



To: Planning Committee **Date:** October 29, 2004
From: Raul Allueva **File:** RZ 04-271217
Director of Development
Re: **APPLICATION BY GOMBEROFF BELL LYON ARCHITECTS FOR REZONING
6060 & 6080 GARDEN CITY ROAD AND 9171 FERNDAL ROAD FROM
SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO
COMPREHENSIVE DEVELOPMENT DISTRICT (CD/158)**

Staff Recommendation

That Bylaw No. 7858, to amend Richmond Zoning and Development Bylaw 5300 by creating a new multiple-family residential zone, "Comprehensive Development District (CD/158)", and to rezone 6060, 6080 Garden City Road and 9171 Ferndale Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/158)", be introduced and given first reading.

Raul Allueva
Director of Development

RA:ef
Att. 5

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Gomberoff Bell Lyon Architects has applied to rezone 6060, 6080 Garden City Road and 9171 Ferndale Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/158) in order to permit the development of 11 townhouses and a 9-storey apartment over a 3-storey parkade, with approximately 137 dwelling units, for a total of 148 dwelling units.

Findings of Fact

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

Surrounding Development

The subject site is situated in the northwest corner of the McLennan North Sub-Area (**Attachment 3**), in Residential Area 1, the highest density area under the sub-area plan. On the subject site, and properties to its north, south and west, the plan permits existing older single-family homes to be replaced with high density multi-family dwellings, including four-storey townhouses and low-, mid-, and high-rise apartments, at a base density of 1.60 floor area ratio (FAR). The existing development surrounding the site is described as follows:

- To the north, an existing gas station and automotive service station;
- To the east, existing older single-family homes;
- To the south, single-family homes fronting on Ferndale Road; and the approved rezoning for 9100 Ferndale (Ledingham McAllister), 4-storey apartments over parking (RZ 03-254763).
- To the west, across Garden City Road, existing Townhouse and Duplex homes in a City Centre Area designated for future high-density residential development.

Related Policies

Official Community Plan

- **Land Use:** Residential, 4-storey Townhouse/Low-rise Apt./Mid-rise Apt./High-rise Apt. – To date, Townhouses and High-rise Apartments have been constructed.
- **Density:** Designated for a base density of 1.60 floor area ratio (FAR). To date, approvals in Residential Area 1 have been for:
 - 1.71 FAR at 9100 Ferndale (Ledingham McAllister) on a split zoned site (e.g. half of the site is in the 0.95 base density area and half in the 1.60 base density area);
 - 2.41 FAR at the high-rise sites at 6233 Katsura Street and 9180 Hemlock Drive (Cressey) for four towers and townhouses; and
 - 2.71 FAR for the Redekop/Chandler 2-tower mixed use proposal (RZ 04-267632) between Alberta and Cook Road.
- **Development Permit Guidelines:** To create a high-amenity residential community made up of a series of low- medium- and high-density neighbourhoods, focused around a high-quality open space network.
- **Roads:** The developer of the subject site must contribute to the cost of land and the construction of future extensions to Katsura, Alder, and Birch Streets, between Westminster

Highway and Ferndale Road. Frontage improvements to Garden City and Ferndale Roads are required to be completed with this development.

- **Park:** Limited construction has been undertaken in 2004 for the City Centre serving Garden City Park, with completion in late 2005.

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 4**). Preliminary Architectural Drawings (Site Plan, Floor Plans, Elevations) are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permits and Building Permits.

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 townhouses fronting Ferndale Road and provides a transition to the medium density Residential Area 2 (0.95 FAR, 2 to 4-storey Townhouses and 4-storey Apartments), and with the existing single-family dwellings to the east;
- The mid-rise apartment building form, with a south-facing courtyard, provides a good solution for a high density development on this site and a good transition between the 14-storey high-rise apartments to the south and 4-storey apartments and townhouses to the east;
- The proposed density of 2.42 FAR, is an appropriate density for this area, and is comparable with other approvals (**Attachment 3**):
 - A blended density of 1.71 FAR for the Ledingham McAllister project at 6180 Garden City Road (RZ-03-254763), which straddles the high and mid-density areas;
 - 2.41 FAR for the Cressey 4-tower and townhouse development (RZ 96-161); and
 - 2.71 FAR for the Redekop/Chandler 2-tower proposal (RZ 04-267632) between Alberta and Cook Road;
- The applicant has proposed a significant contribution (e.g. approximately \$245,200) to the establishment of the neighbourhood road network, to be constructed with future development;
- The placement of the lower townhouse units on the portion of the site fronting Ferndale Road provides an appropriate scale and transition to the existing single-family dwellings and recent townhouse proposals for Ferndale Road to the east;
- The applicant's proposal for providing on-site indoor amenity space is consistent with city policy for multiple-family buildings. The proposed 1,545 sq. ft. amenity room is well situated adjacent to the South facing open space located above the parking structure;
- The applicant has offered to contribute towards the City's affordable housing fund, (e.g. approximately \$88,920 based on a typical assessment of \$0.60 per buildable sq. ft.) due to the fact that the proposal seeks additional density above the base density set for the sub-area;

- The proposed new zone, Comprehensive Development District (CD/158), would accommodate other medium sized mid- to high-rise developments in McLennan North – Residential Area 1, such as the subject site. Setbacks, height, site coverage, and parking requirements are compatible with the intent of the Area Plan and similar to requirements for Comprehensive Development Districts created for nearby developments;
- The parking calculations are based on 1 resident space per small unit (up to 90 m²) and 1.5 resident spaces per larger unit plus 0.2 visitor space per unit. These calculations are based on the City Centre parking requirements which have been applied to the McLennan North high density developments along Garden City Road;
- The applicant has submitted a development concept plan (**Attachment 5**) to demonstrate that the subject land assembly will not preclude lands to the south fronting Ferndale being developed as per the area plan; and
- Overall, the project appears to be well designed and deserving of support.

At the time of Development Permit, details that will need to be addressed include:

- A landscape architect should be retained to review tree retention opportunities particularly along the east and south property lines, and identify the location of the trees and shrubs on the subject property that are to be retained, relocated or removed;
- It is important for the underground parking Level 1 be as depressed into the ground as much as possible to minimize the grade change from the street; and
- Careful consideration to the landscape treatment of the entrance drive should be given to establish a sense of entry to the mid-rise building. Incorporation special paving and trees along both sides of the drive is recommended.

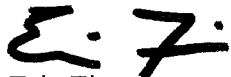
Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.10 of Bylaw 7100 (City Centre Area Plan).

Financial Impact

None.

Conclusion

Staff recommend support for this application. Rezoning of the subject site as proposed conforms to citywide, City Centre, and McLennan North objectives for residential growth and development. The proposed use of Comprehensive Development District (CD/158) is consistent with the McLennan North Sub-Area – Residential Area 1, and with previously approved projects in the vicinity. Overall, the project appears to be a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.



