



City of Richmond
Urban Development Division

Report to Committee

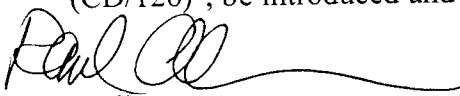
To: Planning Committee
From: Raul Allueva
Director of Development

To Planning - Sept 21, 2004
Date: September 10, 2004
RZ 04-271083
File: 12-8060-20-7826 /782

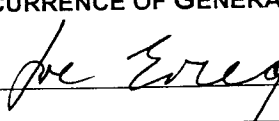
RE: APPLICATION BY SUNCOR DEVELOPMENT CORPORATION, CENTRO DEVELOPMENT LTD. AND ASJ ENTERPRISE FOR REZONING AT 12311 NO. 2 ROAD AND A PORTION OF 12251 NO. 2 ROAD FROM LIGHT INDUSTRIAL DISTRICT (I2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/126)

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7825, to redesignate 12311 No. 2 Road and a portion of 12251 No. 2 Road from "Industrial" to "Multiple-Family" in the Steveston Area Land Use Map in Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw No. 7825, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7825, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.
4. That Bylaw No. 7826, for the rezoning of 12311 No. 2 Road and a portion of 12251 No. 2 Road from "Light Industrial District (I2)" to "Comprehensive Development District (CD/126)", be introduced and given first reading.


Raul Allueva
Director of Development

RA:jl
Att. 6

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Suncor Development Corporation, Centro Development Ltd. And ASJ Enterprises have applied to rezone 12311 No. 2 Road and the rear portion of 12251 No. 2 Road from "Light Industrial (I2)" to "Comprehensive Development District (CD/126)" to permit development of 53 townhouses (**Attachment 1**). An Official Community Plan (OCP) amendment is required to redesignate the property from "Industrial" to "Multiple-Family" in the Steveston Area Plan.

Project Description

The site is located in the Trites Industrial Area, an older industrial district that has been undergoing a transition to residential use over the past few years.

The applicant proposes a 53-unit townhouse development with vehicle access from No. 2 Road. The properties are currently occupied by an industrial manufacturing building. The project data sheet, which outlines details of the proposed development, is provided in **Attachment 2**. A conceptual site plan is included in **Attachment 3**.

The units are three storeys in height. Parking for the units is situated on the ground floor of each unit. Two levels of living space are located above the parking level. This arrangement achieves the floodproofing requirements in this area, where habitable floorspace is required to be located at a minimum geodetic elevation of 2.6 metres.

Upon completion of the rezoning application, a Development Permit will be required to specify the general site design (location of buildings, setbacks, building design, height, massing, exterior treatment) and landscaping.

Site Context

The site context is as follows:

- North: Single-family housing (zoned R1/E) fronting on Moncton Street; and
An industrial building (zoned I2) that is currently under rezoning application for a seniors' assisted living project (RZ 03-252028). This application was considered at Public Hearing on August 23, 2004 and was referred back to Staff for revisions to the project height.
- East: Agricultural lands (zoned AG1)
- South: Industrial building (zoned I2)
- West: Industrial building (zoned I2)

Related Policies & Studies

Official Community Plan

As the property is located across the street from the Agricultural Land Reserve (ALR), the buffering guidelines outlined in the OCP apply. The guidelines suggest that where a development is separated from the ALR by a road, a landscaped buffer with a minimum width of 5 m (16.4 ft.) should be provided. The purpose of this buffer is to help reduce potential impacts from normal agricultural activities (such as noise, dust, odours, spraying, etc.).

Steveston Area Plan

The Steveston Area Plan designates the subject property for "Industrial" use. The Trites Area, in which this property is located, is an older industrial district that is currently undergoing a transition from industrial to residential uses.

In 2003, properties along Andrews Road and Trites Road were redesignated and rezoned for residential use. There are now small lot single-family houses and 3-storey townhouses under construction on those sites.

Consultation

The City's Consultation Policy No. 5039 (adopted April 22, 2002) was created in order to meet the requirements of the *Local Government Act* that for the preparation or amendment of any OCP, local governments must provide one or more opportunities (as deemed appropriate) for consultation with persons, organizations, and agencies that are deemed to be affected.

The OCP amendment proposed in this application will require a statutory Public Hearing. The Consultation Policy provides for additional consultation (prior to First Reading of an amending bylaw) with other affected groups, including adjacent municipalities, the regional district, school boards, Provincial or Federal agencies, or First Nations.

Staff have reviewed the list of agencies that could be consulted and have determined that the area residents are those who would most likely be interested in the development proposal. As the project generally complies with the form of development deemed acceptable in the neighbourhood and there would be a statutory Public Hearing held in the future, no further public consultation was carried out prior to the preparation of this report.

Staff Comments

Engineering Servicing, Parks, Planning and Transportation staff have provided comments that are included as **Attachment 4**. No major issues have been identified.

Analysis

Trites Area Redevelopment Potential

The Trites Industrial Area has been the subject of ongoing discussion about whether any of the existing industrial properties should be retained. A separate Staff report is being brought forward to Planning Committee on this issue, concluding that there are enough choices for industrial and service commercial relocation to the Steveston Harbour Authority (SHA) lands, the London-Princess Area, the Mixed Maritime Use precinct on the BC Packers site, and the Steveston Village. On this basis, and following consultation with the SHA and industrial property owners, Staff feels that there is no further need to retain existing industrial properties in the Trites Area. Guidelines for the development of the Trites Area are proposed to guide future redevelopment, and the proposal is consistent with these guidelines. As a result, the OCP amendment to change the land use designation of the subject properties can be supported.

Zoning

The proposed CD/126 zone was recently used for a townhouse development that is currently under construction at 5999 Andrews Road. The CD/126 zone provides for a floor area ratio of 0.69, site coverage of 46% and maximum height of 12 m or three storeys. The development proposed for this site conforms to the provisions of the CD/126 zone and is similar in concept, use and density to the townhouse project at 5999 Andrews Road. The CD/126 zone is considered applicable and appropriate for the subject area.

Height and Residential Interface

The proposed development site consists of 12311 No. 2 Road and the rear (west) portion of 12251 No. 2 Road. The front (east) portion of 12251 No. 2 Road is currently under application for OCP amendment and rezoning to build a seniors' assisted living project. After the Public Hearing on August 23, 2004, this application was referred back to Staff. Many of the single-family neighbours were opposed to the height of the building, which was proposed to be three storeys over parking. Council directed that the applicant explore options to eliminate a storey and consider a two-storey building (over parking) adjacent to the single-family neighbours.

Although the townhouses proposed in this application are a full three storeys above ground, the units do not directly abut the shallow single-family lots along Moncton Street (5700 to 5760 Moncton Street and 12231 No. 2 Road). The form and height of the proposed townhouses, therefore, should be better able to address adjacency impacts for the shallow single-family lots on Moncton Street through careful site and building design.

The preliminary site plan submitted shows several clusters of buildings abutting the deep single-family lots at 5580, 5600 and 5620 Moncton Street. Since these single-family properties are very deep (73 m/240 ft.), it is possible for the rear portions of these single-family lots to be re-developed with townhouses as a subsequent phase of development. The proposed townhouses at the rear of 12251 No. 2 Road would be compatible in form and massing to future townhouses that may be built on these neighbouring lots.

It is noted, however, that requirements will be imposed at the Development Permit stage to address this interface and ensure provision of a minimum 6 m/20 ft. setback along this interface and lower building height and roof lines. These issues are discussed in detail below.

Vehicle Access

The development is accessed from No. 2 Road by a driveway along the south property line. When the property to the south (12351 No. 2 Road) redevelops, it is envisioned that the properties will share one driveway access in order to minimize vehicular access points onto No. 2 Road. A cross-access agreement will be registered over the main drive aisle to enable future joint use with the neighbouring property.

The long-term plans for No. 2 Road include the construction of a median. It is anticipated that there will be a break in the median at this location in order to allow full turning movements to this property.

A development concept plan has been developed to ensure coordinated access and development for surrounding lands (**Attachment 5**). At the southwest corner of the property, a one-quarter cul-de-sac will be required in order to facilitate development of a future internal road network as other properties to the west redevelop.

As the internal road network is under review as each development application is processed, a Public Right-of-Way will be registered over the one-quarter cul-de-sac rather than a dedication at this time. A restrictive covenant will be registered on the property and a Letter of Credit for construction will be submitted to ensure future dedication and construction of this portion of road once the internal road network is confirmed.

Parking

The site provides 106 resident parking spaces and 11 visitor parking spaces. The total number of parking spaces complies with Zoning Bylaw requirements.

The parking is a mix of side-by-side and tandem parking arrangements. The majority of the units, 47 out of 53 townhouse units, have tandem parking. Six (6) larger townhouse units have side-by-side parking.

As a condition of rezoning, a restrictive covenant will be registered to prevent the conversion of the tandem parking areas to uses other than parking (e.g. storage areas).

Industrial Uses

The development is adjacent to existing industrial buildings (at 12251 No. 2 Road and 12351 No. 2 Road). Although there is long-term potential to redevelop these properties for residential use, Staff wish to ensure that there is adequate design consideration to minimize impacts of existing industrial uses on the proposed residential uses in the interim.

The buildings are arranged at right angles to the north and south property lines in order to minimize the number of units that would directly abut industrial use. The location of the outdoor amenity space and the internal driveway along the south property line further provides distance separation between the industrial building at 12351 No. 2 Road and the townhouses.

As a condition of rezoning, the applicant is also required to register a restrictive covenant for noise attenuation and visual disturbance measures in buildings and to advise prospective residents of the proximity of industrial uses.

Agricultural Uses

The east side of No. 2 Road is occupied by actively farmed lands that are zoned AG1 (Agricultural District) and are located within the Provincial Agricultural Land Reserve (ALR).

The proposed development includes a 5 m (16.4 ft.) buffer area along No. 2 Road in accordance with guidelines in the City's Official Community Plan with respect to new development separated from the ALR by a road. The buildings along No. 2 Road are proposed to be set back from the buffer area to create a total setback of 7.57 m (24.8 ft.) from the front property line. The details of the landscape buffer, including planting and details, will be provided at the Development Permit stage.

As a condition of rezoning, the applicant is also required to register a restrictive covenant that prevents removal of the landscape buffer and advises prospective residents to be aware of potential impacts from normal farm activities (e.g. noise, dust, odour, spraying, etc.).

The Agricultural Advisory Committee reviewed this application on September 9, 2004 and support the proposed buffering.

Pedestrian Walkway

There is a 3 m (9.8 ft.) wide statutory right-of-way located along the west property line to accommodate a sanitary sewer line. This right-of-way is in close proximity to an existing right-of-way that runs between 5560 and 5580 Moncton Street.

As there is potential for the creation of a pedestrian connection from Moncton Street, Staff have proposed that the sanitary right-of-way be developed with a 1.5 m wide concrete walkway and 1.5 m of landscaping. When the property to the west (12320 Trites Road) develops in the future, the remaining half of the walkway may be constructed at that time.

This walkway will contribute to a north-south pedestrian network that is envisioned to connect this neighbourhood with the pedestrian and waterfront amenities at Southcove (south of Andrews Road).

Amenity Space

The applicant proposes to provide 313 m² (3,369 ft²) of outdoor amenity space centrally located in the site. This conforms to Development Permit Area guidelines for outdoor amenity space in multi-family developments.

As no indoor amenity space is provided, cash-in-lieu of \$104,000 is required. Alternatively, the cash-in-lieu could be waived if the applicant elects to provide appropriate and adequate indoor amenity space at the Development Permit submission stage.

Community Amenity Contributions

The applicant has agreed to a contribution of \$27,000 to the Child Care Development Fund and \$27,000 to the Affordable Housing Statutory Reserve Fund.

Development Permit Considerations

The plans included in this report are conceptual. Detailed design review and finalization of the overall development scheme, including building and roof designs, treatment, setbacks, landscaping, etc. will be considered at the DP stage. Some notable preliminary issues that have been identified for further review at DP stage include:

- Setbacks to adjacent single-family properties to the north - As the townhouses are three storeys in height (2 storeys over parking), Staff requested the applicant to provide a minimum 6 m setback to the adjacent single-family properties to the north. The applicant has submitted plans that reflect this request. At the DP stage, Staff will review to ensure a desirable interface.
- Roof line of buildings that are adjacent to single-family properties to the north - To address adjacency issues, Staff will be requesting the applicant to lower the roof lines of the buildings located closest to the single-family houses to 2 or 2-1/2 storeys.
- Landscaping - Landscaping around the site will be considered to ensure that there is appropriate and adequate buffering to existing industrial uses and the ALR.

