



**City of Richmond**  
Urban Development Division

**Report to Committee**

**To:** Planning Committee  
**From:** Raul Allueva  
Director of Development  
**Date:** September 2, 2004  
**File:** RZ 04-263900  
**Re:** **Application by CR 38 Holdings Ltd. to Rezone 9660, 9680, 9700 and 9720 Westminster Highway, 6051 No. 4 Road and 9671 Ferndale Road and a portion of 9651 Ferndale Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/153)**

**Staff Recommendation**

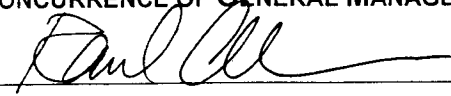
1. That Official Community Plan Amendment Bylaw No. 7823, to amend Schedule 2.10C(McLennan North Sub-Area Plan) by introducing a number of text amendments affecting the area designated for "Residential Area 4, 0.55 base Floor Area Ratio (F.A.R.), One and Two-Family Dwelling and Three-Dwelling Townhouses (two and half-storeys max.)", be introduced and given first reading.
2. That Bylaw No. 7823, 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 7823, 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 7824, to amend Richmond Zoning and Development Bylaw 5300 by creating a new multiple-family residential zone, "Comprehensive Development District (CD/153)", and for rezoning 9660, 9680, 9700, 9720 Westminster Highway, 6051 No. 4 Road, and 9671 and a portion of 9651 Ferndale Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/153)", be introduced and given first reading.

  
Raul Allueva  
Director of Development

RV:ef  
Att. 5

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>  for

## Staff Report

### Origin

CR 38 Holdings Ltd. has applied to rezone 9660, 9680, 9700, 9720 Westminster Highway, 6051 No. 4 Road, 9671 Ferndale Road and a portion of 9651 Ferndale Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/153) in order to permit the development of approximately 59 two-and-half or three-storey townhouses with access from Ferndale Road and Birch Street (to be constructed as part of this development).

### Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a summary of the proposed development data and the proposed Bylaw requirements.

### Surrounding Development

The proposed site is in the McLennan North Sub-Area (**Attachment 3**) located south of Westminster Highway, north of Ferndale Road, West of No. 4 Road, and east of Birch Street, which will be constructed as part of this development. The site is within Residential Area 4 of the McLennan North Sub-Area Plan, which allows for development of residential uses (currently allowing one, two, and three-family dwelling townhouses, up to a height of two and half storeys and a base density of 0.55 FAR). The existing development surrounding the site is described as follows:

- The area immediately west of the subject site, and north of Ferndale Road, consists of existing single-family homes, in Residential Area 3, an area designated for potential future to medium-density (0.65 base Floor Area Ratio (F.A.R.)) residential development for two-family dwelling and two and three-storey townhouses.
- This application is the second of several proposals in the area of McLennan North to the north of Ferndale Road. Other current applications include a proposal for 9591, 9531 and 9551 Ferndale Road and 9520 and 9540 Westminster Highway (RZ 04-268857) to develop approximately 56 three-storey townhouses.
- Further to the west, in Residential Area 1, there is an application for 6060, 6080 Garden City Road and 9171 Ferndale Road (RZ 04-271217) to develop 11 townhouses and a nine-storey apartment with approximately 137 dwelling units over a three-storey parkade.
- To the south, the newly constructed Birch neighbourhood park, and approved townhouse development (DP 02-221259) with 98 townhouses currently under construction.

### Related Policies

#### Official Community Plan

The McLennan North sub-area plan objectives include:

- To provide a range of grade-oriented housing types for a variety of household and age groups, including high-density multiple-family housing.
- To provide a safe and efficient people-friendly transportation network for pedestrians, cyclists and vehicles.

- **OCP Amendment:** The OCP does not permit 3-storey townhouses within this sub-area designation. Bylaw 7823 proposes to allow two and half storeys typical, but up to three-storeys maximum, (predominantly Triplex, Duplex, Single-Family), where site coverage is decreased (e.g. maximum 30%) and impacts on adjacent properties are minimized. This proposal is consistent with the amended townhouse development area along No 4 Rd in the McLennan South Sub-Area, approved in the last year.
- **Density:** The proposed development is generally consistent with the designated Residential 0.55 base FAR in the area. The proposed density is 0.65. Densities of up to 0.59 F.A.R. for townhouses south of the site have been approved. The increase density is justified based upon the significant public benefit of contributions towards the establishment of the new north/south roads, and the ability to achieve this density while achieving significant open space and minimizing impacts on neighbouring development.
- **Roads:** The developer of the subject site will provide financial contributions to the establishment of Katsura, Alder, and Birch Streets between Ferndale Road and Westminster Highway. A portion of Birch Street is to be constructed through this development
- **Park:** Land has been secured for community and neighbourhood parks. Planning began in 2003, with limited construction having commenced in 2004.
- **Development Permit Guidelines:** In the lower-density multiple-family residential areas, the Guidelines call for consistent setbacks and building heights, regular, small gaps between buildings, and building forms which strongly orient to adjacent streets and public open spaces.

### Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 4**). Preliminary Architectural Drawings (Site plan and elevations) are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement (street frontage improvements) and Building Permit.

### Analysis

The proposal is consistent with the objectives of the McLennan North Sub-Area Plan in terms of unit type, density, scale, and open space. In particular:

- The proposed site layout provides for a streetscape of townhouses fronting Ferndale Road, which is consistent with the guidelines for Residential Area 4. The orientation of end units along Westminster Highway is appropriate in increasing the open landscape along this edge and providing a transition to neighbouring existing single-family homes. The positioning of the driveway internal to the site allows for generous landscaped back yards within the side yard setbacks, adjacent to existing single-family homes, and future townhouse development.
- The proposed density of 0.65 F.A.R. is an appropriate density for a site of this substantial size. The bonus density above the 0.55 base F.A.R. is in line with similar bonuses granted in the area on the basis of specific site benefits (e.g. reduced lot coverage) or community benefits (e.g. land for parks or roads). In this case the proposal is justified based on the cash contributions to the neighbourhood road network and to the affordable housing reserve fund.
- The proposed two and half storey and three-storey height of units is acceptable within this sub-area to achieve a transition in scale between the permitted three-storey maximum height

in Residential Area 3 to the west (**Attachment 3**). The proposed three-storey form provides generous outdoor open space (30% maximum site coverage) throughout the site in keeping with the formal park-like setting envisioned in the Area Plan.

- A tree survey has been submitted, which has identified several trees within the site for potential retention. At the Development Permit stage, further site options for tree retention should be explored with consideration for incorporating the significant tree clusters within common open space, where possible. Where retention is not possible, an equivalent value in replacement trees is recommended.
- The proposed contribution of \$525,000 to fund for the land and construction of the three new north/south roads in this area between Ferndale Road and Westminster Highway is based on an equitable contribution from all development sites within this immediate area (\$75,000 per lot/0.5 acres approximately), and will facilitate implementation of the Transportation Plan for the area. The applicant is aware of and has agreed with this requirement.
- Cross access agreements are proposed to ensure access to neighbouring development parcels. Staff have concluded that this proposed development will not unduly restrict development of lands to the east of the subject site
- A contribution in lieu of indoor amenity space is not required where the average unit size exceeds 148 m<sup>2</sup>, as proposed with this application (average unit size proposed at 148.4 m<sup>2</sup>).
- An aircraft noise exposure covenant will be required as a condition of rezoning approval.
- The proposed project is consistent with Richmond's planning and development objectives and is expected to be an attractive and fitting addition to McLennan North's multiple-family neighbourhood.
- The contribution to the establishment of Katsura, Alder and Birch Streets is consistent with City Transportation objectives as envisioned under the McLennan North sub-area plan.
- The applicant's contribution towards the City's Affordable Housing Reserve Fund is appropriate to meet City objectives.
- The proposed new zone, Comprehensive Development District (CD/153), would accommodate large developments in McLennan North - Residential Area 4, such as the subject site, which are located in a similar transition area and are sufficiently large enough to accommodate the allowable density of 0.65 FAR, while providing well-designed and appropriate open space and low site coverage as well as providing significant public benefits including roads and frontage improvements. Setbacks, height, site coverage, and parking requirements are generally compatible with the intent of the Area Plan.
- Overall, the project appears to be well designed and deserving of support.

## **Financial Impact**

### Neighbourhood Park Contributions

- The applicant is exempt from the required payment-in-lieu of providing on-site, indoor amenity space based on the proposed average unit sizes exceeding 148 m<sup>2</sup>.

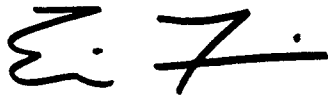
### Birch Street Implementation

- The applicant is to contribute of \$525,000 for the land and construction of the three new north/south roads in this area between Ferndale Road and Westminster Highway, based on an equitable contribution from all development sites within this immediate area (\$75,000 per

lot/0.5 acres approximately), in order to facilitate implementation of the Transportation Plan for the area. The applicant is aware of and has agreed with this requirement.

### Conclusion

The subject development is in conformance with city-wide, City Centre, and McLennan North objectives for development and population growth. The proposed use of Comprehensive Development District (CD/153) is consistent with the McLennan North Sub-Area and with previously approved projects in the immediate vicinity. The proposal for the contribution to the establishment of the road network between Ferndale Road and Westminster Highway supports the vision for this area. Overall, the project is attractive and appears to be a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.



