



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development
Re: Application by Goertzen Contracting Ltd. for Rezoning at 6340 Francis Road and 6351 Martyniuk Place from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C) and Single-Family Housing District, Subdivision Area B (R1/B)

To Council - July 23, 2007
To Planning - July 17, 2007
Date: July 3, 2007
RZ 06-334710
Xr: 08-4430-00
File 12-8060-20-8275

Staff Recommendation

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

That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the southerly 36.24 m (118.9 ft.) of 6340 Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area B (R1/B).

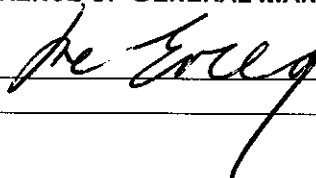
2. That Bylaw No. 8275, for the rezoning of 6340 Francis Road and 6351 Martyniuk Place from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)" and "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Goertzen Contracting Ltd. has applied to the City of Richmond to:

- ❑ Amend the existing Lot Size Policy 5428;
- ❑ Rezone the front portion of 6340 Francis Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C);
- ❑ Rezone the rear portion of 6340 Francis Road and 6351 Martyniuk Place from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B).
- ❑ Subdivide a 3.05m (10 ft.) wide strip of land along the east property line of 6340 Francis Road and consolidate the strip of land with the neighbouring property to the east at 6380 Francis Road.

This report outlines the proposed amendment to Lot Size Policy 5428 along with the rezoning application at 6340 Francis Road and 6351 Martyniuk Place. A location map and air photo is contained in **Attachment 1**. A plan of the proposed subdivision is contained in **Attachment 2**

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 two (2) properties to enable a four (4) lot rezoning and subdivision. Two (2) of the proposed lots front Francis Road and are proposed to be rezoned to Single-Family Housing District, Subdivision Area C (R1/C). The remaining two (2) lots will front Martyniuk Place are proposed to be rezoned and subdivided to Single-Family Housing District, Subdivision Area B (R1/B).

A 3.05 m (10 ft.) wide strip of land along the east edge of 6340 Francis Road is being subdivided for the purposes of consolidation with the property to the east (6380 Francis Road). This will enable 6380 Francis Road to potentially rezoning and subdivide in accordance with Single-Family Housing District, Subdivision Area C (R1/C), which complies with the existing Lot Size Policy 5428. The portion of property currently under application (6340 Francis Road) would meet the minimum lot dimensions to subdivide in accordance with the provisions of the lot size policy after the subdivision of the 3.05 m (10 ft.) strip of land. An application to create the proposed four single-family lots and subdivide the 3.05 m (10 ft.) strip of land has been submitted (SD 06-334712) and is being processed by staff.

Surrounding Development

To the North: Single-family dwellings on R1/E zoned lots on the opposite side of Francis Road.

To the East: A Single-family dwelling on a large R1/E zoned lot.

To the South: Single-family dwellings on R1/E zoned lots.

To the West: A single-family dwelling on a R1/E zoned lot.

Related Policies & Studies**Lot Size Policy 5428**

The existing Lot Size Policy 5428 (adopted by Council on December 18, 1989 and amended on December 18, 1995 and December 12, 2005) applies to a portion of properties at the north part of Section 30-4-6 as well as a smaller group of properties along Woodward Road (refer to **Attachment 4**). Lot Size Policy 5428 generally allows for rezoning and subdivision of lots fronting Francis Road to R1/C. The single-family properties situated to the south of the lots fronting Francis Road are permitted to be rezoned and subdivided to R1/B.

Proposed Amendment to Lot Size Policy 5428

The subject property is significantly larger, with a greater width and depth compared to surrounding smaller lots that have frontage on either Francis Road or Martyniuk Place. The existing provisions of the Lot Size Policy designate all of 6340 Francis Road as being able to redevelop to R1/C. The smaller property with frontage on Martyniuk Place (6351 Martyniuk Place) is contained the area designated for R1/B zoned lots. The applicant is proposing two (2) R1/B lots on a consolidated property involving the southern portion of 6340 Francis Road and 6351 Martyniuk Place to facilitate the development.

An amendment to the Lot Size Policy to re-designate the southerly portion of 6340 Francis Road (approximately 36.24 m or 118.9 ft.) to enable subdivision to R1/B is being proposed. This amendment to enable the subdivision of R1/B lots is consistent with existing provisions of the Lot Size Policy, which permits subdivision to R1/C for lots along Francis Road and subdivision to R1/B for those properties located in the residential subdivision to the south of Francis Road.

In order to inform all residents of the proposed amendment to Lot Size Policy 5428, a letter explaining the proposed changes was sent out to all property owners in the policy area on August 30, 2006. 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

A letter and accompanying petition has been received (June 27, 2007) and is contained in **Attachment 6**. The letter and petition notes concerns about the two proposed lots fronting Martyniuk Place ability to fit into the existing form and character of surrounding housing typologies and related concerns about the narrow frontage and decrease in property values. Upon further review of the proposed development based on the submitted petition and neighbourhood concerns, the following comments are forwarded for consideration (staff comments in *bold italics*):

- *A majority of the housing stock along Martyniuk Place is newer; however, lot sizes and widths as well as frontages along Martyniuk Place vary significantly depending on the location of lot on the street or within a cul-de-sac.*
- *Upon review of the proposed subdivision overlaid with a conceptual building envelope plan (Attachment 2), adequate space appears to be available for two driveway crossings.*

- ❑ *A majority of existing lots along Martyniuk Place, while currently zoned R1/E, do not meet the minimum dimension requirements of an R1/E zoned property in terms of lot width.*
- ❑ *The current Lot Size Policy allows all lots along Martyniuk Place to be rezoned and subdivided in accordance with R1/B zoning with the exception of the rear portion of 6340 Francis Road.*
- ❑ *A majority of existing single-family dwellings situated around the Martyniuk Place cul-de-sac are setback the required 6m (20 ft.) from the public road. Some lots have larger front yard setbacks depending on the depth and size of the property. The conceptual building envelope submitted, based on minimum setback requirements, shows a sufficient area where a single-family dwelling can be potentially site within.*

One email has also been received (September 18, 2006) by staff (**Attachment 6**). The email contained questions regarding (Staff comments and responses are in ***bold italics***):

- ❑ Development of the walkway and concerns about safety and security. ***Staff indicated that although there was an existing dedicated walkway allowance, there were no plans to implement or construct the walkway as part of this development. Implementation of the walkway would be examined if properties to the east redevelop resulting in the completion of the Magnolia Drive cul-de-sac, thus enabling a functional pathway to Martyniuk Place.***
- ❑ The proposed subdivision plan for remaining properties to the east. ***Staff indicated that the “hatched” lot line on the plan were to exhibit how single-family properties could potentially develop in the future. The rationale for the conceptual pre-plan was to ensure that current development does not preclude development options for neighbouring properties. Staff also identified that any proposed development for those properties fronting Magnolia Drive would be subject to a rezoning application and review by the public, staff and Council.***
- ❑ Question regarding whether the sewer connection to the residents property would be impacted by the proposed development. ***Staff confirmed that sewer access for the resident’s property will not be changed or impacted by the development.***

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 systems, which are to be completed through the City’s Servicing Agreement (**Attachment 7**). Completion of the Servicing Agreement will be 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. A voluntary contribution of \$17,842.32, based on City identified drainage upgrades is also required.

Utility Servicing Requirements

Standard servicing and subdivision costs must be paid and completed in order to obtain final approval of the subdivision. The granting of a right-of-way for the purposes of extending the

sanitary sewer line to service the proposed subdivision is to be completed through the subdivision application. A cross access easement to facilitate the implementation of one shared driveway for the two proposed lots on Francis Road must also be completed as part of the subdivision application.

Flood Management

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

Driveway Access

One shared vehicle access will be required for the two proposed lots fronting Francis Road. The access is to be centred on the shared property line. A cross access easement will be required to facilitate the implementation of the shared driveway. To prevent the backing out of vehicles onto the section line road (Francis Road), a 'hammerhead' driveway is required to enable vehicles to manoeuvre on-site. As a result, a minimum 9m (30 ft.) front yard setback is required and accounted for in the site plan.

Pedestrian Pathway

A 3m (10 ft.) wide dedicated allowance for a pedestrian pathway (not yet implemented) is situated to the south of the subject site. There are no plans to implement or construct a functional pedestrian pathway through this application. The long-term plan is to establish a pedestrian linkage between the Martyniuk Place and Magnolia Drive cul-de-sacs. Securing and implementation of the pedestrian pathway connection will not be feasible until additional land assembly and development occurs for lots with frontage along Magnolia Drive. Development of this walkway will be done in consultation with the Parks Department.

Analysis

Proposed Subdivision and Site Plan

The proposal is to enable the development of a four lot single-family subdivision. Proposed zoning for the two (2) lots fronting Francis Road is to R1/C, which complies with the current Lot Size Policy 5428. Two (2) R1/B lots are proposed within the Martyniuk Place cul-de-sac, which requires an amendment to Lot Size Policy 5428 to enable the rear portion of 6340 Francis Road to rezone and subdivide in accordance with R1/B zoning. The existing Lot Size Policy allows for all properties within the internal residential subdivision to redevelopment in accordance with R1/B zoning; therefore, the proposal to develop R1/B lots on the rear portion of the larger, deeper lots along Francis Road is consistent with the direction outlined in the Lot Size Policy.

Forthcoming Potential Lot Size Policy Amendments

As a result of staff review of proposed development and discussions with the property owner located at 6220 Francis Road, staff foresee two potential future amendments to the existing Lot Size Policy 5428 in addition to the amendment proposed in this application. Proposed Lot Size Policy amendments and rezoning applications, if submitted, will be processed and brought forward for Council consideration on a case-by-case basis.

Potential Amendment 1 (Attachment 8)

In order to enable the neighbouring property to the east to develop in accordance with R1/C, a 3.05 m (10 ft.) strip of land is proposed to be subdivided from 6340 Francis Road

and consolidated with 6380 Francis Road. If the rezoning is approved, subdivision of the strip of land will be completed through the subdivision application. At this time, it is not known when development of the adjacent, larger lots to the east will occur as any single-family subdivision proposal will involve assembly of property. If development applications are submitted for single-family rezoning and subdivision, further amendments to Lot Size Policy 5428 can be anticipated to enable the rear portion of the deep lots along Francis Road to develop to R1/B zoned lots. Some property assembly may be required in order to facilitate this type of development; therefore, it is difficult to identify a timetable as to when this can be expected.

Potential Amendment 2 (Attachment 9)

Staff have had discussions with the property owner of 6220 Francis Road, who has submitted a rezoning and subdivision application (RZ 07-373657; SD 07-373660) recently to enable subdivision of the subject property. The existing width of the subject property (26.82 m or 88 ft.) does not enable subdivision to R1/C (minimum width of 13.5 m or 44.3 ft. per lot). The property owner at 6220 Francis Road is applying for rezoning to R1/J (minimum width of 13.4 m or 43.96 ft. per lot). The difference in lot width between a subdivision based on R1/C and R1/J is approximately 4 inches and represents a negligible difference to overall lot size. Based on an initial staff review, a total of 3 properties (including 6220 Francis Road) are sized appropriately to rezone and subdivide based on the lot size provisions of R1/J.

Tree Retention, Replacement and Compensation

Staff has reviewed a report prepared by the consulting arborist outlining the location, condition and possible retention of on-site trees. The tree survey and arborist report is contained in **Attachment 10**. The following table summarizes the on-site tree removal, retention and compensation requirements.

	Number of Trees	Compensation Rate	Compensation Required	Comments
Total On-Site Bylaw Sized Trees	41	N/A	N/A	
Bylaw Sized Trees to be Removed	25	2:1	16 replacement trees \$17,000 in lieu	Removal based on condition of trees and conflict with building envelope
On-Site Trees to be Retained	16	N/A	N/A	Tree protection fencing is to be implemented around all trees identified for retention.
Off-Site Trees to be Retained	2 (including Tree 114 listed on City's Significant Tree Inventory)	N/A	N/A	Tree protection measures are required.

