City of Richmond
Urban Development Division

Report to Committee

To Council - June 12, 2004
To Planning - Jun 8, 2004

To: Planning Committee **Date:** May 26, 2004

From: Raul Allueva
Director of Development

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
for Greg

1293190

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

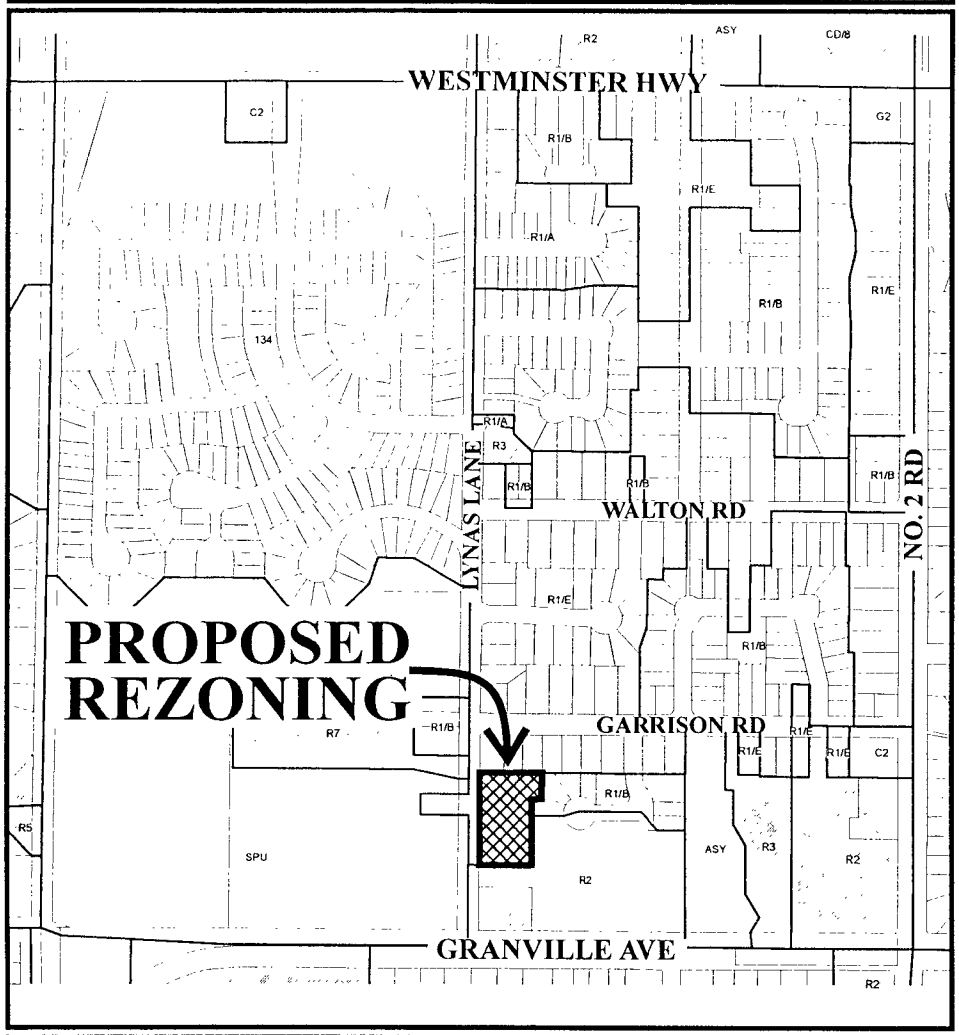
Sara Badyal, M.Arch.
Planner 1

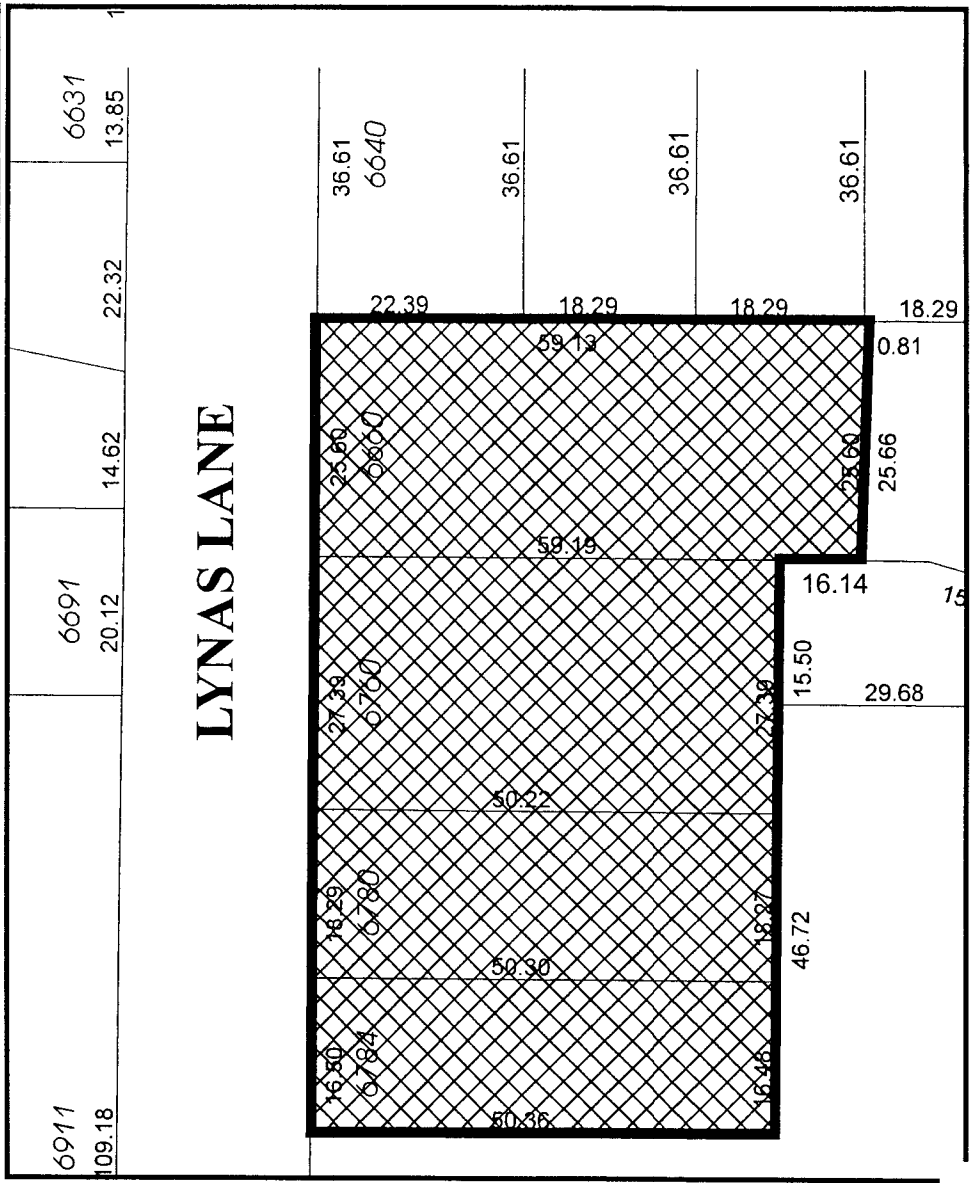
SB:blg

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

City of Richmond





RZ 04-257429

Original Date: 02/09/04

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1

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^2 6760 Lynas – 1,377 m^2 6780 Lynas – 919 m^2 6784 Lynas – 830 m^2	4,642 m^2
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

Attachment 3

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

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

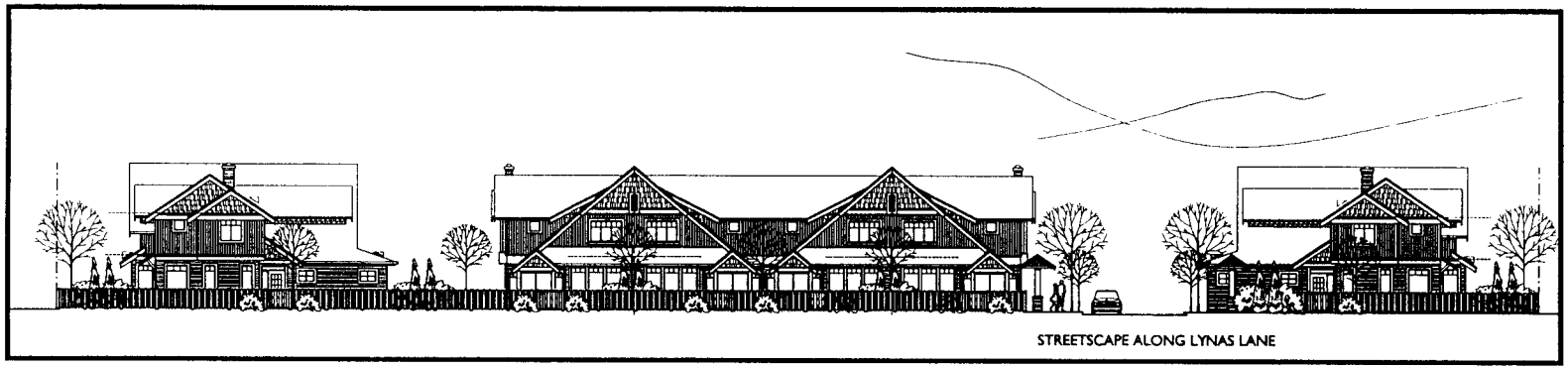
No concerns	0	
Property values	2	
School capacity	5	
Traffic	16	
Views	4	
Trees	12	
Other	6	Concerns included parking on Lynas; sunshade impact on neighbour's patio; and traffic shortcutting and congestion; and traffic light required at Lynas and Granville.

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

SITE DATA:

FEB/12/2004

NOTE: ALL DIMENSIONS & CALCULATIONS ARE APPROXIMATE

CIVIC ADDRESS: 6780 LYNAS LANE, RICHMOND, BC

LEGAL ADDRESS:

ZONING: R2

SITE AREA: 49,884.0 SF 4634.22 SM 1.12 AC

DENSITY CALCULATION: 18 UPA

F.S.R. AREA: ALLOWED 0.55 27,436 SF
TOTAL F.S.R. AREA: PROPOSED: 0.54 26,825 SF

MAX. HEIGHT ALLOWED. 9M 29.5 F
PROPOSED: 8.5M 28 F

LOT COVERAGE.
MAX. ALLOWED 0.40 19,954 SF
PROPOSED 0.40 19,953 SF

SETBACKS:
REQ'D FRONT 6M 19.685 FT
SIDE & REAR 3M 9.843 FT
PROPOSED FRONT 6M 19.685 FT
SIDE 4.4 M 14.5 FT
SIDE 4.4 M 14.5 FT
REAR 4.4 M+ 14.5 FT

PARKING CALCULATION:
REQUIRED: RES. 2.0
VISITORS 0.2 SPACES/UNIT
PROVIDED: RES. 40 SPACES/UNIT
VISITORS 4
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
7	A1	3BR	1,427	9,989	1,059	7,413
19				26,825		19,953

CONSULTANTS:

DEVELOPER
VERMILLION PROPERTIES CORP
PO Box 97129
625-5960 No 6 Road
Richmond, BC V6V 1Z1
Tel: (604) 214-8686
Fax: (604) 214-8786
Contact: Derek Chichak/ Norm Porter

ARCHITECT
GOMBEROFF BELL LYON GROUP OF ARCHITECTS INC
#140-2034 West 11th Avenue
Vancouver, BC V6J 2C9
Tel: (604) 736-1156
Fax: (604) 731-5279
Contact: Dafina Curtis
dafina@gbl-arch.com

STRUCTURAL
STEVEN LERER ENGINEERING LTD
1650 West 8th Avenue
Vancouver, BC V6J 1V4
Tel: (604) 731-9186
Fax: (604) 731-5381
Contact: Steven Lerer

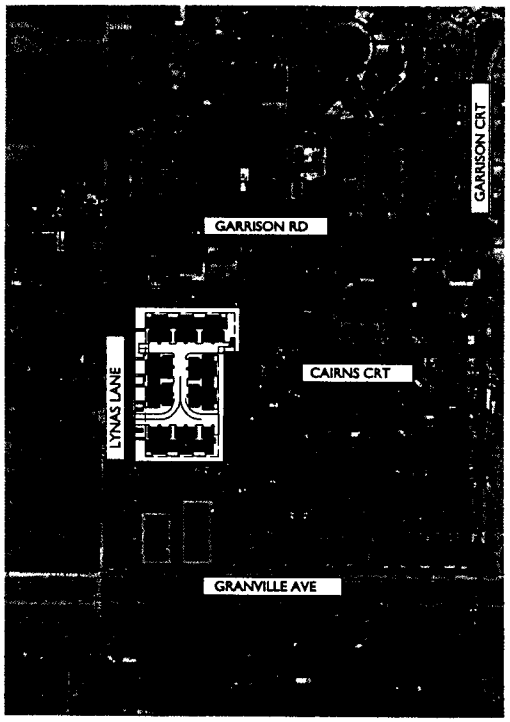
LANDSCAPE
DMG Landscape Architect
C100-4185 Still Creek Dr
Burnaby, BC
Tel: (604) 437-3942
Fax: (604) 437-8723
Contact: Mary Chan Yip

SURVEYOR
MATSON PECK AND TOPLISS BC AND CANADA LAND SURVEYORS
Suite 210 - 8171 Cook Road
Richmond BC V6Y 3T8
Tel: (604) 270-9331
Fax: (604) 270-4137
Contact: Steve Campbell

LIST OF DWGS:

		SCALE
A-1.00	COVER	NTS
A-1.01	SITE PLAN	1/16" = 1'-0"
A-1.02	STREETSCAPE & SITE SECTION	3/32" = 1'-0"
A-2.01	BLDG. PLANS, BLDG # 1	1/8" = 1'-0"
A-2.02	BLDG. PLANS, BLDG # 2 & 4	1/8" = 1'-0"
A-2.03	BLDG. PLANS, BLDG # 3	1/8" = 1'-0"
A-3.01	ELEVATIONS, BLDG. # 1	1/8" = 1'-0"
A-3.02	ELEVATIONS, BLDG. # 2 & 4	1/8" = 1'-0"
A-3.03	ELEVATIONS, BLDG. # 3	1/8" = 1'-0"
A-4.01	UNIT PLANS, UNIT A	1/4" = 1'-0"

CONTEXT PLAN:



gBL

GOMBEROFF BELL LYON ARCHITECTS GROUP INC.
#10 - 2034 WEST 11TH AVENUE TELEPHONE 604 736 1156
VANCOUVER, BC CANADA V6J 2C9 FACSIMILE 604 731 5279

NOTES
NO DESCRIPTION

REVISIONS
NO DATE DESCRIPTION
1 DEC/18/03 ISSUED FOR DEVELOPMENT AND REZONING
2 FEB/12/04 REISSUED FOR REZONING & DP
3 MAY/13/04 REZONING COMMENTS

ATTACHMENT 4

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

COVER

DATE .
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SCALE NTS
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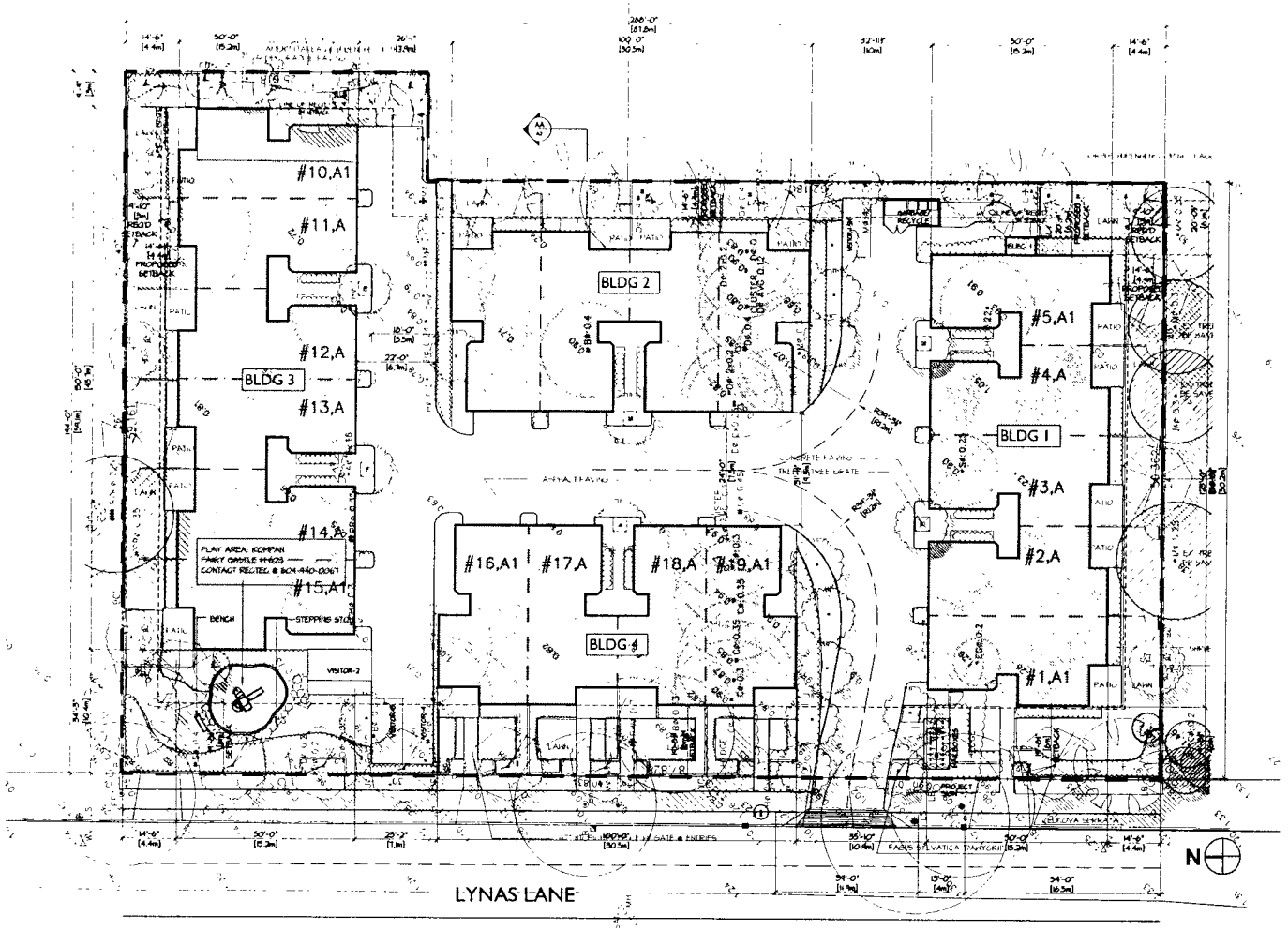

1 A1.01 SITE PLAN

10' 5' 40' 20' 50'

GENERAL NOTES

FOR EXISTING TREES TOBE RETAINED OR REMOVED REFER TO LANDSCAPE DWGS.

• • • •

FOR SITE DETAILS SUCH AS HARD SURFACES AND FENCES, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS. ALL RETAINING WALLS AND SLOPES ARE TO BE COORDINATED WITH LANDSCAPE ARCHITECT.

• • • •

SIZE OF PARKING SPACES AND AISLES AS PER THE CITY OF RICHMOND ZONING BYLAW-DIVISION 400-OFF-STREET PARKING AND LOADING REQUIREMENTS.

STANDARD STALL: 8'-0" (2.65m) x 18'-1" (5.5m)
SMALL STALL (30% MAX.): 7'-8" (2.4m) x 16'-5" (5m)

ADDITIONAL REQUIREMENTS:

PROVIDE PAINTED SPEED BUMPS (YELLOW), PARKING SPACE DIVIDING LINES, PARKING SPACE NUMBERS, SMALL CAR AND VISITOR DESIGNATIONS (WHITE)

• • • •

MPE DENOTES MAIN FLOOR ELEVATION (FOR GARAGE AND OTHER SITE ELEVATIONS, REFER TO CIVIL ENGINEERS DRAWINGS)

gBL

GOMBEROFF BELL LYON ARCHITECTS GROUP INC

NOTES

NO	DESCRIPTION

REVISIONS

NO	DATE	DESCRIPTION
1	02/09/01	ISSUED FOR DEVELOPMENT PERMIT
2	03/01/01	REVISED PER REZONING & DPA
3	04/11/01	REZONING COMMENTS

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

SITE PLAN

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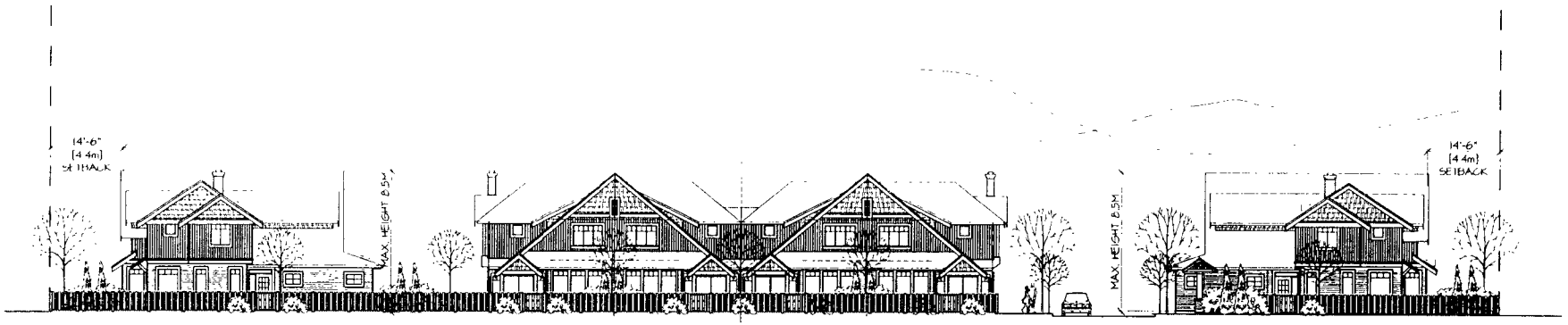
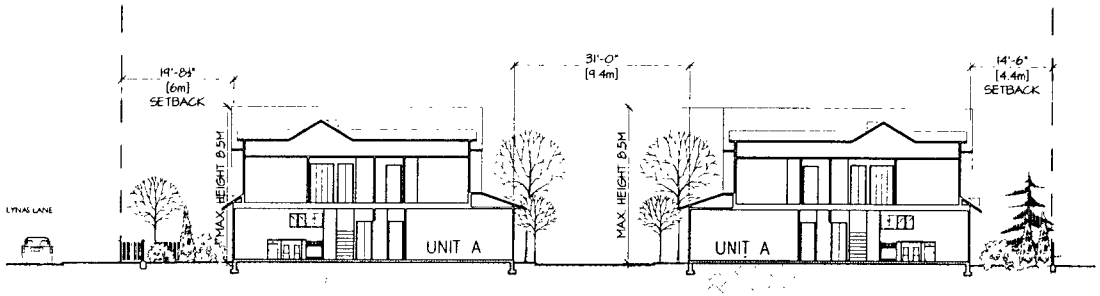
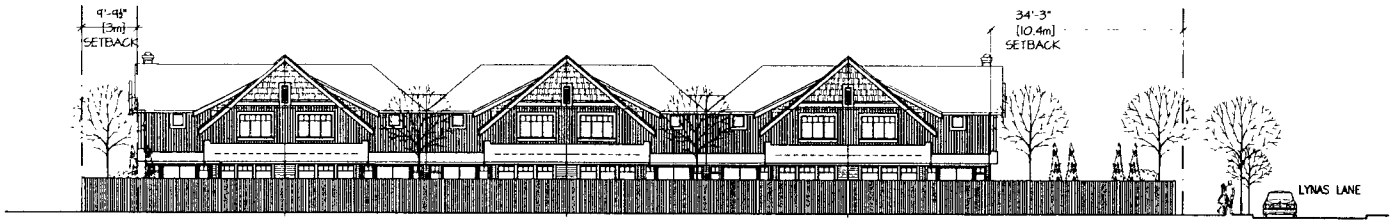


1 / A1.02 STREETSCAPE
ALONG LYNAS LANE



2 / A1.02 SITE SECTION A-A



3 / A1.02 STREETSCAPE
LOOKING SOUTH

gBL
GOMBEROFF BELL LYON ARCHITECTS GROUP INC.

NOTES

REVISIONS

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

STREETSCAPE
SITE SECTION

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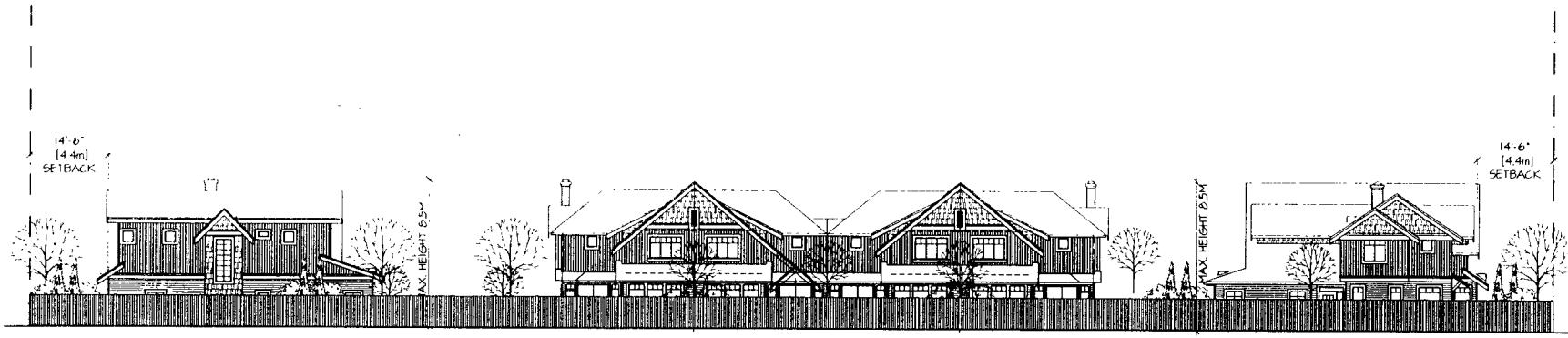
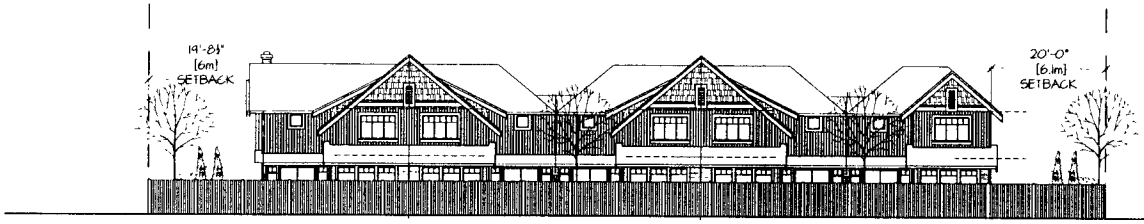


1 A1.03 STREETSCAPE
LOOKING EAST



2 A1.03 STREETSCAPE
LOOKING NORTH

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© GOMBEROFF BELL LYON ARCHITECTS GROUP INC.

NOTES

REVISIONS

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

STREETSCAPE

DATE	
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SCALE	3/32"=1'
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CAD FILE	365-STRSCAPE.dwg
JOB NUMBER	0365

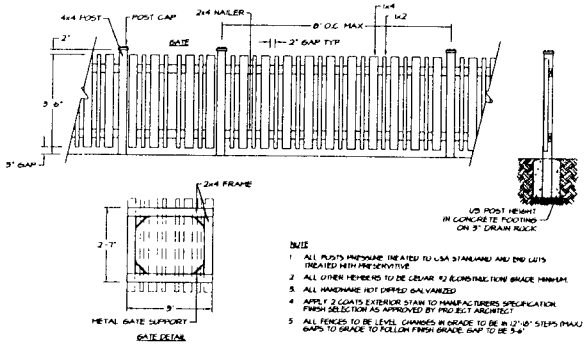
A1.03

PLANT SCHEDULE

DMG JOB NUMBER: 03-253

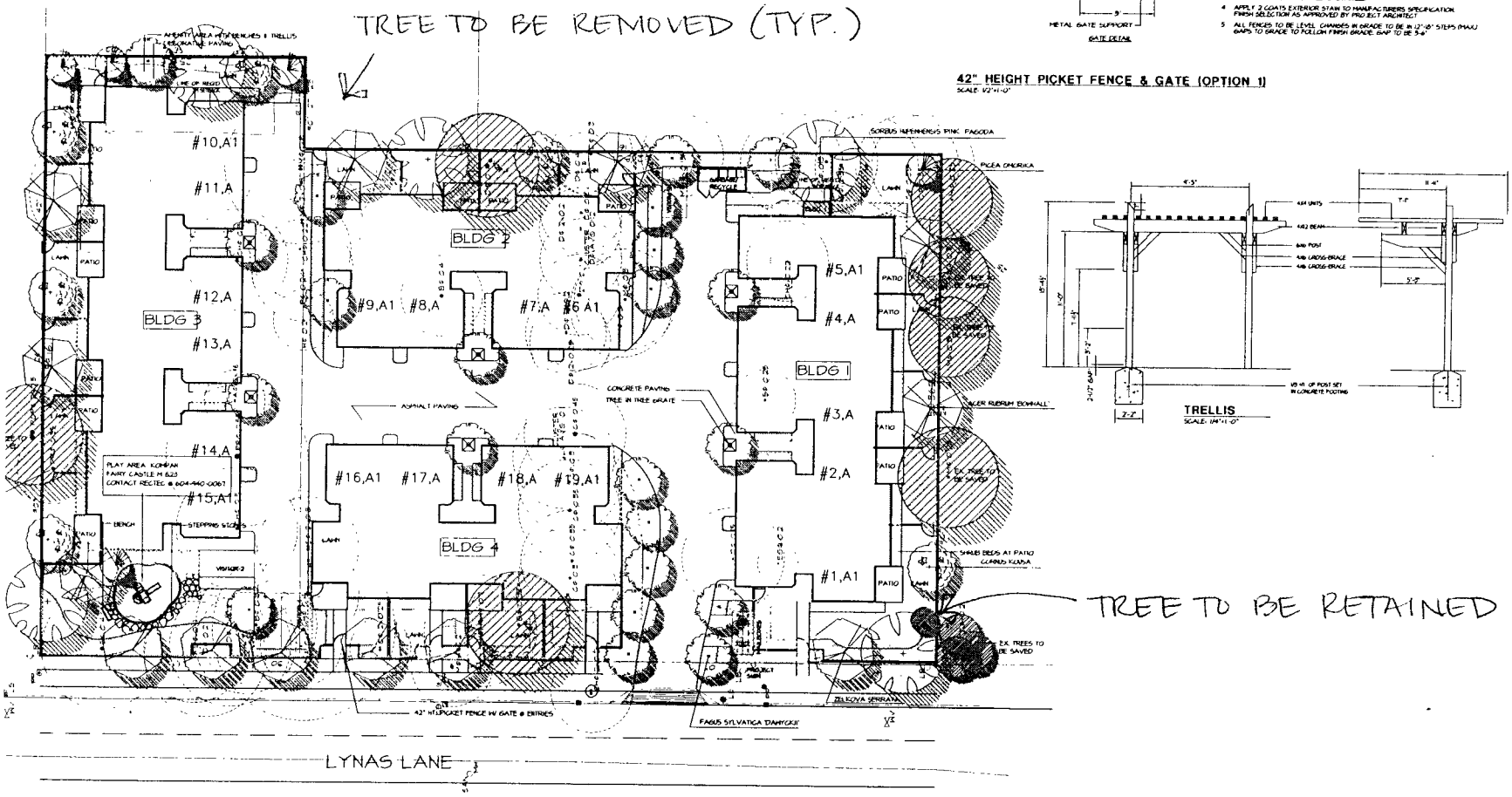
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	ACER RUBRUM 'BOWHALL'	RED MAPLE	6CM CAL 2M STD, B&B
	CORNUS KOUSA	KOUSA DOGWOOD	2.5M HT B&W FAIRLY B&B
	FAGUS SYLVATICA 'DAWYCKII'	DAWYCK BEECH	6CM CAL B&B
	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT B&B
	SORBUS HUPEHENSIS 'PINK PAGODA'	MOUNTAIN ASH	5CM CAL 1.5M STD B&B
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	6CM CAL 1.5M STD, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY.



42" HEIGHT PICKET FENCE & GATE (OPTION 1)

SCALE: 1/2"=1'-0"



NO	DATE	REVISION DESCRIPTION	DR
5	MY 21/04	40th SITE PLAN	MH
4	APR 13/04	40th SITE PLAN	MH
3	FEB 25/04	40th SITE PLAN	MH
2	JAN 22/04	40th SITE PLAN	MH
1	DEC/03	40th SITE PLAN	MH

DMG
landscape architects
A Partnership of
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PROJECT

TOWNHOUSE DEV.
LYNAS LANE
RICHMOND, B.C.

DRAWING TITLE

LANSCAPE CONCEPT PLAN

DATE	03.NV.20
SCALE	1/16"=1'-0"
DRAWN	MH
DESIGN	MH
CHK'D.	

DRAWING NUMBER: **L-1** OF 1

DMG PROJECT NUMBER: 03-253

05253-a.zip

ATTACHMENT 5

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 then 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. 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	JUN 14 2004
SECOND READING	
THIRD READING	
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK

1283497