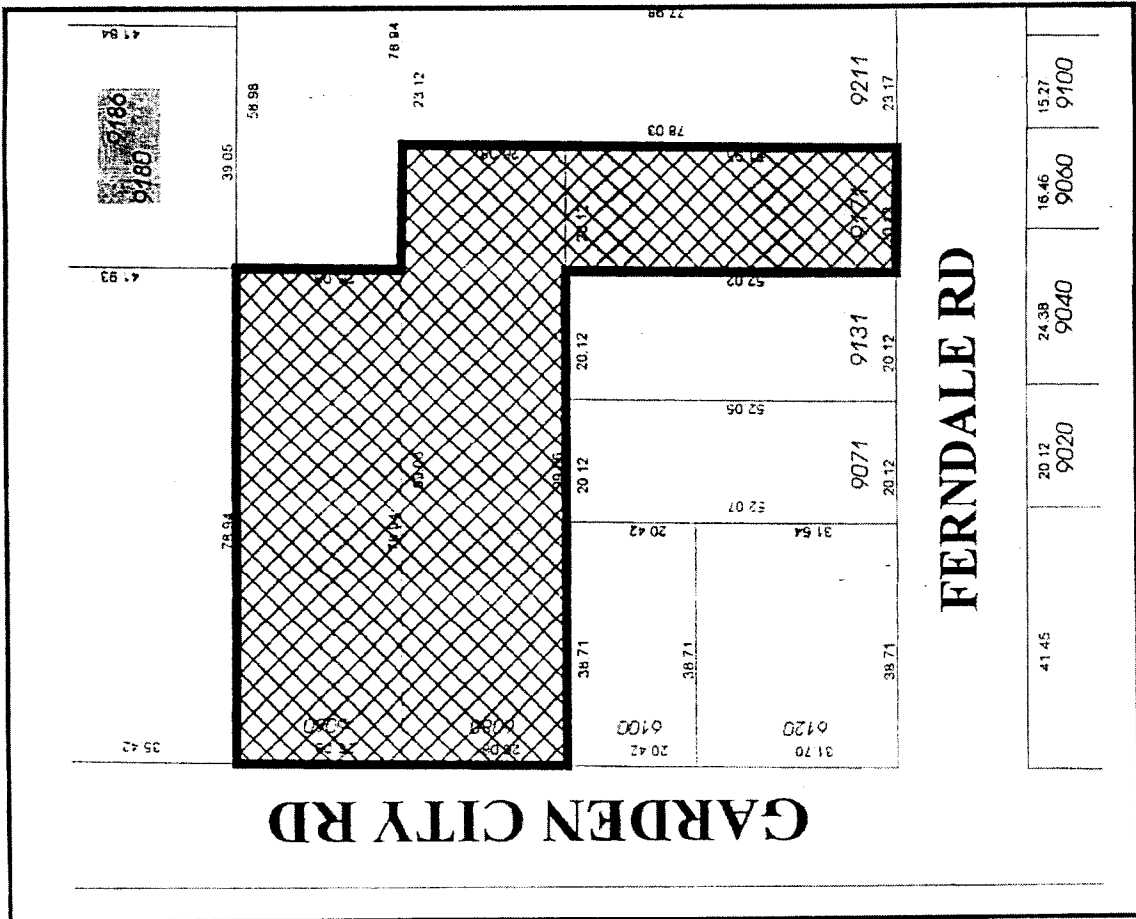
Eric Fiss
Policy Planner

EF: cas

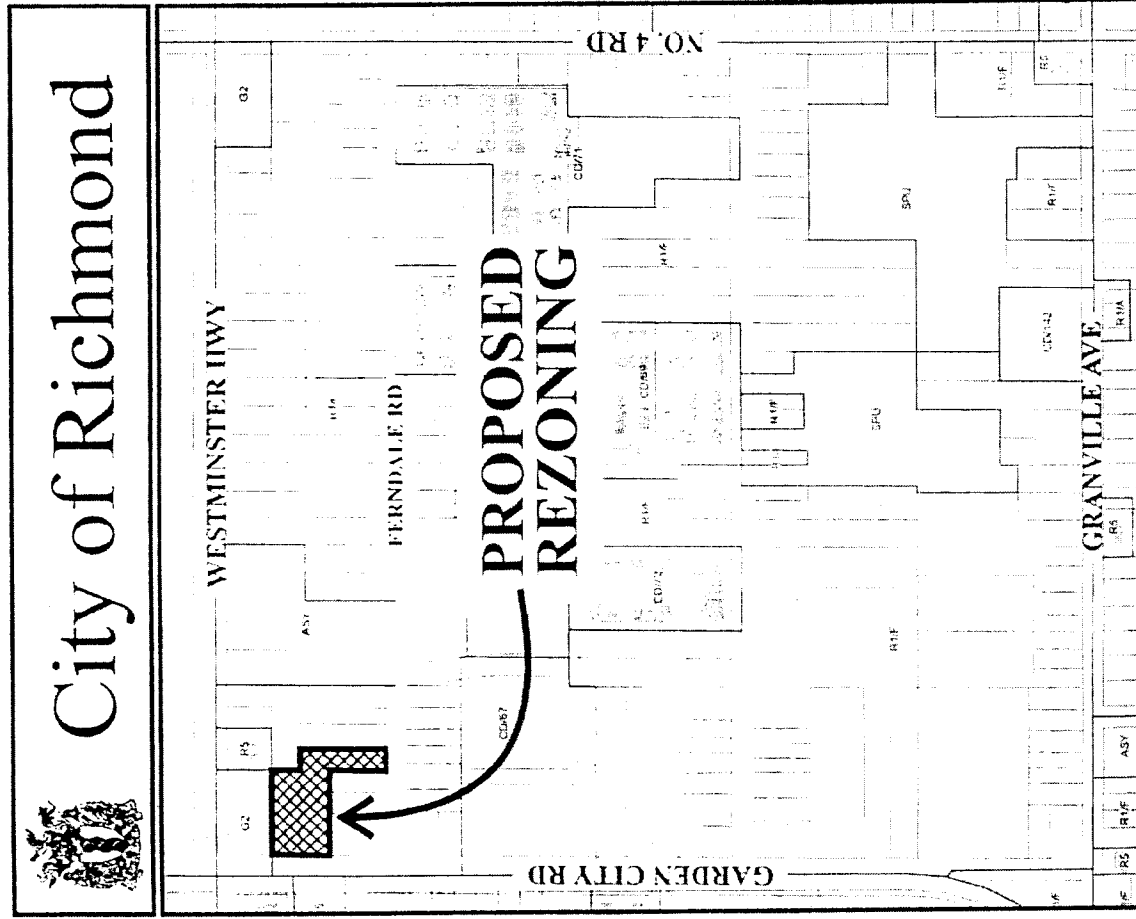
See **Attachment 4** for the rezoning requirements to be dealt with prior to final adoption as agreed by the applicant.

LIST OF ATTACHMENTS

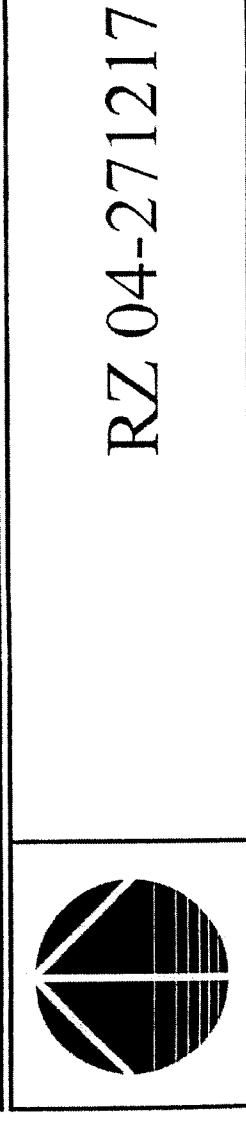
- Attachment 1 Zoning Site Map
- Attachment 2 Development Application Data Sheet
- Attachment 3 McLennan North Land Use Map
- Attachment 4 Conditional Rezoning Requirements
- Attachment 5 Preliminary Architectural Drawings (Site Plan with Development Concept Plan, Floor Plans, and Elevations)



Original Date: 06/09/04
 Revision Date:
 Note: Dimensions are in METRES



RZ 04-271217



City of Richmond



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

**Development Application
Data Sheet**
Policy Planning Department

RZ 04- 262818

Address: 6060, 6080 Garden City Road and 9171 Ferndale Road
 Applicant: Gomberoff Bell Lyon Architects
 Planning Areas: City Centre Area, McLennan North Sub-Area Plan (Schedule 2.10C)

	Existing	Proposed
Owner:	688028 B.C. Ltd. Ung Myung Lee and Mi Yeong Lee	688028 B.C. Ltd.
Site Size (m²): (by applicant)	5,686.11 m ² (61,297 ft ²)	5,686.11 m ² (61,297 ft ²)
Land Uses	Single-family residential	Townhouse and Apartment residential
OCP Designation	Residential	No change
Area Plan Designation	Residential Area 1, 1.6 base floor area ratio (FAR), 4-storey Townhouse, Low-rise Apartments (4-storeys Max.)/Mid-rise Apartments (up to 8-storeys)/High-rise Apartments (up to 45 m)	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/158) <ul style="list-style-type: none"> Permits Townhouses and High-rise Apartments at 2.42 FAR
Number of Units	3 units (two-family dwelling and single-family dwelling)	11 Townhouse units and 137 Apartment units

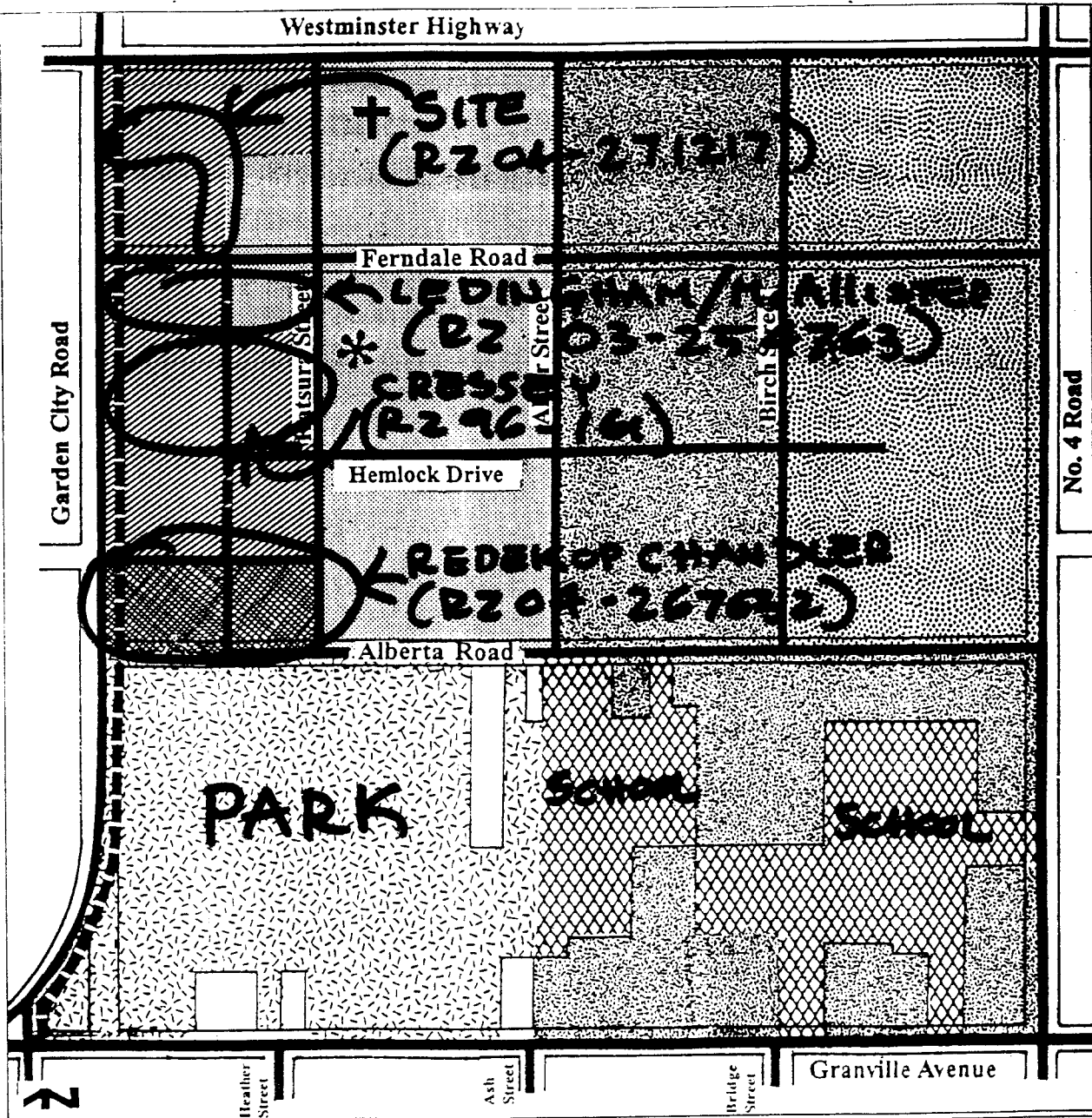
	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	97 upa	none required
Floor Area Ratio:	Max. 2.42 FAR	2.42 F.A.R.	none permitted
Lot Coverage – Building:	Max. 50%	49%	none
Lot Size (area)	Min. 0.404 ha (1.00 ac.)	0.569 ha (1.41 ac)	none
Setback – Garden City Rd. (m):	10 m Min. Structured parking permitted in setback	10 m	none
Setback – Ferndale Rd. (m):	6 m Min.	6 m	none
Setback – Side & Rear Yards (m):	Min. 6.0 m Structured parking permitted in setback	Min. 6.0 m	none
Height (m):	Max. 38.1 m	33.6 m to top of roof 35.1 top of elevator (Max. 38.1 top of elevator)	none