A tree listed on the City's Significant Tree Inventory is located off-site along the subject sites Francis Road frontage (Tree #114). Based on a review of the tree from the consulting arborist as well as City's arborist, retention of the tree is recommended. A centre-shared driveway for both properties fronting Francis Road is required and will help minimize any conflicts with the driveway access and significant tree to be retained. A minimum 9m (30 ft.) setback is also required for dwellings on Francis Road, which provides sufficient room for protection measures to be implemented and reduces potential building envelope conflicts. **Attachment 11** outlines trees identified for retention as part of the proposed development. Tree protection zones (based on City guidelines) are to be implemented immediately around trees identified for retention and must remain in place throughout the redevelopment of the subject site.

Based on a 2:1 replacement ratio and the number of trees identified for removal (25), a total of 50 replacement trees are required. Based on the size of the proposed residential subdivision, space required for the dwellings and trees to be retained, the applicant has indicated that 16 replacement trees can be planted amongst the developed lots. A balance of 34 replacement trees remains and is being contributed as \$17,000 in lieu of planted trees, which is a rezoning requirement.

Landscaping Requirements

As the subject site is located along a local arterial road, a landscape plan must be submitted and reviewed by staff prior to final adoption of the rezoning application. Trees to be implemented, based on the number of replacement trees agreed on (16), are to be identified and sized appropriately in the landscape plan.

Subdivision Requirements

The following conditions will be required to be completed as part of the future subdivision application:

- ☐ Payment of Development Cost Charges (City and GVS&DD), school site acquisition and address assignment fees.
- ☐ Registration of a cross access easement for one shared driveway for lots fronting Francis Road.
- ☐ Granting of the appropriate sanitary sewer right-of-way in order to service the proposed new lots.

Conclusion

The proposed rezoning application to create 4 new single-family lots is consistent with the existing single-family residential neighbourhood along Francis Road and Martyniuk Place. An amendment to Lot Size Policy 5428 to enable the rear portion of the property to rezone and subdivide in accordance with R1/B zoning is also being proposed. Staff recommend approval of the Lot Size Policy amendment and rezoning application.

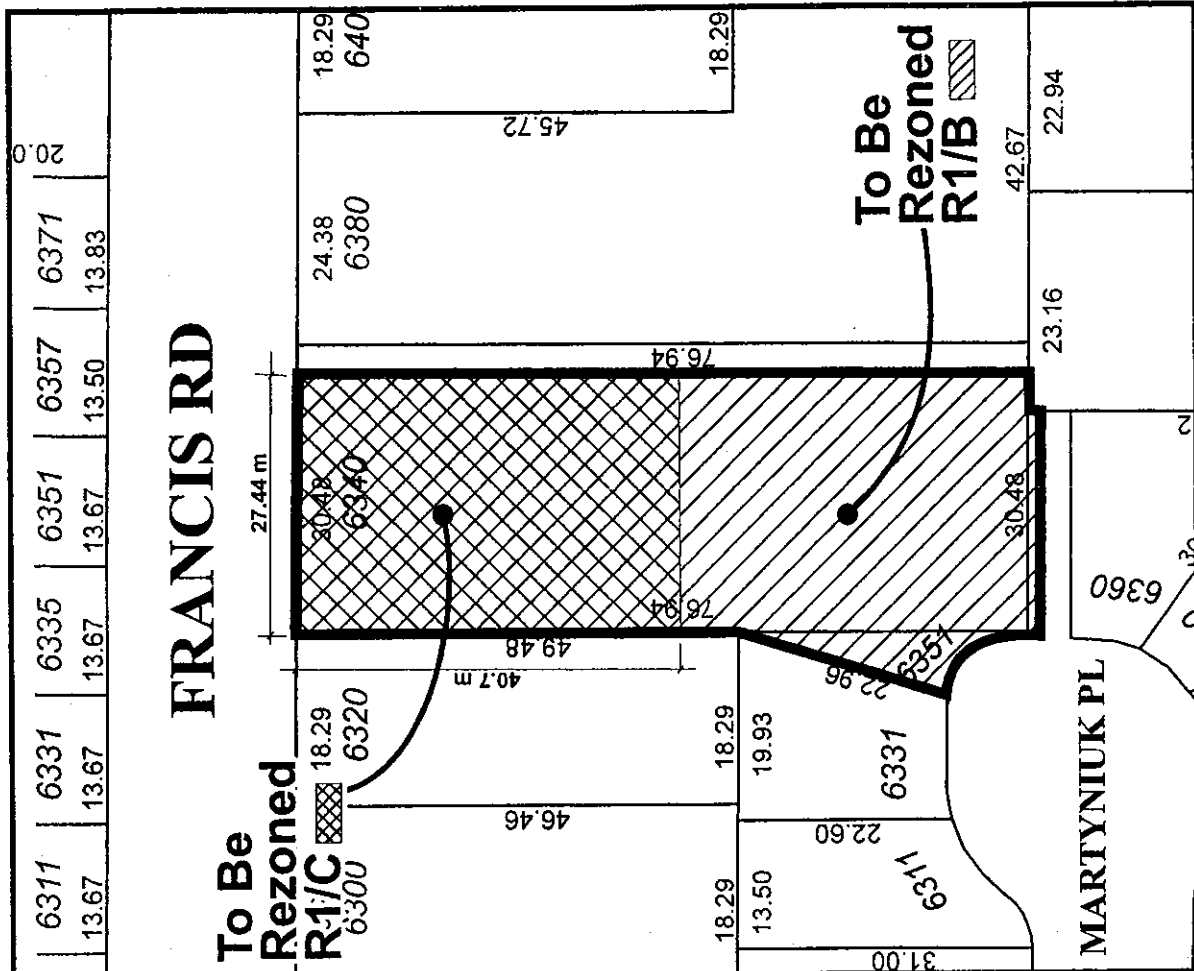
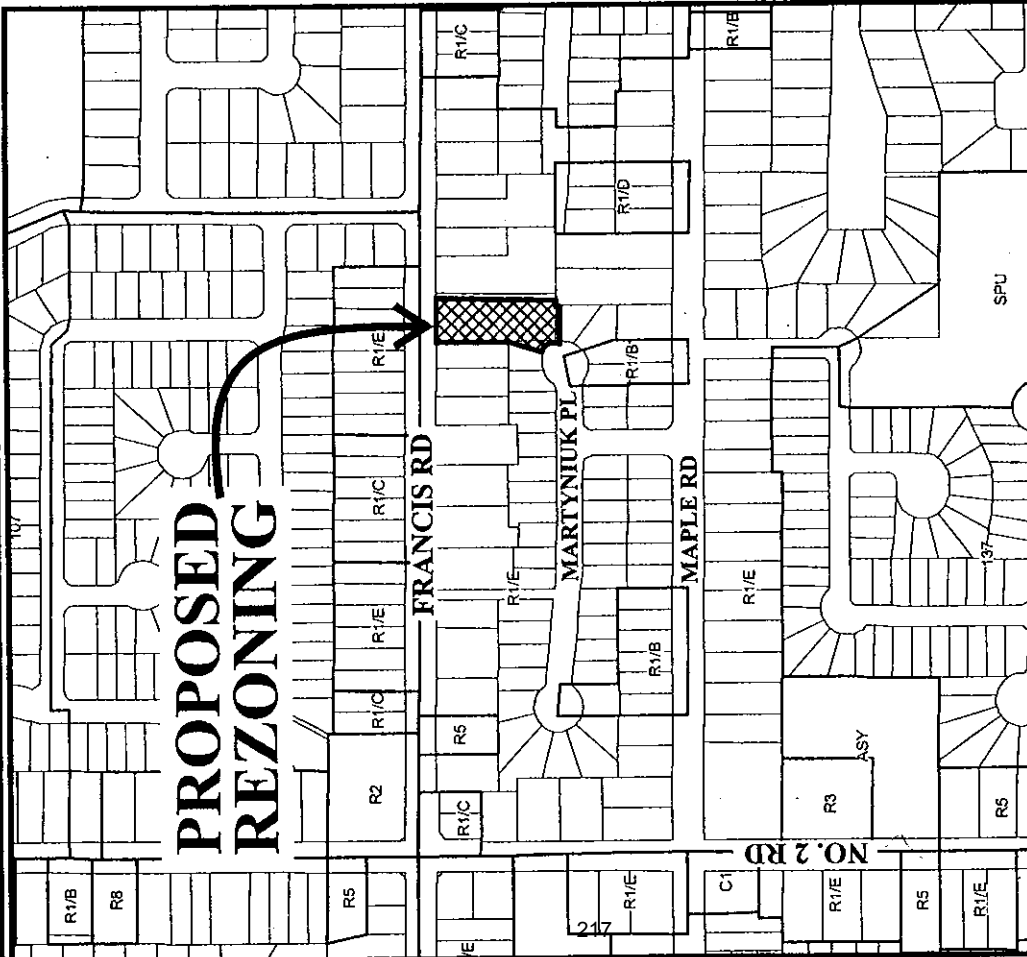

Kevin Eng
Planner 1

KE:cas
Attachment 1: Location Map

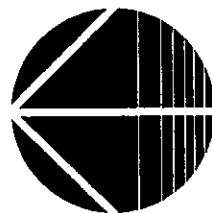
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Existing Lot Size Policy 5428
Attachment 5: Letter to Residents Proposing Amendment to Lot Size Policy 5428
Attachment 6: Public Correspondence
Attachment 7: Rezoning Considerations
Attachment 8: Potential Lot Size Policy Amendment – Scenario 1
Attachment 9: Potential Lot Size Policy Amendment – Scenario 2
Attachment 10: Tree Survey and Accompanying Arborist Report
Attachment 11: Diagram of Trees to be Retained



PROPOSED REZONING



RZ 06-334710



Original Date: 05/15/06

Revision Date: 08/22/06

Note: Dimensions are in METRES



RZ 06-334710

Original Date: 06/15/06

Amended Date:

