



**City of Richmond**  
Urban Development Division

**Report to Committee**

**To:** Planning Committee  
**From:** Raul Allueva  
Director of Development

*To Planning - Jun 8, 2004*  
**Date:** May 26, 2004  
RZ 04-257429  
*File: 12-8060-20-7742*

**Re:** Application by Vermillion Properties Ltd. for Rezoning at 6660, 6760, 6780 and 6784 Lynas Lane from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2)

**Staff Recommendation**

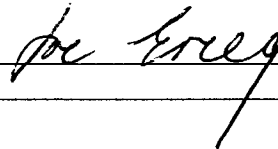
That Bylaw No. 7742, for the rezoning 6660, 6760, 6780 and 6784 Lynas Lane from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2)", be introduced and given first reading.

  
Raul Allueva  
Director of Development

SB:blg  
Att. 7

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

Vermillion Properties Ltd. has applied to the City of Richmond for permission to rezone 6660, 6760, 6780 and 6784 Lynas Lane (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2) to develop a 19-unit townhouse development.

This is the third rezoning application received for this consolidated parcel. The first application, in 1988, for rezoning the parcel from “General Residential District 3” to “Multiple Family Residential District 5” was defeated at third reading. During the rezoning process a letter was received from a Richmond resident objecting to townhouse development in Richmond and on this consolidated site. The second application was received and cancelled in 1989 as it was incomplete.

### Findings of Fact

Please refer to attached Rezoning Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Surrounding Development

This consolidated Thompson Area site is in close proximity to several community services including Thompson Community Centre, Burnett Secondary School and Blair Elementary School. The site is contiguous with an established townhouse node at Lynas Lane and Granville Avenue. The existing development surrounding the site is described as follows:

- To the north, are single-family homes facing Garrison Road;
- To the east, are two (2) existing single-family homes facing Cairns Court and a multi-family development (R2);
- To the south, is the driveway entrance to the multi-family development (R2) located to the east of the site and an additional multi-family development at the intersection of Lynas Lane and Granville Avenue; and
- To the west, across Lynas Lane, is the driveway entrance to an existing multi-family development (zoned Medium-Density Residential District (R7) with a higher maximum floor area ratio (F.A.R.) at 0.8), an existing single-family lot and Thompson Community Centre.

### Related Policies & Studies

#### 702 Single-Family Lot Size Policy

There is a 702 single-family lot size policy in place affecting these lots, which allows for subdivision to Single-Family Housing District, Subdivision Area B (R1/B) lots. The four (4) subject lots could be redeveloped under the existing policy to create a seven (7) lot subdivision.

### Arterial Road Redevelopment Policy

The proposed development does not meet the specifics of the policy, but does meet the intent of the policy. The site is not located on an arterial road, but is contiguous with an existing townhouse node fronting on Granville Avenue and is located across the street from a designated neighbourhood centre (Community Centre). The policy encourages townhouses over 0.6 F.A.R. and low-rise apartments, rather than smaller scale forms of residential development on properties that are "Near" city-run community centres. Upon redevelopment, this site would form a part of a multi-family node fronting Granville Avenue and would establish a transition to the existing adjacent single family uses to the north and northeast.

### Official Community Plan

The proposed development is consistent with the Official Community Plan (OCP) low-density residential designation with a proposed density of 17 units per acre (UPA).

### **Public Consultation**

The applicant hosted an open house information session at Thompson Community Centre on Wednesday, March 10, 2004 from 7:00 p.m. to 9:00 p.m. Approximately 118 invitations were distributed throughout the immediate area. Sixteen (16) completed questionnaires were gathered at that meeting and forwarded to the City. Please refer to the attached detailed summary of results, concerns and comments (Attachment 3).

### General Issues

The key issues of concern raised by residents are:

- traffic;
- trees;
- school capacity;
- views; and
- number of units

The applicant has responded to the concerns expressed by the community in the following ways (**Attachment 4**):

- Four (4) existing trees on the neighbour's property to the south (6800 Lynas Lane) will be protected. The canopies and root structures of these trees encroach significantly into the subject site and care will be required for their retention. A registered arborist will provide the required supervision;
- Of the numerous existing trees onsite, only six (6) are deemed to be in good condition and suitable for retention by a registered arborist. Unfortunately, five (5) of these trees are located such that retention is not feasible due to location and impact of construction. These five (5) trees will be removed and replaced at a 3:1 ratio with upsized specimens (Min. 10 cm calliper). The remaining trees, in varying states of health (poor to fair), will be removed and replaced. Overall, there will be at least fifty (50) new trees planted onsite (**Attachment 5**).
- The details of the tree replacement rationale for number and size of replacement trees will receive further consideration during the Development Permit process in accordance with Development Permit guidelines in the Official Community Plan (OCP). An arborist survey

of existing trees is filed with the City and a comprehensive arborist report is in the process of being prepared;

- The height of the units facing Lynas Lane was reduced from three-storeys to two-storeys;
- The transition to the single-family homes facing Garrison Road was improved by modifying the roof form of Building 3 to allow for sunlight penetration and the appearance of detached duplexes; and
- The number of units was reduced from 20 to 19.

The School Board has responded by stating that the impact of this proposed development on school capacity is not an issue.

### Traffic Issues

The traffic concerns stated by the residents and recorded in the questionnaires relate to:

- vehicles parking on Lynas Lane;
- vehicles shortcutting through the neighbourhood (southbound traffic from No 2 Road using Garrison Road and Lynas Lane to bypass the traffic signal at No. 2 Road and Granville Avenue); and
- southbound vehicles queuing on Lynas Lane to turn left onto Granville Avenue.

The development is providing four (4) visitor parking spaces onsite in accordance with the Zoning & Development Bylaw. The Transportation Department has reviewed the issues, including traffic generation, access and parking and advises that this development is modest in size and should neither ameliorate nor exacerbate these traffic issues. The addition of traffic signals is not warranted at this time at either the intersections of Lynas Lane and Granville Avenue or Lynas Lane and Garrison Road. A detailed discussion of transportation issues is provided in **Attachment 6**.

### **Staff Comments**

The application was referred to the Transportation and Development Applications Departments (Urban Design and Engineering). Staff comments are attached (**Attachment 6**). The applicant has agreed to the legal and development requirements associated with the application (**Attachment 7**).

### **Redevelopment Options**

#### 1. Townhouse Development (Recommended)

Staff considers the development of townhouses at 0.55 F.A.R. an appropriate use for this site due to its proximity to both community services (community centre, elementary and secondary schools) and existing townhouse developments with similar or greater density. The proposal will result in substantial tree replacement and establish an appropriate transition to the adjacent single family lots.

#### 2. Single-Family Lot Subdivision (R1/B)

The existing 702 single-family lot size policy in place in this area permits subdivision of the consolidated parcel into approximately seven (7) Single-Family Housing District, Subdivision Area B (R1/B) lots.