Off-street Parking Spaces – Regular (R) / Visitor (V):	1.0 spaces/unit x 127 = 127 (R) 1.5 spaces/unit x 16 = 24 (R) 0.2 spaces/unit x 148 = 30 (V)	2.0 spaces/unit x 12 = 24 (R) 1.0 spaces/unit x 127 = 127 (R) 1.5 spaces/unit x 4 = 6 0.2 spaces/unit x 148 = 30 (V)	none
Off-street Parking Spaces – Total:	181	187	none
Tandem Parking Spaces	May be provided when used by residents of single dwelling unit	16 proposed for 8 dwelling units	none
Amenity Space – Indoor:	70 m ²	143.5 m ²	none
Amenity Space – Outdoor:	6 m ² per dwelling unit x 148 = 888 m ²	Approx. 900 m ²	none

City of Richmond

Land Use Map

Bylaw 7637
2004/05/25



	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 4 0.55 base F.A.R. One & Two- Family Dwelling & Three-Dwelling Townhouses (2 1/2-storeys max.)		School
	Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses Low-rise Apts. (4-storeys max.)		Residential Area 5 0.55 base F.A.R. One-Family Dwelling		Neighbourhood Parks
	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses		Mixed Residential/ Retail/Community Uses		Trail
	Community Park		Principal Roads		Church

Conditional Rezoning Requirements
6060 and 6080 Garden City Road and 9171 Ferndale Road RZ 04-271217

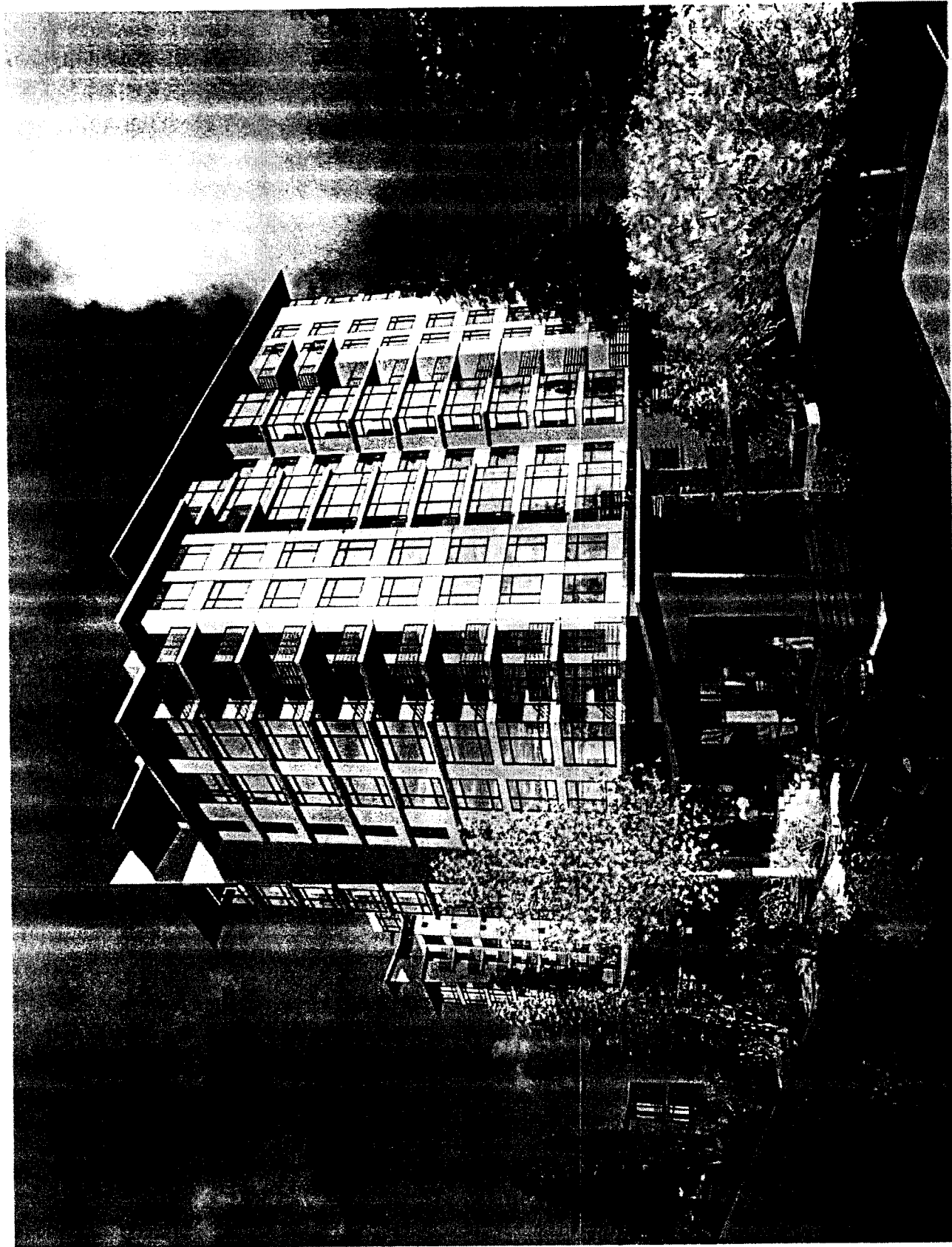
Prior to final adoption of Zoning Amendment Bylaw 7858, the developer is required to complete the following requirements:

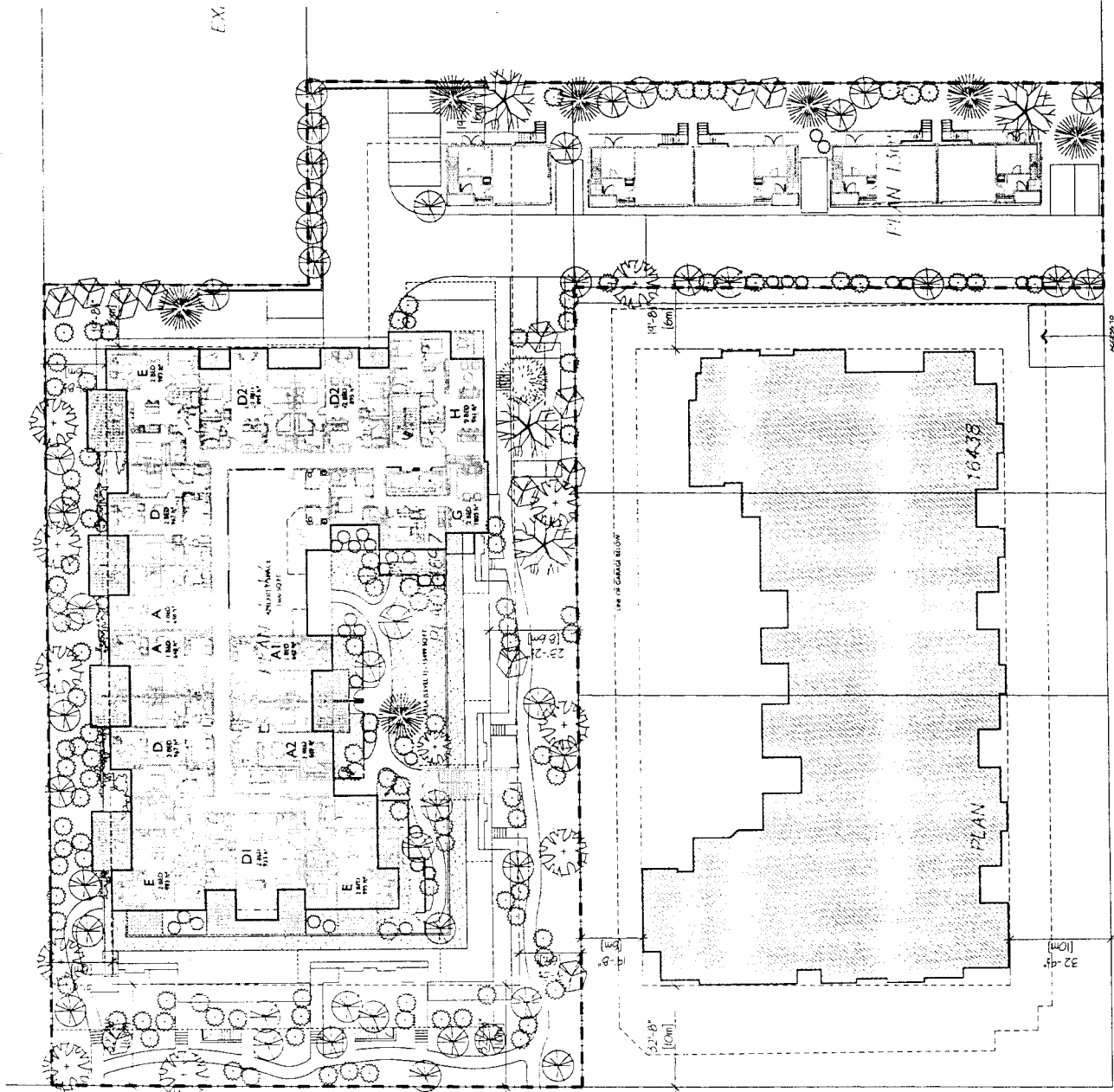
1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of an aircraft noise covenant.
3. Registration of a restrictive covenant ensuring that the only means of access is to Ferndale Road and that there be no access to Garden City Road.
4. Registration of a cross access agreement to provide access from Ferndale Road through the subject site to 9131 Ferndale Road
5. Payment of \$4.00 per square foot of site area (e.g., approximately \$245,200) towards land acquisition and construction of future sub-area roads between Ferndale Road and Westminster Highway.
6. Contribution of \$0.60 per buildable square foot (e.g. \$88,920) towards the City's affordable housing fund.
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
8. Prior to issuance of a Building Permit, enter into a Servicing Agreement* for the design and construction of Garden City and Ferndale Road frontages complete with:
 - Garden City Road: pour a 2.5m concrete sidewalk/trail at property line, creating a 5m +/- grass and treed boulevard, with post top Type 1 decorative galvanized luminaire poles (City Spec L12.5) for walkway lighting. A curb and gutter edge is to be created behind the existing bike lane, which tapers towards the property line as it proceeds north, which will reduce the width of the new boulevard; and
 - Ferndale Road: widen existing street, installing curb and gutter, creating a 1.41m grass and treed boulevard (trees are to be 7 cm calliper Trembling Aspen), with post top decorative luminaire lighting (City spec L12.5), powder coated black, and a 1.75m concrete sidewalk at property line.