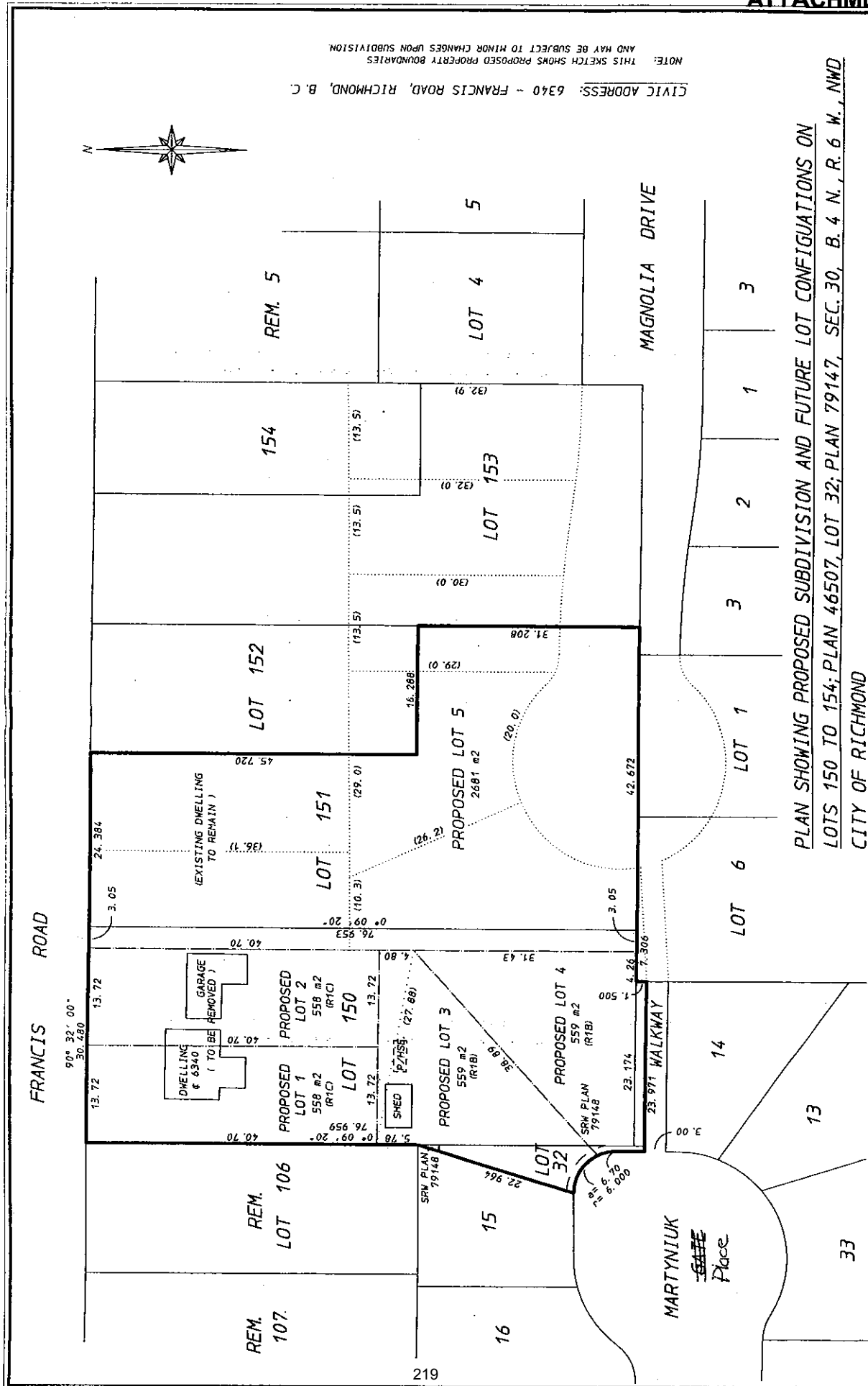
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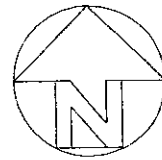
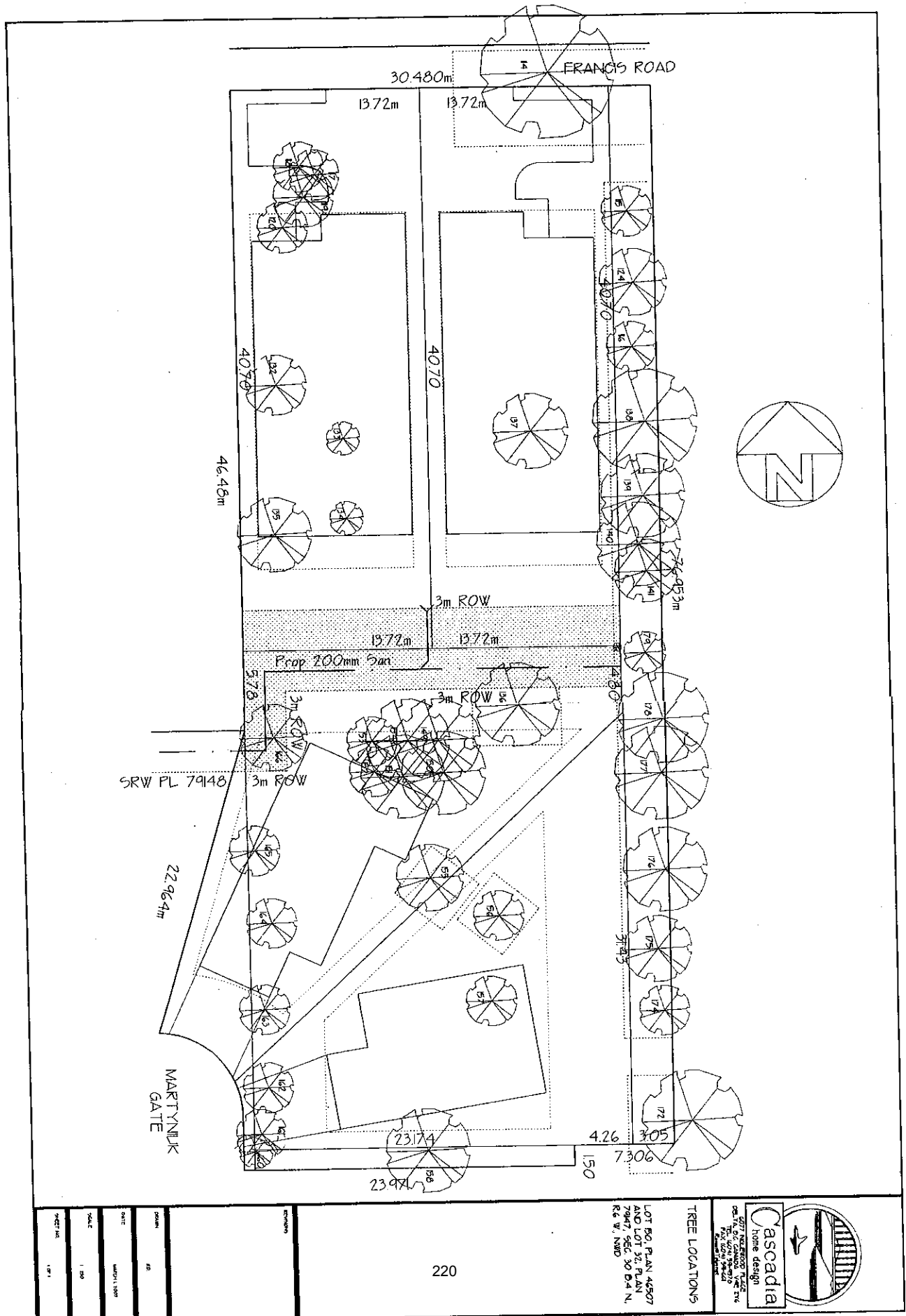
STEPHEN D. MILNER - B. C. LAND SURVEYOR
TEL.: 946-1788
FAX: 946-1789
4102-5007-47A AVENUE, DELTA, B. C. V4K 1T9

Scale: 1:500 (Metric)

PLAN SHOWING PROPOSED SUBDIVISION AND FUTURE LOT CONFIGURATIONS ON LOTS 150 TO 154; PLAN 46507, LOT 32; PLAN 79147, SEC. 30, B. 4 N., R. 6 W., N.W.D.

CIVIC ADDRESS: 6340 ~ FRANCIS ROAD, RICHMOND, B. C.
NOTE: THIS SKETCH SHOWS PROPOSED PROPERTY BOUNDARIES
AND MAY BE SUBJECT TO MINOR CHANGES UPON SUBDIVISION.





2017 KASPER ROAD
SUITE 100
VANCOUVER, BC V6V 2G6
TEL: 604.261.1111
WWW.CASCADIAHOMEDSIGN.COM

TREE LOCATIONS

LOT BQ PLAN 4507
AND LOT 32, PLAN
7947 SEC. 30 D.4 N.
R.6 W. NMD



City of Richmond

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

Development Application Data Sheet

RZ 06-334710

Attachment 3

Address: 6340 Francis Road and 6351 Martyniuk Place

Applicant: Goertzen Contracting Ltd.

	Existing	Proposed
Owner:	6340 Francis Road – M. Germann; L. McMath 6351 Martyniuk Place – Goldleaf Homes	To be determined
Site Size (m²):	2471 m ² (Both properties)	2234 m ² (After consolidation and subdivision of 3m wide strip on the east edge)
Land Uses:	Single-family	4 single-family lots
OCP Designation:	Neighbourhood Residential Low-Density Residential	No change – complies with designation
702 Policy Designation:	Policy 5428 – R1/C	R1/C for lots along Francis Road R1/B for proposed lots along Martyniuk Place
Zoning:	R1/E	R1/C and R1/B
Number of Units:	1 existing single-family dwelling	4 single-family lots

On Future Subdivided Lots	Bylaw Requirement (per lot)	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Complies	none permitted
Lot Coverage – Building:	Max. 45%	Complies	none
R1/C Lot Size (sq. m):	360 m ² area	558 m ²	none
R1/B Lot Size (sq.m):	360 m ² area	559 m ²	none
R1/C Setback – Front Yard (m):	Min. 9 m	9 m Min.	none
R1/B Setback – Front Yard (m):	Min. 6 m	6 m Min.	none
Setback – Side Yard (m):	Min. 1.2 m	1.2 m Min.	none



City of Richmond

Policy Manual

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Adopted by Council: December 18, 1989
 Amended by Council: December 18, 1995
 Amended by Council: December 12th, 2005

POLICY 5428

File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6

POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



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Note: Dimensions are in METRES



City of Richmond

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

Telephone (604) 276-4000

www.city.richmond.bc.ca

August 30, 2006

File: RZ 06-334710

Planning and Development Department

Fax: 604-276-4052

Dear Owner/Resident:

Re: Single-Family Lot Size Policy 5428

Rezoning Application

This is to advise you that the City of Richmond has received an application to rezone 6340 Francis Road and 6351 Martyniuk Place from Single Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C) and Single-Family Housing District, Subdivision Area B (R1/B). Refer to **Attachment 1** for a location map.

The purpose of the rezoning is to permit the subject properties to be subdivided into four single-family lots (2 single-family lots fronting Francis Road; 2 single-family lots fronting Martyniuk Place – **Attachment 2**).

Lot Size Policy 5428: Existing and Proposed Amendment

The subject properties are governed by Single-Family Lot Size Policy 5428, which limits rezoning for lots fronting Francis Road to Single-Family Housing District, Subdivision Area C (R1/C) – requiring that any new lots being subdivided have a minimum width of 13.5 m (44.3 ft.), a minimum area of 360 m² (3,875 ft²) and a minimum depth of 24 m (78.4 ft.). Refer to **Attachment 3** for copy of the existing Lot Size Policy 5428.

The proposed rezoning for the north portion of the subject site complies with the guidelines contained in the existing Lot Size Policy, which permits subdivision of 2 lots zoned Single-Family Housing District, Subdivision Area C (R1/C). However, the proposed zoning for the south portion of the subject parcel proposes 2 single-family residential lots zoned Single-Family Housing District, Subdivision Area B (R1/B), which allows a minimum width of 12 m (39.4 ft.), minimum area of 360 m² (3,875 ft²) and minimum depth of 24 m (78.4 ft.).

Therefore, the proposal requires an amendment of Single-Family Lot Size Policy 5428 to designate the south portion of 6340 Francis Road as being able to subdivide based on the guidelines of Single-Family Housing District, Subdivision Area B (R1/B). The intent of the proposed revision to Lot Size Policy 5428 is to allow the south portion of 6340 Francis Road to develop in accordance with Single-Family Housing District, Subdivision Area B (R1/B), which is the same zoning district permitted in the residential subdivision to the south of properties fronting Francis Road.

The proposed amendment to Lot Size Policy 5428 would only apply to 6351 Martyniuk Place and the rear portion of 6340 Francis Road. This proposed amendment to Lot Size Policy 5428 does not apply to other properties other than those involved in the rezoning application and does not change the zoning in any

other areas of the existing Lot Size Policy. Refer to **Attachment 4** for a copy of the proposed amendment to Lot Size Policy 5428.

Neighbourhood Comments and Future Steps

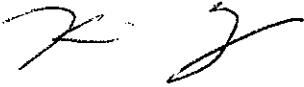
You are being advised because this proposal requires a change to Single-Family Lot Size Policy 5428.

The amendment to Single-Family Lot Size Policy 5428 and the rezoning application at 6340 Francis Road/6351 Martyniuk Place will be considered by Planning Committee and City Council once staff review of the application is complete.