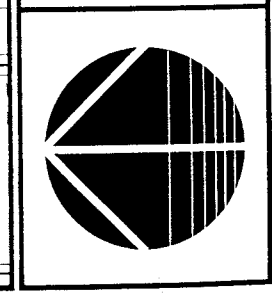
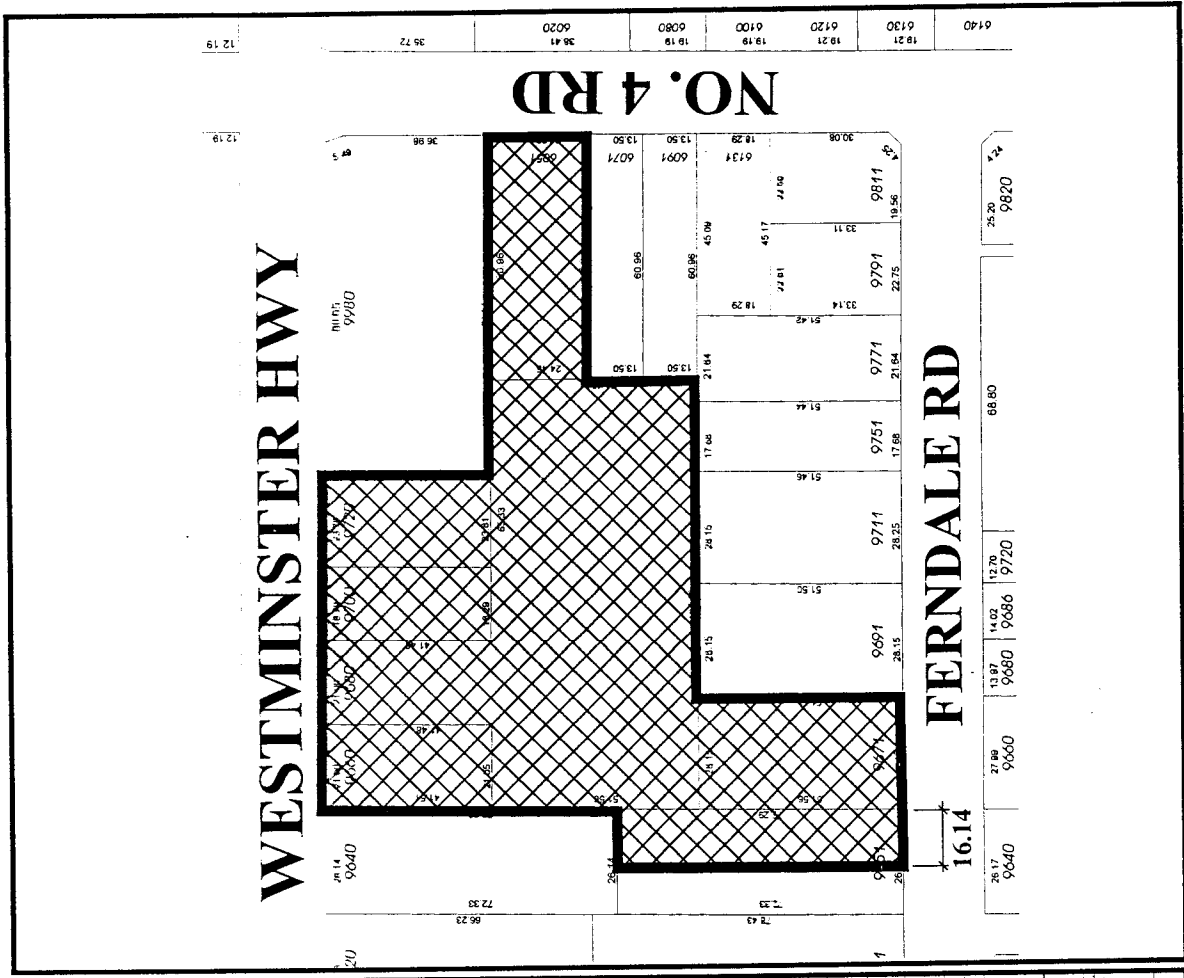
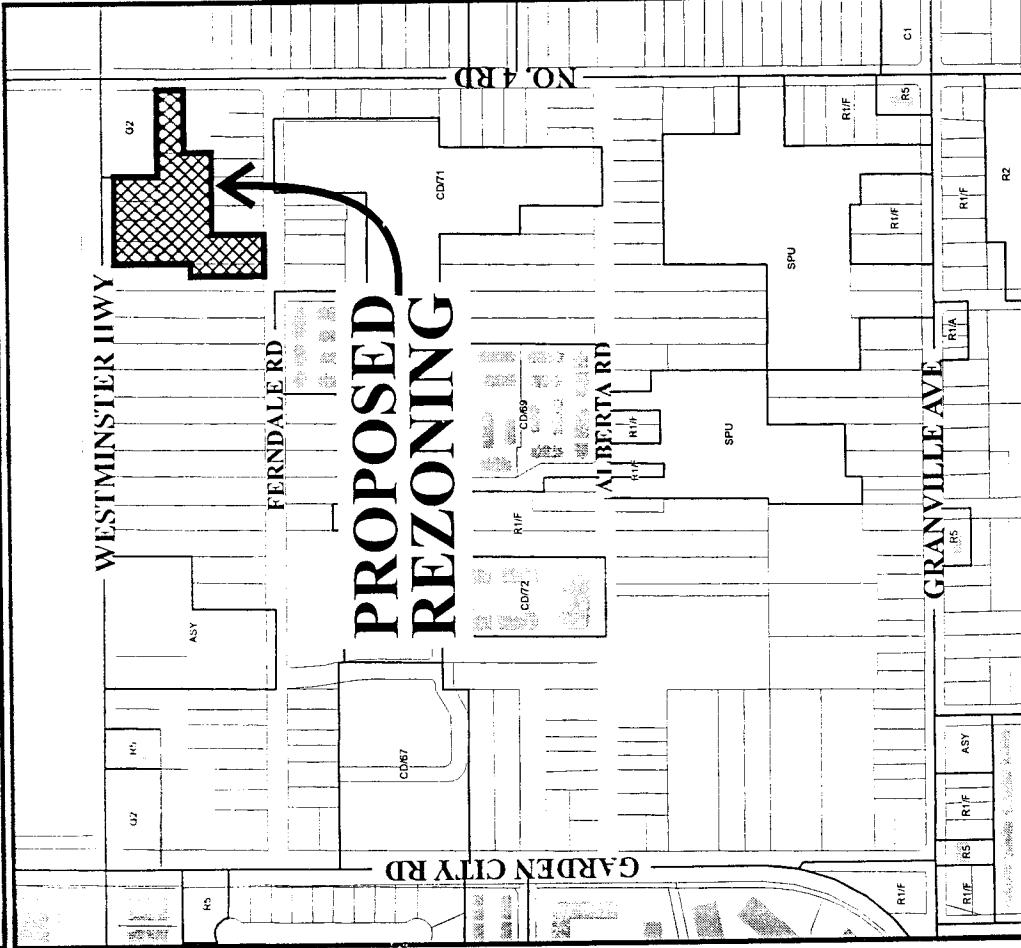
Eric Fiss  
Policy Planner

