



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development

To Council - Apr 10, 2006
To Planning - Apr 4, 2006

Date: March 7, 2006
RZ 04-271196

Re: **APPLICATION BY GERRY BLONSKI ARCHITECT FOR REZONING 9000 GRANVILLE AVENUE AND 7040 GARDEN CITY ROAD FROM SINGLE-FAMILY RESIDENTIAL DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**

File: 12-8060-20-7948 / 8052

Staff Recommendation

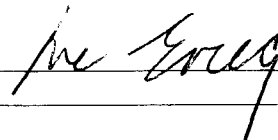
1. That Bylaw No. 7948, to reduce the minimum lot size from 0.405 ha (1 ac.) to 0.16 ha (0.40 ac.) in "Comprehensive Development District (CD/128)", be introduced and given first reading.
2. That Bylaw No. 8052, for rezoning 9000 Granville Avenue and 7040 Garden City Road from "Single-Family Residential District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:ef
Att. 6

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Gerry Blonski Architect has applied to rezone 9000 Granville Avenue and 7040 Garden City Road (**Attachment 1**) from “Single-Family Residential District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/128)” in order to permit the development of a 12 unit three-storey townhouse complex totalling 1,577 m² (19,976 ft²).

An amendment is proposed to Comprehensive Development District (CD/128), which has previously been applied to the neighbouring larger site to the south, to permit its application to this smaller corner site.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant bylaw requirements.

Surrounding Development

The subject site is in the City Centre Area, McLennan South Sub-Area (**Attachment 3**) and is located at the southeast corner of Granville Avenue and Garden City Road. The existing development surrounding the site is described as follows:

- To the north, across the street, is the south western corner of Garden City Park, currently under development (dead end portion of Garden City Road to be closed and incorporated into park);
- To the east, are a two-family zoned lot (Two-Family Housing District, (R5)), single-family zoned lots (Single-Family Housing District, Subdivision Area F (R1/F)), and, at the corner of Heather Street and Granville Avenue, is the Alliance Church, fronting onto Granville Avenue;
- To the south, fronting Garden City Road, the previously developed townhouse projects, Polygon Leighton Court (RZ 03-240810) and Polygon Leighton Green (RZ 01-191442), zoned Comprehensive Development District CD/128); and
- To the west, across the Garden City Road, older City Centre townhouse developments zoned Townhouse and Apartment District (R3).

Related Policies & Studies

Official Community Plan

The subject site is situated along the western edge of McLennan South, the highest density area designated under the sub-area plan. The proposed development is generally consistent with the McLennan South Sub-Area Plan which seeks to establish townhouses up to 3-storeys over 1 parking level, with a 0.75 base F.A.R

The densities specified under the Land Use plan should be considered to be guides rather than targets. The term “base density” used in the Land Use plan indicates that additional density may be supported where a project can demonstrate that it is attractive, livable, and consistent with

sub-area plan objectives. Substantial increases over a specified base density could be warranted where a project is both attractive, livable, and consistent with the plan and provides a disproportional amount of road or other feature of benefit to the neighbourhood.

It is under this designation that the various townhouse developments along Garden City Road are being built, including:

Address	Rezoning File No.	Applicant	No. of Units	Zoning	F.A.R	Height (storeys)	Density (upa)
9133 Sills Av	RZ 01-191442	Polygon	94	CD/128	0.80	three	20
9333 Sills Av	RZ 03-240810	Polygon	59	CD/128	0.80	three	23
7333 Turnill St	RZ 04-262814	Am-Pri	35	CD/128	0.80	three	29
9000 Granville Ave	RZ 04-271196	G. S. Jagde	12	CD/128	0.80	three	25
7833 Heather St	RZ -1195763	Palladium	49	CD/129	0.78	three	25
9079 Jones Rd	RZ 97-115914	Narland	38	CD/76	0.83	three	27
9088 Jones Rd	RZ 97-115914	Narland	38	CD/76	0.83	three	27
7733 Turnill St	RZ 01185781	490375BCLtd	27	CD/127	0.78	three	24
9288 Keefer Av	RZ 03-239406	Am-Pri	36	CD/129	0.78	three	28
9308 Keefer Av	RZ 04-267216	Pelman	31	CD/129	0.78	three	24
7840 Garden City Rd	RZ 03-251048	Chao	10	CD/127	0.78	three	25
9051 Blundell Rd	RZ 03-254683	Willow	12	CD/121	0.87	three	29

Staff Comments

The applicant has agreed to the legal and development requirements associated with the application (**Attachment 4**). Preliminary Architectural Drawings (Site plan, floor plans, and elevations) are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate application for Development Permit, Servicing Agreement (street frontage improvements) and Building Permit.

An amendment to the minimum lot size in Comprehensive Development District (CD/128) is proposed to allow development on this site consistent with the massing and siting of buildings on the adjacent townhouse sites to the south.

Analysis

The proposal is consistent with the objectives of the McLennan South Sub-Area Plan and citywide objectives. In particular:

- The siting of the five- and seven-unit townhouse clusters are designed to provide an appropriate relationship to Granville Avenue, the previously approved development to the south, and to the extension of the Garden City “greenway”. Continuity of visual open space to the east is provided. The orientation of units, window location, and outdoor open space is designed to address privacy along the south and east side of the property.

- With regard to the site's proposed zoning, Comprehensive Development District (CD/128) is a zone created specifically for the adjacent site to the south, with the aim of providing a measure of consistency between projects situated in McLennan South's higher density townhouse area (e.g. "base density" of 0.75 FAR). Comprehensive Development District (CD/128) has been deemed the appropriate zone for the site. It has a maximum density of 0.80, which is higher than the 0.75 base density for this area in the McLennan South Sub-Area Plan. Other developments along Garden City Road are being developed under Comprehensive Development District (CD/128), or zoning districts with comparable density (0.78 to 0.87 F.A.R.). Staff are supporting the slightly higher density on the grounds that the applicant is required to make substantial road dedications along two frontages of this corner lot. The proposed unit density at 25 units per acre, is typical of the density achieved in this sub-area (20 to 29 units per acre).
- Additionally, the applicant proposes a Privately-Owned, Publicly-Accessible Open Space (POPAS) at the corner of Garden City Road and Granville Avenue including a bench at the Garden City greenway. Staff support the increased density on the basis of this public benefit, to be secured with a right of way agreement.
- Vehicular access to the site is recommended from Granville Avenue at the east edge of the site, in order to position the driveway a minimum of 35 m from the intersection with Garden City Road. A cross-access easement is required to be registered on title to provide future shared driveway access for development at 9020/9022 Granville Avenue.
- The applicant proposes to contribute \$12,000 towards development of the McLennan South neighbourhood park, in lieu of providing indoor amenity space (calculated at \$1,000 per dwelling unit). Staff are supportive of this proposal as it is consistent with the approach supported by the City in the rezoning of comparable small sites in the McLennan South Area.
- The applicant proposes as voluntary contribution of approximately \$10,200 towards Richmond's Affordable Housing program, calculated at \$0.60/ft² of buildable area, excluding parking.
- Staff recommend that processing of a Development Permit to the satisfaction of the Manager of Development Applications be made a condition of final adoption of the subject application for rezoning. At Development Permit stage, staff recommend that the applicant should:
 - Provide a tree survey identifying the existing trees and hedges on the subject site and immediate vicinity that will be retained, relocated or removed. Ensure that existing trees and hedges are retained wherever possible, especially along Granville Avenue and the Garden City Road "greenway".
 - Review design and configuration of stairs and decks to ensure that setback for the stairs along the south property line and Granville Avenue is in compliance with proposed zoning district, CD/128. Consider raising of grade to reduce length of stair.
 - Review location of driveway, cross-access easement, and visitor parking spaces to ensure that visitor parking requirement will be met if access to adjacent property at 9020 Granville Avenue is required for re-development.

- Design Development to landscape to ensure proposed Privately-Owned, Publicly-Accessible Open Space (POPAS) at corner of Garden City Road and Granville Avenue is integrated with the Garden City greenway.
- Design development to review proposed emergency access to Garden City Road, and to eliminate if equivalency for fire department access can be provided.

Overall, the proposed project appears to be well thought out and could prove to be a catalyst for redevelopment of the surrounding neighbourhood. The proposed zoning district, CD/128, is well suited to the opportunities and constraints associated with the subject site. And, the project's consistency with sub-area plan policies and with other proposed higher density townhouse projects nearby provides a much needed measure of "predictability" in this challenging and rapidly changing community.

Public Consultation

Notification of the proposal has been made through a site sign erected on the site. Staff have received a letter of concern signed by eighteen of the residents of 9133 Sills Avenue (Leighton Green) (**Attachment 6**). The major concerns identified are:

- Impact on adjacent back yard;
- Loss of open space and landscaping; and
- Removal of perimeter hedge.

Staff note that the proposed zoning on the subject site would be the same as that approved for the 94-unit Leighton Green development (Comprehensive Development District (CD/128)). The required setback from side and rear property lines is 3.0 m. The applicant has proposed a setback at the rear property line adjacent to Leighton Green by of 4.9 m, to provide additional separation.

At the Development Permit stage, the design is to be reviewed to minimize potential overlook at the south property line; and that retention of the existing hedge be explored in order to maintain privacy for the neighbouring development to the south. Existing trees will be reviewed as part of the Development Permit process. At this stage, a complete tree survey will be required to review opportunities for tree retention and to establish requirements for replacement trees or compensation.

Financial Impact

No apparent financial impacts.

Conclusion

Rezoning of the subject site as proposed conforms to citywide objectives for residential growth and development. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Eric Fiss
Policy Planner

EF:cas

See **Attachment 4** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

LIST OF ATTACHMENTS

- Attachment 1 Zoning Location Map
- Attachment 2 Development Application Data Sheet
- Attachment 3 McLennan South Sub-Area Site Context
- Attachment 4 Conditional Rezoning Requirements
- Attachment 5 Preliminary Architectural Drawings (Site Plan, floor plans, elevations)
- Attachment 6 Letter from Neighbours at 9133 Sills Avenue


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Development Applications Department

RZ 04-271196

 Address: 9000 Granville Avenue and 7240 Garden City Road

 Applicant: Gerry Blonski Architects

 Planning Areas: City Centre Area Plan - McLennan South Sub-Area Plan

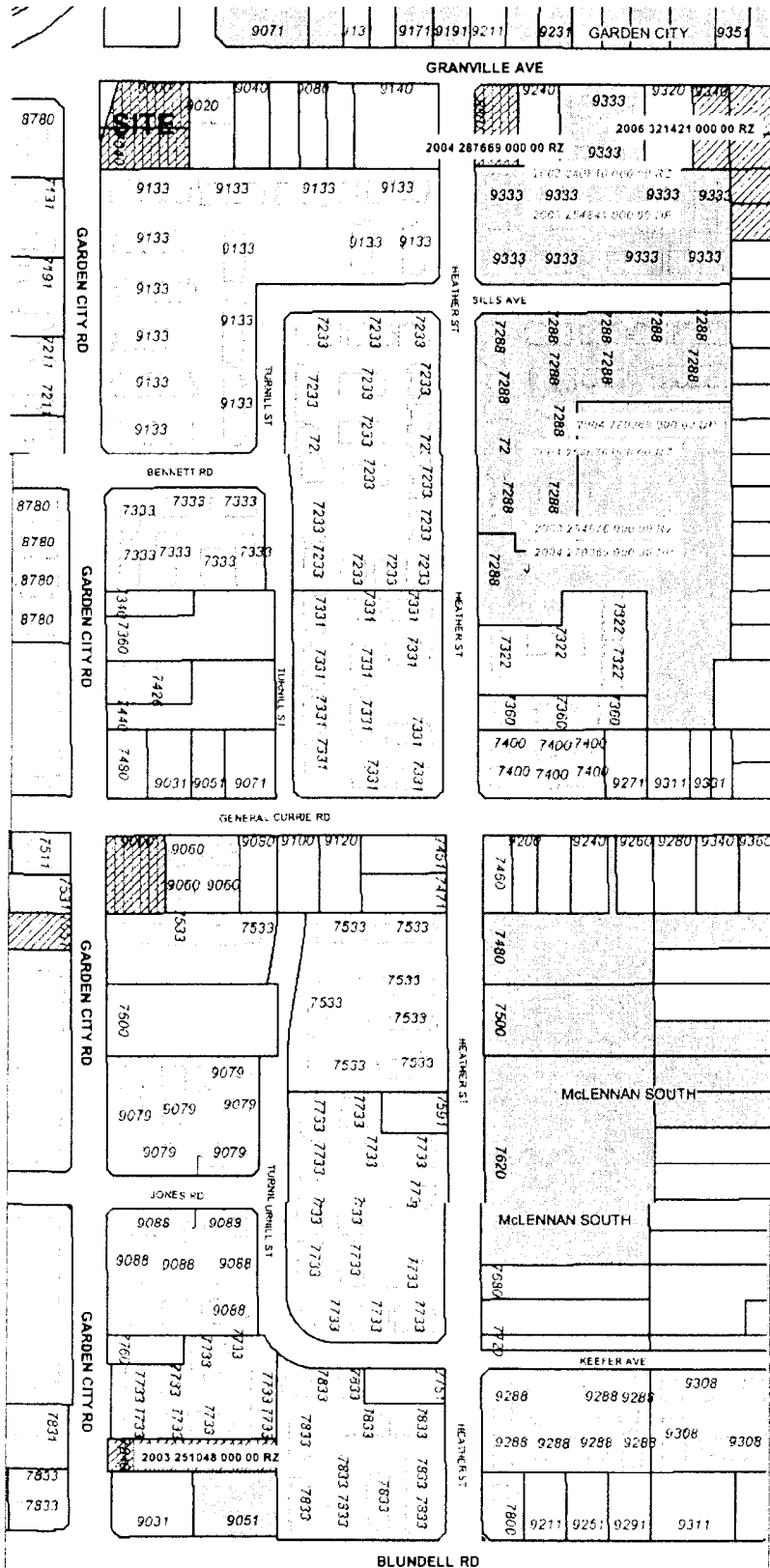
	Existing	Proposed
	Devinder S Mangat	Devinder S Mangat
Site Size (m ²): (by applicant)	2104 m ² (22,647 ft ²)	1971.4 m ² (21,220 ft ²) • Reduced by 132.6 m ² (1,427 ft ²) for road dedication
Land Uses	Single-Family Residential	Multi-Family Residential
OCP Designation	Residential	no change
Area Plan Designation	Residential, Townhouse up to three-storeys over one parking level, Triplex, Duplex, Single Family	No change
Zoning	R1/F	Comprehensive Development District (CD/128)
Number of Units	2	12

	Bylaw Requirement CD/128	Proposed Development	Variance
Density (units/hectare)	N/A	63 units/ha (25 upa)	None required
Floor Area Ratio:	Max. 0.80	0.80 max.	none permitted
Lot Coverage – Building:	Max. 40%	42 %	variance required
Setback – Public Road: Garden City Road	Min. 6 m	3.6 m	variance required
Setback – Public Road: Granville Avenue	Min. 6 m	3.3 m	variance required
Setback – Side Yard (East):	Min. 3.0 m	1.8 m	variance required
Setback – Rear Yard (South):	Min. 3.0 m	4.9 m	none
Height (m):	Max. 12 m, but no more than 3 storeys	Approx. 11.9 m and 3 storeys	none
Lot Size:	0.16 ha (0.40 ac) Proposed Amendment Bylaw 7948 to reduce minimum lot size	0.19 ha (0.49 ac)	none

	Bylaw Requirement CD/128	Proposed Development	Variance
Off-street Parking Spaces – Resident (R) / Visitor (V):	(R): 1.5 spaces/unit x 12 units = 18 spaces (V): 0.2 spaces/unit x 12 units = 3 spaces	(R): 2.0 spaces/unit x 12 units = 24 spaces (V): 0.2 spaces/unit x 12 units = 3 spaces	none
Off-street Parking Spaces – Total:	21 spaces	27 spaces	none
Tandem Parking Spaces	Permitted where two spaces provided per single dwelling unit	24 spaces for 12 units	none
Amenity Space – Indoor:	Min 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor:	Min 6 m ² /unit = 72 m ² (775 ft ²)	83.6 m ² (900 ft ²)	none

Other: Tree replacement compensation required for loss of existing trees

McLennan South Sub-Area Site Context



Disclaimer
 GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information. Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster.
 These maps are NOT a legal document and is published for information and convenience purposes only.
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Conditional Rezoning Requirements

9000 Granville Avenue and 7040 Garden City Road RZ 04-271196

Prior to final adoption of Zoning Amendment Bylaw 7948, the developer is required to complete the following requirements:

Legal requirements, specifically:

- Registration of a 2m road dedication along the entire Granville Avenue frontage and 4 m X 4 m corner cut at the northwest corner of the subject site, with a 3m road dedication on Garden City Road, starting at the South edge, widening out to 7.1m at 30.45m North of the South property line, due north from there until it merges with the angular dedication currently in place (Land dedication from the subject site along the west property line along Garden City Road to accommodate a 3.25-metre northbound right-turn lane, 1.5-metre bike lane on Garden City Road, 2.5-metre boulevard and 3-metre sidewalk. The applicant is responsible for the design and construction of these improvements.)
- Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
- Agreement with TransLink to find an appropriate bus stop location, which is required to relocate to permit the proposed new access location, with all costs being that of the developer. (The applicant to upgrade (i.e., design and construct) the bus stop pad for the existing bus stop on the north side of the property on Granville Avenue. Applicant to contact Coast Mountain Bus Company for design approval and exact location.)
- Registration of a cross access agreement on the entrance driveway allowing access to/from the future development site to the east at 9020/9022 Granville Avenue. (As the provision of the driveway on Granville Avenue would impact the existing crosswalk, the applicant is responsible for the design and construction of relocating the crosswalk to the east by approximately 9 metres, estimated cost to be \$5,000.)
- Registration of a public-access right-of-way to secure the Privately-Owned, Publicly-Accessible Open Space (POPAS) at the corner of Garden City Road and Granville Avenue.
- Contribution of \$.60 per buildable square foot, excluding parking (e.g., approximately \$10,200) towards the City's affordable housing.
- Contribution of \$1,000 per dwelling unit (e.g. \$12,000) in-lieu of on-site amenity space to go towards development of the McLennan South neighbourhood park.
- Contribution of the proportionate amount of approximately \$32,784.55 to the storm sewer upgrades along Garden City Road, from Lansdowne Road to Westminster Highway.

Development requirements, specifically:

- The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

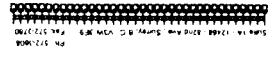
Then, prior to the issuance of the Building Permit:

- Enter into the City's standard Servicing Agreement* to design and construct:
 1. Beautification and right turn improvements across the entire Garden City frontage. Works include, but are not limited to:

- a. Relocating the existing curb and gutter and constructing a right turn lane.
 - b. Then, behind the curb and gutter, creating a 2.5m grass and treed boulevard, complete with decorative lighting and street furniture; and
 - c. Behind which is a 3m decorative sidewalk at the new property line.
 - d. The bollards spacing at the emergency access on Garden City Road should have a centre-to-centre spacing of 1.5 metres.
2. Beautification works along Granville. Works include, but not limited to:
- a. Removing the existing sidewalk,
 - b. Creating a minimum 2m grass and treed boulevard complete with decorative lighting; and
 - c. A new 2m concrete sidewalk behind the boulevard, which should be approximately at the new property lines.
- A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570
 - Note: This requires a separate application.

Signed

Date



March 30/05 issued for D.P. & Rezoning

LEGAL DESCRIPTION:
11.07 "A" EXCEPT PARCEL "K" (REFERENCE PLAN 18550) AND
21.01 "B" EXCEPT PARCEL "S" (REFERENCE PLAN 18550)
BOTH OF SECTION 15, BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 7377

LOCAL ADDRESS:
9000 GRANVILLE AVENUE
RICHMOND, B.C.

ZONING SYNOPSIS:
EXISTING ZONE: R1
PROPOSED ZONE: CD128 Townhouses
JUSTIFYING AREA: 22,647 Sq. Ft. (12,104 Sq. M.)
REGULATION FOR: 1,427 Sq. Ft. (132.6 Sq. M.)
STREET WIDENING:
FINAL SITE AREA: 21,220 Sq. Ft. (1971.4 Sq. M.)

DENSITY PERMITTED:
INTERIOR: 0.86 X 21,220 Sq. Ft. = 18,078 Sq. Ft.
EXTERIOR COVERED: 0.03 X 21,220 Sq. Ft. = 636.6 Sq. Ft.
TOTAL: 18,714.6 Sq. Ft. (1728.3 Sq. M.)

DENSITY PROVIDED:

UNIT C	INTERIOR	0.86 X 21,220 Sq. Ft. = 18,078 Sq. Ft.
UNIT C	EXTERIOR COVERED	0.03 X 21,220 Sq. Ft. = 636.6 Sq. Ft.
UNIT C	TOTAL	18,714.6 Sq. Ft. (1728.3 Sq. M.)

UNIT C:

FIRST FLOOR	92.0 Sq. Ft.
SECOND FLOOR	679.5 Sq. Ft.
THIRD FLOOR	679.5 Sq. Ft.
TOTAL	1450.0 Sq. Ft. X 3 UNITS = 4350.0 Sq. Ft.

UNIT D:

FIRST FLOOR	92.0 Sq. Ft.
SECOND FLOOR	679.5 Sq. Ft.
THIRD FLOOR	679.5 Sq. Ft.
TOTAL	1450.0 Sq. Ft. X 12 UNITS = 17,400.0 Sq. Ft.

LESS STAIR ALLOWANCE:
1076.56 Sq. Ft. X 12 UNITS = 12,918.72 Sq. Ft.
GROSS TOTAL: 15,813.56 Sq. Ft. (1463.2 Sq. M.)
INTERIOR/EXTERIOR: 17,108.34 Sq. Ft.

SITE COVERAGE PERMITTED = 40%:
0.40 X 21,220 Sq. Ft. = 8,488.0 Sq. Ft.

SITE COVERAGE PROVIDED:
TYPICAL GROSS FIRST FLOOR: 660.5 Sq. Ft.
TYPICAL FIRST FLOOR PATIO: 74.5 Sq. Ft.
TOTAL: 735.0 Sq. Ft. X 12 UNITS = 8,820.0 Sq. Ft.
8820 / 21220 = 41.6%

OUTDOOR AMENITY SPACE REQUIRED:
12 units X 64.56 Sq. Ft. (6 Sq. M.) = 774.72 Sq. Ft.
OUTDOOR AMENITY SPACE PROVIDED:
12 units X 2' = 24 CARS

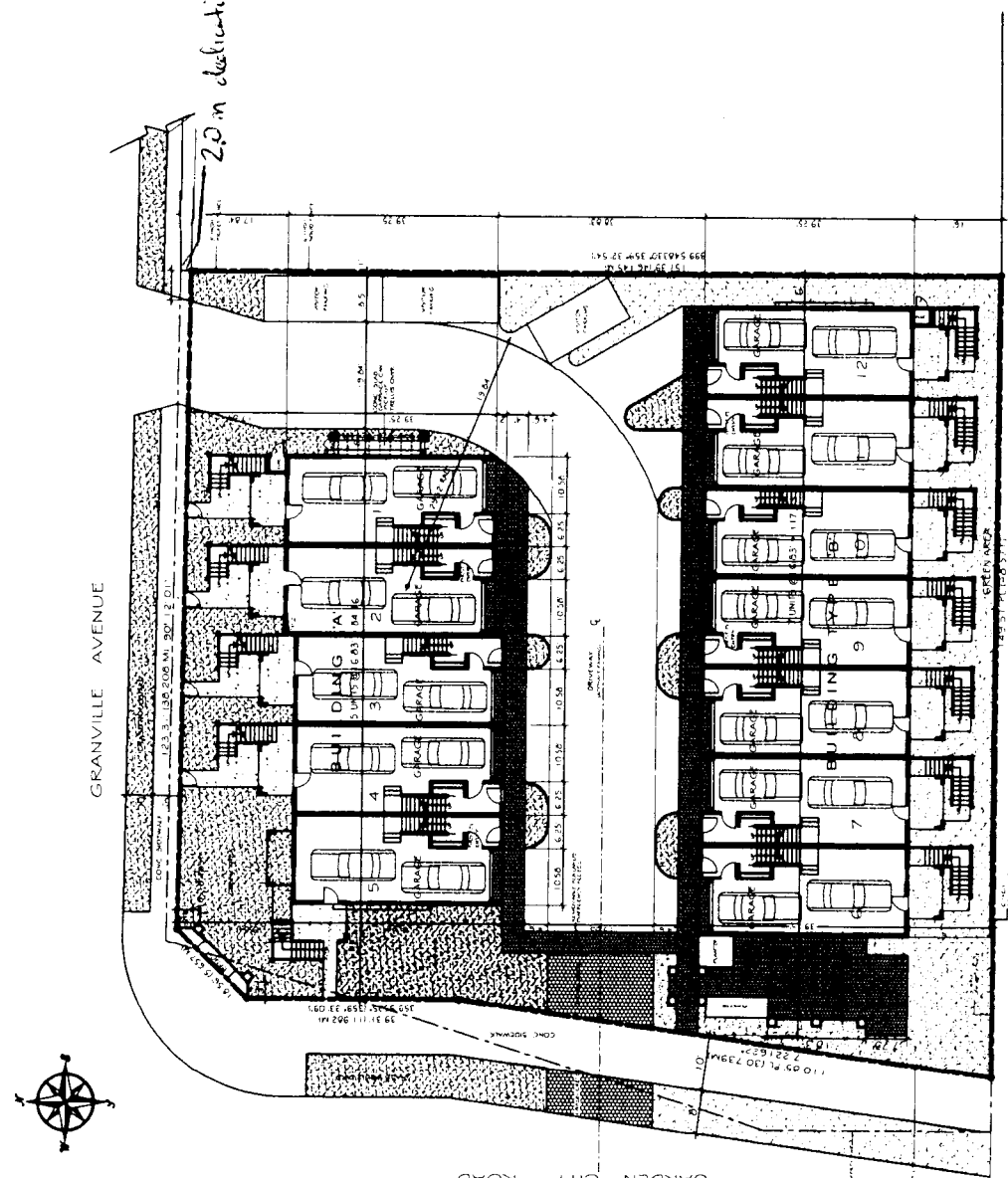
RESIDENT PARKING REQUIRED:
12 units X 2' = 24 CARS
RESIDENT PARKING PROVIDED:
7 TOWNHOUSE UNITS X 3' = 21 CARS