If acceptable, both items would then be considered by Council at a Public Hearing. You will be provided with the opportunity to address Council on both the proposed amendment to Single-Family Lot Size Policy 5428 and the rezoning application at 6340 Francis Road/6351 Martyniuk Place at this Public Hearing.

If you have any questions on this matter or would like information on the status of the application, please direct them to me at **604-247-4626**, (keng@richmond.ca). If you want to provide a written submission, please send me an email or letter to City Hall by September 22, 2006.

Yours truly,



Kevin Eng
Planner 1

KE:cas

Att. (4): Attachment 1 -- Location Map of Rezoning Application at 6340 Francis Road/6351 Martyniuk Place (RZ 06-334710)

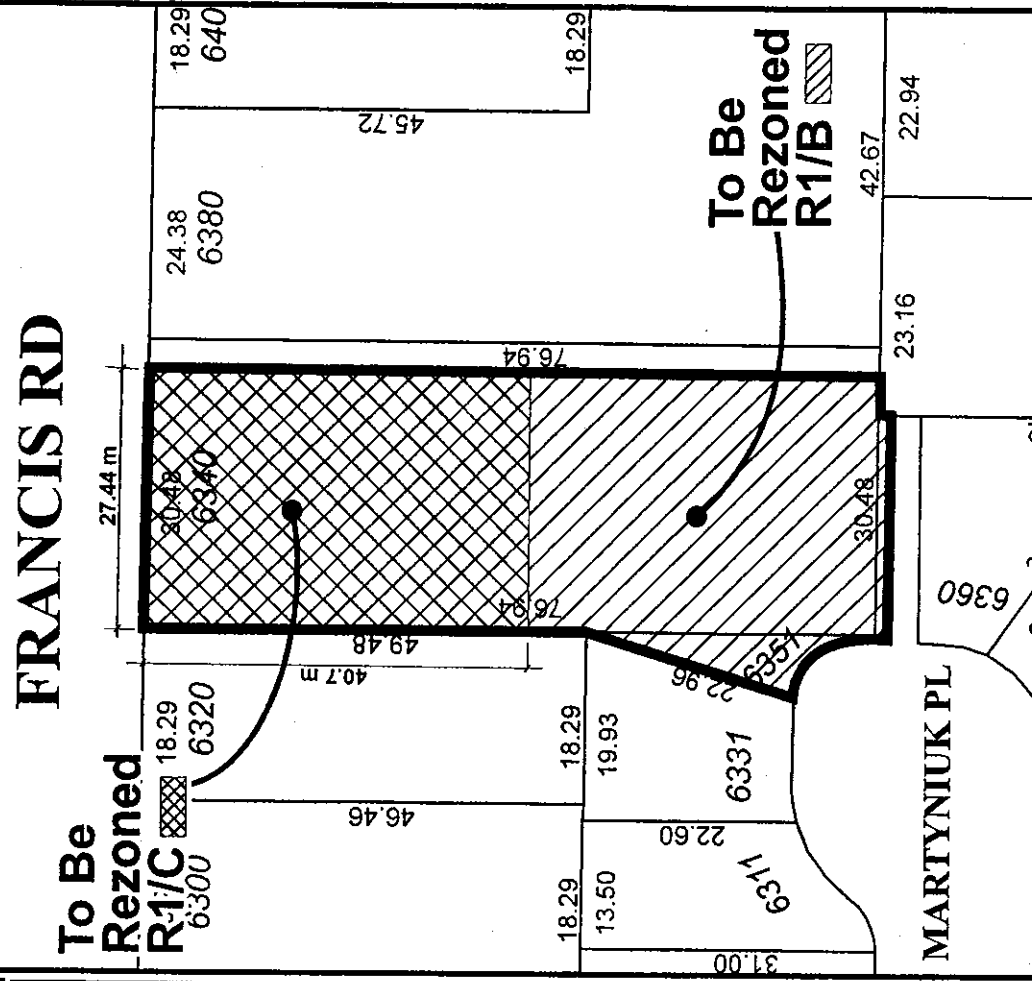
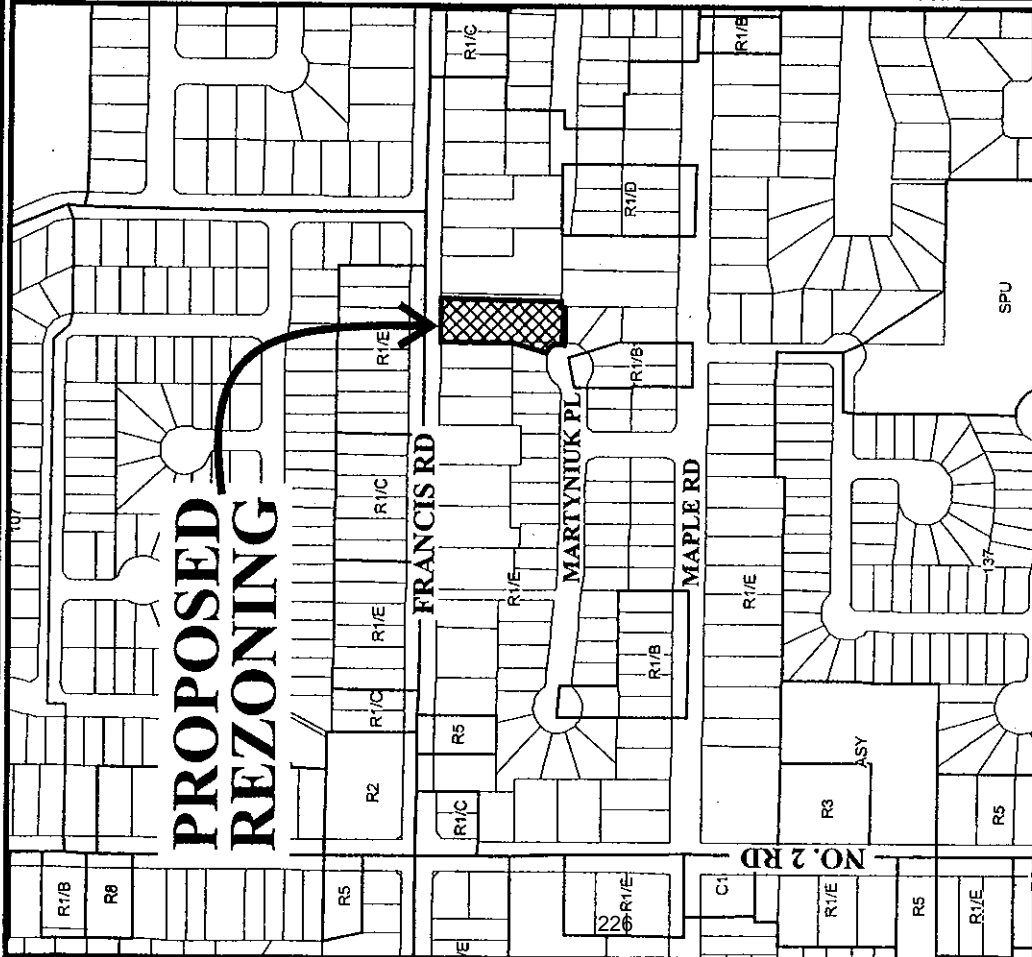
Attachment 2 -- Proposed Subdivision Plan of 6340 Francis Road/6351 Martyniuk Place (RZ 06-334710)

Attachment 3 -- Existing Single-Family Lot Size Policy 5428

Attachment 4 -- Proposed Amendment to Single-Family Lot Size Policy 5428



PROPOSED, REZONING

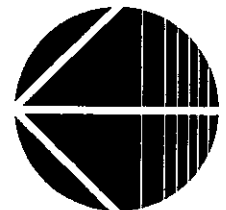


RZ 06-334710

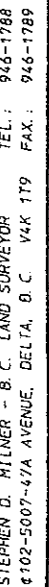
Original Date: 05/15/06

Revision Date: 08/22/06

Note: Dimensions are in METRES



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Scale: 1:500 (Metric)



City of Richmond

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Page 1 of 2

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POLICY 5428

File Ref:

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3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



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Proposed Policy

POLICY 5428

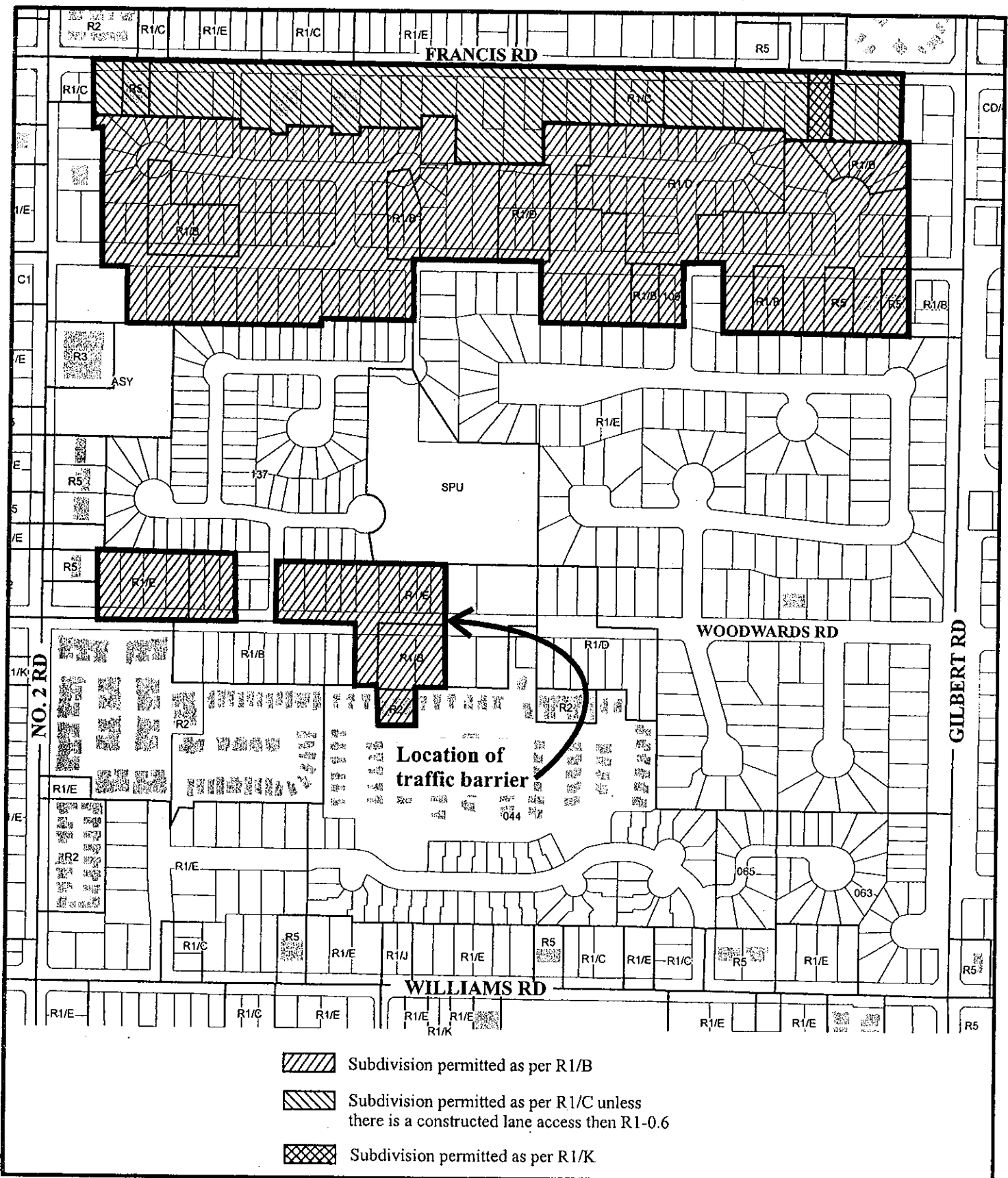
File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6

POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Proposed Policy 5428 Section 30-4-6

231

Adopted Date:

Amended Date:

Note: Dimensions are in METRES

Kevin:

This is the petition that I mentioned to you earlier, regarding 6351 Martyniuk Place (RZ06-334710). As you can see, virtually everyone on Martyniuk Place, as well as the two on Martyniuk Gate that have property on the close, have signed the petition. There are four places that have not signed, 6250, 6091, 6151 and 6251. In the case of 6151, the brother of the owner lives there and the owner is out of the country. The brother is worried about signing the petition on his sister's behalf. As for the remaining three houses, they have been approached four times, at different times of the day and different days of the week. It is possible that the residents are out of town. From the results, we feel satisfied that, if they were approached, they would have signed, since one hundred percent of the residents who were at home signed the petition. We really feel that the city should not allow two houses to be built where one was scheduled to be built. Several of those who signed the petition wanted to be informed about the date and time when this matter would go to council. Would it be possible for you to send a mail-out to everyone on Martyniuk Place and to 9080 and 9091 Martyniuk Gate, informing them when the rezoning application is to go before council? Thank you for your time.

Blaine

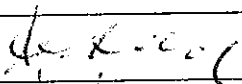
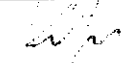

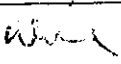



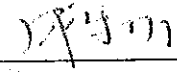
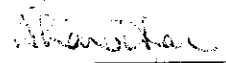
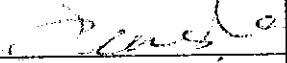
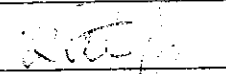
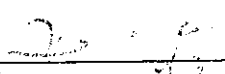
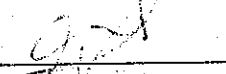
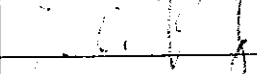


GOERTZEN CONTRACTING LTD.

has applied to the City of Richmond for permission to rezone 6340 Francis Road & 6351 Martyniuk Place from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C) for 2 future lots fronting Francis Road & to Single-Family Housing District, Subdivision Area B (R1/B) for 2 new lots fronting Martyniuk Place.

We, the undersigned, being residents of Martyniuk Place, Richmond, hereby petition as follows: We would like 6351 Martyniuk Place to remain R1/E designation. We believe that trying to put two houses on the close will change the character of the close, and that property values on the close could be negatively affected. The frontage for the proposed two new houses is 21 feet at the street markings. We are certain that two houses cannot be accessed via Martyniuk Place without substantially affecting the look and character of the close.

我們是 Martyniuk Place, Richmond 的居民，以簽名的方式特此訴請如下：

我們希望 6351 Martyniuk Place 依然是指定為 R1/E。我們相信設法將一個房子的規劃案改為二個房子的規劃案可能會使我們這個封閉巷子地區的地產價值受到負面影響。以街道標號為準，6351 Martyniuk Place 的前面出口只有 21 英尺是不夠兩家住戶共用的。我們肯定二個房子的規劃案是會影響我們這個封閉巷子地區的特色和景色。

Address	Name	Signature	Address	Name	Signature
6200	Au		6091		
6180	Chen		6111	Au-Youngh	
6160	Nguyen		6131	Low	
6138	Ma		6151		
6120	Chen		6171	Cheng	
6100	Low		6191	Lee	
6080	Leung		6211	Lo	
6066	Yung		6231	Ying	
6060	Koh		6251		

Martyniuk Gate
9080 LAM
9091 CHEUNG

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我們希望 6351 Martyniuk Place 依然是指定為 R1/E。我們相信設法將一個房子的規劃案改為二個房子的規劃案可能會使我們這個封閉巷子地區的地產價值受到負面影響。以街道標號為準，6351 Martyniuk Place 的前面出口只有 21 英尺是不夠兩家住戶共用的。我們肯定二個房子的規劃案是會影響我們這個封閉巷子地區的特色和景色。

Address	Name	Signature	Address	Name	Signature
6040	WUANG	[Signature]	6271	MAN YUEN	[Signature]
6026	KALE	[Signature]	6291	Joseph Chuk	[Signature]
6020	SEK	[Signature]	6311	Nan Chai	[Signature]
6011	BROCK	[Signature]	6331	MAN	[Signature]
6015	[Signature]	[Signature]	6360	Chao	[Signature]
6031	Soo	[Signature]	6320	Mike Yao	[Signature]
6035	[Signature]	[Signature]	6300	Lau	[Signature]
6051	[Signature]	[Signature]	6288	zhu	[Signature]
6071	[Signature]	[Signature]	6250		

6280 DRAPER

Eng, Kevin

From: Eng, Kevin
Sent: Tuesday, 19 September 2006 3:43 PM
To: 'Aline Smolensky'
Subject: RE: File RZ06-334710

Greetings - Thanks for taking the time to submit your comments and concerns.

At this time, through this proposed application, there are no plans to implement or construct a walkway within the dedicated allowance. The long-term plan for the existing residential subdivision would be for the completion of both the Martyniuk Gate and Magnolia Drive cul-de-sacs with a pedestrian connection between the roads. However, this would not be initiated until there was enough of a land assembly to facilitate further subdivision and would involve a number of Lots (151, 152, 6, 1), with all property owners agreeing to undergo redevelopment.

The proposed subdivision plan identifies the layout for the subject property fronting Francis Road and Martyniuk Place. As part of this proposal, staff request a conceptual preplan outlining how neighbouring properties could potentially develop to the east. The rationale for this **conceptual preplan** is to ensure that this development does not preclude or limit development options on neighbouring sites. As indicated in my earlier comments, the long term subdivision pattern involves the completion of the Magnolia Drive cul-de-sac, thus enabling properties fronting the new cul-de-sac to subdivide (similar to the subdivision pattern exhibited in Martyniuk Place). This would be subject to agreement by property owners to go forward with development in order to facilitate the necessary land assembly and would also be subject to staff review and Council approval. The conceptual preplan submitted as part of this proposal is by no means a final approved plan.

In regards to your final question about sanitary sewer - Sewer access will continue to exist at the back of the property. The proposed development will not alter or change this sanitary sewer connection in any way.

I hope this answers your questions. Please feel free to contact me should you require clarification.

Regards,
Kevin Eng
 Policy Planning Department
 Ph: (604) 247-4626
 Fx: (604) 276-4052
keng@richmond.ca
 6911 No. 3 Road
 Richmond, B.C. V6Y 2C1

From: Aline Smolensky [mailto:alinesmolensky@hotmail.com]
Sent: Monday, 18 September 2006 2:09 PM
To: Eng, Kevin
Subject: File RZ06-334710

Hello Mr. Eng,

I received notification of the above referenced rezoning application as we are one of the neighbours. I have a couple of questions for you.

All the attachments - and particularly attachment 2 which is a close up view), show a walkway extending from Martyniuk Place and adjacent to the Proposed Lot 4. There is no walkway currently. Is the plan to build one? If that is the case, it would be of concern to me as it would end at the corner of our property (shown as Lot 6 on Attachment 2). If the proposed Lot 4 and the current Lot 14 on each

side of the walkway were fenced off, that would give somebody a totally hidden access to the back of our property - which I would find to be a great security risk.

That same Attachment 2 shows a faint view of a continuation of Magnolia Drive, ending in a cul de sac going into our Lot 6 and our neighbours' Lot 1 - with the cul-de-sac joining the proposed (?) walkway. Can you please tell me what that means?

Finally, when we bought our house, we were told that our sewer access was via the back of the property. I want to make sure that the proposed redevelopment will not interfere with this in any way.

Regards,
Aline Smolensky

Rezoning Considerations
6340 Francis Road and 6351 Martyniuk Place
RZ 06-334710

Prior to final adoption of Zoning Amendment Bylaw 8275, the developer is required to complete the following:

1. Enter into a Servicing Agreement for the design and construction of storm sewer upgrades along Francis Road from MH1078 to MH1077 to a minimum of 600mm pipe size as determined by the capacity analysis. Servicing Agreement drawings must also include designs for the storm, water and sanitary connections and driveway crossings for each lot (single-shared crossings for lots along Francis Road).
2. Voluntary contributions of \$17,842.32 based on identified City drainage upgrades.
3. Submission of a landscape plan prepared by a professional landscape architect, to the satisfaction of the Director of Development, and a deposit of a Landscaping Security based 100% on the cost estimate provided by the landscape consultant. The landscape plan and security is to include the following:
 - a. 16 replacement trees sized at a minimum calliper of 7cm (dbh) distributed amongst the four proposed lots.
4. The City's acceptance of the applicant's offer to provide \$17,000 in-lieu of planting 34 replacement trees towards the City's Tree Compensation Fund.
5. Registration of a restrictive covenant that requires the implementation of one shared driveway for the future two lot fronting Francis Road.
6. Registration of a flood indemnity covenant on title.

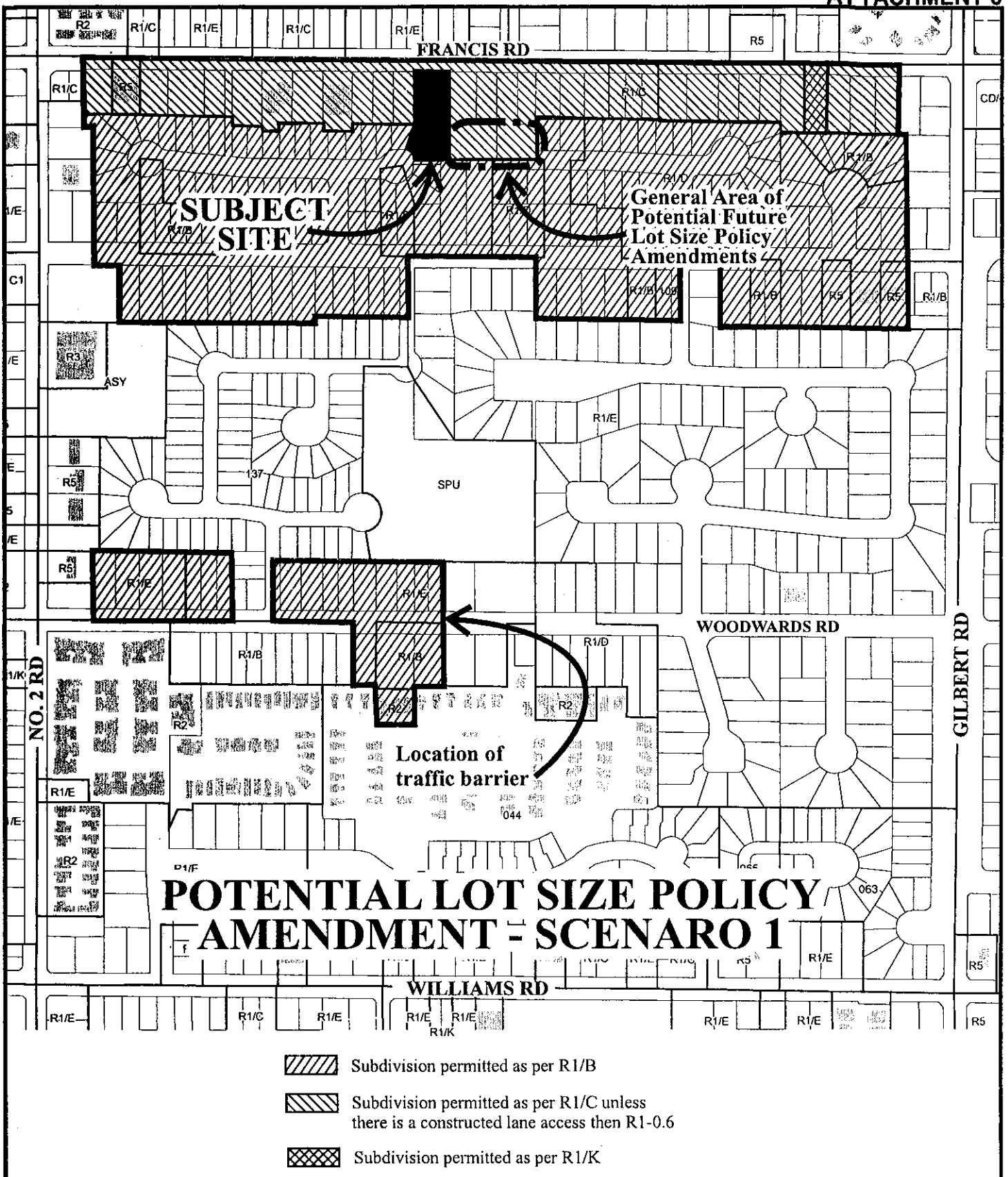
Through the processing of the subdivision application, the following will be required in addition to the standard servicing and subdivision costs:

1. Provide a Cross Access Easement/Agreement as directed by the Approving Officer to permit vehicles to cross property lines as they enter or exit their properties via a single-shared driveway.
2. Grant a Sanitary Sewer Right-of-Way as required for the proposed sanitary sewer extension.

[Signed original on file]

Signed

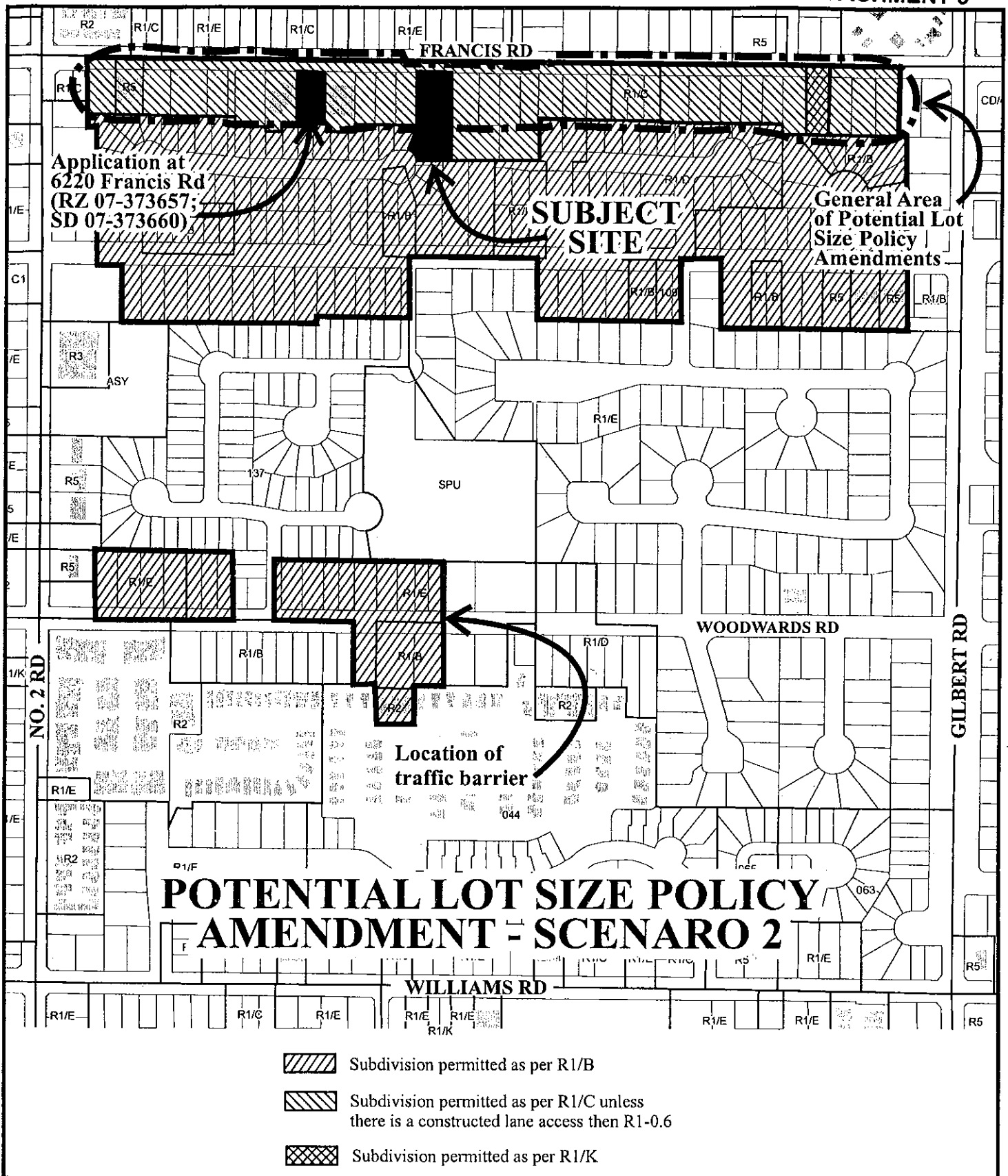
Date



Policy 5428 Section 30-4-6

For Diagrammatic
Purposes Only

Note: Dimensions are in METRES



Policy 5428 Section 30-4-6

239

For Diagrammatic
Purposes Only

Note: Dimensions are in METRES

R206334710

FRANCIS ROAD

ATTACHMENT 10

LOT 6

LOT 14

STEPHEN D. MILLER
B.C. LAND SURVEYOR
100-110 VAN 179
DELTA, B.C.
TEL: (604) 946-1788
FAX: (604) 946-1789

TREE TABLE				
TREE NO	SPECIES AND/OR DESCRIPTION	TRUNK DIA. (in)	DRIP LINE (ft)	DRIP LINE (m)
114	DECIDUOUS (RICHMOND SIGNIFICANT TREE)	1.8	10	10
115	DECIDUOUS (?)	0.20	2	2
116	MAGNOLIA	0.25	2	2
117	BIRCH	0.35	3	3
118	BIRCH	0.40	3	3
119	BIRCH	0.60	4	4
120	PINE	0.55	3	3
121	DECIDUOUS	0.30	3	3
122	DECIDUOUS	0.50	4	4
123	CHERRY	0.20	2	2
124	CHERRY	0.30	4	4
125	WEeping WILLOW	0.60	5	5
126	DECIDUOUS	0.40	4	4
127	APPLE	0.40	4	4
128	CEDEAR	0.15	5	5
129	DECIDUOUS	0.40	4	4
130	DOUGLAS FIR	0.50	4	4
131	DOUGLAS FIR	0.30	3	3
132	DECIDUOUS	0.30	3	3
133	CHERRY	0.25	2	2
134	CEDEAR	0.50	5	5
135	DOUGLAS FIR	0.30	3	3
136	CEDEAR	0.50	5	5
137	DOUGLAS FIR	0.30	3	3
138	DOUGLAS FIR	0.30	3	3
139	DOUGLAS FIR	0.30	3	3
140	DOUGLAS FIR	0.30	3	3
141	DOUGLAS FIR	0.30	3	3
142	DOUGLAS FIR	0.30	3	3
143	DOUGLAS FIR	0.30	3	3
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145	DOUGLAS FIR	0.30	3	3
146	DOUGLAS FIR	0.30	3	3
147	DOUGLAS FIR	0.30	3	3
148	DOUGLAS FIR	0.30	3	3
149	DOUGLAS FIR	0.30	3	3
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178	DOUGLAS FIR	0.30	3	3
179	DOUGLAS FIR	0.30	3	3
180	DOUGLAS FIR	0.30	3	3
181	DOUGLAS FIR	0.30	3	3

CIVIC ADDRESSES:

6340 - FRANCIS ROAD, RICHMOND, B.C.
6351 - MARTYNIUK GATE, RICHMOND, B.C.

NOTES:

ELEVATIONS ARE ON GEODETIC DATUM, SHOWN IN METRES, AND ARE DERIVED FROM RICHMOND'S GEODETIC NETWORK.

DEMOTES ELEVATION

⊙ DEMOTES TREE

PLAN SHOWING TREES ON
LOT 150, PLAN 46507 AND LOT 32, PLAN 79147.

SEC. 30, B. 4 N., R. 6 W., NWD

CITY OF RICHMOND

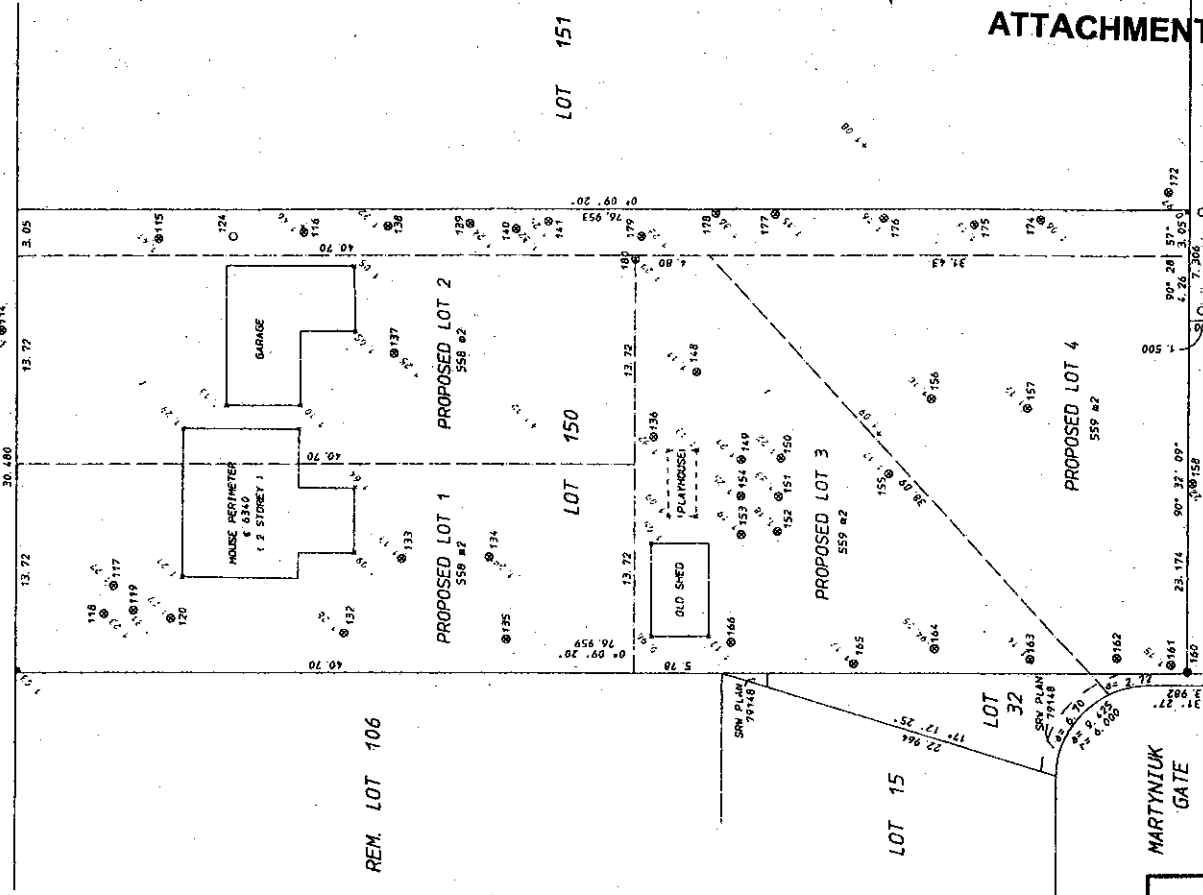
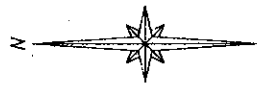
SCALE: 1:250 (METRIC)

FIELD SURVEY COMPLETED: MARCH 31, 2006

THIS PLAN, DAY OF APRIL, 2006

S.D. MILLER

S.D. MILLER B.C.L.S.



All Seasons Tree Service

928 London Place, New Westminster BC, V3M 4Z8

Ph: (604) 521-1504 Fax: (604) 521-1504

Re Tree Report 6340 Francis Road 6351 Martyniuk Place Richmond BC
Ph # 604 240 4837...604 274 7320.

Dear Sean Lawson (RE MAX)

Enclosed here is an arboricultural report relating to the numbered trees shown on the site plan (enclosed). This report concentrates on the numbered trees along with their suitability for retaining under the new subdivision plan

Site Description

This is a four lot development that is well drained. The existing house will be removed along with 27 protected tree. There are no environmental issues associated with this site and no Raptor nests were visible. The four lots have a total of 45 trees 18 are suitable for retention.

All the trees recommended for removal are marked with yellow paint. There are three reasons for removal.

1. Trees are in the building envelop
2. Trees are too close to building and drive ways and could not withstand the shock of development
3. Trees are in poor condition

The trees recommended for retaining are numbered with green tags, all along the east property line north to south. These trees start with the large city tree an Acacia on the north end of the property. Also added to these is one large Beach tree # 136 if possible because of the sanitary line proposal. As well as a cherry tree #158 on the south end of the property this should also be retained.

Trees to be Saved

#114/115/116/124/138/139/140/141/180/179/136/178/177/176/175/174/172/158.

All trees to be protected by a barrier along the drip lines, please see enclosed notes

Trees to be Removed.

#118/117/119/120/132/133/137/134/135/148/149/150/151/152/153/154/166/165/164/163/162/161/160/155/156/157/.

Alteration of Site Levels

Site levels can be increased up to 12 inches using sand provided no fill or impact is inside the drip line of the trees

Ray Catton ISA 14307.

Att Johann Goertzen.
604 940 6262
778 996 3444

Retention of Existing Trees

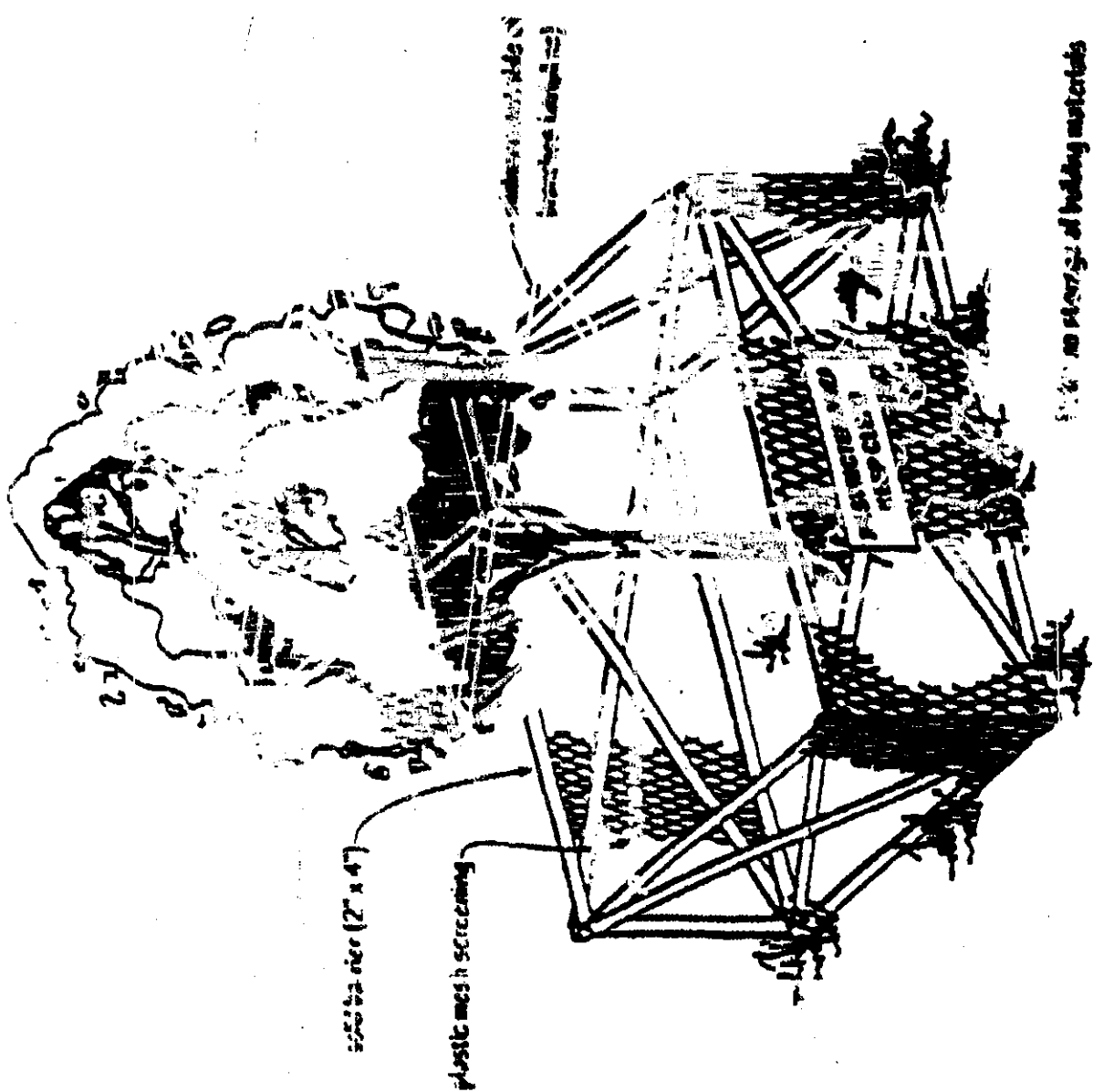
1. Prior to any work on site -protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
 1. In some instances, the *Certified Arborist* will tag trees or areas to remain. Discuss tree retention areas at a start up meeting with the *Landscape Architect*.
2. A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided comply with local municipal requirements.
3. No machine travel through or within vegetation retention areas or under crowns of trees to be retained shall be allowed.
4. Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.
5. Do not park, fuel or service vehicles within vegetation retention areas.
6. No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.
7. No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the *Landscape Architect*.
8. Do not cut branches or roots of retained trees without the approval of the *Certified Arborist*.
9. Any damage to existing vegetation intended for preservation will be subject to evaluation by an *ISA Certified Arborist* using the 'Guide to Establishing Values of Trees and Other Plants', latest edition.

Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the general contractor and/or the person(s) responsible for the disturbance.

10. In situations where required construction may disturb existing vegetation intended for preservation, contact *Landscape Architect* for review prior to commencing construction.

Tree Protection Distance Table

Trunk Diameter (cm)	Minimum Protection Req'd Around Tree (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0



5.2.1. no storage of building materials within or against protection barrier

Tree Protection Barrier

Limitations of this Assessment:

It is our company's policy to attach the following clause regarding limitations. We do this to ensure that owners are clearly aware of what is technically and professionally realistic in retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual of the above ground parts of each tree for structural defects, scars, indication of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structure, the degree and direction of lean (if any), the general condition of the tree and the surrounding site, and the proximity of property and people. Except where specifically noted in the report, none of the trees examined were dissected, cored, probed, or climbed and detailed root examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are a living organism and their health and vigor constantly changes over time. They are not immune to change in site conditions, or seasonal variations in the weather conditions.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree or group of trees or their component parts in all circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of the inspection.

Respectfully,

Raymond Catton
ISA Certified Arborist
All Seasons Tree Service

April 19, 2006

RE: Tree Report

Johann Goertzen
(604) 940-6262
(604) 996-3444

Work site
6340 - Francis road, Richmond
6351 Martyniuk Gate, Richmond

To Whom It May Concern:

Enclose here is an arboricultural report relating to the numbered trees shown on the site plan (enclosed). This report concentrates on the health and condition of the numbered trees along with their suitability for retaining

Site description

This is a four-lot development that is well drained. The existing house will be removed along with all the protected trees inside the building envelope. There are no environmental issues associated with this site. No raptor nests were visible

Abbreviation Key:

Terms and Symbols:

~ A = Acacia	~ Hl = Hemlock	~ P = Pear
~ B = Birch	~ Ho = Holly	~ Pi = Pine
~ Be = Beech	~ HT = Hawthorn	~ PP = Purple leaf plum
~ C = Cherry	~ HC = Horse Chestnut	~ P o = Poplar
~ CA = Crab Apple	~ L = Lilac	~ S = Smoke Bush
~ CD = Cedrus Deodora	~ Lb = Laburnum	~ SS = Sitka Spruce
~ DBH = Diameter of tree at breast height	~ LC = Lawson Cypress	~ W = Willow
~ F = Fir	~ M = Maple	~ WC = Western Red Cedar
	~ MS = Magnolia	

Other Points of Interest:

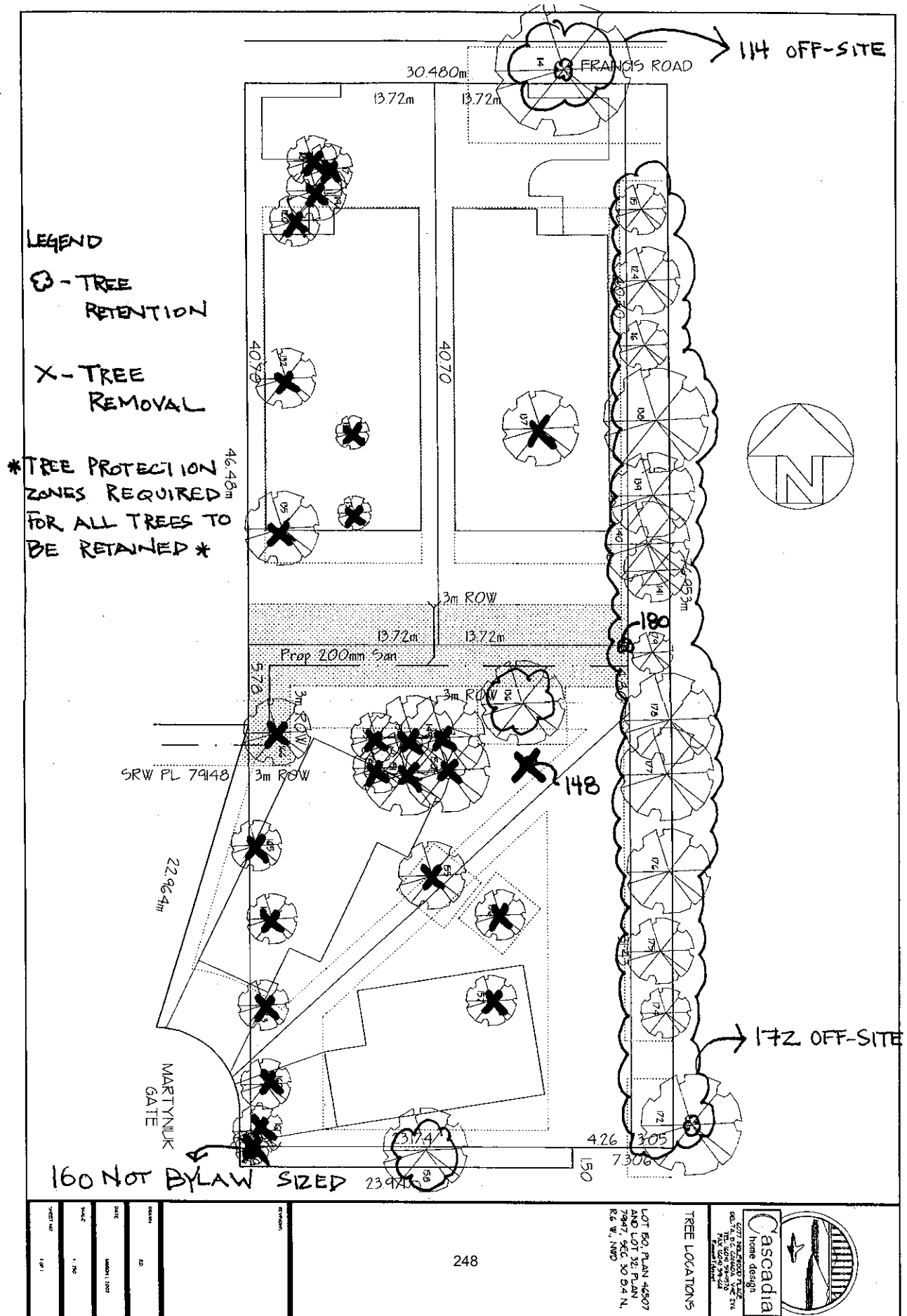
When excavating and clearing of trees is performed in established treed area, four main problems would occur.

1. Wind throw: this is where tree is exposed to wind in ways, which it wasn't before.
2. Alterations to water table and drainage: this can cause root die back.
3. Compaction of ground: This causes root die back and destabilization of tree.
4. Cutting of roots: This causes root die back and destabilization of tree.

<i>SITE # 6340 – Francis rd and 6351 Martyniuk Gate , Richmond</i>					
TREE #	SPECIES	DBH	HIGHT	CONDITION	OBSERVATION RECOMMENDATION
		m	ft		
114	A	1.8	50	Poor	This tree has a split trunk with 30% die back in the crown. A city tree it is located in the center of the sidewalk. It requires maintenance or removal due to liability.
115	L	0.20	12	Poor	This is a mature tree. Removal is recommended
116	MS	0.25	20	Good	This tree is a good specimen. Tree retention is recommended
117	B	0.35	60	Good	This tree has a good taper. Maintain trees as group recommended
118	B	0.40	60	Good	This tree has a good taper. Maintain trees as group recommended
119	B	0.60	60	Good	This tree has a good taper. Maintain trees as group recommended
120	CD	0.55	50	Good	This tree has a 10% lean and is competing for space with the birch. Removal is recommended
124	S	0.30	12	Good	Retention of this mature tree is recommended
132	P	0.50	30	Poor	This tree has a cavity at the base and poor northern growth. Removal is recommended
133	C	0.20	8	Poor	This tree is dead Removal is recommended
134	C	0.30	15	Poor	Removal is recommended
135	W	0.60	45	Poor	This tree has a collapsed crown with ivy and die back within. Removal is recommended
136	Be	0.40	45	Good	Tree retention is recommended
137	CA	0.40	20	Good	Tree retention is recommended
138	WC	0.45	40	Good	Tree retention is recommended
139	Lb	0.40	35	Poor	The canopy of this tree is currently suppressed by the Beech tree. Removal is recommended
140	Be	0.50	45	Good	This tree is very health retention is recommended
141	Lb	0.30	35	Poor	The canopy of this tree is currently suppressed by the Beech tree. Removal is recommended
148	C	0.25	12	Poor	This tree is 50% dead. Removal is recommended
149	WC	0.50	65	Good	Tree retention as a group is recommended or removal of all within this grouping
150	WC	0.50	65	Good	Tree retention as a group is recommended or

					removal of all within this grouping
151	F	0.50	65	Good	Tree retention as a group is recommended or removal of all within this grouping
152	HI	0.35	65	Poor	Tree retention as a group is recommended or removal of all within this grouping
153	F	0.20	35	Poor	Tree retention as a group is recommended or removal of all within this grouping
154	F	0.50	65	Good	Tree retention as a group is recommended or removal of all within this grouping
155	C	0.30	25	Poor	Removal is recommended
156	CA	0.30	20	Poor	Removal is recommended
157	CA	0.20	15	Poor	Removal is recommended
158	C	0.35		Poor	Removal is recommended
160	Ho	0.15	15	Poor	Removal is recommended
161 to 165	HT	0.30	25	Poor	Removal of these mature trees is recommended
166	PP	0.50	15	Poor	This tree has a cavity in the trunk. Removal is recommended
172	HC	0.60	40	Good	Tree retention is recommended
174	LC	0.30	45	Poor	Tree retention is recommended
175	B	0.50	65	Good	Tree retention is recommended
176	Pi	0.75	60	Poor	Tree retention is recommended
177	WC	0.60	60	Good	Tree retention is recommended
178	SS	0.60	65	Good	Tree retention is recommended
179	Ho	0.20	20	Good	Tree retention is recommended
180	C	0.20	25	Poor	This tree is wild and is competing with the Holly tree. Removal is recommended
181	WC	0.1-0.3	40	Good	This is a hedge retention is recommended

TREE RETENTION PLAN





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8275 (RZ 06-334710)
6340 FRANCIS ROAD AND 6351 MARTYNIUK PLACE**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8275"

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 **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**.

That area shown hatched on "Schedule A attached to and forming part of Bylaw No. 8275"

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8275**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 23 2007

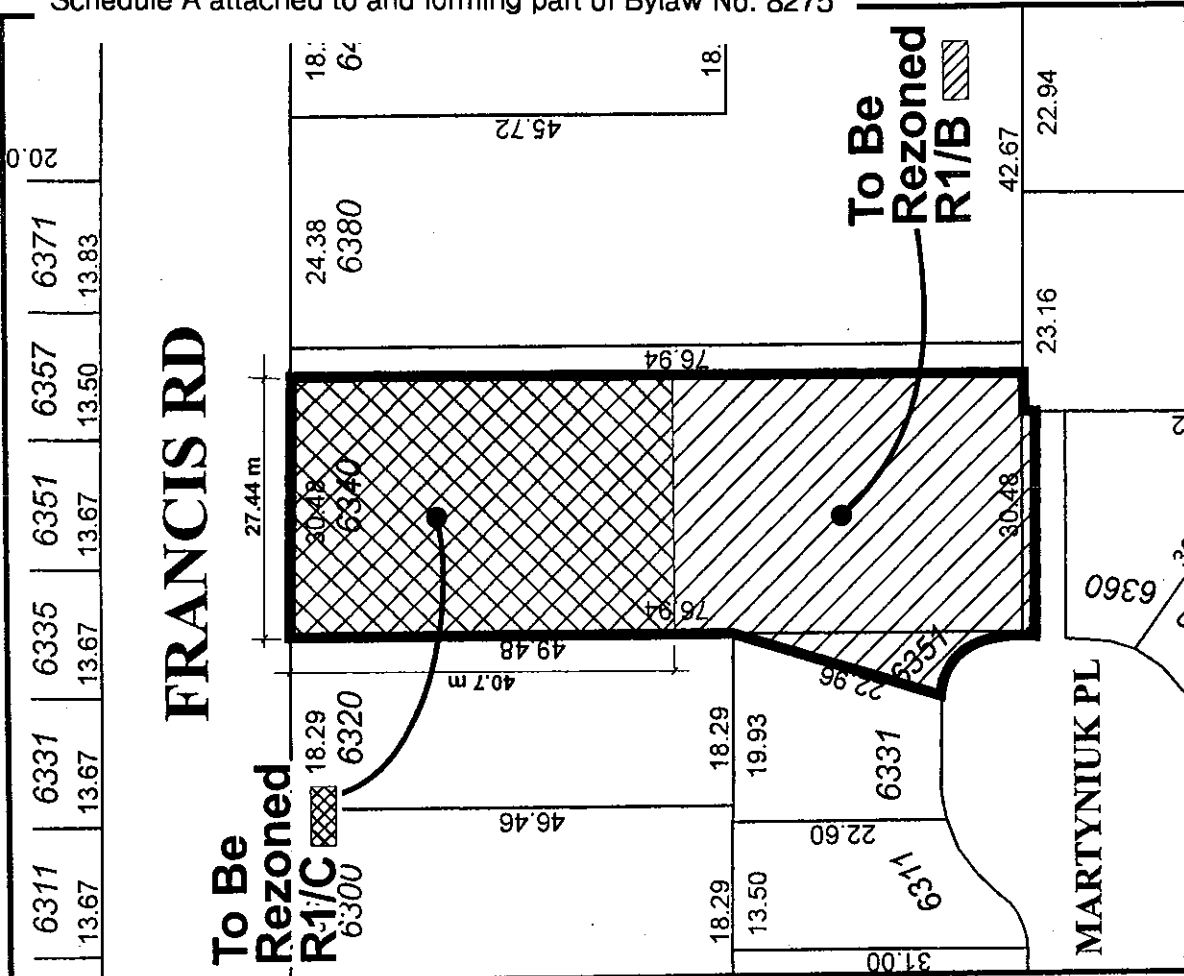
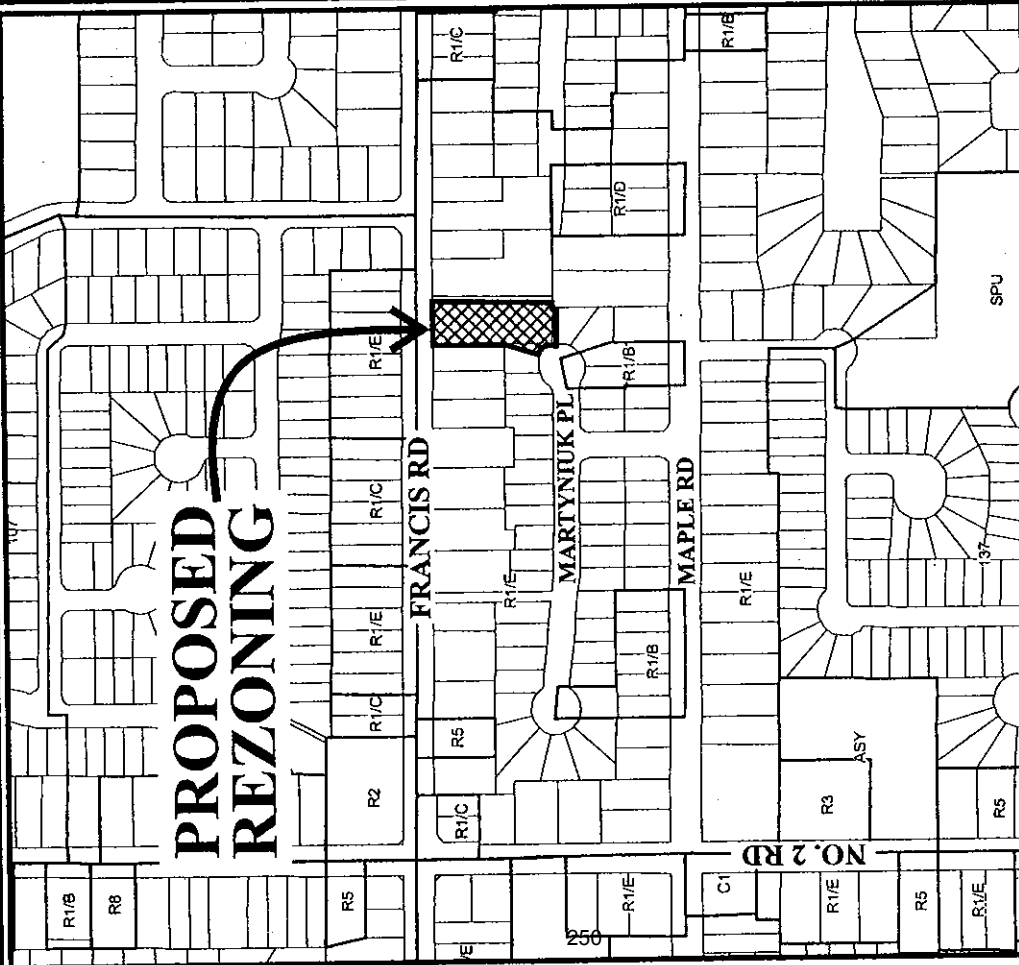


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 06-334710

Original Date: 05/15/06

Revision Date: 08/22/06

Note: Dimensions are in METRES