**Analysis**

Due to the proximity of this proposed development to a designated Neighbourhood Centre (City-run Community Centre) and location adjacent to a townhouse node fronting on an arterial road (Granville Avenue), staff consider a low-density townhouse development a reasonable land use and a preferred alternative to single-family lot subdivision. The proposed Townhouse District (R2) zoning establishes a lower density limit at 0.55 F.A.R. relative to other townhouse zones in recognition of the adjacencies to existing single-family residences.

Conditions of the site and adjacencies have been satisfactorily addressed by the applicant through the following:

- Two-storey massing;
- Transition to single-family homes with a modified roof form, which emulates duplex massing;
- Generally complying with required Townhouse District (R2) setbacks;
- Providing the required outdoor amenity space; and
- Planting a substantial number of new trees with a range of sizes to suitably replace existing trees.

The form has similar density and height as single-family homes. The proposed side yard setbacks (4.4 m) exceed both the zoning requirement (3.0 m) and the requirement for single-family homes (1.2 – 2.0 m). In addition, the location close to a major Neighbour Community Centre is an appropriate urban site for the proposed use.

The proposal fits within the Townhouse District (R2) zone except for the front yard setback due to the proposed location of the roofed mailbox structure. The relaxation of the front yard setback for this purpose is generally acceptable. The variance, specific design issues and tree replacement rationale are to be dealt with as part of the Development Permit Process.

**Financial Impact**

None.

**Conclusion**

A 19-unit townhouse development is proposed on a consolidation of four (4) adjacent sites located between single-family homes, townhouse developments and a community centre close to the intersection of Lynas Lane and Granville Avenue. The proposal is consistent with the intent of the Arterial Road Redevelopment Policy and, on balance, can be supported based on the proposed development form, density and design.



Sara Badyal, M.Arch.  
Planner 1

SB:blg

## List of Attachments

---

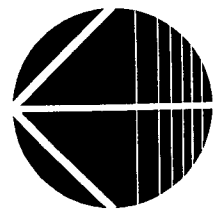
Attachment 1	Location Map
Attachment 2	Rezoning Application Development Data Sheet
Attachment 3	Public Consultation Consolidated Questionnaire Results
Attachment 4	Preliminary Architectural Drawings (Site plan and elevations)
Attachment 5	Preliminary Landscape Plan
Attachment 6	Staff Comments
Attachment 7	Conditional Rezoning Requirements

Original Date: 02/09/04

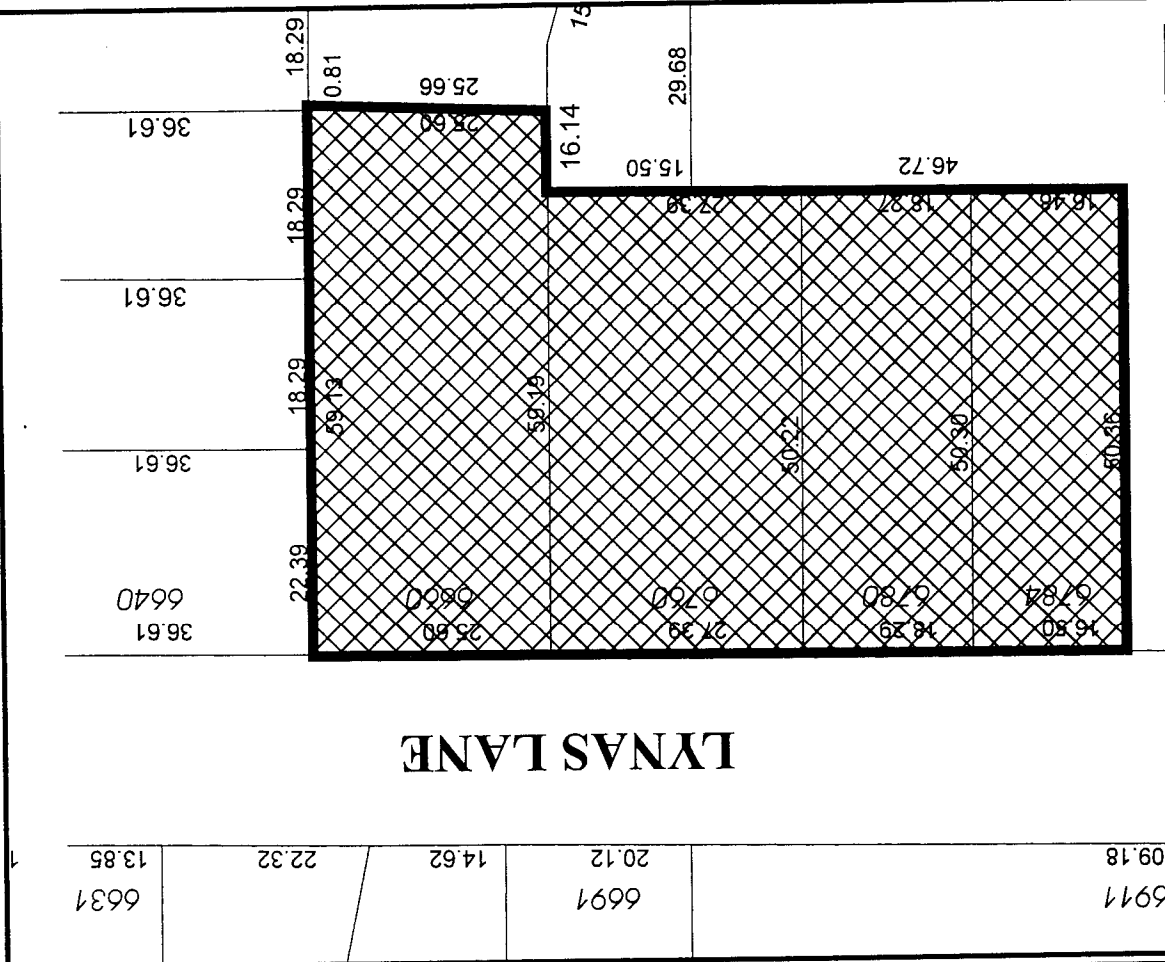
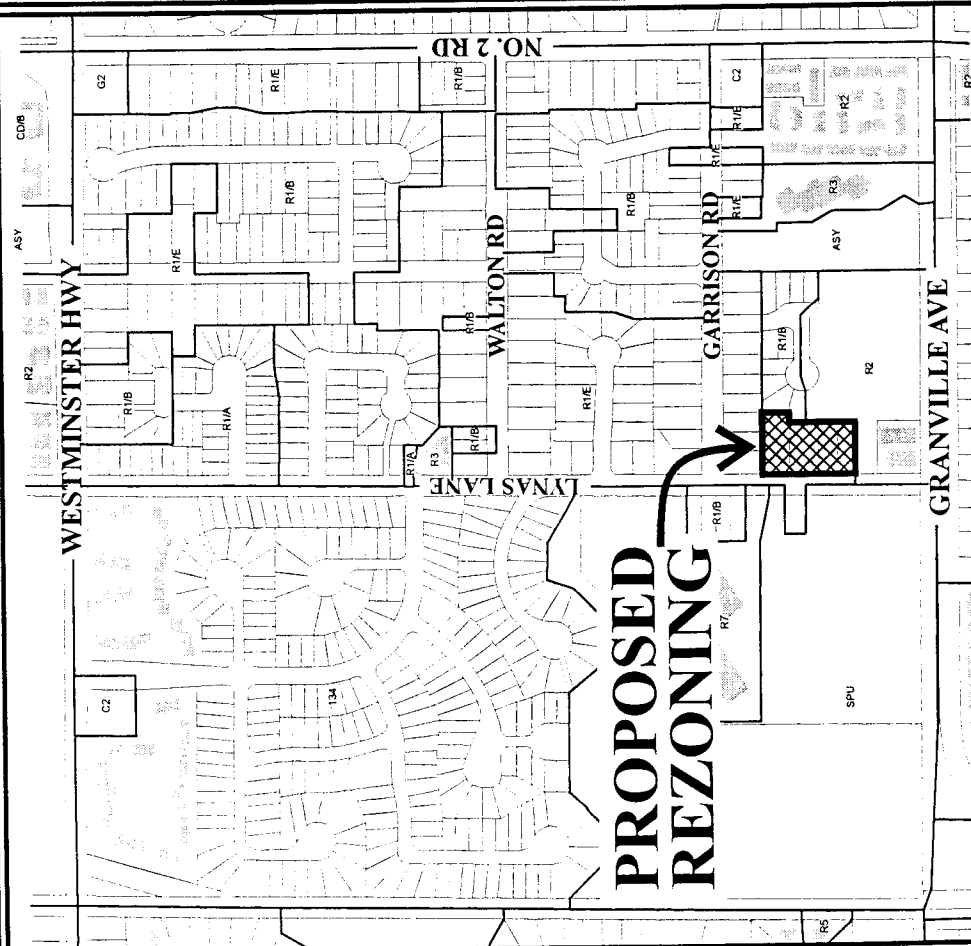
Revision Date:

Note: Dimensions are in METRES

RZ 04-257429



City of Richmond





## City of Richmond

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

## Rezoning Application Data Sheet

Development Applications Department

### Attachment 2

Address: 6660, 6760, 6780 and 6784 Lynas Lane

Owner: John B. Davies

Applicant: Vermillion Properties Ltd.

Planning Area(s): Thompson Area

	Existing	Proposed
Site Size	6660 Lynas – 1,516 m <sup>2</sup> 6760 Lynas – 1,377 m <sup>2</sup> 6780 Lynas – 919 m <sup>2</sup> 6784 Lynas – 830 m <sup>2</sup>	4,642 m <sup>2</sup>
Land Uses	Single Family	Multi-Family
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/B	No change
Zoning:	R1/E	R2
Number of Units	4	19
Density (units/acre):	4 upa	17 upa
Density (units/hectare):	9 upHa	41 upHa
NEF	No covenant	Covenant

	R2 Zone Requirement	Proposed
Floor Area Ratio:	0.55	0.55
Lot Coverage – Building:	40 %	40 %
Setback – Front Yard:	6 m	6 m
Setback – Side Yard:	3 m	4.4 m
Setback – Rear Yard:	3 m	varies (4.4 to 7.4 m)
Height (m):	9 m	8.5 m
Lot Width:	Min 30 m	87.8 m
Off-street Parking Spaces	42	42

Variances Anticipated: none



## **Consolidated Questionnaire Results (16 respondents)**

### **Proposed 19-unit Townhouse Project at 6660, 6760, 6780 & 6784 Lynas Lane**

Open House Meeting at Thompson Community Centre  
7-9 p.m., March 10, 2004

---

1. If you have any concerns regarding this project please mark below.

No concerns	0
Property values	2
School capacity	5
Traffic	16
Views	4
Trees	12
Other	6

Concerns included parking on Lynas; sunshade impact on neighbour's patio; and traffic shortcutting and congestion; and traffic light required at Lynas and Granville.

2. Do you think this project, as designed, fits into the neighbourhood?

Yes	9	No	3
-----	---	----	---

3. Do you like the appearance of the buildings?

Yes	10	No	3
-----	----	----	---

Concerns included the single entrance.

4. Void

5. Do you support the number of units proposed in this project?

Yes	8	No	4
-----	---	----	---

Concerns included the number, the impact on the traffic situation and a preference for new single-family residences.

6. Are you satisfied with the information presented in this meeting?

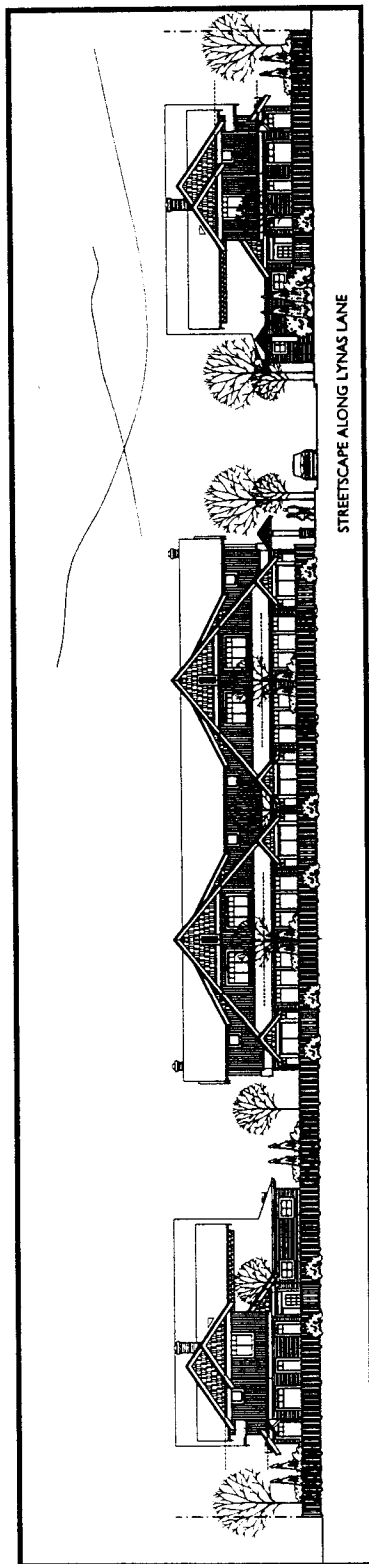
Yes	9	No	2
-----	---	----	---

Concerns included the need for a model.

7. If you have additional comments on the proposed development, please indicate below:

Comments included:

- The project looks like it will fit into and improve the neighbourhood;
- Concern that the sun will be blocked to a 19-year resident's patio and garden;
- A resident in the complex behind wished the trees left for privacy;
- Retain as many trees as possible (2 respondents);
- Traffic lights were requested at Lynas Lane and Granville Avenue (5 respondent), at Lynas Lane and Garrison Road (1 respondent);
- High volume of traffic on Lynas Lane (2 respondents);
- Traffic shortcutting through the neighbourhood to avoid No.2 and Granville; and
- There was insufficient visitor parking onsite.



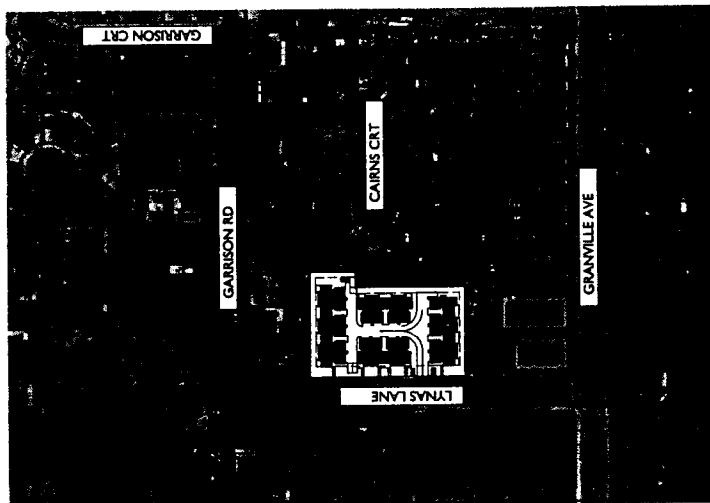
STREETSCAPE ALONG LYNAS LANE

NOTE  
 1. SEE ATTACHED



REVISIONS  
 1. REVISION  
 2. REVISION  
 3. REVISION

CONTEXT PLAN:



CONSULTANTS:

**DEVELOPER**  
 VERMILION PROPERTIES CORP.  
 PO Box 97129  
 825-5960 No 8 Road  
 Richmond, BC V6V 1T1  
 Tel: (604) 214-8866  
 Fax: (604) 214-8786  
 Contact: Derek Chichak/  
 Norm Porter

**ARCHITECT**  
 GARRISON BELL LTD.  
 GROUP OF ARCHITECTS INC.  
 100-204 West 11th Avenue  
 Vancouver, BC V6J 2C9  
 Tel: (604) 214-8866  
 Fax: (604) 214-8786  
 Contact: Derek Chichak/  
 Norm Porter

**STRUCTURAL**  
 STEVEN LEE  
 ENGINEERING LTD.  
 1650 West 8th Avenue  
 Vancouver, BC V6J 1V4  
 Tel: (604) 231-9186  
 Fax: (604) 231-5381  
 Contact: Steven Lee

**LANDSCAPE**  
 DMC Landscape Architects  
 100-204 West 11th Avenue  
 Vancouver, BC V6J 2C9  
 Tel: (604) 437-3942  
 Fax: (604) 437-8723  
 Contact: Mary Chan Yip

**SURVEYOR**  
 BC AND CANADA LAND SURVEYORS  
 Suite 210 - 8171 Coast Road  
 Richmond BC V6V 3T8  
 Tel: (604) 270-9331  
 Fax: (604) 270-4137  
 Contact: Steve Campbell

LIST OF DWGS:	SCALE
A-100 COVER	NTS
A-101 SITE PLAN	1/8" = 1'-0"
A-102 STREETSCAPE & SITE SECTION	3/32" = 1'-0"
A-201 BLDG PLANS BLDG #1	1/8" = 1'-0"
A-202 BLDG PLANS BLDG #2 & 4	1/8" = 1'-0"
A-203 BLDG PLANS BLDG #3	1/8" = 1'-0"
A-301 ELEVATIONS BLDG #1	1/8" = 1'-0"
A-302 ELEVATIONS BLDG #2 & 4	1/8" = 1'-0"
A-303 ELEVATIONS BLDG #3	1/8" = 1'-0"
A-401 INT PLANS UNIT A	1/4" = 1'-0"

**SITE DATA:**  
 FEB/02/2004

NOTE: ALL DIMENSIONS & CALCULATIONS ARE APPROXIMATE  
 CIVIC ADDRESS: 6180 LYNAS LANE, RICHMOND, BC  
 LEGAL ADDRESS:

ZONING: R2	
SITE AREA: 44,884.0 SF	46,342.2 SF
DENSITY CALCULATION: 10 UPA	112 AC
F.S.R. AREA: ALLOWED: 0.55	21,436 SF
TOTAL F.S.R. AREA: PROPOSED: 0.54	26,825 SF
MAX HEIGHT: ALLOWED: 9M 2'0.5 F	
	PROPOSED: 8.5M 28 F

LOT COVERAGE: 0.40	19,954 SF
MAX ALLOWED: 0.40	19,953 SF
SETBACKS: FRONT 6M	19,605 FT
SIDE & REAR 3M	9,843 FT
PROPOSED FRONT 6M	19,605 FT
SIDE 4.4 M	14.5 FT
SIDE 4.4 M	14.5 FT
REAR 4.4 M	14.5 FT

PARKING CALCULATION: 2.0	
REQUIRED: RES. 0.2 SPACES/UNIT	
PROVIDED: RES. 40 SPACES/UNIT	
TOTAL PARKING PROVIDED: 44	

UNIT COUNT							
NO.	TYPE	SIZE	UNIT AREA: SF	TOTAL AREA: SF	COVERAGE SF	TOTAL COV. SF	
12	A	3BR	1,403	16,836	1,045	12,540	
1	T	AI	3BR	1,421	1,054	1,413	
19				26,825		14,953	

**GENERAL NOTES**

FOR EXISTING TREES TO BE RETAINED OR REMOVED REFER TO LANDSCAPE DATA.

FOR SITE DETAILS SUCH AS WALKWAYS, SPACES AND UTILITIES, SEE THE LANDSCAPE DATA.

RETAINING WALLS AND SLOPES ARE TO BE COORDINATED WITH LANDSCAPE ARCHITECT.

SIZE OF PARKING SPACES AND ANGLES AS PER THE CITY OF RICHMOND ZONING BY-LAW DIVISION AND OFF-STREET PARKING AND LOADING REQUIREMENTS.

STANDARD STALL: 8'-0" (2440) x 18'-0" (5491)

SMALL STALL: 6'-0" (1829) x 9'-0" (2743)

ADDITIONAL REQUIREMENTS:

PROVIDE PAINTED SPEED BUMPS (YELLOW) PARKING SPACE DIVIDING LINES, PARKING SPACE NUMBERS, SHALL CAR AND VEHICLE DESIGNATIONS (WHITE).

USE ROUTED MAN FLOOR ELEVATION FOR GARAGE AND OTHER SITE ELEVATIONS, REFER TO CIVIL ENGINEER (DRAWING 650).

**NOTES**

1. SEE DRAWING 650 FOR EXISTING CONDITIONS.

2. SEE DRAWING 650 FOR EXISTING CONDITIONS.

3. SEE DRAWING 650 FOR EXISTING CONDITIONS.

4. SEE DRAWING 650 FOR EXISTING CONDITIONS.

5. SEE DRAWING 650 FOR EXISTING CONDITIONS.

6. SEE DRAWING 650 FOR EXISTING CONDITIONS.

7. SEE DRAWING 650 FOR EXISTING CONDITIONS.

8. SEE DRAWING 650 FOR EXISTING CONDITIONS.

9. SEE DRAWING 650 FOR EXISTING CONDITIONS.

10. SEE DRAWING 650 FOR EXISTING CONDITIONS.

**REVISIONS**

1. SEE DRAWING 650 FOR EXISTING CONDITIONS.

2. SEE DRAWING 650 FOR EXISTING CONDITIONS.

3. SEE DRAWING 650 FOR EXISTING CONDITIONS.

4. SEE DRAWING 650 FOR EXISTING CONDITIONS.

5. SEE DRAWING 650 FOR EXISTING CONDITIONS.

6. SEE DRAWING 650 FOR EXISTING CONDITIONS.

7. SEE DRAWING 650 FOR EXISTING CONDITIONS.

8. SEE DRAWING 650 FOR EXISTING CONDITIONS.

9. SEE DRAWING 650 FOR EXISTING CONDITIONS.

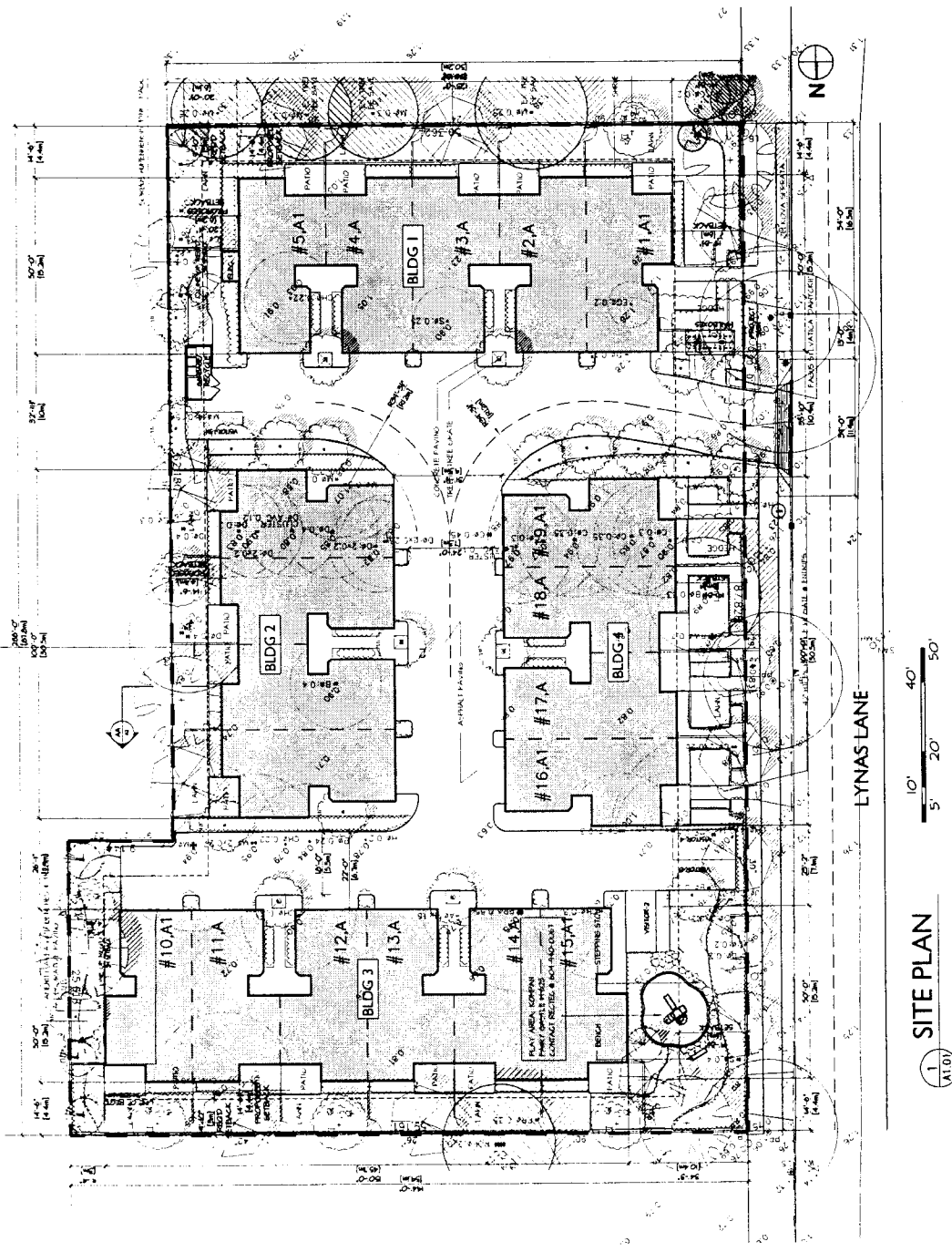
10. SEE DRAWING 650 FOR EXISTING CONDITIONS.

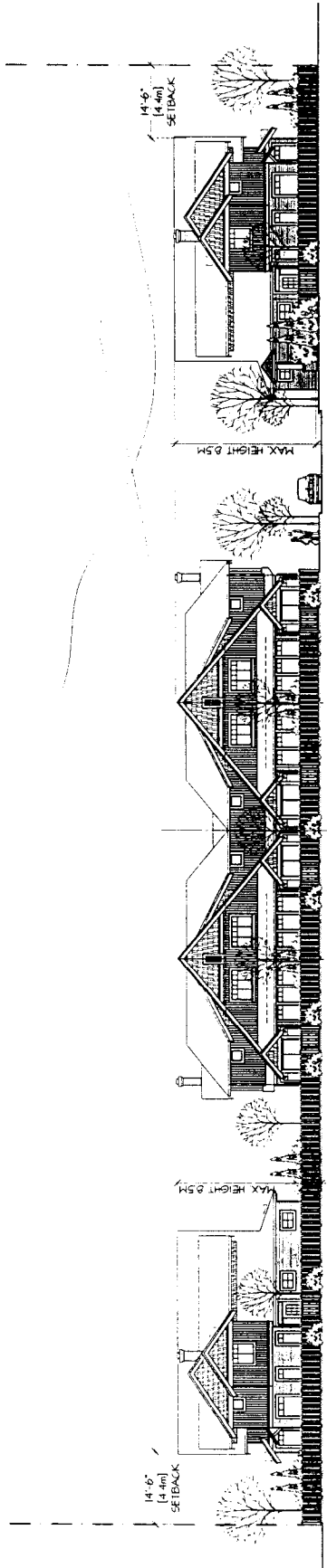
**CAMBRIA COURT**  
 6780 LYNAS LANE  
 RICHMOND, BC  
 19 TOWNHOME UNITS  
 FOR VESTITION PROPERTIES

**SITE PLAN**

**DATE:** 01/06/2004  
**DESIGNED BY:** V.A.C.  
**CHECKED BY:** H.E.P.  
**SCALE:** 1/8" = 1'-0"  
**PLOTTED BY:** C.A.P.  
**DATE PLOTTED:** 03/06/2004  
**JOB NUMBER:** 0365

**A1.01**

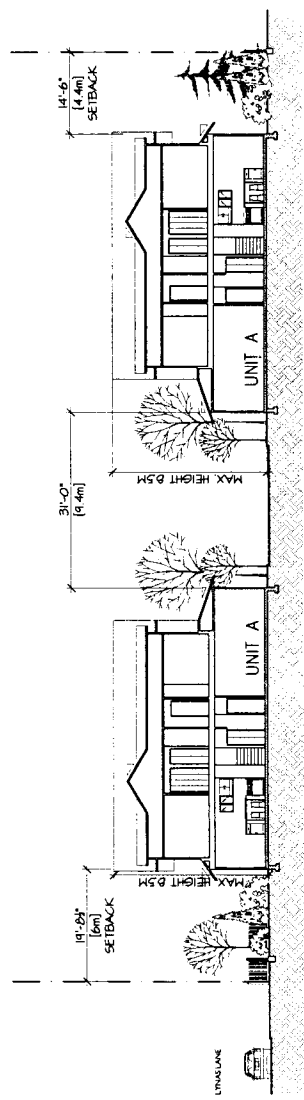




**STREETSCAPE**

1  
 ALONG LYNAS LANE  
 AI.02

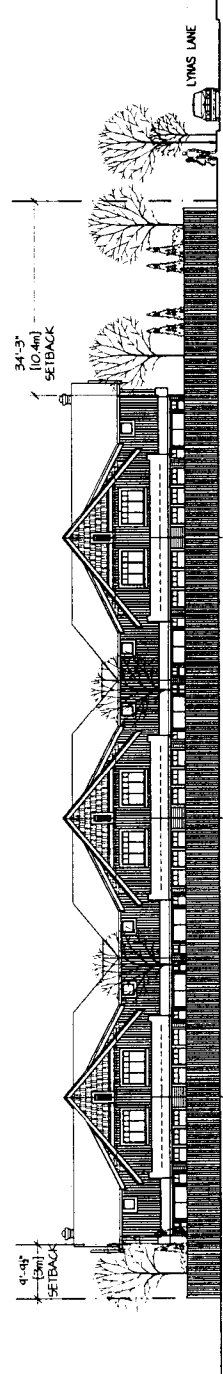
NOTE  
 1. SEE SHEET



**SITE SECTION A-A**

2  
 AI.02

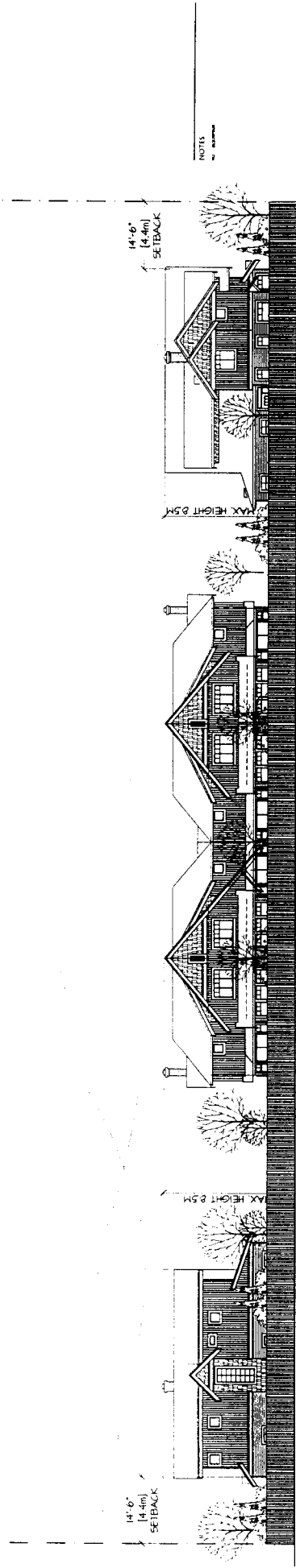
REVISIONS  
 1. SEE SHEET  
 2. SEE SHEET  
 3. SEE SHEET  
 4. SEE SHEET  
 5. SEE SHEET  
 6. SEE SHEET  
 7. SEE SHEET  
 8. SEE SHEET  
 9. SEE SHEET  
 10. SEE SHEET  
 11. SEE SHEET  
 12. SEE SHEET  
 13. SEE SHEET  
 14. SEE SHEET  
 15. SEE SHEET  
 16. SEE SHEET  
 17. SEE SHEET  
 18. SEE SHEET  
 19. SEE SHEET  
 20. SEE SHEET  
 21. SEE SHEET  
 22. SEE SHEET  
 23. SEE SHEET  
 24. SEE SHEET  
 25. SEE SHEET  
 26. SEE SHEET  
 27. SEE SHEET  
 28. SEE SHEET  
 29. SEE SHEET  
 30. SEE SHEET  
 31. SEE SHEET  
 32. SEE SHEET  
 33. SEE SHEET  
 34. SEE SHEET  
 35. SEE SHEET  
 36. SEE SHEET  
 37. SEE SHEET  
 38. SEE SHEET  
 39. SEE SHEET  
 40. SEE SHEET  
 41. SEE SHEET  
 42. SEE SHEET  
 43. SEE SHEET  
 44. SEE SHEET  
 45. SEE SHEET  
 46. SEE SHEET  
 47. SEE SHEET  
 48. SEE SHEET  
 49. SEE SHEET  
 50. SEE SHEET  
 51. SEE SHEET  
 52. SEE SHEET  
 53. SEE SHEET  
 54. SEE SHEET  
 55. SEE SHEET  
 56. SEE SHEET  
 57. SEE SHEET  
 58. SEE SHEET  
 59. SEE SHEET  
 60. SEE SHEET  
 61. SEE SHEET  
 62. SEE SHEET  
 63. SEE SHEET  
 64. SEE SHEET  
 65. SEE SHEET  
 66. SEE SHEET  
 67. SEE SHEET  
 68. SEE SHEET  
 69. SEE SHEET  
 70. SEE SHEET  
 71. SEE SHEET  
 72. SEE SHEET  
 73. SEE SHEET  
 74. SEE SHEET  
 75. SEE SHEET  
 76. SEE SHEET  
 77. SEE SHEET  
 78. SEE SHEET  
 79. SEE SHEET  
 80. SEE SHEET  
 81. SEE SHEET  
 82. SEE SHEET  
 83. SEE SHEET  
 84. SEE SHEET  
 85. SEE SHEET  
 86. SEE SHEET  
 87. SEE SHEET  
 88. SEE SHEET  
 89. SEE SHEET  
 90. SEE SHEET  
 91. SEE SHEET  
 92. SEE SHEET  
 93. SEE SHEET  
 94. SEE SHEET  
 95. SEE SHEET  
 96. SEE SHEET  
 97. SEE SHEET  
 98. SEE SHEET  
 99. SEE SHEET  
 100. SEE SHEET



**STREETSCAPE**

3  
 LOOKING SOUTH  
 AI.02

DATE: 10/10/2018  
 DRAWN BY: YWGC  
 CHECKED BY: YWGC  
 PROJECT: CAMBRIA COURT  
 CAD FILE: CAMBRIA\_COURT.dwg  
 JOB NUMBER: 0365

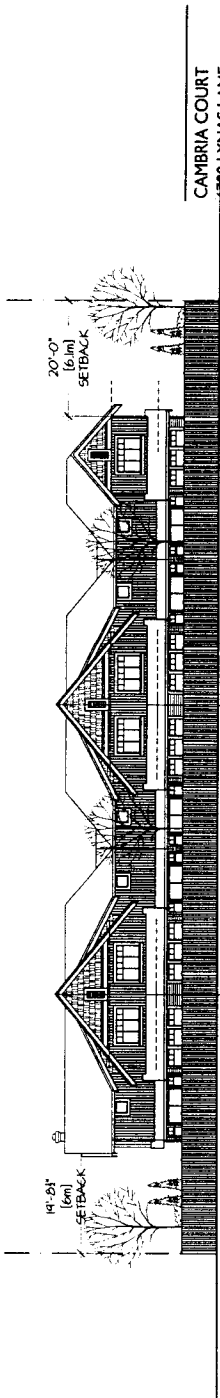


**STREETSCAPE**

1  
A1.03  
LOOKING EAST

**REVISIONS**  
 1. 10/10/10  
 2. 10/10/10  
 3. 10/10/10  
 4. 10/10/10  
 5. 10/10/10

**NOTES**  
 1. 10/10/10  
 2. 10/10/10  
 3. 10/10/10  
 4. 10/10/10  
 5. 10/10/10



**STREETSCAPE**

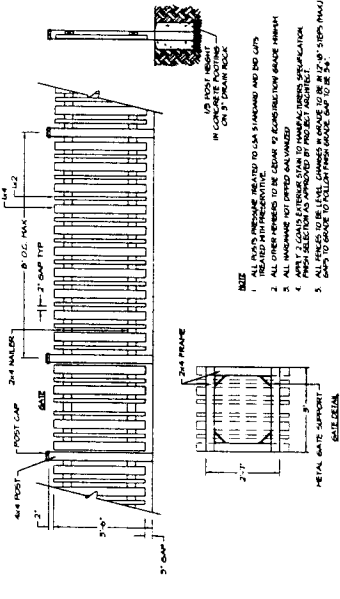
2  
A1.03  
LOOKING NORTH

**CAMBRIA COURT**  
 6780 LYNAS LANE  
 RICHMOND, BC  
 19 TOWNHOME UNITS  
 FOR VERMILION PROPERTIES

**STREETSCAPE**

DATE	10/10/10	VALUE	
DRAWN BY	10/10/10	DATE	10/10/10
CHECKED BY	10/10/10	DATE	10/10/10
PROJECT	10/10/10	DATE	10/10/10
CAD FILE	10/10/10	DATE	10/10/10
FOR NUMBER	0365	DATE	10/10/10

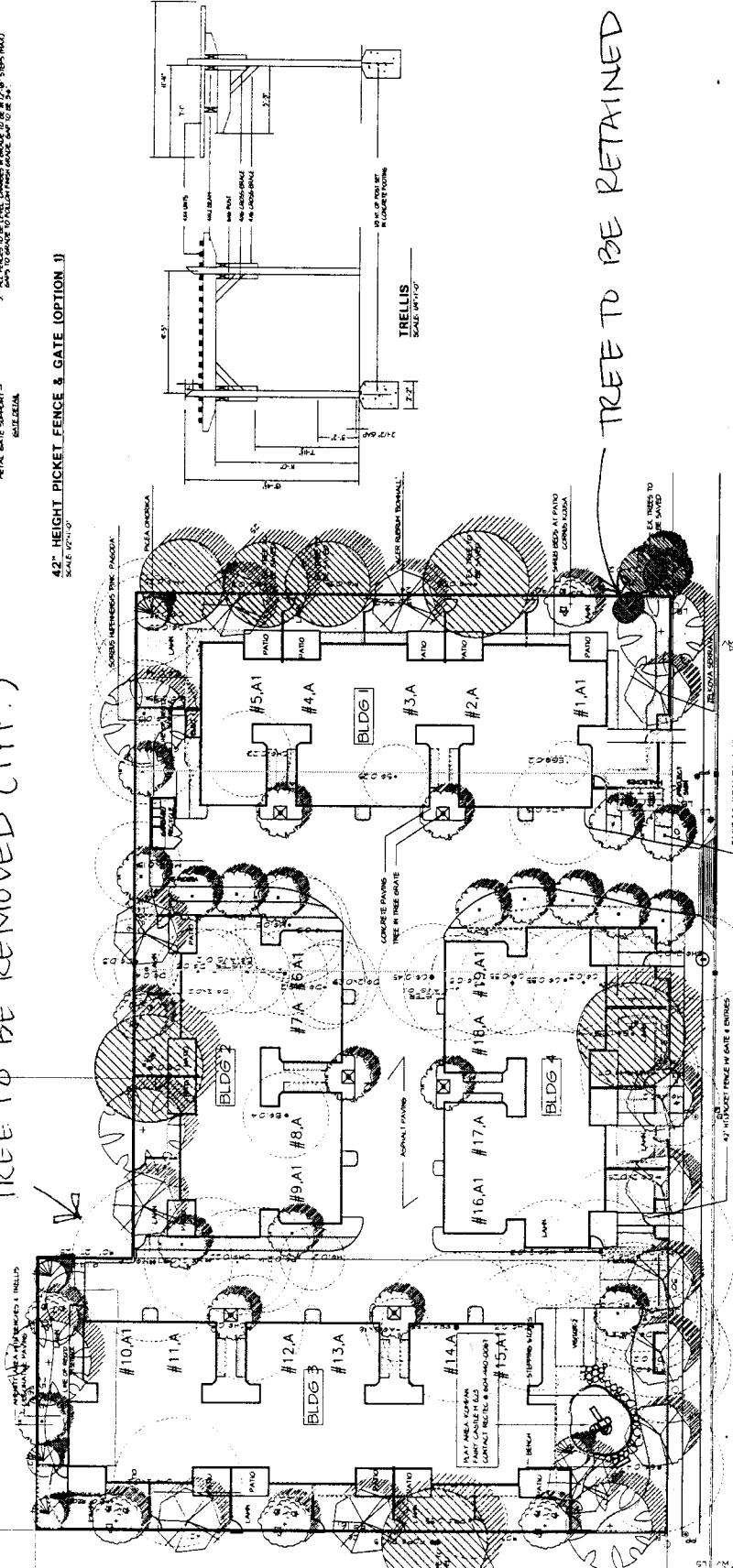
©Copyright reserved. This drawing and design is the property of DMG Landscape Architects and may not be reproduced or used for other projects without their permission.



42" HEIGHT PICKET FENCE & GATE (OPTION 1)  
SCALE 1/2"=1'-0"

TREE TO BE REMOVED (TYP.)

PLANT SCHEDULE		
KEY CITY	COMMON NAME	PLANTED SIZE / REMARKS
1	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
2	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
3	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
4	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
5	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
6	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
7	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
8	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
9	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
10	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
11	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
12	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
13	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
14	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
15	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
16	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
17	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
18	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
19	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
20	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
21	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
22	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
23	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
24	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
25	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
26	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
27	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
28	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
29	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
30	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
31	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
32	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
33	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
34	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
35	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
36	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
37	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
38	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
39	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
40	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
41	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
42	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
43	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
44	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
45	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
46	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
47	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
48	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
49	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
50	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
51	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
52	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
53	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
54	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
55	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
56	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
57	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
58	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
59	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
60	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
61	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
62	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
63	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
64	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
65	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
66	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
67	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
68	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
69	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
70	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
71	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
72	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
73	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
74	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
75	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
76	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
77	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
78	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
79	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
80	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
81	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
82	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
83	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
84	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
85	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
86	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
87	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
88	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
89	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
90	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
91	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
92	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
93	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
94	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
95	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
96	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
97	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
98	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
99	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'
100	SPRING BURNING BUSH	3' x 4' x 10' x 10' x 10'



LYNAS LANE

**DMG**  
landscape architects  
10000 100th Ave. S. Suite 100  
Richmond, BC V6X 3E7  
Tel: (604) 273-1111  
Fax: (604) 273-1112  
www.dmg.ca

TOWNHOUSE DEV.  
LYNAS LANE  
RICHMOND, B.C.

LANDSCAPE  
CONCEPT PLAN

DATE	03/20/20	DRAWING NUMBER	03-233
SCALE	1/8"=1'-0"	PROJECT NUMBER	03-233
DRAWN	MM	OF 1	
DESIGN	MM		
CHECK			

03-233-4.2P

## **Staff Comments (RZ 04-257429)**

---

### **Transportation**

- Driveway to have letdown at access, not curb returns.
  - At the public open house of March 10, 2004, the following traffic concerns were raised by the residents:
    - vehicles parking on Lynas Lane;
    - vehicles shortcutting through the neighbourhood (southbound traffic from No 2 Road using Garrison Road and Lynas Lane to bypass the traffic signal at No. 2 Road and Granville Avenue); and
    - southbound vehicles queuing on Lynas Lane to turn left onto Granville Avenue.
- Staff have assessed these issues and concluded that the proposed development would generate negligible increase in traffic volumes that would have any traffic impact.
- The development is meeting the parking requirements as per Bylaw.
  - The current configuration of a "T" intersection at Lynas Lane and Granville Avenue will remain for several years. Signalizing "T" intersections assists only on vehicle movement, an outbound left turn. Exiting traffic volumes at this intersection is relatively low and insufficient to require a traffic signal. There are many adequate gaps in the Granville Ave traffic for left turn vehicles to exit. There is currently a special crosswalk for pedestrians to assist in crossing Granville. The proposed housing development will add little traffic to the intersection of Lynas and Granville.
  - Staff will monitor these issues on an ongoing basis separately from the development review process.

### **Development Applications – Urban Design**

- Further detailing is required to address adjacency; site planning and urban design; architectural form and character; and landscaping issues.

### **Development Applications – Engineering**

- Consolidate all four (4) lots into one (1) development parcel.
- Enter into the City's standard Servicing Agreement for design and construction of 1.5 m concrete sidewalk at or near the property line, creating an approximate 2.5 m wide grass and small treed boulevard between the existing curb and the new sidewalk. There is a power pole line at approximately 1.5 m from the property line, hence the smaller trees, plus if poles are less than 1.5 m to the property line, they will have to be moved to allow unobstructed flow on the new sidewalk. Works are to be from Garrison Road, south to the south edge of the development site. (Note: An AC steel watermain is 5.4 m west of the east property line and will NOT be impacted by the proposed construction). All works are at the developer's sole cost - no credits.
- Based on preliminary review conducted at this stage, there are no apparent concerns related to servicing capacities to serve this development. As part of the Servicing Agreement, the developer is responsible to have an engineering study conducted to determine whether the City utilities (water, storm and sanitary) capacities are sufficient to service the proposed development; and to upgrade utilities as required to service the proposed development.

## **Conditional Rezoning Requirements**

### **RZ 04-257429**

Prior to final adoption of Zoning Amendment Bylaw 7742 the developer is required to complete the following requirements:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of an aircraft noise covenant.
3. \$1,000 per dwelling unit (e.g. \$19,000) in-lieu of on-site amenity space.
4. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
5. Enter into a Servicing Agreement\* for:
  - the design and construction of frontage improvements from Garrison, south to the south edge of the development site complete with 1.50m concrete sidewalk at or near the property line, creating an approximate 2.5m wide grass and small treed boulevard between the existing curb and the new sidewalk;
  - an engineering study to determine whether the City Utilities (water, storm and sanitary) are sufficient to service the proposed development; and
  - upgrades to City Utilities (water, storm and sanitary) as required in order to service the proposed development.

\* Note: This requires a separate application.





City of Richmond

Bylaw 7742

**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7742 (RZ 04-257429)  
6660, 6760, 6780 AND 6784 LYNAS LANE**

The Council of the City of Richmond enacts as follows:

1. 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 **TOWNHOUSE DISTRICT (R2)**.

P.I.D. 004-506-359

Lot 61 Section 12 Block 4 North Range 7 West New Westminster District Plan 28517

P.I.D. 002-448-939

North 90 feet of Lot 15, Except: Part Subdivided By Plan 53286, Section 12 Block 4 North Range 7 West New Westminster District Plan 1506

P.I.D. 010-190-899

Lot A Section 12 Block 4 North Range 7 West New Westminster District Plan 76934

P.I.D. 010-190-929

Lot B Section 12 Block 4 North Range 7 West New Westminster District Plan 76934

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7742"**.

FIRST READING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

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