* Note: This requires a separate application.

(SIGNED LETTER ON FILE)
Signed

_____ Date





EX

SITE PLAN SCALE 1"=40'



NOTES
 1. SEE GENERAL NOTES

REVISIONS
 1. SEE GENERAL NOTES

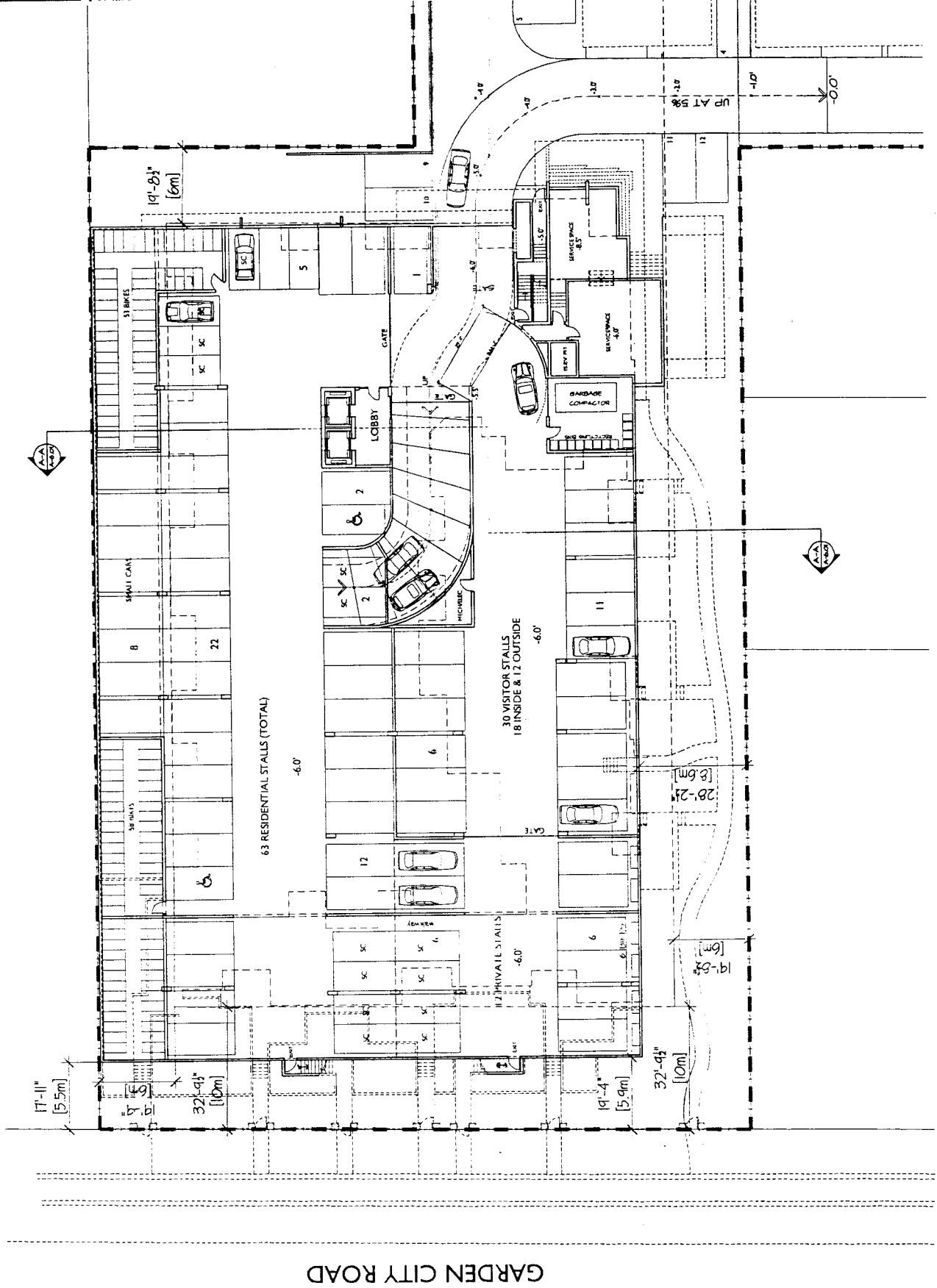
GARDEN CITY & FERRISDALE RD.
 RICHMOND, B.C.

14 UNIT DEVELOPMENT FOR MIBC INC.

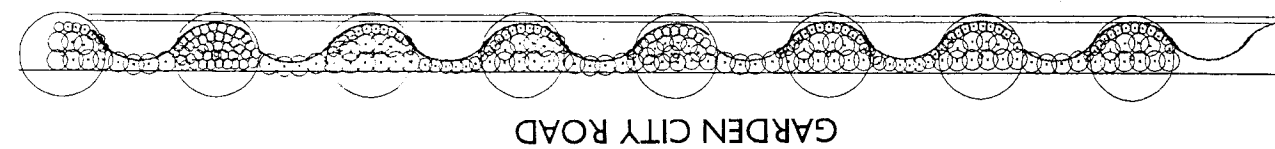
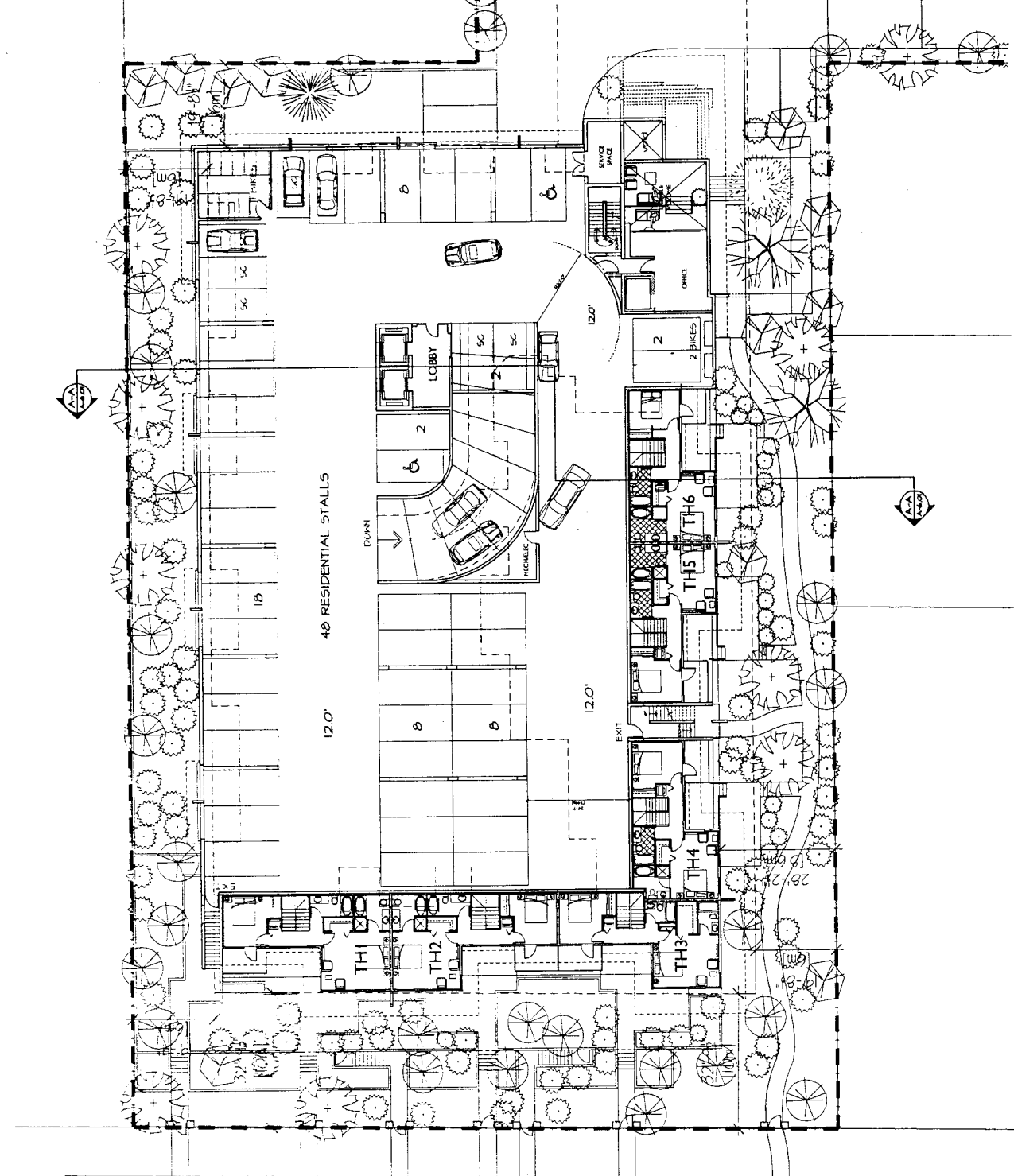
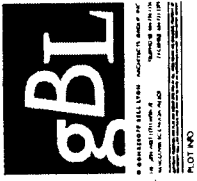
PARKING - LEVEL 1

DATE: 03/14/14
 CHECKED BY: [Signature]
 SCALE: AS SHOWN
 JOB NUMBER: 0345

A-2.01



GARDEN CITY ROAD



GARDEN CITY ROAD

NOTES

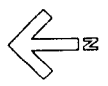
LEGEND

GARDEN CITY & FRENDALE RD.
RICHMOND, B.C.

18 UNIT DEVELOPMENT FOR gBI LTD.
PARKING - LEVEL 3 &
2ND FL TOWNHOUSES

DATE: 10/11/14
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: 0/345
JOB NUMBER: [unintelligible]

A-2.03



NOTES

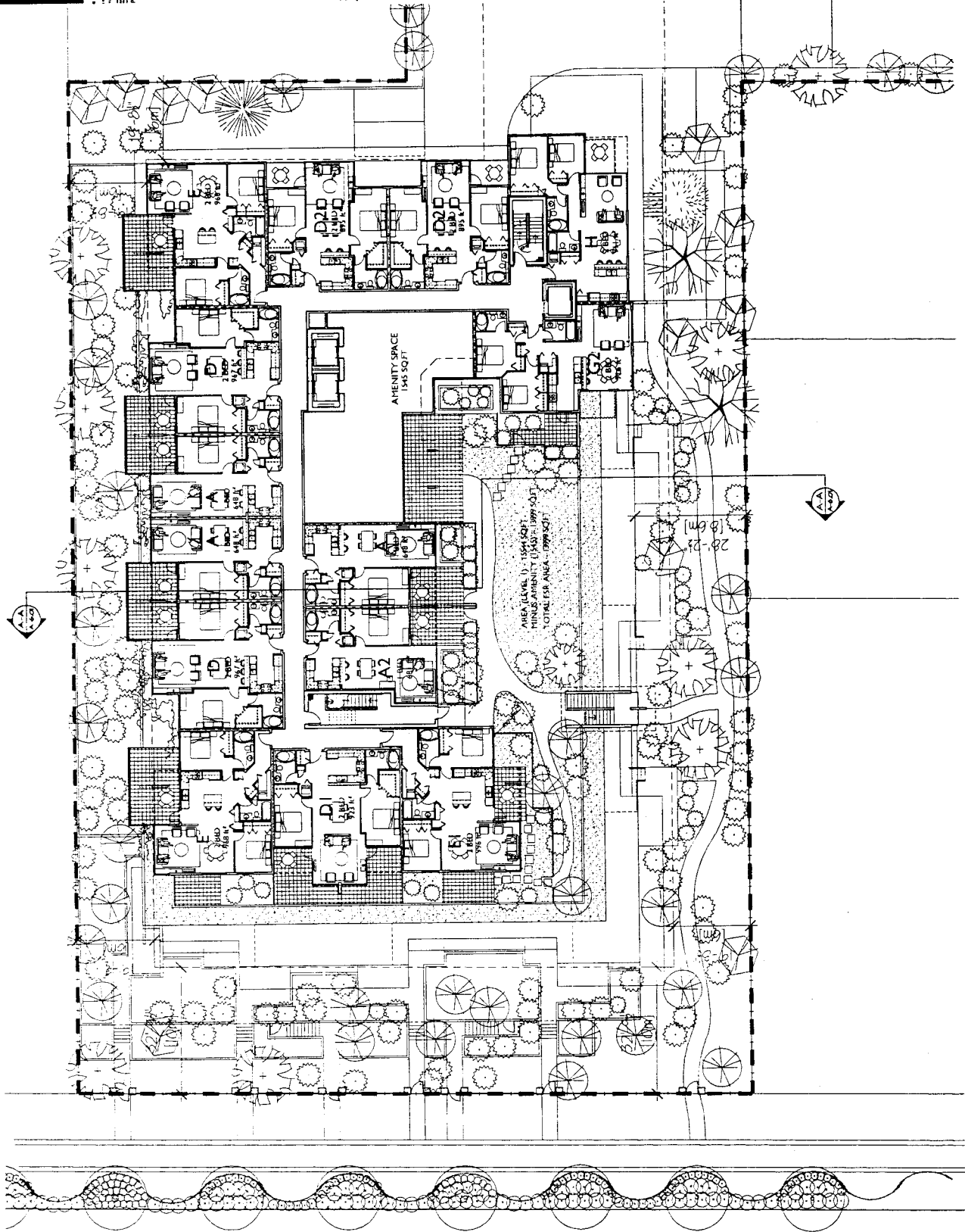
REVISIONS

GARDEN CITY & FERNDALE RD.
 RICHMOND, B.C.

14 UNIT DEVELOPMENT FOR GBC INC. LTD.
APARTMENT BUILDING
LEVEL 1 & ROOF GARDEN

DATE: 11/11/11
 DRAWN BY: J. [unreadable]
 CHECKED BY: [unreadable]
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 0345

A-3.01





NOTES

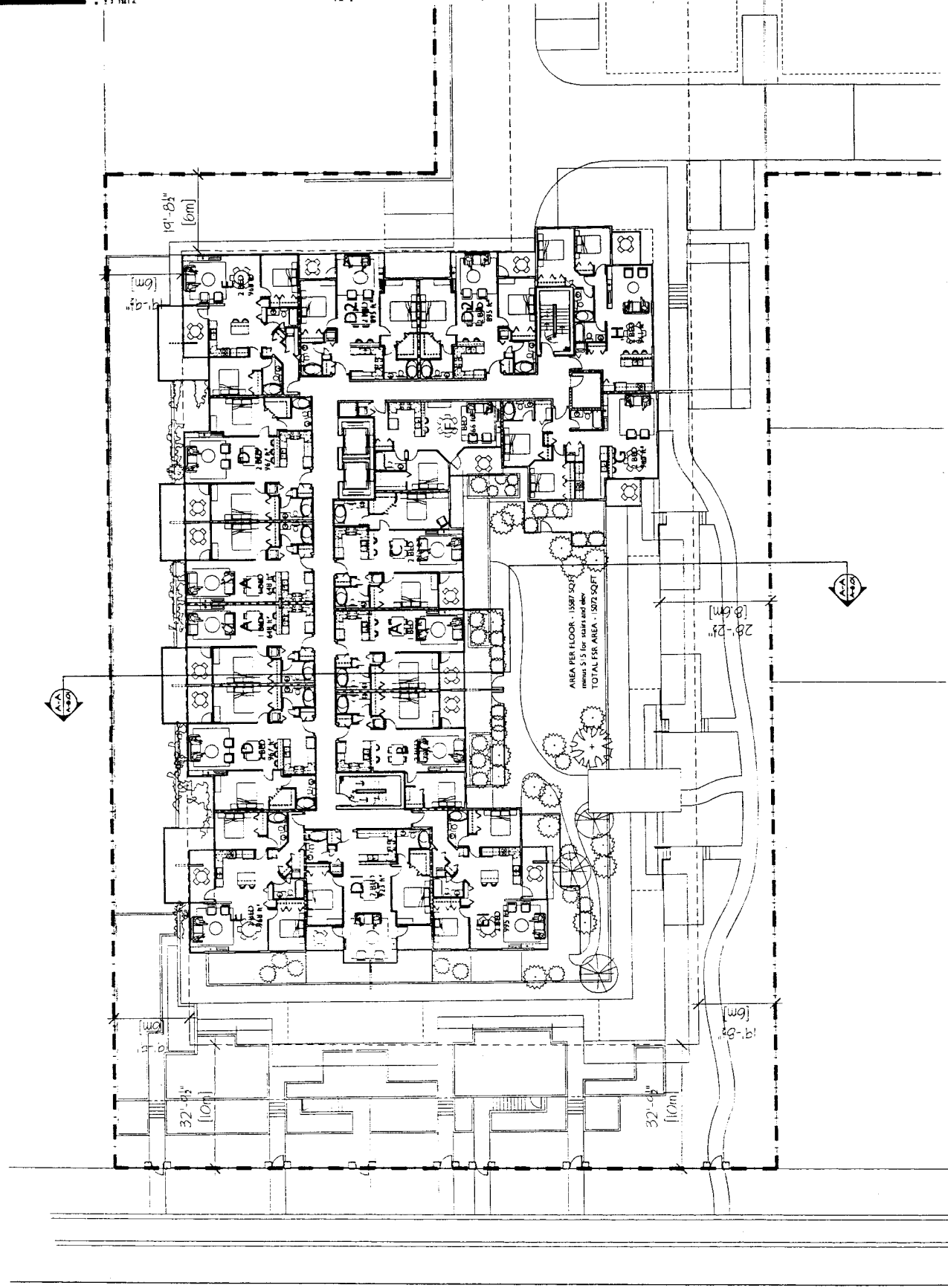
REVISIONS

GARDEN CITY & FERNDALE RD.
 RICHMOND, B.C.

18 UNIT DEVELOPMENT FOR MMH B.C. LTD.
 APARTMENT BUILDING
 TYPICAL LEVELS 2 - 7

DATE: 03/11/14
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 JOB NO.: 0345

A-3.02





NOTES
1. SEE GENERAL NOTES

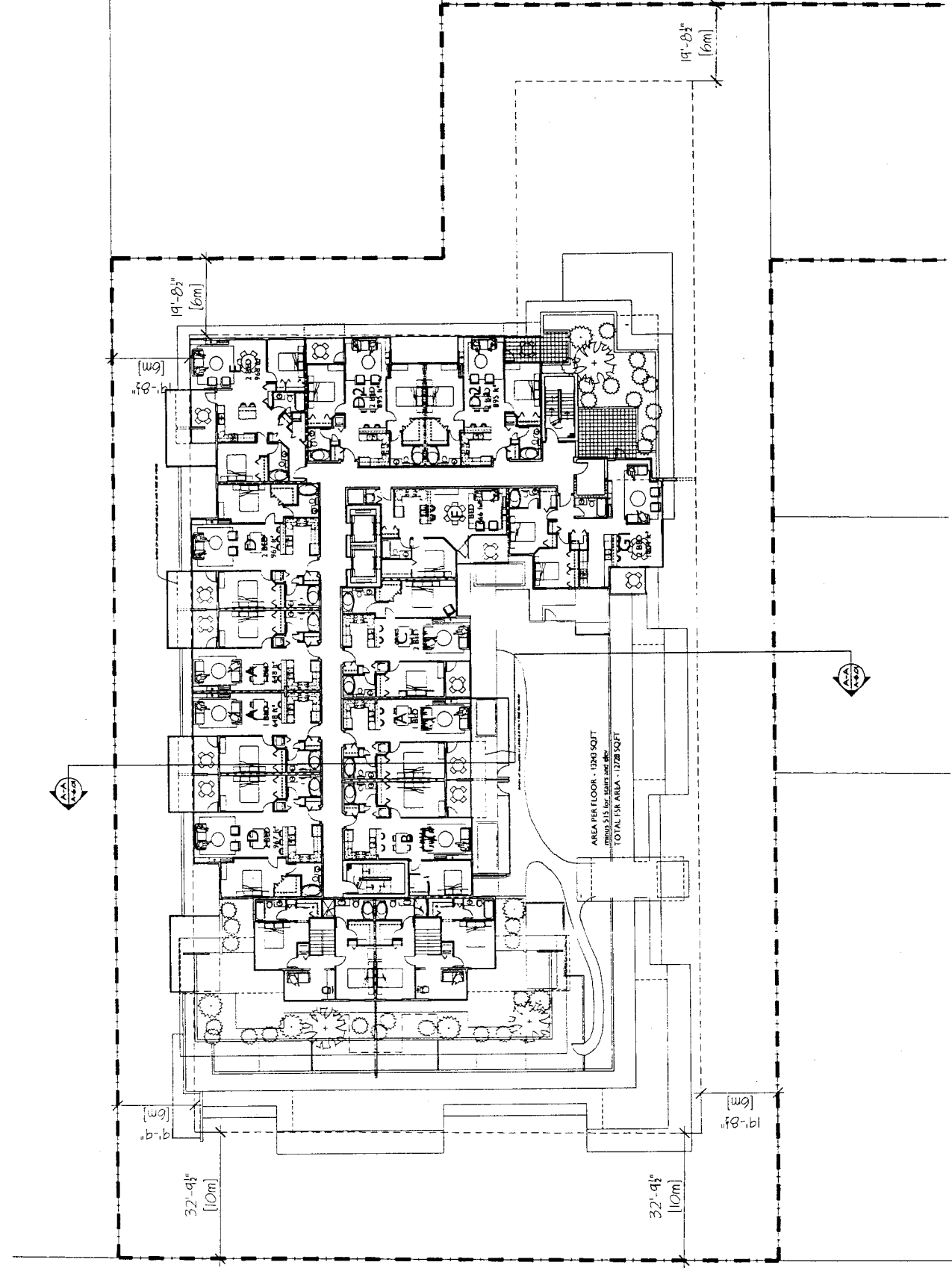
REVISIONS
NO. DATE DESCRIPTION

GARDEN CITY & FERNDALE RD.
RICHMOND, B.C.

148 UNIT DEVELOPMENT FOR LINDALEC LTD.
APARTMENT BUILDING
LEVEL 9

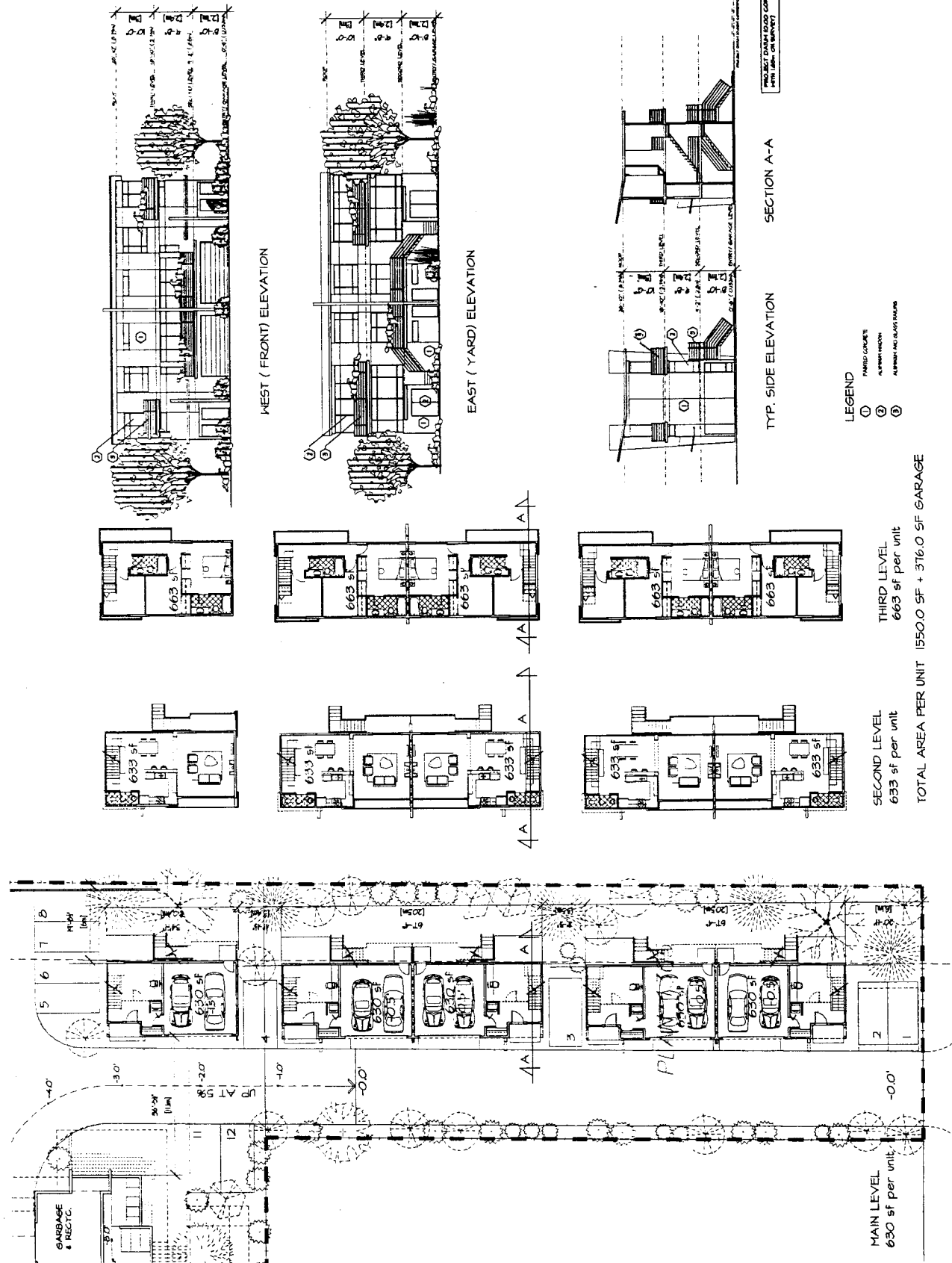
DATE	30 MAR 04
BY	TM
DESIGNED BY	302-114
CHECKED BY	302-114
PROJECT NO.	0345
DATE PLOTTED	04/04/04

A-3.04





NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



WEST (FRONT) ELEVATION

EAST (YARD) ELEVATION

SECTION A-A

TYP. SIDE ELEVATION

- LEGEND
- ① FINISHED CONCRETE
 - ② ALUMINUM FINISH
 - ③ ALUMINUM FINISH

SEE SHEET A-4.01 FOR COMPLETION OF THIS SECTION

GARDEN CITY & FERRISDALE RD.
 RICHMOND, B.C.

14 UNIT DEVELOPMENT FOR LAMB B.C. LTD.
TOWNHOUSE
PLANS/ELEVATIONS
 DATE: 11/14/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 PROJECT NUMBER: 0345

A-4.01

MAIN LEVEL
 630 sf per unit

SECOND LEVEL
 633 sf per unit

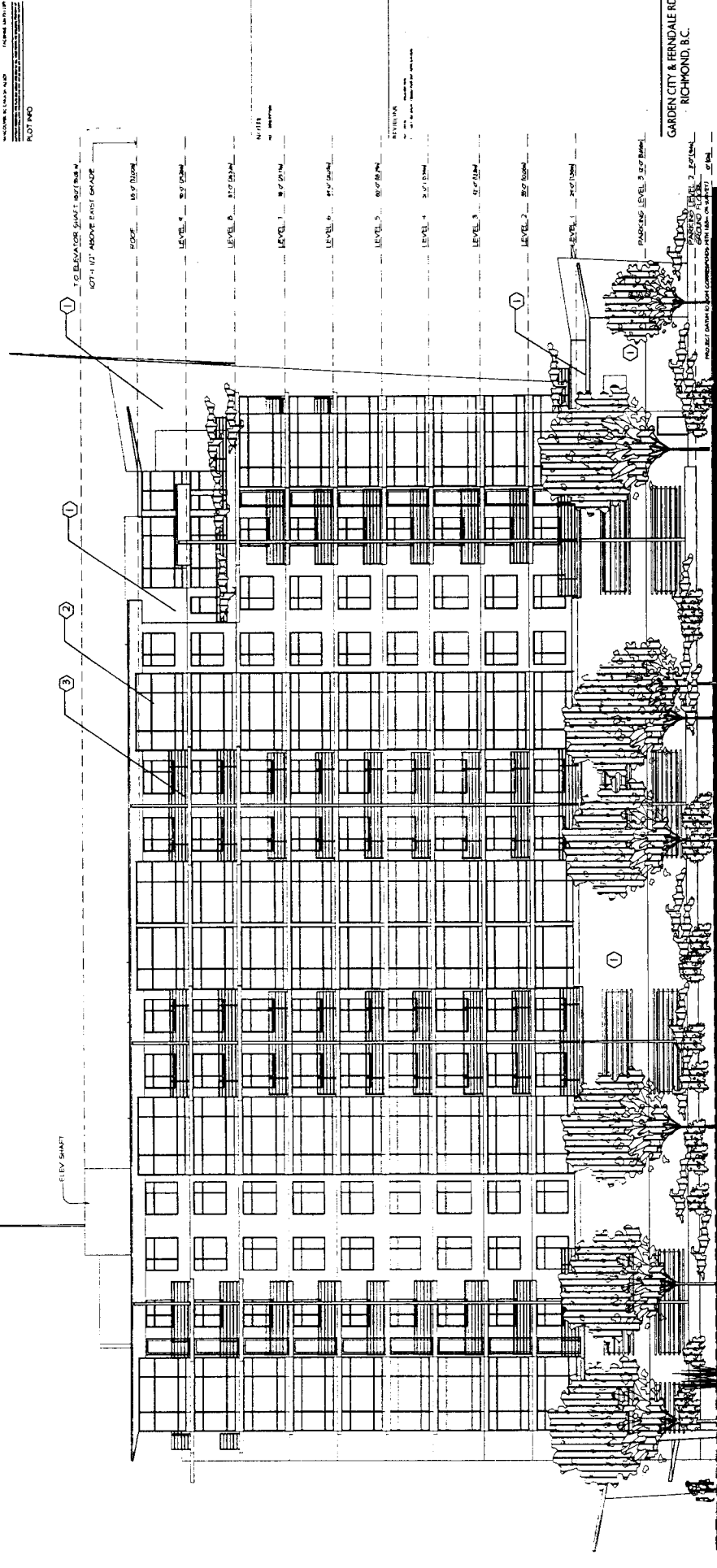
THIRD LEVEL
 663 sf per unit

TOTAL AREA PER UNIT 1550.0 SF + 376.0 SF GARAGE



- LEGEND
- ① PAINTED CONCRETE
 - ② ALUMINUM WINDOW
 - ③ ALUMINUM AND GLASS BALCONY

4. GARRETT MILLER ARCHITECTS INC. 1000 WEST 10TH AVENUE, SUITE 1000, VANCOUVER, BC V6H 1T1
 5. GARDEN CITY & BERNDALE RD. RICHMOND, BC
 6. PROJECT NO. 0345
 7. DATE: 2014.08.01
 8. DRAWING NO. A-5.01
 9. SCALE: 1/8" = 1'-0"



LEVEL DEVELOPMENT FOR AREA B.C. LTD.
 10. PROJECT NO. 0345
 11. DATE: 2014.08.01
 12. DRAWING BY: [Name]
 13. CHECKED BY: [Name]
 14. SCALE: 1/8" = 1'-0"
 15. PRINT NO. 0345

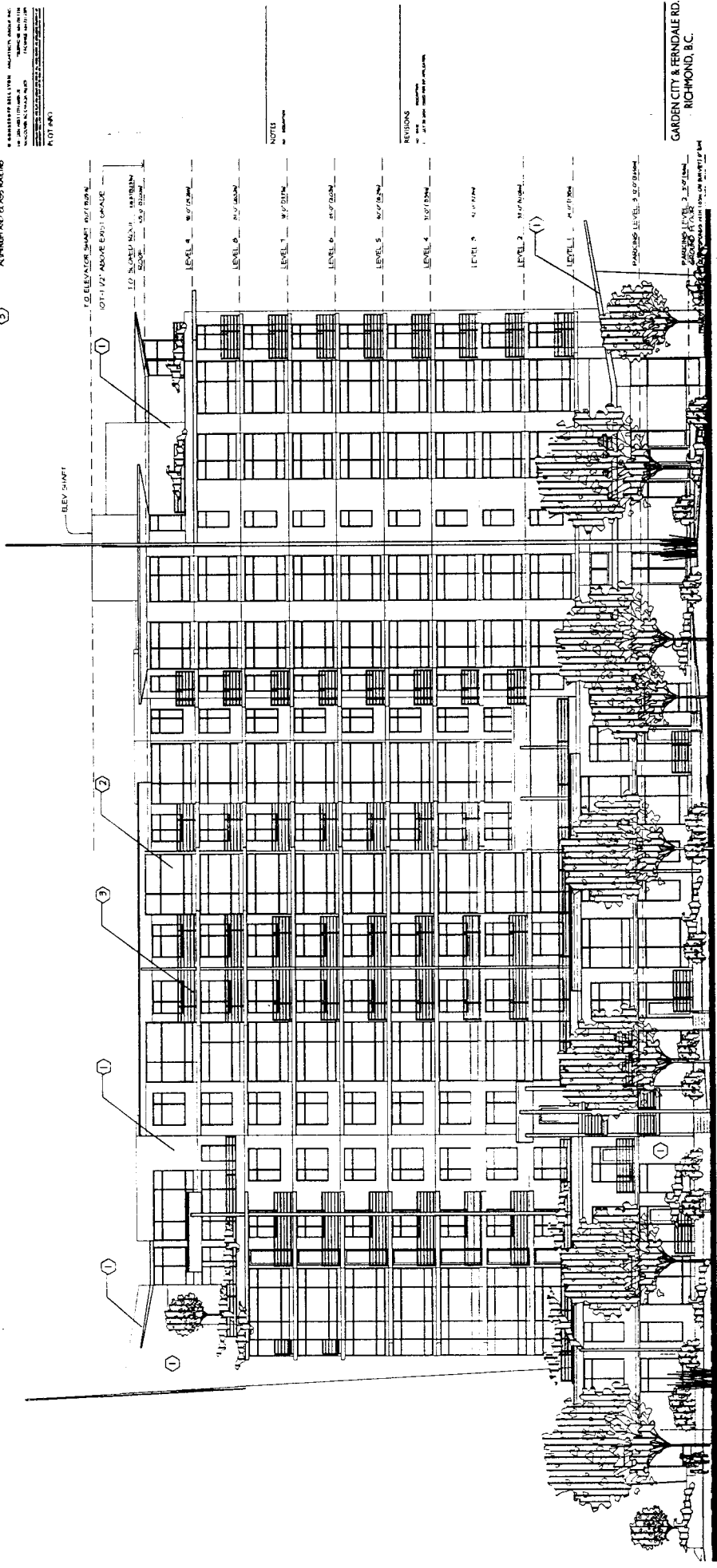
APARTMENT BUILDING
 NORTH ELEVATION

PROJECT DATA (DO NOT CORRESPOND WITH LIGHT OR SHADY)

A-5.01

LEGEND

- ① PAINTED CONCRETE
- ② ALUMINUM WINDOW
- ③ ALUMINUM GLASS RAILING



GARDEN CITY & BERNDALE RD.
RICHMOND, B.C.

