



Planning Committee

Date: Tuesday, November 16th, 2004
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard
Councillor Harold Steves
Also Present: Councillor Evelina Halsey-Brandt
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, November 2nd, 2004, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **December 7th, 2004**, at 4:00 p.m. in the Anderson Room.

URBAN DEVELOPMENT DIVISION

3. **WEST CAMBIE PLAN: PROPOSED PREFERRED LAND USE OPTION**

(Report: Nov. 5/04, File No.:) (REDMS No. 1351757)

The Manager, Policy Planning, Terry Crowe, provided information on the development of the preferred land use option, and used display boards to explain the option "A Complete and Balanced Community" in detail. He also reviewed the process which would be followed if the staff recommendation was adopted by Council.

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Discussion then ensued among Committee members on:

- the need to consider a community centre and recreation facilities in the area, possibly near the school facility; whether discussions had been held with the School Board regarding the concept plan; also, how much property was owned by both the School Board and the City within this area
- whether noise mitigation measures would be mandatory for low density developments
- the inclusion of Wal-Mart or any other 'big box' stores in the potential development of the area
- the feasibility of including higher density housing in the concept plan to assist in providing amenities
- the feasibility of including affordable and/or accessible housing
- the question of whether the greenways were linked to each other; and the provision of trails and a green plan
- the timing of the preparation of an implementation plan to support the proposed area plan
- the need to balance jobs and housing within the concept
- the need to consider additional green space within specific areas of the concept plan
- the feasibility of including residential developments with smaller floor spaces
- the question of whether there would be sufficient students within the catchment area to support a new school
- the question of whether the concept plan provided 'liveable space'
- the feasibility of providing indoor amenity areas for children, as well as outdoor play areas
- the need to consider an appropriate mix of social and accessible housing, as well as secondary suites, within the concept plan
- the impact to the concept plan if residents living within the proposed green space or whose properties were on potential streets, and did not want to sell.

During the discussion, questions were raised about whether the City Centre boundaries should be expanded.

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Comments were made during the discussion about (i) whether the concept plan would meet the needs of existing and future residents; and (ii) the feasibility of incorporating the big box store design within a compact urban setting, and at the same time, ensuring that the result did not include a large open parking lot.

Reference was made to the Centre Point and Lions Point developments, (highrise towers with indoor amenity areas), and the comment was made that similar developments should be considered for the West Cambie area.

Mr. Ray Stolberg, of 9540 Odlin Road, referred to the proposed 'community institutional' area and commented that he felt that (i) the proposed park was in the wrong location; and (ii) the size of the school was restricted because of its proposed location.

Mr. Vijay Sidhu, of 9211 Odlin Road, stated that he was encouraged that many of the big issues, including the proposed Wal-Mart store and airport noise problems, had been addressed; however, he was concerned that too many components were being included in the concept plan. He suggested that more emphasis should be placed on economics. With reference to the provision of indoor amenities for those people living within an apartment or other residential building, Mr. Sidhu stated that taking into account individual requests would not result in another plan.

Mr. Lau, a resident of the area, expressed agreement with statements made earlier that higher density residential should be considered. He questioned the purpose of the proposed Environmentally Sensitive Area (ESA), and information was provided that the area would remain as green space and provide a home to habitat.

A brief discussion ensued during which Mr. Lau commented that the value of the land had to be considered and whether residents would be willing to sell their properties.

Mr. John Wong submitted a petition signed by 156 area residents who were opposed to a proposed Jamatkhana and Ismaili Centre in the area of Cambie Road and Odlin Road. However, he was advised by the Chair that the rezoning application was not being considered at this time, and that he had to keep his comments relative to the Alexandra Area Land Use Plan. The Chair indicated that the petition would be put on file until such time as the rezoning application came forward.

Mr. Wong stated that the area needed more commercial and multi-family dwellings as this would help to resolve local housing problems. He added that there should be no restrictions placed on the size of the school; that there be no more 'light industrial' in the area, and advised that he supported the concept of housing over street front retail stores, which would allow people to work downstairs and live upstairs.

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It was moved and seconded

That the West Cambie Proposed Preferred Land Use Option, (as identified in the report dated November 5, 2004, from the Manager, Policy Planning), be presented to the community for feedback.

Prior to the question on the motion being called, information was provided that the open houses would be held on December 9th, 2004 at the East Richmond Community Hall, and on December 11th, 2004, at City Hall.

Questions were raised about whether the comments made by the Committee and the delegations relating to the provision of affordable and accessible housing, including the possibility of secondary suites, would be included in the concept. As well, options for Development Cost Charges or other charges to fully fund the concept so that community centres and recreation facilities could be accomplished. Staff were also asked to review land which the City might wish to acquire for social housing, etc.

The suggestion was made during the discussion that staff consider extending the ESA area further west, and eliminate the mixed use (orange) area which extends into the ES area.

The General Manager, Urban Development, Joe Erceg, advised that adoption of the recommendation would allow staff to present the concept to the public. He further advised that all the concerns expressed by Committee members and the delegations would be addressed as part of this public consultation process.

The question on the motion was then called, and it was **CARRIED**.

4. **APPLICATION BY GURDEV S. LEHL FOR REZONING AT 7831 BENNETT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

(RZ 03-231923 - Report: Oct. 12/04, File No.: 12-8060-20-7648/7649/7759) (REDMS No. 1344540, 1349531, 1349288)

Discussion ensued among Committee members and staff on this matter. A question was raised about whether the development would provide accessible housing, and staff were requested to ensure that accessibility was addressed as part of the Development Permit process.

A further question was raised about whether staff were preparing a report relating to accessibility and whether certain requirements should be implemented which would require developments over a certain size to provide a certain number of accessible units.

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Discussion ensued on the action being taken by staff to address this issue, during which information was provided that a representative of the Richmond Committee on Disability (RCD) was a member of the Advisory Design Panel and that the Panel had created a sub-committee to deal with this matter; that meetings had been held with the RCD, and that the RCD was meeting with the Urban Development Institute on the same issue.

The question was again asked about the timing of a report to Council on the issue of accessibility, as concern was expressed about the perception that the City was not doing anything on this matter. As a result, the Chair asked that a memorandum be prepared on the discussions which had been held with the Urban Development Institute. Staff were requested to also provide statistics on the number of accessible units which had been constructed in Richmond over the past number of years, and to include information on the number of 'adaptable' units which had been constructed.

Also briefly discussed was the proposed floor area ratio for the project, and the proposed NIC charges to the developer.

It was moved and seconded

- (1) *That Bylaw No. 7648, for a previous application to amend Schedule 2.10B of Official Community Plan Bylaw No. 7100 (Acheson Bennett Sub-Area Plan), to increase the maximum permitted height from 2 1/2 storeys to 3 storeys, BE ABANDONED.*
- (2) *That Bylaw No. 7649, for a previous application for the rezoning of 7831 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", BE ABANDONED; and*
- (3) *That Bylaw No. 7759 to:*
 - (a) *reduce the maximum building height from 12 m (39.4 ft.) to 9 m (29.5 ft.), with a maximum of 2 1/2-storeys, on Acheson and Bennett Roads, west of No. 3 Road, in the Acheson Bennett Sub-Area in "Comprehensive Development District (CD/120)"; and*
 - (b) *rezone 7831 Bennett Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)",*
be introduced and given first reading.

CARRIED

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5. APPLICATION BY PAUL LEONG ARCHITECT INC. FOR REZONING 6440, 6460 AND 6480 COONEY ROAD FROM TOWNHOUSE DISTRICT (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/133)

(RZ 04-263030 - Report: Nov. 5/04, File No.: 12-8060-20-7788) (REDMS No. 1312958, 1313033, 1313216)

(Cllr. Howard left the meeting – 5:11 p.m.)

It was moved and seconded

That Bylaw No. 7788, to create “Comprehensive Development District (CD/133)” to permit development of 20 townhouse units, and to rezone 6440, 6460, and 6480 Cooney Road from “Townhouse District (R2)” to “Comprehensive Development District (CD/133)”, be introduced and given first reading.

CARRIED

6. APPLICATION BY PARMJIT RANDHAWA FOR REZONING AT 6511/6531 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) TO TOWNHOUSE DISTRICT (R2 – 0.6)

(RZ 04-272351 - Report: Oct. 25/04, File No.: 12-8060-20-7840) (REDMS No. 1340554, 1345735, 1343860)

It was moved and seconded

That Bylaw No. 7840 for the rezoning of 6511/6531 Williams Road from “Single-Family Housing District, Subdivision Area C (R1/C)” to “Townhouse District (R2 – 0.6)”, be introduced and given first reading.

CARRIED

7. APPLICATION BY ALINE GRIMM FOR REZONING AT 8600 HEATHER STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)

(RZ 04-277187 - Report: Oct. 28/04, File No.: 12-8060-20-7850) (REDMS No. 1348676)

It was moved and seconded

That Bylaw No. 7850, for the rezoning of 8600 Heather Street from “Single-Family Housing District, Subdivision Area B (R1/B)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be introduced and given first reading.

CARRIED

8. APPLICATION BY GBL ARCHITECTS GROUP INC. FOR REZONING AT 8080 FRANCIS ROAD FROM ASSEMBLY DISTRICT (ASY) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/159)

(RZ 03-243383 - Report: Oct. 28/04, File No.: 12-8060-20-7860) (REDMS No. 1353384, 1352671, 1352905)

(Cllr. Howard returned to the meeting – 5:14 p.m.)

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The Director of Planning, Raul Allueva, reviewed the report with the Committee, and the history of the application.

Discussion then ensued among Committee members and staff on whether the applicant and/or staff had considered the feasibility of providing assisted housing. Advice was given that assisted housing would normally be provided through apartment living, however, area residents were totally opposed to any form of apartment building. Further advice was given that consideration had been given to developing a portion of the complex with low rental housing but this was not possible because of the complicated agreements which would be required. Concern was also expressed about the funds being collected by the City as part of the Affordable Housing Statutory Reserve Fund, and yet affordable housing was not being provided within the City.

Reference was made to the proposed floor area ratio (FAR) of .7, and questions were raised about what the developer could have been applied for by the developer. Information was provided that the existing Assembly zoning permitted a FAR of .5, and that an even larger assembly use on the property would provide even more problems with respect to setback and parking issues.

Reference was made to the suggestion that congregate housing be provided, and advice was given that the developer was told that the City could consider congregate housing, however, the developer indicated that he did not wish to pursue that option. Questions were raised about the feasibility of 'fast tracking' the application if the applicant reconsidered his decision not to pursue the provision of congregate housing. Advice was given that staff would make every effort to 'fast track' the application, however, concerns were expressed about the delaying the project.

Cllr. Steves indicated during the discussion that he was not prepared to support the application, noting that assembly properties had always been maintained as assembly properties. He voiced the opinion that the application should be referred to staff for the development of a project which was more in line with the current assembly designation.

Mr. Julio Gomberoff, architect for the project, reviewed the history of the proposed redevelopment of the subject property with the Committee, during which he noted that congregate housing would require a 3 to 4 storey building, which was totally unacceptable to area residents.

Mr. Jon Henderson, of 8271 Rideau Drive, accompanied by Ms. Marian Stack, of 8231 Rideau Drive, addressed a number of concerns which area residents had about the proposed development. A copy of Mr. Henderson's submission is attached as Schedule A and forms part of these minutes.

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Mr. Gomberoff (supplementary presentation), addressed the concerns raised by Mr. Henderson in his submission, through the use of site plans to further explain the proposal. He referred to Block 5, and spoke about (i) the property setbacks, which were approximately 12 meters from the front property line, and (ii) the adjustments which had been made to the roof line with respect to height and the location of windows. He also addressed the impact of the units on the adjacent properties with respect to shadowing, which he felt would be a non-issue.

Mr. Massey Morris, representing the Eitz Chiam Congregation, explained that when the church property had been originally purchased, members had also purchased homes in the area so that they would not have to drive on the Sabbath. He stated that if the synagogue was to move to No. 5 Road, the distance would be too far for the members to walk. Mr. Morris further advised that the property was too big for the synagogue's needs and that the funds were needed to redevelop their No. 3 Road facility.

It was moved and seconded

That Bylaw No. 7860, for the rezoning of the easterly portion of 8080 Francis Road from "Assembly District (ASY)" to "Comprehensive Development (CD/159) be introduced and given first reading.

The question on the motion was not called, as Councillor Steves indicated his opposition to the development of 'assembly' designated property for market housing. However, Cllr. Howard commented that the proposal seemed to provide an innovative solution to development problems through the use of large property setbacks, which were greater than the setbacks of adjacent properties, and reduction of the roof line to two stories at the 40 foot mark on the property.

Cllr. Barnes indicated that she would support the application being forwarded to public hearing to hear the opinions of the neighbourhood about the proposal. However, she indicated that while she credited the developer for finding a solution, she was not convinced that the redevelopment of 'assembly' land to market housing was the best solution. The Chair and Cllr. Sue Halsey-Brandt also supported the application being forwarded to a public hearing.

The question on the motion was then called, and it was **CARRIED** with Cllr. Steves opposed.

9. MANAGER'S REPORT

Rezoning vs. Development Permit Issues

The Director of Development, Raul Allueva, advised that staff would be submitting a report to the next meeting on the differences between the rezoning and development permit process.

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Mr. Erceg spoke further on the information which should be provided on each application, and a brief discussion ensued on the information which the Committee wished to see in the reports, and on the format in which this information was presented.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:53 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, November 16th, 2004.

Councillor Bill McNulty
Chair

Fran J. Ashton
Executive Assistant – City Clerk's Office

SCHEDULE A TO THE MINUTES OF
THE PLANNING COMMITTEE
MEETING HELD ON TUESDAY,
NOVEMBER 16TH, 2004.

October 8, 2004

Mr. McNulty,
Planning Committee Chairperson
C/o Richmond City Hall,
6911 No. 3 Road,
Richmond, B.C.
V6Y 2C1

Dear Mr. McNulty and Planning Committee Members,

We, the homeowners who live immediately adjacent to the proposed development at 8080 Francis Rd. would like to take this opportunity to thank - both on behalf of ourselves and the residents of the Rideau Subdivision - the City Planning Department and the GBL Architects - Vermillion Properties Corp. for addressing the two main contentious issues regarding the development of this property, ie. that of population density on site (from 72 rental units to 28 self-owned apartments) and vehicular access to site (from Rideau Gate, a local road with a common entry and exit, to Francis Rd, a collector road, as defined on Page 224 of the Official Community Plan). We would also like to thank the representative from Vermillion Properties Corporation who took the time to visit many of the nearby homeowners and explain the intricacies of the new proposal.

However, there are several other issues which specifically concern the adjacent property owners that we would like addressed before the project is allowed to proceed.

A) Number of townhouses on site

The proposal calls for 28 units to be built on site whereas the Official Community Plan states "Row houses should typically be designed in clusters of 25 units or less" (OCP Pg 176).

B) Scale and Form of development

Although 3 or 2 ½ storey townhouses are more compatible than a low-rise apartment building (3 stories over a parkade), nevertheless a 3 storey townhouse (34+ ft) can have a major impact on surrounding single family properties - lack of privacy, view, sunlight - even when greater setbacks have been account for, see OCP Sec 9-3-2B Pgs 176 & 177.

*It should be pointed out that two pending townhouse developments at 8600 No. 3 Rd. (R203-243383 and R204267350), within 200 meters of this development, have consciously designed their developments so that two level townhomes are adjacent to the single family homes and that the proposed three level townhomes are closer to No. 3 Rd.

C) Inaccurate and/or incomplete signage on property

When the new signage was erected on the property on Sept 29/04 the signs indicated that all the property associated with 8080 Francis Road will be rezoned to CD (Comprehensive Development). That property included the western portion which fronts No. 3 Rd. It was our understanding that the western portion of the property would remain assembly. This signage would indicate that the Jewish Community has no intention of relocating their synagogue on this site. If this is the case, then signage should be placed on No. 3 Rd.

- D) Townhouse development in Richmond usually requires an R2 classification. Why is a "CD" classification being allowed on this site?
- E) An amendment to the "OCP" should be mandatory since the land usage on site will be privately owned townhomes (low density residential) rather than community institutional as exists today. There appears to be no community benefit associated with this process. In two items of correspondence to the GBL Architects, the City of Richmond has mandated that an amendment to the OCP is necessary for this development, (enclosed please find a copy of one of those letters)

SOLUTION

A MODEST PROPOSAL

Because the adjacent homeowners are being asked to accept more than the recommended maximum numbers of units on site, and because the homeowner at 8291 Rideau Drive will lose his view of the North Shore mountains and the homeowner at 8331 Rideau Drive and 9091 Rideau Gate will lose sunlight from the west during late afternoon, we would make this modest proposal:

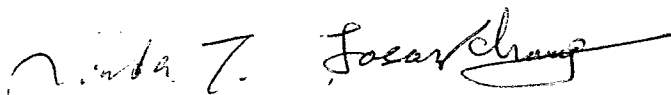
"Building 5" on site containing units 17B, 18B, 19B and 20B be reduced in height from 3 stories (2 ½) to 2 stories (1 ½) in order to address several of the aforementioned issues.

ADVANTAGES

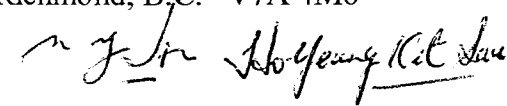
- A 2 storey townhouse would be more conducive to seniors and/or the physically challenged, thus providing a community benefit. One of the spaces designated for parking in the unit could be converted to a downstairs bedroom and two more visitor parking places could be added on site.
- There should also be benefits accruing to the developer for providing specialized housing – a community benefit.

Respectfully submitted,

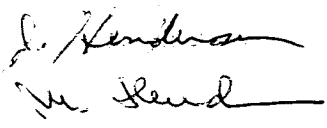
Linda Tseng Cheng-Ling and Jason Chang
8291 Rideau Drive
Richmond, B.C. V7A 4M6



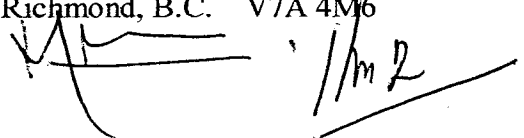
Joseph Nga Yen Ho and Kit San Yeung
8331 Rideau Drive
Richmond, B.C. V7A 4M6



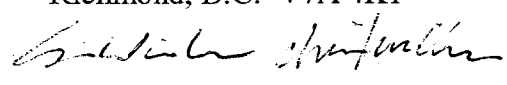
Jon and Marit Henderson
8271 Rideau Drive
Richmond, B.C. V7A 4M6



Maliawan and Hendrawati Adam
8311 Rideau Drive
Richmond, B.C. V7A 4M6



Wai Kee Yim and Karen Yim Chan
9091 Rideau Gate
Richmond, B.C. V7A 4K1



Martin and Marian Stack
8231 Rideau Drive
Richmond, B.C. V7A 4M6





City of Richmond

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

Telephone (604) 276-4000

www.city.richmond.bc.ca

October 10, 2003

File: DP 03-247945

Urban Development Division

Fax: (604) 276-4052

Julio Gomberoff
140 – 2034 West 11th Avenue
Vancouver, B.C.
V6J 2C9

Dear Sir:

Re: Application for a development permit by Gomberoff Bell Lyon Architects Group Inc. for property located at 8080 Francis Road

Your development permit application has been received and given reference number DP 03-247945. Please quote this number when making any inquiries with the City, either verbally or in writing. As noted on the application form, all application fees are non-refundable.

Your application will receive further attention once our office receives verification from you on the placement of your development sign (sample enclosed). The information on the sign to be located on Francis Road and Rideau Gate should contain the following:

GOMBEROFF BELL LYON ARCHITECTS GROUP INC. have applied to the City of Richmond for permission to develop a three-storey rental apartment building with approximately 72 apartment units over a one storey parking structure containing approximately 122 off-street parking stalls on the portion 8080 Francis Road fronting Francis Road and Rideau Gate.

Verification is made by submitting the attached notification form to Cathie Garnett of the Development Applications Department. It is the applicant's responsibility that the signs are posted and maintained until Council has made a final decision. The signs must be removed from the site no later than 14 days after Council's decision.

On August 14, 2003 staff gave you their initial comments/requests for further information on rezoning application RZ 03-243383. It would appear that the following items have not yet been addressed:

- How do you justify the 50% parking variance proposed for the Eitz Chaim Synagogue (this will require a separate Development Variance Permit application)? Is it possible for the two parking structures to be joined together and the parking shared?
- Where is the indoor amenity space for this project (even the lobby area is quite small)?
- How will the rental units be secured in perpetuity?
- Have you met with the owners and/or tenants of 9091 Rideau Gate, 8311 and 8331 Rideau Drive, and 9100 No. 3 Road?
- Do you have a tree survey of the subject property and any trees in the immediate vicinity?
- Has the rezoning sign been erected?


RICHMOND
Island City, by Nature

Since your rezoning application will also involve an amendment to the Official Community Plan, staff would request that you consider allocating 20% of the rental units for low income people and that 10% of the rental units be universally accessible or adaptable.

With respect to your development permit application, staff have the following initial comments/requests for further information:

- Could the parking structure be depressed further into the ground or extended closer to the property lines?
- What is the slope of the ramp into the proposed parking structure?
- A Building Code Analysis should be prepared and reviewed with our Building Approvals Department.
- A 0.9 m geodetic elevation will be required for all of the rooms in the parking structure (i.e. garbage/recycling room; mechanical & electrical rooms; bike storage).
- Is there attic space that will be utilized?
- The Fire Department should review your building layout, landscaping plans and site grading.
- Is it possible for the fire exits to have a pedestrian access to No. 3 Road and Francis Road?
- The materials should be noted on your elevations.

Your development permit application will not be presented to the Development Permit Panel until the rezoning application has been adopted. In the meantime, you will receive a letter from the Urban Development Division advising you of any further staff processing comments.

Once the rezoning is adopted and any requested revisions have been made to the development permit plans, you will be advised of the date and time of the meeting of the Development Permit Panel at which the staff report on your application will be discussed. The meeting is open to applicants and the public. After you have been informed of the meeting you may obtain a copy of the staff report from the City Clerk's Office. Once the Development Permit Panel has discussed your application they will make a recommendation to Council. Council will then determine whether the permit should be issued.

If you wish to enquire about the status of your development permit application, please contact Brian Guzzi, Planner / Landscape Architect at (604) 276-4393, who has been assigned this file.

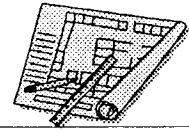
Yours truly,



Holger Burke, MCIP
Development Coordinator

HB:hb

pc: Brian Guzzi, Planner / Landscape Architect
Jenny Beran, Planner 1



- c) The neighbourhood should not be penetrated by arterial roads;
- d) Neighbourhoods should include a variety of unit types and unit treatments to encourage diversity and sustainable communities;

Defensible Clusters

- e) Multiple-family projects should be designed in small defensible clusters of less than 25 units to give the inhabitants a sense of privacy and community and to allow residents to identify their own territory according to principles of defensible space;

High-Rise & Mid-Rise Apartment Towers

- f) Towers should ideally contain less than 100 units per building;
- g) Buildings with more than 100 units should group units around separate entrances and lobbies. The maximum number of units sharing an entrance should be 100 apartments;

Low-Rise Apartment Buildings (Low-Rise)

- h) Apartment buildings should contain less than 75 units;
- i) The maximum number of units sharing a common lobby should be 75 households or less;
- j) Units should be organized into small groups to a maximum of 10 units per group (i.e. 10 units per floor) to enable residents to easily identify their unit group;

Townhouses

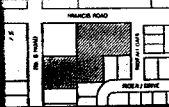
- k) Row townhouses should typically be designed in clusters of 25 units or less, clearly defined on all sides by publicly-accessible open spaces or a combination of publicly-accessible open space and roadways. Where townhouses are stacked, the number of units in a cluster may be increased;
- l) The maximum number of townhouse units in a row should be six. The number of units in a row may be increased to eight if adjacent rows are separated by broader open areas developed to improve circulation and enhance the landscape.

9.3.2.B Scale & Form of Development

- a) New multiple-family residential buildings should be designed to maintain a residential character and be compatible with adjacent uses;

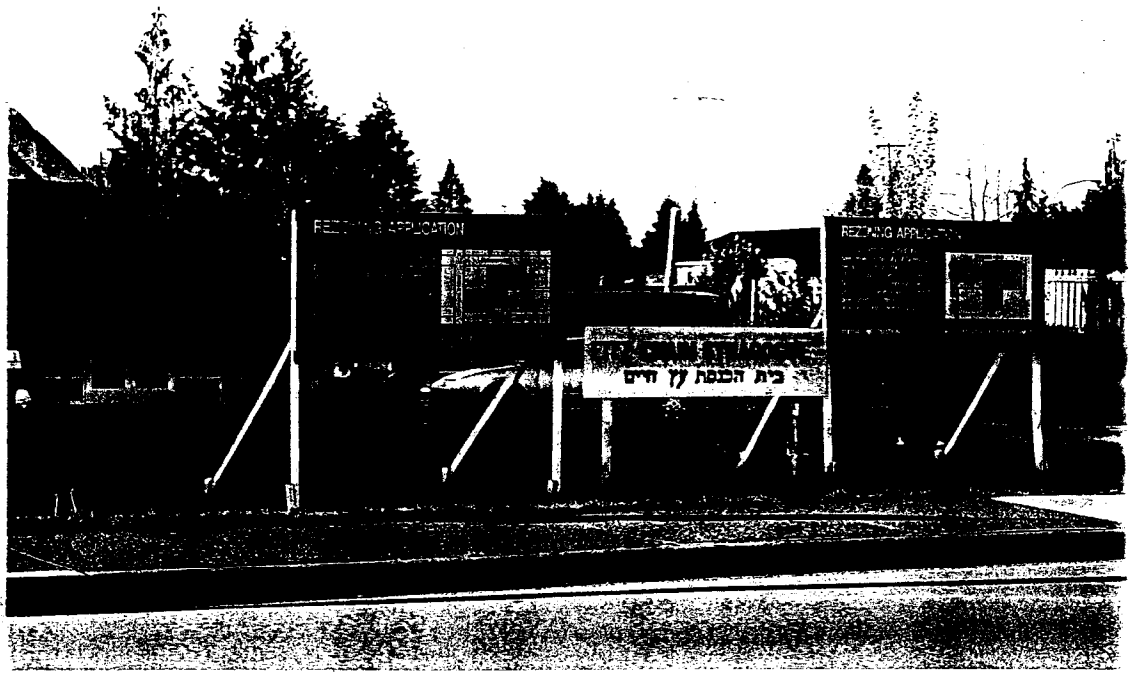
REZONING APPLICATION

G.B.L. ARCHITECTS GROUP INC.
have applied to the City of Richmond for
permission to rezone the eastern portion
of 6600 Francis Road from Assembly
District (ASV) to a Comprehensive
Development District (CD) in order
to permit the development of approx.
28 townhomes with approx. 62 off-street
parking spaces.



FURTHER INFORMATION:

MAPS BE RETURNED AT THE URBAN DEVELOPMENT
DIVISION CITY HALL 604-276-4336
FILE NO. 2011-00003



SIGNAGE ON PROPERTY
FOR OCT 2004

SIGNAGE CHANGED ON NOV 1/04