



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development

TO Council - Jul 28, 2008
TO Planning - July 22, 2008

Date: July 2, 2008

RZ 07-361150

File: 12-2060-20-8310

Re: Amendment to Single-Family Lot Size Policy 5442 in Section 19-4-6 & 20-4-6

Application by Matthew Cheng Architect Inc. for a Rezoning at *Xr: 08-4430-00*
8091 Gilbert Road, 6760 and 6800 Blundell Road from Single-Family Housing
District, Subdivision Area E (R1/E) to Comprehensive Development District
(CD/197)

Staff Recommendation

1. That the following recommendation be forwarded to Public Hearing:

That Single-Family Lot Size Policy 5442 for the properties contained in Sections 19-4-6 and 20-4-6, be amended to permit 8091 Gilbert Road, 6760 and 6800 Blundell Road to subdivide in accordance with Comprehensive Development District (CD/197), provided that the lots are accessible by a lane which would not be connected to Mirabel Court.

2. That Bylaw No. 8310, to create "Comprehensive Development District (CD/197)", and for the rezoning of 8091 Gilbert Road, 6760 and 6800 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/197)", be introduced and given first reading.

Brian Jackson
Brian J. Jackson, MCIP
Director of Development

SB:rg

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

[Signature]

Staff Report

Origin

At its meeting on April 28, 2008, Council decided:

- (1) That authorization be given for staff to examine the amendment of Single-Family Lot Size Policy 5442 for the properties contained in Sections 19-4-6 & 20-4-6 (Attachment 1 to the report dated April 7th, 2008, from the Director of Development) to permit the rezoning of 6800 & 6760 Blundell Road and 8091 Gilbert Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD) for a 6-lot subdivision accessed by a lane not connected to Mirabel Court; and
- (2) That staff conduct a public process with property owners and occupants within the study area, and that the findings be reported to Council through the Planning Committee.

As directed by Council on April 28, 2008, this report outlines the proposed amendment to Lot Size Policy 5442 along with the rezoning application at 8091 Gilbert Road, 6760 and 6800 Blundell Road. A location map and air photo is contained in **Attachment 1**. A plan of the proposed subdivision is contained in **Attachment 2**.

A separate Servicing Agreement is required for: identified upgrades to the City's storm sewer infrastructure; a new rear lane; pedestrian signal enhancements for accessibility; and frontage improvements along Gilbert Road and Blundell Road.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 3**.

Project Description

The proposal involves the assembly of three (3) properties to enable a six (6) lot rezoning and subdivision (Attachment 3). Two (2) of the current lots front onto Blundell Road and the third fronts onto Gilbert Road. The applicant proposes to rezone the lots to a Comprehensive Development District (CD/197) and subdivide into six (6) single-family lots serviced with a new rear lane connecting to Gilbert Road. There would be no pedestrian or vehicle access from the new lane to Mirabel Court. Each of the new lots would provide four (4) off-street parking spaces.

Proposed redevelopment of the subject site does not include the triangular area at the rear of 6760 Blundell Road, which is proposed to be subdivided for the purposes of consolidation with the adjacent property to the south (8040 Mirabel Court) in accordance with the charge registered on title to the lands. There was an easement registered in 1983 on Title to 6760 Blundell Road, requiring the subdivision of the rear triangle for the benefit of the adjacent property at 8040 Mirabel Court.

A Subdivision Application to create the proposed six (6) single-family lots and subdivide the new rear lane has also been submitted (SD 07-361268).

Surrounding Development

Development surrounding the consolidated Blundell area site is as follows:

- To the north, across Blundell Road, are single-family dwellings on a mix of R1 – 0.6 and R1/E zoned lots between Curzon Street and Gilbert Road.
- To the northeast, across the Blundell and Gilbert intersection, is a three-storey over parking multi-family apartment building at the southern edge of City Centre, zoned R3.
- To the east, across Gilbert Road, are single-family dwellings, zoned R1/E.
- To the south are single-family dwellings fronting onto Mirabel Court and Gilbert Road, zoned Land Use Contract 132 and R1/E.
- To the west, across a fire access lane with bollards, are single-family dwellings fronting onto Mirabel Court, zoned R1/E.

Related Policies & Studies

OCP Designation

There is no Area Plan for this area. The Official Community Plan (OCP) Generalized Land Use Map designation for subject properties is Neighbourhood Residential, and the Specific Land Use Map designation is Low-Density Residential. This redevelopment proposal is consistent with these designations.

The redevelopment proposal is also consistent with the OCP Lane Establishment & Arterial Road Redevelopment Policy. This Policy permits rezoning and subdivision where a Single-Family Lot Size Policy permits development on the properties fronting the arterial road and the development can connect to an operational lane or an existing side street.

Lot Size Policy 5442

Although the proposal is consistent with arterial road redevelopment, it is not consistent with the minimum lot sizes supported in the existing Single-Family Lot Size Policy 5442 (**Attachment 4**). Lot Size Policy 5442 (adopted by Council on September 17, 1990, renewed on February 19, 1996 and amended on September 19, 2005) applies to a portion of properties at the north parts of Sections 19-4-6 and 20-4-6. Lot Size Policy 5442 generally prohibits multiple-family residential development and allows for rezoning and subdivision to R1/E except for two (2) noted areas:

- 8091 Gilbert Road and 6800 & 6760 Blundell Road (subject site) are permitted to be rezoned and subdivided to R1/D provided that new lots access a lane not connected to Mirabel Court; and
- 8233 & 8239 Gilbert Road and 8226 & 8228 Mirabel Court are permitted to be rezoned and subdivided to R1/D provided no new accesses are created onto Gilbert Road.

The applicant advises that redevelopment of the subject site under the existing Lot Size Policy is not economically feasible. It would only permit the creation of four (4) new R1/D lots from the existing three (3) R1/E lots and development requires infrastructure upgrades, frontage improvements, land dedication (approximately 987 m²) for the construction of a new rear lane.

The applicant's proposal is, however, consistent with the intent of the Single-Family Lot Size Policy, which is to rezone and subdivide the subject site into new single-family lots fronting onto Blundell and Gilbert Roads with vehicle access from a new rear lane. While the proposal is consistent with the overall intent, it is not consistent with the minimum lot sizes supported in the Single-Family Lot Size Policy.

Development Comparison Table

	Zoning	Lot Yield	Lot Sizes
Existing Subdivision	R1/E	3	691 m ² , 814 m ² & 1,875 m ²
Lot Size Policy 5442	Min. R1/D	4 & lane	Min. 450 m ²
Proposal	CD/197	6, lane & covenant subdivision	365 m ² to 386 m ²

Proposed Amendment to Lot Size Policy 5442

The subject properties are larger, with a greater width and depth, compared to the adjacent smaller lots that have frontage on either Mirabel Court or Gilbert Road. The existing provisions of the Lot Size Policy designates the subject properties as being able to redevelop to R1/D. Due to the large size and limited frontage of the assembly and significant lane dedication requirement, the applicant is requesting a higher lot yield than the four (4) lots that could be achieved through R1/D. The applicant is proposing that the consolidated parcel be redeveloped into six (6) CD/197 lots.

An amendment to the Lot Size Policy 5442 to re-designate the subject properties to enable subdivision to six (6) single-family Comprehensive Development District (CD/197) lots is proposed.

In order to inform all residents of the proposed amendment to Lot Size Policy 5442, a letter explaining the proposed changes was sent out to all property owners in the policy area on May 01, 2008. The letter and package also contained information on the location map and proposed subdivision plan of the four (4) lots as well as copies of the existing Lot Size Policy 5428 and proposed changes to the policy (refer to **Attachment 5**).

Public Input

The City has received considerable correspondence and public input regarding the subject properties over the years. With respect to the current development proposal, the City received a petition of support (August 21, 2007) from the Mirabel Court neighbourhood (refer to **Attachment 6**). While there is strong support for the redevelopment from the Mirabel Court neighbourhood, the policy applies to a larger area. In recognition of the neighbourhood support and larger policy area, staff were directed by Council to consult with all of the property owners in the policy study area.

As described above, a letter sent was out to all property owners in the policy area on May 01, 2008 (refer to **Attachment 5**). In response, the City has received additional correspondence and petitions (May 13, 2008 and May 22, 2008) both in support and expressing concern. These are contained in **Attachment 6**. The breakdown is as follows:

- 76% of residents support re-development of the subject properties. This represents 61 of the 80 properties in the Policy Area. A portion of these residents are concerned about the lane location, as outlined below.
- 65% of residents support the subject development proposal. This represents 52 of the 80 properties in the Policy Area.
- 11% of residents support re-development of the subject site, but do not support a new lane connected to Gilbert Road for safety reasons. This represents 9 of the 80 properties in the Policy Area.

Transportation staff have reviewed the safety concerns expressed and recommend:

- That the existing driveways to Blundell Road and Gilbert Road be closed due to their proximity to the intersection;
- That a new rear lane be constructed to provide access to the proposed single-family lots; and;
- That the new lane be connected to Gilbert Road along the south property line of the development parcel.

The Gilbert Road lane location is preferred for traffic safety reasons as it provides the greatest distance from the intersection and is located on the departing side of the intersection. The Blundell Road alternate location is closer to the intersection and is located on the approach side of the intersection, which may experience queuing delays. There are bus stops located on both frontages.

Based on consideration of the development proposal and public consultation, staff recommend Lot Size Policy 5442 be amended.

Staff Comments

All significant issues have been resolved with no outstanding items needing to be addressed. Rezoning considerations attached to the application is contained in **Attachment 7**.

Servicing Capacity Analysis

A servicing capacity analysis has been completed for the storm and sanitary sewer systems. Based on the results of the analysis, upgrades are required to the storm sewer system, which would be completed through the City's Servicing Agreement. The granting of a right-of-way for the storm sewer line along the Blundell frontage may also be required. Completion of the Servicing Agreement is a condition of final adoption of the rezoning application. Designs for the water, storm and sanitary connections along with proposed driveway crossing for each property need to be included in the Servicing Agreement Drawings.

Transportation Requirements

- Land dedication of 4 m by 4 m for a corner cut is required.
- Land dedication of 4 m along the site's Blundell Road frontage and 2 m along the site's Gilbert Road frontage is required for future road widening.
- Land dedication for and construction of a new 6.0 m wide rear lane and parking area (approximately 4.3 m by 10.2 m) is required. Transportation can support the proposed parking area by the lane given that no parking is allowed on Blundell Road nor Gilbert Road.
- Frontage improvements are required along both Gilbert and Blundell Roads (sidewalk, grass boulevard and enhanced accessible signal upgrade).
- A separate Servicing Agreement is required prior to Rezoning adoption for the design and construction of the transportation infrastructure.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, the applicant would be required to register a flood indemnity covenant on title prior to final adoption of the rezoning Bylaw.

Affordable Housing

The subject rezoning application was submitted to the City for consideration in February of 2007, before the City's Affordable Housing Strategy came into effect on July 1, 2007. As a result, secondary suites are not included in the proposal.

Driveway Access

Driveway access would be restricted to the new rear lane only, with no direct access to either Blundell Road or Gilbert Road for any of the single-family lots. The applicant would be required to register a restrictive covenant on title prior to final adoption of the rezoning Bylaw.

Analysis

Proposed Subdivision and Site Plan

As outlined above, the proposal is to enable the development of a 6-lot single-family subdivision, which requires an amendment to Lot Size Policy 5442 to enable rezoning and subdivision in accordance with Comprehensive Development District (CD/197) zoning.

Tree Retention, Replacement and Compensation

An arborist report and tree survey has been submitted and reviewed by City staff, with recommendations for tree removal with the site. The findings of the report are summarized in the table below along with compensation requirements:

	Number of Trees	Retention Trees	Compensation Required	Comments
On-site bylaw trees	16	0	2:1 replacement 12 replacement trees proposed and \$500 per replacement tree cash-in-lieu (\$10,000 for 20 replacement trees)	Removal based on condition of trees and conflict with building envelope, frontage improvements or new lane
Off-site boulevard trees adjacent to site	12	0	New street trees and \$500 per replacement tree cash-in-lieu	Removal based on condition of trees and conflict with frontage improvements or new lane

Based on a 2:1 replacement ratio and the number of on-site trees identified for removal (16), a total of 32 replacement trees are required. Based on the size of the proposed residential subdivision, space required for the dwellings, and space required for successful planting of new trees, the applicant has indicated that 12 replacement trees could be planted amongst the developed lots. A balance of 20 on-site replacement trees remains and a contribution of \$500 per replacement tree cash-in-lieu (\$10,000 for 20 replacement trees) is a rezoning requirement.

Parks staff have determined that the existing trees in the proposed boulevards conflict with frontage improvements and are not significant enough to forego frontage improvements, which are sought for pedestrian safety and street beautification.

Landscaping Requirements

As the subject site is located along two (2) major arterial roads, a landscape plan would be required to be submitted and reviewed by staff prior to final adoption of the rezoning Bylaw. The landscape plan would identify new tree planting and appropriate sizing. A security for the provision of landscaping is required prior to Rezoning adoption.

Subdivision Requirements

As part of the future subdivision application, the applicant would be required to pay Development Cost Charges (City and GVS&DD), school site acquisition and address assignment fees.

Conclusion

The proposed rezoning application to create six (6) new single-family lots is appropriate in the existing single-family residential neighbourhood along Blundell Road and Gilbert Road. An amendment to Lot Size Policy 5442 to enable rezoning and subdivision in accordance with Comprehensive Development (CD/197) zoning is also being proposed. There has been additional public consultation since this proposal was last reviewed by Council earlier this year in April and there continues to be strong neighbourhood support. Staff recommend approval of the Lot Size Policy amendment and rezoning application.



Sara Badyal, M.Arch.
Planner 1

SB:rg

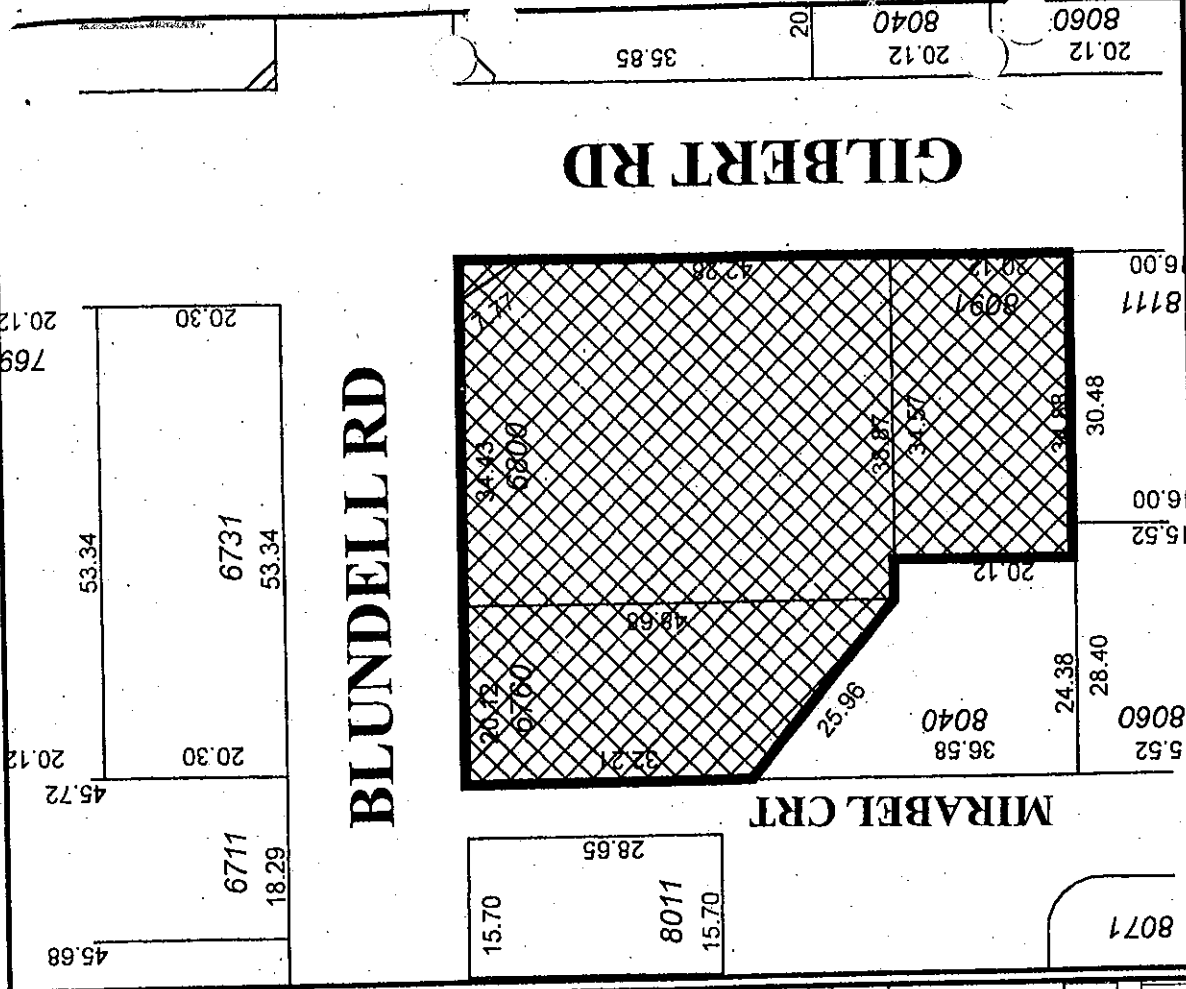
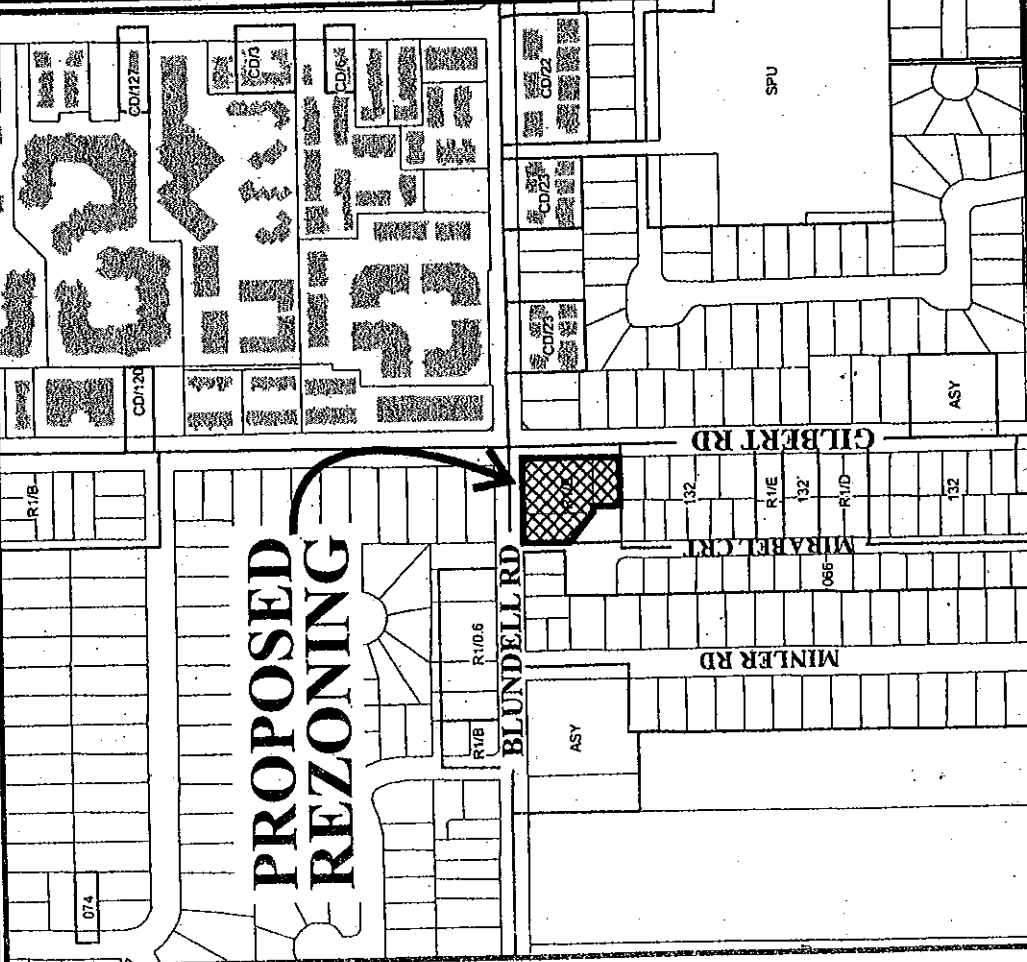
List of Attachments

Attachment 1	Location Map/GIS Aerial Photo
Attachment 2	Proposed Subdivision Layout
Attachment 3	Development Data Sheet
Attachment 4	Lot Size Policy 5442
Attachment 5	Letter to Neighbourhood of May 1, 2008
Attachment 6	Public Correspondence
Attachment 7	Rezoning Considerations



City of Richmond

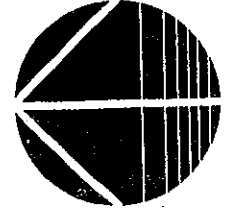
PROPOSED REZONING



GILBERT RD

BLUNDELL RD

MIRABEL CRT



RZ 07-361150

Original Date: 03/07/C
 Revision Date:
 Note: Dimensions are in METR



**SUBJECT
PROPERTY**

BLUNDELL RD

MINLER RD

MIRABEL CRT

GILBERT RD



RZ 07-361150

Original Date: 03/07/07

Amended Date:

Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF:

ATTACHMENT 2

- 1) LOT 1 EXCEPT: PART SUBDIVIDED BY PLAN 62406
 - 2) LOT 2
 - 3) PART OF LOT 3 EXCEPT: PART SUBDIVIDED BY PLAN 62406
- ALL OF SECTION 19 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 14394

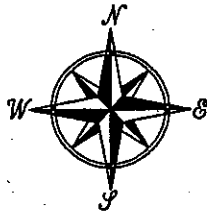
#8091 GILBERT ROAD,
 RICHMOND, B.C. (LOT 1)
 P.I.D. 009-035-010

#6800 BLUNDELL ROAD,
 RICHMOND, B.C. (LOT 2)
 P.I.D. 004-184-033

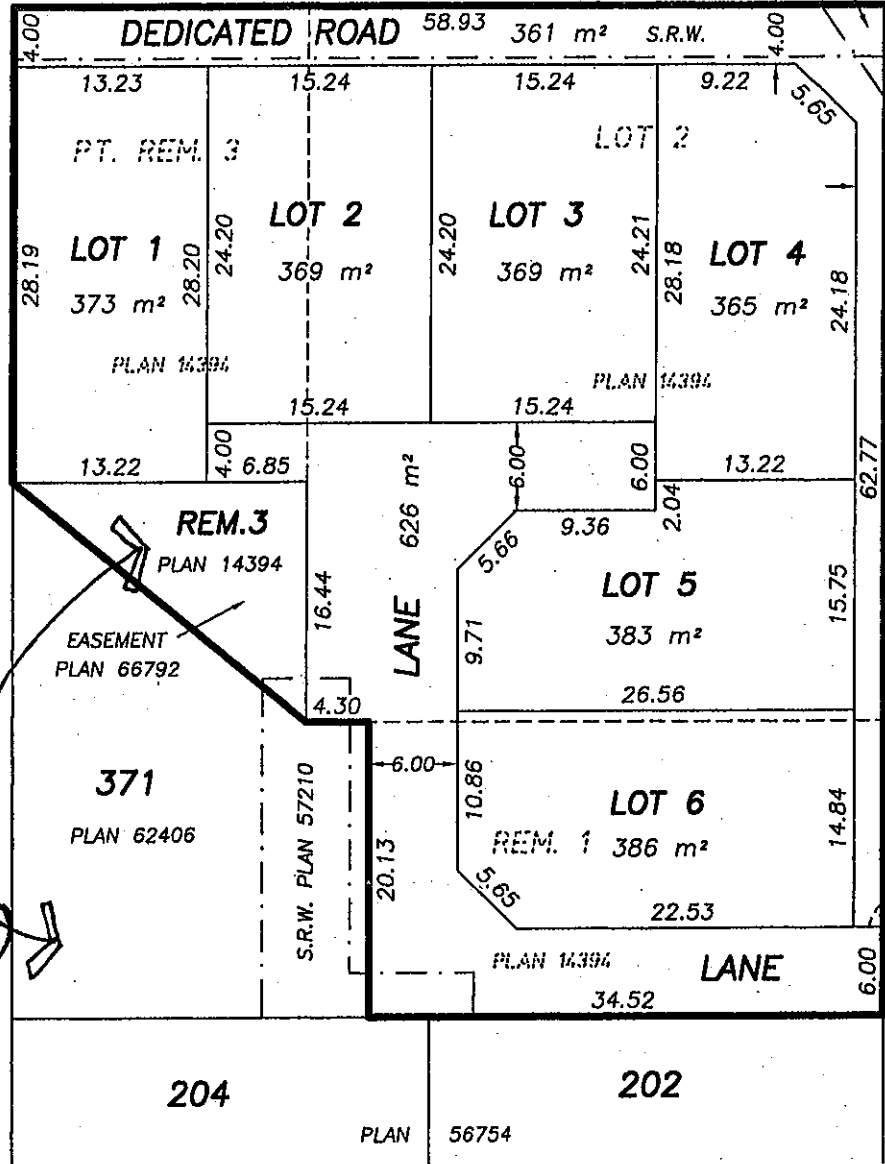
#6760 BLUNDELL ROAD,
 RICHMOND, B.C. (LOT 3)
 P.I.D. 004-868-790

BLUNDELL ROAD

S.R.W.
 PLAN
 68316



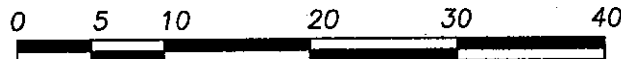
MIRABEL COURT



TO BE CONSOLIDATED
 INTO 1 LOT
 (8040 MIRABEL CRT)

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 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 2652
 Drawn By: KA

SCALE: 1:500



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

NOVEMBER 5th, 2007.

DWG No. 2652-PRO-SUB



MATTHEW CHENG ARCHITECT INC.

10000 BLUNDELL ROAD, SUITE 200
 RICHMOND, B.C. V6X 3E8
 TEL: (604) 273-8888
 FAX: (604) 273-8889
 WWW: MCHENGARCHITECT.COM

THIS PLAN AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE ONLY. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO CHANGES OR OMISSIONS BY THE CLIENT OR OTHER THIRD PARTIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE CLIENT'S INFORMATION OR FOR ANY OMISSIONS OF THE CLIENT'S INFORMATION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE CLIENT'S INFORMATION OR FOR ANY OMISSIONS OF THE CLIENT'S INFORMATION.

DATE: 10/24/2007
 DRAWN BY: MCH
 CHECKED BY: MCH
 PROJECT NO: A01

Comments:

PROJECT NO: A01
 BLUNDELL / GILBERT
 6760 BLUNDELL RD.
 6800 BLUNDELL RD.
 8091 GILBERT RD.
 RICHMOND, B.C.

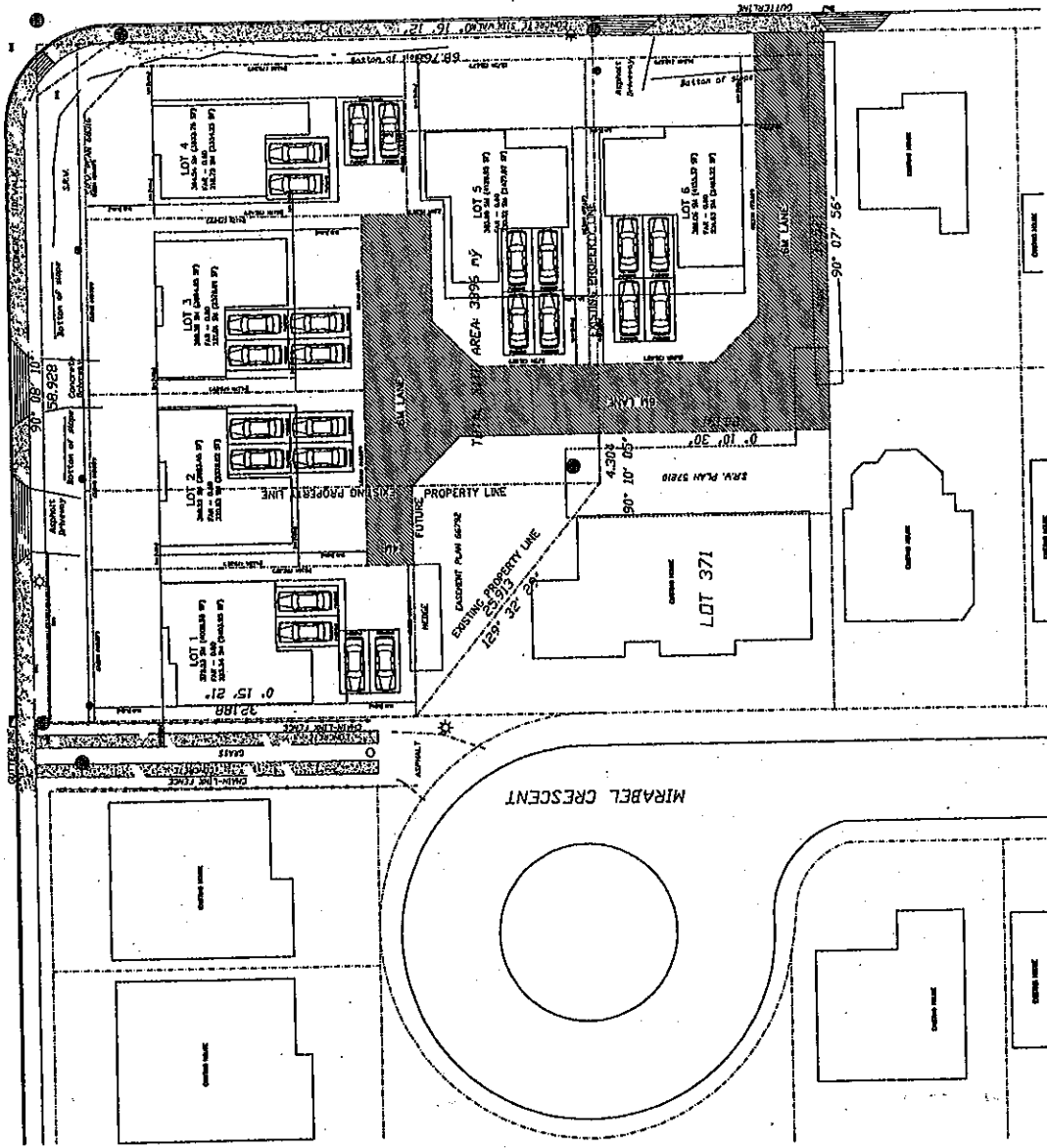
SHEET NO: 1
 SITE PLAN
 CONCEPT ELEVATIONS

SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: A01

DATE: OCT 24, 2007
 DATE: OCT 24, 2007

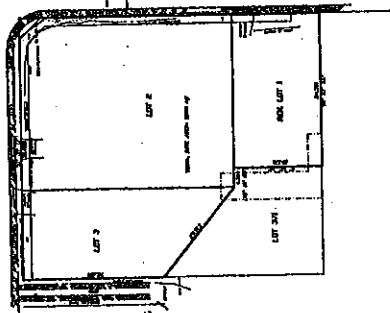
BLUNDELL ROAD

GILBERT ROAD



EXISTING 3 LOTS

- 1. LOT 1 EXISTING DWELLING SUBMITTED BY PLAN 37006
- 2. LOT 2 EXISTING DWELLING SUBMITTED BY PLAN 37006
- 3. LOT 3 EXISTING DWELLING SUBMITTED BY PLAN 37006
- 4. LOT 4 EXISTING DWELLING SUBMITTED BY PLAN 37006
- 5. LOT 5 EXISTING DWELLING SUBMITTED BY PLAN 37006



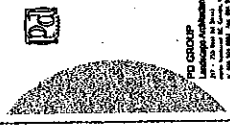
CONCEPT ELEVATION - CORNER LOT
 (ALONG BLUNDELL)



CONCEPT ELEVATION - CORNER LOT
 (ALONG GILBERT)

NO.	DATE	DESCRIPTION	BY

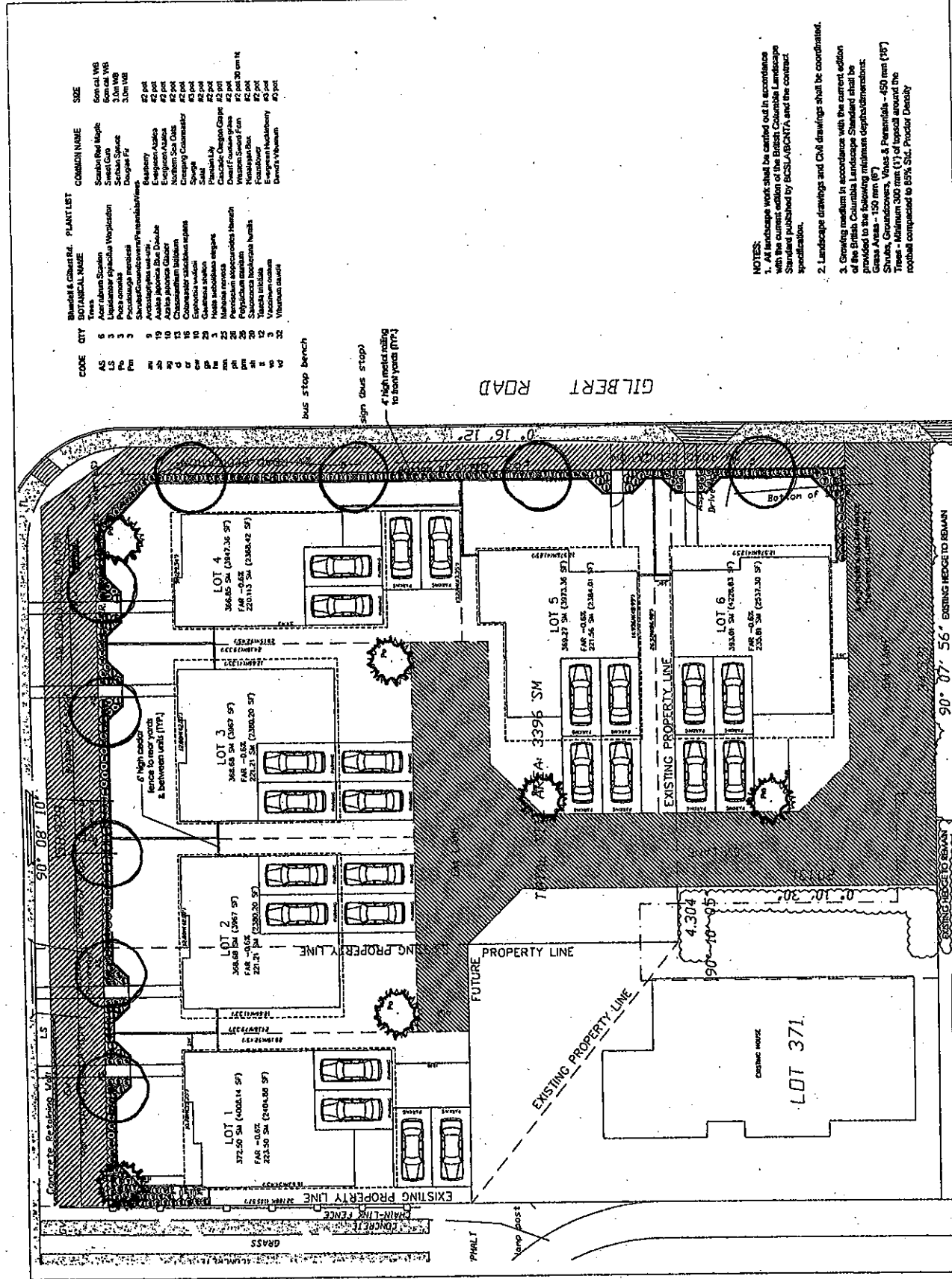
NO.	DATE	DESCRIPTION	BY



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 Fax: 604.681.1235
 www.mooreintl.com

LANDSCAPE PLAN	
DATE	
SCALE	
SHEET NO.	
TOTAL SHEETS	
DRAWN BY	
CHECKED BY	
PROJECT NO.	
CLIENT	



CODE	CITY	BOTANICAL IMAGE	PLANT LIST	COMMON NAME	SIZE
AS	1	Trees	Shawnee Yellow Birch	Scrub Oak Bluff	60m cal WB
LS	2		Liriodendron tulipifera	Sweet Gum	50m cal WB
PL	3		Prunella lauro-coccinea	Scarlet Spice	3.0m WB
PH	4		Prunella lauro-coccinea	Scarlet Spice	3.0m WB
	5		Prunella lauro-coccinea	Scarlet Spice	3.0m WB
	6		Prunella lauro-coccinea	Scarlet Spice	3.0m WB
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	49		Prunella lauro-coccinea	Scarlet Spice	3.0m WB
	50		Prunella lauro-coccinea	Scarlet Spice	3.0m WB

NOTES:

- All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLA/BCLTA and the contract specification.
- Landscape drawings and Civil drawings shall be coordinated.
- Consult in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depth/substratum:
 - Grass Area - 150 mm (6")
 - Shrub, Groundcover, Vines & Perennials - 450 mm (18")
 - Trees - Minimum 300 mm (12") of topsoil around the rootball compacted to 85% Std. Proctor Density



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 07-361150 **Attachment 3**

Address: 8091 Gilbert Rd and 6800 & 6760 Blundell Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): Blundell Area

	Existing	Proposed	
Owner:	Prosper Enterprises Ltd.	To be determined	
Site Size (m²):	3,397 m ² (all 3 properties)	Lot area	2,245 m ²
		Road/lane dedication	987 m ²
		Covenant subdivision	165 m ²
Land Uses:	Single-Family Residential	No Change	
OCP Designation:	Neighbourhood Residential Low-Density Residential	No Change	
702 Policy Designation:	Policy 5442 – R1/D at 8091 Gilbert and 6800 & 6760 Blundell Road with lane access not connected to Mirabel Court	Maximum of 6 single family lots in the area of 8091 Gilbert and 6800 & 6760 Blundell Road with lane access not connected to Mirabel Court	
Zoning:	R1/E	CD	
Number of Units:	3 existing single-family dwellings	6 single-family lots	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6 Max.	None permitted
Lot Coverage – Building:	Max. 45%	45% Max.	None
Lot Size (min. dimensions):	365 m ²	386 m ² to 365 m ²	None
Setback – Front Yard:	Min. 6 m	6 m Min.	None
Setback – Side Yards:	Min. 1.2 m Min. 3.0 m to Public Road	1.2 m Min. 3.0 m to Public Road	None
Setback – Rear Yard:	Min. 6 m	6.0 m Min.	None
Height (m):	Max. 9 m	9 m Max.	None
Off-street Parking Spaces:	4 per lot	4 per lot	None
Off-street Parking Spaces - Total:	24	24	None
Tandem Parking Spaces:	Permitted	24 spaces	None



1 of 2

Adopted by Council: September 17, 1990
Renewed by Council: February 19, 1996
Amended by Council: September 19th, 2005

POLICY 5442

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 19-4-6 and 20-4-6

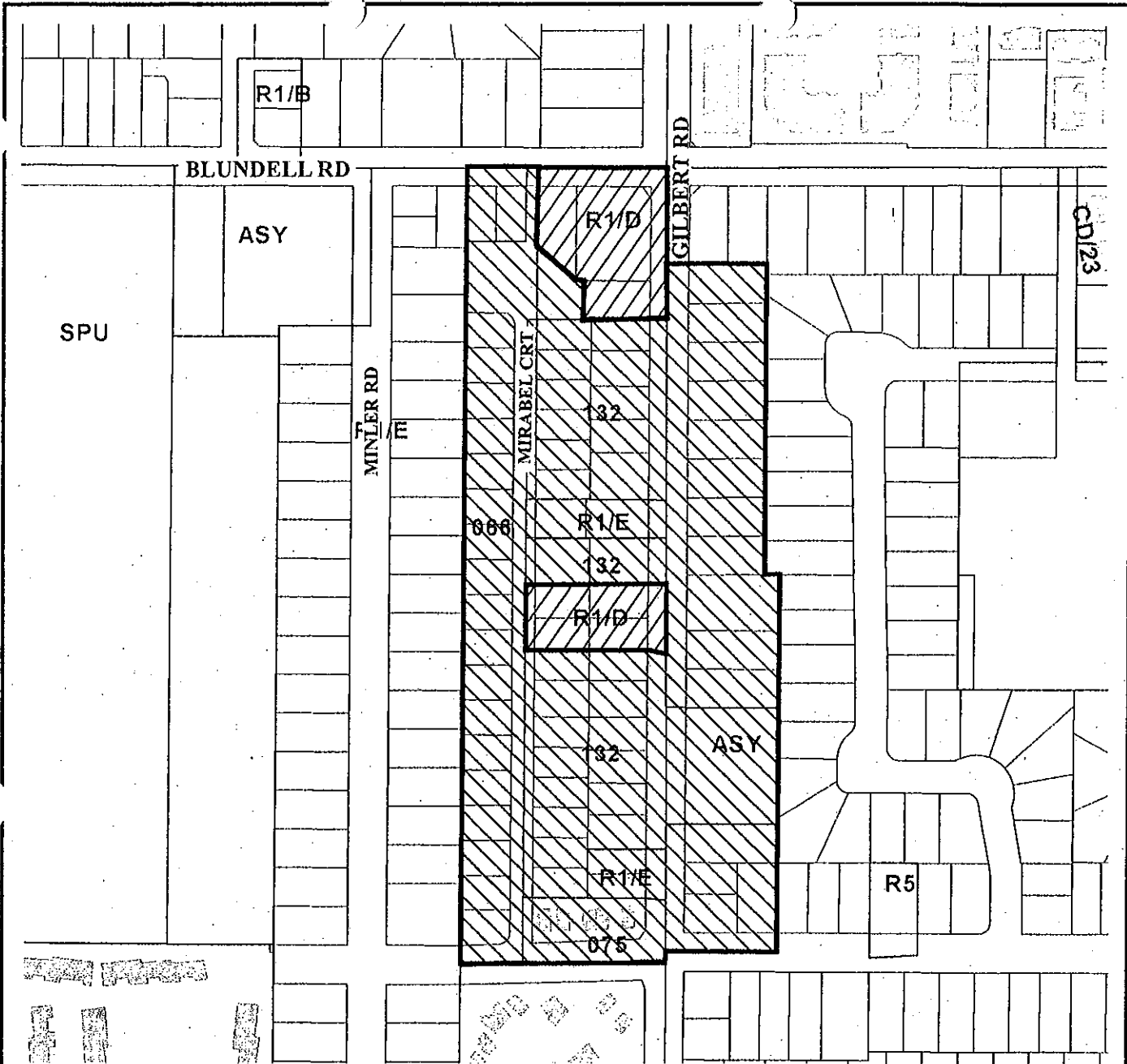
POLICY 5442:

The following policy establishes lot sizes in a portion of Section 19-4-6 and Section 20-4-6 located on **Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road south of Blundell Road:**

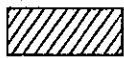
1. That properties within the area of Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road, in a portion of Section 19-4-6 and Section 20-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the following provisions:
 - a) That 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court be permitted to subdivide as per Single-Family Housing District (R1/D), provided that no new accesses are created onto Gilbert Road; and
 - b) That 8091 Gilbert Road, 6800 and 6760 Blundell Road be permitted to subdivide as per Single-Family Housing District (R1/D), provided that the lots are accessible by a lane which would not be connected to Mirabel Court;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

2. That multiple-family residential development shall not be permitted.



Subdivision permitted as per R1/E



Subdivision permitted as per R1/D at 6800, 6760 Blundell Rd. and 8091 Gilbert Rd. provided that new lots access a lane not connected to Mirabel Crt.; and 8233, 8239 Gilbert Rd and 8226, 8228 Mirabel Crt. provided that no new accesses are created onto Gilbert Rd.



Policy 5442
Section 19-4-6 & 20-4-6

Adopted Date: 09/17/90

Amended Date: 09/19/05

Note: Dimensions are in METRES

May 01, 2008
File: RZ 07-361150

Planning and Development Department
Fax: 604-276-4052

IMPORTANT INFORMATION

Please have this translated

這是一份重要的信件，
請找人幫你翻譯。

Dear Owner/Resident:

Re: A Change to Single-Family Lot Size Policy 5442

This is to advise you that the City of Richmond has received an application to amend the Lot Size Policy for your area and to rezone 8091 Gilbert Rd and 6800 & 6760 Blundell Road (see **Attachment 1**) from "Single-Family Housing District, Subdivision Area E (R1/E)" to a new "Comprehensive Development District (CD)". The purpose of the rezoning is to permit the subject properties to subdivide into six (6) single-family lots with access to a new lane which would be connected to Gilbert Road and not to Mirabel Court (see **Attachment 2**).

Single Family Lot Size Policy 5442

The rezoning application does not conform with the Lot Size Policy for your area (see **Attachment 3**), which limits rezoning the subject properties to "Single-Family Housing District, Subdivision Area D (R1/D)" Zoning District with access to a new lane not connected to Mirabel Court.

The R1/D Zoning District requires larger lots with a minimum width of 15 m (49.2 ft). This Policy was established and reaffirmed after consultation with the neighbourhood and was intended to provide a level of assurance as to what type of development and subdivision would be permitted in the area over time.

New Approach

Since 2001, the City has been encouraging single-family development along arterial roads on the condition that rear lane access is provided. Staff will be recommending that Single-Family Lot Size Policy 5442 be amended (see **Attachment 4**) to permit the subject three (3) properties to subdivide, as per a new "Comprehensive Development District (CD)", into no more than six (6) lots accessible by a lane which would not be connected to Mirabel Court.

The proposed amendment would only apply to the subject three (3) properties and would not change the zoning permitted for the other properties in the Lot Size Policy area.

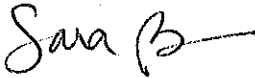
Process

Please provide me with any comments or concerns you have on the proposed amendment to Lot Size Policy 5442 by May 19, 2008. Your comments will be provided to City Council for their consideration.

When the public comments have been received, staff will present a report to Planning Committee regarding the proposed amendment to Single-Family Lot Size Policy 5442 and the rezoning application for the subject three (3) properties at 8091 Gilbert Road and 6800 & 6760 Blundell Road (RZ 07-361150). If supported by the Planning Committee, all items will proceed to Council and Public Hearing. All meetings are open to the public should you wish to attend.

If you have any questions or require further explanation, please contact me by phone at 604-276-4282, by e-mail at sbadyal@richmond.ca, or in writing.

Regards,



Sara Badyal, M.Arch.
Planner I

SB:sb

- Attachment 1 – Location Map of Rezoning Application at 8091 Gilbert Rd and 6800 & 6760 Blundell Road (RZ 07-361150)
- Attachment 2 – Proposed Subdivision Plan of 8091 Gilbert Road and 6800 & 6760 Blundell Road (RZ 07-361150)
- Attachment 3 – Existing Single-Family Lot Size Policy 5442
- Attachment 4 – Proposed Amended Single-Family Lot Size Policy 5442

For Translation
Assistance:

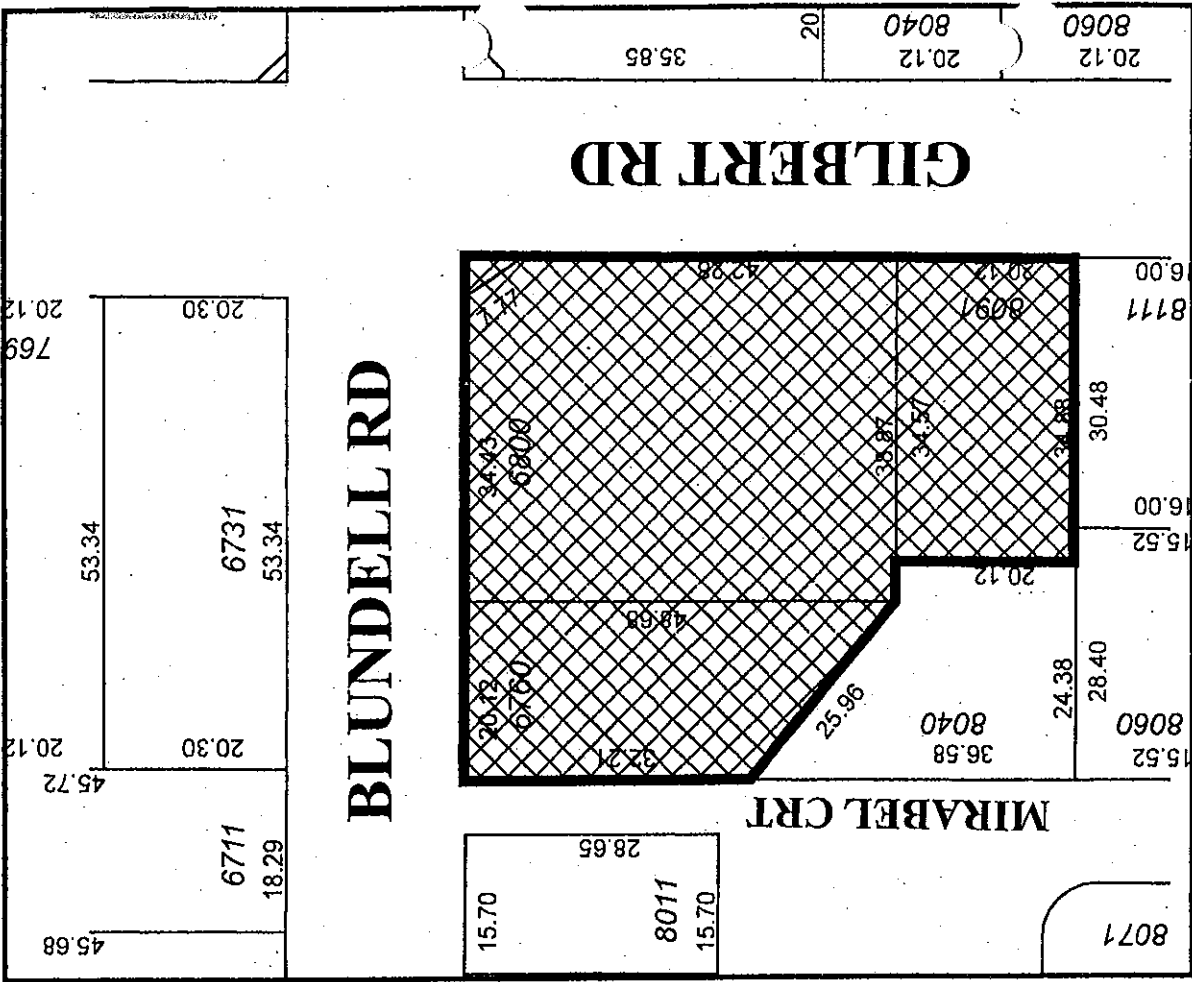
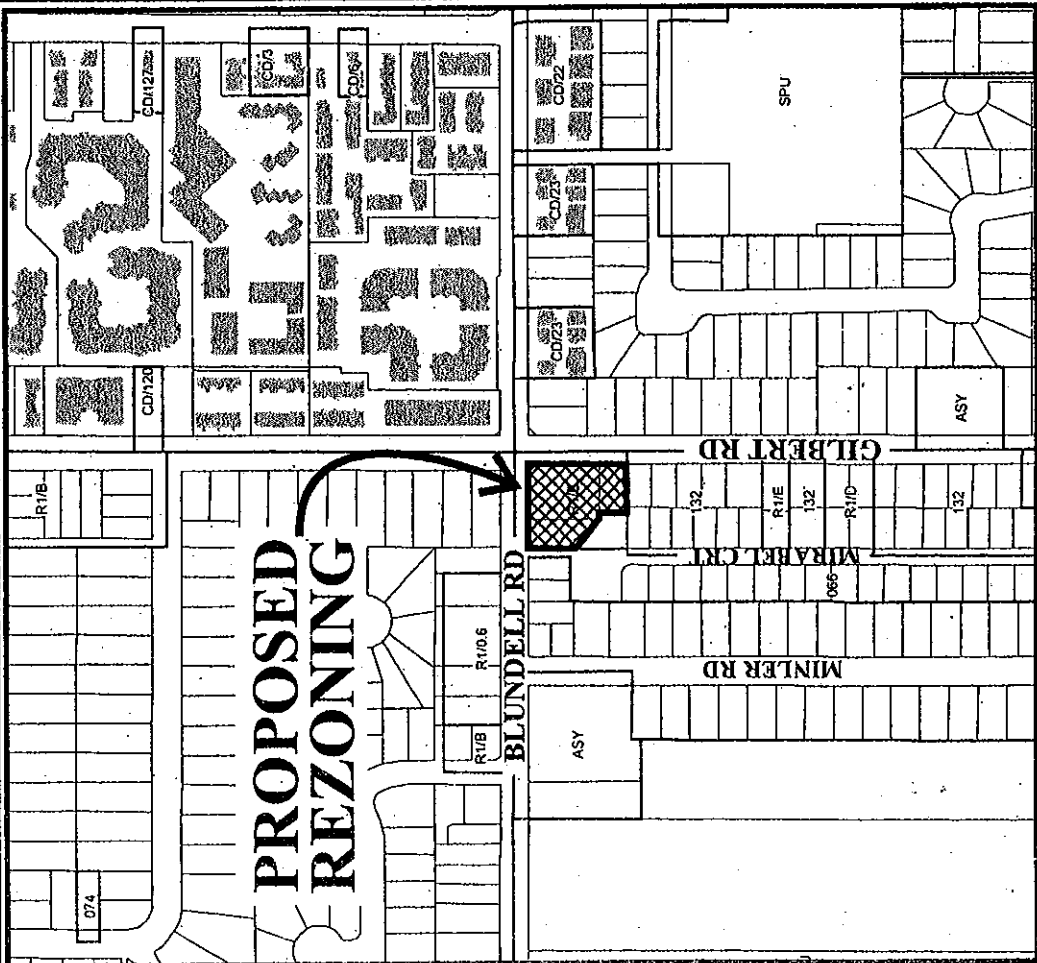
如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話：604-279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
604-279-7160 'ਤੇ ਫੋਨ ਕਰੋ



City of Richmond

PROPOSED REZONING



RZ 07-361150

Original Date: 03/07/07

Revision Date:

Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF:

- 1) LOT 1 EXCEPT: PART SUBDIVIDED BY PLAN 62406
 - 2) LOT 2
 - 3) PART OF LOT 3 EXCEPT: PART SUBDIVIDED BY PLAN 62406
- ALL OF SECTION 19 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 14394**

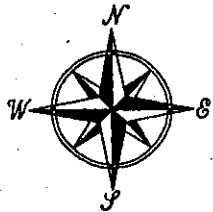
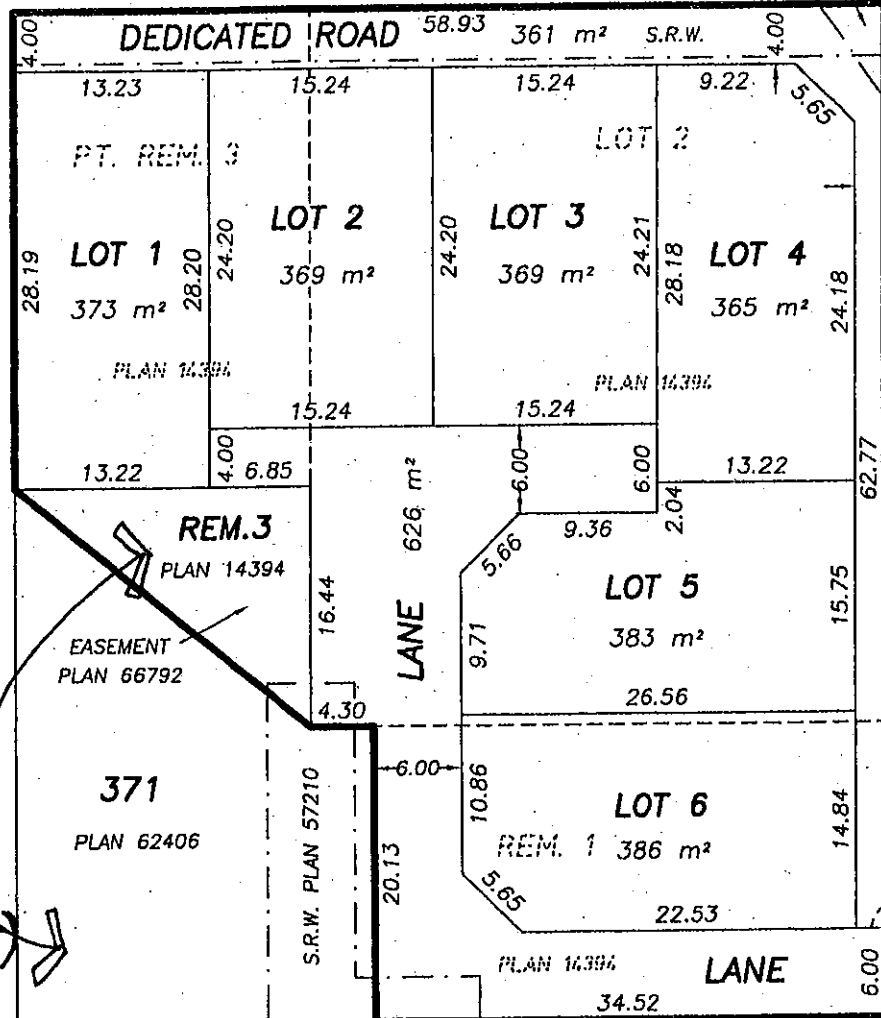
#8091 GILBERT ROAD,
RICHMOND, B.C. (LOT 1)
P.I.D. 009-035-010

#6800 BLUNDELL ROAD,
RICHMOND, B.C. (LOT 2)
P.I.D. 004-184-033

#6760 BLUNDELL ROAD,
RICHMOND, B.C. (LOT 3)
P.I.D. 004-868-790

S.R.W.
PLAN
68316

BLUNDELL ROAD



MIRABEL COURT

GILBERT ROAD

TO BE CONSOLIDATED
INTO 1 LOT
(8040 MIRABEL CRT)

© Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 2652
Drawn By: KA

SCALE: 1:500



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NOVEMBER 5th, 2007.

DWG No. 2652-PRO-SUB



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 17, 1990
 Renewed by Council: February 19, 1996
 Amended by Council: September 19th, 2005

POLICY 5442

File Ref: 4045-00

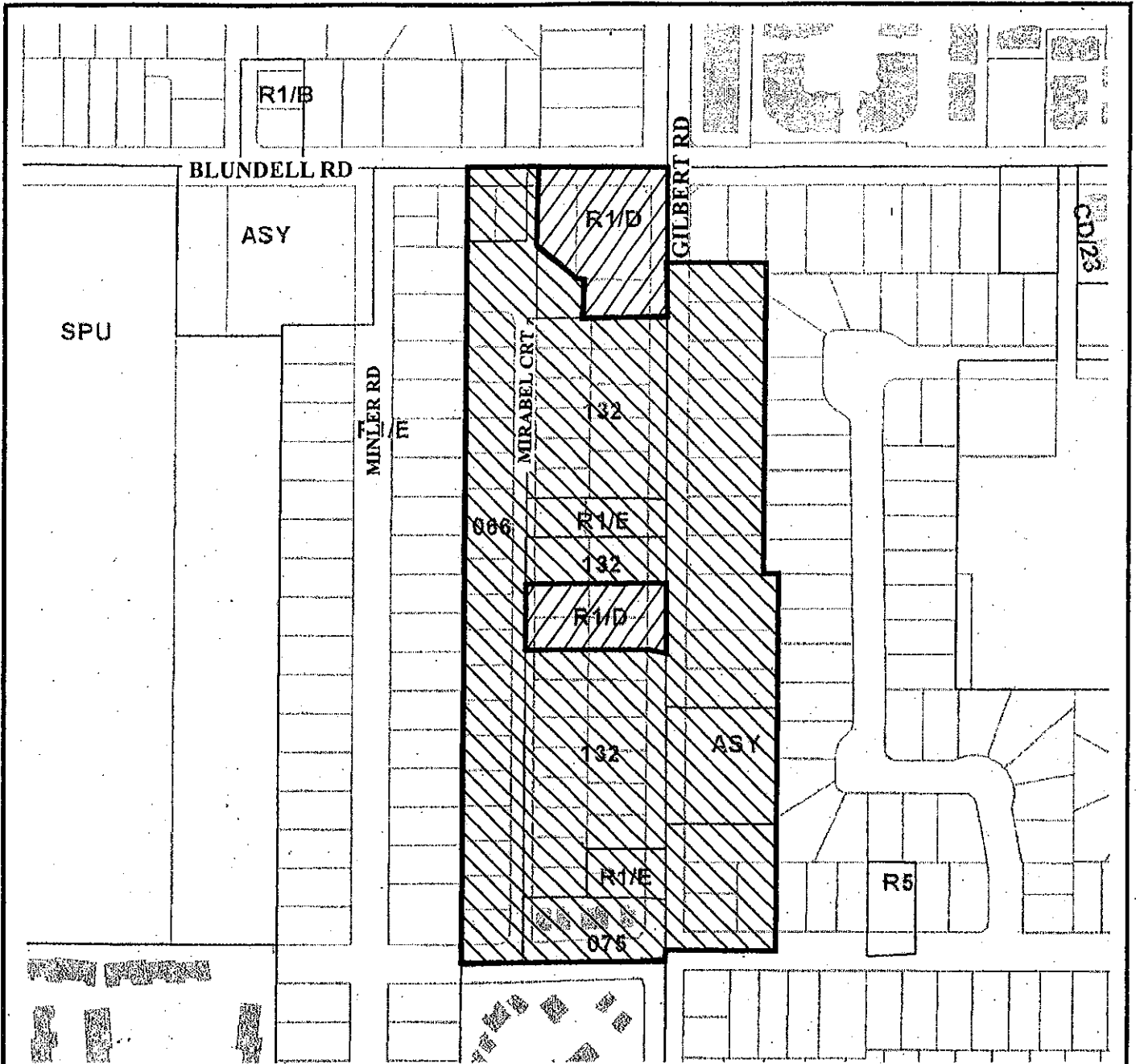
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 19-4-6 and 20-4-6**POLICY 5442:**

The following policy establishes lot sizes in a portion of Section 19-4-6 and Section 20-4-6 located on **Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road south of Blundell Road:**

1. That properties within the area of Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road, in a portion of Section 19-4-6 and Section 20-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the following provisions:
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 - b) That 8091 Gilbert Road, 6800 and 6760 Blundell Road be permitted to subdivide as per Single-Family Housing District (R1/D), provided that the lots are accessible by a lane which would not be connected to Mirabel Court;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

2. That multiple-family residential development shall not be permitted.



Subdivision permitted as per R1/E



Subdivision permitted as per R1/D at 6800, 6760 Blundell Rd. and 8091 Gilbert Rd. provided that new lots access a lane not connected to Mirabel Crt.; and 8233, 8239 Gilbert Rd and 8226, 8228 Mirabel Crt. provided that no new accesses are created onto Gilbert Rd.



Policy 5442

Section 19-4-6 & 20-4-6

Adopted Date: 09/17/90

Amended Date: 09/19/05

Note: Dimensions are in METRES



City of Richmond

Requested Policy

Page 1 of 2

Requested amendment

POLICY 5442

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 19-4-6 and 20-4-6

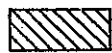
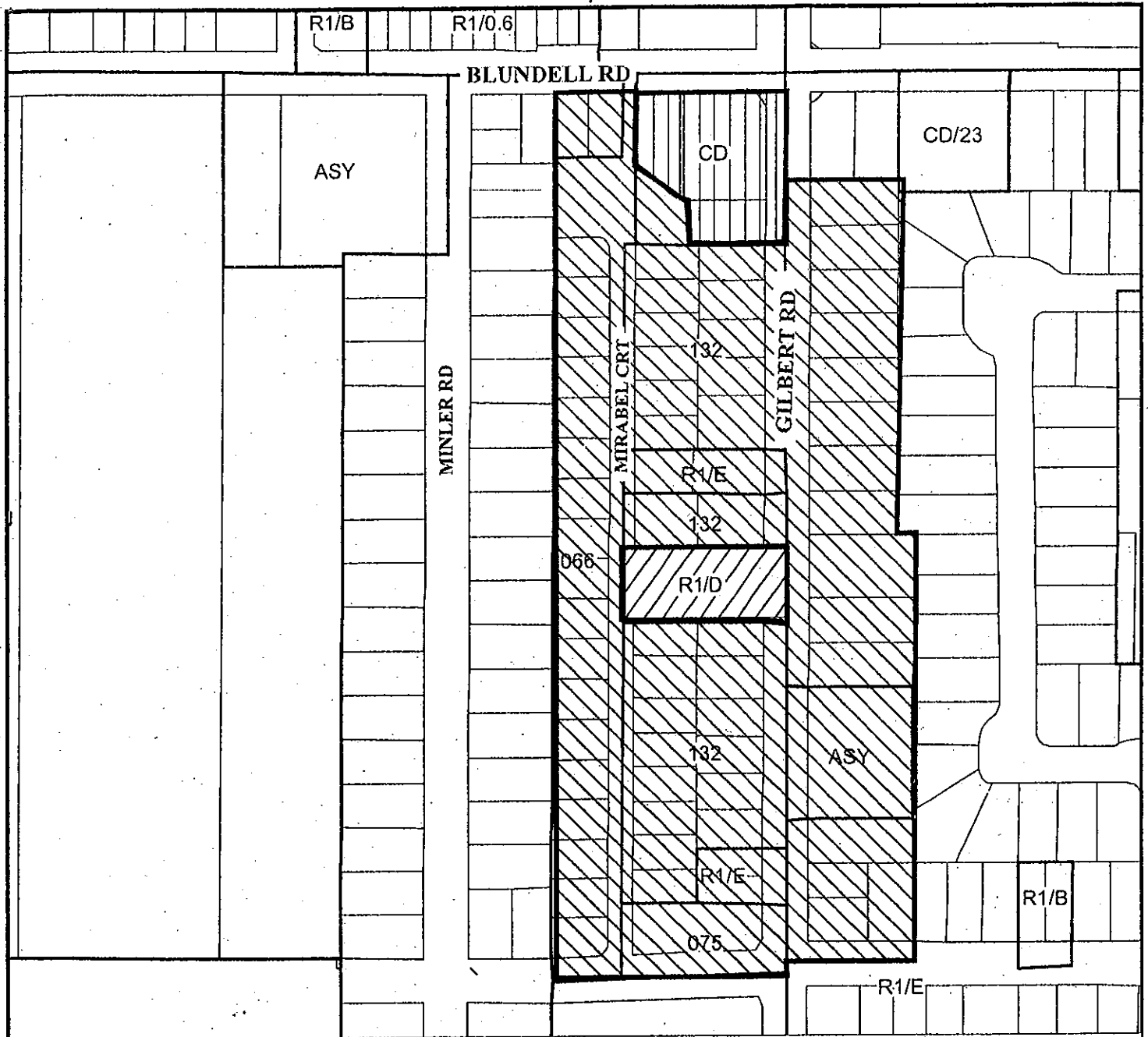
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The following policy establishes lot sizes in a portion of Section 19-4-6 and Section 20-4-6 located on Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road south of Blundell Road:

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 - a) That 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court be permitted to subdivide as per Single-Family Housing District (R1/D), provided that no new accesses are created onto Gilbert Road; and
 - b) That 8091 Gilbert Road, 6800 and 6760 Blundell Road be permitted to subdivide as per **Comprehensive Development District (CD)**, provided that there are **not more than 6 lots** and that the lots are accessible by a lane which would not be connected to Mirabel Court;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

2. That multiple-family residential development shall not be permitted.



Subdivision permitted as per R1/E



Subdivision permitted as per CD at 6800, 6760 Blundell Road and 8091 Gilbert Road provided that there are no more than 6 lots and that the lots access a lane not connected to Mirabel Court;



Subdivision permitted as per R1/D at 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court provided that no new accesses are created onto Gilbert Road.



Requested Policy 5442

Section 19-4-6 & 20-4-6

Adopted Date: 03/26/08

Amended Date: 04/02/08

Note: Dimensions are in METRES.

Badyal, Sara

From: Eric Ah-Yon [eric@vencompass.com]
Sent: Monday, 12 May 2008 4:52 PM
To: Badyal, Sara
Subject: RZ 07-361150 RE: A Change to Single-Family Lot Size Policy 5442

Dear Sara,

I am writing on behalf of Georges & Colette Ah-Yon c/o Eric Ah-Yon located at 8011 Mirabel Court, Richmond, BC V7C 4V8 in regards to rezoning of 8091 Gilbert Rd. and 6800 & 6760 Blundell Rd. lots (Your File: RZ 07-361150). We would like to inform you and to the City Council that we would support for the rezoning to permit six (6) lots, provided that the lots are accessible by a lane which would not be connected to Mirabel Court and at least four (4) parking spaces per lot. Also provided that the existing pedestrian and emergency-vehicle access between the north end of Mirabel and Blundell road would not be affected by the development of the homes.

Thank you very much.

Best regards,
Eric Ah-Yon, President
Vencompass Group Enterprises Ltd.
Suite 610
6081 No. 3 Road
Richmond, British Columbia
V6Y 2B2 CANADA
Telephone: 604.713.0857
Direct Line: 604.760.0826
Facsimile: 604.274.3671
E-mail: eric@vencompass.com
or
E-mail: eric@powerplanefitness.com
www.powerplanefitness.com

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8011 Mirabel Ct.

May 12, 2008

Ms Sara Badyal, M. Arch.
Planner 1
City of Richmond
Richmond City Hall
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Dear Ms Badyal,

Re : File No. RZ 07-361150 – Single Family Lot Size Policy 5442

In response to your letter of May 01, 2008, I am writing to express my strong support for the rezoning to permit six lots only.

Thank you for your kind attention.

Yours truly,



Josephine Ho
Owners
8191 Mirabel Court
Richmond, B.C.

Gifford and Judy Sam
8411 Mirabel Court
Richmond, BC V7C 4V8

May 12, 2008

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
Attention: Sara Badyal, Planner 1
Planning and Development Department

Dear Ms. Badyal,

Re: Change to Single-Family Lot Size Policy 5442 – File RZ 07-361150

Thank you for taking the time to discuss the comprehensive development (C/D) zoning application with me.

As mentioned to you on the phone, we are in support of the C/D zoning application as it will include the specific conditions for redevelopment as follows:

- Allows a maximum of six single family lots
- At least four parking spaces per lot
- No vehicle or pedestrian access to Mirabel Court from any of the lots
- The existing pedestrian and emergency-vehicle access between the north end of Mirabel Court and Blundell Road is not affected by the development of the homes.

I hope our support will aid in having this rezoning application approved so the three properties (8091 Gilbert Road, 6800 and 6760 Blundell Road) can begin redevelopment without further delay.

Sincerely,

Judy and Gifford Sam

Badyal, Sara

From: Stuart de Vroome [Stuart_deVroome@vancouver2010.com]
Sent: Wednesday, 7 May 2008 8:30 AM
To: Badyal, Sara
Subject: Rezoning application for RZ07-361150, Blundell & Gilbert

Hello Sara.

Thank you for sending me the information regarding the rezoning application, from our home at 8140 Gilbert Road, the impact of having access to the properties from either Gilbert or Mirabel Court is negligible.

No doubt the city will be looking at having the access lane so close to the street corner as well as the impact of the current location for the bus stop there as well.

Any solution that can remedy the current deadlock and remove the eyesores will be welcomed.

Best regards,

Stuart de Vroome
Recruiting Coordinator, *Coordonnateur de recrutement*
Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games
Comité d'organisation des Jeux olympiques et paralympiques d'hiver de 2010 à Vancouver
400 - 3585 Graveley Street / rue Graveley, Vancouver, BC (C.-B.) V5K 5J5
Tel/tél. : 778 328 6702 TTY: 1-866-645-2010 Fax/télé. : 778 328 2014
stuart_devroome@vancouver2010.com

www.vancouver2010.com

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8140 Gilbert Rd.

2008-05-26

Badyal, Sara

From: Tony Banting, Jr. [banting1@telus.net]
Sent: Tuesday, 6 May 2008 10:15 PM
To: Badyal, Sara
Cc: Bob Williamson
Subject: A Change to Single-Family Lot Size Policy, Your File No. RZ 07-361150

Good evening Ms. Badyal,

I am Tony Banting, Jr., an owner/resident of 8131 Mirabel Court, Richmond BC V7C 4V8. I received your letter of May 01, 2008. My family fully supports the proposed amendment to Lot Size Policy 5442 whereby the 3 properties at 8091 Gilbert Road and 6800 & 6760 Blundell Road will be subdivided into no more than 6 lots accessible by a lane which would not be connected to Mirabel Court.

The sooner this proposal is passed, the better as that corner property needs to be cleaned up and developed soon.

I trust this email will suffice. If not, please let me know if a formal letter is required.

Thank you.

Yours truly,

Tony Banting, Jr.
604-272-5191

p.s. Bob, thank you for your leadership and passion.

8131 Mirabel Ct.

2008-05-26

Badyal, Sara

From: ANIL [akotadia@shaw.ca]

Sent: Tuesday, 6 May 2008 10:58 AM

To: Badyal, Sara

Cc: ANIL

Subject: POLICY 5442 REZONNING APPLICATION @ GILBERT & BLUNDELL

Hi Sara,

As discussed over the telephone this morning, re. Policy 5442 rezonning application for 8091 Gilbert & 6800 +6760 blundell road.

I am in favour of the application and would like to see conclusion of this process + some attractive properties at the corner than what exists there.

Yours truly,

Anil Kotadia
8231 Mirabel Court
Richmond, B.C.
V7C 4V8

Tel. 604-275-2239 (604-780-4959 cel)

2008-05-26

Badyal, Sara

From: Alan Reynolds [alanreynolds@shaw.ca]
Sent: Monday, 5 May 2008 7:48 PM
To: Badyal, Sara
Subject: Policy 5442 - support letter - Reynolds

Sarah,

Re A change to Single-Family Lot Size Policy 5442:

Brenda and I support the recommendation of the Planning and Development Department staff as outlined in your letter of May 1st.

Thank you for your continued interest in our concerns.

Alan Reynolds

8280 Mirabel Ct.

2008-05-26

Helen + Peter MAK
8380 Mirabel Court
Richmond B.C.,
V7C 4Y2
May 15, 2008

Your File RZ 07-361150
May 1, 2008

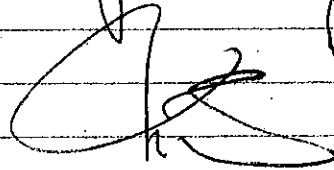
A Change to Single-Family Lot Size
Policy 15442

Dear Madam

With reference to your letter dated May 1, 2008 on the above-captioned subject, I support the policy to permit the three properties, i.e. 8091 Gilbert Road, 6800 and 6760 Blundell Road, be subdivided as a new comprehensive Development District into no more than six lots accessible by a lane which would not be connected to Mirabel Court as stipulated in Paragraph 1 (b) of Attachment 4 in your letter.

Regards

Yours truly,



(Peter MAK)

M. Arch.
Planner I
Planning and Development Dept.,
City of Richmond,
6911 No. 3 Road,
Richmond, B.C., V6Y 2E1

May 01, 2008
File: RZ 07-361150

Planning and Development Department
Fax: 604-276-4052

IMPORTANT INFORMATION
Please have this translated

這是一份重要的信件，
請找人幫你翻譯。

Dear Owner/Resident: OF 8251 MIRABEL CRT
RICHMOND, BC V7C 4V8

Re: A Change to Single-Family Lot Size Policy 5442

This is to advise you that the City of Richmond has received an application to amend the Lot Size Policy for your area and to rezone 8091 Gilbert Rd and 6800 & 6760 Blundell Road (see **Attachment 1**) from "Single-Family Housing District, Subdivision Area E (R1/E)" to a new "Comprehensive Development District (CD)". The purpose of the rezoning is to permit the subject properties to subdivide into six (6) single-family lots with access to a new lane which would be connected to Gilbert Road and not to Mirabel Court (see **Attachment 2**).

Single Family Lot Size Policy 5442

The rezoning application does not conform with the Lot Size Policy for your area (see **Attachment 3**), which limits rezoning the subject properties to "Single-Family Housing District, Subdivision Area D (R1/D)" Zoning District with access to a new lane not connected to Mirabel Court.

The R1/D Zoning District requires larger lots with a minimum width of 15 m (49.2 ft). This Policy was established and reaffirmed after consultation with the neighbourhood and was intended to provide a level of assurance as to what type of development and subdivision would be permitted in the area over time.

New Approach

Since 2001, the City has been encouraging single-family development along arterial roads on the condition that rear lane access is provided. Staff will be recommending that Single-Family Lot Size Policy 5442 be amended (see **Attachment 4**) to permit the subject three (3) properties to subdivide, as per a new "Comprehensive Development District (CD)", into no more than six (6) lots accessible by a lane which would not be connected to Mirabel Court.

The proposed amendment would only apply to the subject three (3) properties and would not change the zoning permitted for the other properties in the Lot Size Policy area.

* WE EXPRESS OUR CONCERN THAT THE REZONING IS
TO PERMIT A MAXIMUM OF 6 (SIX) TOWNHOUSES ONLY OR
6 (SIX) SINGLE FAMILY HOMES, NO ACCESS TO MIRABEL COURT.
SINCERELY,

JUAN G. VALDES
EILEEN N. VALDES

Phone: (604) 781-1324
E-mail: peter.ct.wu@gmail.com

RZ 07-361150

May 13, 2008

City of Richmond
Planning and Development Department
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

Dear Sara:

Re: Amendment to Policy 5442

This is to respond to your letter on May 1, 2008 with regards to "Change to Single-Family Lot Size Policy 5442". After carefully reviewing the information package, as well as discussing with residents on both the west and east side of Gilbert Road (the "Gilbert Road Residents"), the general consensus is that the Development Company's (the "Developer") proposal of opening up a new lane (the "Lane") that connects to Gilbert Road poses significant threat to public safety in the area. Gilbert Road Residents oppose the plan to creating a new Lane that connects to Gilbert Road as per the subdivision proposal (Attachment 1) because permitting a new lane will intensify the poor traffic condition in the area that has caused quite a few fatal car accidents in the past.

Threat to Public Safety

The intersection of Gilbert and Blundell road (the "Intersection") has had a history of frequent car accidents, some of them fatal. The main reason is because of high traffic volume and speeding problems on these major arterial roads. One example of many major car accidents took place during Easter long weekend in 2004 when 3 cars collided at the Intersection; the impact was so strong that it shot the Toyota Tercel 20 meters from the point of collision and the car rammed into the house on 8040 Gilbert Road. Fortunately nobody was in the house at the time, but unfortunately, the driver of the Toyota Tercel died at the scene. 8040 Gilbert Road is on the other side of Gilbert Road where the Lane will be opened up under the proposed subdivision plan. The fact that the Lane is only 30 meters from the busy intersection causes deep concerns for the Gilbert Road Residents. There are fears that accidents of similar impact as to the above will happen more often given the increased complexity in traffic flow dynamics after opening a new lane.

A bus 407 bus stop is currently situated between the Intersection and the Lane. According to the observations of Gilbert Road Residents as well as their familiarity to the neighborhood, the Gilbert Road Residents are of the opinion that the bus making a stop near the intersection will impair the ability for drivers exiting the Lane to see clearly and respond to traffic changes quickly. Limited vision caused by the stopped bus when exiting the Lane, coupled with high speed and high volume traffic in the area, the Gilbert Road Residents predict a marked increase in the frequency of serious car accidents.

Gilbert Road Residents have also expressed concerns about the general safety of pedestrians walking near the Intersection if the Lane was built. Specifically, the residents on the west side of Gilbert Road are worried about their children's safety when walking to local elementary schools. During a car accident, it is very common that the driver loses control of the car and collides with nearby objects (including people). Two weeks prior to the date of this letter, a two-vehicle accident near the Intersection caused one of the vehicles to roll and land on its side. The vehicle landed right at the bus stop mentioned above, and the consequences would have been severe had there been pedestrians traveling near the area. With the expected increase in traffic volume and car accidents after building the Lane, Gilbert Road Residents are deeply concerned about the safety of pedestrians in the area.

Amendment to Policy 5442 Concerning the Proposed Subdivision Plan

The Gilbert Road Residents support rezoning the corner lots at the Intersection. Moreover, the Gilbert Road Residents support the Developer's proposal for 6 single family dwellings. The Gilbert Road Residents do not oppose creating a rear lane for the 6 single family lots, provided that the lane *does not connect to Gilbert Road*. If a new rear lane is the only solution to address traffic concerns without causing the applicant (Developer) to abandon the development plan, Gilbert Road Residents propose that the new lane be connected to Blundell Road.

Gilbert Road Residents request that a condition be appended to the existing Policy 5442, amended by Richmond Council on April 2, 2008, to include the following provision:

8091 Gilbert Road, 6800 and 6760 Blundell Road be permitted to subdivide as per Comprehensive Development District CD (Attachment 2), provided that there are not more than 6 lots and that the lots are accessible by a lane which would not be connected to Gilbert Road.

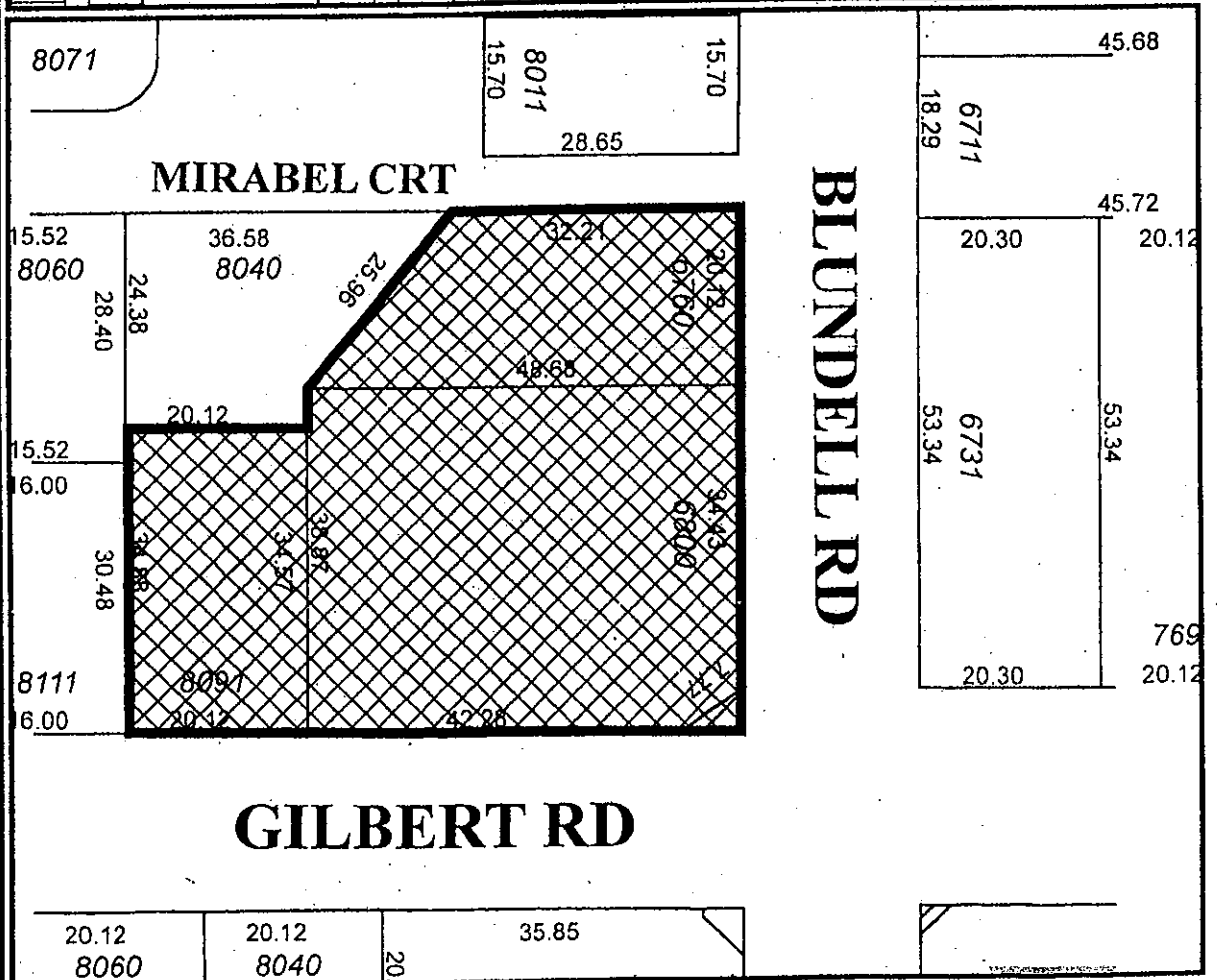
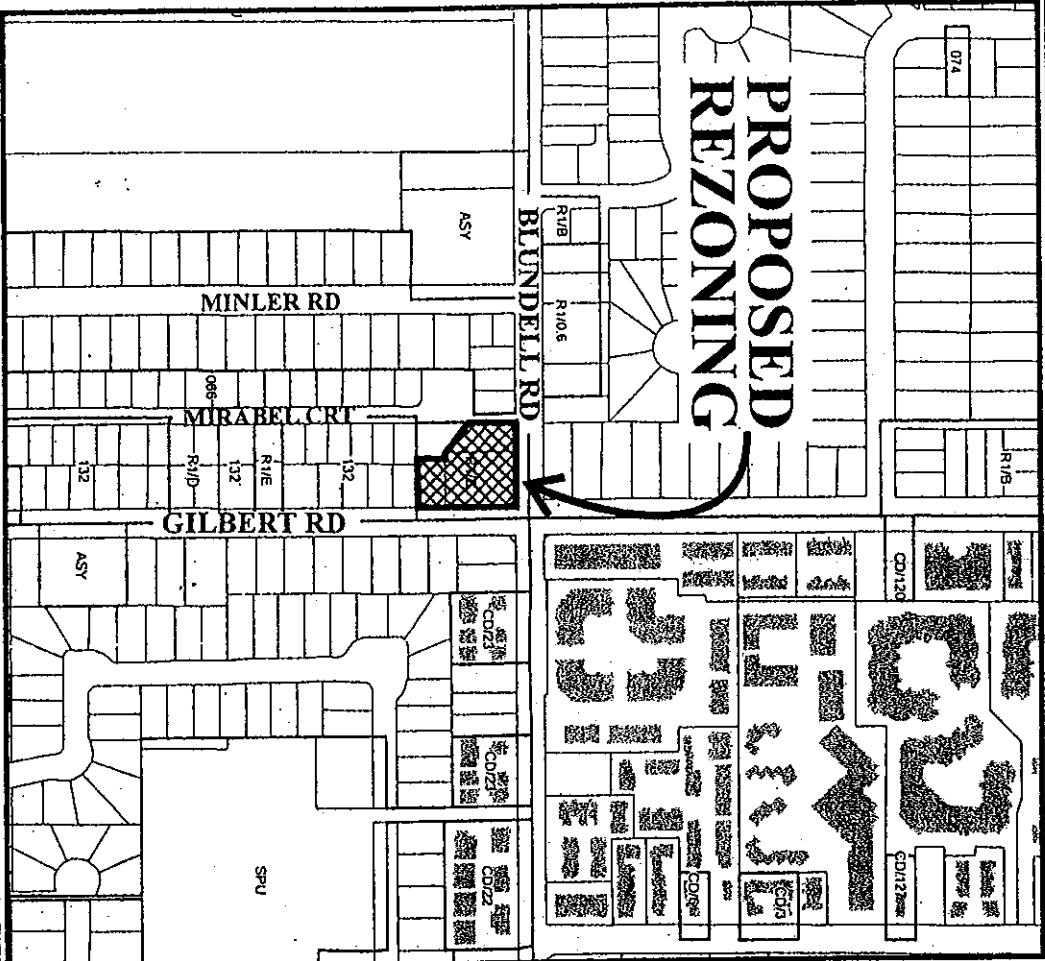
The above information has been compiled based on discussions with the Gilbert Road Residents. We, concerned residents on Gilbert Road, call on the City Planner and City Council for your consideration to amend Policy 5442.

A similar amendment has been made for Mirabel Court residents to protect their single-family character neighborhood. We, Gilbert Road Residents, are requesting an amendment to Policy 5442 for the traffic safety and wellbeing of our neighborhood.

We thank you for your consideration.



City of Richmond

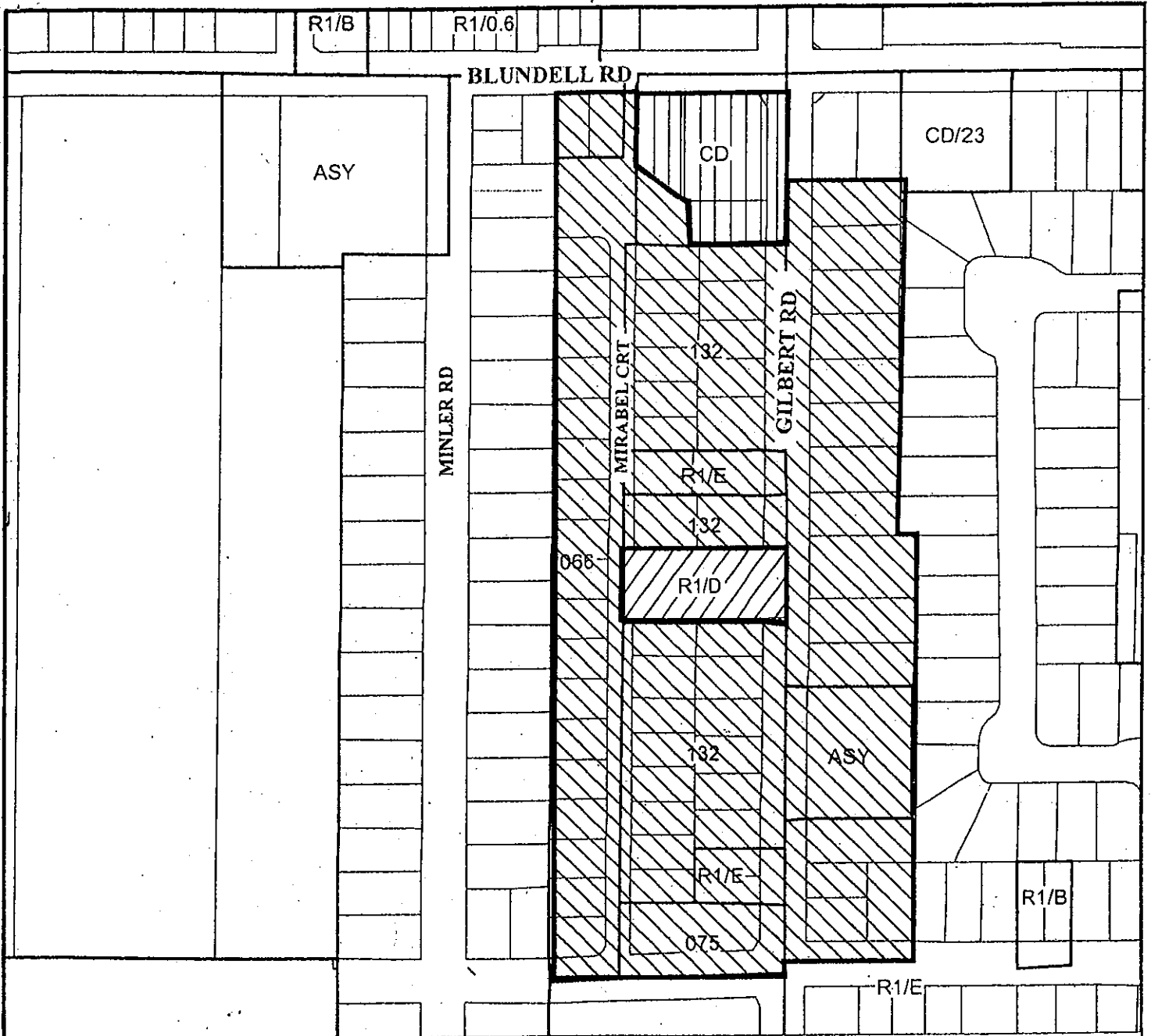


RZ 07-361150

Original Date: 03/07/07

Revision Date:

Note: Dimensions are in METRES



Subdivision permitted as per R1/E



Subdivision permitted as per CD at 6800, 6760 Blundell Road and 8091 Gilbert Road provided that there are no more than 6 lots and that the lots access a lane not connected to Mirabel Court;



Subdivision permitted as per R1/D at 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court provided that no new accesses are created onto Gilbert Road.



Requested Policy 5442

Section 19-4-6 & 20-4-6

Adopted Date: 03/26/08

Amended Date: 04/02/08

Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF:

- 1) LOT 1 EXCEPT: PART SUBDIVIDED BY PLAN 62406
- 2) LOT 2
- 3) PART OF LOT 3 EXCEPT: PART SUBDIVIDED BY PLAN 62406
- ALL OF SECTION 19 BLOCK 4 NORTH RANGE 6 WEST
- NEW WESTMINSTER DISTRICT PLAN 14394

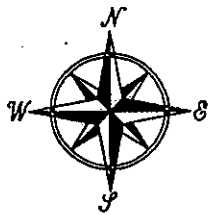
#8091 GILBERT ROAD,
RICHMOND, B.C. (LOT 1)
P.I.D. 009-035-010

#6800 BLUNDELL ROAD,
RICHMOND, B.C. (LOT 2)
P.I.D. 004-184-033

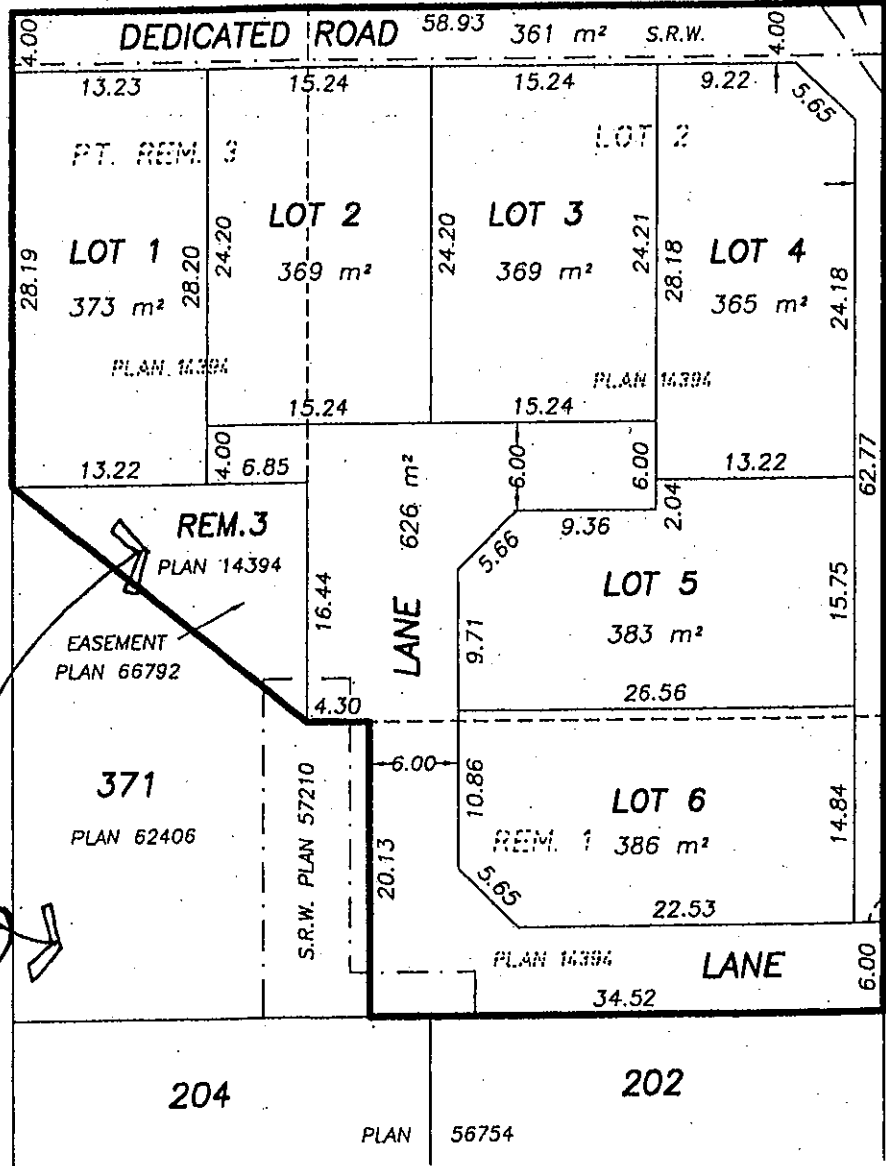
#6760 BLUNDELL ROAD,
RICHMOND, B.C. (LOT 3)
P.I.D. 004-868-790

S.R.W.
PLAN
68316

BLUNDELL ROAD



MIRABEL COURT

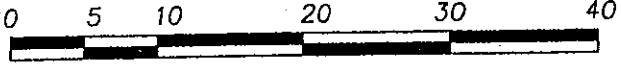


GILBERT ROAD

TO BE CONSOLIDATED
INTO 1 LOT
(8040 MIRABEL CRT)

© Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 2652
Drawn By: KA

SCALE: 1:500



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

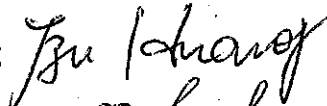
NOVEMBER 5th, 2007.

DWG No. 2652-PRO-SUB


We the undersigned acknowledge the content of this letter, and urge the City Council to amend Policy 5442 to disallow a new lane that connects to Gilbert Road.

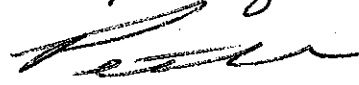
8060 Gilbert Road
Phone: (604) 781-1324

Cheng Chung Wu 

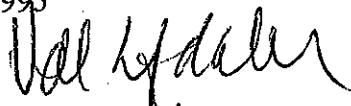
Tzu Huang 

Kun Sheng Ou 

Hsiao Ping Wu 

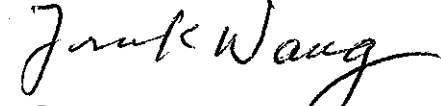
Peter Wu 

8080 Gilbert Road
Phone: (604) 271-8995

Val Lofvendahl 

Jeff Lofvendahl 

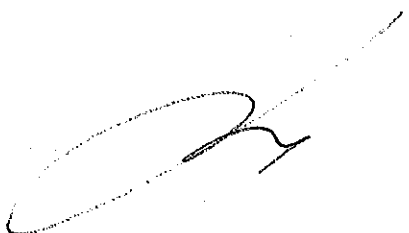
8120 Gilbert Road
Phone: (604) 961-8907

Chi Cheng (Frank) Wang 

Man Li Wang 

8135 Gilbert Road
Phone: (778) 878-7877

Lawrence Lee



8191 Gilbert Road
Phone: (604) 275-0981

Con Thuan Ngo



8131 Gilbert Road
Phone: (604) 275-7516

Sakkerkhanu Shariff

Zulfikar Shariff




~~8211 Gilbert Road~~

~~████████████████████~~

~~████████████████~~

8251 Gilbert Road
Phone:

Lih Ren Wang

KWONG YUEN CHOW 

8140 Gilbert Road
Phone: (778) 887-1378

Stuart de Vroome



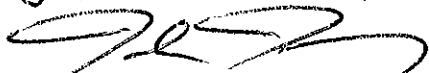
8151 Gilbert Road
Phone:

Joe Jimenez

8115 GILBERT RD

604.720.0865

JOHN TAN



RZ 07-361150

May 22, 2008

To the Mayor and Members of Richmond City Council

Attention: Sara Badyal, Planner, Development Applications

Reference: Broad neighbourhood support for:

- **proposed amendment to Single-Family Lot Size Policy 5442; and**
- **proposed rezoning of properties at 6760 & 6800 Blundell Road and 8091 Gilbert Road to Comprehensive Development District to permit the construction of up to six single-family residences, under specific conditions.**

Accompanying this letter are copies of the results of a door-to-door canvass of residents and homeowners of the Mirabel Court-Gilbert Road Neighbourhood. This canvass, conducted by a team of Mirabel Court residents, found broadly based support throughout the neighbourhood for a proposed amendment to Single-Family Lot Size Policy 5442 and the proposed rezoning of three existing properties at the southwest corner of Gilbert and Blundell roads. The rezoning would permit construction of *up to six* single-family residences. The canvass was conducted after all neighbourhood homes received a comprehensive information circular on the proposals from Richmond's Planning and Development Department in early May.

Please note that, to avoid duplication, this canvass did not extend to the approximately 10 Gilbert Road residences that we understand were contacted separately by Gilbert Road resident Peter Wu. Mr. Wu has given a copy of his letter to Ms Badyal, the city planner.

Based on this more comprehensive neighbourhood canvass conducted by Mirabel Court residents, and our understanding of the results of Mr. Wu's survey, it is clear that the overwhelming majority of the residents of the Gilbert-Mirabel neighbourhood support appropriate, single-family redevelopment of the southwest corner of Gilbert and Blundell roads. The residents have expressed their support for the construction of *up to six* single-family homes on the three existing lots.

On Mirabel Court, for example, residents of 92% of all currently occupied houses on the entire street have readily committed their support for the changes under the proposed amendment to Single Family Lot Size Policy 5442. (The number would have been even higher if there had been more time for canvassing). This level of support for single-family development generally is consistent with the results of several prior surveys of residents' opinions on the subject that have been conducted and presented to the City of Richmond over approximately the past 20 years – and are a matter of public record.

During the course of organizing and conducting this canvass, Mirabel residents became aware that some Gilbert Road residents were indicating support for an objection to consideration of a laneway onto Gilbert Road. The developer has proposed the laneway to provide vehicle access to the new houses planned for the southwest corner of Gilbert and Blundell – replacing the three existing driveways into the properties.

The question of appropriate motor vehicle access to the Gilbert-Blundell corner properties has been a fundamental redevelopment issue in the neighbourhood for 20 years.

For reasons that are well documented, it has been an official policy of the City of Richmond for at least 18 years that no vehicle traffic from the redeveloped properties would be routed onto Mirabel Court, which is a narrow, sub-standard-width roadway, with on-street parking restricted to just one side of the roadway.

As this and previous canvasses have shown, it is the unwavering, virtually unanimous position of all homeowners and residents on Mirabel Court that this particular development policy must be maintained to help manage and mitigate the impacts of new, resident-and-visitor vehicle traffic resulting from any redevelopment of the southwest corner of Gilbert and Blundell. It is appropriate – and necessary – that the vehicle-access provision remains part of the proposed amendment to Lot Size Policy 5442, which now has been endorsed by a clear majority of the entire Gilbert-Mirabel neighbourhood.

The staff report to Richmond City Council's Planning Committee, dated April 7, 2008, also acknowledged the fact that in a prior Neighbourhood Response Initiative, conducted in August 2007, residents representing 77% of all homes on Mirabel Court again clearly reiterated their consistent, overwhelming support for single-family development – also under certain, specified conditions. Those conditions included:

- no vehicle access onto Mirabel Court from any of the new lots to be created; and
- no change to the existing access laneway, reserved for emergency vehicles and pedestrians, between the north end of Mirabel Court and Blundell Road.

It also should be stated, for the record, that residents have accepted assurances from city representatives that there will be no change to the landscaped turning circle at the north end of Mirabel Court to provide visitor parking for the proposed new housing.


Residents greatly appreciate the consistent support for our neighbourhood that has been demonstrated during the past 20 years by members of City Council and professional staff.

We wish to be kept informed of future developments concerning Lot Size Policy 5442 and the proposed rezoning of the properties at 6760 & 6800 Blundell Road and 8091 Gilbert Road.

Yours sincerely,



Mary Ann Williamson






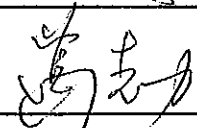
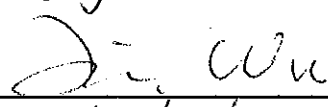
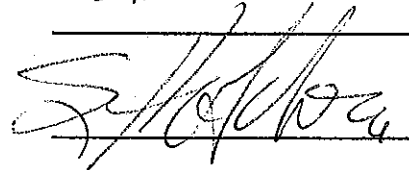
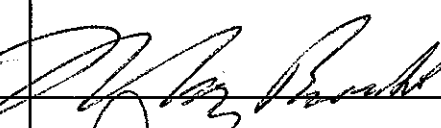
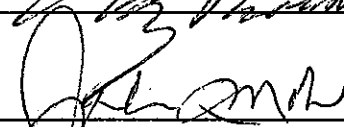
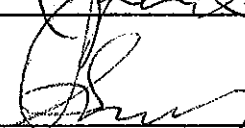
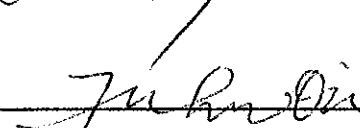
Robert Williamson

8166 Mirabel Court
Richmond, BC V7C 4Y2

To The Mayor and Members of the Council of the City of Richmond

Subject: Support for proposed change to single-family lot-size policy #5442 and rezoning governing the properties at 8091 Gilbert Road and 6800 & 6760 Blundell Road.

As residents and homeowners of the Gilbert Road-Mirabel Court neighbourhood, we hereby formally register our support for the recommendation by City of Richmond Planning Department staff contained in a letter to the neighbourhood dated May 1, 2008. The recommendation, if adopted, would amend single-family lot-size policy #5442 to permit the properties at 8091 Gilbert Rd. and 6800 & 6760 Blundell Rd. to sub-divide, governed by a "Comprehensive Development District" zoning (current application #RZ07-361150), incorporating provisions that would include no more than six (6) single-family lots, accessible by a lane that would not be connected to Mirabel Court. We request that this process also take into consideration residents' concerns for appropriate traffic-safety management.

NAME	SIGNATURE	ADDRESS
I. STEEN		4351 Gilbert
V. DE PETRILLO		8271 GILBERT
B. SMITH		8340 GILBERT
ZHILIGE		8311 Gilbert
JIN WU		8271 GILBERT
	Stutchinson	8211 Gilbert.
MARCO BOUSKILA		8360 Gilbert St
JOHN MATH		8295 Gilbert Rd
Susie Yan		8239 Gilbert Rd.
Juhner Qin		8200 Gilbert rd

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NAME	SIGNATURE	ADDRESS
Judy Sam	Judy Sam	8411 MIRABEL CRT
Ralph + Jackie Liu	R Liu	8391 Mirabel Ct.
Mr + Mrs Huang	Mr + Mrs Huang	8371 :
ABE ELLORIN	ABE ELLORIN	8311 Mirabel CT
Jack Low	賴正輝	8291 Mirabel CT.
Amie Low	李-李	8260 Mirabel crt
Yu Wing ming	余詠明	8331 Mirabel Court
STEVE BUEGLER	D. Buegler	8340 MIRABEL
EILEEN VALDES	Eileen Valdes	8251 MIRABEL CRT CR.
Douglas/Sandra Choy	Choy	8091 Mirabel Crt.
Hai Pite Yu	Hai Pite Yu	8240 MIRABEL CT

8040

Letter of neighbourhood support: May 2008

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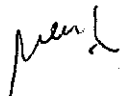
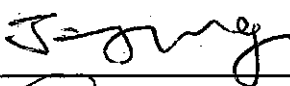
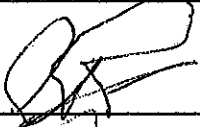
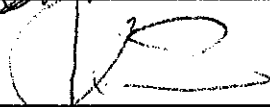

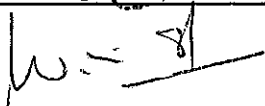

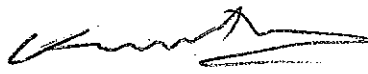
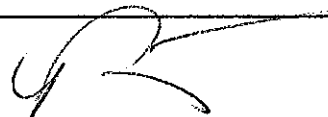

NAME	SIGNATURE	ADDRESS
MORIS / TONY LAM	<i>Moris Lam</i>	8151 MIRABEL COURT Richmond, B.C.
Rae & Brian Seay	<i>Rae Seay</i>	8011 MIRABEL COURT Richmond B.C.
Clay Chen	<i>Clay Chen</i>	8160 Mirabel Ct. R.M.D. B.C.
Clare & Anne Ash	<i>Anne Ash</i>	8171 MIRABEL Ct
TONY & PAT BANTING	<i>Pat Banting</i>	8131 MIRABEL COURT
WILBY & PENNY LAU	<i>Wilby Lau</i>	8100 MIRABEL COURT
JUDY TUNG	<i>Judy Tung</i>	8120 MIRABEL COURT
B. Dreck	<i>B. Dreck</i>	8060 WMA
M. Richards	<i>Margaret Richards</i>	8091 Mirabel Ct Richmond
William LIN	<i>William Lin</i>	8011 Mirabel Ct
JANET HENRI	<i>Janet Henri</i>	8071 Mirabel Ct.

Letter of neighbourhood support: May 2008

To The Mayor and Members of the Council of the City of Richmond

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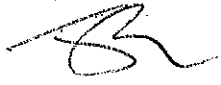
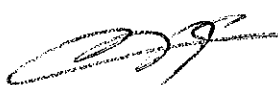
NAME	SIGNATURE	ADDRESS
TAT KI YEUNG		8360 MIRABEL CRT, RICHMOND
JING WANG		8300 Mirabel crt Richmond
Aline Brande Reynolds		8280 Mirabel Ct RICHMOND
Peter MAK		8380 Mirabel Court
MING-FONG		8028 MIRABEL COURT
WINNIE SHU		8320 MIRABEL COURT
MARY ANN / BOB WILLIAMSON		8166 MIRABEL COURT
ANIL KOTADIA		8231 MIRABEL COURT
PETER / PAULINE CHEUNG		8080 MIRABEL COURT
Liu-Ju Huang		8226 Mirabel Ct 8226 mirabel ct.

Letter of neighbourhood support: May 2008

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NAME	SIGNATURE	ADDRESS
Josephine +/0		8191 Mirabel Court Burn. B.C.
JOHN KOOK		8040 MIRABEL B.C.
EDDIE LEE		8140 MIRABEL CT.

NEIGHBOURHOOD RESPONSE INITIATIVE

Rezoning application for 8091 Gilbert Rd and 6800 and 6760 Blundell Road, Richmond, BC – (RZ 07-361150)

We, the undersigned, are residents of Mirabel Court, Richmond, BC.

We hereby support the current re-zoning application for **Comprehensive Development District**, on the condition and assurance of the City of Richmond that the amended rezoning designation would include the following mandatory provisions:

- Creation of a maximum of six lots on the three existing lots to permit a maximum of six single-family dwellings.
- A requirement of at least four off-street motor-vehicle parking spaces per lot.
- A maximum dwelling density of 0.6 floor-area ratio per lot.
- No vehicle access onto Mirabel Court from any of the lots to be created by the proposed rezoning. The only motor vehicle access to the properties subject to the rezoning application will be via a rear, common driveway off the west side of Gilbert Road, south of Blundell Road, as indicated on plans shown by the rezoning applicant to neighbourhood residents at a public information meeting held on June 13, 2007, and attended by a Richmond Planning Department representative.
- Existing pedestrian and emergency-vehicle access between the north end of Mirabel Court and Blundell Road shall not be affected by the proposed rezoning and subsequent development.

<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
P. + M. WILLIAMSON	8166 MIRABEL CT	M. Williamson	15/08/07
R. + J. LUI	8391 Mirabel Ct	R. LUI	19/08/07
Tony's Pat Pantij	8171 Mirabel Ct.	Pat Pantij	19/08/07
Chiao Chen	8111 Mirabel Ct	Chiao Chen	19/08/07
Anne Ash	8171 Mirabel Ct.	A. Ash	19/08/07
WILBY LAW	8100 Mirabel Court	W. Law	19/08/07
BILL DAILLON	8060 MIRABEL COURT	B. Dailon	19/08/07
JUDY SAM	8411 MIRABEL CRT	Judy Sam	19/08/07
Pauline Cheung	8080 Mirabel Court	Pauline Cheung	19/08/07
Zaida Law	8260 Mirabel Ct.	Z. Law	19/08/07


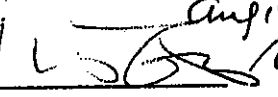
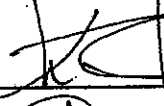

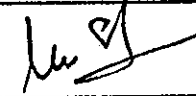
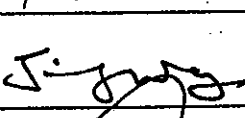

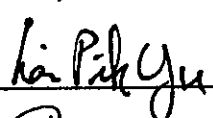

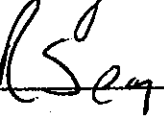
NEIGHBOURHOOD RESPONSE INITIATIVE

Rezoning application for 8091 Gilbert Rd and 6800 and 6760 Blundell Road,
Richmond, BC – (RZ 07-361150)

We, the undersigned, are residents of Mirabel Court, Richmond, BC.

We hereby support the current re-zoning application for **Comprehensive Development District**, on the condition and assurance of the City of Richmond that the amended rezoning designation would include the following mandatory provisions:

- Creation of a maximum of six lots on the three existing lots to permit a maximum of six single-family dwellings.
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- A maximum dwelling density of 0.6 floor-area ratio per lot.
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- Existing pedestrian and emergency-vehicle access between the north end of Mirabel Court and Blundell Road shall not be affected by the proposed rezoning and subsequent development.

<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
JO-KIANG & KOOK	8040 Mirabel Ct.		Aug 19/07
DIWIP & HO	8015 Mirabel Ct		Aug 19/07
PAK WAI MAK	8380 Mirabel Court		Aug 20/07
AUDREY YEUNG	8360 MIRABEL COURT		Aug 20/07
WINNIE SHU	8320 MIRABEL COURT		Aug 20/07
JING WANG	8300 Mirabel crt.		Aug 20/07
Alan Reynolds	8280 Mirabel Ct		Aug 20/07
LAI PIK YU	8240 Mirabel Court		Aug 20/07
SANDRA CHUOY	8091 Mirabel Court		Aug 21/07
Rae Seay	8211 MIRABEL COURT		Aug 21/07

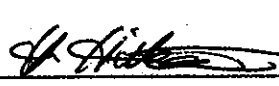

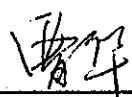
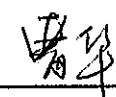



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<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
H. HIRATSUKA	8351 MIRABEL CRT.		Aug 20/07
B. ELLORIN	8311 MIRABEL CRT.		Aug 20/07
	8291 Mirabel CRT		Aug 20/07
FRANK SYAR	827/Mirabel.		Aug 20/07
JOSPHINE HO	8191 Mirabel Ct		Aug 20/07
Jean R. Valls	8251 MIRABEL CRT.		Aug. 20/07

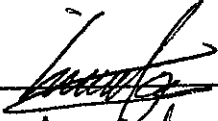
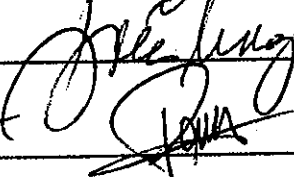
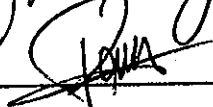
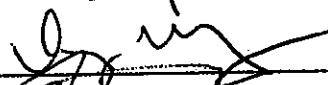

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<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
Carol Chen	8160 Mirabel Court		Aug 19/07
Tony/DORIS LAM	8151 MIRABEL COURT		Aug 19/07
Judy & Perry	8120 Mirabel Court		Aug 19/07
Ivy Wong	8180 MIRABEL CT.		AUG. 20/07
ERIC AH-YON	8011 MIRABEL CT.		AUG. 20/07

Rezoning Considerations

8091 Gilbert Rd and 6800 & 6760 Blundell Road (“the lands”)

The developer is required to complete the following prior to final adoption of zoning amendment Bylaw 8310:

1. Proof of a contract with a Registered Arborist to monitor works and demolition immediately adjacent to retention trees.
2. Submission of a landscape plan prepared by a Landscape Architect to the satisfaction of the Director of Development. The landscape plan should include the replacement trees required (Minimum 2 trees on each lot).
3. Submission of landscaping security in the amount of the cost estimate provided by the Landscape Architect.
4. Registration of a Road Dedication of 4 metres along the site's entire Blundell Road frontage and 2 metres along the site's entire Gilbert Road frontage for future road widening, complete with a 4m x 4m corner cut from the new Property Lines at the Gilbert & Blundell intersection (which will require the demolition of the existing dwellings).
5. Registration of lane dedication as required, mainly 6m wide with 3m x 3m corner cuts at internal intersections. The lane access to the proposed northwest lot is supported as 4m wide. Added to this is to be an area of approximately 4.3m x 12.2m at the rear of 8040 Mirabel Court for two additional offsite visitor parking spaces, which is to be included as part of the Servicing Agreement.
6. Consolidation of all the lots (with the exception of item 7 below) into one (1) development parcel (which will require the demolition of the existing buildings).
7. In accordance with the covenant registered on title to the lands, Subdivision and Consolidation of the excess lands in the “triangle” at the rear of 6760 Blundell (easement plan 66792) with the lot at 8040 Mirabel Court. This requires a second supplementary Subdivision* application.
8. Registration of a flood indemnity covenant on title to the lands (minimum 0.9 m GSC).
9. Registration of a legal agreement on title to the lands ensuring that the only means of access is to the rear lane and that there be no access to Mirabel Court.
10. City acceptance of the developer's offer to voluntarily contribute \$500 per tree in-lieu of the number of replacement trees not accommodated on-site to go to the Tree Compensation Fund (e.g., \$10,000 for 20 replacement trees not planted on-site).

11. Enter the City's standard Servicing Agreement* for design and construction of full frontage improvements and the new rear lane. All works are at the developers' sole cost; i.e. no credits. Works include, but are not limited to:
- a. Gilbert Road: New 1.5 m wide concrete sidewalk at the new Property Line, creation of a minimum 2 m wide grass boulevard with street trees. Replacement of the existing bus stop with a decorative bus shelter complete with a concrete pad in the boulevard. Should the City STILL not have an approved shelter design by the time of construction, the developer can contribute a firm price of \$6,000, which will be used towards construction of a shelter in the future.
 - b. Blundell Road: New 1.5 m wide concrete sidewalk at the new Property Line, creation of an approximately a 5 m wide grass boulevard with street trees;
 - c. New Rear Lane: 5.1 m wide asphalt, with roll curb & gutter on both sides, storm sewer and post top street lighting;
 - d. Intersection Enhanced Accessibility: Contribution in the amount \$12,000 for pedestrian signal enhancements for all four legs of the Blundell/Gilbert intersection; and
 - e. Infrastructure Upgrades: Storm sewer upgrades as identified in the capacity analyses. Water and sanitary upgrade or a letter/drawing signed and sealed by a professional engineer confirming the existing pipe size across the frontages meets City requirements. Minimum pipe sizes are 600mm for storm, 200mm for sanitary and 150 mm for water.
12. Prior to future Building Permit* issuance, Subdivision* completion for the creation of the new lots.
13. Prior to future Building Permit* issuance, submission of a construction parking and traffic management plan* to the satisfaction of the Transportation Department.

[Signed original on file]

Signed

Date

* Separate application process required



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8310 (RZ 07-361150)
8091 GILBERT ROAD, 6760 AND 6800 BLUNDELL ROAD**

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

1. The Richmond Zoning and Development Bylaw 5300, is amended by inserting the following:

"291.197 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/197)"

The intent of this zoning district is to accommodate single-family housing which fronts a section line road and provisions have been made for access to a lane.

297.197.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
ACCESSORY USES, including one **Secondary Suite** subject to Section 201.09.

297.197.2 PERMITTED DENSITY

.01 Maximum Number of **Dwelling Units**: One.

.02 Maximum **Floor Area Ratio**:

0.60 applied to a maximum of 464.5 m² (5,000 ft²) of the **lot** area, together with 0.30 applied to the balance of the **lot** area in excess of 464.5 m² (5,000 ft²); plus

- (i) 10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; and
- (ii) 50 m² (538.2 ft²) which may be **used** only for **accessory buildings** and off-street parking;

PROVIDED THAT

- (i) any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) **used**

exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such; and

- (ii) **floor area ratio** limitations are not applicable to one **accessory building** less than 10 m² (107.6 ft²) in area.

297.197.3 MAXIMUM LOT COVERAGE

50% for **buildings** only; 80% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the **lot** area restricted to landscaping with live plant material.

297.197.4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

.01 **Front yard:** 6 m (19.7 ft.) EXCEPT THAT:

- (i) porches and verandas which form part of the principal **building**, are less than 5 m (16.4 ft.) in height, and are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.8 ft.);
- (ii) bay windows, fire places and chimneys forming part of the principal **building** may project into the **front yard** for a distance of not more than 1 m (3.3 ft.); and
- (iii) the ridge line of a front roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard** setback.

.02 **Side yard:** 1.2 m (3.937 ft.) EXCEPT THAT:

- (i) where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3 m (9.8 ft.);
- (ii) bay windows, fireplaces and chimneys which form part of the principal **building** may project into the **side yard** for a distance of 0.6 m (2 ft.); and
- (iii) the ridge line of a side roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard** setback.

.03 **Rear yard:** 6 m (19.7 ft.) EXCEPT THAT

- (i) for a **corner lot** where a **side yard** setback abutting a **public road** is maintained at a minimum of 6 m (19.7 ft.) the rear yard setback shall be 1.2 m (3.9 ft.);
- (ii) portions of the principal **building** which are less than 2 m (6.6 ft.) in height, an extension of a principal **building** in the form of an enclosed room which links the principal **building** with the garage,

and **accessory buildings** of more than 10 m² (107.64 ft²) in area, may be located within the **rear yard** setback area but no closer than:

- a. 3.0 m (9.8 ft.) to a property line which abuts a **public road**; or
 - b. 1.2 m (3.9 ft.) to any other property line;
- (iii) bay windows which form part of the principal **building** may project into the **rear yard** for a distance of 1 m (3.3 ft.) or one-half of the **rear yard**, whichever is the lesser; and
- (iv) there is no property line setback requirement for an **accessory building** which has an area of 10 m² (107.6 ft²) or less.

297.197.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 2½ storeys, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**;
- .02 **Structures:** 9 m (29.5 ft.).
- .03 **Accessory Buildings:** 5 m (16.4 ft.).

297.197.6 MINIMUM LOT SIZE AND DIMENSIONS

- .01 A **dwelling unit** shall not be constructed on a **lot** of less than 365 m² (3,929 ft²) in area.
- .02 A parcel to be created by subdivision and intended for use as the site of a **one-family dwelling** shall have a minimum area of 365 m² (3,929 ft²), minimum **frontage** and **width of lot** of 9 m (29.5 ft.), and a minimum depth of 24 m (78.7 ft.). For corner lots, an additional 2 m (6.6 ft.) is required for the minimum **frontage** or **width of lot**.

297.197.7 MINIMUM BUILDING SEPARATION SPACE

- .01 1.2 m (3.9 ft.).

291.197.8 OFF-STREET PARKING

Off-street parking shall be developed and maintained in accordance with Division 400 of this bylaw, EXCEPT THAT off-street parking for the use of residents shall be provided at the rate of 4.0 spaces per **dwelling unit**."

- 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/197)**.

P.I.D. 004-868-790

Lot 3 Except: Plan 62406 Section 19 Block 4 North Range 6 West New Westminster District Plan 14394

P.I.D. 004-184-033

Lot 2 Section 19 Block 4 North Range 6 West New Westminster District Plan 14394

P.I.D. 009-035-010

Lot 1 Except: Part Subdivided by Plan 62406 Section 19 Block 4 North Range 6 West New Westminster District Plan 14394

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8310”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 28 2008



MAYOR

CORPORATE OFFICER