Financial Impact

None.

Rezoning Conditions

A list of rezoning conditions is included as **Attachment 6**. The applicant has agreed to the conditions and a signed form is on file.

Conclusion

The proposed development is consistent with new multi-family development that was approved last year in other parts of this neighbourhood.

The height of the proposed development is not an issue for the shallow single-family lots along Moncton Street as this development does not directly abut these lots. The proposed development does, however, abut the three deep single-family lots (5580, 5600 and 5620 Moncton Street), and specific attention will be given at the DP stage to ensure a 6 m setback, lower height along this interface, and substantial landscaping. The three, deep single-family lots have redevelopment potential for townhouses at the rear. The proposed townhouses are therefore compatible with anticipated future land uses on the neighbouring properties.

The proposed development is consistent with proposed guidelines for the transition of the Trites Area to residential uses, will create additional housing choices and contribute to the overall redevelopment of the Trites Area. It is therefore recommended that the application be supported.



Janet Lee
Planner 2

JL:cas

There are requirements to be dealt with prior to final adoption:

Legal requirements, specifically:

1. Registration of a Public Right-of-Way over a one-quarter cul-de-sac (17 m radius) at the southwest corner of the site. A restrictive covenant will be registered to require dedication of the one-quarter cul-de-sac if it is required in the future to complete the internal road network.
2. The granting of a 3.0 wide public rights-of-passage right-of-way along the west property line to accommodate a pedestrian walkway.
3. Registration of a floodplain covenant.
4. Registration of a restrictive covenant to prevent the conversion of any of the ground floor tandem parking areas to storage or habitable space.
5. Registration of a restrictive covenant ensuring noise attenuation and visual mitigation in buildings and to notify dwelling unit purchasers of nearby industrial activities.
6. Registration of a restrictive covenant ensuring that the agricultural landscape buffer (width to be determined) along No. 2 Road is not removed and to notify dwelling unit purchasers of nearby agricultural activities.
7. Registration of a cross access agreement:
 - a. to 12351 No. 2 Road along the south property line to allow the creation of a future shared driveway access to/from the future development site to the south;
 - b. to 5580, 5600 and 5620 Moncton Street to allow for vehicle access to the backlands of those properties.

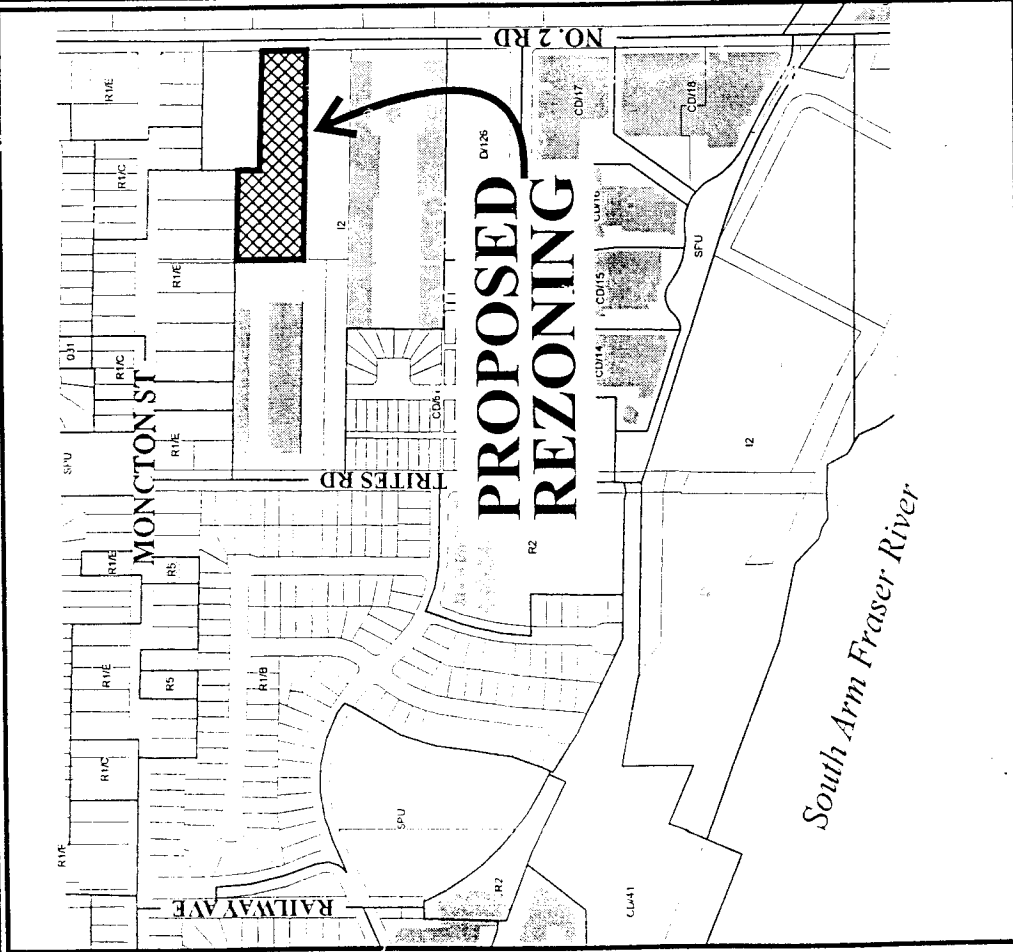
Development requirements, specifically:

1. Consolidation of all the lots into one development parcel.
2. Contribution of \$27,000 to the Child Care Development Fund and \$27,000 to the Affordable Housing Statutory Reserve Fund.
3. Payment of \$104,000 in-lieu of on-site indoor amenity space to go towards the Recreation Facility Reserve Account, or submission of an alternate plan at the Development Permit stage that includes appropriate and adequate indoor amenity space.

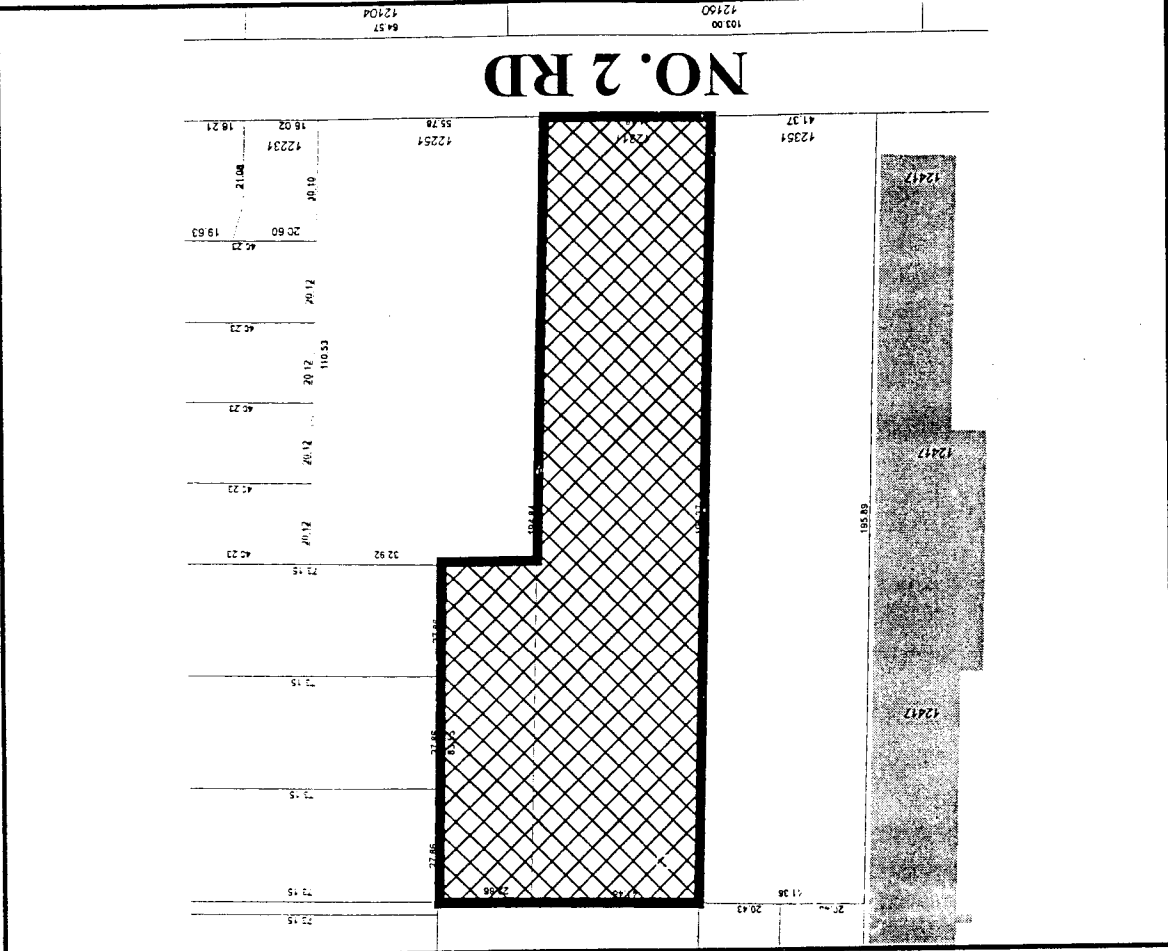
4. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
5. Payment of cash-in-lieu for future construction of the one-quarter cul-de-sac works (150% of the estimated value).



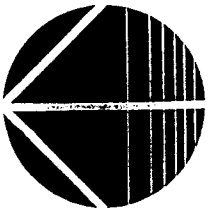
City of Richmond



PROPOSED REZONING



NO. 2 RD



RZ 04-271083

Original Date: 06/08/04
 Revision Date: 08/16/04
 Note: Dimensions are in METRES


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Policy Planning Department

RZ 04-271083

Address: 12311 No. 2 Road and portion of 12251 No. 2 Road

Applicant: Suncor Development Corporation, Centro Development Ltd, ASJ Enterprise

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Herzog Leasing Ltd.	To be determined
Site Size (m ²):	1.0 ha (2.5 acres)	0.98 ha (2.4 acres)
Land Uses	Industrial	Townhouses
OCP Designation	Mixed Use	No change
Area Plan Designation	Industrial	Multiple-Family
Zoning	I2	CD/126
Number of Units	n/a	53

	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	21.9 upa	none permitted
Floor Area Ratio:	Max. 0.69 F.A.R.	0.66 F.A.R.	none permitted
Lot Coverage – Building:	Max. 46%	38.8%	none
Lot Size (min. dimensions)	0.405 ha (1.0 acre)	1.0 ha (2.5 acres)	none
Setback – Front Yard (m):	6 m Min.	7.6 m	none
Setback – Side & Rear Yards (m):	Min. 3 m	3 m to 6 m	none
Height (m):	12 m	12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) and 0.2 (V) per unit	2.0 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	96	117	none
Tandem Parking Spaces	n/a	94	none
Amenity Space – Indoor:	100 m ² or cash-in-lieu	cash-in-lieu	none
Amenity Space – Outdoor:	312 m ²	313 m ²	none

Other: Across the street from the Agricultural Land Reserve; buffering required.

STAFF COMMENTS

12311 NO. 2 ROAD (RZ 04-271083)

Policy Planning

1. The proposal is consistent with new multi-family development that has been approved recently in this area.
2. A covenant is required for noise attenuation and visual mitigation in buildings adjacent to industrial uses and also to notify prospective purchasers of the proximity of industrial uses.
3. A covenant is required to prevent the removal of the landscape buffer along No. 2 Road and to notify prospective purchasers of potential impacts from normal agricultural operations (e.g. noise, odour, dust, spraying, etc.).
4. A floodplain covenant is required.
5. Units closest to No. 2 Road must have fronting characteristics (to be reviewed at Development Permit stage).
6. Secondary emergency vehicle access must be available until the ultimate secondary emergency vehicle access at the rear of the property is created (to be reviewed at Development Permit stage).
7. Cash-in-lieu of \$104,000 is required for indoor amenity space, as per Council policy.
8. Community amenity contribution of \$1,000 per dwelling unit (total \$54,000) is requested, to be divided evenly between the Child Care Development Fund and the Affordable Housing Statutory Reserve Fund.

Transportation Department

1. Provide cross-access agreement with property to the south (12351 No. 2 Road) in order to facilitate shared driveway access with that property in the future. In that regard, do not plant large trees along the south property line, especially at the entrance to the site.
2. Provide cross-access agreement with properties at 5580, 5600 and 5620 Moncton Street to facilitate access to the rear portions of those properties.
3. At the southwest corner of the site, a ¼ cul-de-sac dedication is required to provide alternate access for emergency vehicles when 12340 and 12360 Trites Road develop as per their application.

Parks Department

1. Walkway along the west property line should be developed with a 1.5 m wide concrete pedestrian walkway and 1.5 m of landscaping (to be maintained by future property owners).
2. Do not plant large trees or plants with large root systems within the right-of-way.
3. Ensure direct access from the development to the walkway to facilitate use by future residents.
4. Consider moving the outdoor open space to a location closer to the quarter cul-de-sac dedication in order to create some open space along the internal road network once it is in place.

Engineering Works and Services

Development Applications-Engineering supports the rezoning application.

Prior to final adoption of the Zoning Amendment Bylaw, the developer shall:

1. Consolidate the rear "finger" of 12251 No. 2 with 12311 No. 2 Road.
2. Register a Public Right-of-Way for future dedication of a 1/4 cul-de-sac (17 m radius) at the southwest corner of the site to connect to future road network.
3. Pay cash-in-lieu for doing the cul-de-sac works (amount to be determined), to be prepared by a Professional Engineer. Recommend that we take 150% of the estimated value; the monies would go to an identified Suspense Account.
4. Registration of a 3m Public Rights of Passage Right-of-Way along the entire west property line (on top of the existing utility right-of-way). This is for walkway construction.
5. No other rezoning concerns.

Then prior to issuance of future Building Permit, the developer is required to enter into the City's standard Servicing Agreement to design and construct both No. 2 Road frontage improvements and the 3 m walkway:

1. Works along No. 2 Road include but are not limited to, road widening, curb & gutter, creation of a minimum 1.6 m wide grass and treed boulevard, davit arm street lights (std L11.1) with a 1.5 m concrete sidewalk behind that. (Should be the same or very similar works done on No. 2 Road via SA 03-242897 to the south, but NOT including the curb & gutter on the east side creating the 7 m road). No. 2 Road is on the DCC program, so credits will apply.
2. The walkway is to be 1.5 m concrete at the west property line edge, sloping east towards this project, with a 1.5 m grassed edge. Should the consulting Engineer deem necessary, storm drainage may be required. No other concerns.

MONCTON ST

5580 5600 5620

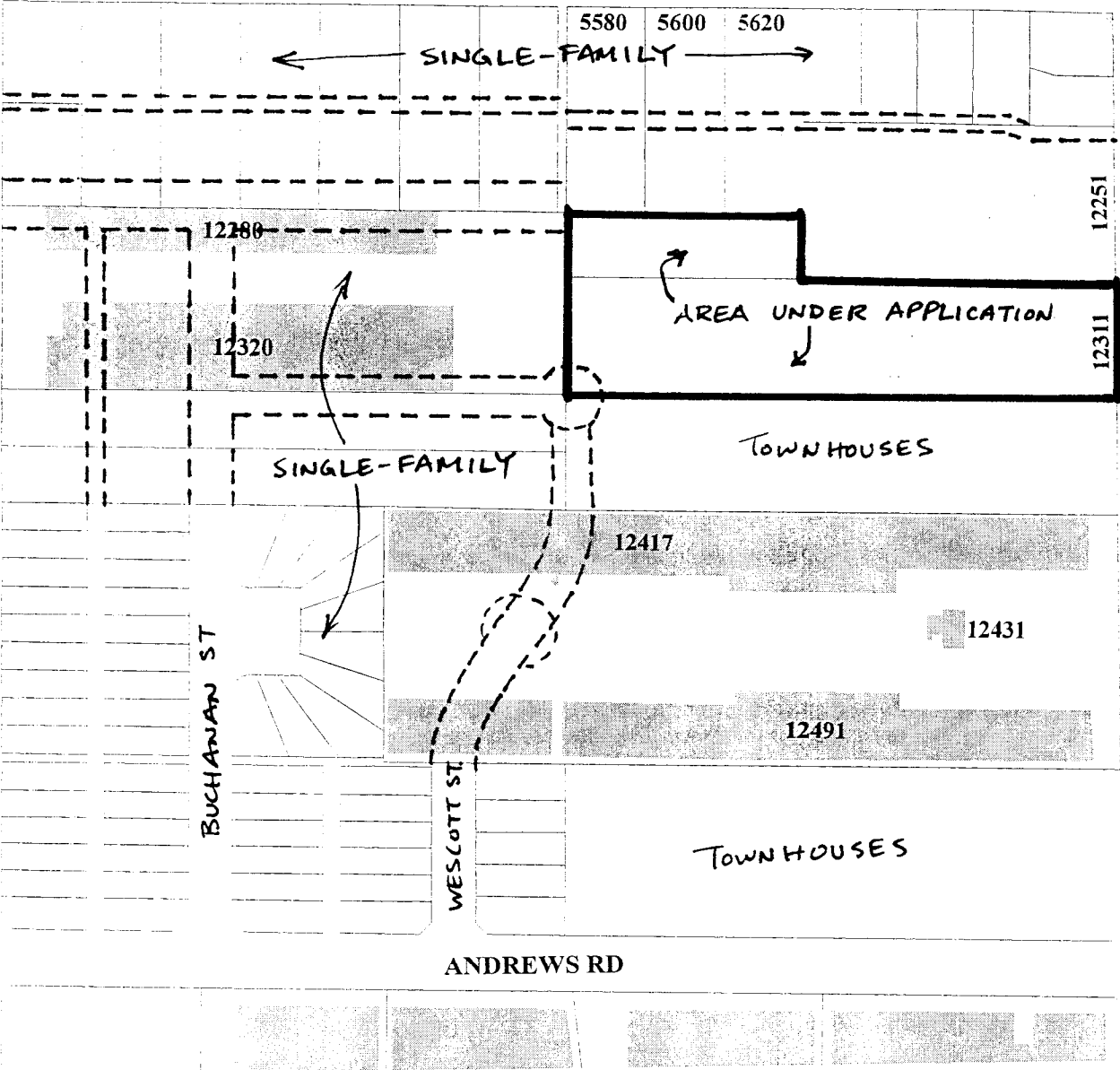
← SINGLE-FAMILY →

TRITES RD

BUCHANAN ST

WESCOTT ST

NO. 2 RD



~ CONCEPTUAL PLAN ~



Trites Area

Adopted Date: 06/09/04

Amended Date:

Note: Dimensions are in METRES

Conditional Rezoning Requirements

12311 No. 2 Road (RZ 04-271083)

Please sign and fax this form back to Janet Lee at (604) 276-4052 as soon as possible.

Prior to final adoption of Zoning Amendment Bylaw 7826, the developer is required to complete the following requirements:

1. Registration of a Public Right-of-Way over a one-quarter cul-de-sac (17 m radius) at the southwest corner of the site. A restrictive covenant will be registered to require dedication of the one-quarter cul-de-sac if it is required in the future to complete the internal road network.
2. The granting of a 3.0 wide public rights-of-passage right-of-way along the west property line to accommodate a pedestrian walkway.
3. Consolidation of all the lots into one development parcel.
4. Registration of a floodplain covenant.
5. Registration of a restrictive covenant to prevent the conversion of any of the ground floor tandem parking areas to storage or habitable space.
6. Registration of a restrictive covenant ensuring noise attenuation and visual mitigation in buildings and to notify dwelling unit purchasers of nearby industrial activities.
7. Registration of a restrictive covenant ensuring that the agricultural landscape buffer (width to be determined) along No. 2 Road is not removed and to notify dwelling unit purchasers of nearby agricultural activities.
8. Registration of a cross access agreement:
 - a. to 12351 No. 2 Road along the south property line to allow the creation of a future shared driveway access to/from the future development site to the south;
 - b. to 5580, 5600 and 5620 Moncton Street to allow for vehicle access to the backlands of those properties.
9. Contribution of \$27,000 to the Child Care Development Fund and \$27,000 to the Affordable Housing Statutory Reserve Fund.
10. Payment of \$104,000 in-lieu of on-site indoor amenity space to go towards the Recreation Facility Reserve Account, or submission of an alternate plan at the Development Permit stage that includes appropriate and adequate indoor amenity space.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. Payment of cash-in-lieu for future construction of cul-de-sac works (150% of the estimated value).

Prior to issuance of a future Building Permit, the developer is required to:

1. Enter into a standard Servicing Agreement* for the:
 - a. Design and construction of No. 2 Road frontage improvements. Works include but are not limited to: road widening, curb and gutter, creation of a minimum 1.6 m wide grass and treed boulevard, davit arm street lights (std L11.1) with a 1.5 m concrete sidewalk beside that (should be the same or very similar works done on No. 2 Road via SA 03-242897 to the south, but not including the curb and gutter on the east side creating the 7 m road). No. 2 Road is on the DCC program, so credits will apply.
 - b. Design and construction of the 3 m walkway. The walkway is to be 1.5 m concrete at the property line edge, sloping east towards this project, with a 1.5 m grassed edge. Should the consulting engineer deem necessary, storm drainage may be required.

* Note: This requires a separate application.

(SIGNED COPY ON FILE)

Signed

Date



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7825 (RZ 04-271083)
12311 No. 2 Road and portion of 12251 No. 2 Road**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in the Steveston Area Land Use Map in Schedule 2.4 (Steveston Area Plan) thereof of the following area and by designating it "Multiple-Family".

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7825"

2. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing Steveston Area Land Use Map in Schedule 2.4 (Steveston Area Plan) and replacing it with Schedule B, which is attached to and forms part of this Bylaw.

3. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7825**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

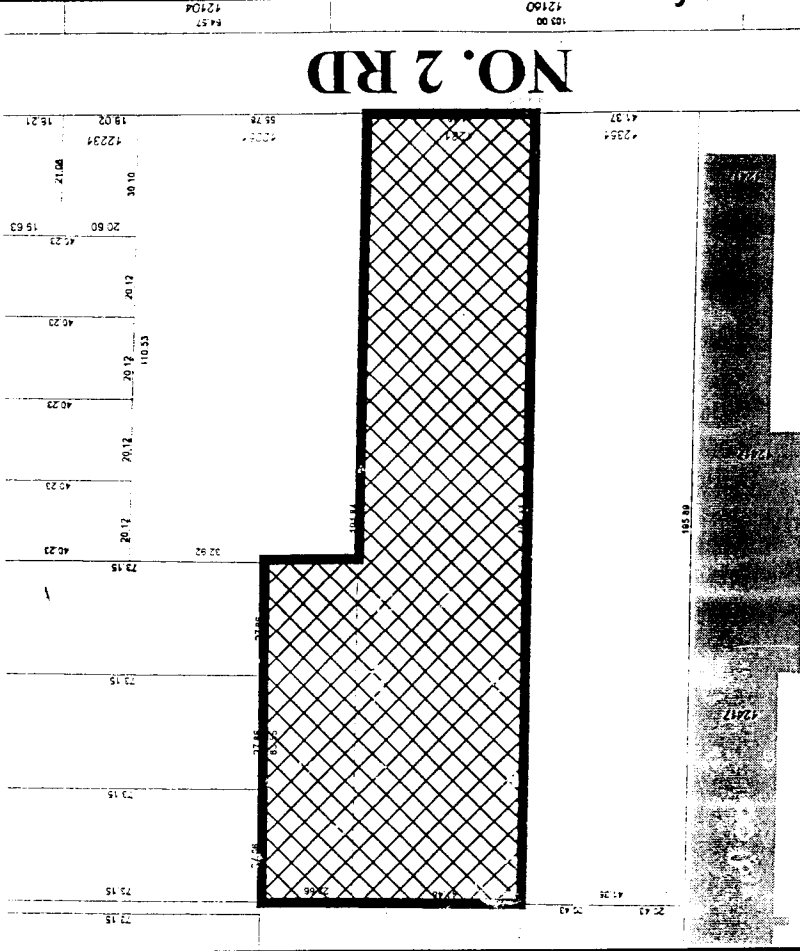
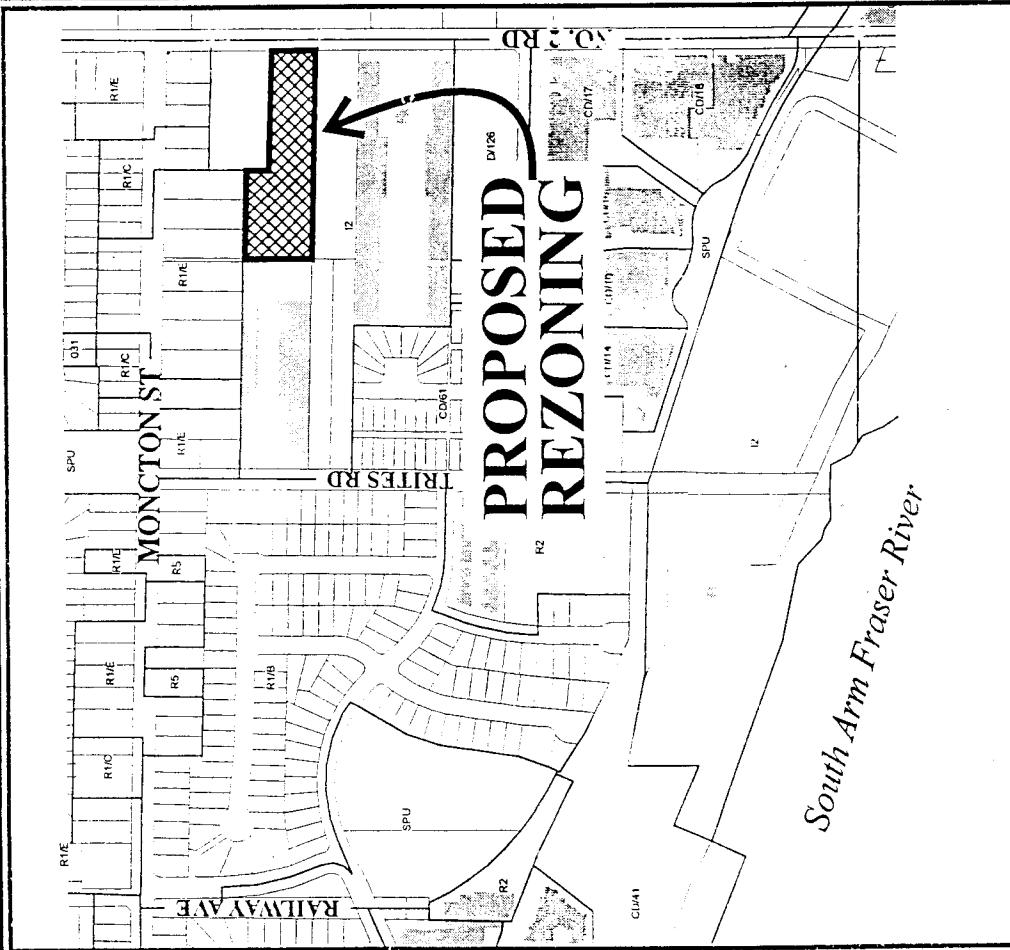
ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

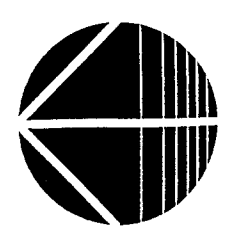
CITY CLERK

City of Richmond

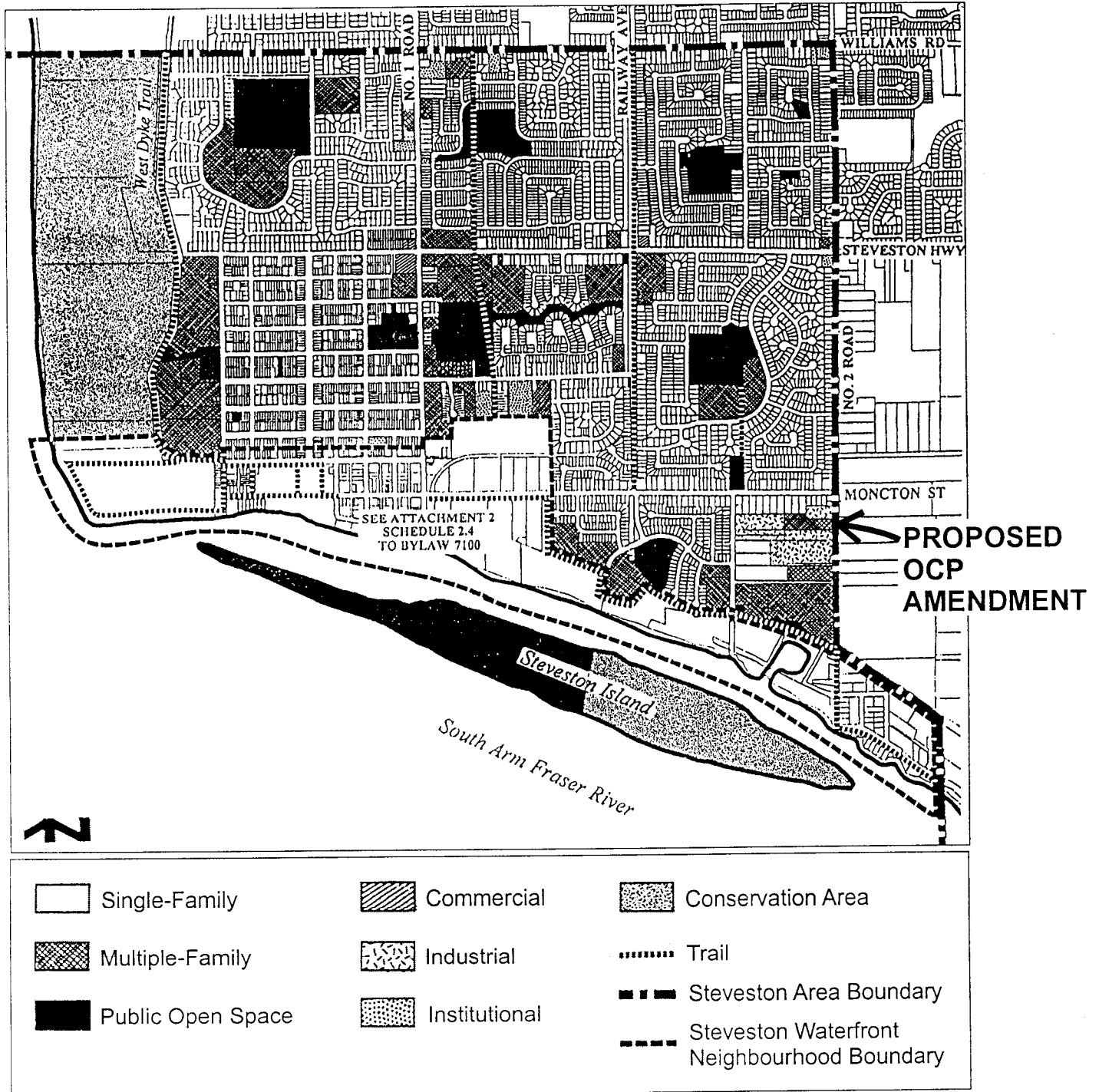


Original Date: 06/08/04
Revision Date: 08/16/04
Note: Dimensions are in METRES

RZ 04-271083



Steveston Area Land Use Map





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7826 (RZ 04-271083)
12311 NO. 2 ROAD AND PORTION OF 12251 NO. 2 ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/126)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7826"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7826"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

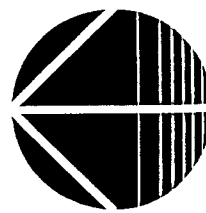
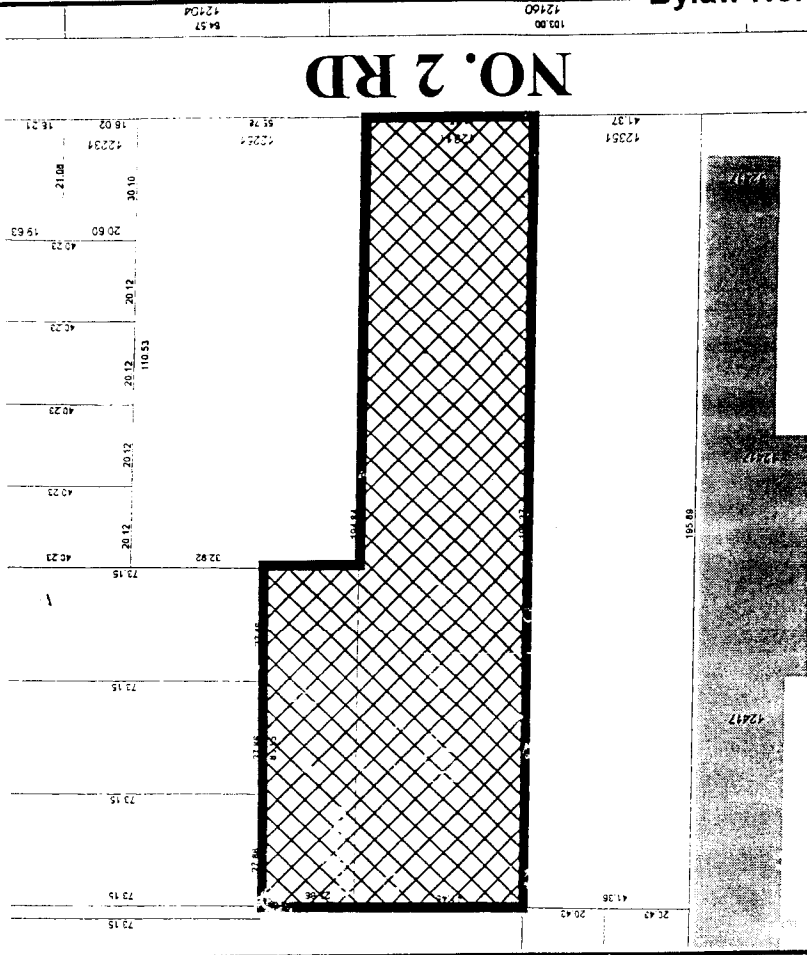
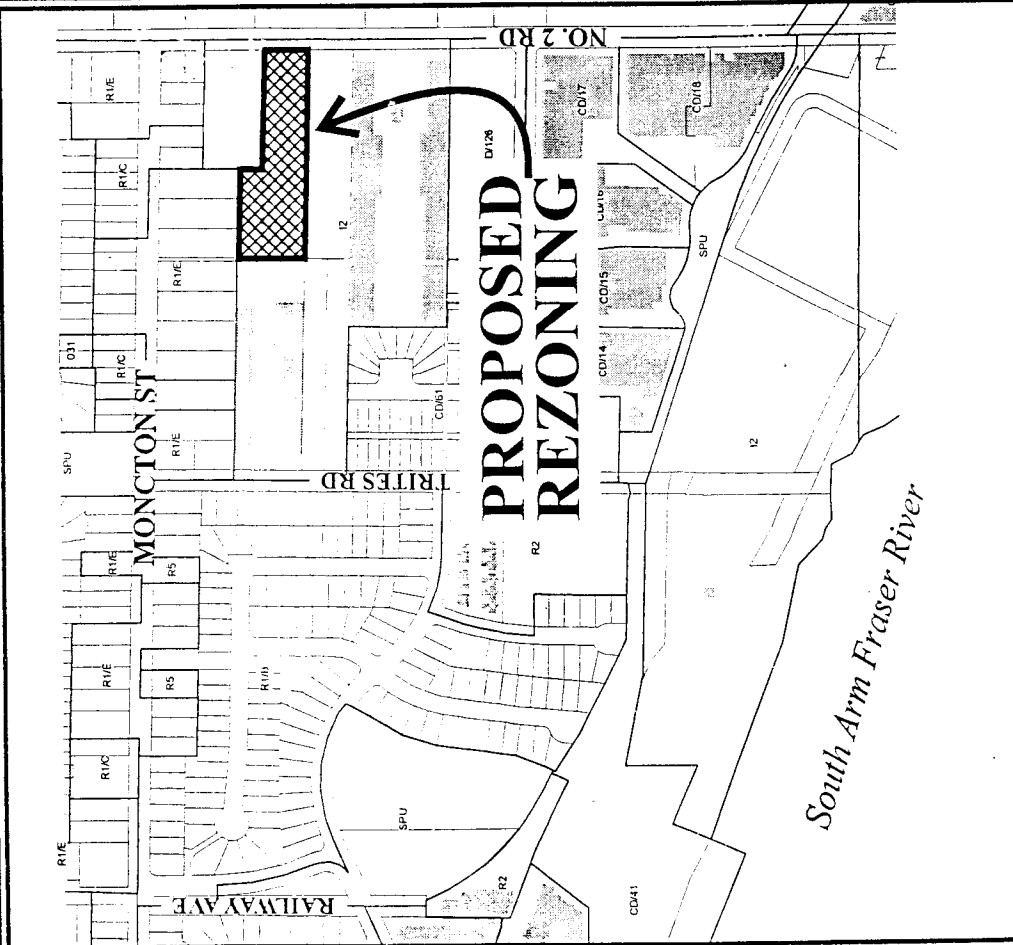
CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK



City of Richmond



RZ 04-271083

Original Date: 06/08/04

Revision Date: 08/16/04

Note: Dimensions are in METRES