EF:rg

See **Attachment 4** for rezoning requirement to be dealt with prior to final adoption as agreed by the applicant.

### **LIST OF ATTACHMENTS**

Attachment 1	Zoning Site Map
Attachment 2	Development Application Data Sheet
Attachment 3	McLennan North Land Use Map
Attachment 4	Conditional Rezoning Requirements
Attachment 5	Preliminary Architectural Drawings (Site plan and elevations)



**RZ 04-263900**

Original Date: 02/19/04  
 Revision Date: 09/09/04  
 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- 267632**

Address: 9660, 9680, 9700, 9720 Westminster Highway, 6051 No. 4 Road, and 9671 and a portion of 9651 Ferndale Road

Applicant: CR 38 Holdings Ltd.

Planning Area(s): City Centre Area - McLennan North Sub-Area Plan Schedule - 2.10C

	Existing	Proposed
<b>Owners:</b>	CR 38 Holdings Ltd City of Richmond	CR 38 Holdings Ltd.
<b>Site Size (m<sup>2</sup>):</b>	9660 Westminster Hwy: 872 m <sup>2</sup> (9,386.4 ft <sup>2</sup> ) 9680 Westminster Hwy: 6,416 m <sup>2</sup> (69,063.5 ft <sup>2</sup> ) 9700 Westminster Hwy: 756 m <sup>2</sup> (8,137.8 ft <sup>2</sup> ) 9720 Westminster Hwy: 952 m <sup>2</sup> (10,247.6 ft <sup>2</sup> ) 6051 No. 4 Rd.: 1,166.8 m <sup>2</sup> (12,559.3 ft <sup>2</sup> ) Portion of 9651 Ferndale Rd: 1,167.4 m <sup>2</sup> (12,566.3 ft <sup>2</sup> ) 9671 Ferndale Rd: 1451 m <sup>2</sup> (15,618.9 ft <sup>2</sup> )	13,049 m <sup>2</sup> (140,463.3 ft <sup>2</sup> ) <i>by applicant</i>
<b>Land Uses</b>	Single-family homes	Townhouses
<b>OCP Designation</b>	Residential	Residential
<b>Area Plan Designation</b>	Residential Area 4, One & Two-Family Dwelling and Three-Dwelling Townhouses (2 1/2 –storeys max.)	Residential Area 4, <i>Predominantly Triplex, Duplex, Single-Family Dwellings and Townhouses 2 1/2 storeys typical (3-storeys maximum)</i>
<b>702 Policy Designation</b>	N/A	
<b>Zoning</b>	Single-Family Housing District, Subdivision Area F (R1/F)	CD/153
<b>Number of Units</b>	7 Single-Family Homes	59 Two- and Three-storey Townhouses

	Bylaw Requirement	Proposed	Variance
Density	N/A	44units/hectare (18 units/acre)	N/A
Floor Area Ratio:	Max. 0.65 FAR	Max. 0.65 FAR	none permitted
Lot Coverage – Building:	Max. 30%	30%	none
Lot Size (min. area)	0.404 ha (1.0 acres)	1.35 ha (3.33 acres)	none
Setback – Westminster Hwy (N)	Min. 10 m	Min. 10 m	none
Setback – No. 4 Rd (E)	Min. 10 m	Min. 10 m	none
Setback – Ferndale Road (S)	Min. 6 m	Min. 6 m	none
Setback – Birch Street (W)	Min. 3 m	Min. 3 m	none



Setback – Side and Rear Yard	Min. 4.57 m	Min. 4.57 m	none
Height (m):	12 m	12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	59 units x 1.5/unit = 89(R) 59 units x 0.2/unit = 12(V)	118(R) and 12(V)	none
Off-street Parking Spaces – Total:	101	130	none
Tandem Parking Spaces	80 maximum	80	none
Amenity Space – Indoor:	Per Design Guidelines	Exempt	none
Amenity Space – Outdoor:	354 m <sup>2</sup>	400 m <sup>2</sup>	none

Other: Tree replacement compensation required for loss of significant trees in good health.

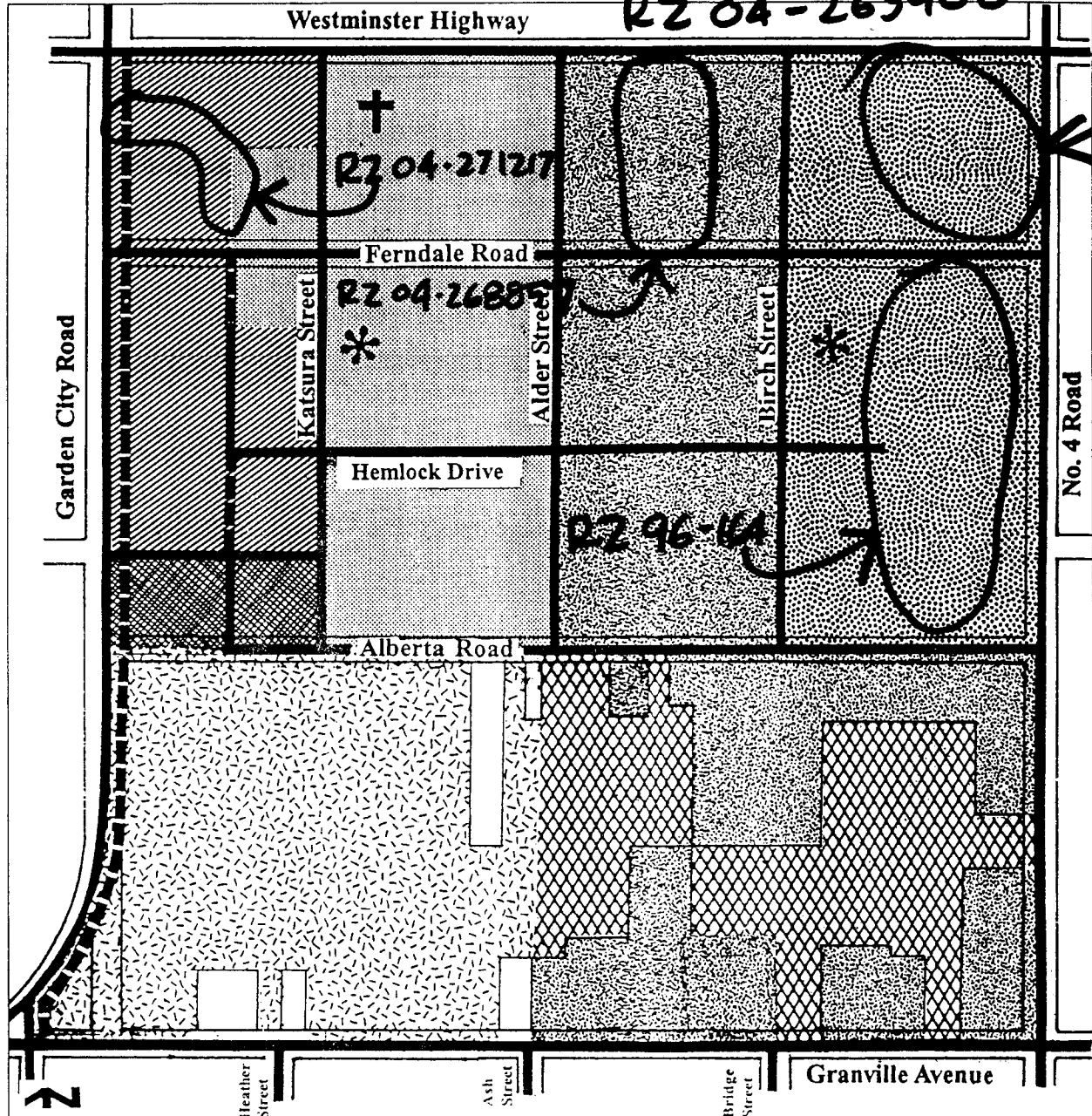
City of Richmond


## Land Use Map


Bylaw 7637  
2004/05/25


SITE


R2 04-263900




 **Residential Area 1**  
1.6 base F.A.R. 4-storey Th.,  
Low-rise Apts. (4-storeys max.)  
/ Mid-rise Apts. (up to 8-storeys)  
/ High-rise Apts. (up to 45 m)

 **Residential Area 2**  
0.95 base F.A.R. 2, 3 & 4-storey  
Townhouses, Low-rise Apts.  
(4-storeys max.)

 **Residential Area 3**  
0.65 base F.A.R. Two-Family  
Dwelling / 2 & 3-storey Townhouses


 **Residential Area 4**  
0.55 base F.A.R. One & Two-  
Family Dwelling & Three-Dwelling  
Townhouses (2 1/2-storeys max.)