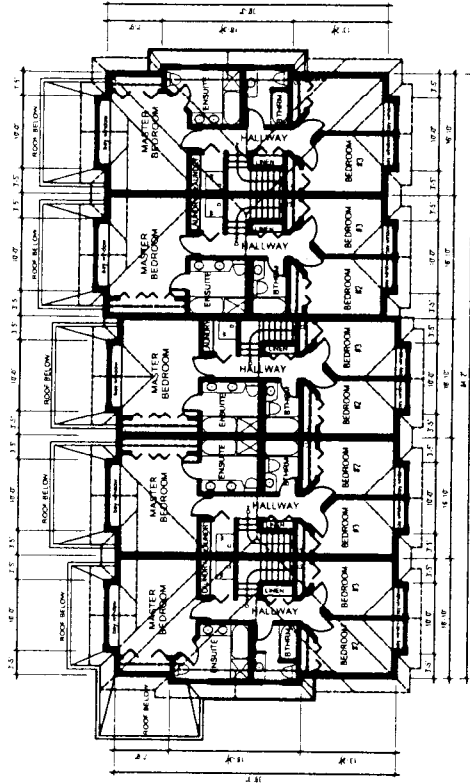
VISITOR PARKING REQUIRED:
12 X 0.2 = 2.4
1 CARS
VISITOR PARKING PROVIDED:
1 CARS

TOTAL = 27 CARS

NOTE:
Elevations shown are based on Richmond City Datum (Published April 2004).
Benchmark: Arroyo Head on Hydrant located at South side of Granville Avenue and property line #1100.
B.M. Elevation: 2.217 meters.

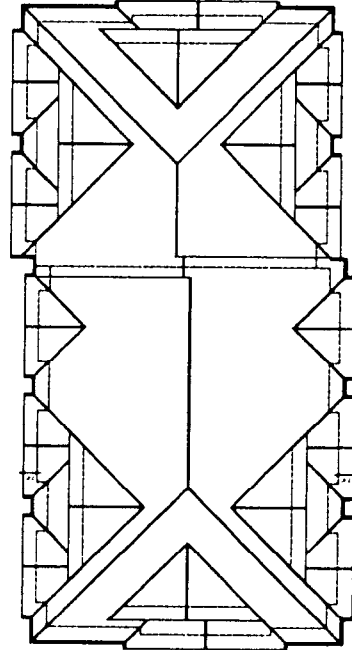
GRADING LEGEND (IMPERIAL):
Existing grade
Proposed grade





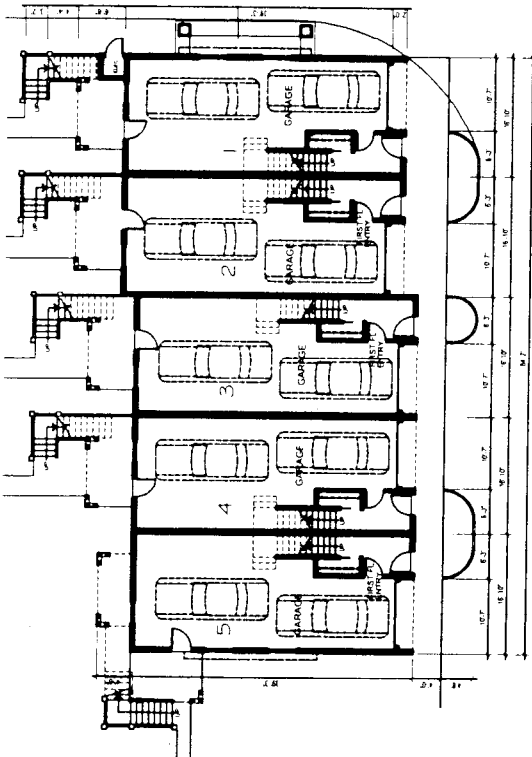
BUILDING - A

THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



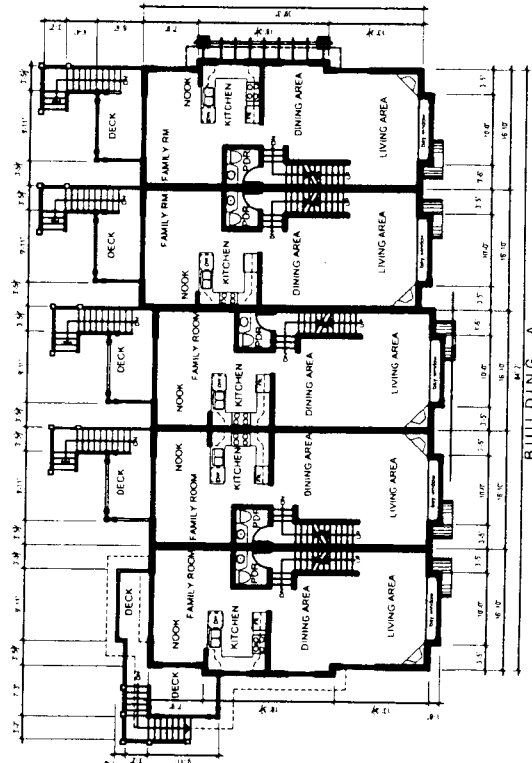
BUILDING - A

ROOF PLAN
SCALE 1/8" = 1'-0"



