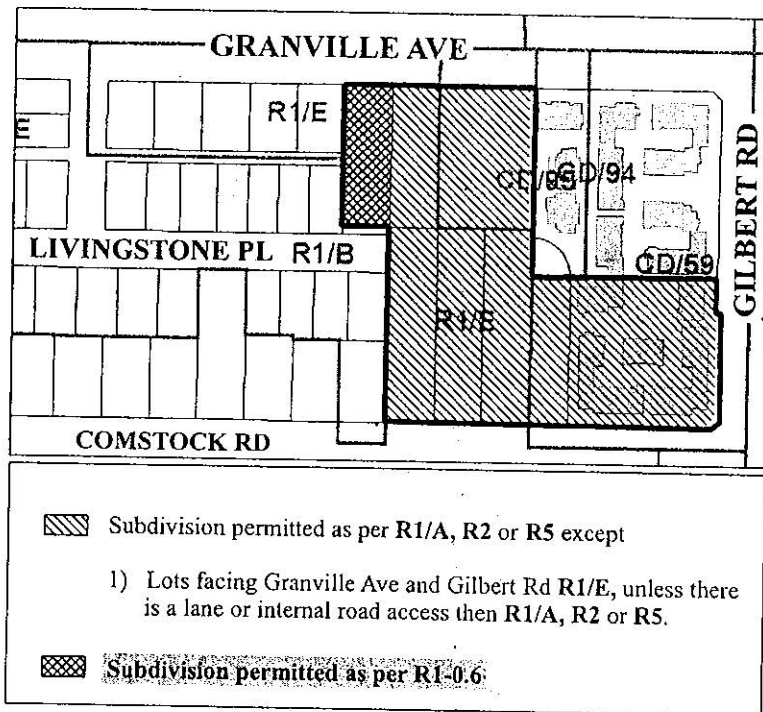
The proposed amendment does not vary the proposed lot width, depth or area as currently allowed by the existing Lot Size Policy. The main difference, and the main reason for the proposed amendment would be an increase in the allowed Floor Area Ratio (FAR) from 0.55 to 0.6. Please refer to the attached letter and attachment for further detail.

Please review the following material and question and indicate your preference by placing an "X" in one of the following boxes.

**6600 GRANVILLE AVENUE & 6671 LIVINGSTONE PLACE
LOT SIZE POLICY AMENDMENT**

Staff propose allowing the cross-hatched area ONLY to be amended in the Lot Size Policy Area to allow "Single-Family Residential R1-0.6". Up to four lots and a rear lane would be created in this area that could each develop to a maximum 0.6 Floor Area Ratio.

The remaining area within the Single Family Lot Size Policy will not be changed.



QUESTION:

Are you in favour of amending the existing Single Family Lot Size Policy to "Single-Family Housing District R1-0.6" for the properties at 6600 Granville Avenue and 6671 Livingstone Place ONLY?

YES

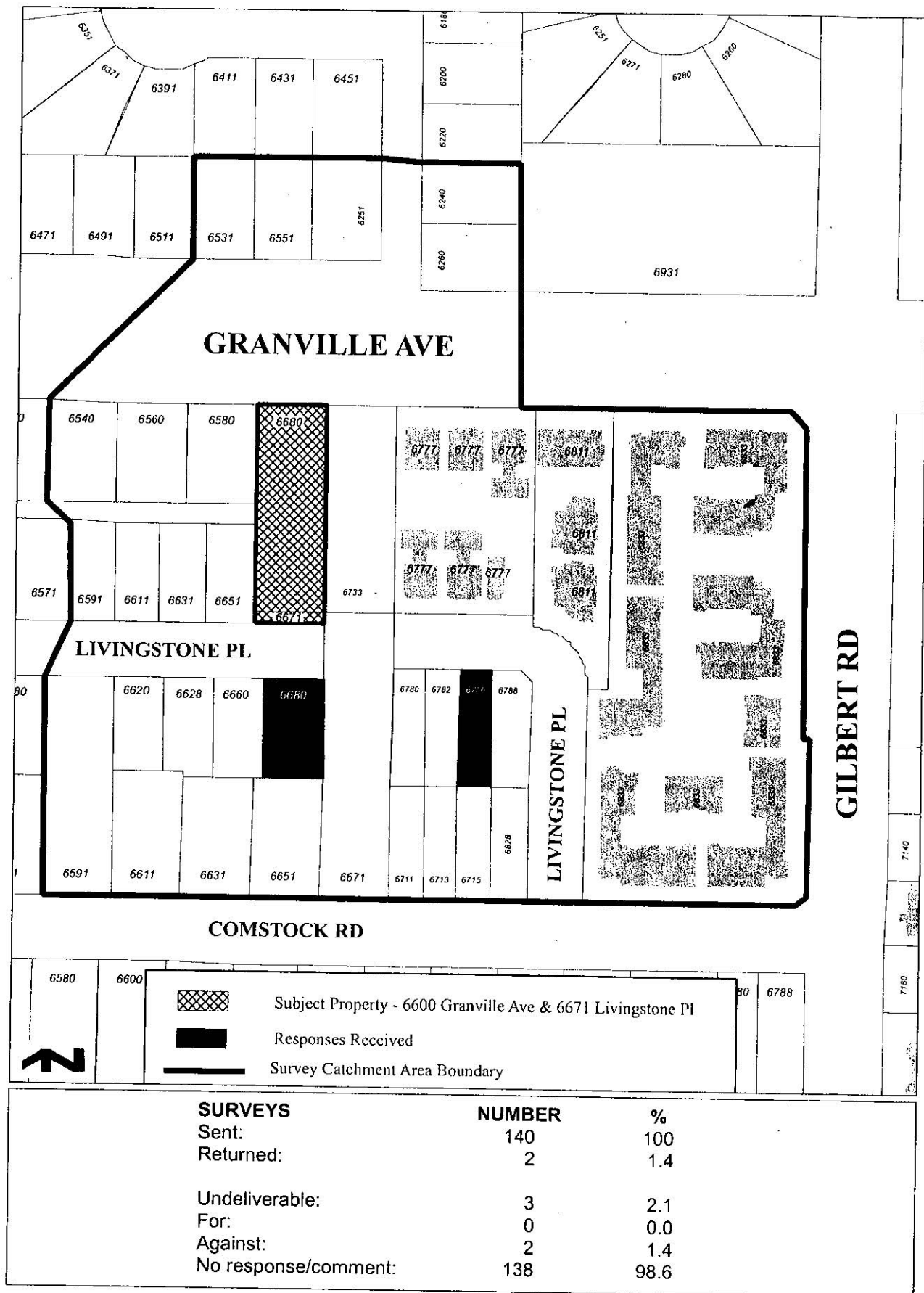
NO

COMMENTS

Thank you for taking the time to complete this survey. Please return or fax (604-276-4052) the completed form to City Hall by Friday, May 19th, 2006 to the attention of Grace Lui.

The results of this survey will be used by City staff and Council to determine appropriate development intensities for the study area. All responses are confidential.

Please contact Grace Lui, Planner, at 604-276-4108 if you have any questions regarding the survey.





City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
604-276-4000

Lot Size Study Survey
Planning & Development Department
Development Applications Division

To ensure that your response is valid, please fill in the following:

Name: LEE YU PING

Address in Study Area: 6286 LIVINGSTONE PL.

Please indicate whether you are a:

Property Owner

Resident

BACKGROUND SUMMARY

Staff have proposed a change to a specific property within the Single Family Lot Size Policy within quarter-section 18, 4-6. This Policy is generally used to control the minimum lot width and sizes for subdivisions of single-family lots.

The City's normal policy is to support densification along arterial roads where rear lanes exist. In this instance, staff is seeking feedback for an amendment to the Lot Size Policy that would accommodate a current rezoning application at 6600 Granville Avenue and 6671 Livingstone Place to "Single-Family Housing District R1-0.6", allowing for a proposed subdivision into four (4) lots with access through a rear lane.

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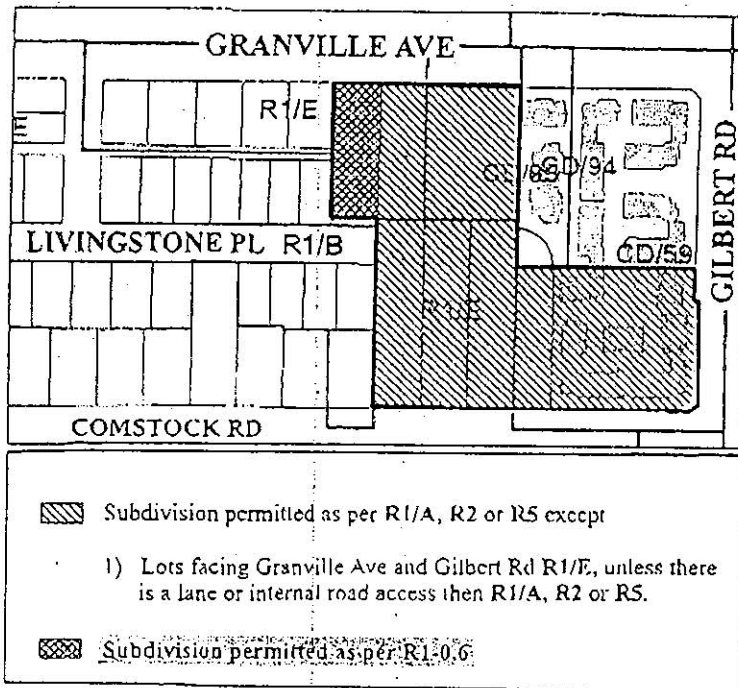


ATTACHMENT 9

6600 GRANVILLE AVENUE & 6671 LIVINGSTONE PLACE
LOT SIZE POLICY AMENDMENT

Staff propose allowing the cross-hatched area ONLY to be amended in the Lot Size Policy Area to allow "Single-Family Residential R1-0.6". Up to four lots and a rear lane would be created in this area that could each develop to a maximum 0.6 Floor Area Ratio.

The remaining area within the Single Family Lot Size Policy will not be changed.



QUESTION:

Are you in favour of amending the existing Single Family Lot Size Policy to "Single-Family Housing District R1-0.6" for the properties at 6600 Granville Avenue and 6671 Livingstone Place ONLY?

YES

NO

COMMENTS

SHIH MING SANG
 (6786 LIVINGSTONE PL)
 LEE YU PING
 property owner

Thank you for taking the time to complete this survey. Please return or fax (604-276-4052) the completed form to City Hall by Friday, May 19th, 2006 to the attention of Grace Lui.

The results of this survey will be used by City staff and Council to determine appropriate development intensities for the study area. All responses are confidential.

Please contact Grace Lui, Planner, at 604-276-4108 if you have any questions regarding the survey.

ATTACHMENT 9



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
604-276-4000

Lot Size Study Survey
Planning & Development Department
Development Applications Division

To ensure that your response is valid, please fill in the following:

Name: DICK CHANG and NANCY TUAN

Address in Study Area: 6680 LIVINGSTONE PLACE Richmond V7C 5N1

Please indicate whether you are a:

Property Owner

Resident

BACKGROUND SUMMARY

Staff have proposed a change to a specific property within the Single Family Lot Size Policy within quarter-section 18, 4-6. This Policy is generally used to control the minimum lot width and sizes for subdivisions of single-family lots.

The City's normal policy is to support densification along arterial roads where rear lanes exist. In this instance, staff is seeking feedback for an amendment to the Lot Size Policy that would accommodate a current rezoning application at 6600 Granville Avenue and 6671 Livingstone Place to "Single-Family Housing District R1-0.6", allowing for a proposed subdivision into four (4) lots with access through a rear lane.

The proposed amendment does not vary the proposed lot width, depth or area as currently allowed by the existing Lot Size Policy. The main difference, and the main reason for the proposed amendment would be an increase in the allowed Floor Area Ratio (FAR) from 0.55 to 0.6. Please refer to the attached letter and attachment for further detail.

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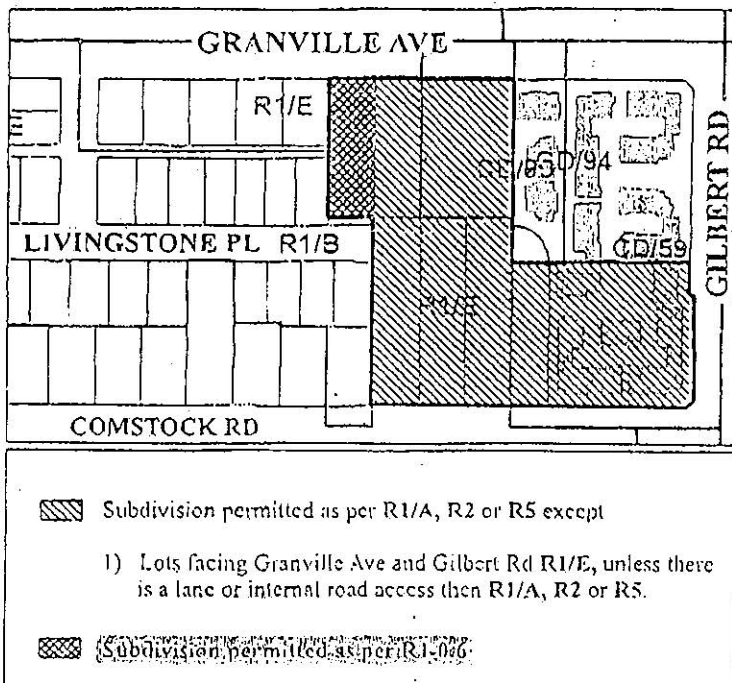


ATTACHMENT 9

6600 GRANVILLE AVENUE & 6671 LIVINGSTONE PLACE
LOT SIZE POLICY AMENDMENT

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The remaining area within the Single Family Lot Size Policy will not be changed.



QUESTION:

Are you in favour of amending the existing Single Family Lot Size Policy to "Single-Family Housing District R1-0.6" for the properties at 6600 Granville Avenue and 6671 Livingstone Place ONLY?

YES

NO

COMMENTS

We are against the idea of building any more residential places near our house because it makes the area too crowded and it blocks the sun from coming to our house.

Thank you for taking the time to complete this survey. Please return or fax (604-276-4052) the completed form to City Hall by Friday, May 19th, 2006 to the attention of Grace Lui.

The results of this survey will be used by City staff and Council to determine appropriate development intensities for the study area. All responses are confidential.

Please contact Grace Lui, Planner, at 604-276-4108 if you have any questions regarding the survey.

1827089

From: 6680 Livingstone pl Richmond

Conditional Rezoning Requirements
6600 Granville Avenue and 6671 Livingstone Place (RZ 05-315799)

Prior to final adoption of Zoning Amendment Bylaw 8022, the developer is required to complete the following:

1. Provide a Landscape Security to the City of Richmond in the amount of \$4,000 for the planting of eight (8) replacement trees on site (2 trees per lot, minimum 11 cm calliper). If replacement trees can not be accommodated on-site, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City's Tree Compensation Fund (\$500/tree);
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy.
3. Dedication of a lane through the property to connect the lane at the west property line with the right-of-way at the east property line. Dedication to be 6 m wide at the west property line flaring to 7.5 m wide at the east property line to match existing right-of-way.
4. Consolidation of 6600 Granville Avenue and 6671 Livingstone Place into one (1) development parcel (which will require the demolition of the existing dwellings).
5. City acceptance if the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$4,431.64) to the City's affordable housing fund.
6. Registration of a restrictive covenant ensuring that there be no vehicle access to Granville Avenue or Livingstone Place from the proposed lots. Garages are to be accessed from the rear lane.
7. Registration of a flood indemnity covenant on title.

Please note that prior to approval of Subdivision the developer is required to do the following:

1. Enter into a Servicing Agreement* for the design and construction of required servicing and improvements to include, but not be limited to a laneway c/w storm sewer, roll curb & gutter, asphalt pavement and sanitary sewer extension as required. Note: lane lighting will be lights mounted on the garages with photo-cells (Covenant required). Design and construction to include water, storm and sanitary connections for each lot;
2. Pay Development Cost Charges, Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charges, Address Assignment Fees and Servicing Costs.
3. Service each lot with underground Hydro, Telephone and Cable. Developer to contact B.C. Hydro & Telus for associated costs.

Please note that prior to the issuance of a building permit, the developer will be required to prepare and submit a Construction Parking and Traffic Management Plan 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 Official Community Plan Bylaw 7100
Amendment Bylaw 8088 (RZ 05-315799)
6600 Granville Avenue and 6671 Livingstone Place**

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

- 1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation within the East Livingstone Sub-Area Plan Land Use Map (Schedule 2.5B) thereof the following area and by designating it "Small Lot Single-Family (Max. FAR 0.6) or low Density Townhouse (Max. FAR 0.7)" as shown on the attached "Schedule A".

PID: 009-748-628

Lot 24 Section 18 Block 4 North Range 6 West New Westminster District Plan 12891

PID: 018-542-271

Lot 10 Section 18 Block 4 North Range 6 West New Westminster District Plan LMP12623

- 2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8088**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

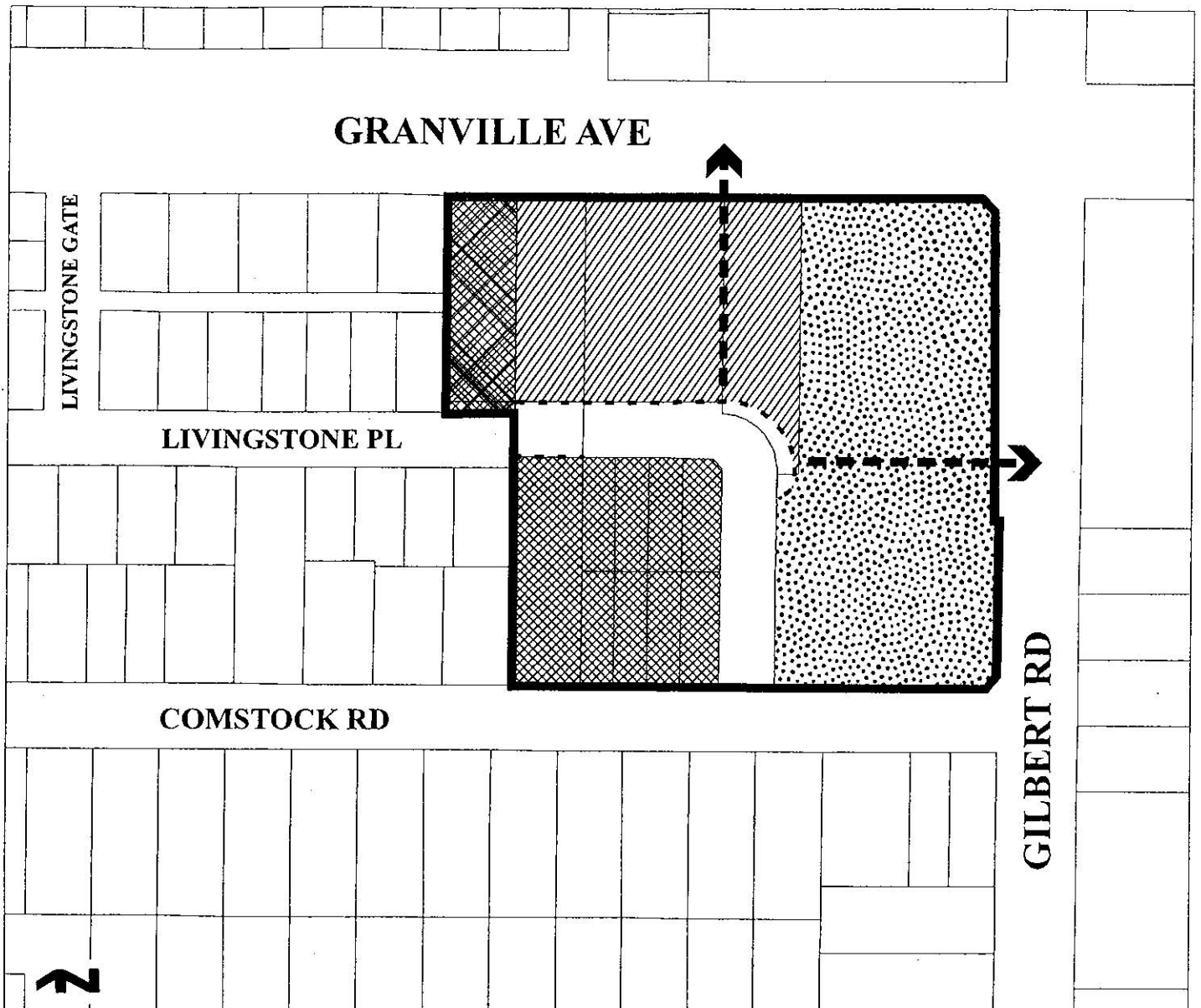
ADOPTED



MAYOR

CORPORATE OFFICER

" SCHEDULE A "



Area Boundary



Small Lot Single Family
(Max. FAR 0.55)



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



Small Lot Single Family
(Max. FAR 0.6) or low
Density Townhouse
(Max. FAR 0.7)



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



Medium Density Townhouse
Residential (Max. FAR 0.75)



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 8022 (RZ 05-315799)
6600 Granville Avenue and 6671 Livingstone Place**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing zoning designation of the following areas and by designating them **SINGLE-FAMILY HOUSING DISTRICT R1-0.6**:

PID: 009-748-628

Lot 24 Section 18 Block 4 North Range 6 West New Westminster District Plan 12891

PID: 018-542-271

Lot 10 Section 18 Block 4 North Range 6 West New Westminster District Plan LMP12623

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8022”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

| |
|-----------------------------------|
| CITY OF RICHMOND |
| APPROVED by |
| <i>E.L.</i> |
| APPROVED by Director or Solicitor |
| <i>AL</i> |

MAYOR

CORPORATE OFFICER