

From: Hopkins, John
Sent: Thursday, 19 November 2015 10:16
To: LUC (Land Use Contract)
Subject: ZS Zoning for LUC 157
Attachments: Westwind LUC 157_036_032_031_027_012_006_002 FULL.pdf; Westwind - LUC table.xlsx

This was requested to be part of the public record.

From: Lynda Terborg [<mailto:lterborg@shaw.ca>]
Sent: Tuesday, 3 November 2015 13:15
To: Hopkins, John; Craig, Wayne
Cc: 'Graham Johnsen'; 'John ter Borg'
Subject: ZS Zoning for LUC 157

John and Wayne,

Following up on our meeting of Friday, October 23, 2015.

Thank you for taking the time to understand some of our concerns regarding the City's process and the proposed solutions for early termination of LUCs in Richmond, particularly as it relates to LUC 157 in the Westwind neighbourhood. We left you copies of our research detailing all 8 LUCs in the Westwind neighbourhood representing a total 405 properties (62% of the neighbourhood and approximately 10% of total residential single family detached LUC's properties in Richmond). Find attached, spreadsheet tables and colour-coded maps that describe the conformance of proposed underlying sub-zoning to lot size and to existing house size (density).

The original Westwind developer initiated the first residential single family LUC 002 in Richmond. He also created the last significant LUC 157 (with 204 properties) in Richmond under Zoning Bylaw 1430. When that bylaw was repealed, he was again awarded one of the first CD zones under Zoning Bylaw 5300 to create his development in Terra Nova. Both Westwind and Terra Nova were developed with the same rationale of mixed lot frontages and mixed lot sizes. A building style unique to the developer. When ZB 5300 was repealed and ZB 8500 succeeded it, CD zones were no longer used and those zones were transitioned, not to regular underlying sub-zones such as proposed for LUC 157, but to a newly created category of ZS Site Specific Zones.

The methodology that you have presented averages the varied lot sizes, rather than applying a ZS site specific zoning that recognizes the broad mix of sizes in the original and still vibrant subdivision scheme. We note that you have applied the ZS zone for the proposed zoning for the Yoshida Court LUC area and other zero lot line LUC's to recognize the specific character of those neighbourhoods as well as having used it in areas in Terra Nova. We believe the LUC 157 area is quite analogous to those precedents and that using a ZS zoning rather than the one you propose would do away with inaccurate underlying zoning.

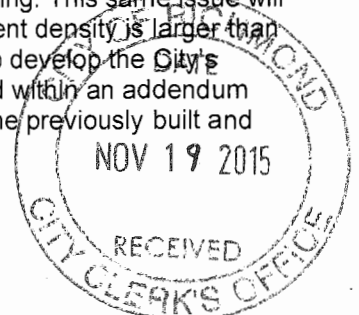
Applying the ZS zoning option will effectively retain the neighbourhood character and allow for consistent future planning and development in this area. The mix of lot size and frontages are area-specific and are distinct similarities between Westwind and Terra Nova. For this reason a new ZS zoning is accurate and defensible as the appropriate underlying zoning for LUC 157.

As we understand it, the LUC replacement zoning was not intended by you to up-zone properties, but we do object to its demonstrated down-zoning current density of many properties in the LUC 157 area. You have noted the significant percentage of properties (43% = 87 properties) we have identified that will become non-conforming. This same issue will apply to other LUC neighbourhoods specifically Tiffany Gardens and Redwood Park where current density is larger than permitted under regular zoning. ZS zoning complies with the methodology that has been used to develop the City's process. As you described to us last Friday, the appropriate density for each lot can be included within an addendum list to the specific zone. This approach does not increase permitted density but instead retains the previously built and existing density to the current City standard (55%*5000 ft.sq. +30%).

City Clerk's Office

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LUC Correspondence



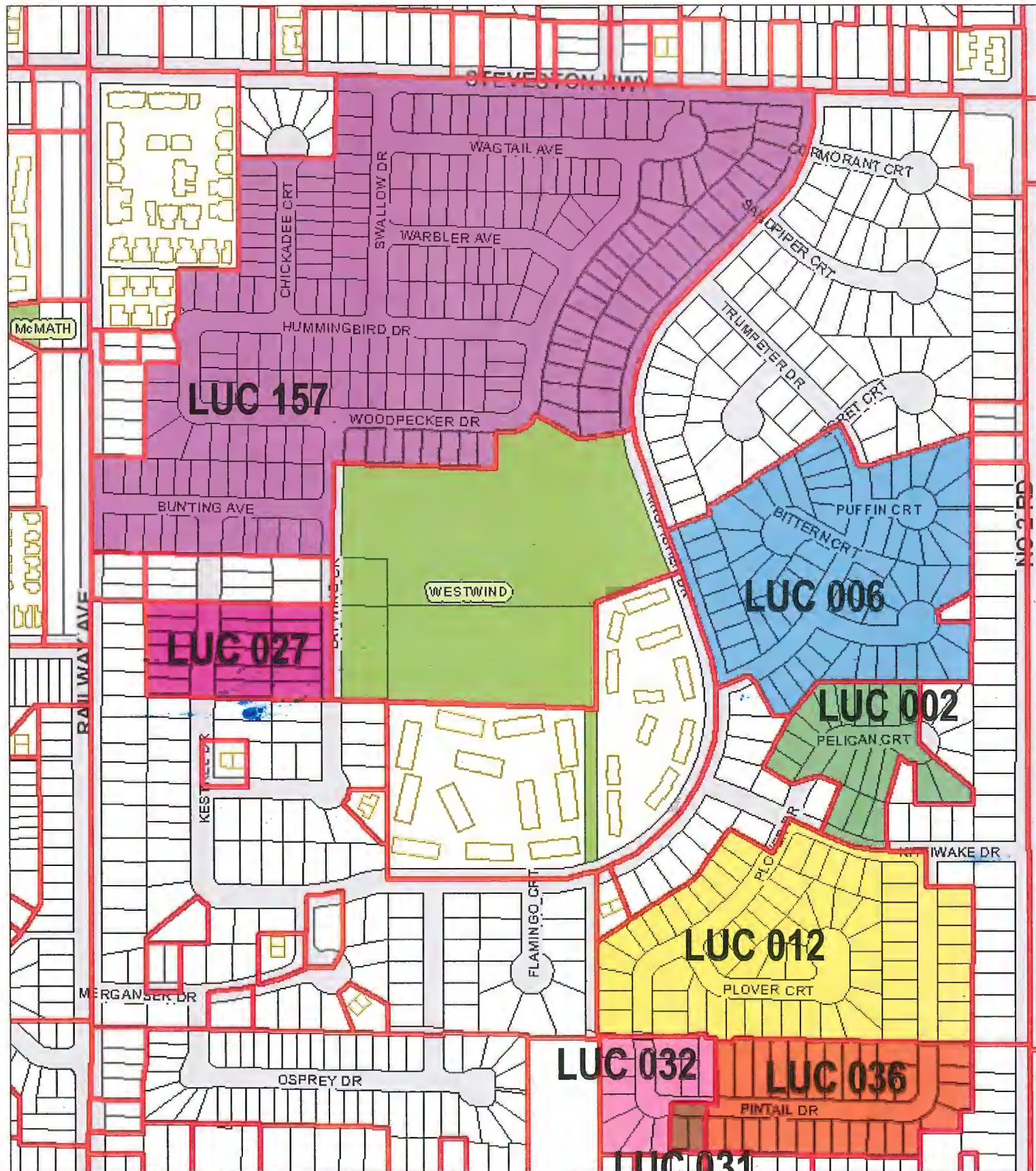
The bylaws proposed at the early termination Public Hearing on November 24th can be amended (with no requirement for another Public Hearing), changing the proposed averaged sub zones to site specific ZS zoning . The new ZS neighbourhood zone would retain current density on individual LUC properties and thus fit under the definition of retention, not an increase of density.

We ask that City staff support this proposed amendment to improve the early termination bylaws and to more accurately reflect why the LUCs were created in the first place.

Thank you,

Graham Johnsen
John ter Borg
Lyn ter Borg

WESTWIND ZONING LUC 157, 036, 032, 031, 027, 012, 006 & 002



220.9 0 110.47 220.9 Meters

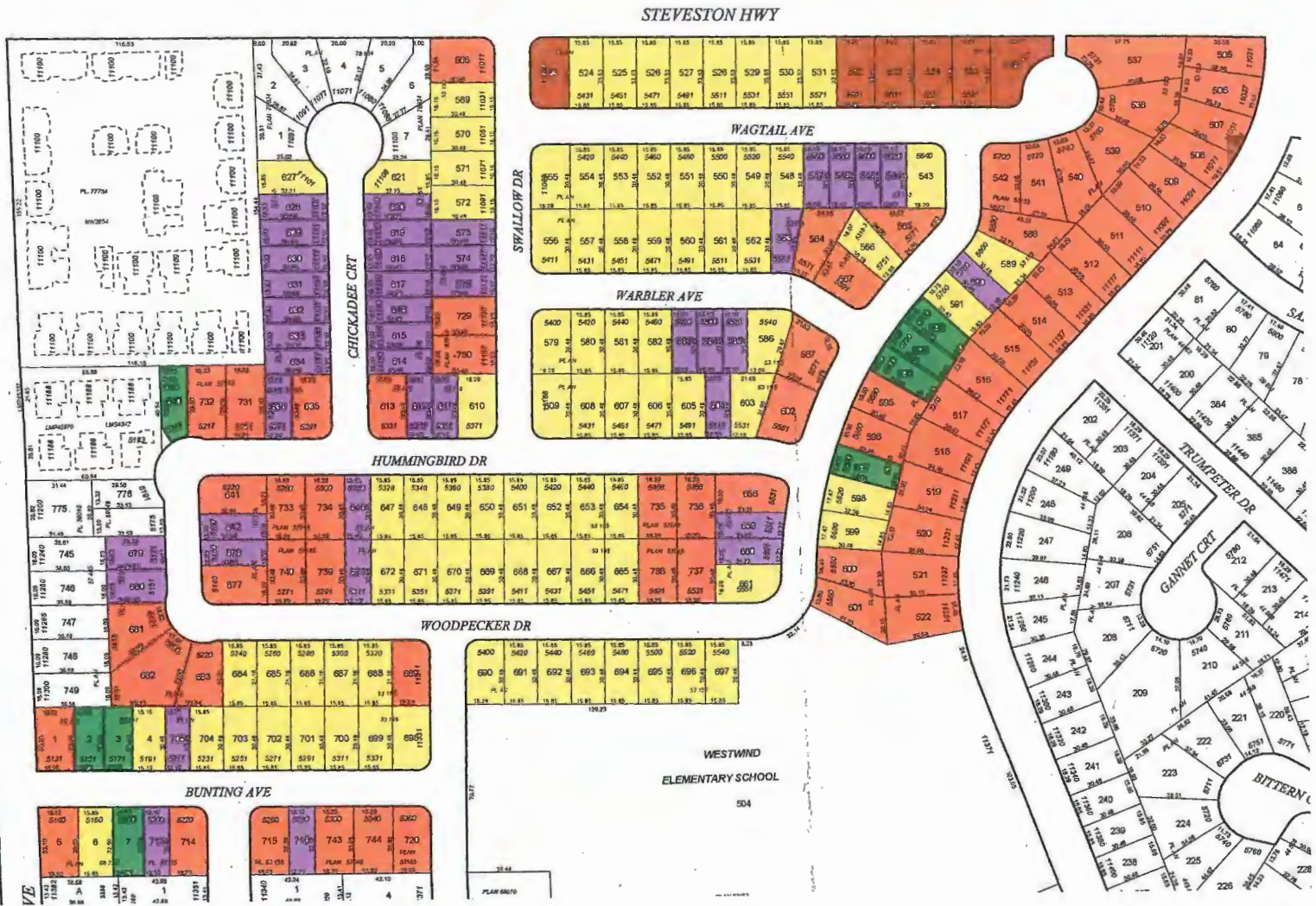
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

LUC 157 (3 Sections Proposed)

Section A Chickadee proposed B sub-zone

Section B Main Area proposed D sub-zone

Section C Kingfisher proposed E sub-zone



Westwind - Land Use Contract 157

		Zoning				Current House size (ft. ²)				Floor Area Ratio (FAR)				Current LUC	35 feet max height	
	Street	Address	Lot Size (ft. ²)	Proposed	Site specific	Conforms	MLS Database	BC Assessment	55% + 30% (ft. ²)	Conforms	55% (ft. ²)	Conforms	60% (ft. ²)	Conforms	FAR (ft. ²)	40% x's 3-storays
1	1 Bunting	5131	6123	D	E	N	2912	2912	3087	Y	3368	Y	3674	Y	7348	
2	2 Bunting	5151	4467	D	C	N	2805	2805	2457	N	2457	N	2680	N	5360	
3	3 Bunting	5171	4512	D	C	N	2915	2870	2482	N	2482	N	2707	N	5414	
4	4 Bunting	5191	4961	D	D	Y	2888	2992	2729	N	2729	N	2977	N	5953	
5	5 Bunting	5211	4002	D	B	N	2246	2267	2201	N	2201	N	2401	Y	4802	
6	6 Bunting	5231	5200	D	D	Y	2631	2806	2810	Y	2860	Y	3120	Y	6240	
7	7 Bunting	5251	5200	D	D	Y	2631	2854	2810	N	2860	Y	3120	Y	6240	
8	8 Bunting	5271	5200	D	D	Y	3428	3428	2810	N	2860	N	3120	N	6240	
9	9 Bunting	5291	5201	D	D	Y	3322	3322	2810	N	2861	N	3121	N	6241	
10	10 Bunting	5311	5201	D	D	Y	3350	3386	2810	N	2861	N	3121	N	6241	
11	11 Bunting	5331	5200	D	D	Y	3436	3470	2810	N	2860	N	3120	N	6240	
12	12 Bunting	5140	6760	D	E	N	3385	3190	3278	Y	3718	Y	4056	Y	8112	
13	13 Bunting	5160	5590	D	D	Y	2648	2803	2927	Y	3075	Y	3354	Y	6708	
14	14 Bunting	5180	5209	D	C	N	2655	2706	2813	Y	2865	Y	3125	Y	6251	
15	15 Bunting	5200	4297	D	B	N	2326	2312	2363	Y	2363	Y	2578	Y	5156	
16	16 Bunting	5220	6328	D	E	N	2547	2547	3148	Y	3480	Y	3797	Y	7594	
17	17 Bunting	5260	6267	D	E	N	3726	3668	3130	N	3447	N	3760	Y	7520	
18	18 Bunting	5280	4224	D	B	N	2326	2345	2323	N	2323	N	2534	Y	5069	
19	19 Bunting	5300	6312	D	E	N	2889	2889	3144	Y	3472	Y	3787	Y	7574	
20	20 Bunting	5340	6279	D	E	N	3349	3349	3134	N	3453	N	3767	Y	7535	
21	21 Bunting	5360	6162	D	E	N	3421	3421	3099	N	3389	N	3697	Y	7394	
22	1 Chickadee	11101	5160	B	D	Y	2644	2725	2798	Y	2838	Y	3096	Y	6192	
23	2 Chickadee	11107	4214	B	B	Y	2687	2687	2318	N	2318	N	2528	N	5057	
24	3 Chickadee	11111	4191	B	B	Y	2539	2511	2305	N	2305	N	2515	Y	5029	
25	4 Chickadee	11117	4166	B	B	Y	2633	2821	2291	N	2291	N	2500	N	4999	
26	5 Chickadee	11131	4141	B	B	Y	2529	2891	2278	N	2278	N	2485	N	4969	
27	6 Chickadee	11137	4116	B	B	Y	2326	2343	2264	N	2264	N	2470	Y	4939	
28	7 Chickadee	11151	4091	B	B	Y	2400	2444	2250	N	2250	N	2455	Y	4909	
29	8 Chickadee	11157	4068	B	B	Y	2401	2520	2237	N	2237	N	2441	N	4882	
30	9 Chickadee	11108	5195	B	D	N	3440	3426	2809	N	2857	N	3117	N	6234	
31	10 Chickadee	11110	4222	B	B	Y	2599	2537	2322	N	2322	N	2533	N	5066	
32	11 Chickadee	11118	4195	B	B	Y	2563	2515	2307	N	2307	N	2517	Y	5034	
33	12 Chickadee	11120	4171	B	B	Y	2326	2326	2294	N	2294	N	2503	Y	5005	
34	13 Chickadee	11128	4145	B	B	Y	2550	2590	2280	N	2280	N	2487	N	4974	
35	14 Chickadee	11140	4123	B	B	Y	2365	2550	2268	N	2268	N	2474	N	4948	
36	15 Chickadee	11148	4098	B	B	Y	2554	2757	2254	N	2254	N	2459	N	4918	
37	16 Chickadee	11160	4073	B	B	Y	2522	2793	2240	N	2240	N	2444	N	4888	
38	1 Hummingbird	5131	6972	D	E	N	2805	2860	3342	Y	3835	Y	4183	Y	8366	
39	2 Hummingbird	5151	4801	D	D	N	2724	3100	2641	N	2641	N	2881	N	5761	
40	3 Hummingbird	5171	4840	D	B	N	2763	2880	2662	N	2662	N	2904	Y	5808	
41	4 Hummingbird	5211	5123	D	C	N	2802	2931	2787	N	2818	N	3074	Y	6148	
42	5 Hummingbird	5217	6807	D	E	N	3028	3538	3292	N	3744	Y	4084	Y	8168	
43	6 Hummingbird	5251	6910	D	E	N	3100	3100	3323	Y	3801	Y	4146	Y	8292	
44	7 Hummingbird	5271	4182	D	B	N	2231	2231	2300	Y	2300	Y	2509	Y	5018	
45	8 Hummingbird	5291	5985	D	E	N	3213	3316	3046	N	3292	N	3591	Y	7182	
46	9 Hummingbird	5331	5990	D	E	N	3390	3564	3047	N	3295	N	3594	Y	7188	
47	10 Hummingbird	5337	4002	D	B	N	2314	2098	2201	Y	2201	Y	2401	Y	4802	
48	11 Hummingbird	5351	3999	D	B	N	2409	2321	2199	N	2199	N	2399	Y	4799	
49	12 Hummingbird	5371	5910	D	D	Y	2576	2852	3023	Y	3251	Y	3546	Y	7092	
50	13 Hummingbird	5431	5199	D	D	Y	2576	2454	2810	Y	2859	Y	3119	Y	6239	
51	14 Hummingbird	5451	5199	D	D	Y	2822	2754	2810	Y	2859	Y	3119	Y	6239	

		Richmond Zoning			House size (ft ²)		FAR							
	Street	5491	Lot size	Proposed	Site specific	Conform	MLS Database	BC Assessment	55%/30% (ft2)	Conform	55% (ft2)	Conform	60% (ft2)	Conform
52	15 Hummingbird	5471	5201	D	D	Y	2530	2481	2810	Y	2861	Y	3121	Y
53	16 Hummingbird	5491	5201	D	D	Y	2570	2611	2810	Y	2861	Y	3121	Y
54	17 Hummingbird	5511	3998	D	B	N	2290	2186	2199	Y	2199	Y	2399	Y
55	18 Hummingbird	5531	5545	D	D	Y	Y	2611	2914	Y	3050	Y	3327	Y
56	19 Hummingbird	5551	6530	D	E	N	3155	3419	3209	N	3592	Y	3918	Y
57	20 Hummingbird	5140	5937	D	E	N	3180	3559	3031	N	3265	N	3562	Y
58	21 Hummingbird	5160	4074	D	B	N	2663	2311	2241	N	2241	N	2444	Y
59	22 Hummingbird	5180	4123	D	B	N	Y	2290	2268	N	2268	N	2474	Y
60	23 Hummingbird	5220	6184	D	E	N	3307	3525	3105	N	3401	N	3710	Y
61	24 Hummingbird	5280	6002	D	E	N	Y	3068	3051	N	3301	Y	3601	Y
62	25 Hummingbird	5300	5997	D	E	N	3947	3988	3049	N	3298	N	3598	N
63	26 Hummingbird	5320	4002	D	B	N	2134	2255	2201	N	2201	N	2401	Y
64	27 Hummingbird	5328	5200	D	D	Y	2935	2859	2810	N	2860	Y	3120	Y
65	28 Hummingbird	5340	5200	D	D	Y	new	2810	2810	N	2860	N	3120	N
66	29 Hummingbird	5360	5200	D	D	Y	Y	2896	2810	N	2860	N	3120	Y
67	30 Hummingbird	5380	5200	D	D	Y	2851	2817	2810	N	2860	Y	3120	Y
68	31 Hummingbird	5400	5203	D	D	Y	2801	2720	2811	Y	2862	Y	3122	Y
69	32 Hummingbird	5420	5200	D	D	Y	2307	2467	2810	Y	2860	Y	3120	Y
70	33 Hummingbird	5440	5199	D	D	Y	2695	2738	2810	Y	2859	Y	3119	Y
71	34 Hummingbird	5460	5199	D	D	Y	2065	1925	2810	Y	2859	Y	3119	Y
72	35 Hummingbird	5468	6001	D	E	N	3300	2947	3050	Y	3301	Y	3601	Y
73	36 Hummingbird	5488	6000	D	E	N	2784	3147	3050	N	3300	Y	3600	Y
74	1 Kingfisher	11031	6679	E	E	Y	Y	2503	3254	Y	3673	Y	4007	Y
75	2 Kingfisher	11037	6711	E	E	Y	2600	1871	3263	Y	3691	Y	4027	Y
76	3 Kingfisher	11051	6192	E	E	Y	2676	2655	3108	Y	3406	Y	3715	Y
77	4 Kingfisher	11071	6519	E	E	Y	Y	2765	3206	Y	3585	Y	3911	Y
78	5 Kingfisher	11091	6679	E	E	Y	2662	2579	3254	Y	3673	Y	4007	Y
79	6 Kingfisher	11097	7200	E	E	Y	2479	2112	3410	Y	3960	Y	4320	Y
80	7 Kingfisher	11111	7200	E	E	Y	Y	2259	3410	Y	3960	Y	4320	Y
81	8 Kingfisher	11117	7202	E	E	Y	2180	2179	3411	Y	3961	Y	4321	Y
82	9 Kingfisher	11131	7199	E	E	Y	2391	2326	3410	Y	3959	Y	4319	Y
83	10 Kingfisher	11137	7200	E	E	Y	Y	2620	3410	Y	3960	Y	4320	Y
84	11 Kingfisher	11151	7420	E	E	Y	2800	2600	3476	Y	4081	Y	4452	Y
85	12 Kingfisher	11171	7538	E	E	Y	Y	3099	3511	Y	4146	Y	4523	Y
86	13 Kingfisher	11177	7398	E	E	Y	Y	2117	3469	Y	4069	Y	4439	Y
87	14 Kingfisher	11191	7620	E	E	Y	2400	2397	3536	Y	4191	Y	4572	Y
88	15 Kingfisher	11211	7273	E	E	Y	Y	2396	3432	Y	4000	Y	4364	Y
89	16 Kingfisher	11231	7481	E	E	Y	2264	2264	3494	Y	4115	Y	4489	Y
90	17 Kingfisher	11237	7588	E	E	Y	2510	2432	3526	Y	4173	Y	4553	Y
91	18 Kingfisher	11251	7588	E	E	Y	2108	5118	3526	N	4173	N	4553	N
92	1 Lapwing	11311	6046	D	E	N	3850	4059	3064	N	3325	N	3628	N
93	2 Lapwing	11331	5911	D	D	Y	3569	3795	3023	N	3251	N	3547	N
94	1 Swallow	11011	6909	D	E	N	2065	2311	3323	Y	3800	Y	4145	Y
95	2 Swallow	11031	5302	D	D	Y	Y	2054	2841	Y	2916	Y	3181	Y
96	3 Swallow	11051	5301	D	D	Y	Y	2560	2840	Y	2916	Y	3181	Y
97	4 Swallow	11071	5298	D	D	Y	2648	2689	2839	Y	2914	Y	3179	Y
98	5 Swallow	11091	5302	D	D	Y	Y	2230	2841	Y	2916	Y	3181	Y
99	6 Swallow	11111	3998	D	B	N	2275	2466	2199	N	2199	N	2399	N
100	7 Swallow	11117	4002	D	B	N	2068	2225	2201	N	2201	N	2401	N
101	8 Swallow	11131	3998	D	B	N	2384	2438	2199	N	2199	N	2399	N
102	9 Swallow	11137	6001	D	E	N	2550	3103	3050	N	3301	Y	3601	Y

	Street	Lot size	Richmond Zoning			House size (ft ²)			FAR				Conform
			Proposed	Site specific	Conform	MLS Database	BC Assessment	55%/30% (ft ²)	Conform	55% (ft ²)	60% (ft ²)	Conform	
154 17	Warbler	5571	D	E	N	2250	2209	3175	Y	3529	3850	Y	7699
155 18	Warbler	5591	D	E	N	2663	2540	3118	Y	3425	3737	Y	7474
156 1	Woodpecker	5200	D	E	N	4312	3958	3125	Y	5735	6257	Y	12514
157 2	Woodpecker	5220	D	E	N	3423	3423	3125	N	3438	3750	Y	7500
158 3	Woodpecker	5240	D	D	Y	3211	3421	2845	N	2925	3191	N	6382
159 4	Woodpecker	5316	D	D	Y	2600	3116	2845	N	2924	3190	Y	6379
160 5	Woodpecker	5280	D	D	Y	2899	2795	2845	N	2925	3191	Y	6382
161 6	Woodpecker	5300	D	D	Y	3073	3073	2845	N	2924	3190	Y	6379
162 7	Woodpecker	5320	D	D	Y	3073	2532	2845	Y	2924	3190	Y	6379
163 8	Woodpecker	5400	D	D	Y	3150	3150	3023	N	3251	3547	Y	7093
164 9	Woodpecker	5420	D	D	Y	2172	3247	2810	N	2860	3120	N	6240
165 10	Woodpecker	5440	D	D	Y	2804	3537	2810	N	2860	3120	N	6240
166 11	Woodpecker	5460	D	D	Y	3476	2592	2810	Y	2860	3120	Y	6240
167 12	Woodpecker	5480	D	D	Y	2576	3505	2810	N	2860	3120	N	6240
168 13	Woodpecker	5500	D	D	Y	2709	2810	2810	Y	2860	3120	Y	6240
169 14	Woodpecker	5520	D	D	Y	2812	2812	2810	N	2861	3121	Y	6241
170 15	Woodpecker	5540	D	D	Y	3476	3356	3242	N	3653	3985	Y	7969
171 16	Woodpecker	5560	D	E	N	2870	3140	3093	N	3378	3685	Y	7370
172 17	Woodpecker	5580	D	E	N	2951	2825	2887	Y	3002	3275	Y	6550
173 18	Woodpecker	5600	D	D	Y	2728	2690	2945	Y	3108	3390	Y	6780
174 19	Woodpecker	5620	D	D	Y	2423	2385	2606	Y	2606	2843	Y	5686
175 20	Woodpecker	5640	D	D	Y	3118	3281	3031	N	3264	3561	Y	7122
176 21	Woodpecker	5660	D	E	N	2607	2334	3047	Y	3294	3593	Y	7187
177 22	Woodpecker	5680	D	E	N	1880	1921	2543	Y	2543	2774	Y	5549
178 23	Woodpecker	5700	D	C	N	2346	new	2532	N	2532	2762	N	5524
179 24	Woodpecker	5720	D	C	N	2366	2328	2456	Y	2456	2680	Y	5359
180 25	Woodpecker	5740	D	C	N	2760	2676	2854	Y	2940	3208	Y	6415
181 26	Woodpecker	5760	D	D	Y	2122	new	2200	N	2200	2400	N	4800
182 27	Woodpecker	5780	D	B	N	2103	2614	2927	Y	3075	3355	Y	6709
183 28	Woodpecker	5800	D	D	Y	2103	2045	3319	Y	3794	4139	Y	8278
184 29	Woodpecker	5820	D	E	N	3518	3753	3050	N	3300	3600	N	7200
185 30	Woodpecker	5271	D	E	N	3233	3304	3050	N	3299	3599	Y	7199
186 31	Woodpecker	5291	D	E	N	2272	2319	2201	N	2201	2401	Y	4802
187 32	Woodpecker	5311	D	B	N	5200	2532	2810	Y	2860	3120	Y	6240
188 33	Woodpecker	5331	D	D	Y	5200	2976	2810	N	2860	3120	Y	6240
189 34	Woodpecker	5351	D	D	Y	5200	2705	2810	Y	2860	3120	Y	6240
190 35	Woodpecker	5371	D	D	Y	5200	2932	2810	N	2860	3120	Y	6240
191 36	Woodpecker	5391	D	D	Y	5201	2738	2810	Y	2861	3121	Y	6241
192 37	Woodpecker	5411	D	D	Y	5201	3090	2810	N	2861	3121	Y	6241
193 38	Woodpecker	5431	D	D	Y	5201	2990	2810	N	2860	3120	Y	6240
194 39	Woodpecker	5451	D	D	Y	5200	3030	2810	N	2860	3120	Y	6240
195 40	Woodpecker	5471	D	D	Y	5200	3501	3050	N	3301	3601	Y	7201
196 41	Woodpecker	5491	D	E	N	6001	2590	3050	Y	3300	3600	Y	7200
197 42	Woodpecker	5511	D	E	N	5774	2690	2982	Y	3176	3464	Y	6929
198 43	Woodpecker	5531	D	D	Y	5774	2438	2275	N	2275	2482	Y	4964
199 44	Woodpecker	5551	D	B	N	4137	2021	2350	Y	2350	2564	Y	5128
200 45	Woodpecker	5611	D	B	N	4273	2917	3200	Y	3576	3901	Y	7801
201 46	Woodpecker	5631	D	E	N	6501	2294	3383	Y	3911	4266	Y	8532
202 47	Woodpecker	5671	D	E	N	7110	5190	2824	N	2886	3149	N	6298
203 48	Woodpecker	5751	D	D	Y	5248	2729	3118	Y	3424	3736	Y	7471
204 49	Woodpecker	5771	D	E	N	6226	2688	3118	Y	3424	3736	Y	7471
			Total Non-Conforming Properties			87	Total Non-Conforming Properties			87	Total Non-Conforming Properties		
						43%				43%			
						87				71			
						43%				35%			
						38				19%			



City of Richmond

Bylaw 9474

Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9474 To Establish Zoning for the Properties Developed Under Land Use Contract 157

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 Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9474" as "**SINGLE DETACHED (RS1/B)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9474" as "**SINGLE DETACHED (RS1/D)**".
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "C" on "Schedule A attached to and forming part of Bylaw 9474" as "**SINGLE DETACHED (RS1/E)**".
4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9474**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAYOR

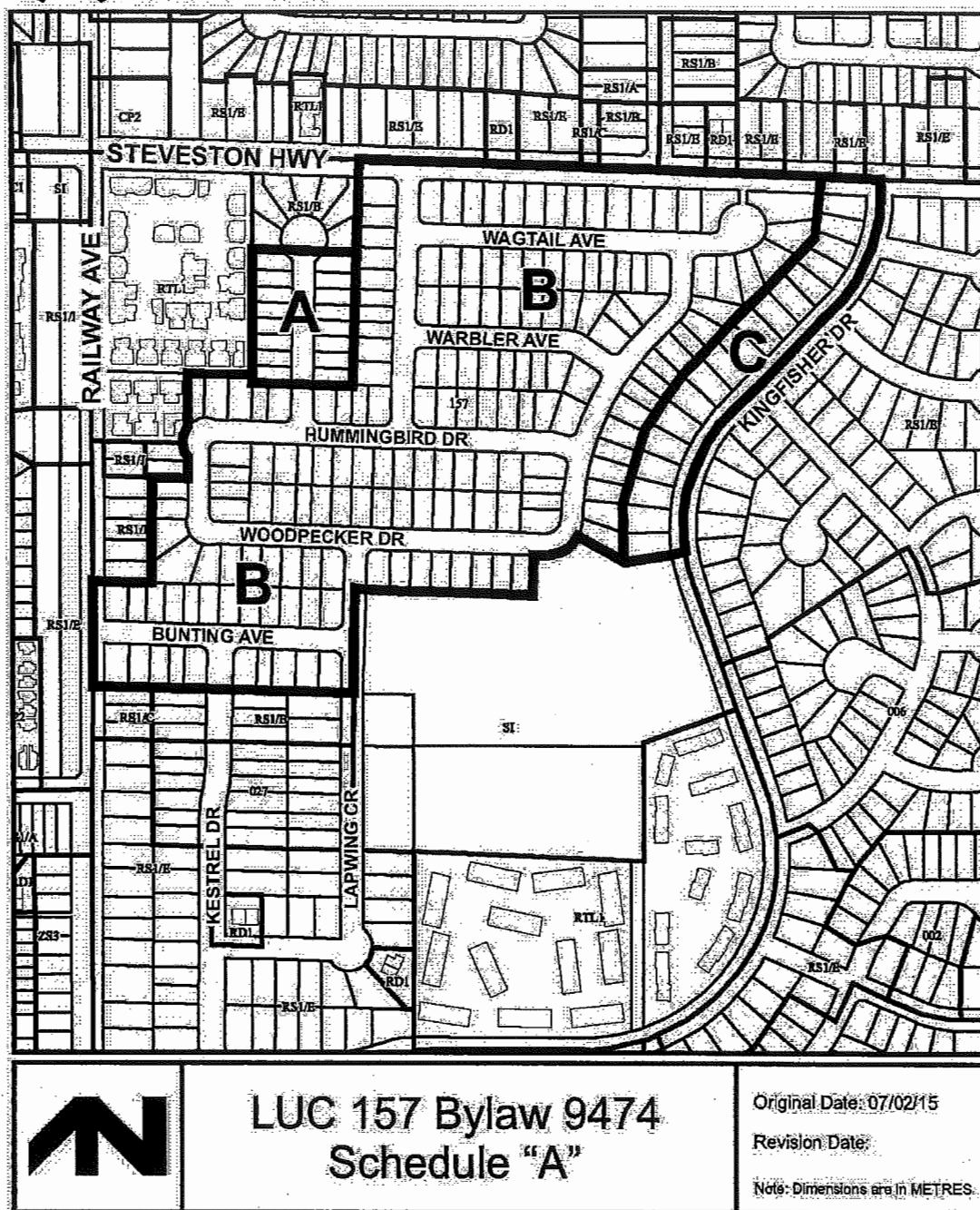
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9474



City of
Richmond





**Richmond Land Use Contract 157
Early Termination Bylaw No. 9475**

Whereas "Land Use Contract 157", having Charge Number RD55090, including all amendments, modifications and extensions to Charge Number RD55090, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9475".

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

1. That "Land Use Contract 157" having Charge Number RD55090, including all amendments, modifications and extensions to Charge Number RD55090, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 157" be one year from the date of adoption of Richmond Land Use Contract 157 Early Termination Bylaw No. 9475.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 157" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 157 Early Termination Bylaw No. 9475**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



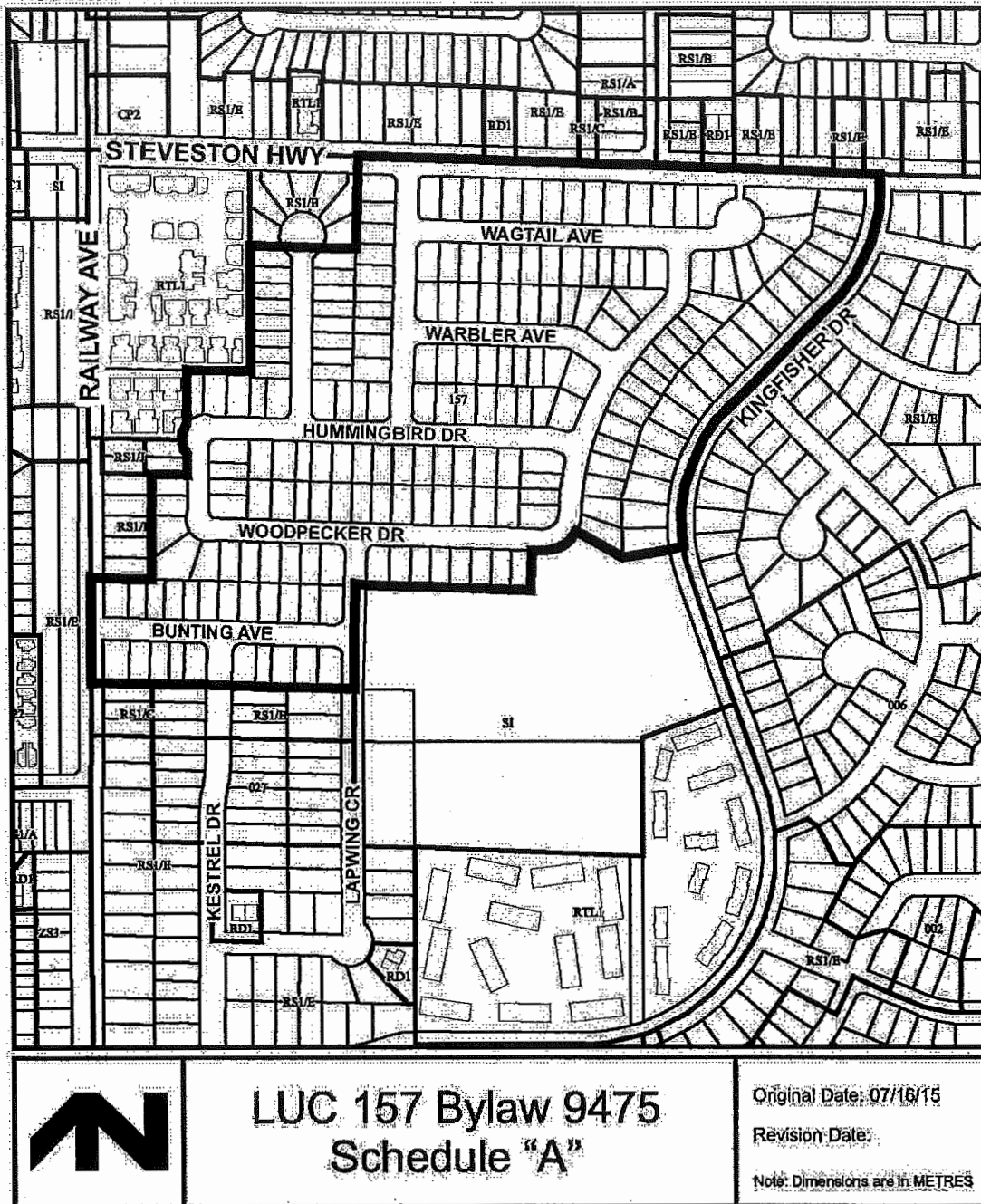
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9475



City of
Richmond



LUC 036
proposed D

GOLDENEYE PL

PELICAN CRT

KITTIWAKE DR

471
1882
PLOVER DR
15.94
11

PLOVER CRT

PINTAIL DR

Westwind - Land Use Contract 036 Properties

Zoning						Current House size (ft. ²)				Floor Area Ratio (FAR)						Current LUC	35 feet max height
	Street	Address	Lot Size (ft. ²)	Proposed	Site specific	Conforms	MLS Database	BC Assessment	55% + 30% (ft. ²)	Conforms	55% (ft. ²)	Conforms	60% (ft. ²)	Conforms	FAR (ft. ²)	40% x's 3-storays	
1	1 Pintail	11591	6867	D	E	N	1900	2033	3310	Y	3777	Y	4120	Y	8240		
2	2 Pintail	11611	6284	D	E	N	2642	2141	3135	Y	3456	Y	3770	Y	7541		
3	3 Pintail	11691	5197	D	D	Y		1968	2809	Y	2858	Y	3118	Y	6236		
4	4 Pintail	11711	8250	D	D	Y		2062	3725	Y	4538	Y	4950	Y	9900		
5	5 Pintail	11731	8251	D	D	Y	2419	2632	3725	Y	4538	Y	4951	Y	9901		
6	6 Pintail	11751	8251	D	D	Y		2376	3725	Y	4538	Y	4951	Y	9901		
7	7 Pintail	11771	8248	D	D	Y	2555	2763	3724	Y	4536	Y	4949	Y	9898		
8	8 Pintail	11791	8250	D	D	Y		2201	3725	Y	4538	Y	4950	Y	9900		
9	9 Pintail	11811	8249	D	D	Y		2491	3725	Y	4537	Y	4949	Y	9899		
10	10 Pintail	11831	8251	D	D	Y	2138	2089	3725	Y	4538	Y	4951	Y	9901		
11	11 Pintail	11851	8250	D	D	Y	2479	2604	3725	Y	4538	Y	4950	Y	9900		
12	12 Pintail	11871	7702	D	D	Y		1816	3561	Y	4236	Y	4621	Y	9242		
13	13 Pintail	11880	5009	D	D	Y		2112	2753	Y	2755	Y	3005	Y	6011		
14	14 Pintail	11860	5009	D	D	Y	2104	1436	2753	Y	2755	Y	3005	Y	6011		
15	15 Pintail	11840	5008	D	D	Y	2182	2350	2752	Y	2754	Y	3005	Y	6010		
16	16 Pintail	11820	5008	D	D	Y		1914	2752	Y	2754	Y	3005	Y	6010		
17	17 Pintail	11800	5007	D	D	Y	1994	2000	2752	Y	2754	Y	3004	Y	6008		
18	18 Pintail	11780	5006	D	D	Y	2500	2480	2752	Y	2753	Y	3004	Y	6007		
19	19 Pintail	11760	5000	D	D	Y	2413	2424	2750	Y	2750	Y	3000	Y	6000		
20	20 Pintail	11740	5005	D	D	Y	2027	2022	2752	Y	2753	Y	3003	Y	6006		
21	21 Pintail	11720	5005	D	D	Y		2506	2752	Y	2753	Y	3003	Y	6006		
22	22 Pintail	11700	5005	D	D	Y	2050	2053	2752	Y	2753	Y	3003	Y	6006		
23	23 Pintail	11680	5004	D	D	Y	1815	2015	2751	Y	2752	Y	3002	Y	6005		
24	24 Pintail	11660	5207	D	D	Y	2410	2243	2812	Y	2864	Y	3124	Y	6248		
25	25 Pintail	11640	7062	D	E	N	2496	2444	3369	Y	3884	Y	4237	Y	8474		
26	26 Pintail	11620	7077	D	E	N		2607	3373	Y	3892	Y	4246	Y	8492		
27	27 Pintail	11600	5019	D	D	Y		2434	2756	Y	2760	Y	3011	Y	6023		
28	28 Pintail	11580	6112	D	E	N	2159	2123	3084	Y	3362	Y	3667	Y	7334		
Total Non-Conforming Properties						5	Total Non-Conforming Properties				0	0				0%	
						18%											



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9336
To Establish Zoning for the Properties Developed Under
Land Use Contract 036**

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 Bylaw 8500, is amended by designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9336" as **"SINGLE DETACHED (RS1/D)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9336"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

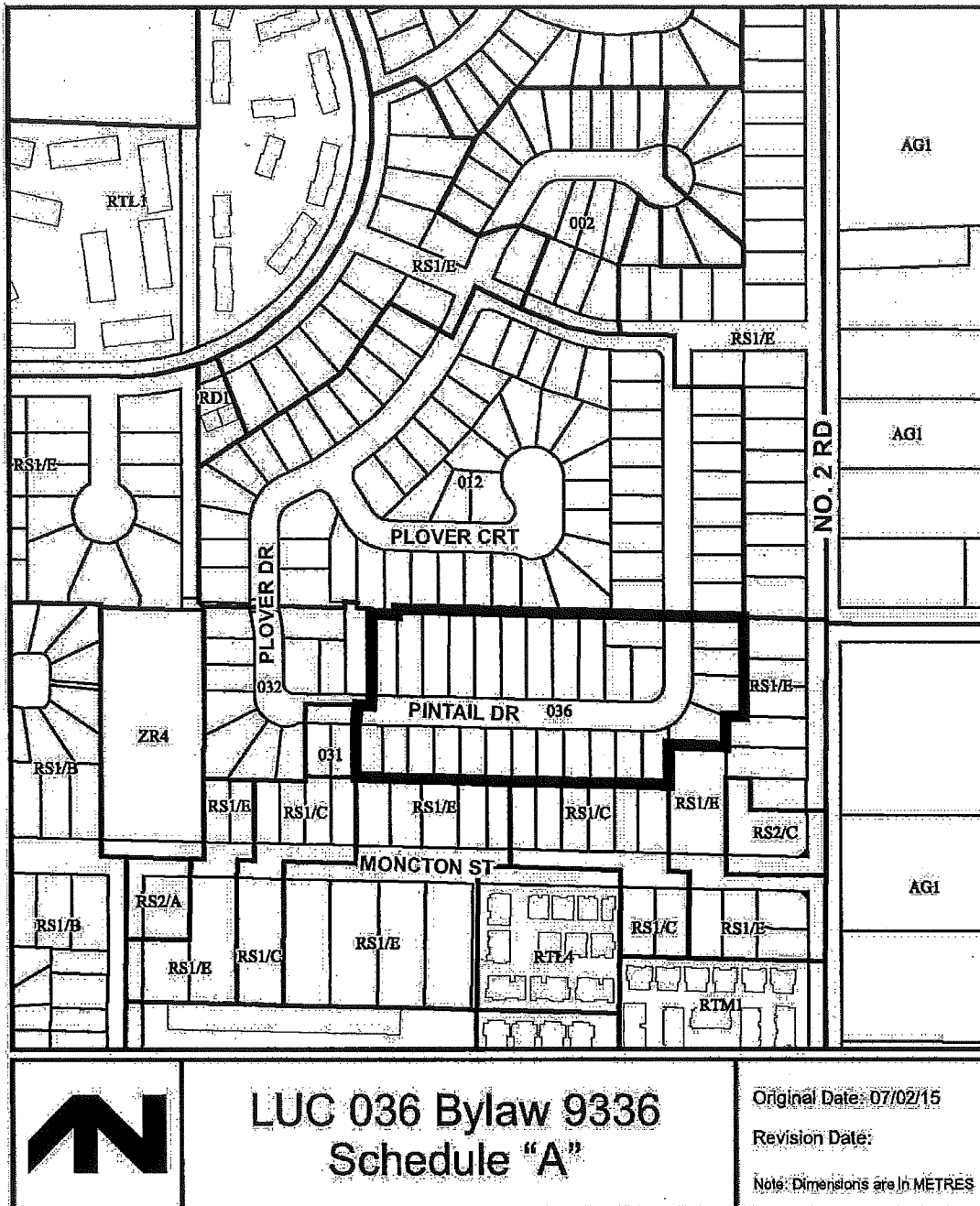
ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9336

City of
Richmond



**Richmond Land Use Contract 036
Early Termination Bylaw No. 9337**

Whereas "Land Use Contract 036", having Charge Number RD22094, including all amendments, modifications and extensions to Charge Number RD22094, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9337".

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

1. That "Land Use Contract 036" having Charge Number RD22094, including all amendments, modifications and extensions to Charge Number RD22094, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 036" be one year from the date of adoption of Richmond Land Use Contract 036 Early Termination Bylaw No. 9337.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 036" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 036 Early Termination Bylaw No. 9337**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



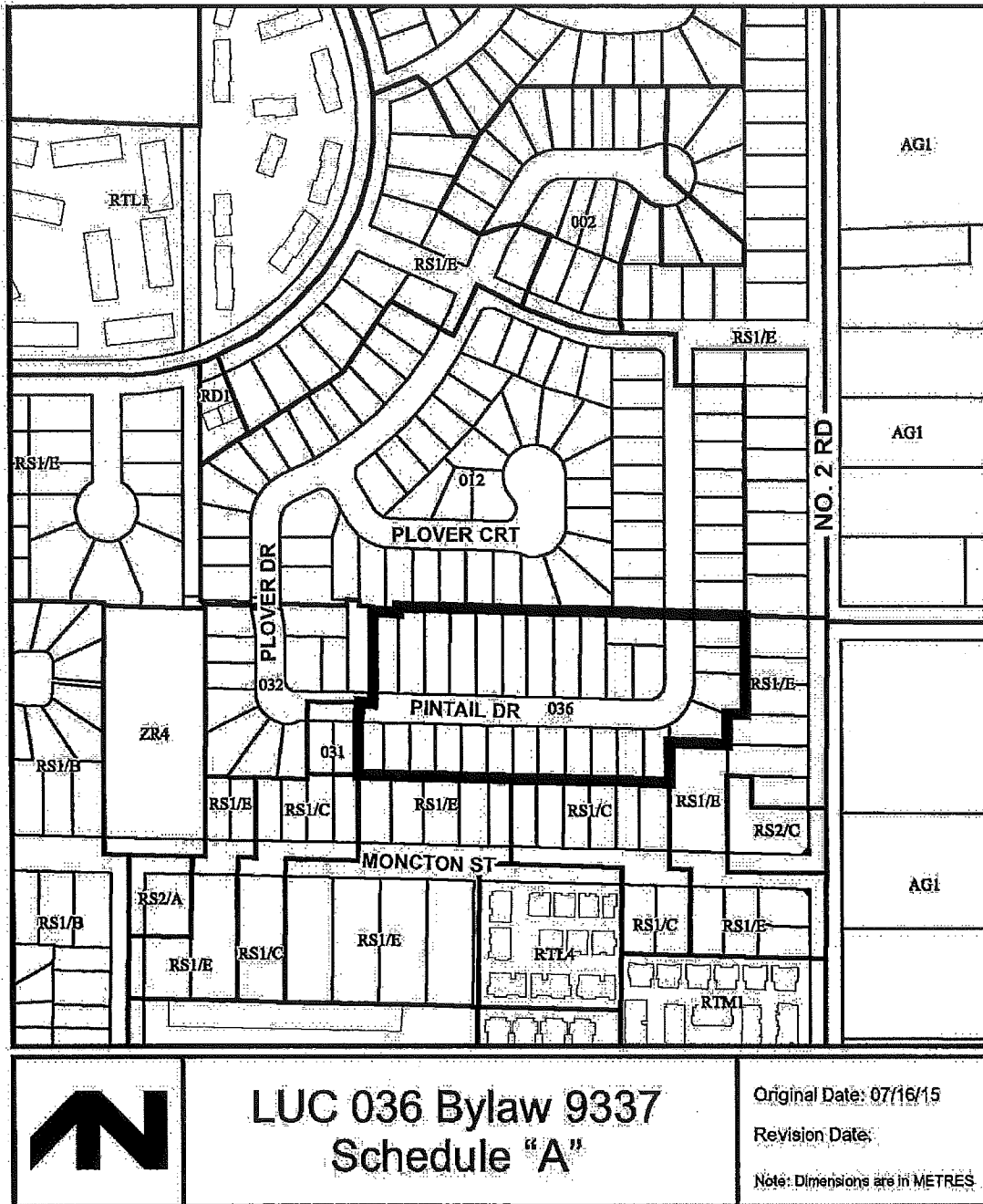
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9337



City of
Richmond



**LUC 036 Bylaw 9337
Schedule "A"**

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES

[illegible]

Westwind - Land Use Contract 032

			Zoning		Current House size (ft ²)			Floor Area Ratio (FAR)						Current LUC	
Street	Address	Lot Size (ft ²)	Proposed	Site specific	Conforms	MLS Database	BC Assessment	55% + 30% (ft ²)	Conforms	55% (ft ²)	Conforms	60% (ft ²)	Conforms	FAR (ft ²)	35 feet max height 40% x's 3-storays
1 1 Pintail	11891	8505	D	D	Y		2789	3802	Y	4678	Y	5103	Y	10206	
2 2 Pintail	11911	5199	D	D	Y		2186	2810	Y	2859	Y	3119	Y	6239	
3 3 Pintail	11960	6872	D	E	N		2612	3312	Y	3780	Y	4123	Y	8246	
4 4 Pintail	11940	5494	D	D	Y		1909	2898	Y	3022	Y	3296	Y	6593	
5 1 Plover	11691	5659	D	D	Y		1768	2948	Y	3112	Y	3395	Y	6791	
6 2 Plover	11711	5001	D	D	Y		1794	2750	Y	2751	Y	3001	Y	6001	
7 3 Plover	11731	5002	D	D	Y		2162	2751	Y	2751	Y	3001	Y	6002	
8 4 Plover	11751	6047	D	E	N		1991	3064	Y	3326	Y	3628	Y	7256	
9 5 Plover	11771	9430	D	E	N		3617	4079	Y	5187	Y	5658	Y	11316	
10 6 Plover	11680	7568	D	E	N		1897	3520	Y	4162	Y	4541	Y	9082	
11 7 Plover	11700	7194	D	E	N		1673	3408	Y	3957	Y	4316	Y	8633	
Total Non-Conforming Properties			%			Total Non-Conforming Properties			%			%			
			5			0			0			0			
			45%						0%			0%			



City of
Richmond

Bylaw 9332

**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9332
To Establish Zoning for the Properties Developed Under
Land Use Contract 032**

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 Bylaw 8500, is amended by designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9332" as **"SINGLE DETACHED (RS1/D)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9332"**.


FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

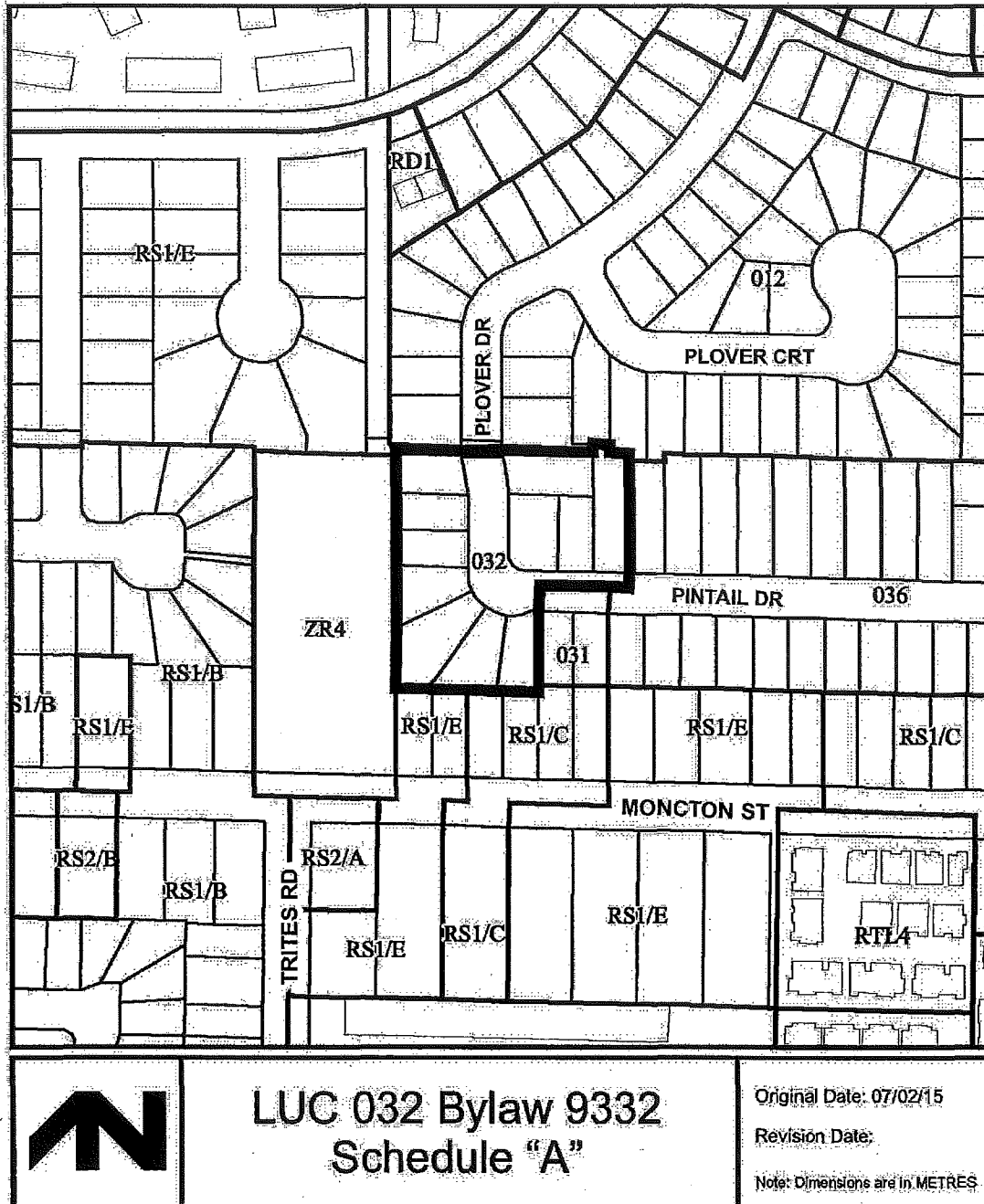
ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9332

City of
Richmond



**Richmond Land Use Contract 032
Early Termination Bylaw No. 9333**

Whereas "Land Use Contract 032", having Charge Number RD22096, including all amendments, modifications and extensions to Charge Number RD22096, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9333".

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

1. That "Land Use Contract 032" having Charge Number RD22096, including all amendments, modifications and extensions to Charge Number RD22096, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 032" be one year from the date of adoption of Richmond Land Use Contract 032 Early Termination Bylaw No. 9333.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 032" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 032 Early Termination Bylaw No. 9333**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



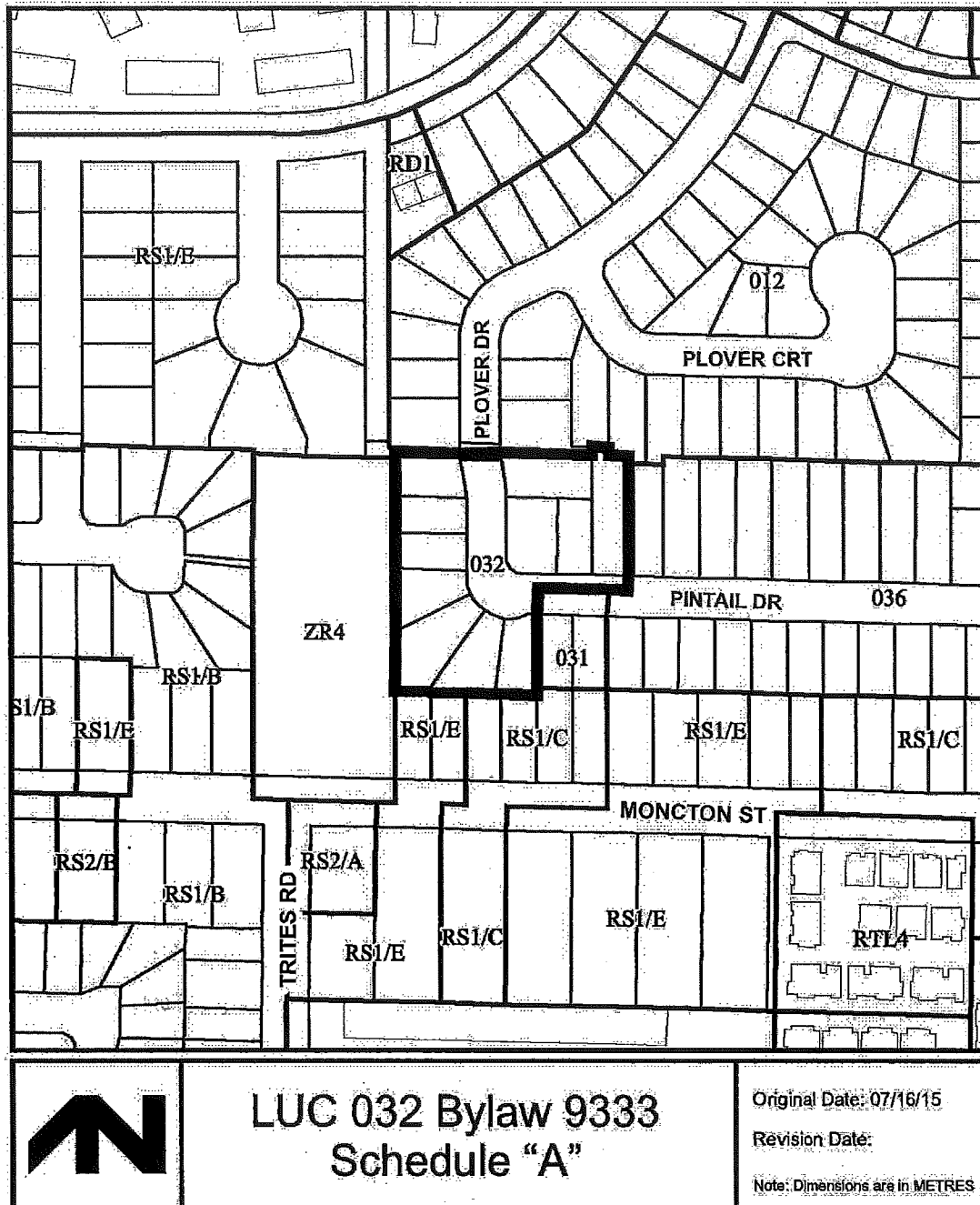
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9333



City of
Richmond



Westwind - Land Use Contract 031

		Zoning			Current House size (ft ²)			Floor Area Ratio (FAR)						
	Street	Address	Lot Size (ft ²)	Proposed	Site specific	Conforms	MLS Database	BC Assessment	55% + 30% (ft ²)	Conforms	55% (ft ²)	Conforms	60% (ft ²)	Conforms
1	1 Pintail	11900	4961	D	D	Y		2973	2729	N	2729	N	2977	Y
2	2 Pintail	11920	4958	D	D	Y		1872	2727	Y	2727	Y	2975	Y
Total Non-Conforming Properties					0			Total Non-Conforming Properties						
					0%			%						
								1			50%			
											0			
											0%			

Current LUC	35 feet max height
FAR (ft ²)	40% x's 3-storays
5953	
5950	



City of Richmond

Bylaw 9330

Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9330 To Establish Zoning for the Properties Developed Under Land Use Contract 031

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 Bylaw 8500, is amended by designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9330" as **"SINGLE DETACHED (RS1/D)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9330"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

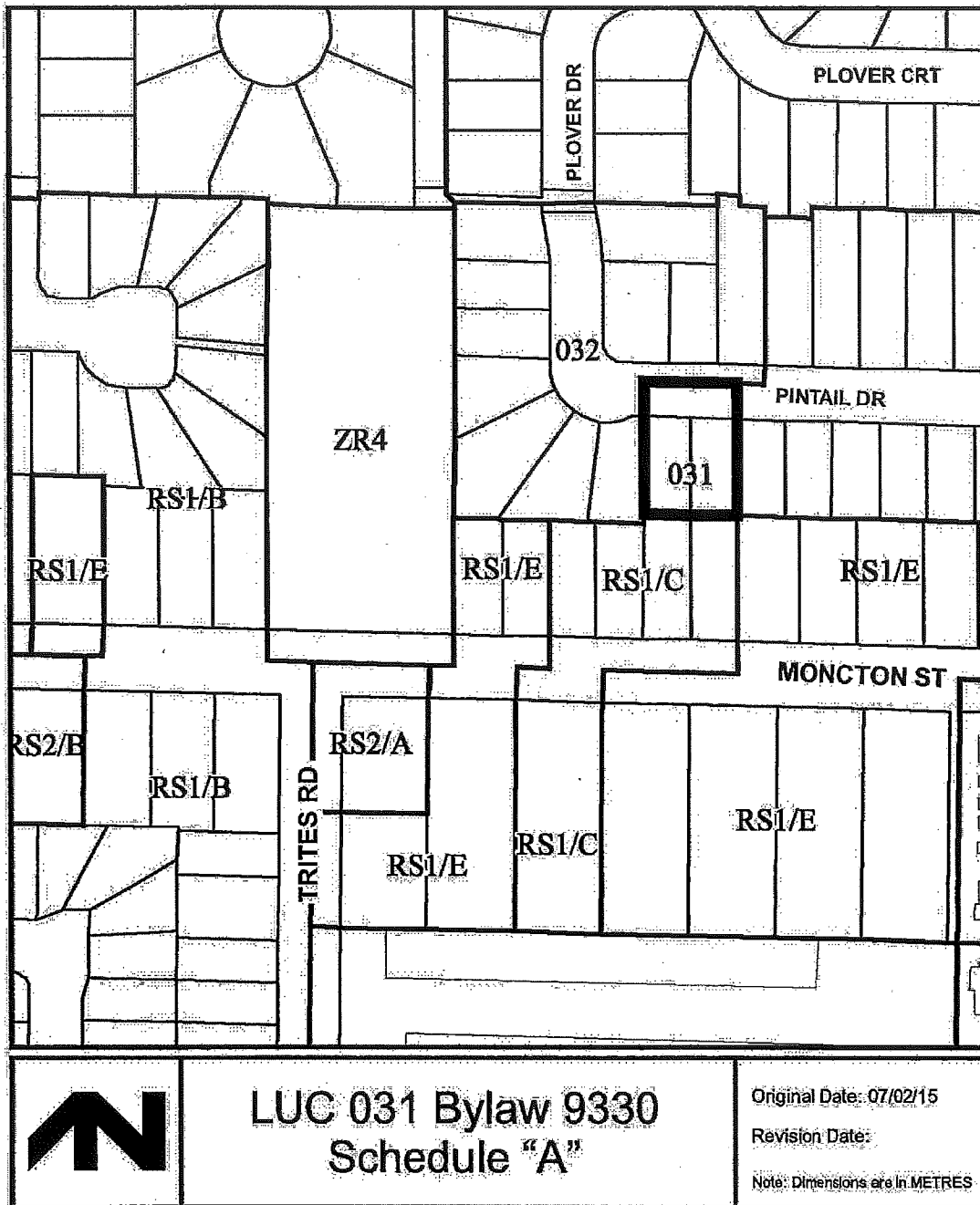
ADOPTED

MAYOR

CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9330

City of
Richmond



**Richmond Land Use Contract 031
Early Termination Bylaw No. 9331**

Whereas "Land Use Contract 031", having Charge Number RD22095, including all amendments, modifications and extensions to Charge Number RD22095, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9331".

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

1. That "Land Use Contract 031" having Charge Number RD22095, including all amendments, modifications and extensions to Charge Number RD22095, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 031" be one year from the date of adoption of Richmond Land Use Contract 031 Early Termination Bylaw No. 9331.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 031" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 031 Early Termination Bylaw No. 9331**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

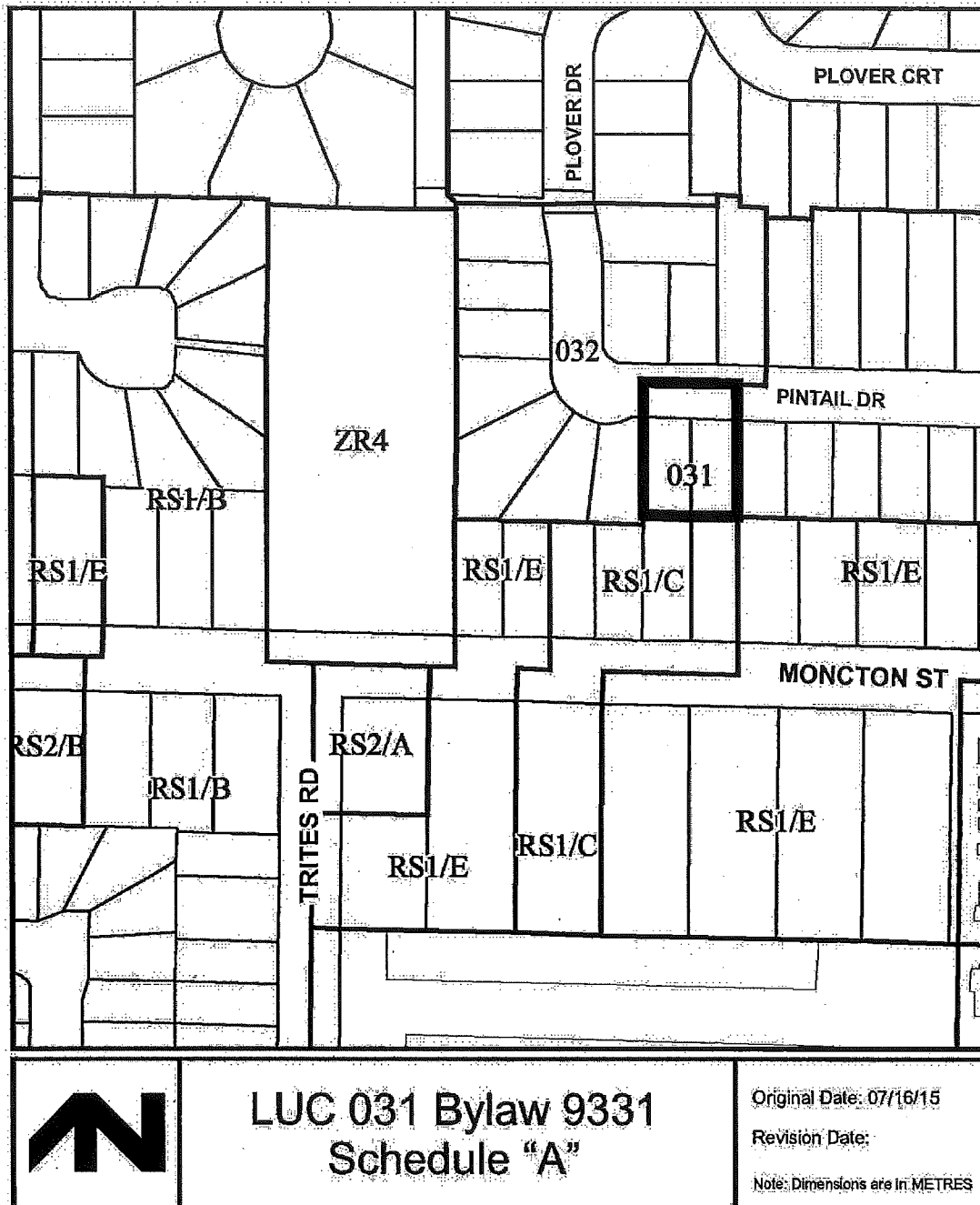
ADOPTED



MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9331

City of
Richmond

410
PLAN 49528

CANADIAN PACIFIC RAILWAY

RAILWAY AVE

BUNTING AVE

HUMMINGBIRD DR

WOODPECKER DR

WESTWIND
ELEMENTARY SCHOC

LAPWING CR

KESTREL DR

KINGFISHER DR

LUC 027
proposed B

0	8.14	11.22
1	49.60	
2		114.09
3		38.61
4	9.14	11.09
5	27.95	
6	1	114.51
7	27.80	14.70
8	2	114.71
9	27.84	14.53
10	3	114.91
11	27.77	14.83
12	4	115.11
13	27.72	14.70
14	5	115.31
15	27.67	14.70
16	6	115.51
17	27.61	14.70
18	7	115.71
19	27.55	14.70
20	8	115.91
21	27.50	14.70
22	9	116.11
23	27.44	14.70
24	10	116.31
25	27.39	14.70
26	11	116.51
27	27.33	14.70
28	12	116.71
29	34.70	13.90

Westwind - Land Use Contract 027

				Zoning			Current House size (ft ²)			Floor Area Ratio (FAR)						Current LUC	
	Street	Address	Lot Size (ft ²)	Proposed	Site specific	Conforms	MLS Database	BC Assessment	55% + 30% (ft ²)	Conforms	55% (ft ²)	Conforms	60% (ft ²)	Conforms	FAR (ft ²)	35 feet max height 40% x's 3-storays	
1	1 Kestrel	11411	6068	B	B	Y	1360	1335	3070	Y	3337	Y	3641	Y	7282		
2	2 Kestrel	11431	5455	B	B	Y	1787	1787	2887	Y	3000	Y	3273	Y	6546		
3	3 Kestrel	11451	5186	B	B	Y		1663	2806	Y	2852	Y	3112	Y	6223		
4	4 Kestrel	11471	6253	B	D	N	2436	2285	3126	Y	3439	Y	3752	Y	7504		
5	5 Kestrel	11491	4772	B	B	Y	3351	new	2625	N	2625	N	2863	N	5726		
6	6 Kestrel	11511	5931	B	D	N	renovate	2071	3029	Y	3262	Y	3559	Y	7117		
7	7 Kestrel	11500	8099	B	B	Y		1312	3680	Y	4454	Y	4859	Y	9719		
8	8 Kestrel	11480	6449	B	B	Y		1771	3185	Y	3547	Y	3869	Y	7739		
9	9 Kestrel	11460	7814	B	B	Y	1285	1417	3594	Y	4298	Y	4688	Y	9377		
10	10 Kestrel	11428	5954	B	B	Y	4350	new	3036	N	3275	N	3572	N	7145		
11	11 Kestrel	11420	5814	B	B	Y		1728	2994	Y	3198	Y	3488	Y	6977		
12	12 Kestrel	11400	6356	B	B	Y		1874	3157	Y	3496	Y	3814	Y	7627		
13	1 Lapwing	11411	6068	B	B	Y	2403	2650	3070	Y	3337	Y	3641	Y	7282		
14	2 Lapwing	11431	5520	B	B	Y	1874	1857	2906	Y	3036	Y	3312	Y	6624		
15	3 Lapwing	11451	5518	B	B	Y		2025	2905	Y	3035	Y	3311	Y	6622		
16	4 Lapwing	11471	6898	B	D	N	new	3560	3319	N	3794	Y	4139	Y	8278		
17	5 Lapwing	11491	5520	B	B	Y	renovate	1857	2906	Y	3036	Y	3312	Y	6624		
18	6 Lapwing	11511	6899	B	D	N		2738	3320	Y	3794	Y	4139	Y	8279		
				Total Non-Conforming Properties			Total Non-Conforming Properties										
				%			%										
				4			3			2			2				
				22%			17%			11%			11%				



City of Richmond

Bylaw 9326

Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9326 To Establish Zoning for the Properties Developed Under Land Use Contract 027

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 Bylaw 8500, is amended by designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9326" as **"SINGLE DETACHED (RS1/B)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9326"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9326

City of
Richmond



**Richmond Land Use Contract 027
Early Termination Bylaw No. 9327**

Whereas "Land Use Contract 027", having Charge Number RD17465, including all amendments, modifications and extensions to Charge Number RD17465, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9327".

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

1. That "Land Use Contract 027", having Charge Number RD17465, including all amendments, modifications and extensions to Charge Number RD17465, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 027" be one year from the date of adoption of Richmond Land Use Contract 027 Early Termination Bylaw No. 9327.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 027" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 027 Early Termination Bylaw No. 9327**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

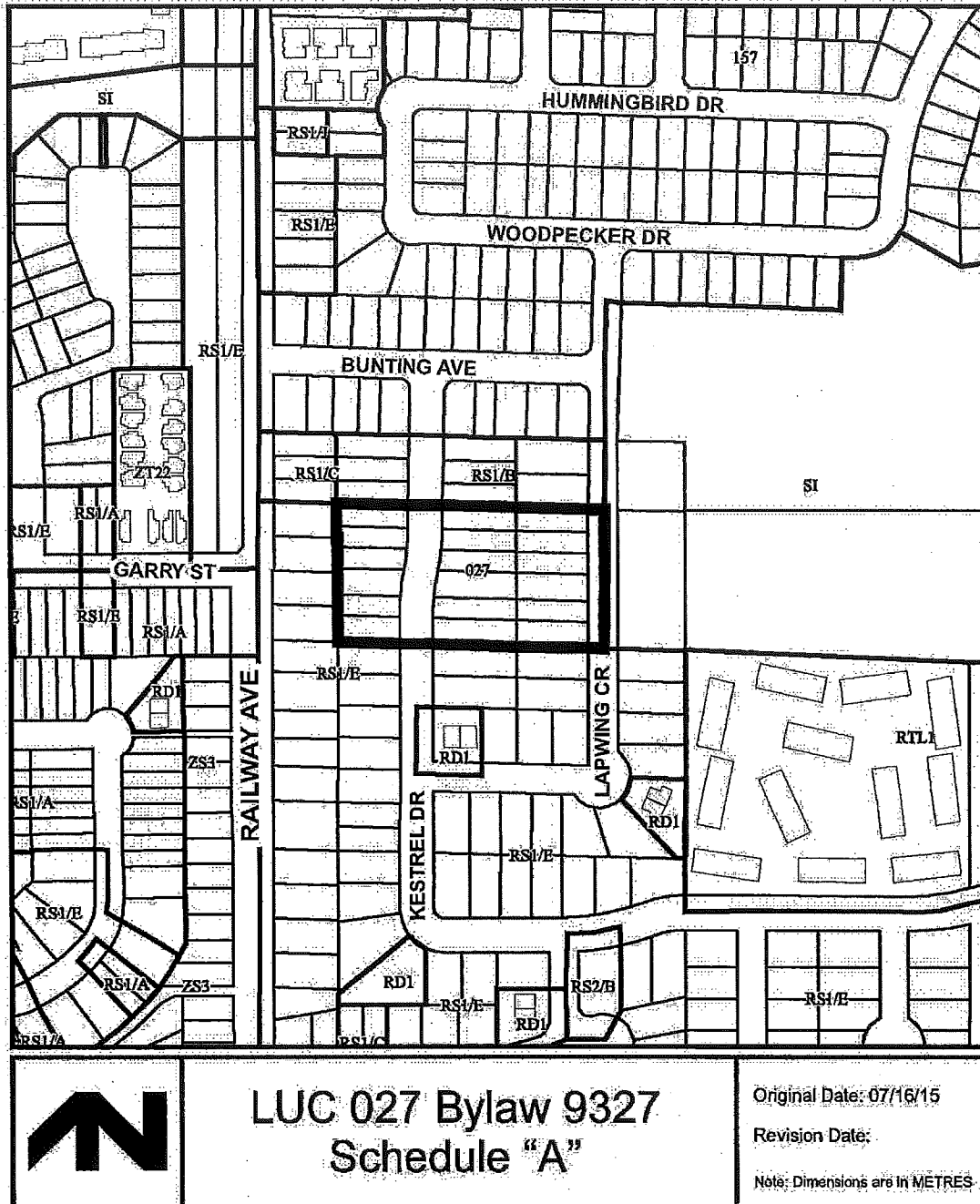
ADOPTED



MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9327

City of
Richmond

proposed D

GOLDENEYE PL

PELICAN CRT

KITTIWAKE DR

PLOVER	16.94	15
	11460	42

PLOVER CRT

PINTAIL DR

Westwind - Land Use Contract 12

				Zoning		Current House size (ft ²)			Floor Area Ratio (FAR)					Current LUC		
	Street	Address	Lot Size (ft ²)	Proposed	Site specific	Conforms	MLS Database	BC Assessment	55% + 30% (ft ²)	Conforms	55% (ft ²)	Conforms	60% (ft ²)	Conforms	FAR (ft ²)	35 feet max height 50% x's 3-storays
1	1 Kittiwake	5820	5301	D	D	Y	2018	2330	2840	Y	2916	Y	3181	Y	7952	50% x's 3-storays
2	2 Kittiwake	5840	5233	D	D	Y		1993	2820	Y	2878	Y	3140	Y	7850	
3	3 Kittiwake	5860	5808	D	D	Y	1976	1976	2992	Y	3194	Y	3485	Y	8712	
4	4 Kittiwake	5880	6230	D	E	N	1937	1743	3119	Y	3427	Y	3738	Y	9345	
5	5 Kittiwake	5900	5918	D	D	Y		1777	3025	Y	3255	Y	3551	Y	8877	
6	1 Pintail	11420	5302	D	D	Y		1764	2841	Y	2916	Y	3181	Y	7953	
7	2 Pintail	11428	5299	D	D	Y	6194	new	2840	N	2914	N	3179	N	7949	
8	3 Pintail	11460	5302	D	D	Y	2093	1976	2841	Y	2916	Y	3181	Y	7953	
9	4 Pintail	11480	5299	D	D	Y	1805	1904	2840	Y	2914	Y	3179	Y	7949	
10	5 Pintail	11500	5299	D	D	Y	1965	2017	2840	Y	2914	Y	3179	Y	7953	
11	6 Pintail	11520	5302	D	D	Y		1986	2841	Y	2916	Y	3181	Y	7950	
12	7 Pintail	11540	5300	D	D	Y	1700	1688	2840	Y	2915	Y	3180	Y	9719	
13	8 Pintail	11560	6479	D	E	N	1688	1656	3194	Y	3563	Y	3887	Y	8061	
14	9 Pintail	11431	5374	D	D	Y		2227	2862	Y	2956	Y	3224	Y	8061	
15	10 Pintail	11451	5374	D	D	Y	1940	1730	2862	Y	2956	Y	3224	Y	8066	
16	11 Pintail	11471	5377	D	D	Y	1600	1638	2863	Y	2957	Y	3225	Y	8063	
17	12 Pintail	11491	5375	D	D	Y	1750	1590	2863	Y	2956	Y	3225	Y	7950	
18	13 Pintail	11511	5300	D	D	Y		2555	2840	Y	2915	Y	3180	Y	8063	
19	14 Pintail	11531	5375	D	D	Y	2064	2032	2863	Y	2956	Y	3225	Y	8066	
20	15 Pintail	11551	5377	D	D	Y		1557	2863	Y	2957	Y	3226	Y	9884	
21	16 Pintail	11571	6589	D	E	N		2449	3227	Y	3624	Y	3953	Y	9563	
22	1 Plover Dr	11400	6375	D	E	N	4103	new	3163	N	3506	N	3825	N	8910	
23	2 Plover Dr	11420	5940	D	E	N	1842	1574	3032	Y	3267	Y	3564	Y	8312	
24	3 Plover Dr	11440	5541	D	D	Y	2426	renovate	2912	Y	3048	Y	3325	Y	8277	
25	4 Plover Dr	11460	5518	D	D	Y		2319	2905	Y	3035	Y	3311	Y	8207	
26	5 Plover Dr	11480	5471	D	D	Y	2911	renovate	2891	N	3009	Y	3283	Y	8298	
27	6 Plover Dr	11500	5532	D	D	Y	2150	2092	2910	Y	3043	Y	3319	Y	12677	
28	7 Plover Dr	11560	8451	D	E	N	1805	1913	3785	Y	4648	Y	5071	Y	8249	
29	8 Plover Dr	11640	5499	D	D	Y		1743	2900	Y	3024	Y	3299	Y	11303	
30	9 Plover Dr	11660	7535	D	E	N	2010	1984	3511	Y	4144	Y	4521	Y	9284	
31	10 Plover Dr	11431	6189	D	D	Y	1853	1745	3107	Y	3404	Y	3713	Y	8667	
32	11 Plover Dr	11451	5778	D	D	Y		1530	2983	Y	3178	Y	3467	Y	9101	
33	12 Plover Dr	11471	6067	D	E	N	1710	1889	3070	Y	3337	Y	3640	Y	8342	
34	13 Plover Dr	11491	5561	D	D	Y	2237	2357	2918	Y	3059	Y	3337	Y	8345	
35	14 Plover Dr	11511	5563	D	D	Y	1600	2135	2919	Y	3060	Y	3338	Y	8484	
36	15 Plover Dr	11531	5656	D	D	Y	1845	1890	2947	Y	3111	Y	3394	Y	8661	
37	16 Plover Dr	11551	5774	D	D	Y	2255	2235	2982	Y	3176	Y	3464	Y	7425	
38	17 Plover Dr	11571	4950	D	D	Y	1756	1682	2723	Y	2723	Y	2970	Y	8588	
39	18 Plover Dr	11591	5725	D	D	Y	1674	1653	2968	Y	3149	Y	3435	Y	10100	
40	19 Plover Dr	11611	6733	D	E	N		1828	3270	Y	3703	Y	4040	Y	8414	
41	20 Plover Dr	11631	5609	D	D	Y		1968	2933	Y	3085	Y	3365	Y	7800	
42	21 Plover Dr	11651	5200	D	D	Y	2000	new	2810	Y	2860	Y	3120	Y	10224	
43	22 Plover Dr	11671	6816	D	E	N	2645	2330	3295	Y	3749	Y	4090	Y	9852	
44	1 Plover Crt	5611	6568	D	E	N	2343	3001	3220	Y	3612	Y	3941	Y	10706	
45	2 Plover Crt	5651	7137	D	E	N	2198	2167	3391	Y	3925	Y	4282	Y	8535	
46	3 Plover Crt	5691	5690	D	D	Y	2020	1972	2957	Y	3130	Y	3414	Y	10481	
47	4 Plover Crt	5831	6987	D	D	Y	renovate	2696	3346	Y	3843	Y	4192	Y	9009	
48	5 Plover Crt	5851	6006	D	E	N		1730	3052	Y	3303	Y	3604	Y	8480	
49	6 Plover Crt	5871	5653	D	D	Y	2540	2540	2946	Y	3109	Y	3392	Y	10917	
50	7 Plover Crt	5891	7278	D	E	N		1667	3433	Y	4003	Y	4367	Y	11286	
51	8 Plover Crt	5620	7524	D	D	Y		1489	3507	Y	4138	Y	4514	Y		

		Richmond Zoning			House size (ft²)			FAR								
	Street	Address	Lot size	Proposed	Site specific	Conform	MLS Database	BC Assessment	55%/30% (ft2)	Conform	55% (ft2)	Conform	60% (ft2)	Conform		
52	9 Plover Crt	5640	6535	D	D	Y	1750	1742	3211	Y	3594	Y	3921	Y		
53	10 Plover Crt	5660	6048	D	D	Y	1981	2190	3064	Y	3326	Y	3629	Y		
54	11 Plover Crt	5680	5773	D	D	Y	1930	1931	2982	Y	3175	Y	3464	Y		
55	12 Plover Crt	5700	5773	D	D	Y		1596	2982	Y	3175	Y	3464	Y		
56	13 Plover Crt	5720	5774	D	D	Y	2330	2232	2982	Y	3176	Y	3464	Y		
57	14 Plover Crt	5740	6137	D	D	Y		1923	3091	Y	3375	Y	3682	Y		
58	15 Plover Crt	5760	6171	D	E	N		1977	3101	Y	3394	Y	3703	Y		
59	16 Plover Crt	5780	9247	D	E	N	2520	2529	4024	Y	5086	Y	5548	Y		
60	17 Plover Crt	5800	6585	D	E	N	2011	2011	3226	Y	3622	Y	3951	Y		
61	18 Plover Crt	5820	4993	D	D	Y	2890	renovate	2746	N	2746	N	2996	Y		
62	19 Plover Crt	5840	5039	D	D	Y	1800	1695	2762	Y	2771	Y	3023	Y		
63	20 Plover Crt	5860	5239	D	D	Y	1825	1742	2822	Y	2881	Y	3143	Y		
64	21 Plover Crt	5880	7659	D	E	N	2157	2560	3548	Y	4212	Y	4595	Y		
65	22 Plover Crt	5900	6113	D	E	N		1636	3084	Y	3362	Y	3668	Y		
Total Non-Conforming Properties						14	Total Non-Conforming Properties								3	2
						%									5%	3%
						22%										

7842
7258
6928
6928
6929
7364
7405
11096
7902
5992
6047
6287
9191
7336



City of
Richmond

Bylaw 9314

**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9314
To Establish Zoning for the Properties Developed Under
Land Use Contract 012**

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 Bylaw 8500, is amended by designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9314" as **"SINGLE DETACHED (RS1/D)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9314"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

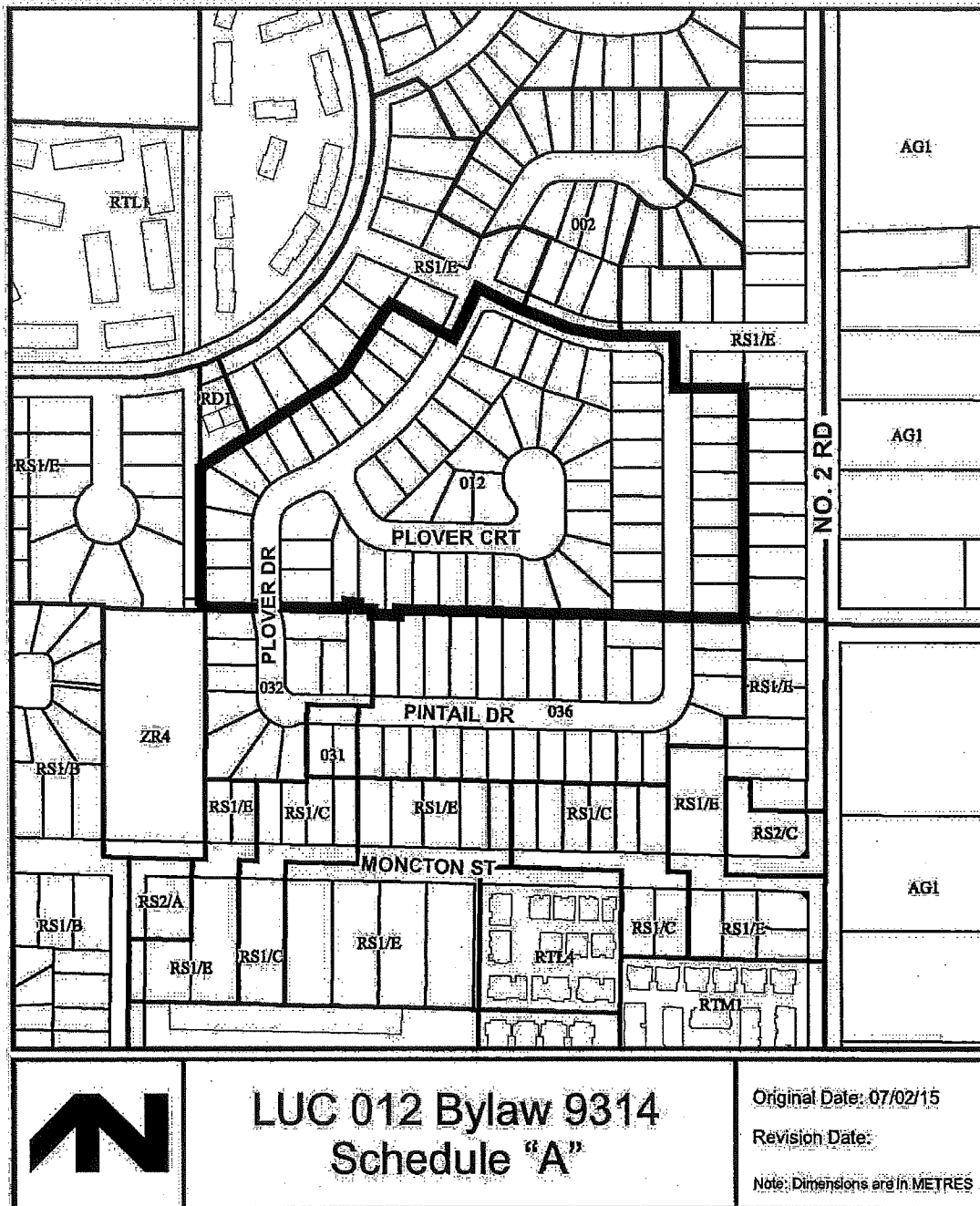
ADOPTED

MAYOR

CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9314

City of
Richmond



**Richmond Land Use Contract 012
Early Termination Bylaw No. 9315**

Whereas "Land Use Contract 012", having Charge Number K66498, including all amendments, modifications and extensions to Charge Number K66498, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9315".

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

1. That "Land Use Contract 012" having Charge Number K66498, including all amendments, modifications and extensions to Charge Number K66498, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 012" be one year from the date of adoption of Richmond Land Use Contract 012 Early Termination Bylaw No. 9315.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 012" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 012 Early Termination Bylaw No. 9315**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



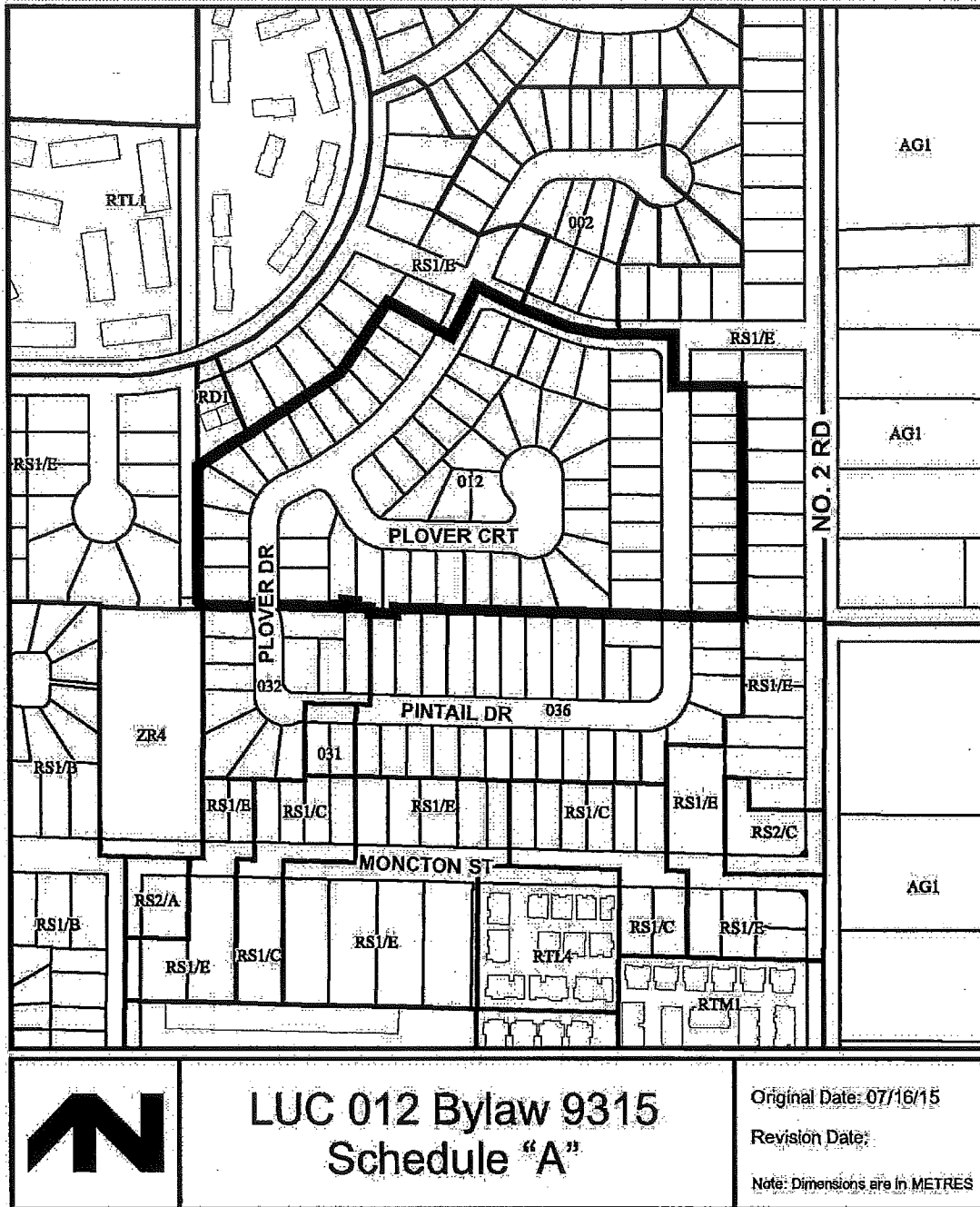
MAYOR

CORPORATE OFFICER

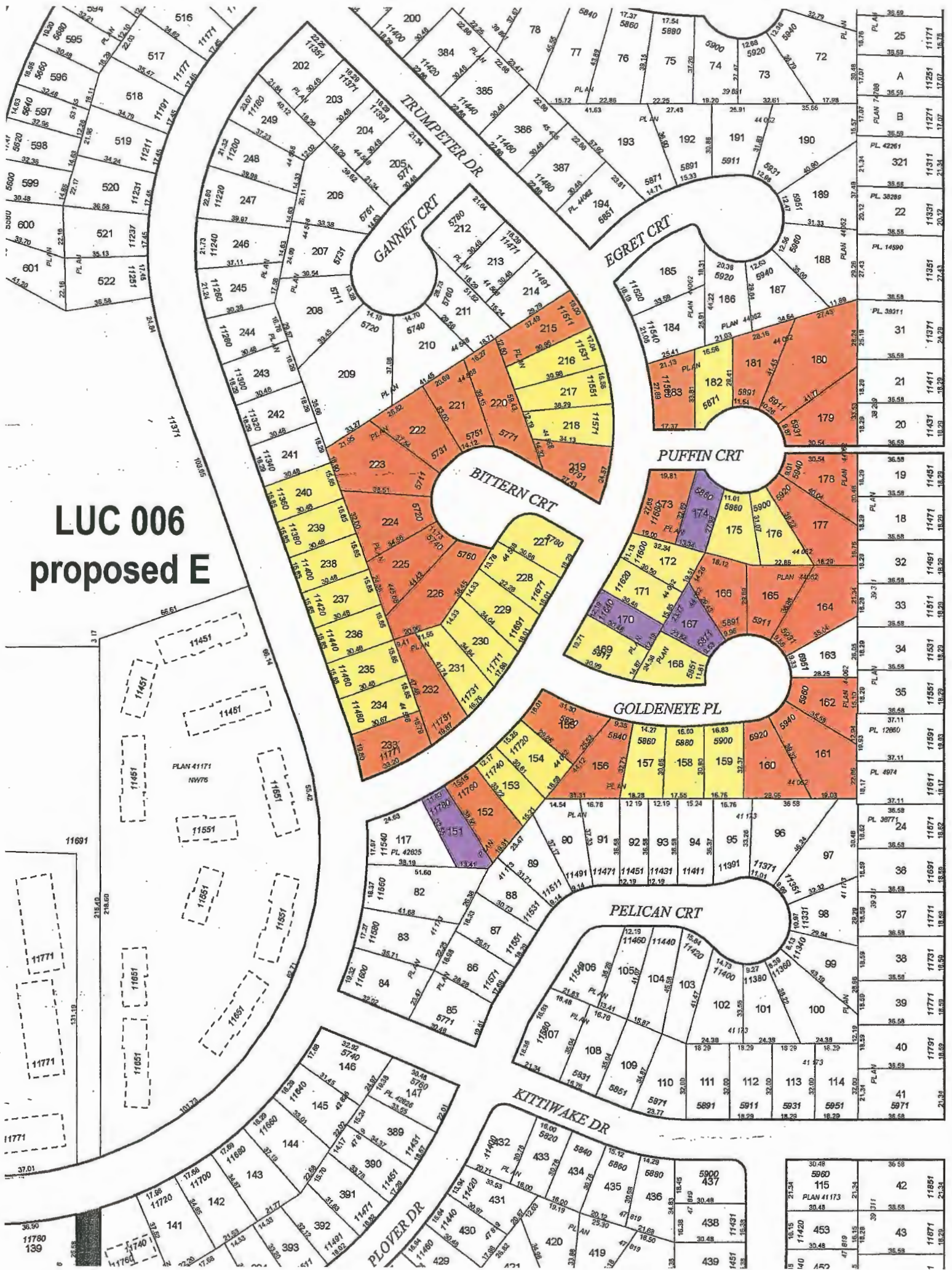
Schedule A attached to and forming part of Bylaw 9315



City of
Richmond



LUC 006 proposed E



Westwind - Land Use Contract 006

		Zoning				Current House size (ft. ²)		Floor Area Ratio (FAR)				Current LUC			
	Street	Address	Lot Size (ft. ²)	Proposed	Site specific	Conforms	MLS Database	BC Assessment	55% + 30% (ft. ²)	Conforms	55% (ft. ²)	Conforms	60% (ft. ²)	FAR (ft. ²)	35 feet max height 40% x's 3-stor
1	1 Bittern	5791	5953	E	E	Y	new	2483	3036	Y	3274	Y	3572	Y	7144
2	2 Bittern	5771	8282	E	E	Y		1923	3735	Y	4555	Y	4969	Y	9938
3	3 Bittern	5751	6447	E	E	Y		2157	3184	Y	3546	Y	3888	Y	7736
4	4 Bittern	5731	7314	E	E	Y		1888	3444	Y	4023	Y	4388	Y	8777
5	5 Bittern	5711	10450	E	E	Y	2600	new	4385	N	5748	N	6270	N	12540
6	6 Bittern	5720	7909	E	E	Y	new	2214	3623	Y	4350	Y	4745	Y	9491
7	7 Bittern	5740	7154	E	E	Y	new	3373	3396	Y	3935	Y	4292	Y	8585
8	8 Bittern	5760	8745	E	E	Y	3118	2837	3874	Y	4810	Y	5247	Y	10494
9	9 Bittern	5780	5717	E	D	N	2308	new	2965	N	3144	N	3430	N	6860
10	1 Goldeneye	5811	5911	E	D	N		2191	3023	Y	3251	Y	3547	Y	7093
11	2 Goldeneye	5851	5252	E	D	M	renovate	2433	2826	Y	2889	Y	3151	Y	6302
12	3 Goldeneye	5871	4455	E	B	M		1899	2450	Y	2450	Y	2673	Y	5346
13	4 Goldeneye	5891	6781	E	E	Y	2261	2423	3284	Y	3730	Y	4069	Y	8137
14	5 Goldeneye	5911	6383	E	E	Y	2163	2388	3165	Y	3511	Y	3830	Y	7660
15	6 Goldeneye	5931	9071	E	E	Y	new	3496	3971	Y	4989	Y	5443	Y	10885
16	7 Goldeneye	5960	6048	E	E	Y	1661	1665	3064	Y	3326	Y	3629	Y	7258
17	8 Goldeneye	5940	9914	E	E	Y	5094	new	4224	N	5453	N	5948	N	11897
18	9 Goldeneye	5920	7208	E	E	Y		2132	3412	Y	3964	Y	4325	Y	8650
19	10 Goldeneye	5900	5710	E	D	M	2550	2323	2963	Y	3141	Y	3426	Y	6852
20	11 Goldeneye	5880	5523	E	D	M	1650	1678	2907	Y	3038	Y	3314	Y	6628
21	12 Goldeneye	5860	5499	E	D	M	2285	2216	2900	Y	3024	Y	3299	Y	6599
22	13 Goldeneye	5840	7409	E	E	Y		1860	3473	Y	4075	Y	4445	Y	8891
23	14 Goldeneye	5820	6385	E	E	Y	1768	1770	3166	Y	3512	Y	3831	Y	7662
24	3 Trumpeter	11511	6409	E	E	Y	2212	2028	3173	Y	3525	Y	3845	Y	7691
25	4 Trumpeter	11531	5836	E	D	M	2228	2228	3001	Y	3210	Y	3502	Y	7003
26	5 Trumpeter	11551	5584	E	D	M		2320	2925	Y	3071	Y	3350	Y	6701
27	6 Trumpeter	11571	5815	E	D	M		2494	2995	Y	3198	Y	3489	Y	6978
28	7 Trumpeter	11671	5389	E	D	N		1836	2867	Y	2964	Y	3233	Y	6467
29	8 Trumpeter	11691	5692	E	D	N		2244	2958	Y	3131	Y	3415	Y	6830
30	9 Trumpeter	11711	5872	E	D	M	1953	1900	3125	Y	3437	Y	3523	Y	7499
31	10 Trumpeter	11731	5658	E	D	N		2540	2947	Y	3112	Y	3395	Y	6790
32	11 Trumpeter	11751	6834	E	E	Y	2511	2575	3300	Y	3759	Y	4100	Y	8201
33	12 Trumpeter	11771	6249	E	E	Y	1870	1652	2779	Y	3437	Y	3749	Y	7499
34	13 Trumpeter	11560	6191	E	E	Y	2343	2471	3107	Y	2861	Y	3715	Y	7429
35	14 Trumpeter	11580	6014	E	E	Y	2018	new	3054	N	3308	N	3608	N	7217
36	15 Trumpeter	11600	5095	E	D	M	2600	2683	2874	Y	2802	Y	3057	Y	6114
37	16 Trumpeter	11620	5201	E	D	M		2096	2810	Y	2861	Y	3121	Y	6241
38	17 Trumpeter	11640	4000	E	B	M		2216	2200	M	3618	Y	2400	Y	4800
39	18 Trumpeter	11720	5413	E	D	N	2352	2324	2874	Y	2977	Y	3248	Y	6496
40	19 Trumpeter	11740	4648	E	D	N	1547	1351	2556	Y	2556	Y	2789	Y	5578
41	20 Trumpeter	11760	6579	E	E	Y		2028	3224	Y	3618	Y	3947	Y	7895
42	21 Trumpeter	11780	5047	E	B	M	2184	2216	2764	Y	2776	Y	3028	Y	6056
43	1 Puffin	5871	5435	E	D	N	1890	2162	2881	Y	2989	Y	3261	Y	6522
44	2 Puffin	5891	6607	E	E	Y	2335	2238	3232	Y	3634	Y	3964	Y	7928
45	3 Puffin	5911	13261	E	E	Y	2240	2161	5228	Y	7294	Y	7957	Y	15913
46	4 Puffin	5931	7581	E	E	Y	4265	new	3524	N	4170	N	4549	N	9097
47	5 Puffin	5940	6859	E	E	Y	2304	2334	3308	Y	3772	Y	4115	Y	8231
48	6 Puffin	5920	8423	E	E	Y	2000	2883	3777	Y	4633	Y	5054	Y	10108
49	7 Puffin	5900	5280	E	D	M		1615	2834	Y	2904	Y	3168	Y	6336
50	8 Puffin	5880	5388	E	D	M	1703	1639	2866	Y	2963	Y	3233	Y	6466
51	8 Puffin	5860	4425	E	B	M		1699	2434	Y	2434	Y	2655	Y	5310

	Street	Address	Lot size	Richmond Zoning			House size (ft ²)			FAR			
				Proposed	Site specific	Conform	MLS Database	BC Assessment	55%/30% (ft2)	Conform	55% (ft2)	60% (ft2)	Conform
52	1 Kingfisher	11360	5201	E	D	N	2000	2214	2810	Y	2861	3121	Y
53	2 Kingfisher	11380	5200	E	D	N	1803	2021	2810	Y	2860	3120	Y
54	3 Kingfisher	11400	5200	E	D	N	2452	1227	2810	Y	2860	3120	Y
55	4 Kingfisher	11420	5200	E	D	N	2003	2056	2810	Y	2860	3120	Y
56	5 Kingfisher	11440	5200	E	D	N	2038	2002	2810	Y	2860	3120	Y
57	6 Kingfisher	11460	5201	E	D	N		2128	2810	Y	2861	3121	Y
58	7 Kingfisher	11480	5208	E	D	N	1953	1920	2812	Y	2864	3125	Y
				Total Non-Conforming Properties			Total Non-Conforming Properties						
				31			6			5			
				%			%			%			
				53%			10%			9%			

6241
6240
6240
6240
6240
6241
6250



City of
Richmond

Bylaw 9304

**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9304
To Establish Zoning for the Properties Developed Under
Land Use Contract 006**

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 Bylaw 8500, is amended by designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9304" as **"SINGLE DETACHED (RS1/E)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9304"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAYOR

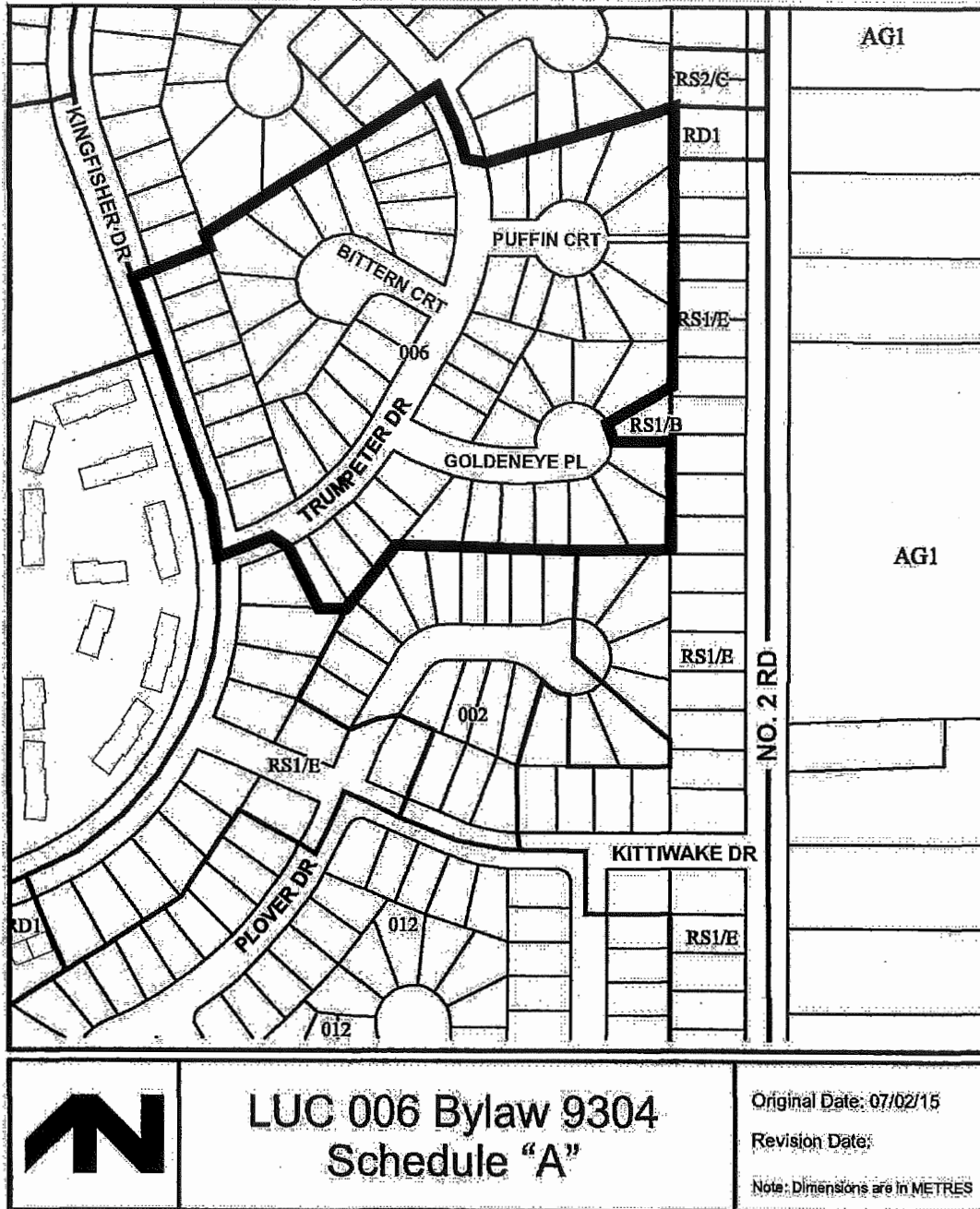
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9304



City of
Richmond





City of Richmond

Bylaw 9305

Richmond Land Use Contract 006 Early Termination Bylaw No. 9305

Whereas "Land Use Contract 006", having Charge Number J91083, including all amendments, modifications and extensions to Charge Number J91083, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9305".

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

1. That "Land Use Contract 006", having Charge Number J91083, including all amendments, modifications and extensions to Charge Number J91083, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 006" be one year from the date of adoption of Richmond Land Use Contract 006 Early Termination Bylaw No. 9305.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 006" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 006 Early Termination Bylaw No. 9305**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9305

City of
RichmondLUC 006 Bylaw 9305
Schedule "A"

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES

LUC 002
Pelican A
proposed E
Kittiwake B
proposed D

A PELICAN CRT

KITTIWAKE DR

PLOVER CRT

PINTAIL DR

Westwind - Land Use Contract 002

		Zoning			Current House size (ft ²)		Floor Area Ratio (FAR)				Current LUC		
Street	Address	Lot Size (ft ²)	Proposed	Site specific	Conforms	MLS Database	BC Assessment	55% + 30% (ft ²)	Conforms	55% (ft ²)	Conforms	60% (ft ²)	Conforms
1 1 Pelican	11571	5699	E	D	N		1866	2960	Y	3134	Y	3419	Y
2 2 Pelican	11551	5930	E	D	N	new	3186	3029	N	3262	Y	3558	Y
3 3 Pelican	11531	4913	E	D	M		1615	2702	Y	2702	Y	2948	Y
4 4 Pelican	11511	6000	E	E	Y		1687	3050	Y	3300	Y	3600	Y
5 5 Pelican	11491	6456	E	E	Y	1609	1950	3187	Y	3551	Y	3874	Y
6 6 Pelican	11471	5504	E	D	M		2156	2901	Y	3027	Y	3302	Y
7 7 Pelican	11451	4800	E	B	M	2074	1895	2640	Y	2640	Y	2880	Y
8 8 Pelican	11431	4800	E	B	M	1425	1376	2640	Y	2640	Y	2880	Y
9 9 Pelican	11411	5998	E	D	M	1929	1873	3049	Y	3299	Y	3599	Y
10 10 Pelican	11391	5958	E	D	M	1676	1607	3037	Y	3277	Y	3575	Y
11 11 Pelican	11360	9060	E	E	Y		1822	3968	Y	4983	Y	5436	Y
12 12 Pelican	11380	6196	E	E	Y		1614	3109	Y	3408	Y	3718	Y
13 13 Pelican	11420	6140	E	D	M	1485	1724	3092	Y	3377	Y	3684	Y
14 14 Pelican	11440	6475	E	D	M	1738	1548	3193	Y	3561	Y	3885	Y
15 15 Pelican	11460	5202	E	B	M	1360	1556	2811	Y	2861	Y	3121	Y
16 16 Pelican	11540	6357	E	E	Y	1629	1592	3157	Y	3496	Y	3814	Y
16 16 Kittiwake	5831	6325	D	D	Y		1761	3148	Y	3479	Y	3795	Y
17 17 Kittiwake	5851	5982	D	D	Y		1645	3045	Y	3290	Y	3589	Y
18 18 Kittiwake	5871	6221	D	E	N		1837	3116	Y	3422	Y	3733	Y
Total Non-Conforming Properties					12	Total Non-Conforming Properties					1	0	0
					%						%	0%	0%
					67%						6%		



**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9300
To Establish Zoning for the Properties Developed Under
Land Use Contract 002**

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 Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9300" as "**SINGLE DETACHED (RS1/E)**".
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9300" as "**SINGLE DETACHED (RS1/D)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9300**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAYOR

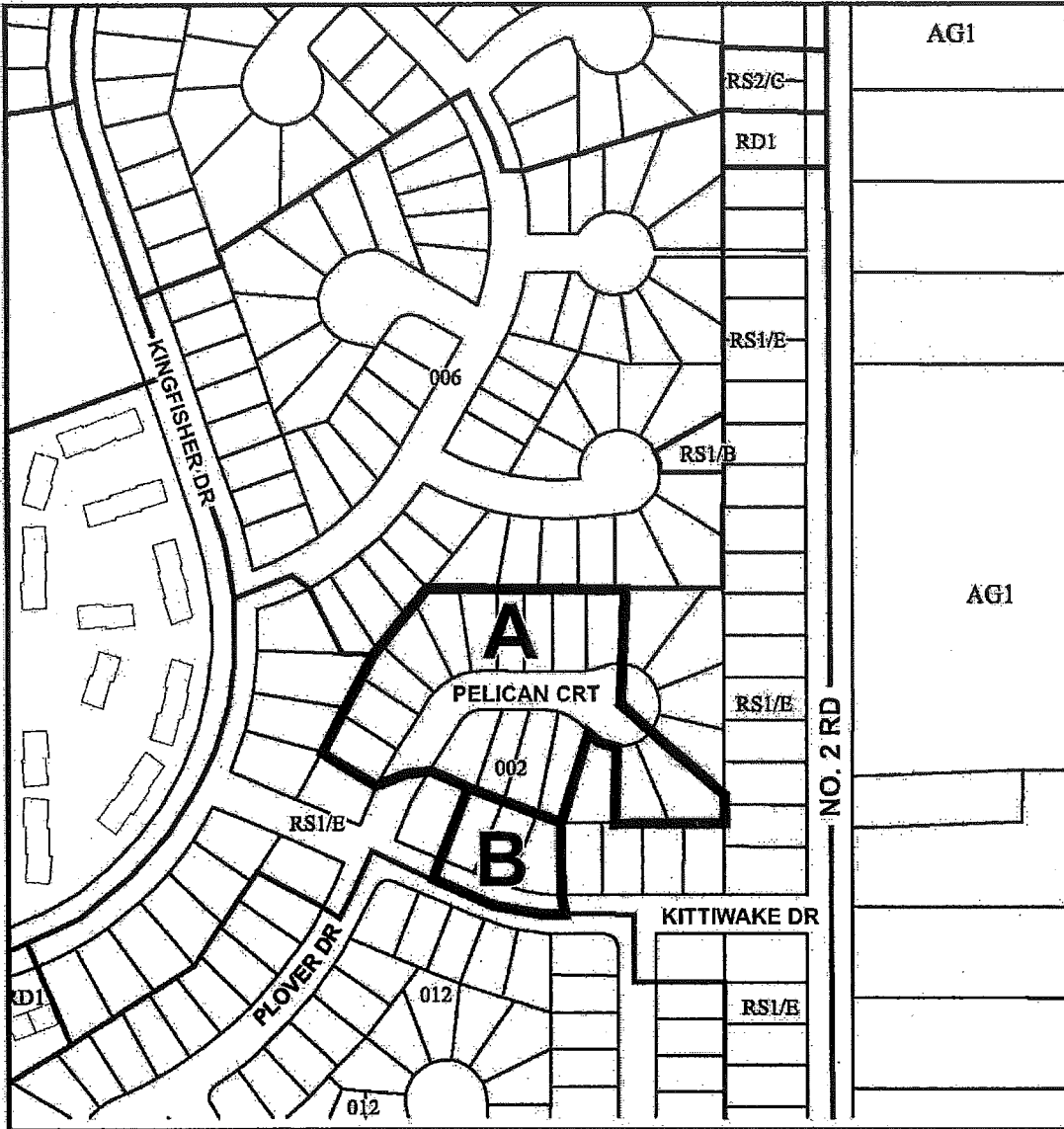
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9300



City of
Richmond



LUC 002 Bylaw 9300
Schedule "A"

Original Date: 06/19/15

Revision Date: 09/23/15

Note: Dimensions are in METRES



**Richmond Land Use Contract 002
Early Termination Bylaw No. 9301**

Whereas "Land Use Contract 002", having Charge Number H62473, including all amendments, modifications and extensions to Charge Number H62473, charges the lands generally outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9301".

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

1. That "Land Use Contract 002", having Charge Number H62473, including all amendments, modifications and extensions to Charge Number H62473, be terminated in its entirety.
2. That the effective date of termination of "Land Use Contract 002" be one year from the date of adoption of Richmond Land Use Contract 002 Early Termination Bylaw No. 9301.
3. The Mayor and Corporate Officer are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 002" in its entirety.
4. This Bylaw may be cited as "**Richmond Land Use Contract 002 Early Termination Bylaw No. 9301**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9301



City of
Richmond



**LUC 002 Bylaw 9301
Schedule "A"**

Original Date: 07/16/15

Revision Date: 09/23/15

Note: Dimensions are in METRES

			Richmond Zoning			House size (ft ²)			FAR						
Street		Lot size	Proposed	Site specific	Conform	MLS Database	BC Assessment	55%/30% (ft2)	Conform	55% (ft2)	Conform	60% (ft2)	Conform		
154	17 Warbler	5571	6416	D	E	N	2250	2209	3175	Y	3529	Y	3850	7699	
155	18 Warbler	5591	6228	D	E	N	2663	2540	3118	Y	3425	Y	3737	7474	
156	1 Woodpecker	5200	10428	D	E	N	4312	3958	4378	Y	5735	Y	6257	12514	
157	2 Woodpecker	5220	6250	D	E	N		3423	3125	N	3438	Y	3750	7500	
158	3 Woodpecker	5240	5318	D	D	Y	3211	3421	2845	N	2925	N	3191	6382	
159	4 Woodpecker	5260	5316	D	D	Y		3116	2845	N	2924	N	3190	6379	
160	5 Woodpecker	5280	5318	D	D	Y	2600	2795	2845	Y	2925	Y	3191	Y	6382
161	6 Woodpecker	5300	5316	D	D	Y	2899	3073	2845	N	2924	N	3190	Y	6379
162	7 Woodpecker	5320	5316	D	D	Y	3073	2532	2845	Y	2924	Y	3190	Y	7093
163	8 Woodpecker	5400	5911	D	D	Y		3150	3023	N	3251	Y	3547	Y	6240
164	9 Woodpecker	5420	5200	D	D	Y	2172	3247	2810	N	2860	N	3120	N	6240
165	10 Woodpecker	5440	5200	D	D	Y	2804	3537	2810	N	2860	N	3120	N	6240
166	11 Woodpecker	5460	5200	D	D	Y		2592	2810	Y	2860	Y	3120	Y	6240
167	12 Woodpecker	5480	5200	D	D	Y	3476	3505	2810	N	2860	N	3120	N	6240
168	13 Woodpecker	5500	5200	D	D	Y		2676	2810	Y	2860	Y	3120	Y	6240
169	14 Woodpecker	5520	5200	D	D	Y		2709	2810	Y	2860	Y	3120	Y	6240
170	15 Woodpecker	5540	5201	D	D	Y		2812	2810	N	2861	Y	3121	Y	6241
171	16 Woodpecker	5560	6641	D	E	N	3476	3356	3242	N	3653	Y	3985	Y	7969
172	17 Woodpecker	5580	6142	D	E	N	2870	3140	3093	N	3378	Y	3685	Y	7370
173	18 Woodpecker	5600	5458	D	D	Y	2951	2825	2887	Y	3002	Y	3275	Y	6550
174	19 Woodpecker	5620	5650	D	D	Y	2728	2690	2945	Y	3108	Y	3390	Y	7122
175	20 Woodpecker	5640	4738	D	D	Y	2423	2385	2606	Y	2606	Y	2843	Y	5686
176	21 Woodpecker	5660	5935	D	E	N	3118	3281	3031	N	3264	N	3561	Y	7122
177	22 Woodpecker	5680	5989	D	E	N	2607	2334	3047	Y	3294	Y	3593	Y	7187
178	23 Woodpecker	5700	4624	D	C	N	1880	1921	2543	Y	2543	Y	2774	Y	5549
179	24 Woodpecker	5720	4603	D	C	N	2346	new	2532	N	2532	N	2762	N	5524
180	25 Woodpecker	5740	4466	D	C	N	2366	2328	2456	Y	2456	Y	2680	Y	5359
181	26 Woodpecker	5760	5346	D	D	Y	2760	2676	2854	Y	2940	Y	3208	Y	6415
182	27 Woodpecker	5780	4000	D	B	N	2122	new	2200	N	2200	N	2400	N	4800
183	28 Woodpecker	5800	5591	D	D	Y		2614	2927	Y	3075	Y	3355	Y	6709
184	29 Woodpecker	5820	6898	D	E	N	2103	2045	3319	Y	3794	Y	4139	Y	8278
185	30 Woodpecker	5271	6000	D	E	N	3518	3753	3050	N	3300	N	3600	N	7200
186	31 Woodpecker	5291	5999	D	E	N	3233	3304	3050	N	3299	N	3599	Y	7199
187	32 Woodpecker	5311	4002	D	B	N	2272	2319	2201	N	2201	N	2401	Y	4802
188	33 Woodpecker	5331	5200	D	D	Y		2532	2810	Y	2860	Y	3120	Y	6240
189	34 Woodpecker	5351	5200	D	D	Y		2976	2810	N	2860	N	3120	Y	6240
190	35 Woodpecker	5371	5200	D	D	Y		2705	2810	Y	2860	Y	3120	Y	6240
191	36 Woodpecker	5391	5200	D	D	Y		2932	2810	N	2860	N	3120	Y	6240
192	37 Woodpecker	5411	5201	D	D	Y		2738	2810	Y	2861	Y	3121	Y	6241
193	38 Woodpecker	5431	5201	D	D	Y	2396	3090	2810	N	2861	N	3121	Y	6241
194	39 Woodpecker	5451	5200	D	D	Y	2725	2990	2810	N	2860	N	3120	Y	6240
195	40 Woodpecker	5471	5200	D	D	Y		3030	2810	N	2860	N	3120	Y	6240
196	41 Woodpecker	5491	6001	D	E	N	2800	3501	3050	N	3301	N	3601	Y	7201
197	42 Woodpecker	5531	6000	D	E	N	2590	2637	3050	Y	3300	Y	3600	Y	7200
198	43 Woodpecker	5551	5774	D	D	Y	2690	2852	2982	Y	3176	Y	3464	Y	6929
199	44 Woodpecker	5591	4137	D	B	N	2300	2438	2275	N	2275	N	2482	Y	4964
200	45 Woodpecker	5611	4273	D	B	N		2021	2350	Y	2350	Y	2564	Y	5128
201	46 Woodpecker	5631	6501	D	E	N		2917	3200	Y	3576	Y	3901	Y	7801
202	47 Woodpecker	5671	7110	D	E	N		2294	3383	Y	3911	Y	4266	Y	8532
203	48 Woodpecker	5751	5248	D	D	Y		5190	2824	N	2886	N	3149	N	6298
204	49 Woodpecker	5771	6226	D	E	N	2688	2729	3118	Y	3424	Y	3736	Y	7471
Total Non-Conforming Properties					87	Total Non-Conforming Properties					87	71	38		
					%	43%						%	43%	35%	19%