BUILDING - A

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

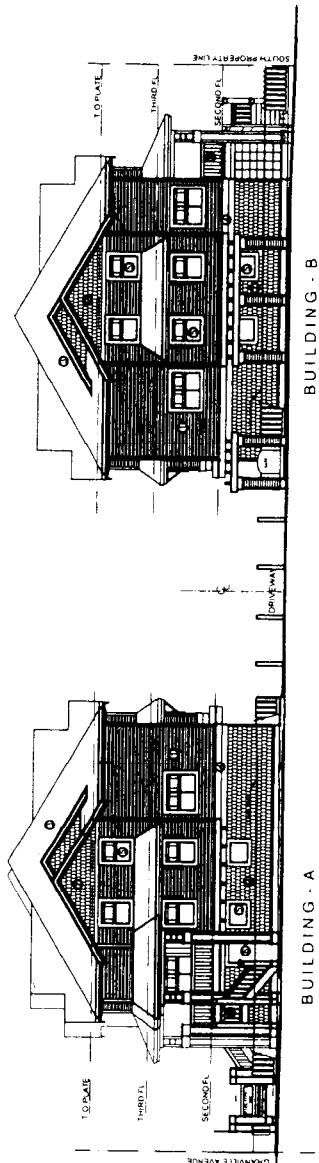
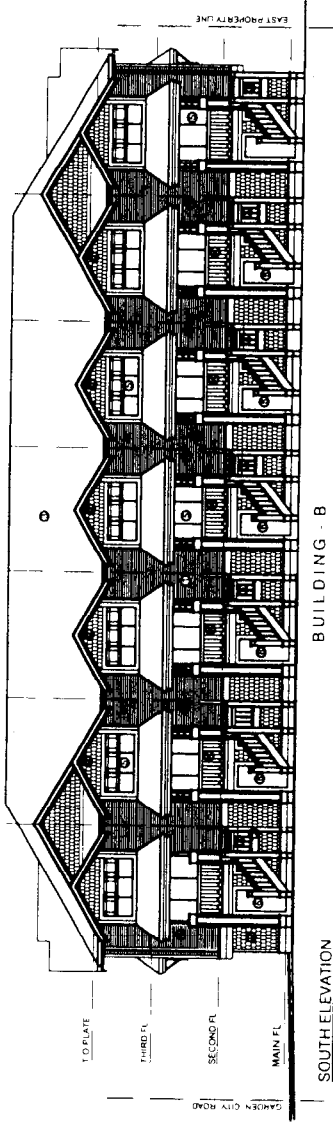


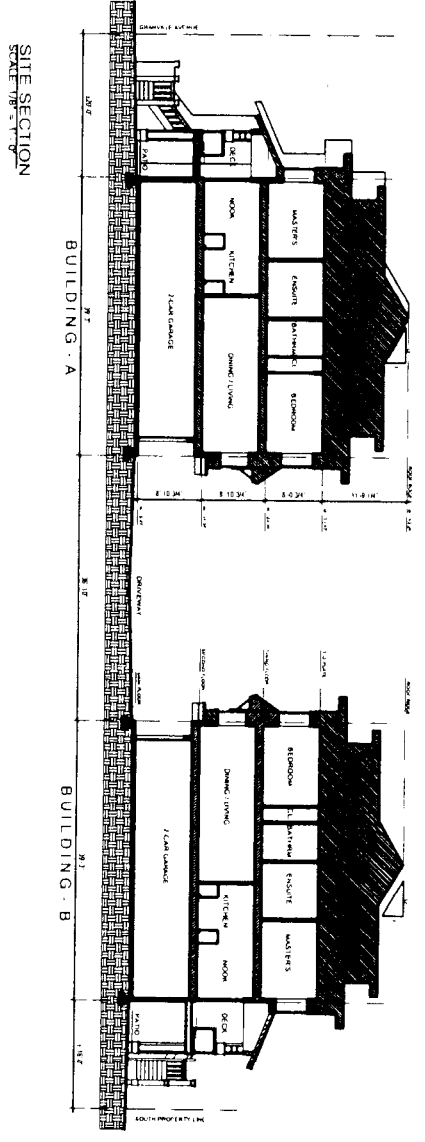
BUILDING - A

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE:

- ① HORIZONTAL VINYL SIDING
- ② HORIZONTAL VINYL SIDING
- ③ VINYL SIDING
- ④ VINYL SIDING
- ⑤ METAL CLAD WOOD LOOKING WHITE





SITE SECTION
SCALE 1/8" = 1'-0"

BUILDING - A

BUILDING - B

March 30/05 Issued for D.P. & Rezoning

A7 SITE SECTION
BUILDING - A

PARK VIEW -2
12 Townhouse Development
9000 Granville Avenue
RICHMOND, BC

Gerry Dionisi
architect m a i b c

Ph: 512-3608
Fax: 512-3140

1044E 82ND AVE. Suite B.C. VAN V5B 1B8

Date: 22 Aug 2005

Mr. Eric Fiss,
Planner – Urban Design
City Of Richmond
Policy Planning Department
6911 No. 3 Road, Richmond
BC V6Y 2C1
Canada

Dear Sir,

Petition Against Issues On Rezoning Of McLennen ^{South}~~North~~

We, the undersigned, would like to address a number of principle issues, but not amounting to opposing the rezoning of the below location:

^{South}
7040 McLennen ~~North~~
7400 Garden City Road &
9000 Granville Avenue
File No: DP-05-296823

This petition is supported by concerned residents of **Leighton Green, 9133 Sills Avenue, Richmond B.C. V6Y4H6 Canada.**

The rezoning project would dramatically affect residents of Leighton Green whose back yards are adjoined with the rezoning boundary. The main concern would be the total loss of open space and landscaping. There are numerous mature, semi-mature trees and hedge that give special character to the nature and neighborhood landscaping. However, this natural landscaping would be dreadfully altered if these trees and hedge are removed for the purpose of this rezoning project. It not only would cause violation to the neighborhood privacy but also destroy the natural canopy and landscaping that these trees provide. We stress the importance of preserving these trees and portions of the hedge and that visual access would be provided to remaining opening space.