 **Residential Area 5**  
0.55 base F.A.R. One-Family  
Dwelling

 **Mixed Residential**  
Retail/Community Uses

 **Community Park**

 **School**

 **Neighbourhood Parks**

 **Trail**

 **Principal Roads**

 **Church**

## Conditional Rezoning Requirements

**9660,9680, 9700, and 9720 Westminster Highway, 6051 No. 4 Road, and 9671 and a portion of 9651 Ferndale Road - RZ 04-263900**

Prior to final adoption of Zoning Amendment Bylaw 7824, the developer is required to complete the following requirements:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Acquisition by the City (through dedication) of 10 m along the entire west frontage of 9651 Ferndale Road, for the future development of Birch Street. This will be facilitated based on an agreement with the owner to acquire the land at fair market value (Note: The applicant will be required to construct this portion of the road with the development, with compensation by the City for the cost of construction, from the funds collected for establishment of the local road network between Ferndale Road and Westminster Highway.).
3. Dedication of 2 m along the No 4 Road frontage for future intersection improvements.
4. Registration of a 2.5 m wide Public Rights of Passage ROW across the entire Westminster Highway frontage.
5. Contribution of \$3.60/ft<sup>2</sup> of gross site area (e.g. approximately \$500,000) towards land and construction costs of the three north-south roads (Birch/Alder/Katsura) between Westminster Highway and Ferndale Road. (Note: site area does not include the lands to be acquired by the City for Future development of Birch Road.).
6. Registration of a cross access agreement on a minimum 6 m wide private driveway allowing access to/from the future development site to the west and east, at 9640 Westminster Hwy and 9980 Westminster Hwy, respectively.
7. Registration of an aircraft noise covenant and agreeing to have the buildings designed to incorporate adequate sound measures against aircraft noise.
8. Registration of a restrictive covenant ensuring that the only means of access is to Birch Street and that there be no access to Westminster Highway.
9. Registration of a restrictive covenant restricting access to/from No. 4 Road for emergency vehicles, only.
10. Contribution of \$0.60 per buildable square foot (e.g. approximately \$56,700) towards the City's Affordable Housing Reserve Fund.
11. Contribution towards construction of the Garden City neighbourhood park in lieu of providing on-site indoor amenity space to the rates established by the City's new amenity space policy, if required (exempt where the average unit size exceeds 148 m<sup>2</sup>, as proposed).
12. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of future Building Permit, developer is to enter into a standard Servicing Agreement\* to design and construct improvements on all three frontages. Works are:

- a. Westminster Hwy: Install curb and gutter, create a 3 m grass and large treed boulevard, with a 2 m concrete sidewalk behind that.
- b. No 4 Rd.: Sidewalk to be relocated to new property line, with grass and treed boulevard between existing curb and new sidewalk, and provision of decorative street lights.
- c. Ferndale Rd: Road widening, install curb and gutter, 1.41 m grass and treed boulevard with Zed lighting, with a 1.75 m sidewalk to property line. DCC credits for Ferndale works only.
- d. Birch Street: Install 6 m road, asphalt curb to west, curb and gutter to east complete with a 1.75 m grass and large treed boulevard, with a 1.75 m concrete sidewalk behind that (Note: The applicant will be required to construct this portion of the road with the development, with compensation by the City for the cost of construction, from the funds collected for establishment of the local road network between Ferndale Road and Westminster Highway.).

A construction parking and traffic management plan to be provided to the Transportation Department prior to issuing Building Permit. The plan should include: location of construction related parking and loading,

request for any lane closures, including dates, times, and duration, and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

\* Note: This requires a separate application.

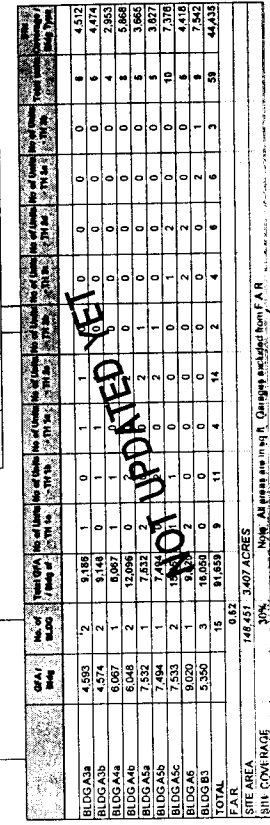
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Signed

HAMPTONS WESTMINSTER  
DEVELOPMENT LIMITED  
PARTNERSHIP

SEPTEMBER 12, 2004

Date





**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 7823 (RZ 04-263900)**

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

1. Schedule 2.10C (McLennan North Sub-Area Plan) to Richmond Official Community Plan Bylaw 7100 is amended by:
  - 1.1 Repealing the description of the area designated as “Residential Area 4, 0.55 base F.A.R. One & Two-Family Dwelling & Three Dwelling Townhouses (2 ½ -storeys max.)” on “Land Use Map” to Schedule 2.10C, and replacing it with:

“Residential Area 4, 0.55 base F.A.R., One & Two-Family Dwelling & Townhouses (2 ½ - storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)”
2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7823**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

CITY OF RICHMOND
APPROVED for content by originating dept 
APPROVED for legality by Solicitor 



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7824 (RZ 04-263900)  
9660, 9680, 9700, 9720 WESTMINSTER HIGHWAY, 6051 NO. 4 ROAD,  
AND 9671 AND A PORTION OF 9651 FERNDAL ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.153 thereof the following:

**"291.153 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/153)"**

The intent of this zoning district is to accommodate townhouses.

**291.153.1 PERMITTED USES**

**RESIDENTIAL**, limited to **Townhouses**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES**, but excluding **secondary suites**.

**291.153.2 PERMITTED DENSITY**

**.01 Maximum Floor Area Ratio:**

0.65, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; AND FURTHER an additional 50 m<sup>2</sup> (538.21 ft<sup>2</sup>) per **dwelling unit** (for the exclusive use of individual units) which must be **used** as off-street parking;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m<sup>2</sup> (107.643 ft<sup>2</sup>) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

**291.153.3 MAXIMUM LOT COVERAGE: 30%**

**291.153.4 MINIMUM SETBACKS FROM PROPERTY LINES****.01 Public Road:**

- a) Westminster Highway: 10 m (32.81 ft.)
- b) No. 4 Road: 10 m (32.81 ft.)
- c) Ferndale Road: 6 m (19.68 ft.)
- d) Birch Street: 4.5 m (14.76 ft.)

EXCEPT THAT porches, balconies, bay windows, and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1.2 m (3.93 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.56 ft.);

AND FURTHER EXCEPTING THAT gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** may be located within the **public road** setback, but shall be no closer to a property line than 2 m (6.562 ft.).

**.02 Side and Rear Property Lines: 3 m (9.84 ft.)**

EXCEPT THAT bay windows, entry stairs, and cantilevered roofs forming part of the principal **building** may project into the **side and rear yards** for a distance of not more than 1.2 m (3.93 ft.).

**291.153.5 MAXIMUM HEIGHTS**

- .01 **Buildings:** 12 m (39.370 ft.), but containing no more than 3 storeys.
- .02 **Structures:** 12 m (39.370 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

**291.153.6 MINIMUM LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** which is less than 0.404 ha (1.0 acres) in size.

**291.153.7 OFF-STREET PARKING**

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:



- a) Off-street parking shall be provided at the rate of:
- (i) For residents: 1.5 spaces per **dwelling unit**; and
  - (ii) For visitors: 0.2 spaces per **dwelling unit**.
- b) Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle.
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/153)**.
- That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7824."
3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7824**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

