



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications

~~TO COUNCIL - DEC. 10/01~~
~~TO PLANNING - DEC. 4/01~~
Date: November 20, 2001

File: 8060 - 20 - 7309

Re: **Single-Family Lot Size Policy for an area located between Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in a portion of Section 12-4-7**

RZ 01-185672 xref: 4045-00

Application by Westmark Developments Ltd. for a Rezoning at 5640 Walton Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District, Subdivision Area B (R1/B)

Staff Recommendations

- 1) That the following recommendations be forwarded to Public Hearing:
 - a) That Lot Size Policy 5419 adopted by Council on November 27, 1989 in Section 12-4-7 be rescinded; and
 - b) That the following Single-Family Lot Size Policy be adopted:

That properties within the area bounded by Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in a portion of Section 12-4-7 be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) with the exception of the southerly portion of 5640 Walton Road (north of Garrison Court) which is permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area K (R1/K) in Zoning and Development Bylaw No. 5300, and that this policy (shown on Attachment 1 to the report dated November 20, 2001, from the Manager, Development Applications) be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.

- 2) That Bylaw No. 7309, for the rezoning of the southerly portion of 5640 Walton Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)" and "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

M. Bullee

for Joe Erceg
Manager, Development Applications

JE:jmb
Att. (4)

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>David Bullee</i>

Staff Report

Origin

Westmark Developments Ltd. has applied to rezone the southerly portion of 5640 Walton Road (**Attachment 2**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) and Single-Family Housing District, Subdivision Area K (R1/K) for the purpose of creating three single-family lots. The application was amended from an earlier application which sought a rezoning for four single family lots under the R1/K zone.

Reference: Minimum Lot Widths and Areas

Subdivision Area	Minimum Lot Width	Minimum Lot Area
A	9m (29.527 ft.)	270m ² (2,906 ft ²)
K	10m (32.808 ft.)	315m ² (3,390 ft ²)
B	12m (39.370 ft.)	360m ² (3,875 ft ²)
E	18m (59.055 ft.)	550m ² (5,920 ft ²)

A portion of the application is contrary to the existing Lot Size Policy in effect since 1989 (Policy # 5419) (**Attachment 3**) which permits subdivision as per R1/B.

In September, Council directed staff to consider the subject application in conjunction with a Single-Family Lot Size Study for a larger area. The study area includes the area between Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in a portion of Section 12-4-7 as shown on Attachment 1.

The rezoning report for the subject application is appended to this policy report.

Findings of Fact

Study Area Boundary

The study area boundary includes the general neighbourhood surrounding those lots with development potential. The properties along No. 2 Road and Westminster Highway are not included as the Arterial Road Redevelopment Policy and the Lane Policy provide policy direction. There are two distinct smaller neighbourhoods within the study area which are defined by their separate vehicular access: those lots along Walton and Dover and those lots along Garrison and the southern portion of Lynas Lane.

Public Information Meeting

A Public Information Meeting was held at Thompson Community Centre on October 16th, 2001 at which approximately 40 people attended. Staff from the City reviewed the Lot Size Policy process and the previous Lot Size Study in the neighbourhood. A representative of the applicant reviewed the proposal. Staff from the BC Assessment Authority were in attendance to respond to questions about property values.

Survey Results

There are a number of lots in the neighbourhood that would have redevelopment potential under R1/K or R1/A zoning. Therefore the survey was designed to present redevelopment options to the neighbourhood. A copy of the survey is attached (**Attachment 4**).

A total of 52 surveys were received from the 220 households of the study area (24% response rate). The following chart summarizes the responses.

OPTIONS	# Responses	% Responses
Option 1 – Status Quo (R1/B)	41	79%
Option 2 – Road Only (R1/K on 5640 Walton Road only)	6	11.5%
Option 3 – Some Change (R1/K)	5	9.5%
Option 4 – Most Change (R1/A)	0	0%
Total	52	100%

The survey results indicate that a large proportion of survey respondents prefer to keep things the way they are now rather than permitting some smaller lots in the neighbourhood or four smaller lots on the site of the rezoning application. Due to the privacy rights of the survey respondents it is not possible to provide a map of the survey responses however, the results are geographically spread throughout the entire study area.

Staff Comments

From a transportation planning perspective, the design of the Garrison Court subdivision fully recognized the intent to finish the road with the development of 5640 Walton Road. Therefore, staff supports any option that would facilitate the completion of the road.

Analysis

The Urban Development Division recognizes the desire of the neighbourhood to maintain the existing lot sizes and is presenting the following two options for Council consideration.

Option 1: Retain the status quo.

With the status quo option, subdivision would only be permitted in the study area as per the existing R1/B policy. Forty-one of the 52 respondents (79%) preferred this option. Under this option, seven of the 220 lots in this study area (3%) would be large enough to subdivide without consolidation. The subject property could be subdivided into two lots under this option and the City would require the road as part of the subdivision.

The applicant has indicated that he would not pursue this option due to the costs involved in completing the road which staff estimate at \$30,000. Therefore, it is unlikely that Garrison Court would be completed any time in the near future (and in the worst case, a new house could be built where the road is to be located).

Option 2: Recommended Option - Permit subdivision as per Single-Family Housing District, Subdivision Area B (R1/B) for all of the study area except the southern portion of the subject lot where Single-Family Housing District, Subdivision Area K (R1/K) would be permitted

Under Option 2, subdivision would be permitted as per Single-Family Housing District, Subdivision Area B (R1/B) for the majority of the study area except on the southern portion of the subject lot where Single-Family Housing District, Subdivision Area K (R1/K) would be permitted (Attachment 1). Under this option the subject property would be subdivided into three lots.

This is a compromise option that was developed after the wishes of the neighbourhood became apparent. The applicant amended his earlier application in order to bring the proposal more in line with the neighbourhoods wishes. The applicant has also offered to register design covenants on title to reassure the neighbourhood that the homes would be of good quality.

Under this option the resulting lot widths after subdivision remain consistent with others on Walton and Garrison. The average lot width on Garrison is approximately 13 m (42.6 ft.) while the two new lots would be approximately 10 m (32.8 ft.) in width. The key advantage of this option is that Garrison Court would finally be completed, as has always been the intent of the City.

Financial Impact

None.

Conclusions

1. The Urban Development Division has completed a study to determine future single-family lot sizes in Section 12-4-7.
2. Staff are recommending that a policy be adopted that would retain the existing R1/B policy for the majority of the study area except for a small area which would have an R1/K designation that would permit subdivision to two lots and the completion of Garrison Court.
3. The attached report deals with the rezoning application in the study area.



Jenny Beran, MCIP
Planner, Urban Development

JMB:sk

Staff Report**Origin**

Westmark Developments Ltd. has applied to rezone the southerly portion of subject property located at 5640 Walton Road in the study area from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) and Single-Family Housing District, Subdivision Area K (R1/K) for the purpose of creating three single-family lots.

Reference: Minimum Lot Widths and Areas

Subdivision Area	Minimum Lot Width	Minimum Lot Area
A	9m (29.527 ft.)	270m ² (2,906 ft ²)
K	10m (32.808 ft.)	315m ² (3,390 ft ²)
B	12m (39.370 ft.)	360m ² (3,875 ft ²)
E	18m (59.055 ft.)	550m ² (5,920 ft ²)

Findings of Fact

ITEM	EXISTING	PROPOSED
Owner & Applicant	Westmark Developments Ltd.	No change
Site Size	one lot – 2115 m ² (22,766 ft ²)	three lots, road, no-build lot
Land Uses	Single Family	No change
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	R1/B	R1/B & R1/K
Zoning	R1/E	R1/B & R1/K

The subject lot straddles two different neighbourhoods: the northern portion of the lot fronts Walton Road and the southern portion of the lot is part of the Garrison Court subdivision. In general, the area is a mix of older and newer homes on small and medium size lots.

Staff CommentsTransportation

From a transportation planning perspective, the design of the Garrison Court subdivision fully recognized the intent to finish the road with the development of 5640 Walton Road. Therefore, staff supports any option that would facilitate the completion of the road.

Engineering

Prior to final reading of rezoning the developer must:

1. Dedicate the 17 m completion of Garrison Court, tying both sides together.
2. Place a "No-Build" covenant on the small lot remaining on the south side of the new road dedication; and
3. Enter into the City's standard Servicing Agreement for design and construction of this missing piece of Garrison Court. All works are at the developer's sole cost. It would be expected that the two proposed new lots north of Garrison Court and two future lots (after consolidation) south of Garrison Court would be "pre-serviced" at this time.

Analysis

Staff supports the subject application because it is consistent with the recommended 702 policy for the larger area which is discussed in the attached report.

Financial Impact

None.

Conclusions

1. The proposal is to rezone one large lot to Single-Family Housing District, Subdivision Area B (R1/B) and Single-Family Housing District, Subdivision Area K (R1/K) for the purpose of creating three single-family lots.
2. The Urban Development Division supports the subject application because it is consistent with the 702 policy for the area recommended in the attached policy report.



Jenny Beran, MCIP
Planner, Urban Development

JMB:sk

There are requirements to be dealt with prior to final adoption:

1. Dedicate the 17 m completion of Garrison Court, tying both sides together.
2. Place a "No-Build" covenant on the small lot remaining on the south side of the new road dedication; and
3. Enter into the City's standard Servicing Agreement for design and construction of this missing piece of Garrison Road. All works are at the developer's sole cost. It would be expected that the two proposed new lots north of Garrison Court and two future lots (after consolidation) south of Garrison Court would be "pre-serviced" at this time.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council:

POLICY

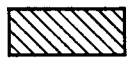
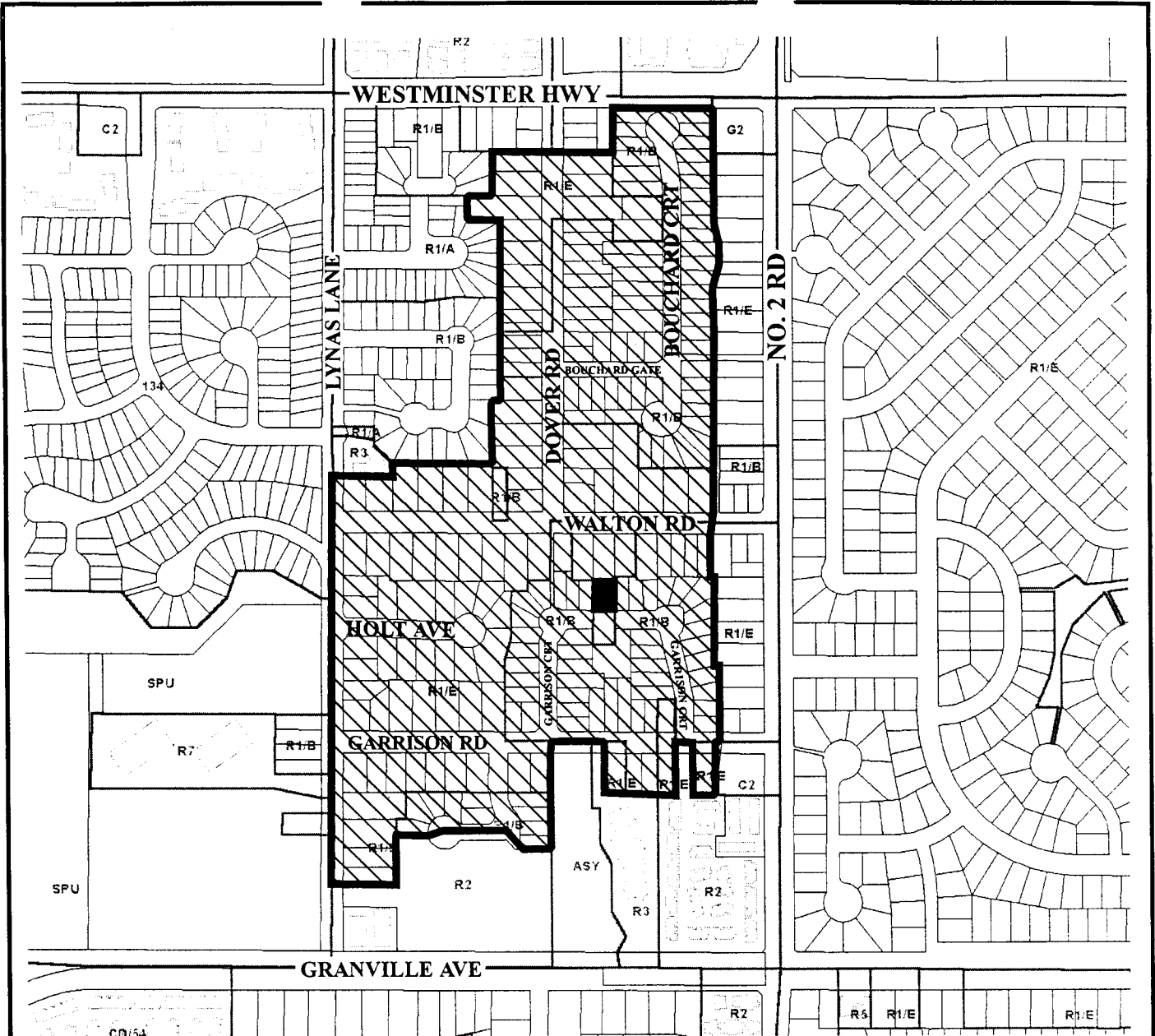
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 12-4-7

POLICY 5419:

The following policy establishes lot sizes in a portion of Section 12-4-7, generally bounded by **No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane** as shown on the attached map:

That properties within the area bounded by Westminster Highway, Lynas Lane, Granville Avenue, and No. 2 Road in a portion of Section 12-4-7 be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) with the exception of the southerly portion of 5640 Walton Road (north of Garrison Court) which is permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area K (R1/K) in Zoning and Development Bylaw No. 5300, and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.



Rezoning permitted to R1/B



Rezoning permitted to R1/K



SECTION 12, 4-7

Adopted Date: 11/19/01

Amended Date:



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 27, 1989

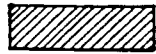
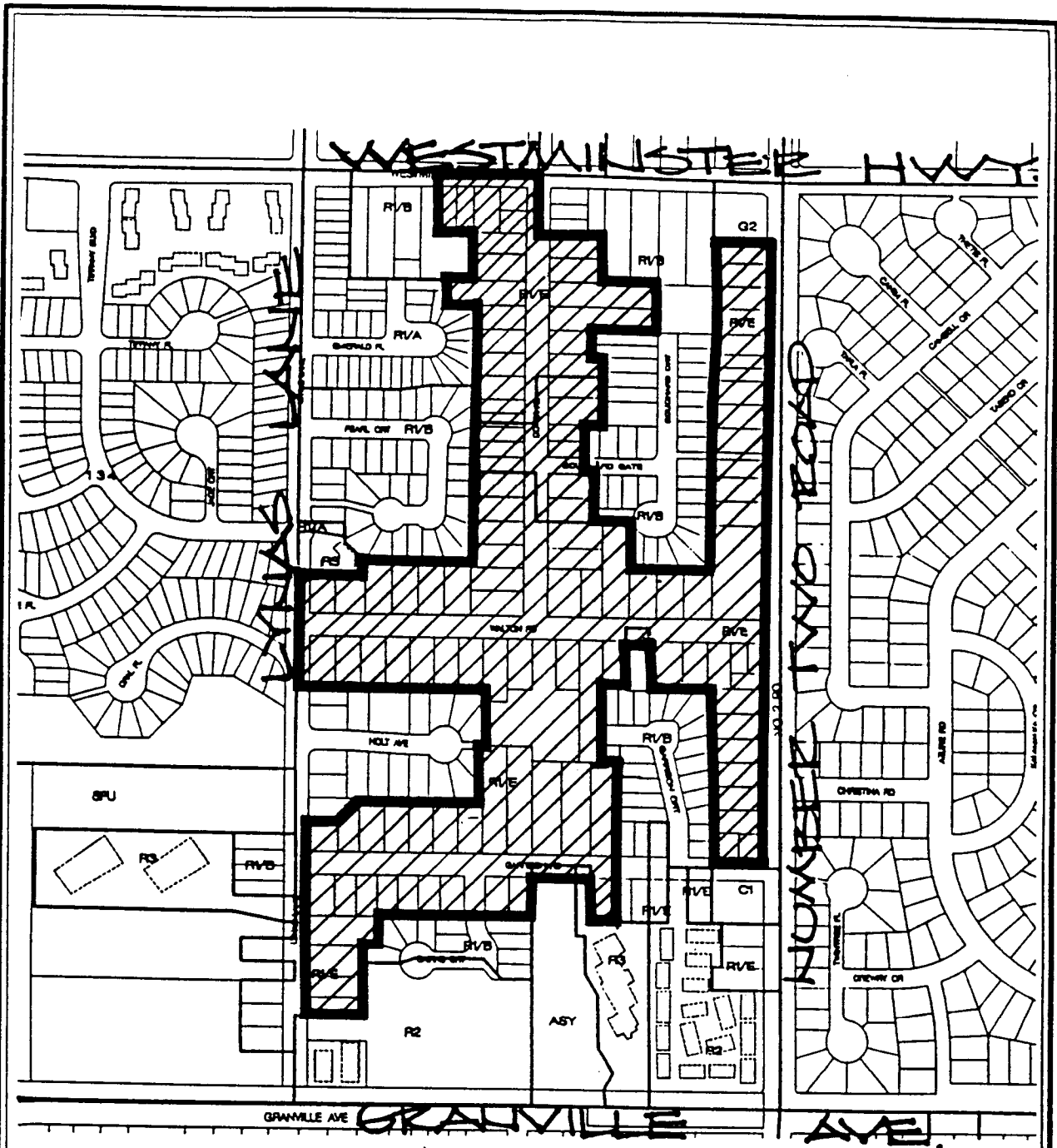
POLICY 5419

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 12-4-7**POLICY 5419:**

The following policy establishes lot sizes in a portion of Section 12-4-7, generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane:

That properties generally bounded by No. 2 Road, Westminster Highway, Granville Avenue and Lynas Lane, in a portion of Section 12-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, provided any new lots with frontage on No. 2 Road or Westminster Highway be accessed via a lane or internal road; if a lane or internal road access is not feasible for arterial road lots, then these lots will be restricted to Single-Family Housing District (R1/E), and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



SUBDIVISION PERMITTED AS PER
 R1/B PROVIDED LOTS ON NO. 2 RD.
 & WESTMINSTER HWY. HAVE ACCESS TO
 A LAKE OR INTERNAL ROAD



POLICY SECTION 5419
12,4-7

DATE
 02/17/89



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

Lot Size Study Survey
 Policy Planning Department

Contact (604) 276-4212 Fax (604) 276-4052

To ensure that your response is valid, please fill in the following:

Name: _____ Address in Study Area: _____

Property Owner or Resident

Please choose one of the following options by placing an "X" in one of the following boxes.

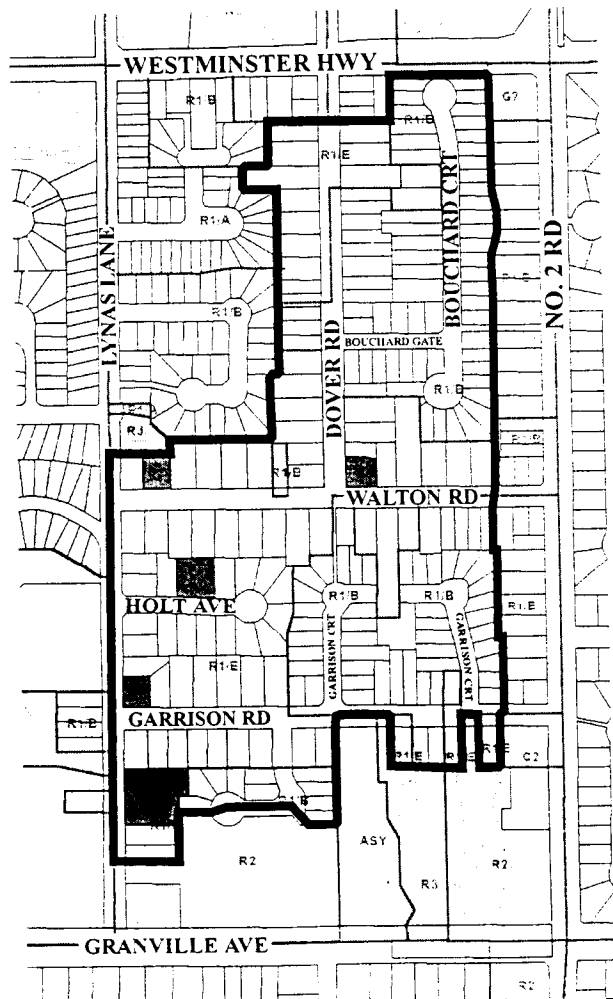
Option 1 Option 2 Option 3 Option 4

OPTION 1 - Status Quo

All lots in the area are currently permitted to rezone to **R1/B**.
 (12 m or 39.4 ft. wide lots).


Properties that may be able to rezone under this option.

2.0% of lots could rezone under Option 1.

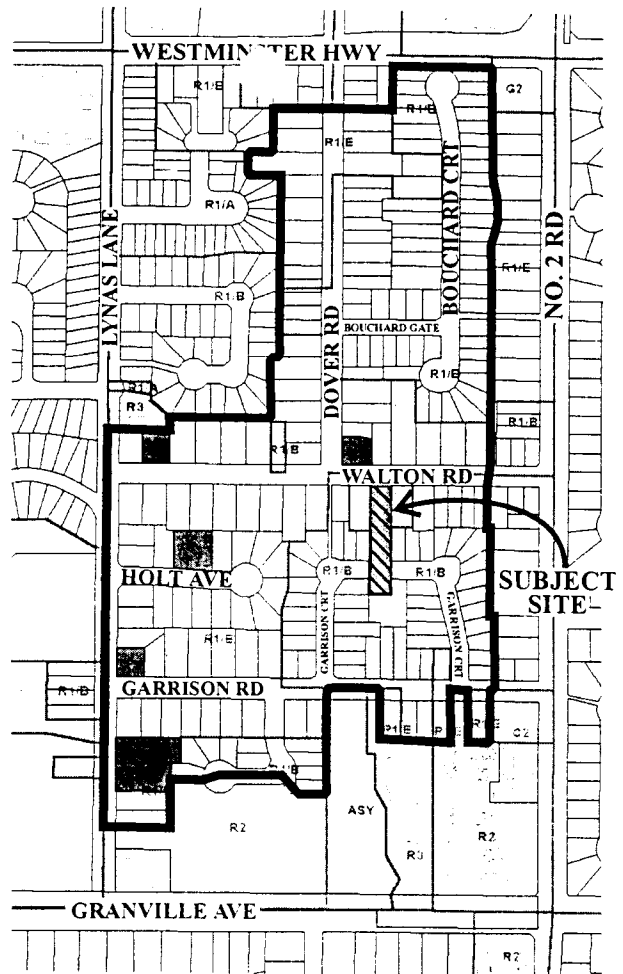


OPTION 2 - Road Only

Permit only the lot that is the subject of the application to subdivide to R1/K in order to permit the road to go through. (10 m or 32.8 ft. wide lots).


 Properties that may be able to rezone under this option.

2.0% of lots could rezone under Option 2.

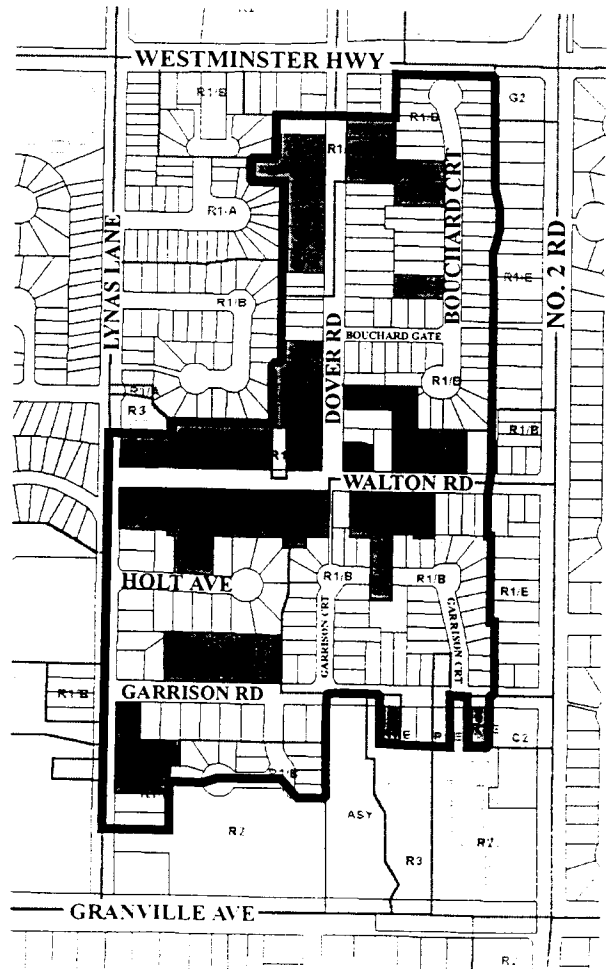


OPTION 3 - Some Change

Permit all lots in the area to subdivide to R1/K. (10 m or 32.8 ft. wide lots).

 Properties that may be able to subdivide under this option.

18% of lots could rezone under Option 3.

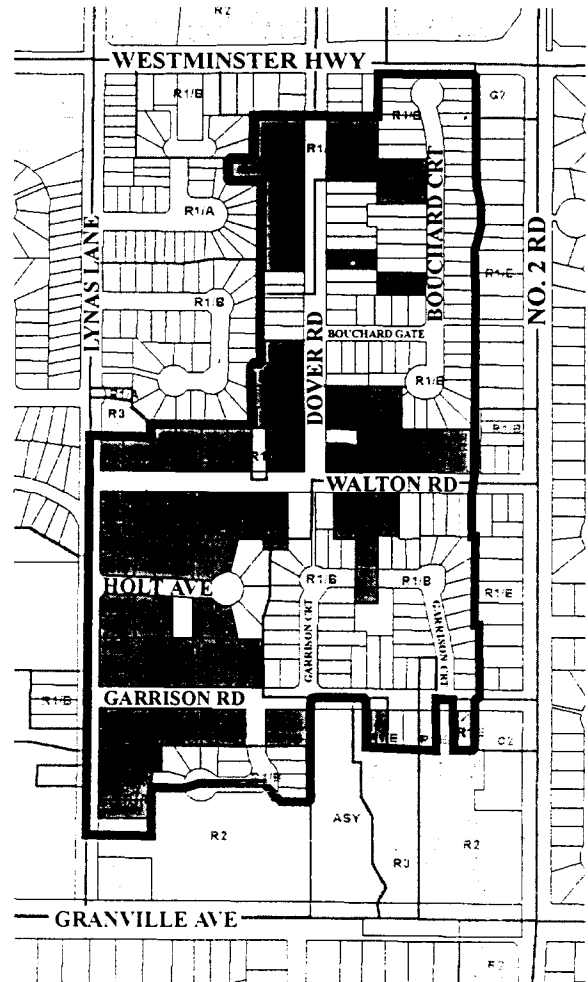


OPTION 4 - Most Change

Permit all lots in the area to subdivide to R1/A
(9 m or 29.5 ft. wide lots).

- Properties that may be able to subdivide under this option.

28% of lots could rezone under
Option 4.



The results of this survey will be used by City staff and Council to determine the appropriate lot sizes for the study area. All responses are confidential.

Thank you for taking the time to complete the survey. Please return the completed survey (using the enclosed postage paid envelope) by October 31, 2001 or fax to Jenny Beran at (604) 276-4052.

Please contact Jenny Beran, Planner, at (604) 276-4212 if you have any questions regarding the survey.

For Translation Assistance:

如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話：279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ ਸੋਸਾਇਟੀ ਵਿਖੇ
279-7160 ਤੇ ਫੋਨ ਕਰੋ



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7309 (RZ 01-185672)
5640 WALTON ROAD

The Council of the City of Richmond, in open meeting assembled, 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 SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) AND SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K).

That area shown on "Schedule A attached to and forming part of Bylaw 7309"

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7309".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

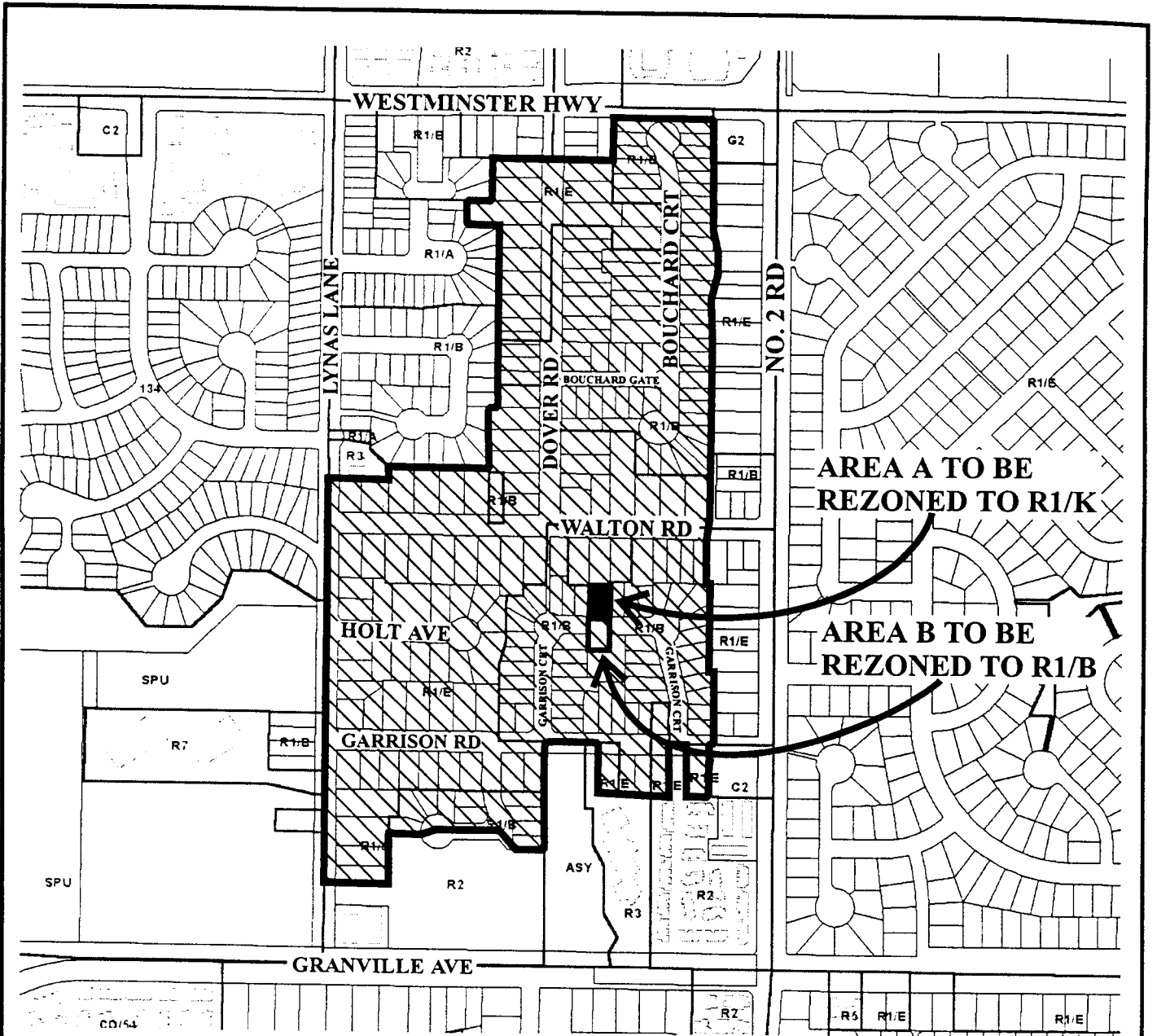
ADOPTED

DEC 10 2001

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

MAYOR

CITY CLERK



Rezoning permitted to R1/B

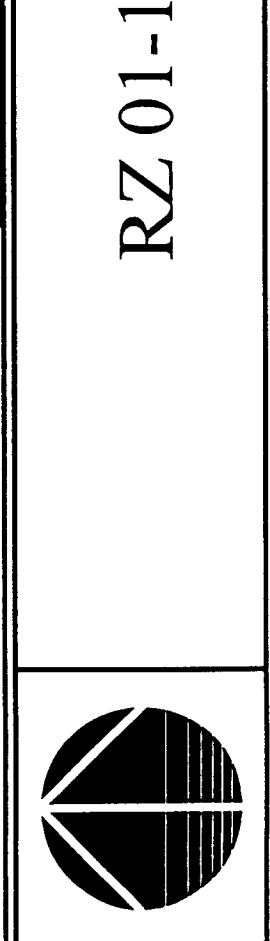
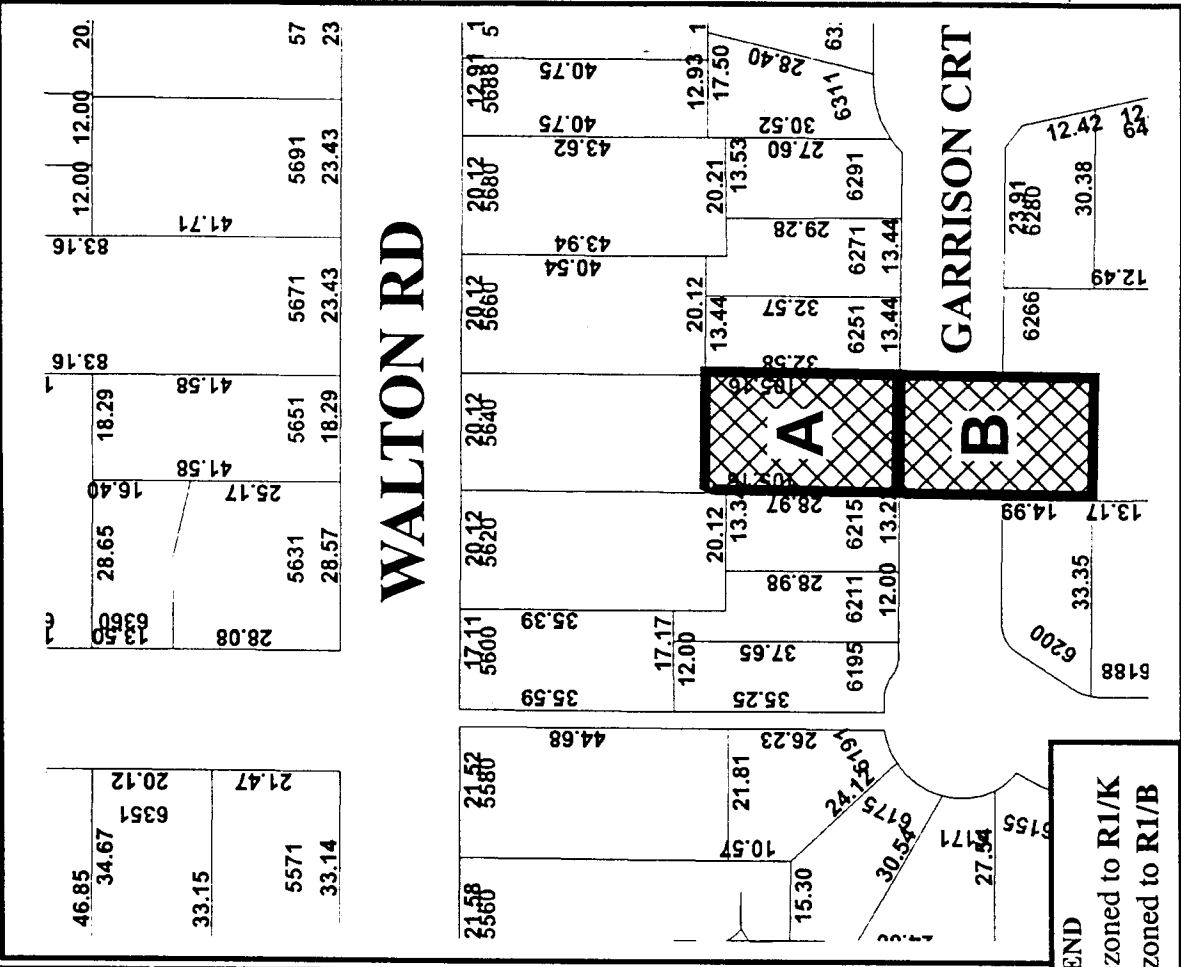
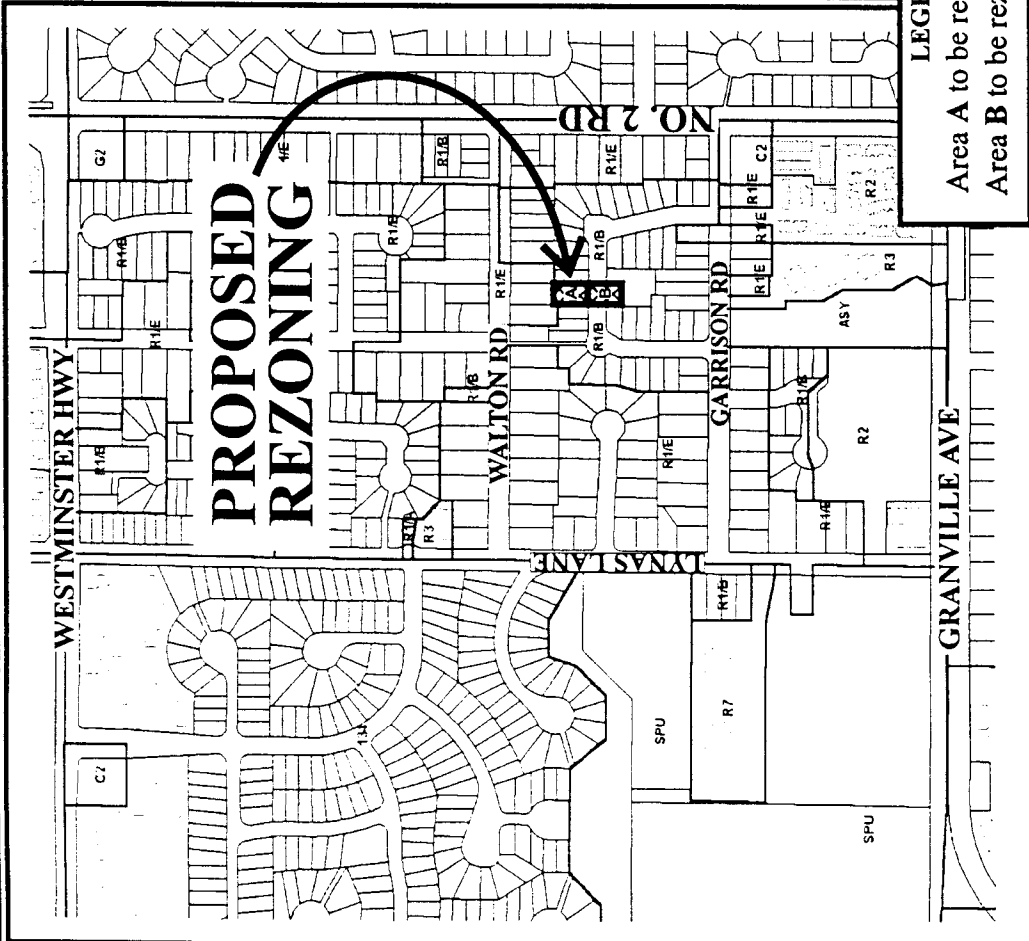


Rezoning permitted to R1/K



Proposed Lot Size Policy
Section 12, 4-7
RZ 01-185672

Adopted Date:
 Amended Date:



RZ 01-185672

Original Date: 05/01/01
 Revision Date: 11/21/01

Note: Dimensions are in METRES

To Planning Office

Dec 4/01

Item 3.

November 22, 2001

Original Mailed

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1
Attention: Jenny Beran, Planner, Urban Development

Faxed to Urban Development Division, Fax # (604) 276-4177

Gentlemen:

File: RZ 01-185672, Section 12-4-7

In response to your letter dated October 26, 2001, informing us of the results of the Single-Family Lot Size Study in section 12-4-7, we as property owners and/or residents are opposing "Option 2 – reconfirm the existing R1/B Lot Size Policy (39.37 ft wide lots) for the whole neighbourhood except on the southern portion of the subject lot where R1/K (32.8 ft wide lots) would be permitted. Under this option, the subject lot would be able to subdivide into three lots. This option is presented as a compromise in order to complete the road."

Currently, all our existing properties on Garrison Court is zoned R1/B (39.37 wide lots) – there are about 40 properties being affected. If sub-division of the southern portion into R1K (2 smaller lots with 32.8 ft. wide frontage) is permitted and such properties sold, it would definitely affect the market value of our properties on Garrison Court. Why is the city "compromising" for the benefit of this developer at the expense of all existing property owners?

Why is the city discriminating the southern portion of the subject lot by allowing subdivision into 2 smaller lots (of 32.8 ft wide) facing Garrison Court, and not for the north side facing Walton Road? We are certain that if subdivision into two 32.8 ft. wide lots facing Walton Road is permitted, all the existing property owners on Walton Road will be protesting, just like us.

Option 1 of reconfirming R1/B (39.37 ft. wide lots), which allows subject lot to sub-divide into 2 lots is acceptable to us, because it is in line with existing Lot Size Policy. In addition, some of us do not want the road to be completed.

Please respond to all of us.

Sincerely,

Signed by property owners on Garrison Court (see pages attached).

TOTAL 3 PAGES

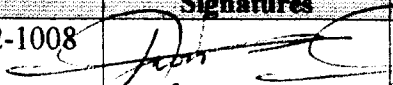

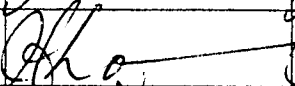
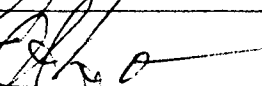
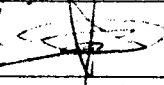
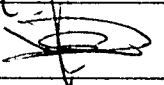
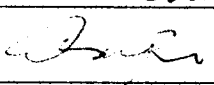
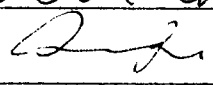
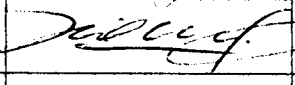
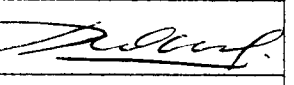
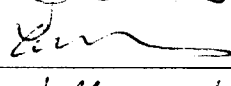
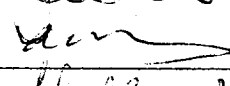
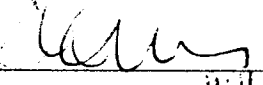
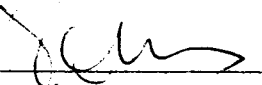
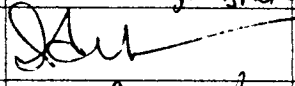
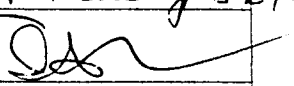
TO PLANNING - DEC. 4/01

Re (RZ 01 - 185672)

FILE No: 8060-20-7309

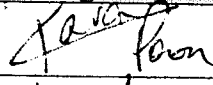
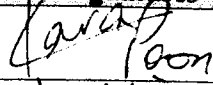
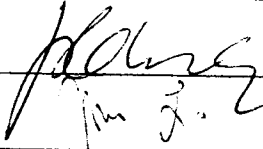
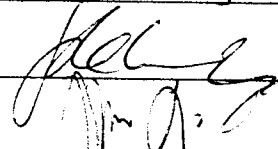
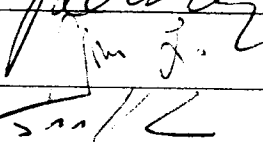
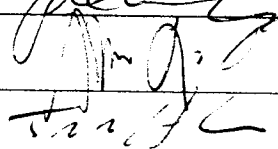
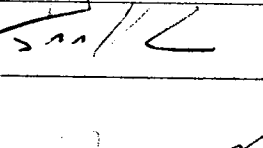
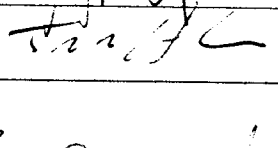
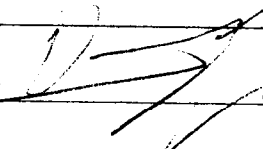
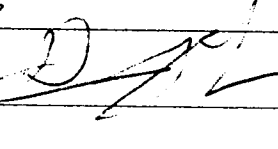
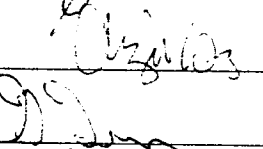
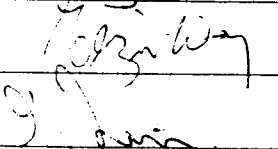
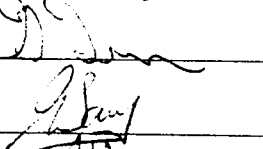
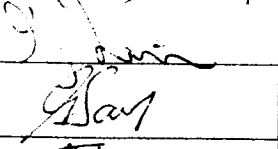
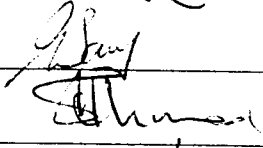
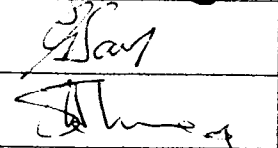
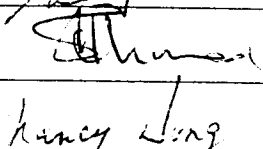
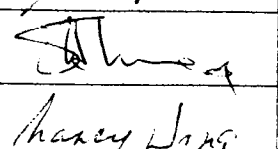
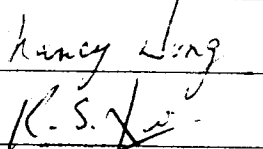
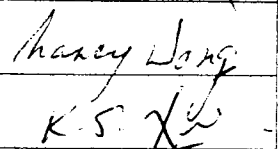
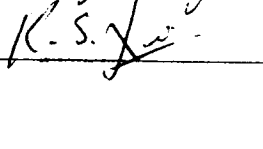
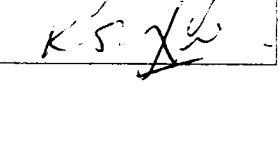
File: RZ 01-185672, Section 12-4-7

List of Property Owners opposing "Option 2" subdivision into 3 lots (resulting in two smaller 32.8 ft. wide lots facing Garrison Court.) In addition, those opposing Garrison Court road completion.

Address	Name	Phone	Oppose "Option 2" (No to 3 lots) Signatures	Oppose Road Completion Signatures
5631 Garrison Road	Aaron Fan	(604) 232-1008		
6111 Garrison Court	Min Sing Lam	(604) 271-6138		
6115 Garrison Court	Cindy & Danny Tong	(604) 271-0321		
6120 Garrison Court	Sandra Tay	(604) 241-2587	Sandra Tay	Sandra Tay
6128 Garrison Court	Richard W.S. Lok	(604) 274-7643	Chris Lok	Chris Lok
6131 Garrison Court	Wei-Chuang Chen For	(604) 277-8695	Willie Chan	Willie Chan
6135 Garrison Court	Amy Chow	(604) 277-5697		
6151 Garrison Court	Albert Wong	(604) 241-4813		
6155 Garrison Court	Che Keung Kwok	(604) 271-7689	Che Kwok	Che Kwok
6160 Garrison Court	Thomas Ng	(604) 214-9610	Thomas Ng	Thomas Ng
6171 Garrison Court	Pauline & Philip Fung	(604) 272-0234	Pauline & Philip Fung	Pauline & Philip Fung
6175 Garrison Court	Chi Shing Tso	(604) 275-8982	Chi Shing Tso	Chi Shing Tso
6180 Garrison Court	Amelia Lee LAWYER - TC	(604) 241-0399		
6188 Garrison Court	Mrs. Mak	(604) 241-3853	Stella Mak	Stella Mak
6191 Garrison Court	Thomas Lee	(604) 275-3988		
6195 Garrison Court	Wu Hsu Yueh Tao	(604) 241-0138	Hsu Yueh - Tao	WU CHIN CHUNG
6200 Garrison Court	Gian Sihota	(604) 271-5305	Her Sihota	Her Sihota
6211 Garrison Court TENANTS	Joan & Irving Auerbach	(604) 277-7909		
6215 Garrison Court	Jenny Pan & Gordon Chan	(604) 657-8790	Jenny Pan Gordon Chan	

File: RZ 01-185672, Section 12-4-7

List of Property Owners opposing "Option 2" subdivision into 3 lots (resulting in two smaller 32.8 ft. wide lots facing Garrison Court.) In addition, those opposing Garrison Court road completion.

Address	Name	Phone	Oppose "Option 2" (No to 3 lots) Signatures	Oppose Road Completion Signatures
6280 Garrison Court	Kam M Poon	(604)		
6251 Garrison Court	WAYNE KIVI	(604) 448-9592	W B Kivi	W B Kivi
6271 Garrison Court	NG WAI HAN	(604) 271-6800	Wai Han Ng	Wai Han Ng
6291 Garrison Court	Peter L Choi	(604)	Peter L Choi	Peter L Choi
6211 Garrison Court	Hardial Enter prises Ltd	(604)		
6266 Garrison Court	Paul A Pinkhasik Zina	(604) 278-9525	Paul A Pinkhasik	
6311 Garrison Court	Cheong F Li Chersty Yuzi	(604) 277-9427	Y. Chastly	Y. Chastly
6331 Garrison Court	Ping K Wong	(604)		
6351 Garrison Court	Kin Y Lo	(604)		
6371 Garrison Court TENANT	Chien-Pai Yu	(604)		
6391 Garrison Court N/A	Amir P Sumar (2/3 Int)	(604)		
6480 Garrison Court	Chi H Yim	(604)		
6460 Garrison Court	Chi-Wai Chan	(604)		
6440 Garrison Court	Brian Graham	(604) 275-4448	Brian Graham	Brian Graham
6420 Garrison Court	Hans W Wong	(604)		
6411 Garrison Court	Carol Quinn	(604)		
6431 Garrison Court	Giovanda Samy	(604)		
6451 Garrison Court	Salimkhan J Ahmed	(604)		
6471 Garrison Court	Kwok S Wong	(604)		
6491 Garrison Court	Kwan S Lui	(604)		

From: Section 12-4-7 Residents, Richmond, BC

Date: December 3, 2001

TO: Members of the City Council, Richmond, B.C.

Mayor Malcolm Brodie
Cllr. Bill McNulty (Chair)
Cllr. Lyn Greenhill (Vice Chair)
Cllr. Linda Barnes
Cllr. Sue Halsey-Brandt
Cllr. Harold Steves
Cllr. Kiichi Kumagai
Cllr. Evelina Halsey-Brandt
Cllr. Rob Howard

RE: Proposed rezoning as per file RZ 01-185672

Dear Members of the City Council.

We turn to you as our elected representatives, as we fear that we may not be represented fairly by the Urban Development Division with respect to proposed zoning changes in our neighborhood. A developer has submitted a rezoning application for smaller lots. The neighborhood strongly opposes the proposed changes, as can be clearly seen from the results of the survey conducted by the Urban Development Division. Yet, the Urban Development Division is proposing a "compromise" which would contradict the wishes of a strong majority of the residents, as clearly shown by the survey. A copy of the survey is attached for your reference.

We, your constituents, are asking you to reconfirm the existing zoning, R1/B lot size (12M or 39.37 ft wide lots) for our whole neighbourhood. You are our elected representatives and we look to you to represent our wishes in maintaining the integrity of our neighborhood.

Thank you for your support.

Yours truly,
Residents of section 12, 4-7
(~~signatures attached~~)



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

October 26, 2001
File: RZ 01-185672

Urban Development Division
Fax: (604) 276-4177

Section 12-4-7

Dear Property Owner and/or Resident:

Re: Results of the Single-Family Lot Size Study in Section 12-4-7

In October 2001 you and your neighbours participated in a study to determine the future size of single-family lots in your area shown on the attached map. As part of the study process, the Urban Development Division held a Public Information Meeting on October 16th and distributed surveys. The purpose of this letter is to review the results of the study and to inform you of the options that the Urban Development Division will be forwarding for consideration to Council.

The results of the October 2001 survey are indicated in the following chart. A total of 52 surveys were received from the 220 households of the study area (24% response rate).

Summary – Survey Responses

OPTIONS	# Responses	% Responses
Option 1 – Status Quo (R1/B) (12m or 39.37 ft wide lots)	41	79%
Option 2 – Road Only (R1/K on 5640 Walton Road only) (10m or 32.8 ft wide lots)	6	11.5%
Option 3 – Some Change (R1/K) (10m or 32.8 ft wide lots)	5	9.5%
Option 4 – Most Change (R1/A) (9m or 29.5 ft wide lots)	0	0%
Total	52	100%

The survey results indicate that a large proportion of survey respondents prefer to keep things the way they are now rather than permitting some smaller lots in the neighbourhood or four smaller lots on the site of the rezoning application.

The Urban Development Division recognizes the desire of the neighbourhood to maintain the existing lot sizes and is presenting the following two options for Council consideration.

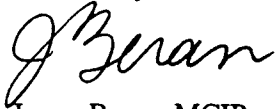
Option 1 – Reconfirm the existing R1/B Lot Size Policy (12m or 39.37 ft wide lots) for the whole neighbourhood. Under this option the subject lot could subdivide into two lots and it is unlikely that the road would be completed.

Option 2 – Reconfirm the existing R1/B Lot Size Policy (12m or 39.37 ft wide lots) for the whole neighbourhood except on the southern portion of the subject lot where R1/K (10m or 32.8 ft wide lots) would be permitted. Under this option the subject lot would be able to subdivide into three lots. This option is presented as a compromise in order to complete the road.

Council will determine the final Lot Size Policy and the disposition of the subject rezoning application at Planning Committee which is tentatively planned on December 4th at 4pm in the Anderson Room at Richmond City Hall. A copy of the staff report is available the Friday prior to the meeting. After the recommendation is reviewed by the Planning Committee it will be reviewed by Council and then at Public Hearing. You are welcome to attend any of these meetings, however, the Planning Committee meeting and the Public Hearing are the preferred venues for public presentations. You will also be notified by mail of the Public Hearing date.

If you have any questions or require further information, call me at 276-4212.

Yours truly,



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas
Enc. (1): Map

1

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6151 BOUCHARD COURT RICHMOND B.C. V7C5N8	Signature: <i>Benjamin Banguyan</i> BENJAMIN BANGAYAN
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6120 Bouchard Court Richmond BC V7C5N8	Signature: <i>Bellei Amy Uy</i>
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6280 Bouchard Court, Richmond, B.C. V7C5N8.	Signature: <i>Wilfred Wong</i>
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2

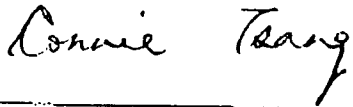
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Address:
6220 BOUCHARD COURT
RICHMOND B.C. V7C 5N8

Signature:


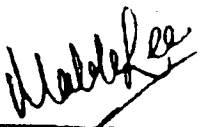
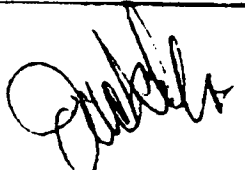
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Address:
6211 Bouchard Court
Richmond BC V7C 5N8

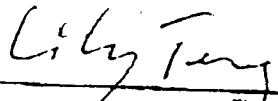
Signature:


I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.


Address:
6160 BOUCHARD COURT
RICHMOND BC
V7C 5N8

Signature:
 

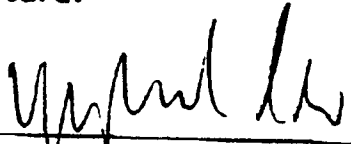
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6580 Bouchard Court Richmond, B.C. V7C 5H4	Signature: 
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

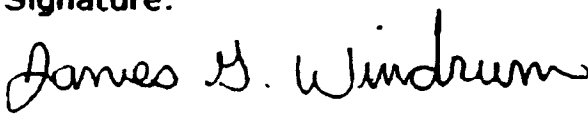
Address: 6500 Bouchard Court Richmond, B.C. V7C 5H4	Signature: 
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.


Address: #6520 BOUCHARD COURT, RICHMOND, V7C 5H4.	Signature: 
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4

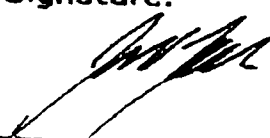
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5620 HOLT AVE RICHMOND, B.C.	Signature: 
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5580 HOLT AVE RICHMOND BC V7C 5C8	Signature: 
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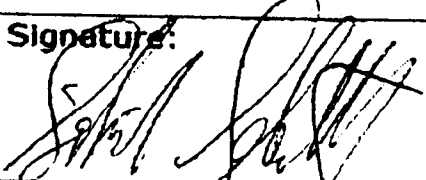
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5361 HOLT AVE., RICHMOND, BC V7C 5C8	Signature: 
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5

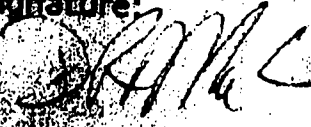
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:
6051 Dover Rd.

Signature:


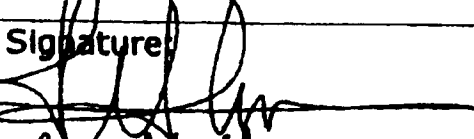
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:
5651 Holt Avenue

Signature:


I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:
5653 Holt Ave

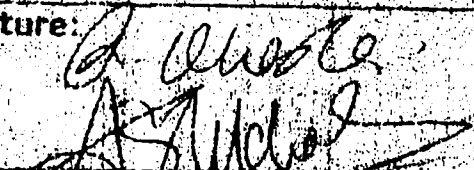
Signature:


Arnold Minson
Brown

6

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.


Address: 5471 Walton Road Ruid B.C.

Signature: 

10/12/2001 19:14 6042419871 A:8:R:MARSH HOLDINGS PAGE 01

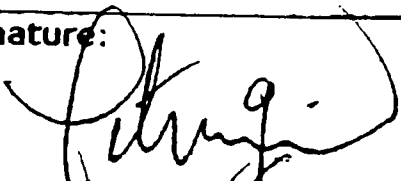
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6188 DOVER ROAD RICHMOND V7C 3L1

Signature: 

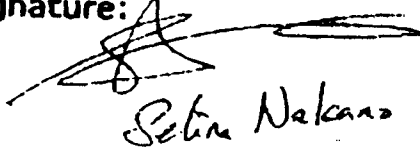
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6100 Dover Road, Rich. B.C. V7E 3L1.

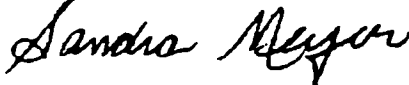
Signature: 

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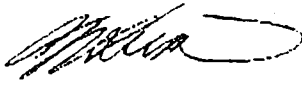
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5671 Walton Rd Richmond BC V7C 2L8	Signature:  Selim Nakano
--	--

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5660 Walton Road	Signature:  Sandra Meyson
------------------------------	---


I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5651 WALTON ROAD RICHMOND, B.C. V7C 2L8	Signature: 
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8

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:
5720 WALTON ROAD
RICHMOND, BC V6C 2L9

Signature:


I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:
5708 WALTON ROAD
RICHMOND, B.C.

Signature:
Poon Ling Hong

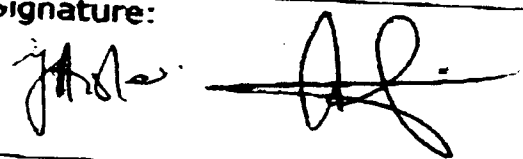
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TEL NO:

ID:

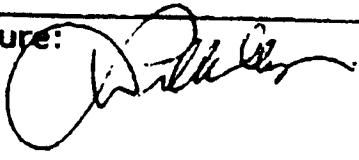
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:
Gr. Arster / N. Arster
5691 Walton Road,
Richmond V7C 2L8.


Signature:


9

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

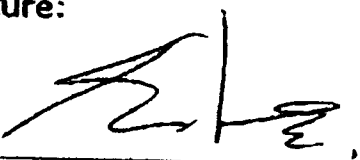
Address: 5735 GARRISON ROAD RICHMOND, BC V7C 2M1 CANADA	Signature: 
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5775 Walton Road	Signature: 
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Oct 3, 01


I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5740 Walton Road Richmond, B.C.	Signature: 
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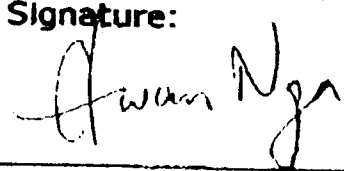
EDDIE LEE

10

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6200 GARRISON COURT	Signature: 
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

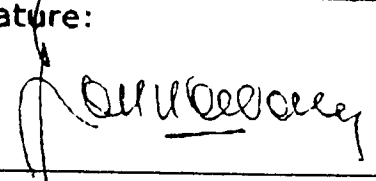
Address: 6160 Garrison Court Richmond, B.C. V7C 5S2	Signature: 
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FROM : LO'S FAMILY

PHONE NO. :

OCT. 03 2001 01:13AM P1

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5711 GARRISON ROAD RICHMOND, BC V7C 2M1	Signature: 
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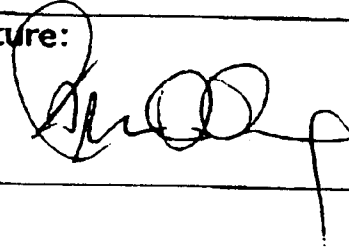
11

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:

6420 Garrison Court
Richmond, B.C.
V7C 5H6

Signature:



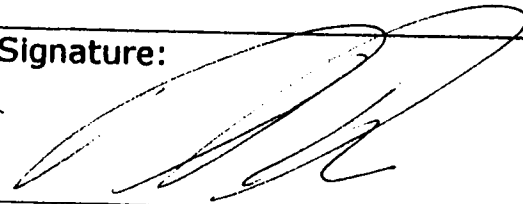
TOTAL P. 01

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:

6266 Garrison Court
Richmond, B.C.

Signature:



I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:


6251 GARRISON COURT
RICHMOND B.C. V7C5H7

Signature:




12

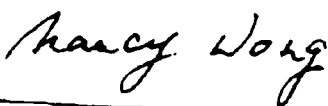
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6720 CAIRNS COURT	Signature: 
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6760 CAIRNS COURT	Signature: 
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6471 GARRISON CRT RICHMOND	Signature: 
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13

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:
6560 Hymus Lane

Signature:
Sigrid Fraser

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:
5760 Bouchard Gate
Richmond, B.C.
V7C 5H5

Signature:
[Signature]

TOTAL P.01

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:
6791 Cairns Court
Richmond B.C. V7C 5E6

Signature:
Jurich Miller

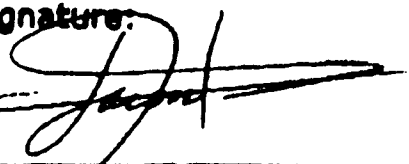
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5580 Halt Ave Richmond B.C.	Signature: 
--	--

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

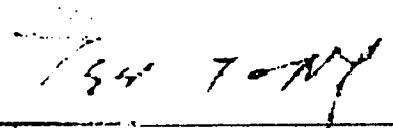
Address: 6195 GARRISON COURT Richmond B.C. V7C 5S2	Signature: WU HSU . YUEH-TAO 吳許月桃
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

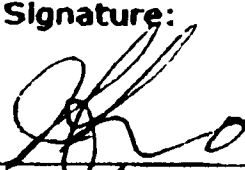
Address: 5631 GARRISON RD., RICHMOND, B.C. V7C 2M1	Signature: 
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15

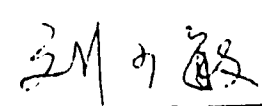
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5680 Bouchard Gate V7C 5H5 Richmond.	Signature: 
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

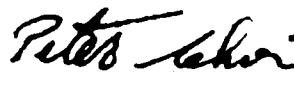
Address: Bill GARRISON CRT, RICHMOND. BC. V7C 5S2	Signature: 
---	--

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

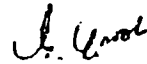
Address: 5651 GARRISON RD. RICHMOND BC. V7C 2M1	Signature:  Lisa
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16

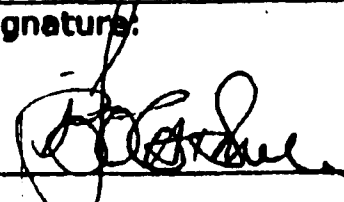
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6291 GARRISON COURT RICHMOND B.C. V7C 5H7	Signature: 
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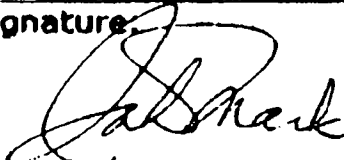
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6156 GARRISON COURT RICHMOND B.C. V7C 5S2	Signature:  Oct 17, 01
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6175 GARRISON COURT RICHMOND V7C-5S2	Signature: 
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6171 DOVER ROAD RICHMOND, BC V7C 3K9	Signature: 
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17

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6188 Garrison CRT Richmond B.C. V7C 5S2	Signature: Sham doi Jung
--	-----------------------------

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5531 GARRISON RD RICHMOND, B.C.	Signature: M. Chan
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.


Address: 6195 GARRISON COURT Richmond B.C V7C 5S2	Signature: Chin-Chung, Wu 吳金宗
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

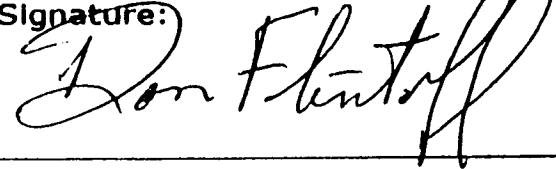
Address: 6195 GARRISON COURT Richmond B.C V7C 5S2	Signature: Chih-wei, Wa
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18

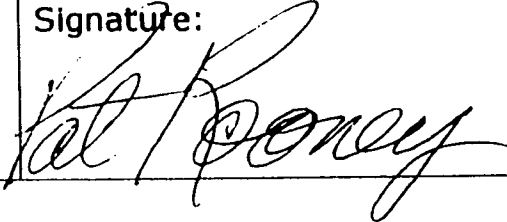
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6108 DOVER RD.	Signature: 
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6071 Dover Rd	Signature: 
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6780 Cirrus Ct Richmond	Signature: 
--	--

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5511 WALTON RD.	Signature: 
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19

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5511 WALTON RD.	Signature: <i>Blair Angus Sandhu</i>
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5420 Walton Rd.	Signature: <i>Tzong chiu yang</i>
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5400 Walton Rd.	Signature: <i>Tzong chiu yang</i>
-----------------------------	--------------------------------------

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.


Address: 5511 WALTON RD.	Signature: <i>Blair Angus Sandhu</i>
-----------------------------	---

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6180 GARARISI COURT RICHMOND BC V7C 5S2	Signature: <i>Amber Voo</i> 113
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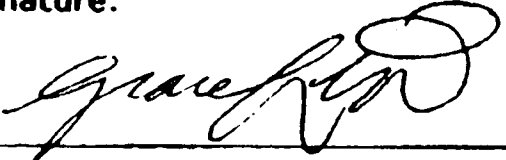
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: GORDON CHAN
JENNY PAN
6215 GARRISON COURT
RICHMOND, BC
V7C 5S2

Signature:


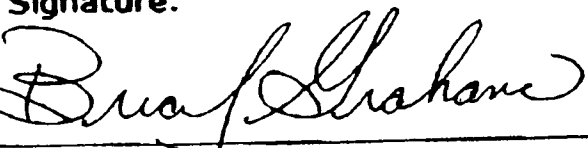
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:
6191 Garrison Court
Richmond BC
V7C 5S2

Signature:


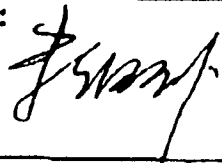
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address:
6440 GARRISON COURT

Signature:


21


I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5660 Garrison Rd., Richmond - B.C.	Signature: 
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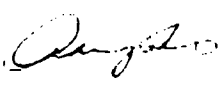
I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5500 GARRISON Road RICHMOND	Signature: D. Nakadomari
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I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 5720 GARRISON RD RICHMOND B.C V7C 2M3	Signature: 
--	--

I oppose the proposed rezoning subdivision by Westmark Developments Ltd. of the property located at 5640 Walton Road, and the area it will affect (File #R201-185672). I would like the current zoning R1/B (39.4 ft wide lots) to remain the same.

Address: 6135 GARRISON COURT, RICHMOND, B.C., V7C 5S2	Signature: 
--	--