We would also stress the importance of not approving the new housing establishment to be drawn closer than the current perimeter between our estate and the present houses in the rezoning area. We hope that by having this perimeter, the ensuing housing development would not disrupt our personal lifestyle and privacy that we have enjoyed so far since we moved into this neighborhood.

Our hope is that as community leaders and officials, you will look into and evaluate the concerns of this petition.

We trust and thank you for your time and effort in looking into this matter.

Respectfully yours,

Concerned residents of Leighton Green

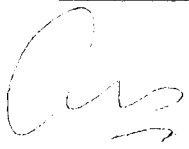

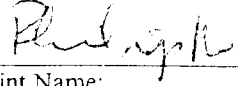
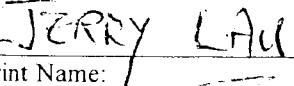

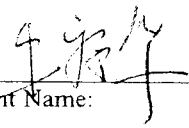
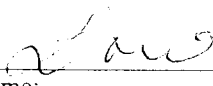
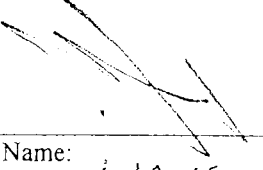
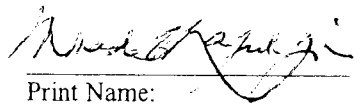
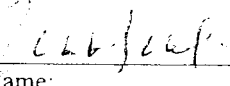
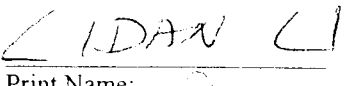
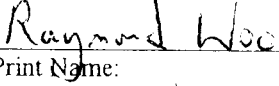
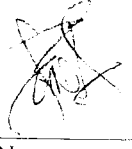
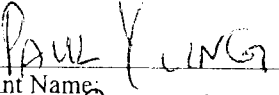
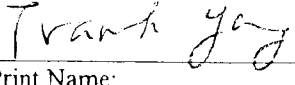
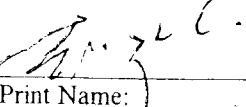
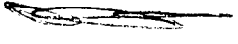
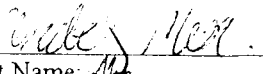
C/o:

Kam Wong
38-9133 Sills Avenue
Richmond
B.C. V6Y 4H6
Canada

OR:

Lawrence Gian
36-9133 Sills Avenue
Richmond
B.C. V6Y 4H6
Canada
Email: lawrencegian@shaw.ca

p/s: please turn over next page for signatories

Unit No: <u>36</u>  Print Name: <u>LAWRENCE GIAN</u>	Unit No: <u>38</u>  Print Name: <u>KAM WONG</u>	Unit No: <u>34</u>  Print Name: <u>Philip Y.S. MIA</u>
Unit No: <u>39</u>  Print Name: <u>JERRY LAU</u>	Unit No: <u>32</u>  Print Name: <u>Yu Wang</u>	Unit No: <u>45</u>  Print Name: <u>Winnie</u>
Unit No: <u>41</u>  Print Name: <u>K. W. LAW</u>	Unit No: <u>42</u>  Print Name: <u>MICHELLE WANG</u>	Unit No: <u>31</u>  Print Name: <u>MIRANDA CHAN</u>
Unit No: <u>37</u>  Print Name: <u>S. Y. CHENG</u>	Unit No: <u>35</u>  Print Name: <u>LIDAU LI</u>	Unit No: <u>30</u>  Print Name: <u>Raymond Woo</u>
Unit No: <u>29</u>  Print Name: <u>JAMES LI</u>	Unit No: <u>23</u>  Print Name: <u>Paul Yung</u>	Unit No: <u>49</u>  Print Name: <u>FRANK YANG</u>
Unit No: <u>25</u>  Print Name: <u>ELIZA LI</u>	Unit No: <u>40</u>  Print Name: <u>Allen Baryen</u>	Unit No: <u>39</u>  Print Name: <u>Andy Mei</u>



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7948 (RZ 04-271196)
9000 GRANVILLE AVENUE AND 7040 GARDEN CITY ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 291.128.6 with the following:

“291.128.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 0.16 ha (0.40 ac.) in area.”

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7948”**.

FIRST READING
A PUBLIC HEARING WAS HELD ON
SECOND READING
THIRD READING
ADOPTED

APR 10 2006

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8052 (RZ 04-271196)
9000 GRANVILLE AVENUE AND 7040 GARDEN CITY 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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**.

P.I.D. 011-236-418

Lot "A" Except: Parcel "4" (Reference Plan 35535); Section 15 Block 4 North Range 6 West New Westminster District Plan 7372

P.I.D. 011-236-469

Lot "B" Except: Parcel "5" (Reference Plan 35535); Section 15 Block 4 North Range 6 West New Westminster District Plan 7372

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8052**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

APR 10 2006

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER