



City of Richmond

Report to Committee

To: Planning Committee
From: Joe Erceg
General Manager, Planning and Development
Date: August 30, 2012
File: RZ 11-595579
Re: JESSIE TSAI has applied to the City of Richmond for permission to rezone 7088 Heather Street from "Single Detached (RS1/F)" to "High Density Townhouses (RTH2)" in order to develop a 6 unit, 3 Storey Townhouse development.

Staff Recommendation

1. That Bylaw No. 8928 for the rezoning of 7088 Heather Street from "Single Detached, (RS1/F)" to "High Density Townhouses (RTH2)", be introduced and given first reading; and
2. That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 7902 be abandoned.

Joe Erceg
General Manager, Planning and Development
(604-276-4083)

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Jesse Tsai has applied to rezone 7800 Heather Street (**Attachment 1**) from “Single Detached, (RS1/F)” to a “High Density Townhouses (RTH2)” to permit the construction of six (6) residential townhouse units (**Attachment 2**).

This property is located at the eastern corner of Heather Street and Granville Avenue and is one of two properties left undeveloped from a 59 unit townhouse complex located at 9333 Sills Avenue.

The owner of the subject site was not successful in acquiring the neighbouring property to the east at 9240 Granville Avenue to participate in redeveloping their lot, but the applicant has provided a conceptual layout of the neighbouring property by using the same access point off Heather Street. The conceptual drawing shows the property can redevelop at the same density as what is being proposed on the subject site.

This site did have a rezoning application (RZ 04-287669) and a Development Permit application (DP 04-287673) to develop a six (6) unit townhouse. The rezoning application did receive third reading and covenants were registered on the property but the application was withdrawn in 2010 due to inactivity. Ownership changes have resulted in this application.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: Across Granville Avenue, Garden City Park zoned “School and Institutional Use (SI)”.

To the East: Single Detached bungalow at 9240 Granville Avenue zoned “Single Detached (RS1/F)”.

To the South: A 59 unit, 3 storey townhouse complex at 9333 Sills Avenue zoned “Town Housing (ZT50) – South McLennan (City Centre)”.

To the West: Across Heather Street, the North Richmond Alliance Church at 9140 Granville Avenue zoned “Assembly (ASY)”.

Related Policies and Studies

Official Community Plan

OCP designation: City Centre Area, McLennan South Sub-Area Plan, Schedule 2.10D (complies).

McLennan South Sub-Area Plan

Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single Family. 0.75 base FAR (**Attachment 4**) (complies).

The applicant is proposing a density of 0.80 FAR, above the base density of 0.75 FAR as indicated in the OCP. To qualify for the additional density and to satisfy the requirements of the RTH2 zone, the applicant is providing frontage improvements to both Heather Street and Granville Avenue, and a voluntary contribution to the Affordable Housing Strategy reserve fund.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 m above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is not located within policy area of the ANSD map and is not subject to noise mitigation measures or the registration of an Aircraft Noise Sensitive Use Restrictive Covenant.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development and no public comment has been received to date. Should this application receive first reading, a public hearing will be scheduled.

Staff Comments

Transportation and Site Access

- Vehicular access to and from the site is off Heather Street.
- Off-street parking for the proposal is provided in each unit by a combination of side-by-side two-car garages in four (4) of the six (6) units, with the remaining providing tandem garages. Visitor parking is supplied by two (2) visitor stalls located by the eastern edge of the site. The number of stalls meets the requirements of Zoning Bylaw 8500.
- Pedestrian access to the units is provided by Granville Avenue and a walkway from Heather Street that provides direct access to the south units.
- To support the possible development of future townhouses to the east, a legal agreement is to be registered on the subject property to secure access along the internal driveway for the benefit of 9420 Granville Avenue.
- A triangular corner cut already exists at the north west corner of the site and no further dedication is necessary for the purpose of road development.
- There is an existing bus stop at the front of the subject site fronting Granville Avenue. The stop is exposed to the elements and in need of improvement. To facilitate the installation of a new concrete parking pad and shelter for this stop, the registration of a 1.5 m x 9.0 m Right-of-Way (ROW) is to be registered. The exact location will be determined by the City's Transportation Department and Coast Mountain bus company.
- To assist with the installation of the concrete pad and the bus shelter on the ROW above, the applicant is making a voluntary contribution of \$22,000.00.

Proposed Site Assembly and Site Design

This development proposal falls short of the minimum lot size requirements of 2,000m² as outlined in the neighbourhood plan. An application may proceed should the applicant demonstrate that attempts have been made to acquire enough land to meet the requirements and provide that no undue hardship on any leftover or orphaned lots is done due to the development

of the subject site. This can be satisfied by submitting a conceptual plan for any leftover lots that they can be developed at the same density as what is being proposed.

As previously mentioned, the applicant has made attempts to acquire the adjacent property to the east at 9420 Granville Avenue but was unsuccessful. The City has a letter on file from the applicant stating such, as well as provided a conceptual outline of the neighbouring property to show that it can be developed at the same density as this proposal. The registration of an access easement to the benefit of this site allows vehicles to access the site from Heather Street, avoiding a separate access from the busier Granville Avenue.

The proposed site plan is arranged by two (2) tri-plex building clusters, separated by the internal drive aisle that provides access to all the units (**Attachment 2**).

Trees

The subject site contains no on-site trees that would affect the proposed development application. A review of the property's history could not find any information of tree removal prior to or after the approval of the City's Tree Protection Bylaw (Bylaw 8057) in May of 2006 which requires a permit to remove trees of a certain size. There are two street trees located between the property line and the edge of Granville Avenue which are in good condition and are to be retained.

While the City's replacement policy of 2:1 would not apply in this situation, it is anticipated that the forthcoming Development Permit for this townhouse proposal will contain new tree plantings in its landscaping plan to compliment the project.

Amenity Space

The outdoor amenity space is located in a highly visible location along the western edge of the site and meets the minimum area requirements. The space is intended for a common outdoor area, to promote neighbour interaction but little detail is provided at this time. A more detailed review will be conducted at the Development Permit stage when it is anticipated that landscaping drawings will be submitted with more detailed information.

No indoor space is being proposed, but a voluntary cash-in-lieu contribution of \$6,000.00 will be paid prior to final adoption of this application.

Analysis

Proposed Zoning to High Density Townhouses (RTH2)

The proposed rezoning from RS1/F to RTH2 represents an increase to density, which is in keeping with the South McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of apartment and townhouse buildings. No amendment is required to the OCP as the proposal meets the South McLennan Sub-Area Plan parameters as well as the designation of the Land Use Map ('Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single Family. 0.75 base FAR) (**Attachment 4**).

The proposed increase in density from a 0.75 FAR base to the proposed 0.80 FAR in RTH2 is supported through a voluntary contribution to the affordable housing reserve fund, as well as frontage improvements to both Heather Street and Granville Avenue that affects the site.

Design

The three-storey proposal meets the intent and basic requirements of the neighbourhood plan. More detail regarding the form and character of the proposal will follow during the Development Permit application process.

Affordable Housing

The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City's Affordable Housing Strategy.

With respect to townhouse developments, the strategy specifies that a voluntary cash contribution of two dollars (\$2.00) per buildable square foot, based on allowable FAR will be welcomed to the affordable housing reserve fund. The total payable contribution in this 6 unit proposal would come to \$17,326.00.

Abandonment of Bylaw 7902

City staff processed two applications back in 2004 for a townhouse development, but has now been withdrawn. The rezoning application (RZ 04-287669) did receive third reading but was ever adopted. With the requisite Bylaw 7902 attached to the rezoning application still in effect, this will now need to be abandoned in favour of the current application.

Covenants to be Discharged

The rezoning considerations from the previous application (RZ 04-287669) required the registration of covenants that are now outdated. Three (3) covenants were filed on title are to be discharged prior to the adoption of this rezoning application:

- A flood indemnity covenant (BA213523 and BA213524) does not meet the current requirements of Flood Protection Bylaw 8024. A new covenant will replace the one registered which will provide the current requirements.
- An access easement covenant (BX162737 and BX162738) identifies the location of the easement which does not match what is being proposed. A new covenant will replace this one to correspond with the proposed drive aisle location.
- A new tandem parking covenant will replace the one currently registered (BA213522) as it meets today's needs.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department on the following items:

- Upgrades to the existing storm system along Heather Street are required. This consists of:
 - Remove 21 metres of the existing storm sewer and existing manholes (STMH 1378, 9497, 1380) along Heather Street, starting from 16 metres south of the north property line to Granville Avenue;
 - Replace this by installing a 600mm diameter storm sewer and 2 new manholes along Heather Street to Granville Avenue on the same alignment as the upstream storm sewer (10m offset); and
 - Site to connect to the existing storm sewer on Granville Street or the new 600mm storm sewer on Heather Street.
- No upgrades to the existing sanitary system are required; and
- No upgrades to the existing water system are required, but confirmation on the requirement of an additional fire hydrant to achieve 75m spacing for multi-family areas is required prior to issuance of Building Permit.

Servicing Agreement

A Servicing agreement will be required prior to the adoption of the rezoning application to ensure utility works listed above are to be installed by the developer; in addition to the frontage

works along the front of both Heather Street and Granville Avenue are done to City standards. The agreement will also identify how the site will be serviced to accommodate the six (6) townhouse units.

Requested Variances to Zoning Bylaw 8500

The proposed site design shows two (2) instances that will require a variance to Zoning Bylaw 8500. From the submitted plans, the following variances may be required at the Development Permit stage:

- Front yard setback along Heather Street to be reduced from 4.5 metres to 3.75 metres is supported as long as the requested improvements to the Heather Street elevations are met to the satisfaction of the Director of Development; and
- Tandem parking for two (2) of the six (6) units.

Development Permit

A separate Development Permit application would be required with a specific landscaping plan to include the following:

1. Design of the outdoor amenity area.
2. Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three on-site trees that are to be retained.
3. Form and Character of the townhouse units and how they address adjacent properties, including improvements to the Heather Street front.

Financial Impact

None.

Conclusion

The proposed six (6) unit townhouse rezoning meets the intent of the OCP as well as the zoning requirements set out in the High Density Townhouses (RTH2) zone for the South McLennan neighbourhood plan. Staff contend that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommends that rezoning application RZ 11-595579 proceed to first reading.

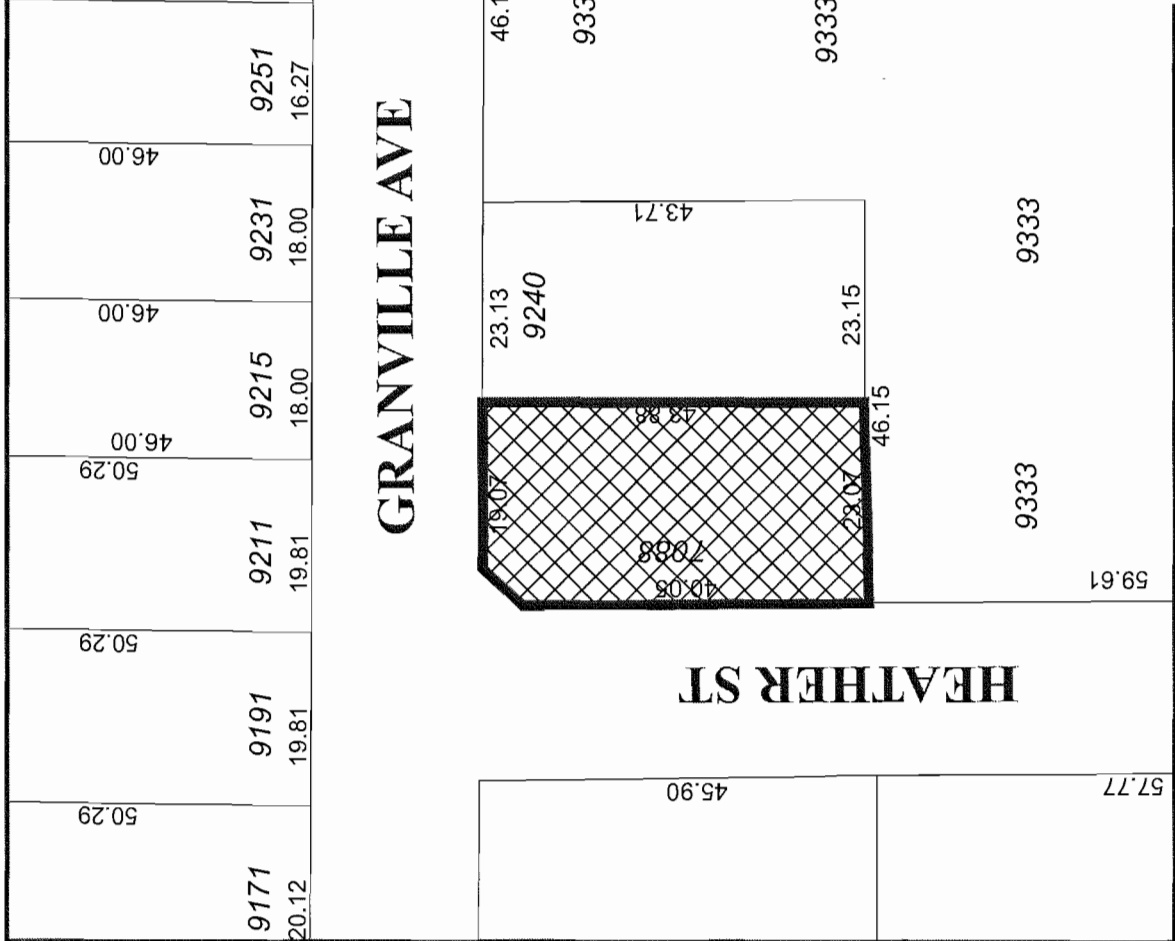


David Johnson
Planner
(604-276-4193)

DJ:cas

List of Attachments

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Site Plan and Preliminary Architectural Drawings
Attachment 3	Development Application Data Sheet
Attachment 4	McLennan South Sub-Area Land Use Map
Attachment 5	Conditional Rezoning Requirements

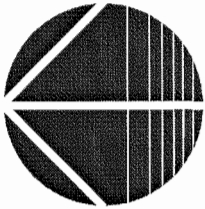


Original Date: 12/13/11

Revision Date:

Note: Dimensions are in METRES

RZ 11-595579



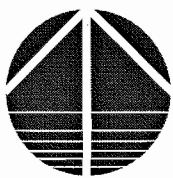


GRANVILLE AVE

GARDEN CITY RD

HEATHER ST

**SUBJECT
PROPERTY**



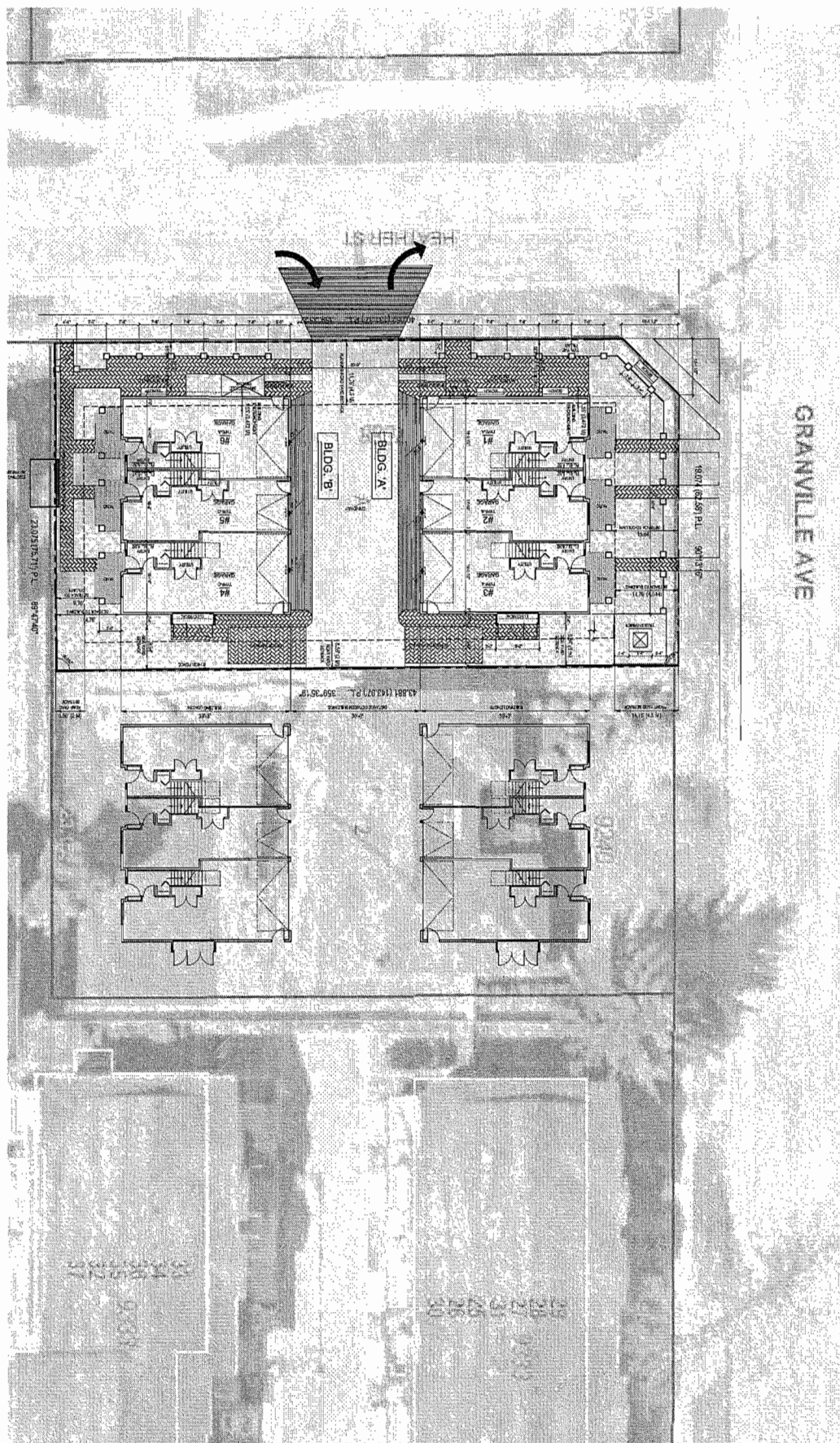
RZ 11-595579

CNCL - 108

Original Date: 12/13/11

Amended Date:

Note: Dimensions are in METRES



SUBMITTED FOR DEVELOPMENT PERMIT

A1

6 UNIT TOWNHOUSE DEVELOPMENT
7088 HEATHER ST.
RICHMOND, BC

JOB NO. 11-27

JULY 24, 2012

CNCL - 109

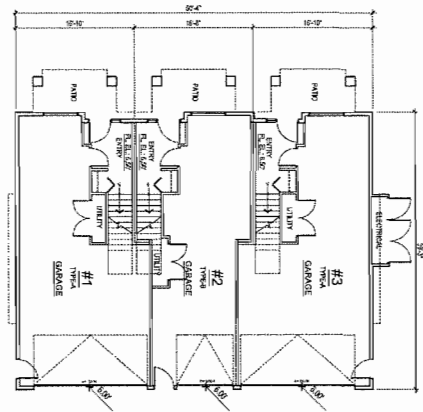
Gerry Blonski
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Suite 1A - 12466 - 82nd Ave., Surrey, B.C. V3W 3E1

Ph: 572-3606
Fax: 572-6784

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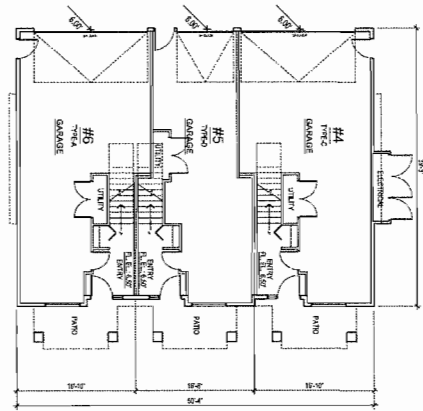
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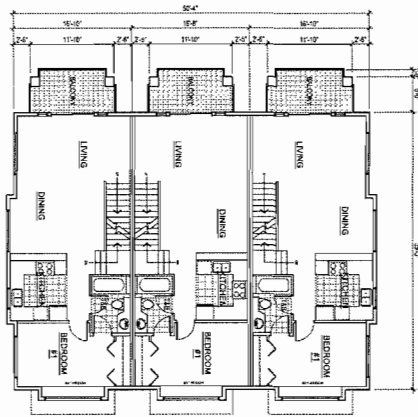
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FIRST FLOOR



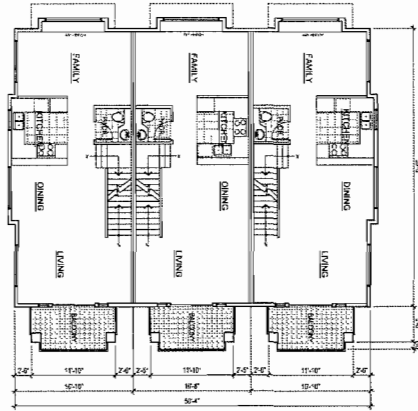
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SECOND FLOOR



BLDG. 'B'



SUBMITTED FOR DEVELOPMENT PERMIT

A3

BUILDING PLANS

JOB NO. 11 - 27

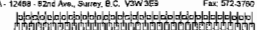
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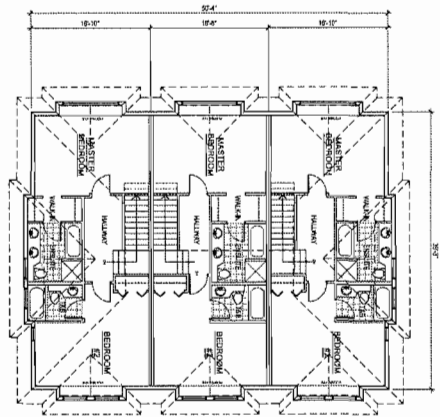
6 UNIT TOWNHOUSE DEVELOPMENT
7088 HEATHER ST.
RICHMOND, VA
GNCL - 111

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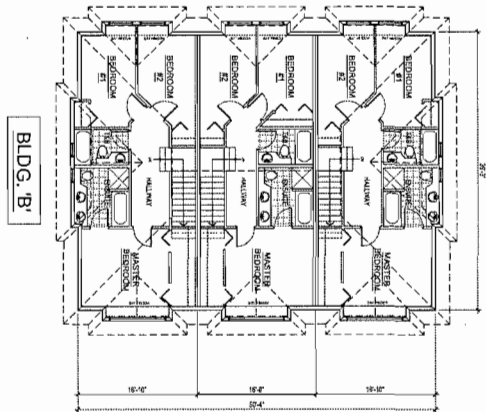
Ph: 572-3608
Fax: 572-3700



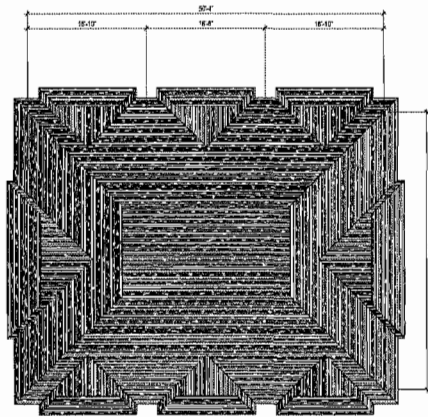


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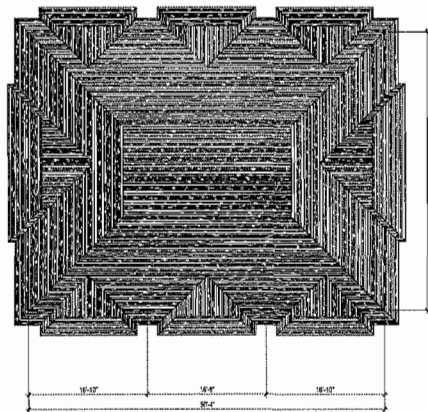


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BLDG. 'A'

1 ROOF PLAN
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BLDG. 'B'



SUBMITTED FOR DEVELOPMENT PERMIT

A4

BUILDING PLANS

JOB NO. 11 - 27

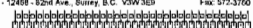
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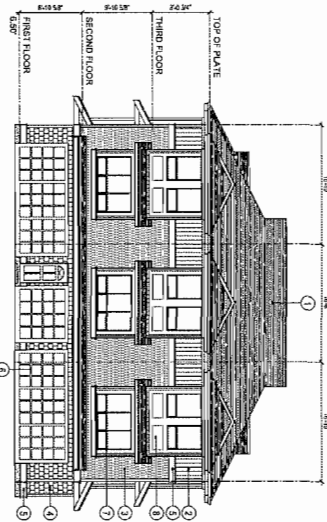
6 UNIT TOWNHOUSE DEVELOPMENT
7088 HEATHER ST.
RICHMOND, BC
ONCL - 112

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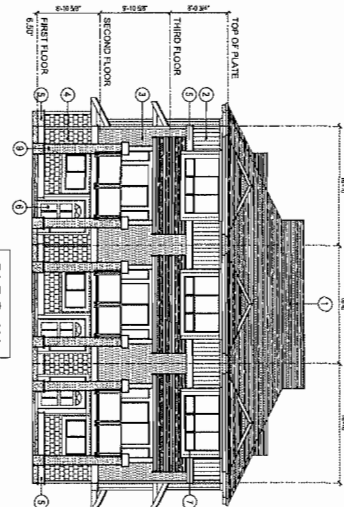
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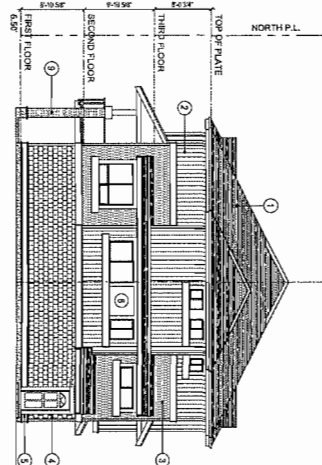
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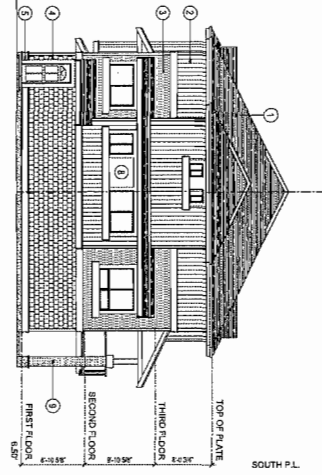
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3 WEST
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BLDG. 'B'

EXTERIOR COLOUR SCHEDULE		
LOCATION	MATERIAL	COLOR
1 ROOF	ASPHALT SHINGLES	BLACK
2 WALLS	VERTICAL WHITE SIDING	WHITE
3 WALLS	HORIZONTAL WHITE SIDING	WHITE
4 WALLS	VERTICAL WHITE SIDING	WHITE
5 WALLS	VERTICAL WHITE SIDING	WHITE
6 TRIM	WOOD	WHITE
7 DOORS	WOOD	WHITE
8 WINDOWS	WOOD	WHITE
9 WALLS	PAVING	PAVING
10 BALCONY	PAVING	PAVING



SUBMITTED FOR DEVELOPMENT PERMIT

A5

BUILDING ELEVATIONS

JOB NO. 11-27

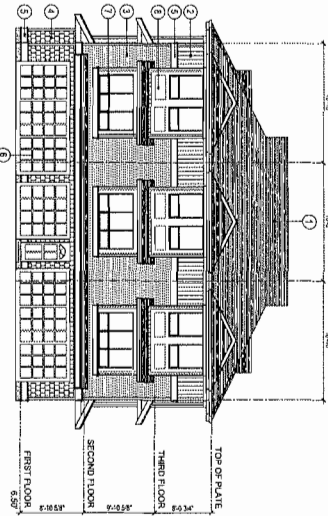
JULY 24, 2012

6 UNIT TOWNHOUSE DEVELOPMENT
7088 HEATHER ST.
RICHMOND
ENCL - 113

Gerry Blonski
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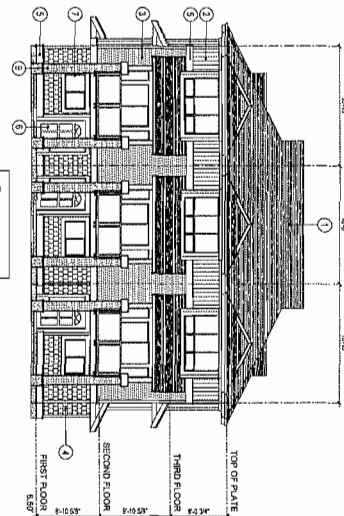
Suite 1A - 12400 - 62nd Ave., Surrey, B.C. V3W 3E9

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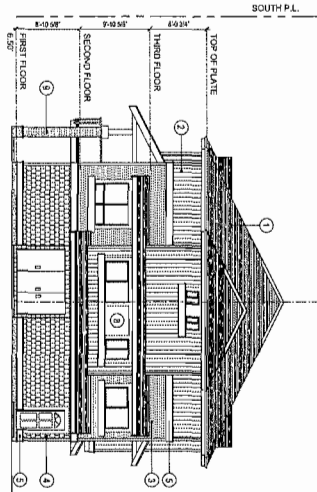
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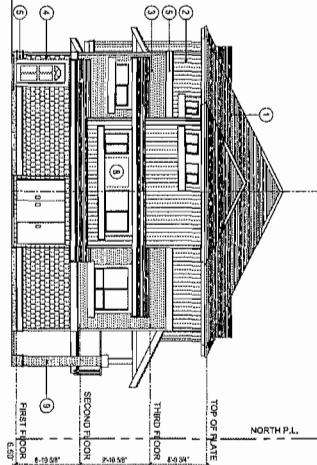
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3 EAST
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BLDG. 'B'



BLDG. 'A'

EXTERIOR COLOUR SCHEDULE	
LOCATION	COLOUR
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2 WALLS	SPRINKLE
3 WALLS	VERTICAL
4 WALLS	VERTICAL
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100 WALLS	VERTICAL



SUBMITTED FOR DEVELOPMENT PERMIT

A6

BUILDING ELEVATIONS

JOB NO. 11 - 27

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6 UNIT TOWNHOUSE DEVELOPMENT
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RICHMOND
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City of Richmond

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www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 11-595579

Address: 7088 Heather Street

Applicant: Jesse Tsai

Planning

Area(s): City Centre – McLennan South Sub-Area (Schedule 2.10D)

	Existing	Proposed
Civic Address:	7088 Heather Street	To Be Determined
Owner or Applicant:	Jessie Tsai	No Change
Site Size (m²):	1,006.0m ²	No Change
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single Family. 0.75 base FAR	No Change
Zoning:	Residential Single Detached (RS1/F)	High Density Townhouses (RTH2) Permits Townhouses at 0.80 F.A.R. with a contribution to the Affordable Housing reserve Fund
Number of Units:	1 Single-Family Dwelling per lot	6 Townhouse Units

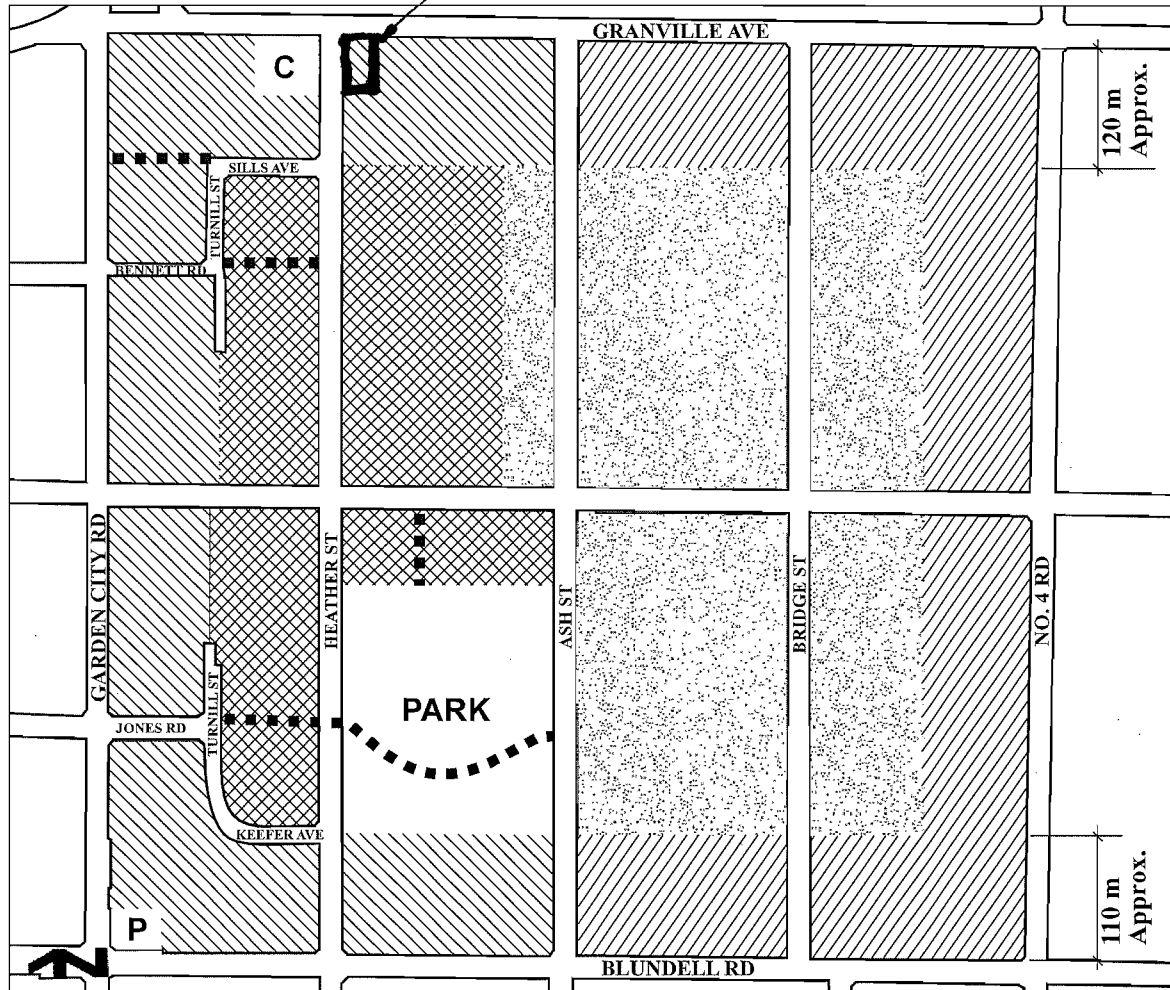
	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area = 1,006.0m ² (0.80) = 804.8m ² Max.	804.8m ² (0.80 FAR)	none permitted
Lot Coverage – Building:	45% Max.	39.7%	none
Lot Width (Granville Avenue):	20.0m	23.7m	none
Lot Depth (Heather Street):	30.0m	43.88m	none
Lot Area:	1,800m ²	600.0m ²	none
Setback: Granville Avenue:	4.5m Min.	4.76m	none
Setback: Heather Street:	4.5m Min.	3.72m	0.78m
Setback (east)	1.2m Min.	3.0m	none
Setback (south)	1.2m Min.	3.0m	none


	Bylaw 8500 Requirements	Proposed	Variance
Height:	12.0m and no more than 3 stories maximum	11.2m and 3 stories	none
Minimum off-street Parking Requirements:	10 Resident <i>plus</i> 2 Visitor 12 spaces minimum	10 Resident <i>plus</i> 2 Visitor 12 spaces	none
Tandem Parking Spaces:	No tandem parking for townhouses	2 tandem stalls (4 parking stalls)	2 tandem stalls (4 parking stalls)
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$6,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 6 units = 36.0m ²	36.6m ²	none


City of Richmond


SUBJECT SITE


Land Use Map

Bylaw 7892
2005/04/18

 **Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.**

 **Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.**

 **Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.**

 **Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:**

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■■■■ Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

**Conditional Zoning Requirements
7088 Heather Street
RZ 11-595579**

Prior to adoption of Zoning Amendment Bylaw 8928, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Registration of a flood indemnity covenant on title.
2. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 9420 Granville Avenue.
3. Registration of a 1.5m x 9.0m Right-of-Way (ROW) along the Granville Avenue frontage for the purpose of installing a bus pad and shelter. The exact location will be determined by the City's Transportation Department and the Coast Mountain Bus Company.
4. City acceptance of the developer's offer to voluntarily contribute \$22,000.00 towards the installation of a bus pad and shelter listed in the above ROW (account number 1051-40-000-00000-0000).
5. The City's acceptance of the developer's voluntary contribution of \$1,000.00 per dwelling unit (e.g. \$6,000.00) in-lieu of on-site indoor amenity space to go towards development of indoor public amenity space as determined by the Parks and Recreation Department.
6. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$17,326.00) to 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. Included with the standard submission, the drawings should provide information specific to:
 - a) Design of the outdoor amenity area.
 - b) Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three on-site trees that are to be retained.
 - c) Form and Character of the townhouse units and how they address adjacent properties, including improvements to the Heather Street front.
8. Discharge of existing covenants BA213522, BA213523, BA213524, BX162737 and BX162738 currently registered on title.
9. Enter into a Servicing Agreement* for the design and construction of off-site improvements along the entire Granville Avenue and Heather Street frontage to the limits of the subject site. Works include, but may not be limited to:
 - a) Granville Avenue road widening to 11.2 meters curb to curb.
 - b) Curb and gutter along the south edge of road widening noted above.
 - c) A 3.3 meter wide grass and treed boulevard (Willow Oaks), complete with Type 3 decorative street lights 150 watt HP sodium without banner arms, flower pot holders or receptacles, powder coated black.
 - d) A 1.75 meter wide concrete sidewalk is to be placed 1.25 meters north of the property line, permitting room for the existing pole line.
 - e) All utilities servicing the site are to ensure they do not interfere with a street tree that is to be retained along Granville Avenue.
 - f) Heather Street storm sewer upgrade through the removal of the existing 450mm diameter line and manholes starting 16 metres south of the north property line to Granville Avenue and replace with a 600mm diameter line near the centreline of Heather Street, connecting to Granville Avenue line.
 - g) Heather Street frontage improvements, consisting of the continuation of the 1.75m wide sidewalk from the property to the south (SA 04-267791) to Granville Avenue. Grassed and treed

boulevard running parallel to the continued sidewalk with the installation of Zed streetlights. Curb and gutter installation with the road surfacing connecting with existing.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8928
7088 HEATHER STREET
(RZ 11-595579)**

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 8500, is amended by repealing the existing zoning designation of the following area and by designating it **HIGH DENSITY TOWNHOUSES (RTH2)**.

P.I.D. 026-352-567

LOT A SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN BCP18787

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8928”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER