



## **POLICY 5461:**

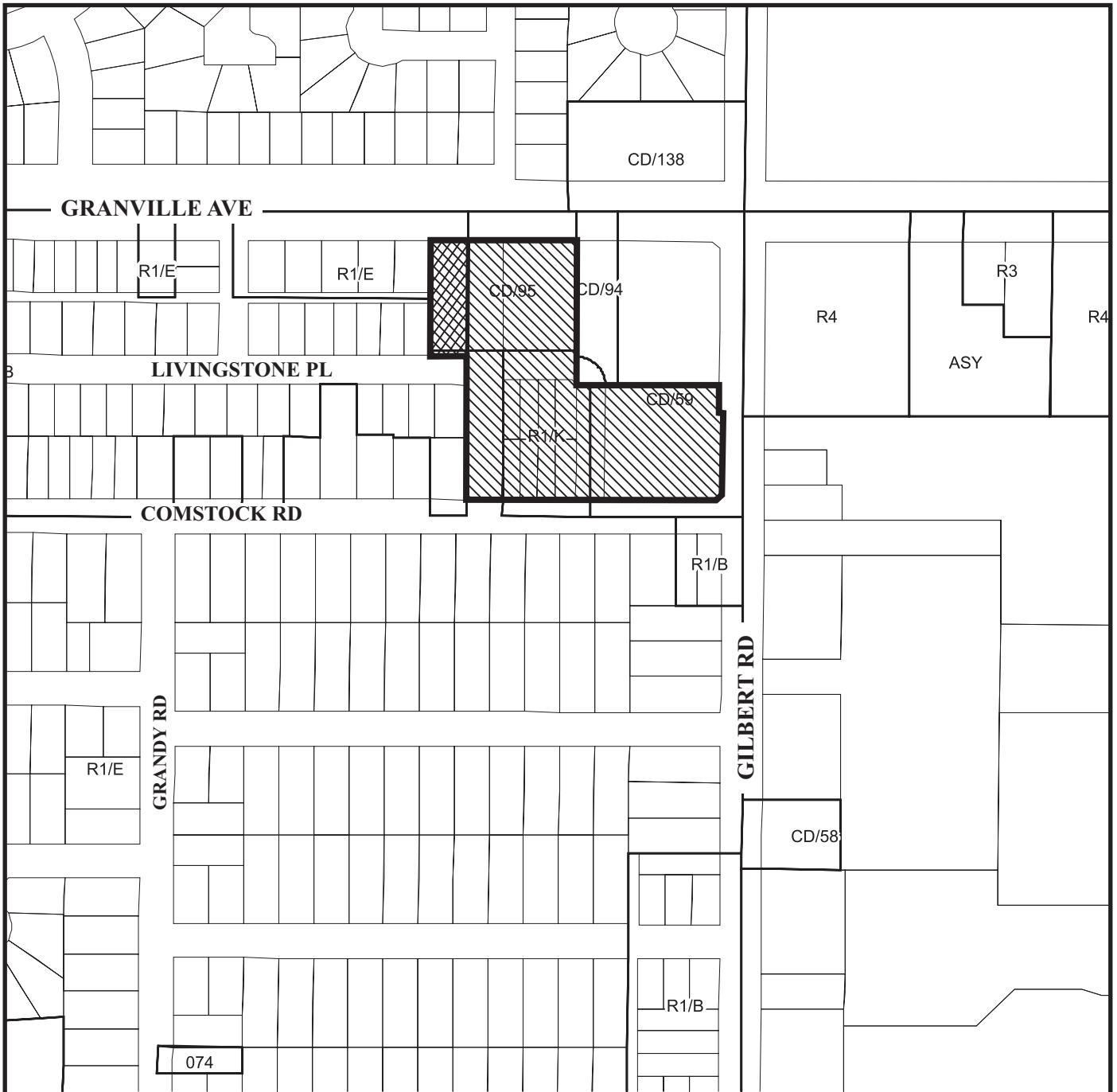
The following policy establishes lot sizes in a portion of Section 18-4-6, within the area bounded by **Granville Avenue, Comstock Road and the Livingstone Place road allowance.**

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

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

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

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



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

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



Subdivision permitted as per R1-0.6 provided that the new lots have rear lane vehicle access



## Policy 5461 Section 18, 4-6

Adopted Date: 06/17/96  
Amended Date: 10/15/07