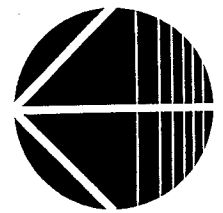
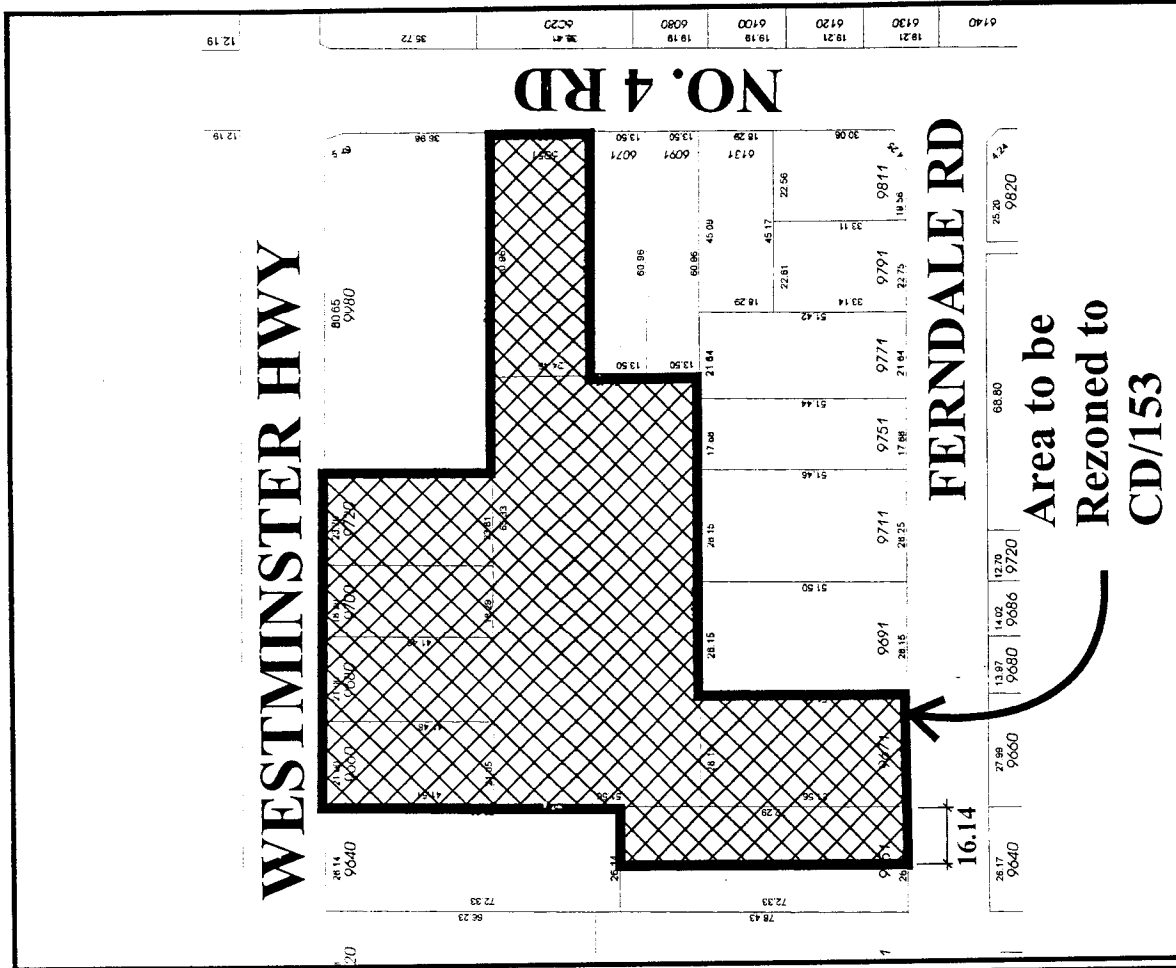
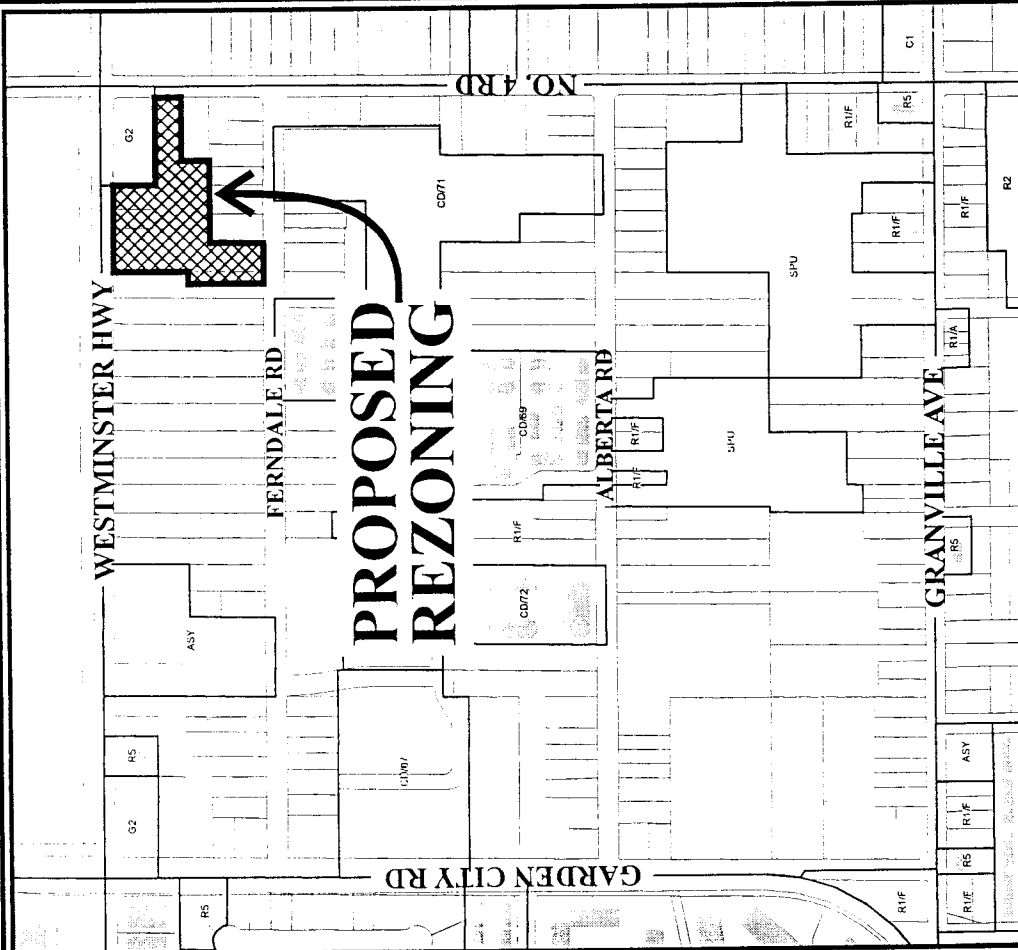
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

CITY OF RICHMOND
APPROVED for content by originating dept. <i>il</i>
APPROVED for legality by Solicitor <i>mm</i>



City of Richmond



RZ 04-263900

Original Date: 02/19/04

Revision Date: 09/09/04

Note: Dimensions are in METRES