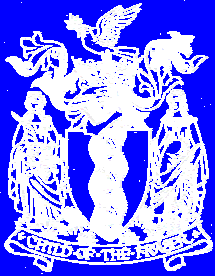


Richmond Official Community Plan



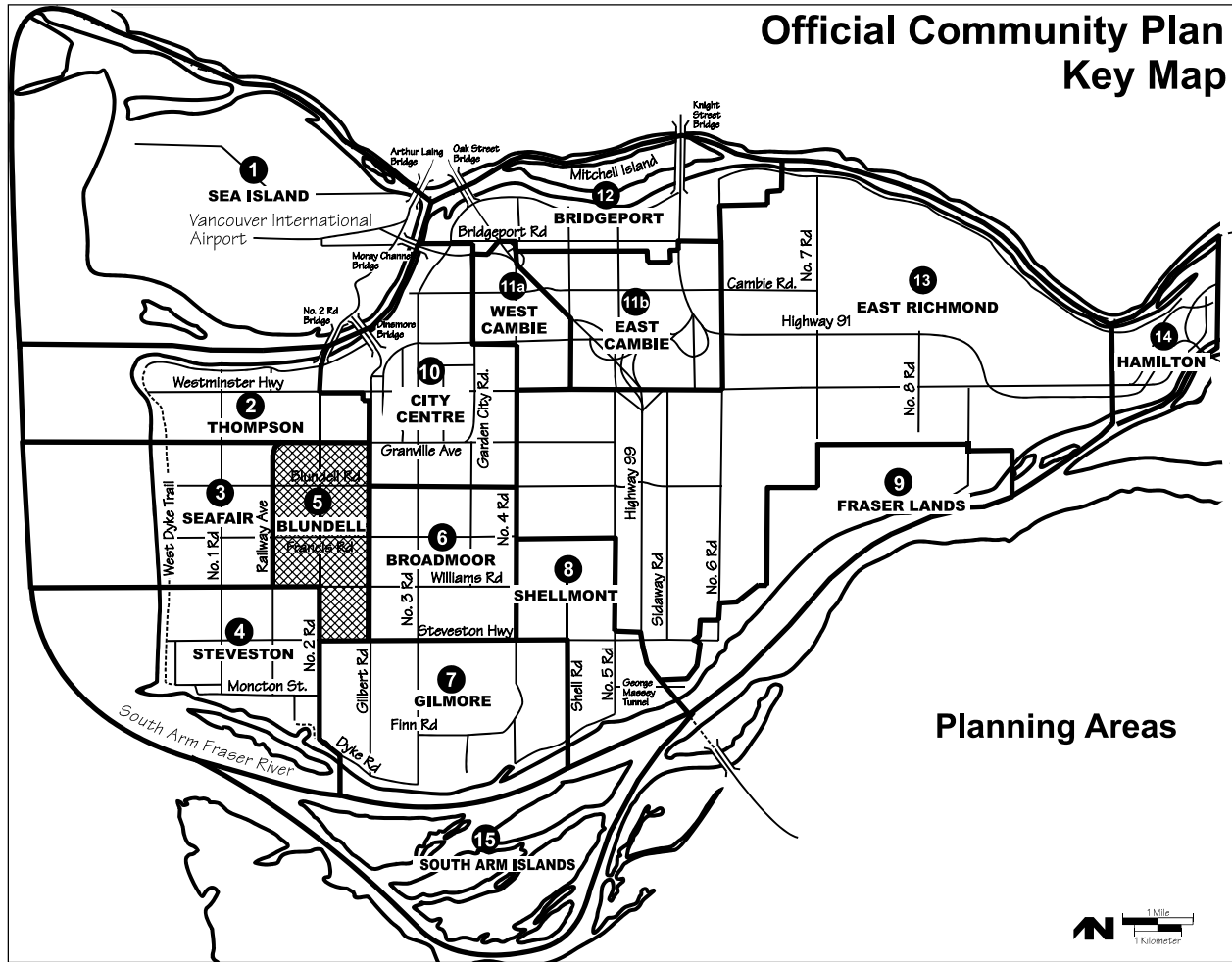
City of Richmond

BLUNDELL AREA LAURELWOOD SUB-AREA PLAN Bylaw 7100 Schedule 2.5A



KEY MAP

Bylaw 7406
2002/10/21



Official Community Plan Key Map

Planning Areas



PLAN AREA MAP

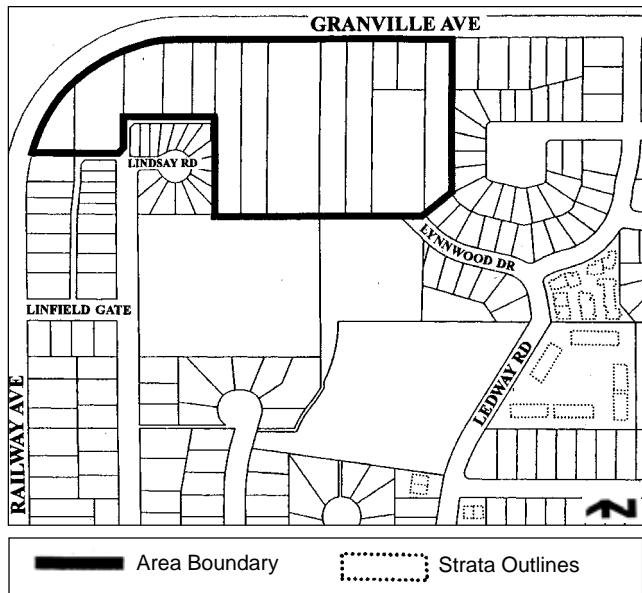


TABLE OF CONTENTS

	Page
Plan Interpretation.....	iii
1.0 Plan Overview.....	1
1.1 Purpose	1
1.2 Goals	1
2.0 Jobs & Business (see OCP).....	3
3.0 Neighbourhoods & Housing	3
4.0 Transportation.....	3
5.0 Natural & Human Environment.....	4
6.0 Community Facilities & Services (see OCP).....	4
7.0 City Infrastructure (see OCP)	4
8.0 Development Permit Guidelines	5
8.1 Application and Intent	5
8.1.1 Development Permit Area	5
8.1.2 Justification.....	5
8.2 Development Permit Guidelines	6
8.2.1 Settlement Patterns	6
8.2.2 Massing and Height	6
8.2.3 Architectural Elements	6
8.2.4 Landscape Elements	6
8.2.5 Parking and Services.....	7

LIST OF MAPS

	Page
Key Map	inside front cover
Plan Area Map	inside front cover
Circulation Map	2
Land Use Map.....	8

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.

This plan provides goals, policies and guidelines consistent with the development of the Laurelwood Sub-Area as a neighbourhood adjacent to a major arterial road, near the Granville Avenue/Railway Avenue bend.

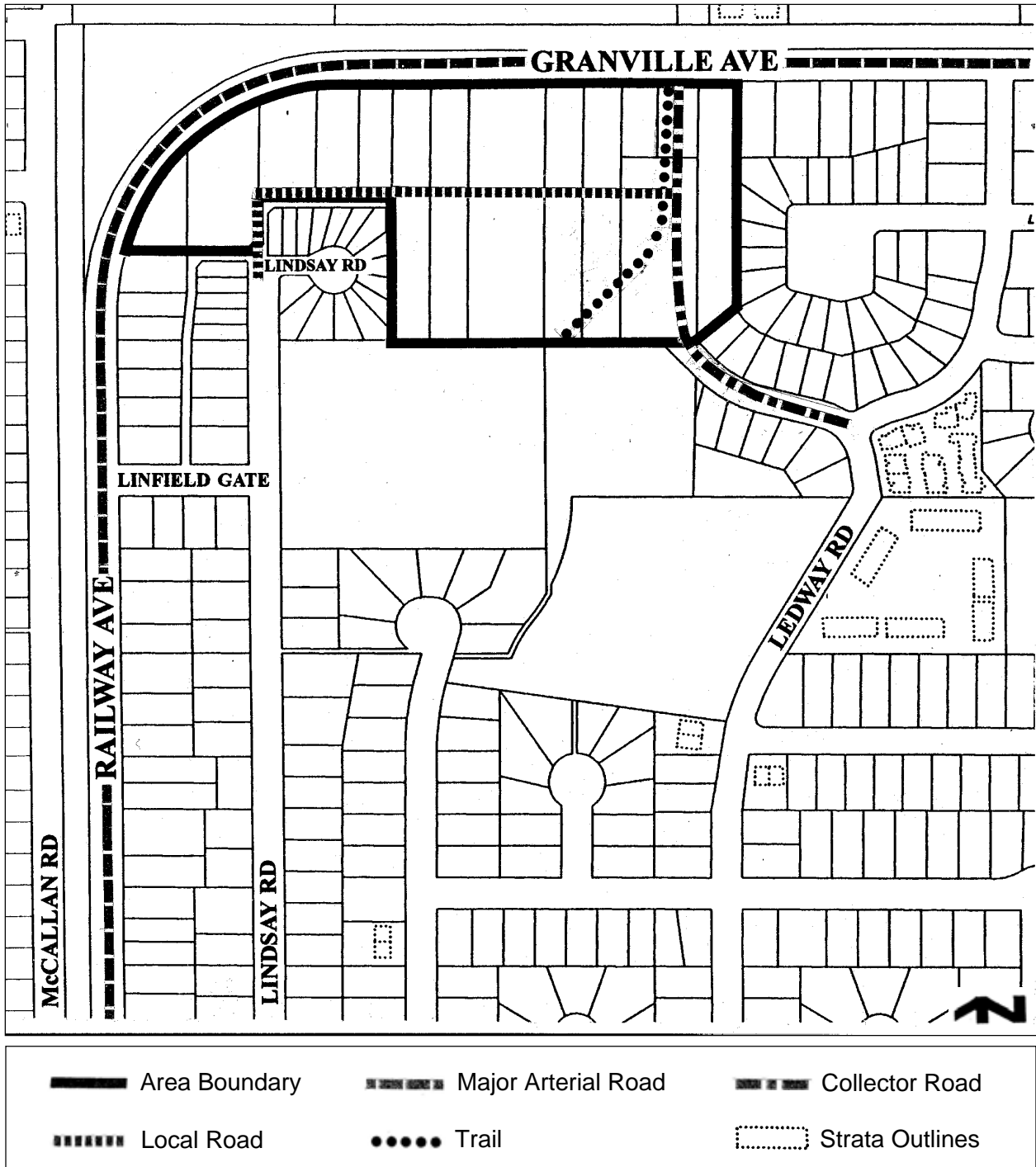
The area to the south and east is a mix of single-family homes on a variety of lots sizes, three-storey apartments, an elementary school and park space. To the north, across Granville Avenue, there is a secondary school, community park and community centre.

1.2 GOALS

The goals of this plan are to:

- Provide a range of residential household sizes and types at a modest density;
- Provide safe and efficient means for pedestrians, cyclists and vehicles to circulate to facilities, parks and arterial roads in the area.

Circulation Map



2.0 JOBS & BUSINESS

See OCP.

3.0 NEIGHBOURHOODS & HOUSING



New Townhouses

POLICIES:

- a) Permit the establishment of single-family residences on lands designated “Residential (Single-Family)” on the Land Use Map;
- b) Permit the establishment of townhouses on those lands designated “Residential (Townhouse)” on the Land Use Map;
- c) Permit the establishment of new housing only with the full range of urban utilities, street access, and services;
- d) Encourage and facilitate the provision of affordable housing;
- e) Require the issuance of a Development Permit prior to construction of any new townhouses in the plan area.

4.0 TRANSPORTATION



Pedestrian Circulation

POLICIES:

- a) Restrict direct access from individual lots to Granville and Railway Avenues;
- b) Provide a hierarchy of roads and trails as indicated on the Circulation Map.

5.0 NATURAL & HUMAN ENVIRONMENT

POLICIES:

- a) Designate a minimum of 0.2 ha (0.5 ac.) of land for public open space as shown on the Land Use Map.

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 “Residential (Townhouse)” on the Land Use Map.

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 Laurelwood 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.

8.2 DEVELOPMENT PERMIT GUIDELINES

8.2.1 SETTLEMENT PATTERNS

- a) Special views, such as of mountains should be taken advantage of where possible.

8.2.2 MASSING AND HEIGHT

- a) Townhouses should be designed in small clusters and have less than six units in row.

8.2.3 ARCHITECTURAL ELEMENTS



Transitional Height Gradient

- a) Townhouses adjacent to public roads and trails should have their main frontage doors visible and accessible from that road or trail with minimum changes in grade. Use minimal changes in level and landscaping to ensure the privacy of the individual units open space is protected without the use of high fences;
- b) Townhouses should have a maximum transitional height gradient of 26° starting at 4.5 m (14.76 ft.) height at 3.0 m (9.84 ft.) setback from all property lines that do not abut a public road. These gradients may be varied provided privacy, sunlight, view and human scale are met.

8.2.4 LANDSCAPE ELEMENTS

- a) Townhouses should have a minimum private outdoor space of 6.0 m (19.685 ft.) in depth and 36 m² (387.5 ft²) in area. The depth of private outdoor space may be reduced to 5.25 m (17.22 ft.) where adequate privacy screening can be provided. (Not recommended where private outdoor spaces abut a public street.);
- b) Screening and landscaping, including street trees, should be provided in each townhouse development;
- c) Define the vehicular entrance to each residential unit by providing a street tree between each driveway/garage entry point. Trees should be a minimum calliper of 100 mm (4 in.) measured 1.4 m (4.7 ft.) above grade;
- d) Use special landscape features such as trellises to conceal garages and visitor parking stalls from surrounding private, semi-public and public areas;
- e) Retain and incorporate mature landscaping into the development where possible.

8.2.5 PARKING AND SERVICES



Internal Circulation and Parking

- a) Visitor parking should be in public view and easily accessible near the main entrances. Parking lots should have landscaping to separate every fourth parking space and be separated from children's play areas;
- b) Provision should be made for the storage and collection of garbage and recyclable materials;
- c) Light semi-private open spaces, pedestrian and vehicular circulation routes and building entries to provide security, safety and convenient access without producing glare into adjacent properties.

Land Use Map

