



City Council

**Council Chambers, City Hall
6911 No. 3 Road**

**Monday, June 10, 2019
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*
- CNCL-7** (1) *adopt the minutes of the Regular Council meeting held on May 27, 2019.*

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AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

2. *Motion to resolve into Committee of the Whole to hear delegations on agenda items.*

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3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED.

4. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Proposed Tidally Influenced Terra Nova Slough Update
- 2019 Child Care Grants – Second Intake
- Affordable Housing Strategy (2017–2027) – 2018 Update
- Building Our Social Future – A Social Development Strategy for Richmond (2013–2022): Progress Report for 2017 and 2018
- Land use applications for first reading (to be further considered at the Public Hearing on July 15, 2019):
 - 7391 Moffatt Road – Rezone from RAM1 to RTH1 (Matthew Cheng Architect Inc. – applicant)
 - 10200/10220 Railway Avenue – Rezone from RD1 to RCH1 (Raman Kooner – applicant)
- Farming First: Proposed Update to Richmond’s 2003 Agricultural Viability Strategy (AVS)

5. *Motion to adopt Items No. 6 through No. 13 by general consent.*



6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-23 (1) *the Parks, Recreation and Cultural Services Committee meeting held on May 28, 2019;*

Consent
Agenda
Item

Council Agenda – Monday, June 10, 2019

Pg. # ITEM

- CNCL-429** (2) the **General Purposes Committee** meeting held on June 3, 2019; and
ADDED
CNCL-435 (3) the **Planning Committee** meeting held on June 4, 2019;
be received for information.



Consent
Agenda
Item

7. **PROPOSED TIDALLY INFLUENCED TERRA NOVA SLOUGH UPDATE**

(File Ref. No. 06-2345-20-TNOV4) (REDMS No. 6160886 v. 10)

CNCL-43

See Page **CNCL-43** for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

- (1) *That Option 2: Create a Tidally Influenced Terra Nova Slough, as outlined in the staff report titled “Proposed Tidally Influenced Terra Nova Slough Update” dated April 5, 2019 for the Director, Parks Services, be endorsed; and*
- (2) *That staff be directed to explore (i) design options for the tidally influenced Terra Nova slough, including the original plan, and (ii) additional funding sources.*



Consent
Agenda
Item

8. **2019 CHILD CARE GRANTS – SECOND INTAKE**

(File Ref. No. 03-0185-01) (REDMS No. 6178419 v. 4)

CNCL-74

See Page **CNCL-74** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- REVISED** *That the Child Care Capital Grants, as outlined in the staff report titled “2019 Child Care Grants – Second Intake” dated May 7, 2019 from the Manager, Community Social Development, be awarded for the recommended amounts and cheques be disbursed for a total of \$25,720.*



Consent
Agenda
Item

9. **AFFORDABLE HOUSING STRATEGY (2017–2027) – 2018 UPDATE**

(File Ref. No. 01-0095-20-5006) (REDMS No. 6090737 v. 4; 6189949)

CNCL-105

See Page **CNCL-105** for full report

PLANNING COMMITTEE RECOMMENDATION

REVISED *That the Affordable Housing Strategy (2017–2027) – 2018 Update be distributed to key stakeholders and posted on the City website.*

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Consent
Agenda
Item

10. **BUILDING OUR SOCIAL FUTURE – A SOCIAL DEVELOPMENT STRATEGY FOR RICHMOND (2013–2022): PROGRESS REPORT FOR 2017 AND 2018**

(File Ref. No. 07-3375-01) (REDMS No. 5805953 v. 16)

CNCL-143

See Page CNCL-143 for full report

PLANNING COMMITTEE RECOMMENDATION

REVISED *That the Building Our Social Future – A Social Development Strategy for Richmond (2013–2022): Progress Report for 2017 and 2018 be distributed to key stakeholders and posted on the City website.*

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Consent
Agenda
Item

11. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 7391 MOFFATT ROAD FROM THE “MEDIUM DENSITY LOW RISE APARTMENTS (RAM1)” ZONE TO THE “HIGH DENSITY TOWNHOUSES (RTH1)” ZONE**

(File Ref. No. 12-8060-20-009894; RZ 17-777664) (REDMS No. 6162857; 5881819)

CNCL-194

See Page CNCL-194 for full report

PLANNING COMMITTEE RECOMMENDATION

REVISED *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9894, for the rezoning of 7391 Moffatt Road from the “Medium Density Low Rise Apartments (RAM1)” zone to the “High Density Townhouses (RTH1)” zone, be introduced and given First Reading.*

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ADDITIONAL PLANNING COMMITTEE RECOMMENDATION

ADDED *That a letter be sent to guiding groups of property management companies, stratas, notaries, lawyers, real estate professionals and other appropriate professional bodies to inform them of the on-going issue of buyers reporting a lack of property information and request that measures be taken to improve disclosure of property information to prospective buyers.*

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Consent
Agenda
Item

12. **APPLICATION BY RAMAN KOONER FOR REZONING AT 10200/10220 RAILWAY AVENUE FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “COACH HOUSES (RCH1)” ZONE**

(File Ref. No. 12-8060-20-010035; RZ 17-784927) (REDMS No. 5997730; 6182914)

CNCL-226

See Page CNCL-226 for full report

PLANNING COMMITTEE RECOMMENDATION

REVISED

- (1) *That the following recommendation be forwarded to a Public Hearing:*
- (a) *That Single-Family Lot Size Policy 5420 for the area generally bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Road, in a portion of Section 36 Block 4 North Range 7 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5420 (Attachment 5); and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10035, for the rezoning of 10200/10220 Railway Avenue from the “Two-Unit Dwellings (RD1)” zone to the “Coach Houses (RCH1)” zone, be introduced and given First Reading.*

Consent
Agenda
Item

13. **FARMING FIRST: PROPOSED UPDATE TO RICHMOND’S 2003 AGRICULTURAL VIABILITY STRATEGY (AVS)**

(File Ref. No. 08-4050-10) (REDMS No. 6061053 v. 5; 919127)

CNCL-267

See Page CNCL-267 for full report

PLANNING COMMITTEE RECOMMENDATION

REVISED

That staff be directed to conduct public consultation regarding the update to the Agricultural Viability Strategy, and report back to Planning Committee.

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

14. *Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.*

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CNCL-391 (1) Annie Lai, Richmond resident, to speak on a proposal for the implementation of a Youth City Council.

CNCL-404 (2) Kim Jensen, President, Richmond Tennis Club, to speak on a proposal to upgrade current facilities.

15. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-422 Parking (Off-Street) Regulation Bylaw No. 7403, Amendment
Bylaw No. 10002
Opposed at 1st/2nd/3rd Readings – None.

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CNCL-423	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9646 (9051 & 9071 Steveston Highway, RZ 16-728719) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-424	Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No. 9062 (4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street, RZ 13-633927) Opposed at 1 st Reading – Cllrs. Day and Steves. Opposed at 2 nd /3 rd Readings – Cllrs. Day and Steves.	<input type="checkbox"/>
CNCL-425	Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9063 (4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street, RZ 13-633927) Opposed at 1 st Reading – Cllrs. Day and Steves. Opposed at 2 nd Reading – Cllrs. Au, Day, and Steves. Opposed at 3 rd Reading – Cllrs. Day and Steves.	<input type="checkbox"/>
	ADJOURNMENT	<input type="checkbox"/>



General Purposes Committee

Date: Monday, June 3, 2019

Place: Anderson Room
Richmond City Hall

Present: Acting Mayor Chak Au, Acting Chair
Councillor Carol Day
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Absent: Mayor Malcolm D. Brodie

Call to Order: The Acting Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on May 21, 2019, be adopted as circulated.

CARRIED

AGENDA ADDITIONS

The Acting Chair advised that a referral to staff regarding amendments to the Noise Regulation Bylaw would be added to the agenda as Item No. 2.

COMMUNITY SERVICES DIVISION

1. **2019 CHILD CARE GRANTS – SECOND INTAKE**
(File Ref. No. 03-0185-01) (REDMS No. 6178419 v. 4)

General Purposes Committee

Monday, June 3, 2019

It was moved and seconded

That the Child Care Capital Grants, as outlined in the staff report titled "2019 Child Care Grants – Second Intake" dated May 7, 2019 from the Manager, Community Social Development, be awarded for the recommended amounts and cheques be disbursed for a total of \$25,720.

CARRIED

COUNCILLOR CAROL DAY

2. NOISE BYLAW AMENDMENTS

(File Ref. No.) (REDMS No.)

Councillor Day distributed materials (attached to and forming part of these minutes as Schedule 1) and spoke to amendments to the Noise Regulation Bylaw No. 8856 to change permitted hours of noise to start at 7:30 a.m. on weekdays, Monday through Friday as well as expanding the noise restriction to include other sources of noise such as landscaping activities.

Discussion took place regarding (i) referring the matter to staff to also review reducing the hours of permitted construction noise to an earlier end time, (ii) impact of weather and seasonal changes on required hours of construction, (iii) number of noise complaints received, and (iv) differentiating between construction noise and other types of noises.

In response to questions from Committee, John Irving, Acting General Manager, Engineering and Public Works, advised that staff do receive numerous exemption requests to work outside permitted construction noise hours typically for larger development projects that require longer durations of concrete pour for large slabs that would be difficult to achieve with weekday traffic.

As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

That staff review Noise Regulation Bylaw No. 8856 including beginning and end times of permitted construction noise and differentiating between construction and other noises.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:09 p.m.).

CARRIED

General Purposes Committee
Monday, June 3, 2019

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, June 3, 2019.

Acting Mayor Chak Au
Acting Chair

Amanda Welby
Legislative Services Coordinator

Motion : Noise bylaw amendment to 7:30 am

Whereas bylaw 8856 restricts construction to a start time of 7:00 am Monday through Friday be it resolved that the bylaw be amended to change the start time to 7:30 am Monday to Friday and these bylaws be applied to all trades such as Landscape companies and others that create excessive noise with their equipment.

Rational : Residents are often subject to excessive noise that negatively affects the quality of their lives in residential neighbourhoods, a further half hour in the early morning will improve the quality of life and better regulate how trades operate their businesses.



Noise Regulation Bylaw No. 8856 Amendments

No.: INFO-29
Date: 2016-03-11
Revised: 2018-05-13

Purpose:

To inform builders and owners of amendments to Noise Regulation Bylaw No. 8856, the "Bylaw". The amendments include restrictions to demolition and construction activities on Sundays and Statutory holidays and the introduction of signage requirements.

Background:

The City made amendments to the Bylaw on September 14 and November 09, 2015 to address demolition and construction noise concerns raised by members of the general public.

Implementation:

The Noise Regulation Bylaw No. 8856 was amended to include the following:

Noise Restrictions

The primary change to the Bylaw will limit construction activities on Sundays and Statutory holidays to work performed by homeowners or occupants, provided that construction noise levels do not exceed the limits stipulated in the Bylaw. Under this amendment, contractors are prohibited from creating noise due to construction activities during Sundays and Statutory holidays.

Construction noise is permitted under the Bylaw provided it does not have a rating exceeding 85 dBA when measured at a distance of 15.2 m (50 feet) from the source of the noise and only occurs:

- between 7:00 a.m. and 8:00 p.m. Monday through Friday that is not a Statutory holiday for any type of construction;
- between 10:00 a.m. and 8:00 p.m. Saturday that is not a Statutory holiday for any type of construction; and
- between 10:00 a.m. and 6:00 p.m. on a Sunday or Statutory holiday, provided the construction is in connection with a residential building or structure and undertaken personally by the homeowner or occupier of the premises.

Requirements for Posted Signage

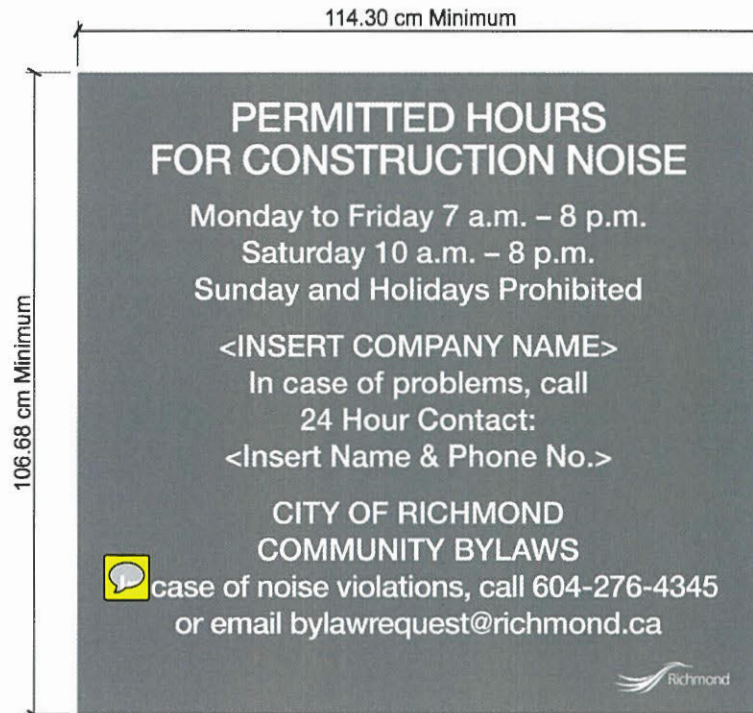
Where the construction value exceeds \$150,000.00, signage shall be installed and maintained on the premises in accordance with the following:

- The sign shall be at least 1.48 m² for construction that is in respect to a single or two-family dwelling or 2.97 m² for all other types of construction.
- The posted signage shall be a minimum of 114.30 cm (45 in.) wide by 106.68 cm (42 in.) high.
- The sign shall include the following information:
 - permitted hours for construction noise, as indicated in Noise Regulation Bylaw No. 8856;
 - name of the company undertaking the construction, if applicable;
 - name and phone number of the general contractor, owner or other person available to address complaints about the construction on a 24 hour per day basis; and
 - phone number and email address of the City's Community Bylaws Department (call 604-276-4345 or email bylawrequest@richmond.ca).
- The sign is to be secured to the building or supported by posts or poles and be capable of withstanding all weather conditions.

See over →

- The background colour of the sign shall be grey and the words shall be white Helvetica medium block lettering with a minimum letter height of 2.54 cm (1 in.).
- The owner, occupier, builder or developer shall maintain the sign required on the premises from the commencement date of any construction to the date that final occupancy is permitted.

Construction Sign Sample

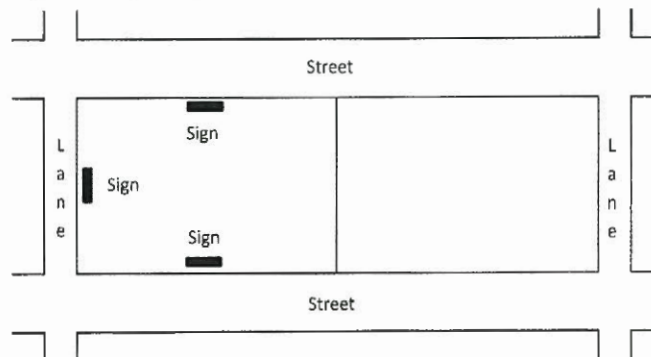


Sign Placement

Height From Ground - maximum 3.65 m

Height From Ground - minimum 1.52 m

Sign Quantity - 1 sign for EACH street and/or lane fronting the property



Note: Drawing not to scale.

The above-noted signage requirements will apply to all Demolition and Building Permits issued as of September 15, 2015, for all combined construction valued over \$150,000.00.

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin Number and email building@richmond.ca or call the Building Approvals General Inquiries line at 604-276-4118.

Should you have any questions or comments concerning Noise Regulation Bylaw No. 8856, please contact the **Community Bylaws Department at 604-276-4345 or email bylawrequest@richmond.ca.**



Planning Committee

Date: Tuesday, June 4, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Carol Day
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on May 22, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

June 18, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **AFFORDABLE HOUSING STRATEGY (2017–2027) – 2018 UPDATE**
(File Ref. No. 01-0095-20-5006) (REDMS No. 6090737 v. 4; 6189949)

An updated paragraph in the staff report with the revised date of 2007, related to the period of securing affordable housing units, was distributed (attached to and forming part of these minutes as Schedule 1).

Planning Committee
Tuesday, June 4, 2019

Discussion ensued with regard to (i) developing affordable housing near schools with low enrollment, (ii) classification of housing considered to be affordable, and (iii) impact of single-family home demolition on the supply of affordable housing.

In reply to queries from Committee, staff noted that there are many factors in public school enrollment rates. Staff added that the City uses Canada Mortgage and Housing Corporation (CMHC) definitions to classify affordable housing and that staff can provide further clarification on the types of housing that would be considered as affordable.

It was moved and seconded

That the Affordable Housing Strategy (2017–2027) – 2018 Update be distributed to key stakeholders and posted on the City website.

CARRIED

2. BUILDING OUR SOCIAL FUTURE – A SOCIAL DEVELOPMENT STRATEGY FOR RICHMOND (2013–2022): PROGRESS REPORT FOR 2017 AND 2018

(File Ref. No. 07-3375-01) (REDMS No. 5805953 v. 16)

It was moved and seconded

That the Building Our Social Future – A Social Development Strategy for Richmond (2013–2022): Progress Report for 2017 and 2018 be distributed to key stakeholders and posted on the City website.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 7391 MOFFATT ROAD FROM THE “MEDIUM DENSITY LOW RISE APARTMENTS (RAM1)” ZONE TO THE “HIGH DENSITY TOWNHOUSES (RTH1)” ZONE

(File Ref. No. 12-8060-20-009894; RZ 17-777664) (REDMS No. 6162857; 5881819)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that the proposed development is consistent with the City Centre Area Plan and that access to the site will be through an existing driveway to be shared with the adjacent development to the south. He added that the applicant was encouraged to discuss the proposed access with the neighbouring property's residents and that should the application proceed, there will be opportunities for public input during the Public Hearing and Development Permit process.

Planning Committee
Tuesday, June 4, 2019

Discussion ensued with regard to (i) the buildable density of the site, (ii) the disclosure of information in a property's title to prospective buyers by agents and lawyers during the sales process, and (iii) the proposed tree retention on-site.

In reply to queries from Committee, staff noted that (i) the statutory right-of-way (SRW) was registered on the property's title and that the conveyancing professionals would be obliged to disclose that information to prospective buyers, (ii) cash-in-lieu contributions for affordable housing are dependent on the proposed land use, and (iii) should the application proceed, there will be an opportunity to examine overlook concerns in the Development Permit process.

Andrew Chan, Strata Manager for 7411 Moffatt Road, expressed concern with regard to the proposed shared driveway and added that current residents of 7411 Moffatt road were unaware of the SRW registered on-title. Furthermore, he noted that a review of each title in the strata would be labour intensive and costly and encouraged that residents of 7411 Moffatt Road be granted input in the development and maintenance of the proposed shared driveway.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that staff will be facilitating a meeting between the applicant and the strata council of 7411 Moffatt Road to discuss aspects of the application including the proposed shared driveway. He added that an update on these discussions will be provided to Council prior to the Public Hearing.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9894, for the rezoning of 7391 Moffatt Road from the "Medium Density Low Rise Apartments (RAM1)" zone to the "High Density Townhouses (RTH1)" zone, be introduced and given First Reading.

CARRIED

Discussion ensued with regard to the disclosure of property information to prospective buyers and as a result, the following **motion** was introduced:

It was moved and seconded

That a letter be sent to guiding groups of property management companies, stratas, notaries, lawyers, real estate professionals and other appropriate professional bodies to inform them of the on-going issue of buyers reporting a lack of property information and request that measures be taken to improve disclosure of property information to prospective buyers.

CARRIED

Planning Committee
Tuesday, June 4, 2019

4. **APPLICATION BY RAMAN KOONER FOR REZONING AT 10200/10220 RAILWAY AVENUE FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “COACH HOUSES (RCH1)” ZONE**

(File Ref. No. 12-8060-20-010035; RZ 17-784927) (REDMS No. 5997730; 6182914)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that three coach house lots are proposed and that each coach house will have one bedroom and include a den on the ground floor. He added that the proposed development is consistent with the City’s Arterial Road policy.

It was moved and seconded

(1) *That the following recommendation be forwarded to a Public Hearing:*

(a) *That Single-Family Lot Size Policy 5420 for the area generally bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Road, in a portion of Section 36 Block 4 North Range 7 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5420 (Attachment 5); and*

(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10035, for the rezoning of 10200/10220 Railway Avenue from the “Two-Unit Dwellings (RD1)” zone to the “Coach Houses (RCH1)” zone, be introduced and given First Reading.*

CARRIED

5. **FARMING FIRST: PROPOSED UPDATE TO RICHMOND’S 2003 AGRICULTURAL VIABILITY STRATEGY (AVS)**

(File Ref. No. 08-4050-10) (REDMS No. 6061053 v. 5; 919127)

Staff reviewed the proposed update to the City’s Agricultural Viability Strategy, noting that (i) additional updates will be provided upon completion of consultation process, (ii) staff will be exploring incentives to encourage farming including land matching initiatives and opportunities to obtain grants, and (iii) the City will be consulting with farmers and other stakeholders such as Kwantlen Polytechnic University on developing policies.

Discussion ensued with regard to (i) developing access to agricultural backlands, (ii) encouraging the farming of a variety of crops including vegetables, and (iii) supporting direct marketing of farm produce.

In reply to queries from Committee regarding direct marketing of farm produce, Barry Konkin, Manager, Policy Planning, noted that signage and kiosk licensing regulations for farm operators can be reviewed.

Planning Committee
Tuesday, June 4, 2019

It was moved and seconded

That staff be directed to conduct public consultation regarding the update to the Agricultural Viability Strategy, and report back to Planning Committee.

CARRIED

6. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:02 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 4, 2019.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Affordable Housing Strategy (2017-2028) – 2018 Update

Correction to Page PLN 12 of the Cover Report

On page PLN 12, the report incorrectly states that the City has secured more than 2,000 new affordable housing units since 2017. The correct date is 2007.

The revised paragraph is as follows:

Since 2007, the City has used a range of tools, including policies, City funding, land contributions and partnerships, to secure more than 2,000 new affordable housing units comprised of:

- 799 Low-End Market Rental units;
- 37 ARTS units, affordable housing units for artists in Richmond;
- 726 market rental units;
- 535 non-market housing units;
- 304 secondary suites secured through rezoning; and
- 25 entry level home ownership units.