

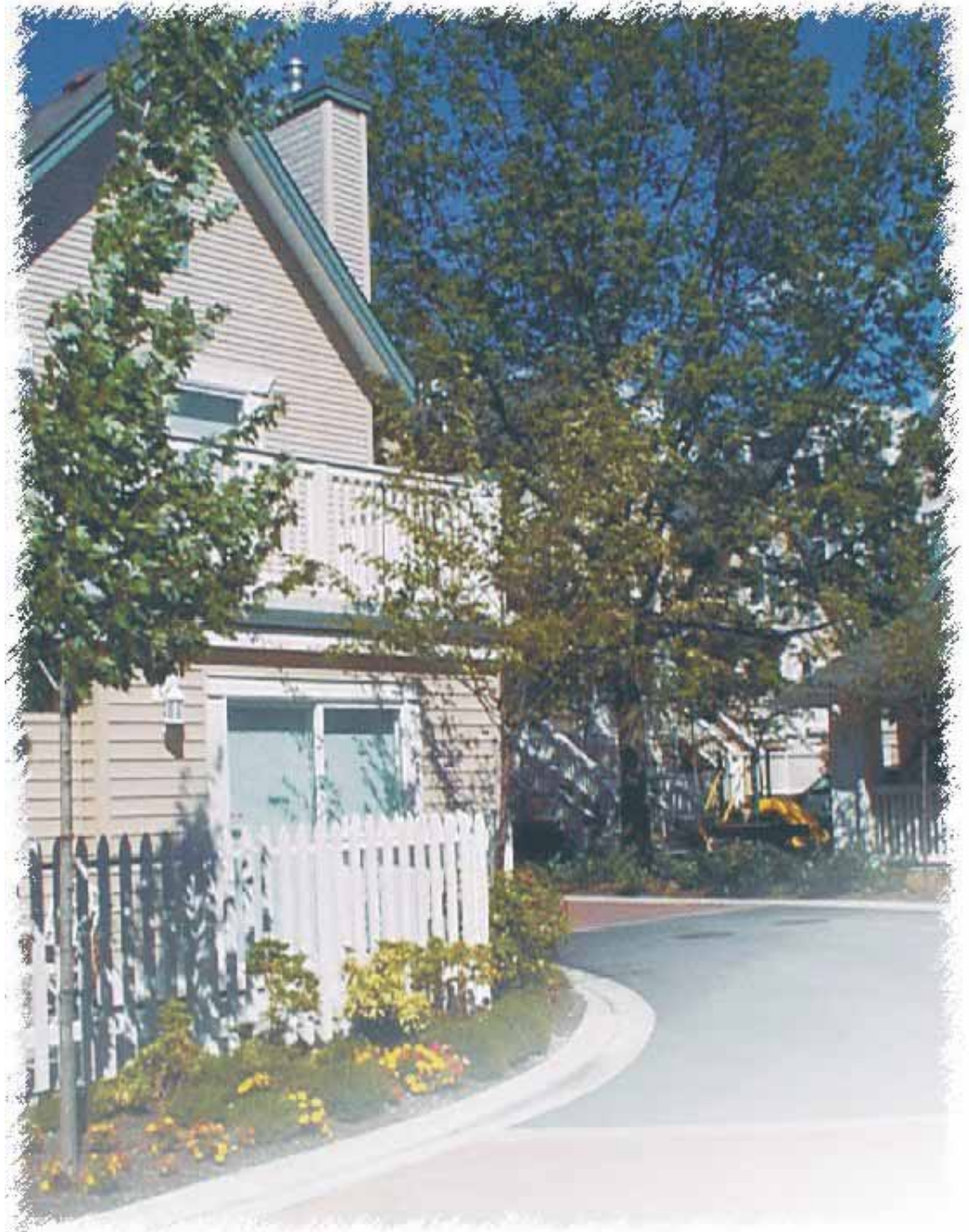
Richmond Official Community Plan



City of Richmond

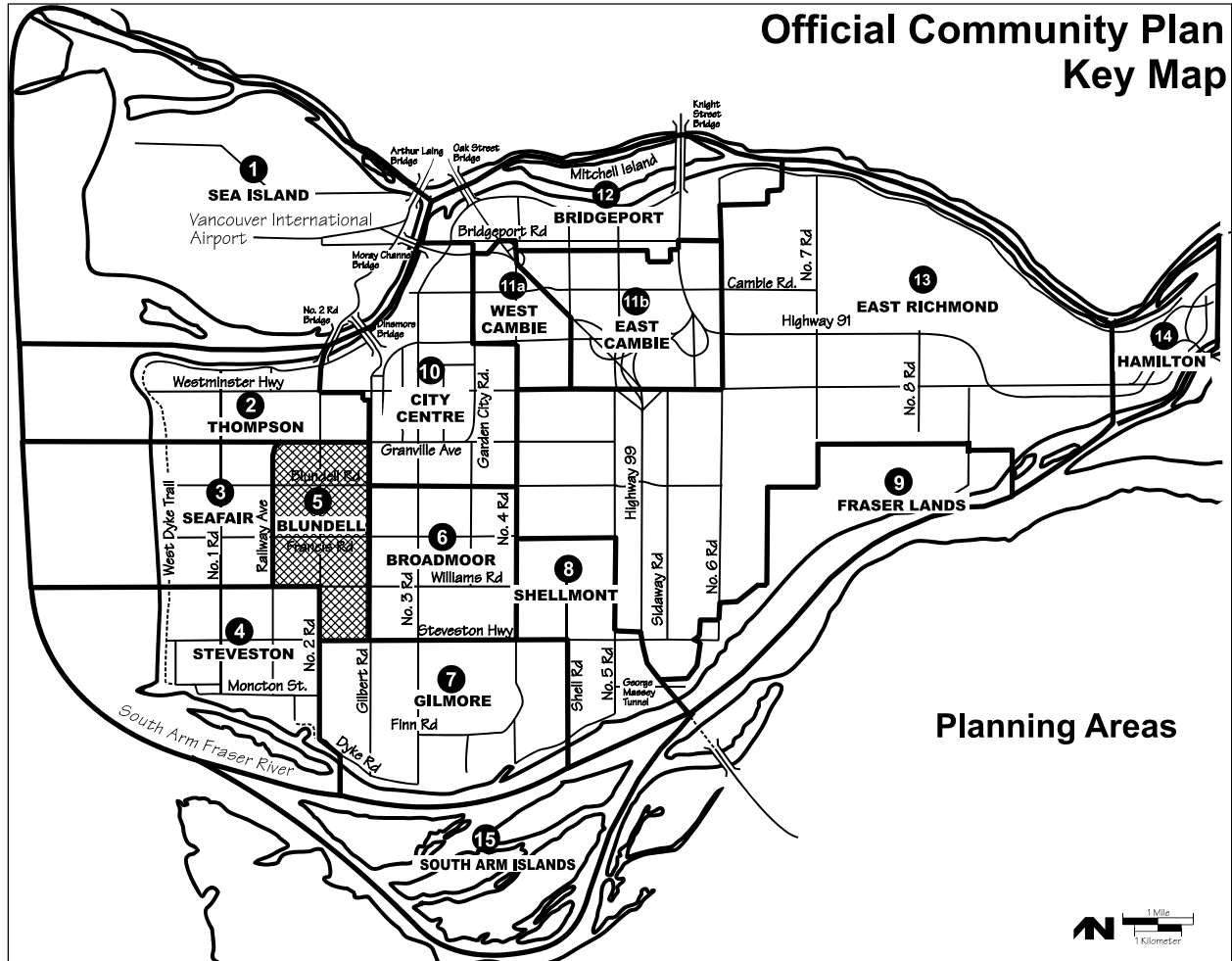
BLUNDELL AREA EAST LIVINGSTONE SUB-AREA PLAN

Bylaw 7100 Schedule 2.5B



KEY MAP

Bylaw 7406
2002/10/21



PLAN AREA MAP

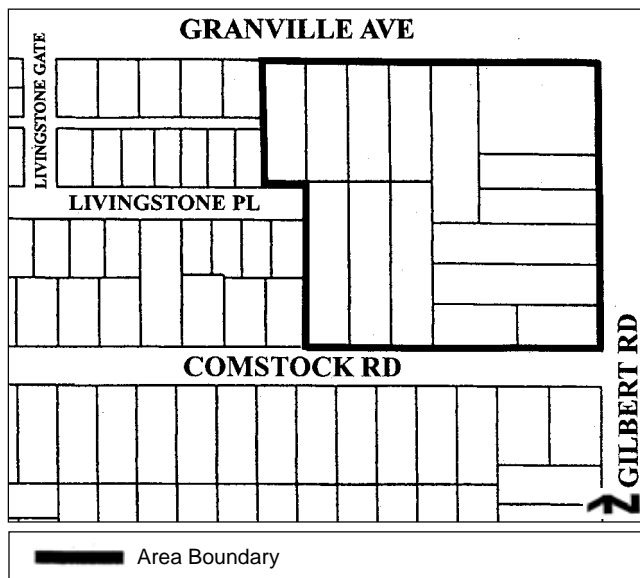


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PLAN INTERPRETATION

What is the Official Community Plan (OCP)?

The OCP is a legal community planning document for managing the City's social, economic, land use, servicing and environmental future. It sets out a vision, goals, objectives, and policies that reflect overall community values that have been determined through a public consultation process.

How is the Plan organized?

The OCP (Bylaw 7100) is comprised of:

- 1) Schedule 1: the overall OCP;
- 2) Schedule 2: Area Plans and Sub-Area Plans.

Area Plans refer to the 15 areas that have been identified within Richmond for planning purposes (see Key Maps).

Sub-Area plans refer to smaller localized areas within specific planning areas.

The OCP addresses broad city wide issues while the Area Plans and Sub-Area Plans address local neighbourhood issues.

Plan Precedence

If there is a conflict with respect to a land use designation between the OCP Generalized Land Use Map and Area Plan Land Use Maps, the Area Plan Maps shall take precedence with the exception of sites designated Conservation Area or Environmentally Sensitive Area (ESA) in which case readers should check Schedule 1 as it takes precedence over this plan.

Changes to this Document

This Plan may be amended from time to time. Please check with the City's Urban Development Division to make sure that this is an up-to-date version containing all of the adopted amendments.

Definitions

See OCP Schedule 1.

1.0 PLAN OVERVIEW

1.1 PURPOSE

This plan applies to the area shown on the Plan Area Map.

The East Livingstone Sub-Area is bounded by Granville Avenue to the north, Comstock Road to the south, Gilbert Road to the east, and extends about 170 m (558 ft.) westward from the western edge of Gilbert Road.

This plan contains the goals, policies, Development Permit Guidelines and land use designations for the East Livingstone Sub-Area.

1.2 GOAL

To create a livable, pedestrian-friendly, residential neighbourhood which accommodates a variety of housing types, households and age groups, and fulfils a transition function between the higher density City Centre and the adjacent single-family neighbourhoods.

2.0 JOBS & BUSINESS

See OCP.


3.0 NEIGHBOURHOODS & HOUSING

3.1 LAND USE

POLICIES:

- a) Create a tranquil, serene neighbourhood distinguished by its visible, abundant trees and colourful, inviting gardens. Unify street character through the repetition of certain common landscaping elements;
- b) Ensure the neighbourhood is compatible with adjacent single-family neighbourhoods;
- c) Permit the establishment of medium density townhouse residential in the north-east corner of the East Livingstone Sub-Area as shown on the Land Use Map. The maximum permitted density is 0.75 FAR;
- d) Permit the establishment of small-lot single-family, two-family, or low density townhouse residential use as shown on the Land Use Map;
- e) Ensure that setbacks along Granville Avenue are 6 m (19.7 ft.) and 4.5 m (14.76 ft) along Livingstone Place in order to reinforce the single-family character of this neighbourhood and enhance the pedestrian realm and streetscape;
- f) Ensure that the neighbourhood is well-connected by providing additional walkway or trail connections which enhance access for East Livingstone and the adjacent single-family area to important City Centre amenities, such as Minoru Park:
 - Secure a public right-of-way to create pedestrian/bicycle paths from Livingstone Place through to Granville Avenue and Gilbert Road, on the approximate locations designated in the land use map;
 - Ensure that these paths are attractive and safe.

Bylaw 7820
2004/10/18



4.0 TRANSPORTATION

POLICIES:

- a) Ensure that vehicular access to new buildings from Granville Avenue or Gilbert Road is not permitted;
- b) Ensure that vehicular access to new residential developments within the sub-area is provided through an extension of Livingstone Place through to Comstock Road. Ideally, the Comstock link will be setback at least 100 m (328 ft.) from Gilbert Road;
- c) Provide vehicular access to single-family and two-family residential developments through lanes. Where possible, also use lanes to provide vehicular access to multiple-family development, to minimize the visual and physical impact of the automobile on neighbourhood streets and the pedestrian realm.

5.0 NATURAL & HUMAN ENVIRONMENT

See OCP.

6.0 COMMUNITY FACILITIES & SERVICES

See OCP.

7.0 CITY INFRASTRUCTURE

See OCP.

8.0 DEVELOPMENT PERMIT GUIDELINES

8.1 APPLICATION AND INTENT

8.1.1 DEVELOPMENT PERMIT AREA

This section contains Development Permit Guidelines which apply to:

- the lands designated “Townhouse or low-rise apartment residential”; or
- to those sites within the “Small lot single-family, two-family or Townhouse residential” designation that are zoned for townhouse use.

The purpose of the guidelines is to supplement the city-wide guidelines contained within the Official Community Plan (OCP) with specific guidelines aimed at supporting a special character within the East Livingstone area.

It is intended that these guidelines be used in conjunction with the City’s more general Development Permit Guidelines located in the OCP (Schedule 1 of this Bylaw).

Neither set of guidelines requires literal interpretation, in whole or in part. They will, however, be taken into account in consideration of Development Permit applications, and the Development Permit Panel may, at its discretion, refuse or require modification to an application for failure to meet the spirit of these guidelines and/or the standards they prescribe.

Exemptions to the Development Permit process can be found in the OCP (Schedule 1 of the Bylaw).

8.1.2 JUSTIFICATION

It is the objective of these guidelines to promote a co-ordinated approach to multi-family housing in order to fulfil the sub-area plan goals and objectives.

The neighbourhood’s location, traffic considerations, mature landscaping, and significant redevelopment potential present issues which need to be addressed through design guidelines.

8.2 DEVELOPMENT PERMIT GUIDELINES

8.2.1 SETTLEMENT PATTERNS

Vehicular Treatments

- a) Gated driveways are not permitted;
- b) Driveways are not permitted along Granville Avenue or Gilbert Road;
- c) Encourage shared driveways between properties, and limit all driveways to a maximum width of 3 m (9.8 ft.);
- d) Driveways should be lined with trees or shrubs;
- e) The first 10 m (32.8 ft.) of any driveway leading directly from a public road should be treated with grey pavers or stamped concrete;

Pedestrian Treatments

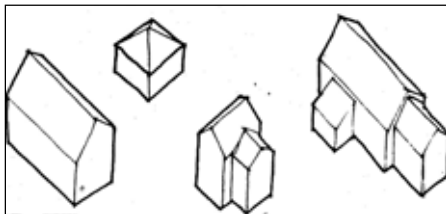
- f) Create safe and pleasant pathways between Livingstone Place and the two major arterial streets;
- g) Pathways should be a minimum of 3 m (9.8 ft.) wide. They should be treated with special pavers, and landscaped with small-scale plant materials and shrubs; however, where possible, existing vegetation should be preserved along these pathways;
- h) Maximize visibility and animation along pathways by orienting windows, entries and balconies on adjacent buildings towards paths;
- i) Visually enhance pedestrian linkages and create a sense of arrival through the use of arrival plazas, special plantings and benches at the intersection of Livingstone Place and the pedestrian paths leading to Granville Avenue and Gilbert Road;
- j) Ensure that pathways are well-lit, visible from the street and clearly marked with entrances embellished by ornamental planters or small (columnar or narrow pyramid-shaped) trees.

8.2.2 MASSING AND HEIGHT

- a) Ensure that the scale, massing and form of new buildings complement adjacent and facing single-family residential areas and contribute to a pedestrian-friendly street environment;
- b) Avoid facing blank building walls onto the street. Orient windows and doors streetward, and create an attractive frontage using windows and doors to help animate the building facade and promote a more human-scale character;



Stepped Building Form



Building Massing



Porches and Balconies



Recessed Balconies

- c) Reduce the apparent height of buildings with architectural treatment that promotes recognition of individual storeys and avoids the appearance of sheer blank walls. Such treatment might include (but is not limited to) the use of: trim; more intense colour accents; secondary roof elements; building recesses; and stepped building forms emphasizing lowered height on ends with fronts;
- d) Where apartments are permitted, limit height to a maximum of four storeys over parking;
- e) Provide a side yard height step-back where apartments are adjacent to townhouse or single-family dwellings. Also provide height step backs at street corners, in the form of lower (eg one or two-storey) building elements (see Building Massing sketch).

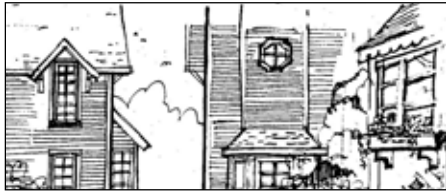
8.2.3 ARCHITECTURAL ELEMENTS

Porches, Balconies, Patios

- a) Use porches and balconies to provide visual interest to buildings while complementing existing neighbourhood character and providing usable private open space to residents;
- b) Large projecting balconies are discouraged along the streetfront, as they emphasize building bulk. However, recessed balconies are encouraged (see Recessed Balconies sketch);
- c) Porches are encouraged along Livingstone Place or Comstock Road, and may project up to 2.5 m (8.2 ft.) into front yard setbacks along these streets. Porches are discouraged along Granville Avenue and Gilbert Road, and may not project into setbacks along these streets;
- d) Porches and covered stairs should be at least 2.5 m (8.2 ft.) deep to allow for usability, and should incorporate prominent main entries;
- e) Porches, porch entrances, and related accents provide desired opportunities for varied and creative design expression. They should enhance individual buildings and be accented with traditional materials such as natural wood or wrought iron. They should also be integrated into the facade rather than appearing "tacked on";

Windows

- f) Windows should be operable, of residential scale, with multiple panels, and should add to the sense of neighbourliness and safety and security by providing visual interest and surveillance (see Residential Scale Windows sketch);



Residential Scale Windows



Prominent Main Entries



Grade Access Entry



Single Storey Features

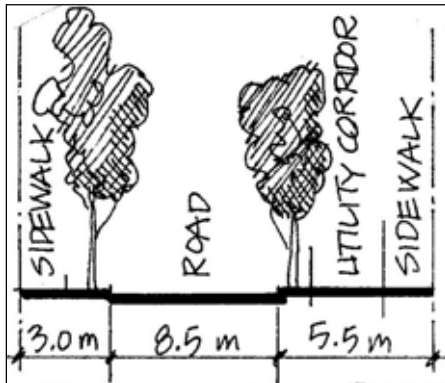
- g) Reinforce the smaller components of buildings which express strong unit identity through appropriate window placement;
- h) Windows, used singly or in combination, should be apparent at eye level and should be clear-glazed (not tinted) to reinforce the sense of surveillance over the street;
- i) Windows should be visually prominent, separated from the building face and defined with colour, trim/shutters, or other decoration. Bay windows, window boxes and similar features are also encouraged;
- j) Traditional window treatment should be used where visible from the street. Skylights, plastic bubble windows, tinted glaze and other non-traditional windows should not be used in prominent locations on the building that are visible from the street;

Entrances

- k) Strongly tie new multiple-family development to quiet residential streets, and use entrances to reinforce and achieve a human-scale and pedestrian-friendly environment along these streets (see Prominent Main Entrance sketch);
- l) Provide front door entries with direct grade access to new townhouse and apartment developments that are oriented to, and clearly visible from either Livingstone Place or Comstock Road. Ensure that entries are accessible to disabled persons;
- m) Architectural treatment of unit entrances should reinforce proximity to grade level and avoid two-storey features (see Single Storey Features sketch);
- n) Entrance features, such as trellises and small entry courts edged with ornamental trees, shrubs and plants, are encouraged;

Materials

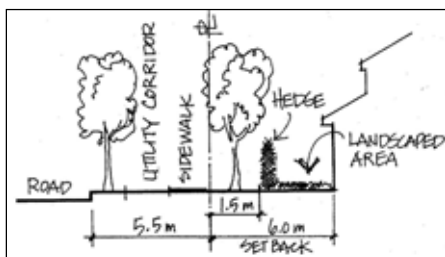
- o) Roofing material should emphasize natural or west-coast produced materials such as cedar. Metal roofs are discouraged and the use of roof tiles should be avoided;
- p) Particularly desirable building materials include: natural stone, cedar siding, and wood shingles. Good quality vinyl-coated aluminum or solid vinyl reproductions of traditional siding materials are acceptable. The use of brick is discouraged and the use of stucco should be minimized, particularly on surfaces visible from the street.



Local Road



Sidewalk along Livingstone Place



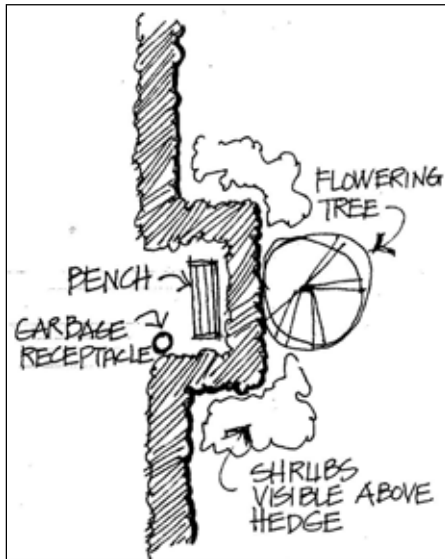
Landscaped Setback

8.2.4 LANDSCAPE ELEMENTS

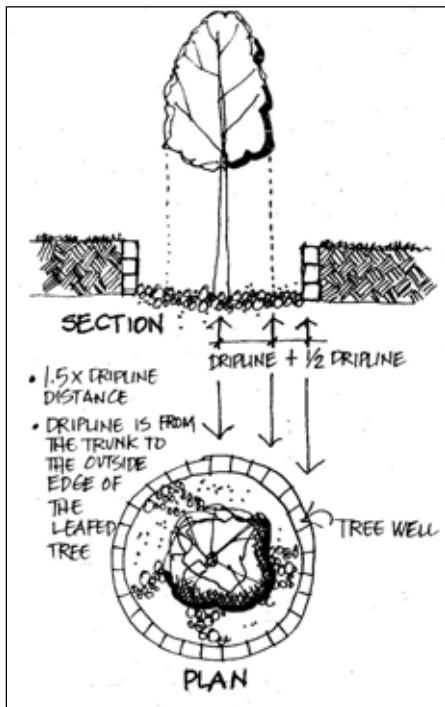
- a) Use landscaping to create a uniform street appearances, and share the visual benefits of attractive landscaping on private property among all neighbours;

Streetscape

- b) Ensure that windows and doors remain visible from the street and are not hidden by vegetation;
- c) Provide sidewalks on both sides of Livingstone Place and on the north side of Comstock Road. Make these sidewalks attractive by providing street trees, and placing all utilities underground (see Local Road sketch);
- d) Along Comstock and Livingstone Place provide a 1.5 m (4.9 ft.) grass strip at the front property line directly beside the sidewalk and include a second row of trees along this grass strip. Trees should be spaced approximately 10 m (32.8 ft.) apart, with oak varieties recommended, such as red oak (*quercus rubra*) or willow oak (*quercus phellos*). Directly behind this grass strip provide contiguous flowering or evergreen hedging (eg. wild rose, boxwood, laurel) of 0.6 m (2 ft.) in height, and at least 0.6 m (2 ft.) wide (see Landscaped Setback sketch);
- e) Although driveways should be minimized, where they create a break in the grass strip and hedging, reduce the visual impact of this break by edging at least the first 3 m (9.8 ft.) of any driveway (leading directly from these streets) with the grass strip and hedge described above;
- f) Along the North and East sides of Livingstone Place, and the North side of Comstock Road, provide privately-owned, publicly-accessible open spaces (P.O.P.A.S.) in the form of small seating areas approximately 2 m by 2 m (6.6 ft. x 6.6 ft.) in size. Provide benches and trash receptacles in these areas. These areas should be spaced approximately every 30 m (98.4 ft.). Divert hedging accordingly, and behind the hedging provide at least one flowering fruit tree, of rounded canopy and moderate to rapid-growing. Create a profusion of vegetation around these open spaces, by clustering taller shrubs and other understorey around the tree and behind the hedge (see P.O.P.A.S. sketch);
- g) Create a tree grove along Granville Avenue and Gilbert Road. Setbacks should be completely landscaped with plant materials;



Privately-owned Publicly-accessible Open Space (P.O.P.A.S.)



Tree Well

Tree Preservation

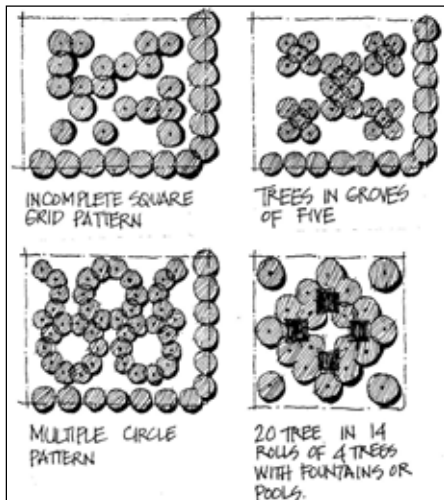
- h) A detailed survey of existing trees and vegetation should be conducted, following the requirements set out in Richmond's Tree Survey Bulletin;
- i) Take special efforts to preserve trees and mature vegetation. Plan open spaces and walkways with landscaping first. Then group buildings around the spaces. Most mature trees exist along Granville Avenue, Gilbert Road, and existing rear property lines. It should be possible to create a grove effect along these streets (large contiguous lines of mature trees/vegetation) through retention and enhancement of existing plant materials. Any new plant materials used should be indigenous or native species which require little maintenance;
- j) Tree wells may be used to facilitate retention of existing trees. Where these are used, they should be a minimum distance of 1.5 times the distance from the trunk of the tree to the drip line (see Tree Well sketch);

Common Open Space

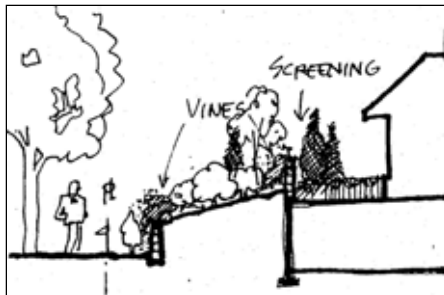
- k) Create open spaces that are usable and practical while also enhancing the streetscape of the neighbourhood;
- l) Special effort should be taken to create and coordinate the retention of contiguous existing mature vegetation on adjacent properties;
- m) Landscape the ground plane intensely with flower beds, flowering trees, shrubs and other plant materials which will foster a garden-like quality. Shrubs or small trees should be clustered between units or planted a minimum of every third unit in the front yards. Include species that will attract birds (which in turn enhance both biodiversity and create pleasant soundscapes). Examples of such plants include: crab apple, cherry, and dogwood trees; holly, serviceberry, elderberry, bayberry, honeysuckle and rose bushes. Where possible, plant tall columnar trees in side yards;
- n) Cluster trees to create "outdoor rooms" or to divide yards into smaller, more intimate areas for people to gather in while avoiding a heavily partitioned character (see Outdoor Rooms sketch);

Fences, Retaining Walls and Hedges

- o) Use hedges and fencing to demarcate private property while avoiding a walled-off effect.



“Outdoor Rooms” adapted by Arnold, Henry E. 1980. *Trees in Urban Design*



Soften Retaining Walls



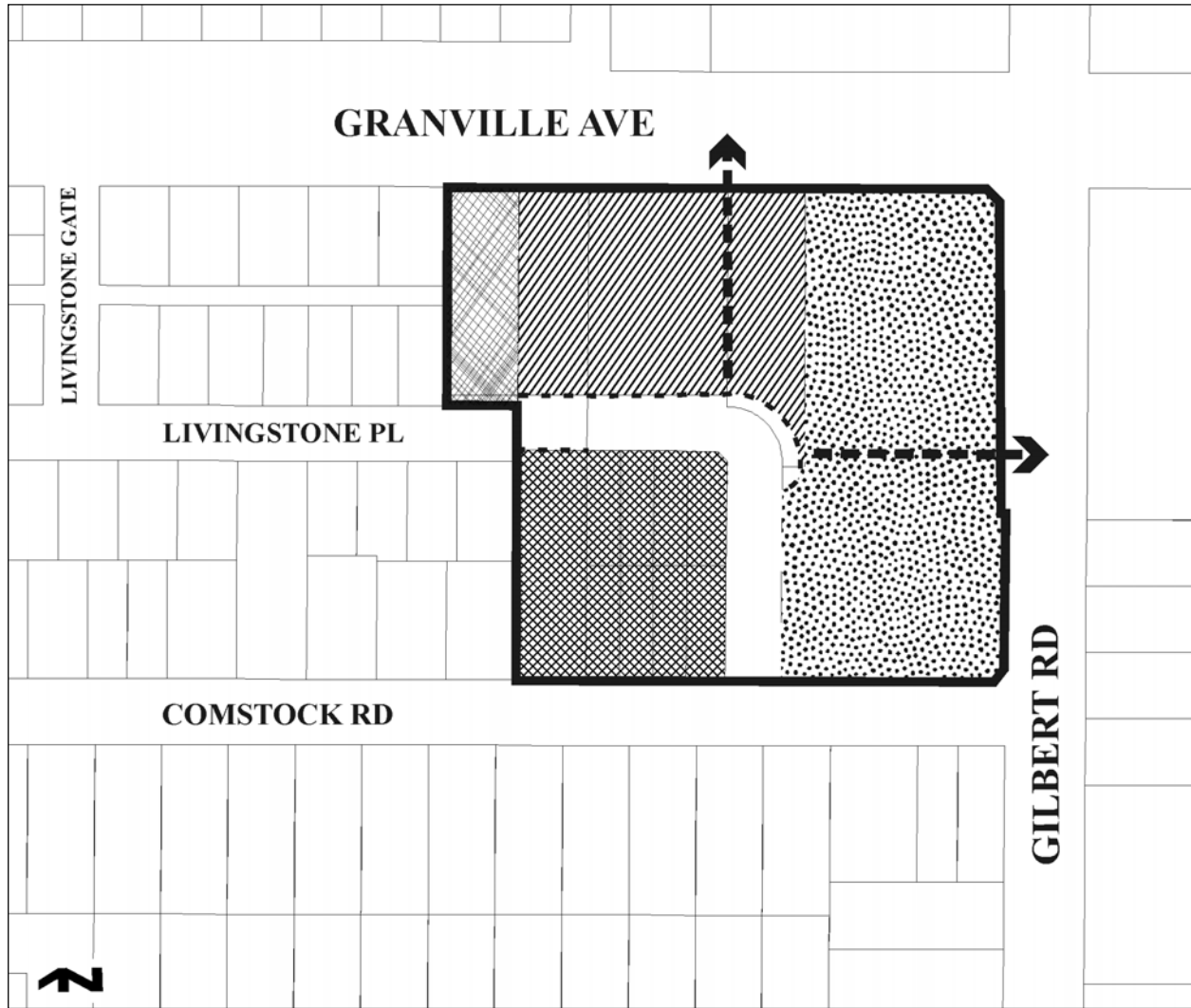
Screen Parking

- p) Fences are discouraged along Comstock Road or Livingstone Place, and may not project into 6 m (19.7 ft.) setbacks. If they are provided along these streets, fences should be no more than 1 m in height, and of a transparent quality, such as wood picket or wrought iron railing;
- q) Fences may be used along Granville Avenue and Gilbert Road, but should not be continuous. They should be screened with landscaping, routed around existing vegetation, and limited to a maximum height of 1.1 m (3.6 t.). Fences may project up to 2 m (6.6 ft.) into the street setbacks, but may be no closer than 4 m (13.1 ft.) to the property line along these streets;
- r) Side yard fences are discouraged;
- s) Hedges and retaining walls may be used along Granville Avenue and Gilbert Road, and should be no more than 1.1 (3.6 ft.) in height along those streets. On apartment sites, retaining walls are encouraged as part of the earth-berming scheme. Where retaining walls are used they should be softened through the planting of with vines or other cover. Hedges are required along Comstock Road and Livingstone Place, but retaining walls along those streets are discouraged (see Soften Retaining Walls sketch).

8.2.5 PARKING AND SERVICES

- a) Minimize the surface area of black top parking and access driveways through alternate paving treatments;
- b) Resident parking should not be visible from the street. On townhouse sites, it should be covered or placed behind buildings and screened. Screening should be a minimum of 2 m (6.6 ft.) in length times 1.5 m (4.9 ft.) landscape in height planting or trellis strips. Trees should also be planted a minimum of one tree for every four parking stalls. In apartment developments, parking should be covered and concealed through earth-berming landscaped intensely with plant materials (see Screen Parking sketch).

Land Use Map *Bylaw 8088
2008/04/28*



| | | | |
|--|--|--|--|
| | 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) | | |