14 LANT DEVELOPMENT LANCE LLC LTD.

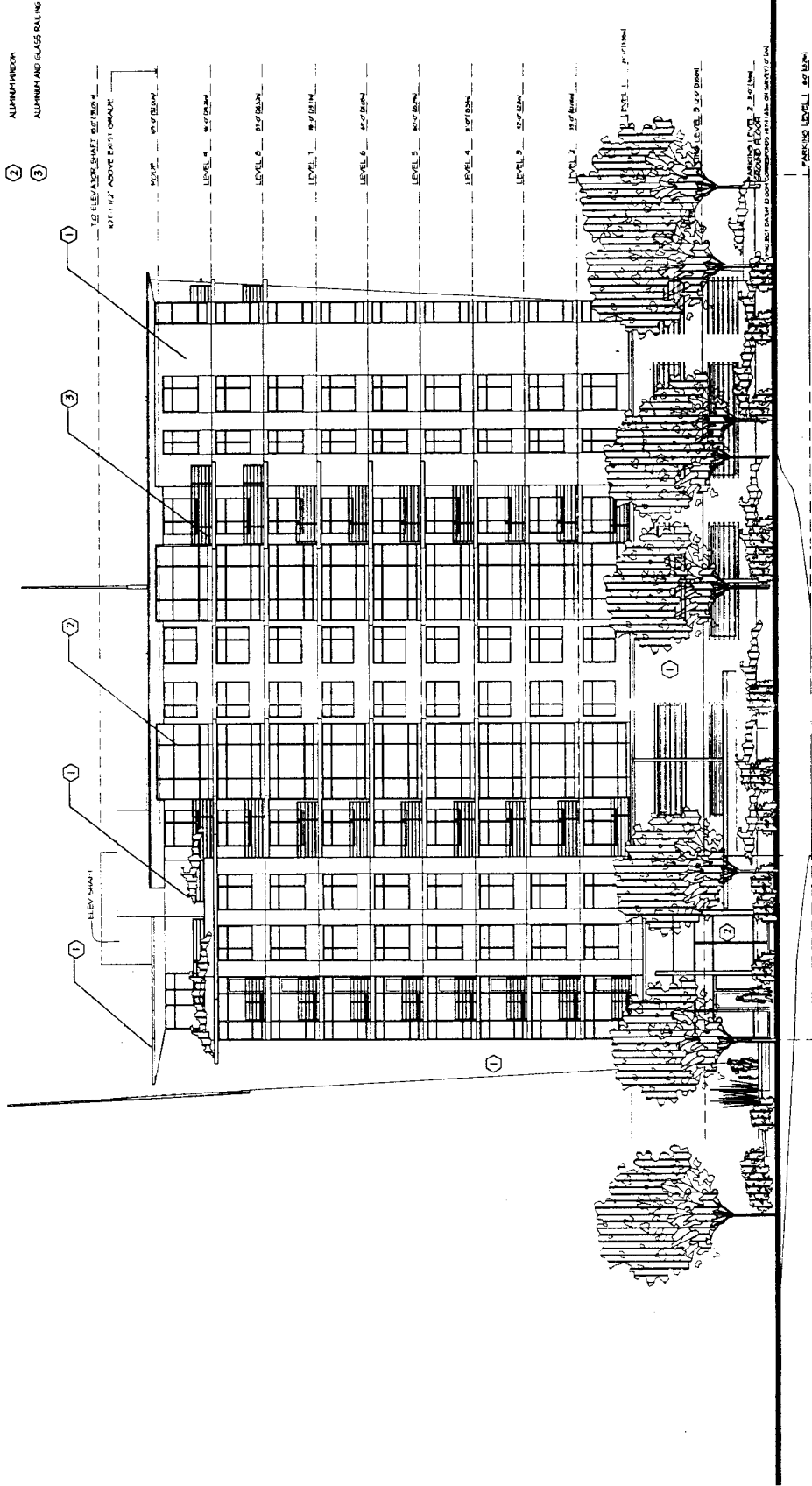
APARTMENT BUILDING
SOUTH ELEVATION

DATE: 11/11/10
BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: AS SHOWN
JOB NUMBER: 0345

PROJECT DATUM (0.00 CORRESPONDS WITH 1.65M ON SURVEY)



- LEGEND**
- ① PAINTED CONCRETE
 - ② ALUMINUM WINDOW
 - ③ ALUMINUM AND GLASS RAILING



NOTES

REVISIONS

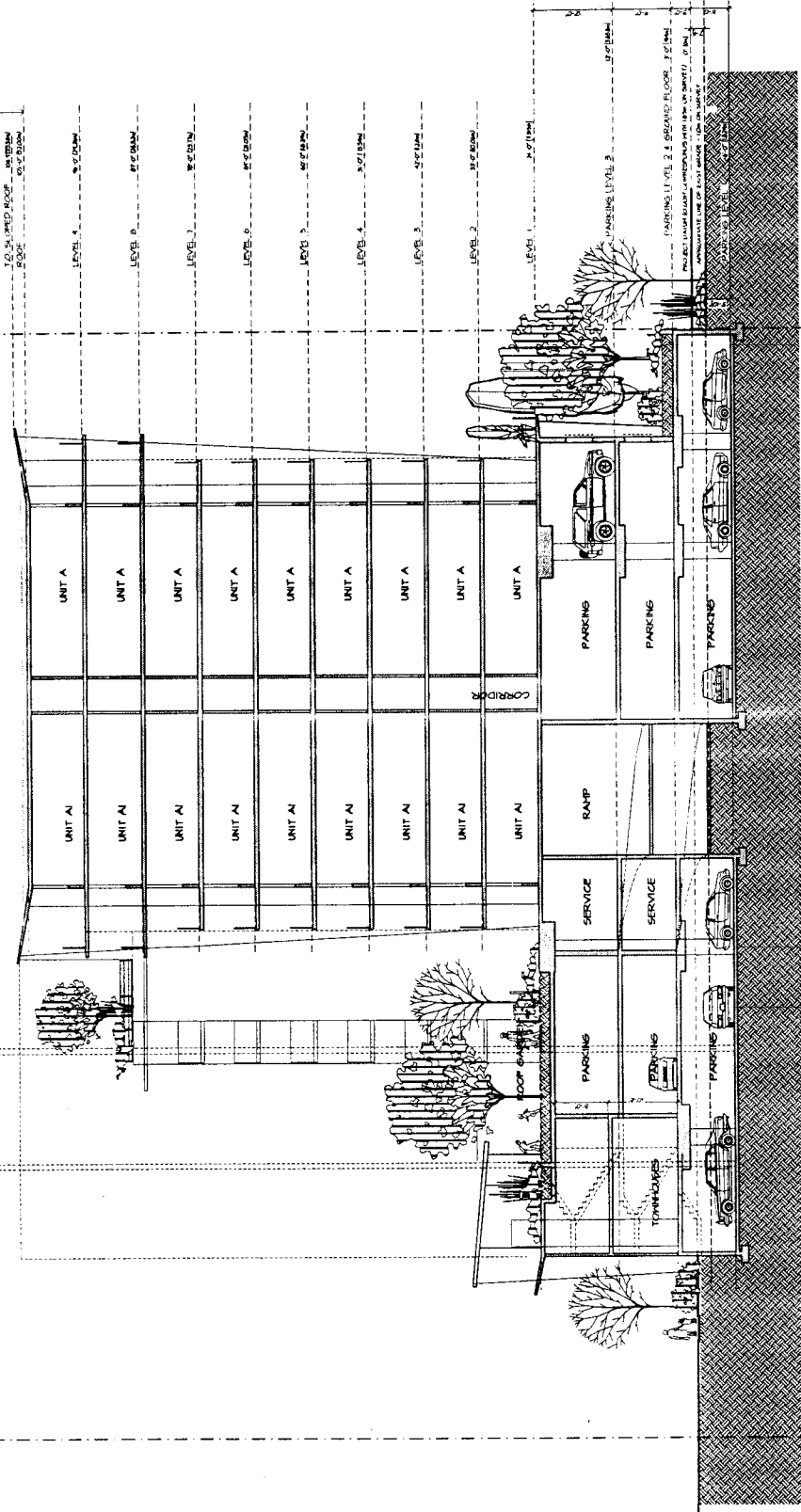
GARDEN CITY & FERNDALE RD.
RICHMOND, B.C.

DEVELOPMENT FOR 4400 B.C. LTD.
APARTMENT BUILDING
EAST ELEVATION

DATE: 11/11/08
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
PROJECT NO: 0345

A-5.03

LEVEL 10.00
 10.0' ABOVE LAST GRADE
 10.0' SURFED ROOF
 10.0' SURFED ROOF



NOTES

REVISIONS

GARDEN CITY & FERNDALE RD.
 RICHMOND, B.C.

14 UNIT DEVELOPMENT FOR LUMBS B.C. LTD.
 SECTION A-A

DATE: 10/11/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO. 0345

A-6.01

PROJECT DATUM (G.D.G. CORRESPONDS WITH 1.65m ON SURVEY)



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7858
(RZ 03-271217)**

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 291.158 thereof the following:

“291. 158 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 158)”

The intent of this zoning district is to accommodate **townhouses** and **multiple-family dwellings**.

291.158.1 PERMITTED USES

RESIDENTIAL; limited to **townhouses** and **multiple-family dwellings**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES.

291.158.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:**

- a) 2.42, exclusive of parts of the **building** which are **used** for off-street parking purposes or unenclosed balconies;
- b) an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space** on a **building’s** ground floor.

291.158.3 MINIMUM LOT SIZE

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

291.158.4 MAXIMUM LOT COVERAGE: 50%.

291.158.5 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Public Road:**

- a) Garden City Road: 10 m (32.8 ft.);

- b) Ferndale Road: 6 m (19.6 ft.);
- c) Katsura Road: 4.5 m (14.7 ft.);
- d) Notwithstanding the limitations imposed above:
 - (i) 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 (3.9 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.5 ft.);
 - (ii) Gateways, pergolas, entry stairs, 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 (6.5 ft.); and
 - (iii) Structured parking below finished grade may project into the **public road** setback, but shall be no closer to a property line than 2 m (6.5 ft.).

.02 **Side & Rear Property Lines:** 6 m (19.6 ft.);

- a) Notwithstanding the limitations imposed above:
 - (i) 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 (3.9 ft.); and
 - (ii) Structured parking below finished grade may project into the **side and rear yards**.

291.158.6 MAXIMUM HEIGHTS

- .01 **Buildings:** 38.1 m (125 ft.).
- .02 **Structures:** 20 m (65.6 ft.).
- .03 **Accessory Buildings:** 5 m (16.4 ft.).

291.158.7 OFF-STREET PARKING

- .01 Off street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw, EXCEPT THAT :
 - a) Off-street parking shall be provided at the rate of:
 - (i) For residents: 1.0 spaces per **dwelling unit** having a gross floor area of up to and including 90 m² (968.8 ft²); and 1.5 spaces per **dwelling unit** having a gross floor area of more than 90 m² (968.8 ft²); 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 maneuvering 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/158)**.

P.I.D. 002-160-978

Lot “B” Except: Part on Plan 28199 Section 10 Block 4 North Range 6 West New Westminster District Plan 4647

P.I.D. 001-036-203

The West Half of Lot “A” Section 10 Block 4 North Range 6 West New Westminster District Plan 4647

P.I.D. 004-343-476

West 66 Feet of the East Half Lot 3 Block “A” Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7858**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CITY CLERK