



To: Planning Committee
From: Raul Allueva
Director of Development

Date: September 8, 2004
File: RZ 04-267565

Re: **Application by Maeda Development Ltd. for Rezoning at 6620 Granville Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/95)**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7820, to revise the Land Use Map in Schedule 2.5A (East Livingstone Sub-Area Plan) and specific wording in various policies in the "Neighbourhoods & Housing" section of the Area Plan to clarify land use policies regarding density, setbacks and interface between multi-family and single-family developments, be introduced and given first reading.


2. That Bylaw No. 7820, having been considered in conjunction with:

- the City's Financial Plan and Capital Program; and
- the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said programs and plans, in accordance with Section 882(3)(a) of the Local Government Act.

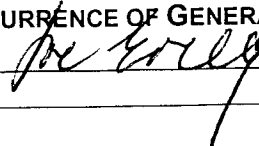
3. That Bylaw No. 7820, having been considered in accordance with the City Policy on Consultation During OCP Development is hereby deemed not to require further consultation.

4. That Zoning Amendment Bylaw No. 7821, to amend the density, lot coverage, minimum setbacks from property lines and minimum lot size in "Comprehensive Development District (CD/95)", and to rezone 6620 Granville Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/95)", as amended, be introduced and given first reading.


Raul Allueva
Director of Development
KE:blg

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Maeda Development Ltd. has applied to the City of Richmond for permission to rezone 6620 Granville Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/95) in order to permit the development of six (6) townhouse units with access to a new lane.

An Official Community Plan amendment to the Land Use Map and re-wording of some policies in the Neighbourhoods & Housing section of the East Livingstone Sub-Area Plan is being brought forward to clarify existing residential land use in the Area Plan.

A zoning textural amendment to Comprehensive Development District (CD/95) is also being proposed to accommodate the subject rezoning application.

Findings of Fact

Item	Existing	Proposed
Owner	S-242 Holdings Ltd.	To be determined
Applicant	Maeda Development Ltd. (Stacey Maeda)	No change
Site Size	1,359 m ² (14,632 ft ²)	No change
Land Uses	Single-family dwelling	Multi-family (6 townhouse units)
OCP Designation (General Land Use Map)	Neighbourhood Residential	No change
East Livingstone Sub-Area Plan Designation	Small Lot Single-Family; Two-Family; or Townhouse Residential	Townhouse Residential – Complies with Area Plan Designation
Zoning	R1/E	CD/95

Surrounding Development

- To the east - Two to three-storey townhouses zoned Comprehensive Development District (CD/94) and Comprehensive Development District (CD/95) considered to be Phase 1 and Phase 2 of the Livingstone Place townhouse development;
- To the west - An older character single-family dwelling on a similarly sized lot. Further west, is a mix of new and old single-family dwellings on smaller lots; and
- To the south – A vacant lot that has not yet redeveloped. On either side of this vacant parcel, are new single-family dwellings on small lots.

Related Policies & Studies

East Livingstone Sub Area Plan

The land use map designation for this property permits a variety of residential uses including small lot single-family, two-family or townhouse residential. The proposal falls within the 'townhouse residential' designation. The following are key components and policies of the Area Plan that apply to this application.

- Land Use – Single-family and two-family dwellings are permitted at a density of 0.55 floor area ratio (F.A.R.). Low-density townhouses are also permitted at a maximum density of 0.7 F.A.R.
- Vehicular access to and from Granville Avenue is not permitted.
- Use lanes to provide vehicle access to multi-family developments to minimize impacts on neighbourhood streets and pedestrian realms.

Public Input

To date, one letter of objection has been received from the neighbouring property owner to the west (6600 Granville Avenue – **Attachment 2**). Concerns are as follows:

- The density of the development and number of units proposed is too high;
- Distance between the townhouse units on the subject site and dwelling on the neighbouring property is too close;
- Shadow impacts on neighbouring properties; and
- Impacts associated with construction activity (i.e. noise, pollution).

The neighbouring owner also requests specific actions to address his concerns. A summary of the measures taken to address these issues is provided in the "analysis" section of this report.

Staff Comments

Policy Planning – Official Community Plan Amendment

Amendments to the East Livingstone Sub-Area Plan relate to revisions to the Land Use Map and the wording of three policies contained in the Neighbourhoods & Housing section.

- Land Use Map (refer to Schedule 1 to Bylaw 7820) – The changes being proposed to the Area Plan's Land Use Map are needed to provide more specific direction with respect to what form of residential uses are allowed and the density at which they are permitted. It is also in order to reflect what has already been built in the area.
- Neighbourhood & Housing Policies – Revisions to three policies in this section of the Area Plan are being made in conjunction with the above-mentioned changes to the Land Use Map. One policy in this section speaks to a maximum permitted density of 0.75 F.A.R. for land designated as "medium density townhouse residential" in the Area Plan's Land Use Map. This amended policy is being brought forward to accurately represent the density of multi-family developments already constructed in the east portion of the Area Plan.

Proposed Residential Development

The six (6) unit townhouse development is considered the third phase (**Attachment 3**) of the existing Livingstone Place townhouse development to the east that currently consists of 19 units developed under a similar site plan with identical building forms and architectural elements carried throughout. Phase 1 & 2 are under two (2) separate stratas. The dwelling units proposed for the subject site will be a separate strata as well. The Development Application Data Sheet (**Attachment 4**) outlines information about the project.

The site plan (**Attachment 5**) for the proposed development is for dwelling unit entrances to front the public roads (Granville Avenue and Livingstone Place) with a central driveway running east-west providing vehicle access through the site and to the Livingstone Place access established to the east in Phase 1.

Existing and Future Potential Context

A large lot to the immediate south of the subject property has the potential to redevelop into small single-family lots. This future development will facilitate the completion of Livingstone Place. The lot to the immediate west is the final remaining lot in the East Livingstone Sub-Area Plan and has numerous development options that include single-family, two-family and multi-family residential. A context plan of existing development and potential future development is shown in **Attachment 6** and **Attachment 7**.

Proposed Zoning Text Amendment

The applicant is requesting to amend Comprehensive Development District (CD/95) as this zone is considered to be the most appropriate, considering the development to the east was completed according to this zone. However, as the subject site is narrower and smaller in area than neighbouring properties to the east, staff are proposing text amendments related to permitted density, lot coverage, setbacks and minimum lot size requirements. It is anticipated that the amended Comprehensive Development District (CD/95) would also be appropriate for the adjacent lot to the west.

Permitted Density – The existing permitted density in Comprehensive Development District (CD/95) is 0.65 F.A.R. The subject proposal is 0.69 F.A.R. The main reason for the requested increase to 0.7 F.A.R is because the subject site has a smaller total area than the neighbouring site where Comprehensive Development District (CD/95) was first implemented. The small increase in density is supportable, based on the fact that the site plan, building form, massing, height and coverage has not deviated from what was approved in Phase 1 and 2 of Livingstone Place to the east. In addition, a reduction in floor area to 0.65 F.A.R. can be achieved through internal design changes (i.e. creation of vaulted spaces), but these would have no effect on altering the mass, height or volume of the buildings. Therefore, the proposed amendment to density is acceptable.

Lot Coverage – The existing maximum permitted lot coverage is 41.5%. The proposed amendment to increase maximum lot coverage to 45% is once again attributed to the small total area of the subject site and the applicant's desire to maintain similar unit layouts and building character based on existing development to the east.

Minimum Setbacks from Property Lines – For the north and south yard setbacks, projections for bay windows (maximum of 1 m or 3.28 ft.) and covered entrances (maximum of 2 m or 6.56 ft.) are proposed. As this was a design feature covered in the Development Permit for Phase 1 and 2 of the Livingstone Place project, staff propose to include this typical design feature in the zoning so that it will not require a variance at the Development Permit stage.

The east property line setback is being reduced from 2.27 m (7.448 ft.) to 1.2 m (4 ft.) The reasoning behind this request is to accommodate siting of buildings on the existing sized lot. A request to reduce the west yard setback from 2 m (6.562 ft.) to 1.22 m (4 ft.) for the garage and 1.52 m (5 ft.) for the townhouse units is also being prompted by the narrowness of the lot. The reduced side yard setback is supportable as the project is limited to two stories with the massing of townhouses resembling detached single-family units.

Minimum Lot Size – A reduction to minimum lot size stated in the zoning is proposed to take into account, the smaller lot area of the subject site, which is 1,359 m² (14,632 ft²) compared to the existing minimum lot size of 2,800 m² (30,140 ft²).

Shared Parking and Outdoor Amenity Agreements

The applicant is providing one (1) visitor stall on the site and proposes to obtain a shared parking agreement from neighbouring strata lots that would permit the proposed development on the subject site to use visitor parking spaces on strata lots to the east containing Phase 1 and 2 of the Livingstone Place development. If permitted, the total number of visitor parking stalls available to Phases 1, 2 and 3 would be five (5), which meets the number of stalls required under the Zoning Bylaw, based on the number of dwelling units in all three (3) phases.

A similar shared arrangement for the outdoor amenity area is also required with the applicant obtaining an agreement from neighbouring strata lots to allow the subject site's future residents to use the outdoor amenity area located in Phase 2 of the development by the Livingstone Place vehicle access. Legal agreements related to shared visitor parking and outdoor amenity areas are required to be registered on the property prior to final adoption of the rezoning bylaw.

Engineering and Utilities

Attachment 8 outlines rezoning requirements and general conditions that will be required at future stages of development. Rezoning requirements relate to the granting of a public rights-of-passage right-of-way (7.5 m wide), which is a continuation of the right-of-way established to the east, running through Phase 1 and 2. The new right-of-way also needs to be aligned with the existing dedicated lane, which ends at the west property line of 6600 Granville Avenue.

A Servicing Agreement will be required for the design and construction of lane works and any frontage upgrades along Granville Avenue. This will be required prior to issuance of the Building Permit.

Analysis

The six (6) unit townhouse proposal is consistent with the plan and policies for residential development outlined in the East Livingstone Area Plan. Staff are also proposing an Official Community Plan (OCP) amendment to better clarify permitted land uses in the Area Plan's Land Use Map and amend corresponding policies pertaining to Neighbourhoods & Housing. A zoning text amendment to Comprehensive Development District (CD/95) is appropriate to revise density, lot coverage, setbacks and minimum lot size. All of the requested amendments to the zone are a direct result of applying this existing zone to a smaller, narrower parcel.

Neighbouring Property Concerns (6600 Granville Avenue)

In response to the letter of objection received from the neighbouring property to the west (6600 Granville Avenue), staff worked with the applicant and architect for the project to address concerns related to conditions of adjacency between the proposed townhouse development and single-family dwelling to the west.

Specific concerns, and the applicant's response to these are noted below:

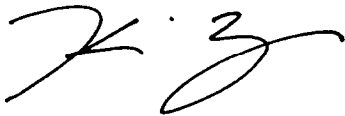
- Townhouse dwelling units are limited to two-storeys (maximum height of 9.5 m or 30 ft.), which is similar to a single-family dwelling. This townhouse building typology will help minimize shadow impacts and privacy related issues.
- Massing of townhouse units along the shared property line between the subject site and 6600 Granville Avenue will be broken up from the internal laneway, building separation between garages and dwellings, as well as required north and south yard setbacks to better address interface concerns with the neighbouring property.
- Fencing at a height of six (6) feet will be implemented along the side yard of the subject property along with an associated landscape buffer, which is what the neighbouring property owner requested in their letter. The fencing and landscaping will also help address concerns over privacy and trespassing.
- The neighbouring property owner also requested that no balconies or observation areas be oriented towards their property to avoid concerns over privacy. There are no second-storey balconies proposed in the development. Most of the glazing is located and oriented along the south and north yard elevations to minimize overlook into surrounding areas.

Financial Impact

None.

Conclusion

The proposal to rezone 6620 Granville Avenue to Comprehensive Development District (CD/95) in order to permit the development of six (6) two-storey townhouse units with a central east-west laneway complies with land use policies stated in the East Livingstone Sub-Area Plan. This project represents a continuation of the general site plan and character of buildings located in the existing nineteen (19) unit townhouse development located to the east. The applicant has endeavoured to address the concerns of the adjacent neighbour through specific measures (i.e. fencing, orientation of glazing, townhouse massing and site plan configuration). On this basis, staff support the rezoning application.



Kevin Eng
Planning Technician – Design
(Local 4626)

KE:blg

The following must be completed prior to final adoption of the rezoning bylaw:

1. The granting of a 7.5 m wide public rights-of-passage right-of-way through the centre of the site. This right-of-way must be aligned with the existing public rights-of-passage right-of-way established to the east and the dedicated lane established to the west.
2. Registration of a legal agreement for the sharing of visitor parking and outdoor amenity space between the subject property and strata lots to the east containing Phase 1 & 2 of the Livingstone Place development.
3. The submission and processing of a Development Permit completed to a level deemed acceptable by the Director of Development.

List of Attachments

6620 Granville Avenue (RZ 04-267565)

ATTACHMENT 1 – Location map

ATTACHMENT 2 – Letter of objection

ATTACHMENT 3 – Phases 1-3 for Livingstone Place project

ATTACHMENT 4 – Development application data sheet

ATTACHMENT 5 – Site plan

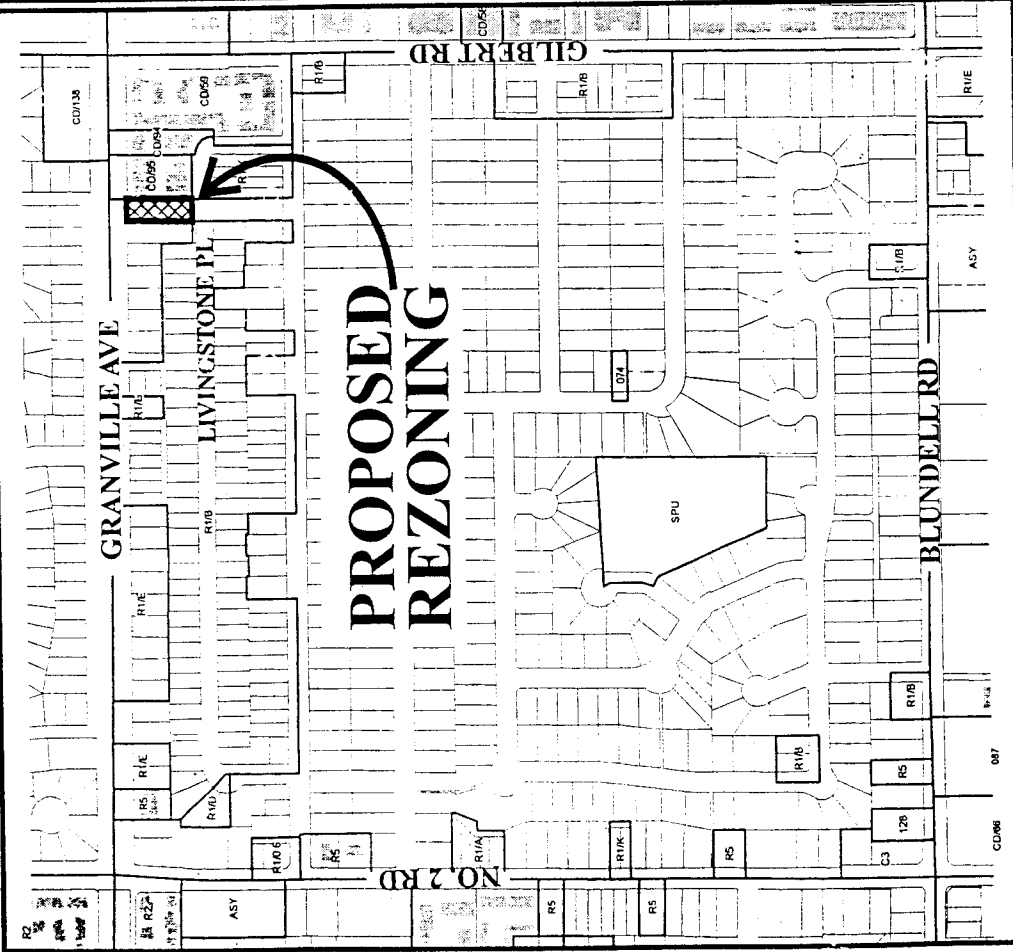
ATTACHMENT 6 – Existing context plan

ATTACHMENT 7 – Potential future context plan

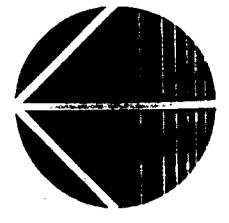
ATTACHMENT 8 – Rezoning requirements and conditions of future Building Permit



City of Richmond



PROPOSED REZONING



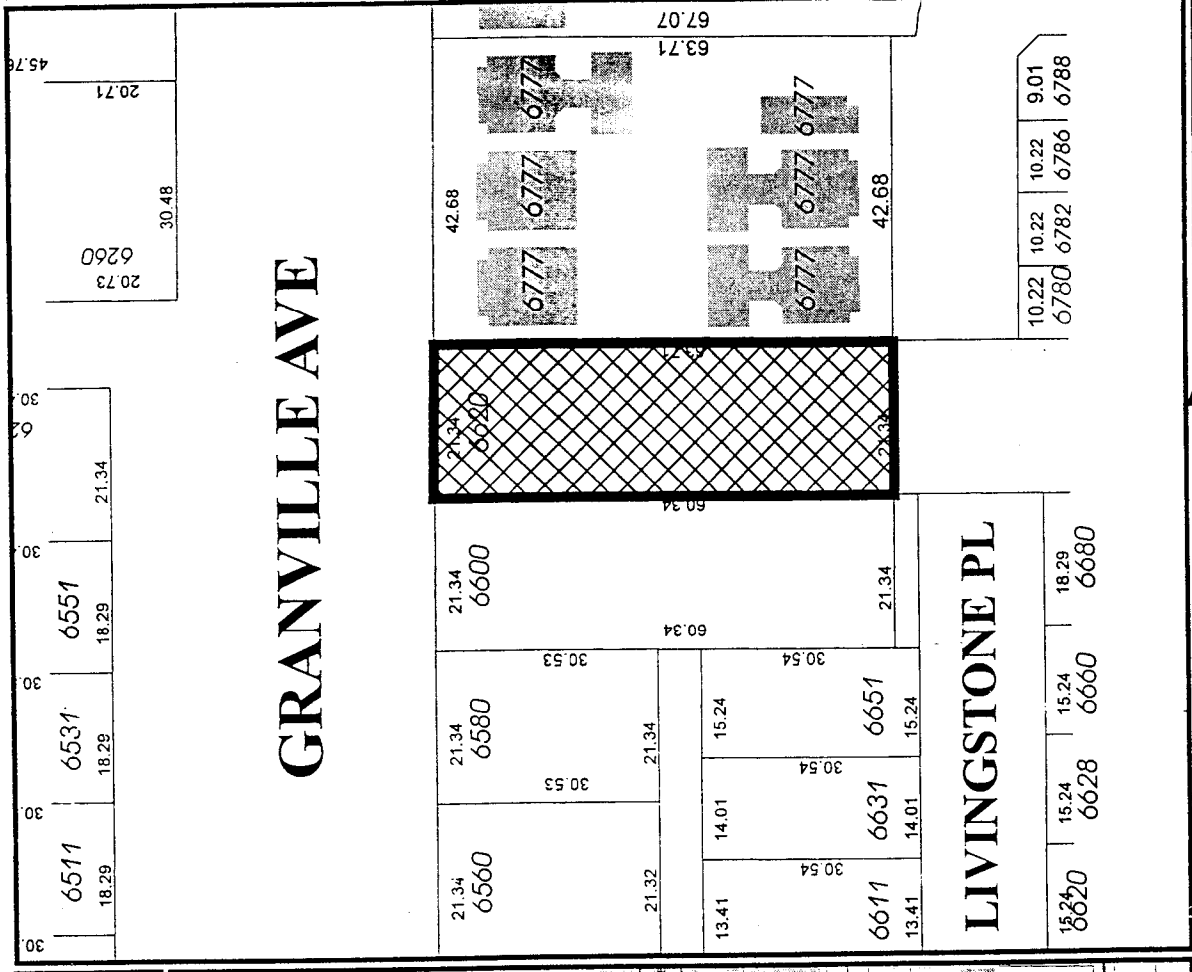
RZ 04-267565

ATTACHMENT 1

Original Date: 04/05/04

Revision Date:

Note: Dimensions are in METRES



Kevin Eng
 Planning Technician- Design Development
 Applications Dept
 City of Richmond
 6911 No. 3 road
 Richmond BC V6Y 2C1

RECEIVED
 MAY 17 2004

BY:.....

Kevin Eng

We write to you to express our opposition to the rezoning application for 6620 Granville Avenue, file # RZ04-267565. We own the property immediately to the west of the subject property, that is, 6600 Granville Avenue.

We have lived on our property 51 years and wish the adjacent t property to remain RC 1, that is Residential Single Family. It is our understanding the rezoning applicant wishes to build 6 (six) townhouses where one single family home now stands. We understand the new townhouses will be similar to the complex to the east.

When the southwest corner of Gilbert and Granville was developed into townhouses a few years ago we were reassured the urban sprawl would be restricted to that corner. Unfortunately the increased development density was allowed for the townhouse complex that now wishes to expand. We oppose the rezoning for the following reasons:

1. With increased density comes increased human density and there is insufficient area on the property to support such density.
2. The noise and dust pollution that comes with construction is unacceptable. Note: we live right next door. We are unaware of any bylaw requirement to minimize or eliminate dust with water spray or for the construction noise. It certainly wasn't enforced with the previous construction
3. We are told the set back from our property would be 2 meters. This is totally unacceptable. The building will encroach on our privacy and security. Our view will be changed to the ugly exterior of the complex and the buildings themselves will block the morning sun from our home and garden.
4. With a setback of only 2 meters and a fence dividing our property from it, there is little discouragement for trespassing and vandalism.
5. With all due respect to the city's bylaws, raising the level of the lot, as they have done in past developments, will result in flooding of our property. The minimal requirement for drainage pipe is useless when one considers the fine delta silt which will have the pipe plugged within one year.
6. Because of a previous action of the City of Richmond we find ourselves boxed in by a developer who purchased 10 feet between our property and

a city road. Allowing the rezoning will only serve to jeopardize our position further, further limiting our options. Having a monstrosity of a townhouse development immediately next door will further reduce any potential sale or development of our property.

7. Our property has been and continues to be a registered apiary for the last 45 years.

We ask that you maintain the single-family status for the zoning of the subject property. The block is not made up of "tear down" houses.

Should the City decide to allow the rezoning against our objections we ask for the following:

- 1 A higher level of drainage system to ensure no increased moisture onto our property. The City and the developer will be liable otherwise.
- 2 The construction height of the buildings be reduced by redesigning the roof angles to allow for more sunlight to fall on our property.
- 3 A fire lane or other buffer zone of 4 meters width or greater running the depth of the subject property, running parallel with our property.
- 4 A suitable and substantial fence or barricade to eliminate trespassing.
- 5 A reduction in the number of townhouses from 6 to 4 which will allow for the buffer zone, the reduced roof height and reduced human density.
- 6 No balconies or observation areas that will encroach on our privacy

We have addressed the issues that we was made aware of on the rezoning board located on the front of the property. We would appreciate your sending us copies of all correspondence submitted by the developer or any in favor of the rezoning. We reserve the right to respond to further issues as they arise.

Thank-you for your positive consideration of our request to deny the rezoning application for the subject property.

Jack Caunce
Verna Caunce

6600 Granville Avenue
Richmond BC


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Policy Planning Department

RZ 04-267565

 Address: 6620 Granville Avenue

 Applicant: Maeda Development Ltd. (Stacey Maeda)

 Planning Area(s): East Livingstone Sub-Area

	Existing	Proposed
Site Size (m ²):	1,359 m ²	No change
Land Uses	Single-family	Multi-family (6 units)
OCP Designation (General Land Use Map)	Neighbourhood Residential	No change
East Livingstone Sub-Area Plan Designation	Small lot single-family; Two-family; or Townhouse residential	Townhouse residential
Zoning	R1/E	CD/95
Number of Units	Single-family dwelling	6 townhouse units

On Future Subdivided Lots	Existing Bylaw Requirement	Proposed Bylaw Requirement	Variance
Floor Area Ratio:	Max. 0.65 F.A.R.	0.70 F.A.R.	Zoning text amendment
Lot Coverage – Building:	Max. 41.5%	45%	Zoning text amendment
Lot Size (min. area)	2,800 m ² (30,140 ft ²)	1,359 m ² (14,632 ft ²)	Zone text amendment
Setback (m):	North Yard: 6 m South Yard: 4.5 m East Yard: 2.27 m West Yard: 2 m	North Yard: 6 m South Yard: 4.5 m East Yard: 1.2 m West Yard: 1.2 m	Reduce west and east yard setback from 2 m to 1.2 m
Height (m):	9.4 m	9.4 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 stalls (R) per unit – 9 stalls required 0.2 stalls (V) per unit – 2 stalls required	11stalls (R) proposed 1 stall (V) proposed	none

Other: _____

THE ARCHITECT'S OFFICE
 1000 GRANVILLE AVENUE
 SUITE 100
 CINCINNATI, OHIO 45202
 TEL: (513) 521-1100
 FAX: (513) 521-1101
 WWW: WWW.FOUGEREARCHITECTURE.COM

NO.	DESCRIPTION	DATE

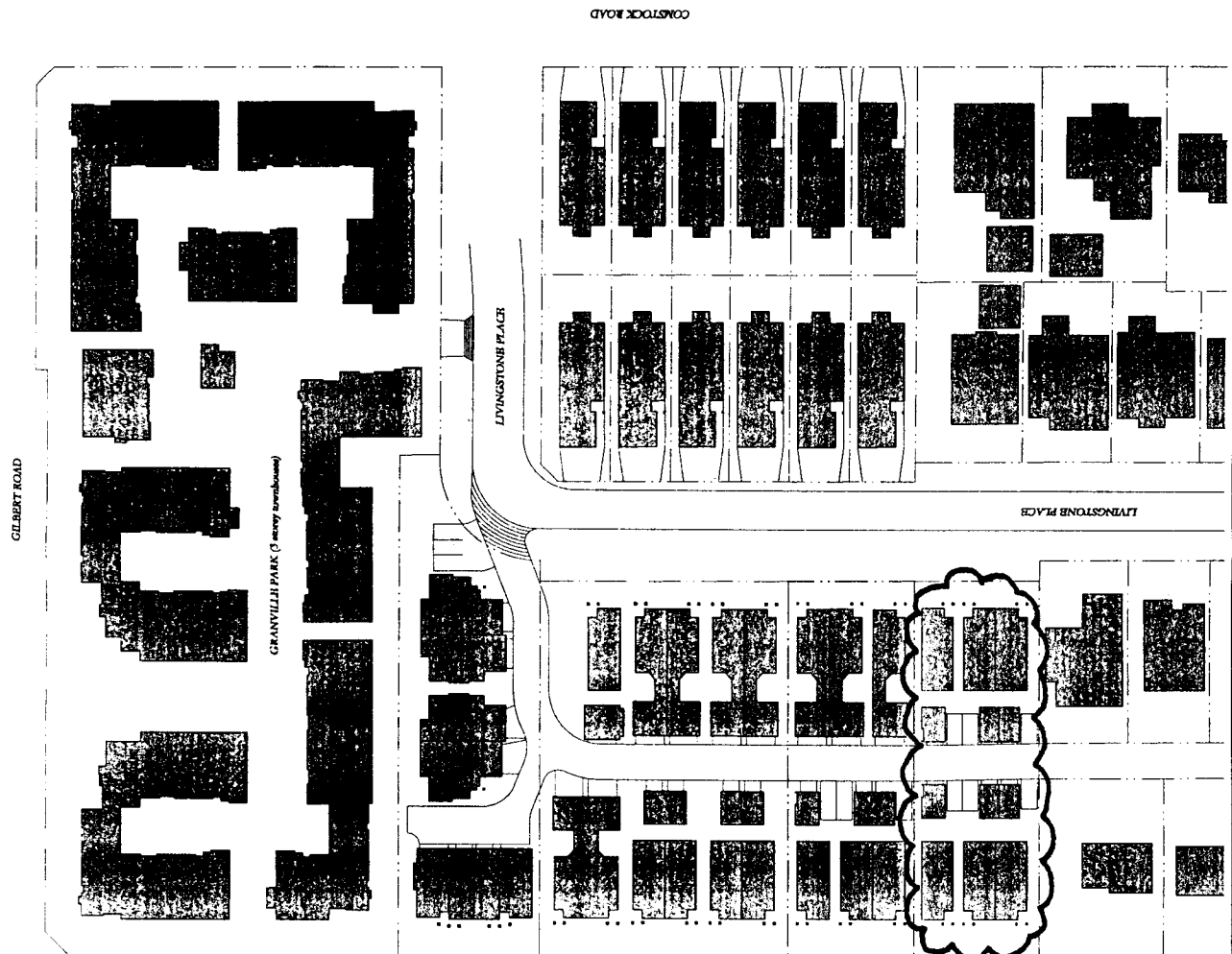
NO.	DESCRIPTION	DATE
1	ISSUE DRAWINGS AND PERMITS	
2	REVISIONS	
3	DESCRIPTION	
4	SCALE	

Livingstone Place
 PHASE THREE
 660 GRANVILLE AVENUE

THE POTENTIAL FUTURE CONTEXT PLAN
 CADD NUMBER: 14030520
FOUGERE ARCHITECTURE
 SCALE: 1" = 30'-0"
 DRAWN BY: [blank]
 DATE: AUGUST 29, 2004
 CHECKED: [blank]
 SHEET NUMBER: [blank]
 REVISED NUMBER: [blank]

A3

ATTACHMENT 7



SUBJECT SITE

CONCEPTUAL DEVELOPMENT FOR 660 GRANVILLE AVE.

Conditional Rezoning Requirements 6620 Granville Avenue RZ 04-267565

Prior to final adoption of Zoning Amendment Bylaw 7821, the developer is required to complete the following requirements:

1. The granting of a 7.5 m wide public rights of passage right-of-way through the centre of the site. This right-of-way must be aligned with the existing public rights of passage right-of-way established to the east and the dedicated lane established to the west.
2. Registration of a legal agreement for the sharing of visitor parking and outdoor amenity space between the subject property and strata lots to the east containing Phase 1 & 2 of the Livingstone Place development.
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Please also note that the following will be required prior to issuance of the Building Permit:

1. Enter into a Servicing Agreement* (\$1,000 application fee) for the design and construction of lane works within the public right of passage right-of-way. Works include extending the existing lane standards west across the site including a 100 mm watermain, storm and sanitary sewer. Lighting must be designed as photo cell lights on the garages, which will not be covered by the Servicing Agreement. All works will be at the developers sole cost.

* Note: This requires a separate application.



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7820 (RZ 04-267565)
6620 Granville Avenue**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 7100 is amended by replacing the Land Use Map in Schedule 2.5B (East Livingstone Sub-Area Plan) with the map as shown as “Schedule A attached to and forming part of Bylaw No. 7820”.
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.5B is amended by replacing clauses c), d) and e) of section 3.1 Land Use with the following:

“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.”
3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7820”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

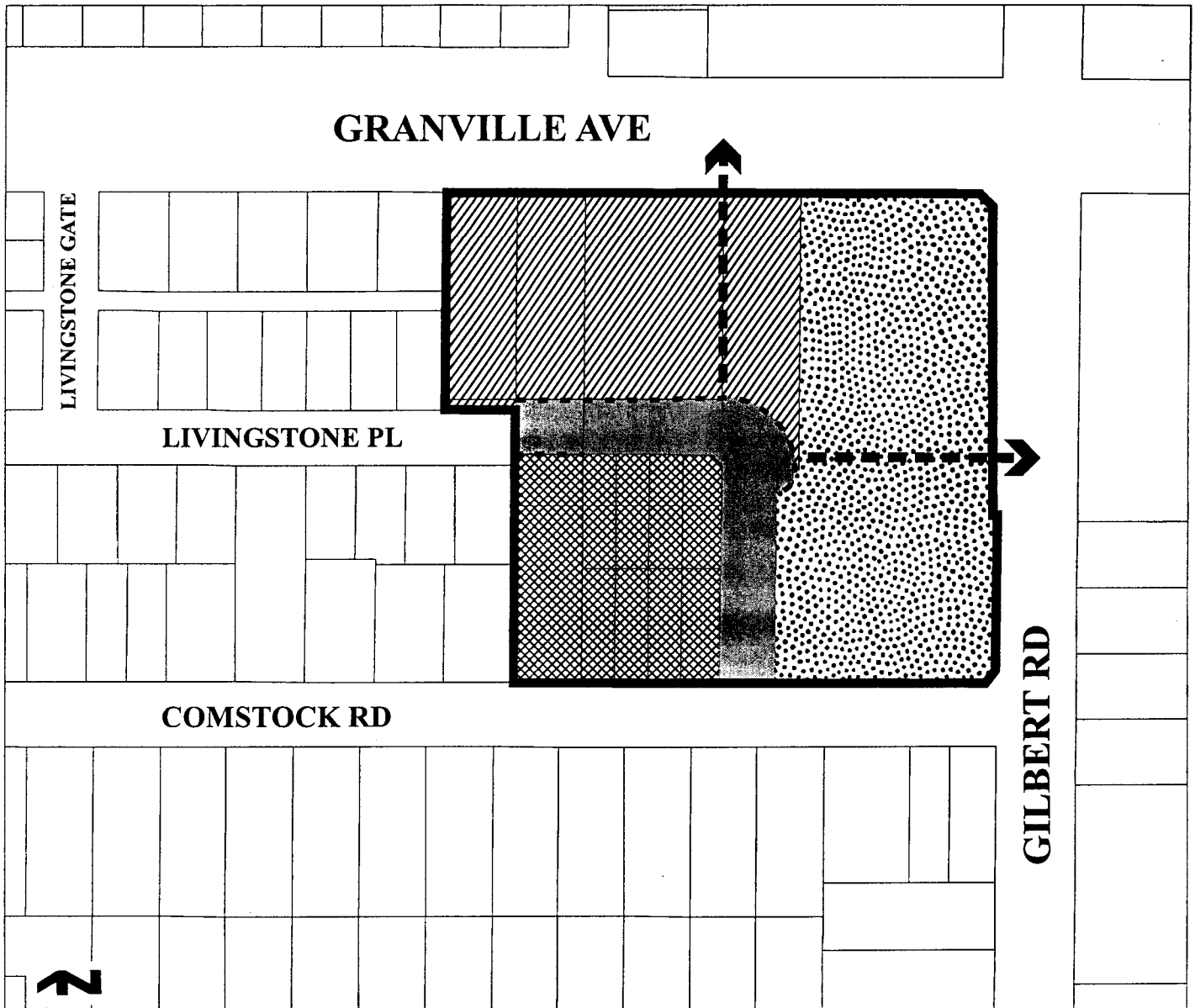
CITY OF RICHMOND
APPROVED for content by orinating
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK

Land Use Map

Schedule "A" attached to and forming part of Bylaw No. 7820



Area Boundary



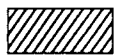
Public Path/Pedestrian Right-of-Way (approximate)



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.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7821 (RZ 04-267565)
6620 GRANVILLE AVENUE**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by

i. Replacing the Permitted Density statement as follows:

“291.95.2 **PERMITTED DENSITY**

.01 Maximum **Floor Area Ratio**: 0.7, together with an additional 50 m² (538.21 ft²) per **dwelling unit** (either for the exclusive use of individual buildings or for the total development) for use as **accessory buildings** and off-street parking.”

ii. Replacing the Maximum Lot Coverage statement as follows:

“291.95.3 **MAXIMUM LOT COVERAGE**: 45%”

iii. Replacing the regulations for Minimum Setbacks from Property Lines with the following:

“291.95.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

.01 North Yard: 6 m (19.685 ft.);

EXCEPT THAT covered entrances which form part of the principal **building** may project into the north yard for a distance of not more than 2 m (6.56 ft.);

AND FURTHER THAT bay windows which form part of the principal **building** may project into the north yard for a distance of not more than 1 m (3.28 ft.).

.02 East Yard: 1.2 m (3.937 ft.)

.03 South Yard: 4.5 m (14.764 ft.);

EXCEPT THAT covered entrances which form part of the principal **building** may project into the south yard for a distance of not more than 2 m (6.56 ft.);

AND FURTHER THAT bay windows which form part of the principal **building** may project into the south yard for a distance of not more than 1 m (3.28 ft.).

.04 West Yard: 1.2 m (3.937 ft.).”

iv. Replacing the Minimum Lot Size statement as follows:

“291.95.6 **MINIMUM LOT SIZE**

.01 A **building** shall not be constructed on a lot which is less than 1,300 m² (13,993 ft²) in area.”

2. 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/95)**.

P.I.D. 009-748-644

Lot 25 Section 18 Block 4 North Range 6 West New Westminster District Plan 12891

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7281**”.

FIRST READING

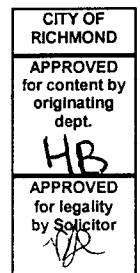
PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK