



To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 17, 2023
File: RZ 20-919143

Re: Application by Fougere Architecture Inc. for Rezoning at 7371 No. 4 Road from the "Single Detached (RS1/F)" Zone to the "Medium Density Townhouses (RTM2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10457, for the rezoning of 7371 No. 4 Road from the "Single Detached (RS1/F)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:cl
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Fougere Architecture Inc. (on behalf of Khalid Hasan of Pakland Qadri Gardens Ltd.) has applied to the City of Richmond for permission to rezone 7371 No. 4 Road from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone, to permit the property to be developed for 19 townhouse units including two secondary suites, with vehicle access from General Currie Road. A location map and aerial photo of the subject site are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site is located on the northwest corner of the intersection of No. 4 Road and General Currie Road, and is currently accessed via No. 4 Road.

Subject Site Existing Housing Profile

The subject site consists of a large lot containing a single-family dwelling that is occupied by a rental tenant. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North: Is a large lot zoned “Single Detached (RS1/F)”, containing a single-family dwelling, which fronts No. 4 Road, as well as a portion of a lot zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)” containing 22 townhouse units.
- To the South: Immediately across General Currie Road, is a lot zoned “Medium Density Townhouses (RTM3)”, containing 20 townhouse units.
- To the East: Immediately across No. 4 Road, are large lots zoned “Agriculture” that are located in the Agricultural Land Reserve (ALR), each of which contain single-family dwellings.
- To the West: Are medium-sized lots zoned “Single Detached (ZS14) – South McLennan (City Centre)”, each containing single-family dwellings fronting General Currie Road.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) registered on Title of the property for the sanitary sewer, water and drainage services along the front (east) property line. The applicant has been advised that encroachment into the SRW is not permitted.

There is also a notation on Title of the property to indicate that the subject site may benefit from a cross-access easement registered on Title of the existing townhouse site further north at 7331 No. 4 Road. This notation is not relevant to this development proposal because vehicle access to the subject site is proposed directly off General Currie Road, which is the preferred scenario as it avoids vehicle access off No. 4 Road and is supported by the City's Transportation department. Should this rezoning application proceed, the cross-access easement registered on Title of 7331 No. 4 Road in favour of the subject site may be discharged at the request of the strata council of 7331 No. 4 Road.

Related Policies & Requirements

Official Community Plan/McLennan South Sub-Area Plan

Land Use Designations

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

The McLennan South Sub-Area Plan land use designation for the subject site is "Residential, 2 ½ storeys typical (3 storeys maximum), 0.55 base FAR¹", and is identified as being in the "C1 Character Area", which is envisioned for clusters of housing contained predominantly in single, duplex, and triplex form and characterized by wooded areas (Attachments 4 & 5). The Sub-Area Plan allows for additional density to be considered where community benefits are provided (e.g., accessible housing beyond the typical provision; contribution to the child care reserve fund). This redevelopment proposal involving a density of 0.65 FAR is consistent with the Plan's land use designation for the subject site and character envisioned for this portion of the neighbourhood as it includes the retention of several trees on-site as well as the provision of four Convertible Units and two secondary suites. This proposal also provides road and pedestrian network improvements (including road dedication and a special crosswalk), and contributions to the Public Art Reserve Fund and Affordable Housing Reserve Fund.

Site Size and Residual Lots

To encourage multi-family developments of sufficient size to support high quality development, the McLennan South Sub-Area Plan requires a minimum frontage width of 50 m along arterial roads and a minimum site area of 2,000 m², and the creation of residual lots is avoided. Where a development proposal deviates from these requirements, it must be demonstrated that: access to the site is not off an arterial road and that future shared access to residual sites is enabled; the policy and design objectives of the Plan are not compromised; and the proposal provides a recognizable benefit to the area such as tree retention and enhanced pedestrian environment.

¹ Floor Area Ratio

This rezoning application meets the conditions under which staff will consider deviations from the Sub-Area Plan, as follows:

- Since the subject site's frontage along No. 4 Road is only 30 m, the applicant has provided documentation indicating that efforts have been made to acquire the property to the north at 7351 No. 4 Road in order to achieve the minimum arterial road frontage width of 50 m in the Sub-Area Plan. City staff has received written confirmation from the neighbouring property owner at 7351 No. 4 Road indicating that they are not interested in land assembly at this time and wish to redevelop their property on their own with the understanding that shared vehicle access to their property will be enabled by registration of a SRW on Title of the subject site prior to rezoning bylaw adoption.
- The applicant submitted a preliminary concept plan to show how the neighbouring property to the north at 7351 No. 4 Road could redevelop in the future consistent with the McLennan South Sub-Area Plan land use designation, a copy of which is on file. The preliminary concept plan shows that vehicle access to 7351 No. 4 Road is proposed off General Currie Road via shared use of the driveway at the subject site. Prior to final adoption of the rezoning bylaw, the applicant must register a SRW on Title for public-right-of-passage over the entire drive-aisle to secure the envisioned shared access.
- Road and pedestrian network improvements will be undertaken with this proposal, which are to be designed and constructed as part of the Servicing Agreement (SA) required prior to rezoning approval.

Housing Type and Tenure

This proposal is for 19 townhouse units that are intended to be strata-titled. Consistent with OCP policy respecting townhouse development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to final adoption of the rezoning bylaw, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$18.00 per buildable square foot (for sites within the City Centre Area Plan) for a total contribution of \$436,234.50 prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

This rezoning application was received prior to the current Market Rental Housing Policy adopted by City Council on June 20, 2022. Consistent with the provisions for in-stream rezoning applications, this application is exempt from the Market Rental Housing Policy if the rezoning bylaw is granted first reading prior to June 20, 2023.

Public Art Program Policy

Based on the maximum buildable floor area of approximately 2,251 m² (24,235 ft²), the recommended Public Art contribution based on administrative guidelines of \$0.99/ft² (2023 rate) is approximately \$23,993.00.

As the project will generate a recommended Public Art Contribution less than \$40,000.00 and there are limited opportunities to locate Public Art on-site, as per Policy, it is recommended that the Public Art contribution be directed to the Public Art Reserve Fund for city-wide projects on City lands. The contribution is required to be submitted prior to final adoption of the rezoning bylaw.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub, and shower). In addition, the applicant proposes four Convertible Units (two units in each of Buildings 3 and 4). Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

Energy Step Code

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. Under current requirements, the proposal would be expected to achieve either Step 4 of the Energy Step Code or Step 3 with the use of a Low Carbon Energy System.

Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit application review processes.

Agricultural Land Reserve Buffer Zone

Consistent with the OCP guidelines regarding development proposals adjacent to land in the ALR where there is an intervening road (i.e., across No. 4 Road), the applicant is required to register a covenant on Title prior to final adoption of the rezoning bylaw for public awareness of potential impacts associated with agricultural activities and for a landscape buffer to be provided on the subject site along the No. 4 Road frontage (i.e., 3.0 m to parking and 4.5 m to buildings). The Landscape Plan will be further refined through the DP application review process to assess additional planting opportunities within the landscape buffer.

Since this rezoning application involves an intervening road between the subject site and the ALR land, it is not required to be referred to the Food Security and Agricultural Advisory Committee (FSAAC) unless requested to do so by City Council, consistent with the FSAAC Terms of Reference.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

Site Planning

The proposed development consists of 19 townhouse units (including two secondary suites) on a development site that would be approximately 3,463 m² (37,285 ft²) in area after the required road dedication (i.e., 2.0 m along No. 4 Road and 0.4 m along General Currie Road). Conceptual development plans proposed by the applicant are included in Attachment 6.

The proposed site layout consists of:

- Two triplex buildings and one duplex building on the north portion of the site along the interface with existing townhouse development to the northwest and the single-family dwelling to the northeast.
- Two four-unit buildings and one triplex building on the south portion of the site along General Currie Road.

All units have a north-south orientation, with the exception of the duplex building in the northeast corner, which is oriented east-west fronting No. 4 Road. The main unit entries for the north-south oriented buildings face either General Currie Road or the internal drive-aisle, which generally runs east-west with two short north-south legs. The main unit entries for the duplex building face No. 4 Road.

Density & Built Form

The McLennan South Sub-Area Plan allows a base 0.55 FAR for the subject site and a two to three storey built form. The Sub-Area Plan allows for additional density to be considered where community benefits are provided.

Consistent with the Sub-Area Plan, the proposed density for this project is 0.65 FAR and community benefits are proposed in the form of tree retention, as well as the provision of four Convertible Units (21 per cent of units) and two secondary suites. Additional benefits associated with the proposal, as described earlier in this report, include road and pedestrian network improvements and contributions to the Public Art Reserve Fund and Affordable Housing Reserve Fund. Staff are supportive of the proposed 0.65 FAR in this part of the neighbourhood given the proposed community benefits and similar density approved in the immediate surrounding area.

The proposed form of development is consistent with the Sub-Area Plan Character Area guidelines for duplex and triplex buildings ranging from two to three storeys in height. Two four-unit buildings are also provided on-site fronting General Currie Road. The third storey of buildings is concentrated towards the middle of buildings so that there is a slight stepping back of building mass and height away from No. 4 Road and away from existing single-family housing to the west. *Common & Private Open Space*

Private outdoor space is proposed for each of the units in the form of front or rear yards with patios or low terraces at ground level, as well as front or rear decks on the second level.

A common Outdoor Amenity Space is proposed to be centrally located on-site, at the intersection of the drive-aisle and is partially visible from the main access point to the site at General Currie Road. The preliminary design of the common Outdoor Amenity Space includes a mix of hard and soft surfaces, existing and new trees, new plant material, a children's play structure that facilitates climbing, jumping, and sliding, and bench seating. The preliminary size of the common Outdoor Amenity Space meets the minimum guidelines in the OCP.

Consistent with the OCP, the applicant proposes to submit a contribution to the City prior to final adoption of the rezoning bylaw in-lieu of providing common indoor amenity space on-site. The current rate for this 19-unit townhouse proposal is \$2,066.00/unit for a total contribution of \$39,254.00 to the City's Leisure Facilities Reserve Fund. In the event that the contribution is not paid to the City within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

Site Access, Parking and Road Improvements

The applicable McLennan South Sub-Area Plan policies for townhouse developments in this part of the neighbourhood limit vehicle access to General Currie Road or to shared driveways onto No. 4 Road.

Vehicle access to the subject site is proposed off General Currie Road, directly across from the entrance to the existing townhouse site to the south at 9780 General Currie Road. Prior to rezoning adoption, the applicant must register a SRW on Title for public-right-of-passage over the drive-aisle to enable potential future shared access off General Currie Road by the residual lot to the north at 7351 No. 4 Road upon its' redevelopment.

Pedestrian access from the public sidewalks along No. 4 Road and General Currie Road to each of the street-fronting units is proposed via individual pathways treated with standard concrete pavers. Pedestrian access from the public sidewalks to the internal units is proposed via the drive-aisle treated with asphalt surrounded by a permeable paver border.

On-site parking is proposed consistent with the requirements in Richmond Zoning Bylaw 8500. Resident parking is proposed to be located within each unit's garage, all but four spaces of which are provided in a side-by-side arrangement. For the four spaces proposed in a tandem arrangement, the applicant is required to register a restrictive covenant on Title prohibiting the conversion of the tandem parking area into habitable space. Surface parking spaces are provided for visitors, one of which is Van Accessible. Resident bike parking is also proposed to be located within each unit's garage, and a visitor bike rack is proposed within the common yard that fronts No. 4 Road.

Boulevard improvements are also required with rezoning, which will involve entering into a SA for the design and construction of a new 2.0 m wide concrete sidewalk and treed/grass boulevard along both No. 4 Road and General Currie Road, complete with transitions to the existing conditions adjacent to the subject site. To accommodate the boulevard improvements, the applicant is required to provide a road dedication of 2.0 m along the No. 4 Road frontage, 0.40 m along the General Currie Road frontage, and a 4 m x 4 m corner cut at the intersection. The road dedications and SA must be registered on Title prior to final adoption of the rezoning bylaw.

Traffic Impact Study

The applicant submitted a Traffic Impact Study prepared by a professional engineer, which assesses: the potential traffic impacts associated with the proposal, the operation of the proposed vehicle access and on-site circulation, and potential improvements to facilities for road users. The Study has been reviewed and the findings supported by Staff.

The Study confirms that the proposed vehicle access at the subject site does not negatively impact traffic operations and road safety, and that the proposed Site Plan is adequate to accommodate on-site circulation of all types of vehicle movements (passenger vehicles, garbage/recycling trucks, delivery trucks, and fire truck).

The Study also recommends the installation of a special crosswalk at the south leg of the intersection of No. 4 Road and General Currie Road to enhance pedestrian safety and network connectivity in the nearby area. Design and construction of the special crosswalk is to be included in the scope of SA.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- 41 bylaw-sized trees on the subject property (Trees # 710 to 750), two of which are co-owned with the City due to their location on the south property line along General Currie Road (Trees # 727, 742).

- Two trees on the neighbouring property to the north at 7351 No. 4 Road (Trees # os1 and os2).
- Three street trees in the boulevard along No. 4 Road on City-owned property (Trees # ci1 to ci3).

A small Cottonwood tree (untagged) was also noted by the City's Parks Department Arborist in the boulevard along General Currie Road on City-owned property.

The City's Tree Preservation Coordinator and Parks Department Arborist reviewed the Arborist's Report and provided the following comments:

- 10 bylaw-sized trees (Trees # 710, 716, 718, 719, 721, 722, 730, 731, 742, 743) and two significant trees² (Trees # 727 and 733) on-site should be retained and protected on the basis of good condition, some of which will require building envelope modification and special measures to be utilized during construction. As part of the DP application review process, some modifications to Building 6 may be required in response to the retention of Tree # 733.
- Six trees on-site, although in good condition, are recommended for removal due to the following reasons:
 - Five trees are in conflict with the proposed vehicle access and drive-aisle (Trees # 734, 735, 736, 738, 739), which cannot be relocated due to traffic safety (i.e., it's location and configuration is as far as possible from No. 4 Road while maintaining alignment with the vehicle access to the adjacent townhouse site directly across General Currie Road).
 - One tree (Tree # 723) is in conflict with the building envelope, which if retained would potentially result in the loss of a one townhouse unit.
- 22 bylaw-sized trees (Trees # 711, 713, 714, 715, 717, 720, 724, 725, 726, 728, 729, 732, 737, 740, 741, 744, 745, 746, 747, 748, 749, 750) and one significant tree (Tree # 712) on-site should be removed due to poor condition on the basis of significant structural defects, sparse canopy, leans or historic topping, such that they are not good candidates for retention.
- Two trees on the neighbouring property to the north should be retained and protected (Trees # os1 and os2).
- Three City street trees in the boulevard along No. 4 Road must be retained and protected (Trees #ci1 to ci3).
- The small untagged City Cottonwood tree in the boulevard along General Currie Road must be removed due to conflict with the location of the driveway crossing.
- Replacement trees are required at a 2:1 ratio for the standard bylaw-sized trees and at a 3:1 ratio for the significant trees as per the OCP and the City's Tree Protection Bylaw 8057.

² Greater than 92 cm diameter at breast height

Tree Protection

In summary, the following trees are to be retained and protected:

- 12 on-site trees (Trees # 710, 716, 718, 719, 721, 722, 727, 730, 731, 733, 742, 743).
- Two trees on the neighbouring property to the north (Trees # os1 and os2).
- Three City street trees in the boulevard along No. 4 Road (Trees #ci1 to ci3).

The applicant has submitted a tree management drawing showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones (on-site and off-site). The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
 - A tree survival security in the amount of \$90,000.00 for 10 of the on-site trees (Trees # 710, 716, 718, 719, 721, 722, 730, 731, 733, 743).
 - A tree survival security in the amount of \$14,500.00 for Tree # 727 and \$16,900.00 for Tree # 742 (based on the City's Parks Department's valuation of these two trees, which will become City trees following road dedication on General Currie Road).
 - A tree survival security in the amount of \$15,000.00 (total) for the three existing City street trees (Trees #ci1 to ci3).

The applicant must enter into a legal agreement to accompany the tree survival securities, which sets the terms for use and release of the securities.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

A total of 29 trees on-site are proposed to be removed (Trees # 711, 712, 713, 714, 715, 717, 720, 723, 724, 725, 726, 728, 729, 732, 734, 735, 736, 738, 739, 737, 740, 741, 744, 745, 746, 747, 748, 749, 750). In accordance with the tree replacement ratios in the OCP and Tree Protection Bylaw 8057, the following number of replacement trees are required to be planted and maintained on-site (minimum 8 cm caliber deciduous or 4 m high conifer):

Ratio	# Replacement Trees Required
2:1 (for 27 standard trees)	54
3:1 (for 2 significant trees)	6
Total	60

The applicant's preliminary Landscape Plan illustrates that 32 trees of a variety of species are proposed. To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency) prior to DP issuance. As part of the DP application review process, the applicant is to increase the size of the proposed replacement trees to meet the minimum standard and to investigate additional planting opportunities where appropriate.

To satisfy the required replacement ratio, the applicant proposes to contribute:

- \$750.00/tree to the City's Tree Compensation Fund in-lieu of planting the remaining required replacement trees that cannot be accommodated on the subject property with redevelopment.
- \$1,500.00 the City's Tree Compensation Fund for the removal of the small untagged City Cottonwood tree in the boulevard along General Currie Road.

These contributions are required to be submitted to the City by the applicant prior to final adoption of the rezoning bylaw.

Variance Requested

The proposed development, as illustrated in the preliminary concept plans, is generally in compliance with the "Medium Density Townhouses (RTM2)" zone of Richmond Zoning Bylaw 8500, with the exception of a variance request to allow portions of the principal building which are less than 5.0 m in height and are open on those sides which face a road to project into the exterior side yard not more than 1.5 m.

Staff is supportive of the variance request for the following reasons:

- While the Zoning Bylaw allows such projections into the front yard only, staff feel that the intent is to provide for appropriate articulation of the building into a yard that faces a road. In the case of a corner lot, the exterior side yard also faces a road where such building articulation could be provided. In the case of the subject site, staff feel that the proposed porch and deck projections less than 5.0 m in height into the exterior side yard along General Currie Road achieve the same intent as for those portions of the building projecting into the front yard along No. 4 Road. On this basis, staff are supportive of the proposed variance request.

Site Servicing

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a SA for the design and construction of the waste, storm, and sanitary service connection designs, as well as for the frontage improvements and special crosswalk described previously.

Complete details on the scope of the site servicing requirements are included in Attachment 8.

Future DP Application Considerations

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review the of form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP and McLennan South Sub-Area Plan, and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Confirming that all Aging-in-Place and Convertible Unit Features have been incorporated into dwelling design.
- Reviewing the proposed exterior building material and colour palette.
- Refining the Fire Access Plan to demonstrate compliance with Richmond Fire-Rescue requirements.
- Revising the Architectural Plans to refine the necessary modifications to Building 6 for the retention of Tree # 733.
- Refining the Architectural Plans to clarify proposed lot grading and to demonstrate compliance with the maximum building height.
- Refining the Landscape Plan to demonstrate compliance with the minimum live plant material and non-porous surface coverage in the Zoning Bylaw and to enhance the hardscape treatment.
- Refining the Landscape Plan to investigate improvements to the design of the common Outdoor Amenity Space, and to investigate additional planting opportunities within the landscape buffer along No. 4 Road and elsewhere where appropriate.
- Enhancing the Landscape Plan to increase the size of replacement trees to meet the minimum standard of 8 cm caliper deciduous or 4 m high conifer.
- Revising the concept shown for the off-site improvements, as it relates to tree protection.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining a better understanding of the proposed environmental sustainability features to be incorporated into the project, including acquiring further details about how the proposal will meet the Energy Step Code.

Additional items may be identified as part of the DP application review process.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This application is to rezone the property at 7371 No. 4 Road from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone, to permit the property to be developed for 19 townhouse units with vehicle access from General Currie Road.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and McLennan South Sub-Area Plan.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10457 be introduced and given first reading.



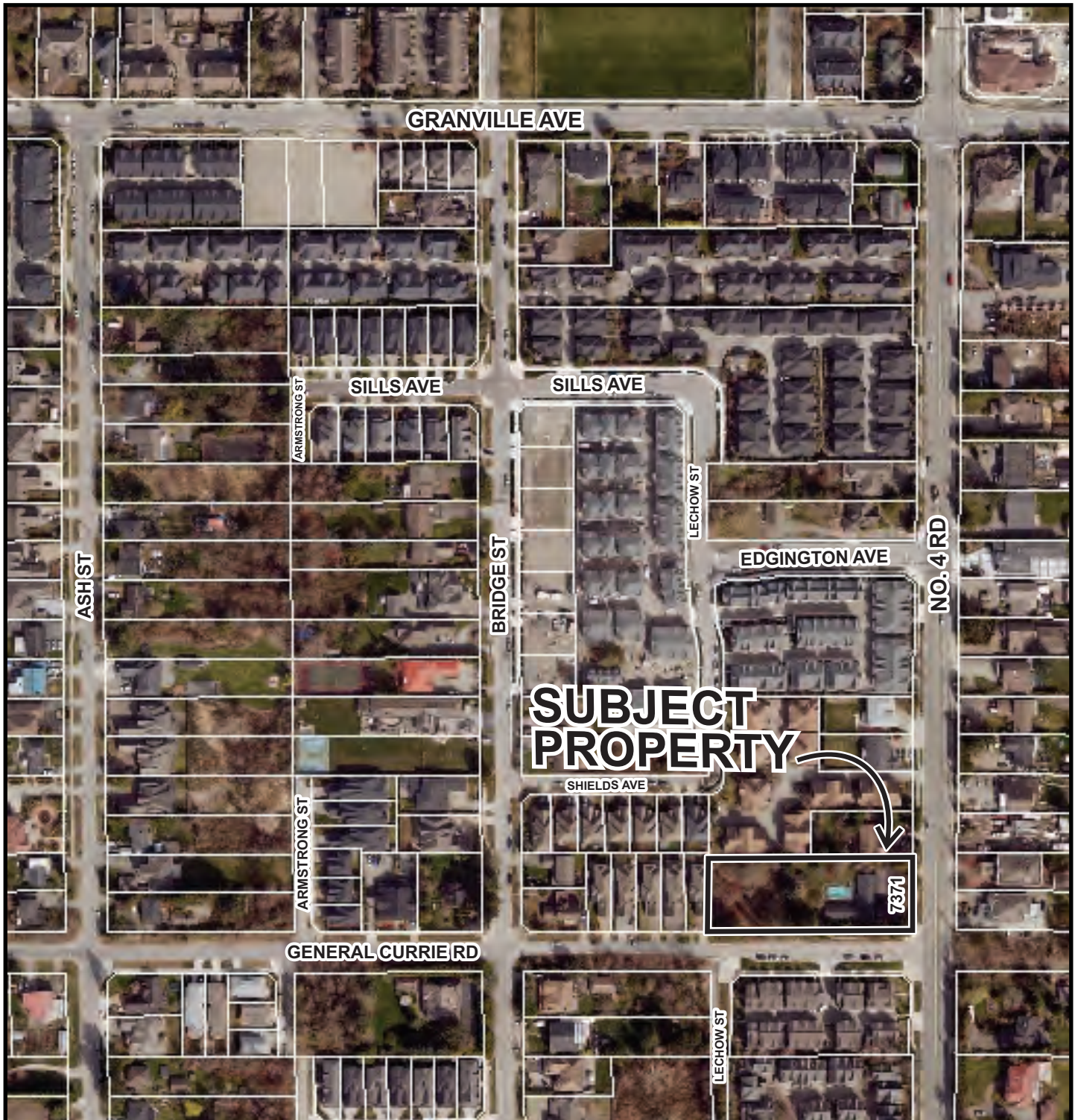
Cynthia Lussier
Planner 2

CL:js

- Att.1: Location Map/Aerial Photo
- 2: Development Application Data Sheet
- 3: Site Survey
- 4: McLennan South Sub-Area Plan Land Use Map
- 5: McLennan South Sub-Are Plan Character Areas Map
- 6: Conceptual Development Plans
- 7: Tree Management Drawing
- 8: Rezoning Considerations



City of Richmond



RZ 20-919143

PLN – 54

Original Date: 12/14/20

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

RZ 20-919143

Address: 7371 No. 4 Road

Applicant: Fougere Architecture Inc.

Planning Area(s): City Centre - McLennan South Sub-Area

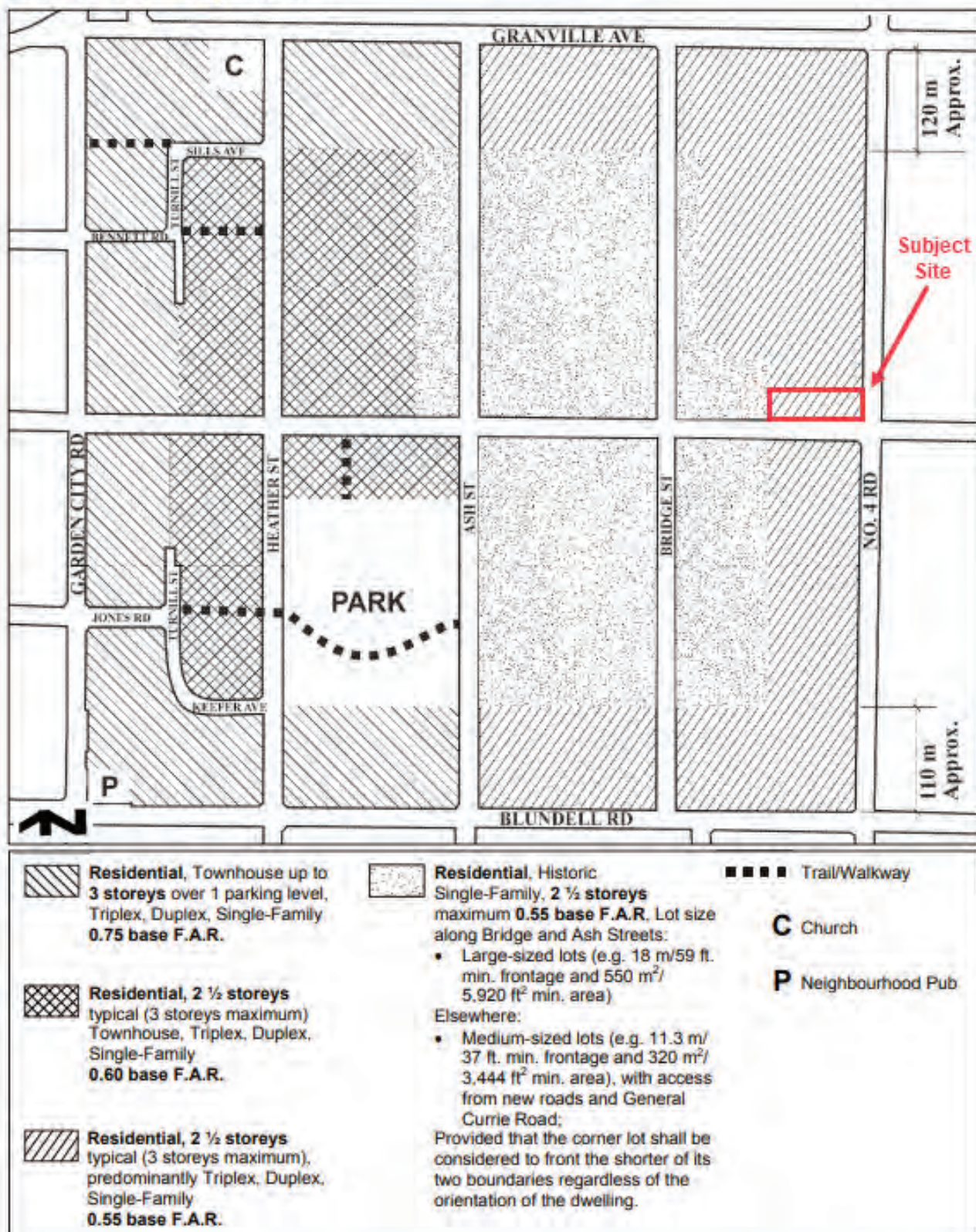
	Existing	Proposed
Owner:	Pakland Qadri Gardens Ltd.	To be determined
Site Size (m²):	Approx. 3,572 m ²	Approx. 3,463 m ² after road dedication
Land Uses:	Single-family housing	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential, 2 ½ storeys typical (3 storeys maximum), 0.55 base FAR	No change
Zoning:	Single Detached (RS1/F)	Medium Density Townhouses (RTM2)
Number of Units:	1	19

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	Max. 0.65	none permitted
Buildable Floor Area (m ²):*	2,251.47 m ² (24,234 ft ²)	2,251 m ² (24,230 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	Building: 35.8% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	none
Minimum Lot Width:	30 m	Approx. 31.3 m	none
Minimum Lot Depth:	35 m	Approx. 94.2 m	none
Minimum Lot Area:	N/A for townhouses	N/A for townhouses	none
Setbacks (m):			none
Front Yard (No. 4 Road):	Min. 6.0 m	7.5 m	
Rear Yard (West):	Min. 3.0 m	3.0 m	
Interior Side Yard (North):	Min. 3.0 m	3.0 m	

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Exterior Side Yard (General Currie Road):	Min. 6.0 m	6.0 m	Variance requested to allow building projections less than 5.0 m high and open facing the road to project 1.5 m into the yard
Height (m):	12 m	Approx. 10 m	none
Resident On-site Parking Spaces:	1.6 spaces/unit = 31	38	none
Visitor On-site Parking Spaces:	0.2 spaces/unit = 4 1 of which must be Van Accessible	4 1 of which is Van Accessible	none
Total:	35	42	none
Resident Tandem Parking Spaces:	Max. 50% = 19 spaces	12.9% = 4 spaces	none
Standard-sized Spaces:	Min. 50% = 19 spaces	Standard: 55% = 21 spaces	none
		Small: 45% = 17 spaces	
Amenity Space – Indoor:	50 m ² or cash-in-lieu	cash-in-lieu	none
Amenity Space – Outdoor:	6 m ² /unit 114 m ²	114 m ²	none

Land Use Map

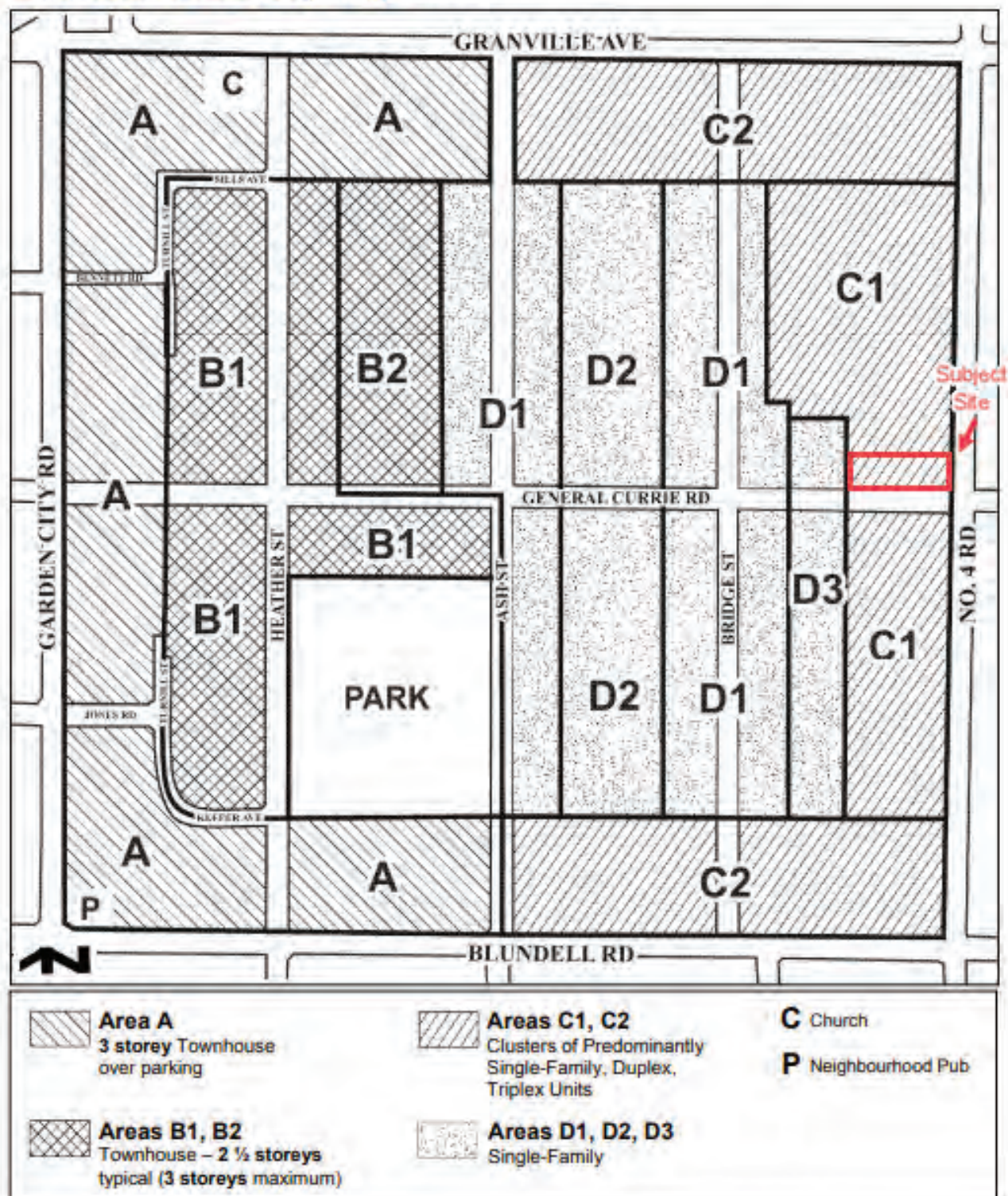
Bylaw 9106
2015/09/14



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

City of Richmond

Character Area Key Map

Bylaw 9106
2015/09/14

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





ELEVATIONS
Building 1



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7371 No. 4 Road

for
PAKLAND HOMES

April 17, 2023

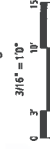
FOUGERE
architecture inc.

230 - 4402 Quinlan Street
Vancouver, BC V5T 4G8
604.673.3807
fougerearchitect.com

[illegible]



ELEVATIONS
Building 4



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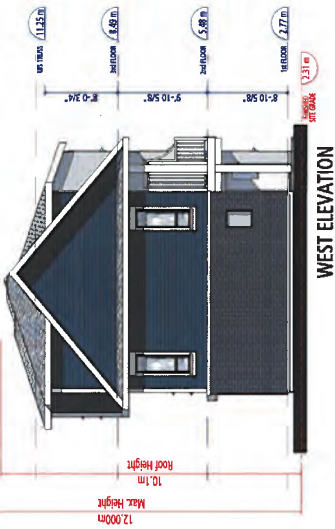


7371 No. 4 Road

SOUTH ELEVATION



WEST ELEVATION

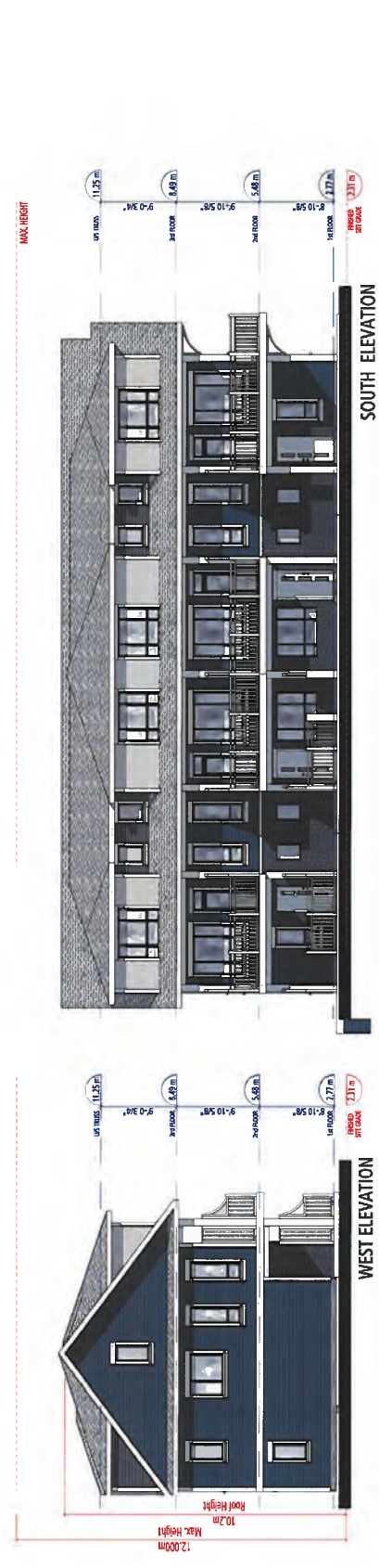


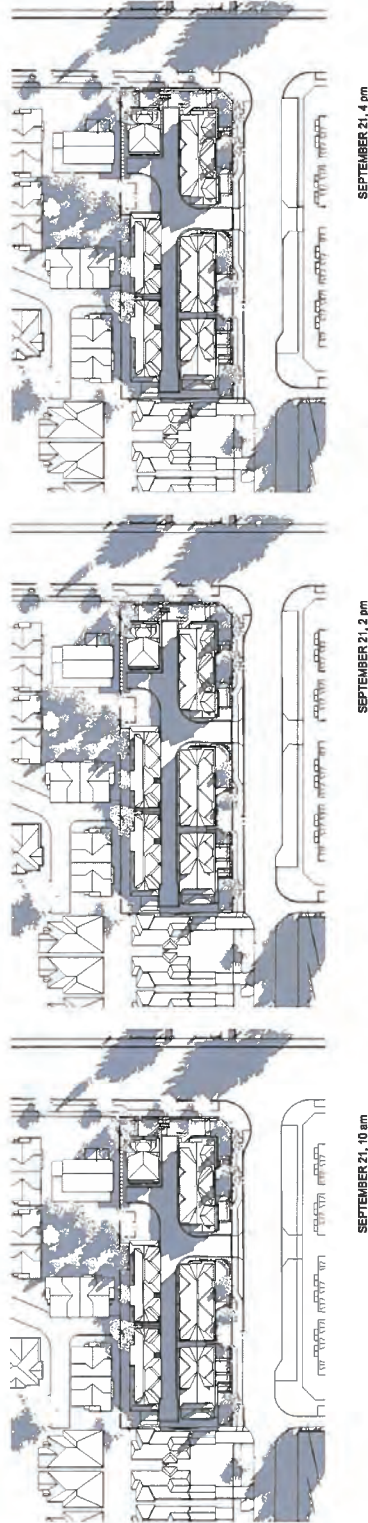
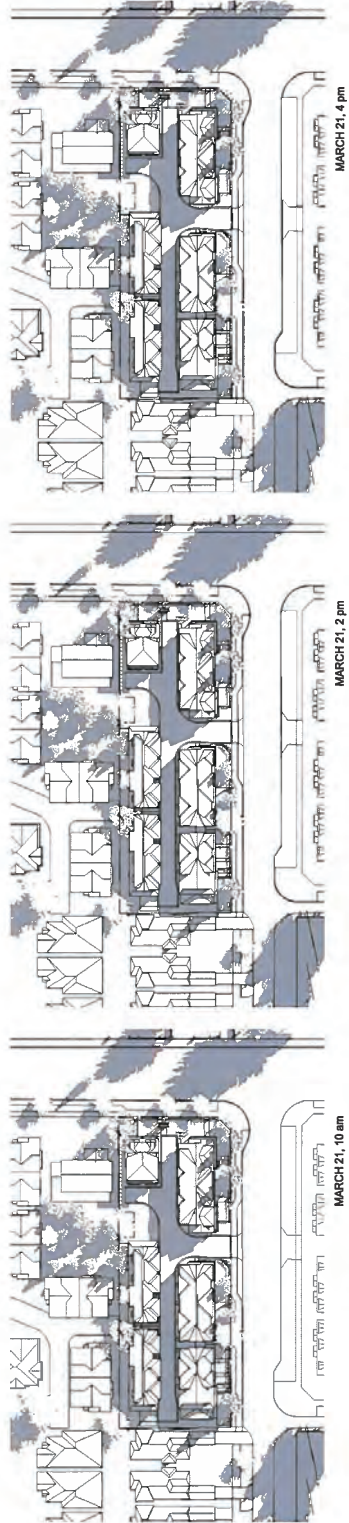
for
PAKLAND HOMES

MARCH 21, 2023

FOUGERE
architecture inc.

202-2452 Queen Street
Vancouver, BC V5T 4E8





SHADOW STUDY

SCALE 1" = 50'

0 25 50 75 100

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7371 No. 4 Road

for
PARKLAND HOMES

April 11, 2023

FOUGERE
architecture inc.
202 - 2452 Quebec Street
Montreal, QC H3H 3B7
Canada

19



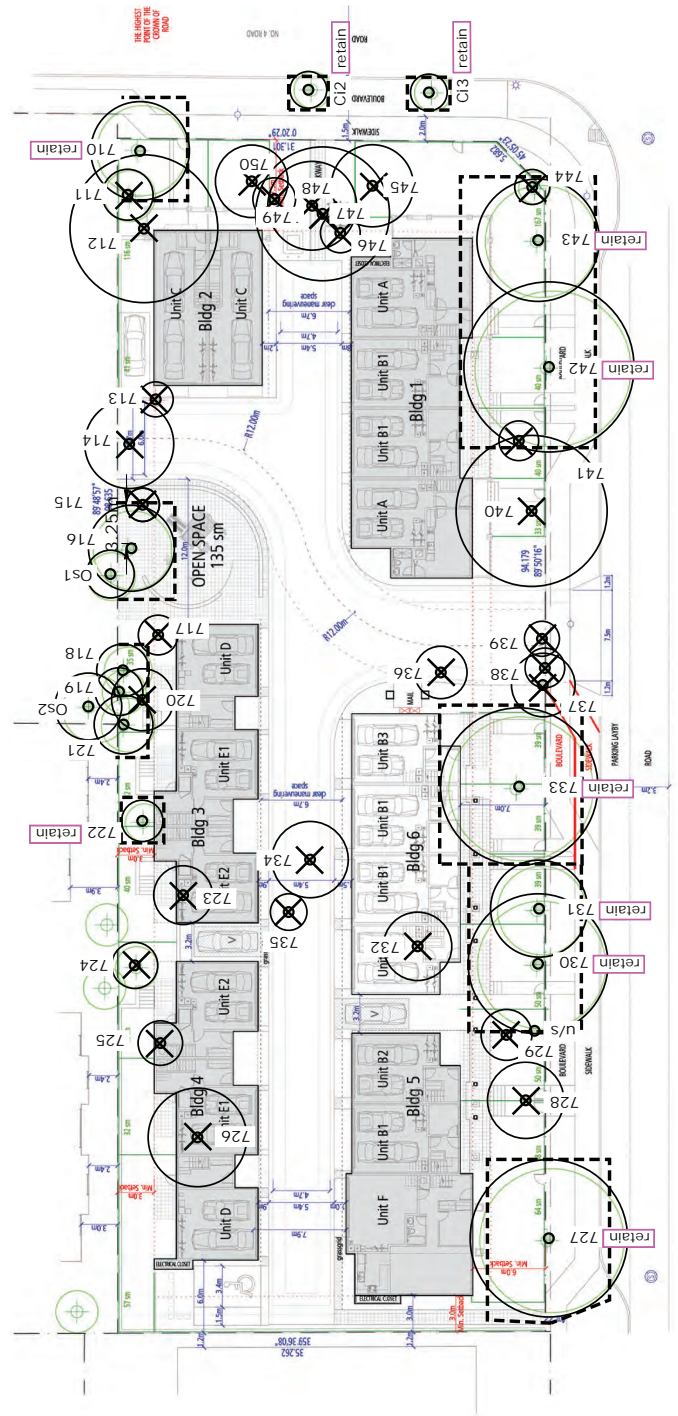
Tree Plan for Development at
7371 No 4
Surrey, BC

April 19, 2023

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
C11	Persian Ironwood	20	1.50
C12	Persian Ironwood	15	1.50
C13	Persian Ironwood	13	1.50
710	Western Red Cedar	62	3.72
711	Cherry tree	32	1.92
712	Sawara Cypress	93	5.58
713	Fruit Apple	22	1.32
714	Silver Birch	56	3.36
715	Flowering Crabapple	21	1.26
716	Linden	54	3.24
717	Ornamental Plum	25	1.50
718	Western Red Cedar	33	1.98
719	Western Red Cedar	30	1.80
720	Blue Spruce	39	2.34
721	Western Red Cedar	37	2.22
722	English Oak	26	1.56
723	Blue Spruce	37	2.22
724	Cherry tree	29	1.74
725	Cherry tree	28	1.68
726	Red Alder	62	3.72
727	Western Red Cedar	99	5.94
728	Sawara Cypress	48	2.88
729	Sawara Cypress	32	1.92
730	Horse Chestnut	88	5.28
731	Western Red Cedar	61	3.66
732	English Walnut	43	2.58
733	Western Red Cedar	99	5.94
734	Blue Spruce	48	2.88
735	Blue Spruce	23	1.38
736	Pink Flowering Doanwood	33	1.98
737	Mountain Ash	40	2.40
738	Blue Spruce	25	1.50
739	Blue Spruce	22	1.32
740	Western Red Cedar	95	5.70
741	Sawara Cypress	25	1.50
742	Western Red Cedar	107	6.42
743	Western Red Cedar	77	4.62

Os2	Western Red Cedar	42	1.80
Os1	Western Red Cedar	30	2.52
750	Cherry tree	45.6	2.74
749	Cherry tree	26.8	1.61
748	Cherry tree	55.8	3.35
747	Cherry tree	84.2	5.05
746	Cherry tree	25	1.50
745	Cherry tree	51.6	3.10
744	Austrian Pine	22	1.32



Legend

x = remove tree

tree barrier

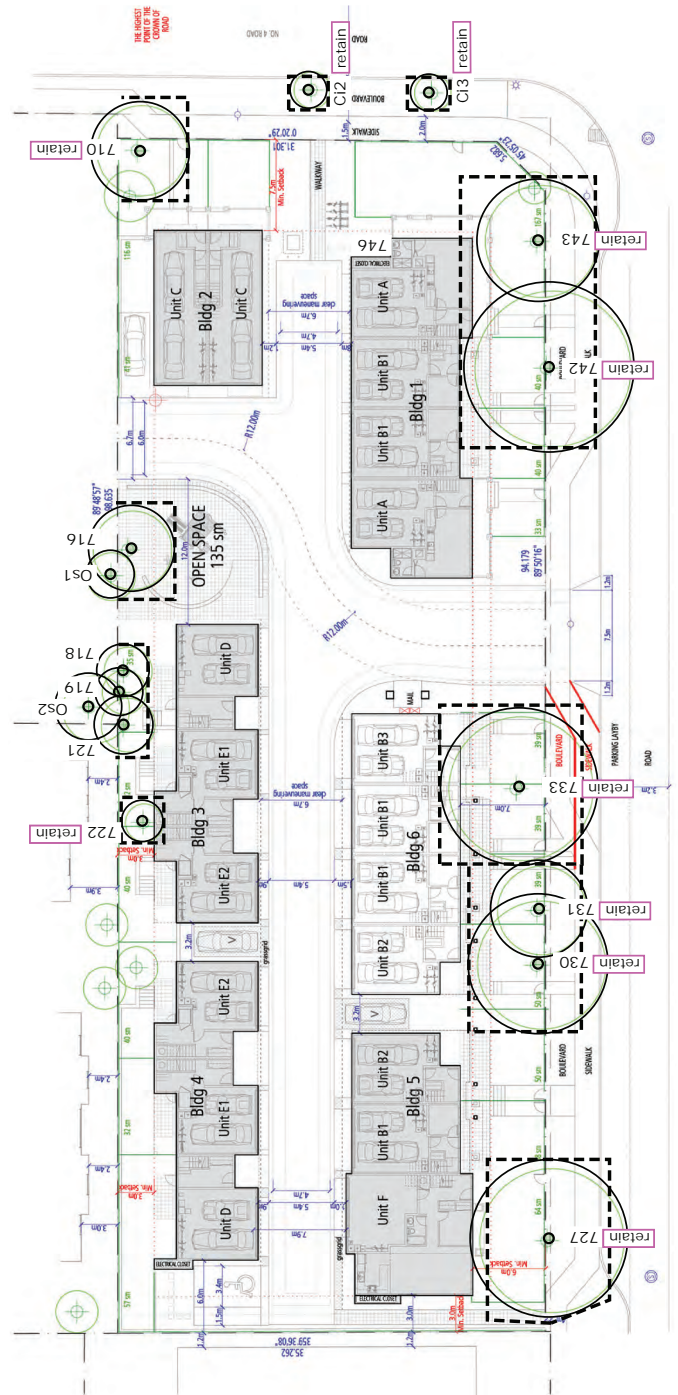
1m 10m for 1:400

N

April 19, 2023

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Legend

x = remove tree

tree barrier

1m 10m for 1:400

Address: 7371 No. 4 Road

File No.: RZ 20-919143

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10457, the applicant is required to complete the following:

1. Road dedication as follows: 2.0 m along the entire No. 4 Road frontage, 0.4 m along the entire General Currie Road frontage, and a 4 m x 4 m corner cut at the intersection.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review and subsequent monitoring report.
3. Submission of a Tree Survival Security to the City in the amount of \$90,000.00 for 10 trees to be retained (Trees # 710, 716, 718, 719, 721, 722, 730, 731, 733, 743). A legal agreement is to accompany the Tree Survival Security to set the terms for its use and release.
4. Submission of a Tree Survival Security to the City in the amount of \$14,500.00 for Tree # 27 and \$16,900.00 for Tree # 742 (based on the City Parks Department's valuation of these two trees, which will become City trees following road dedication on General Currie Road). A legal agreement is to accompany the Tree Survival Security to set the terms for its use and release.
5. Submission of a Tree Survival Security to the City in the amount of \$15,000.00 for the three existing City street trees (Trees # ci1 to ci3).
6. City acceptance of the applicant's offer to voluntarily contribute \$750.00/tree to the City's Tree Compensation Fund in-lieu of planting the remaining required replacement trees on-site, to enable the planting of replacement trees elsewhere within the City.
7. City acceptance of the applicant's offer to voluntarily contribute \$1,500.00 to the City's Tree Compensation Fund for the removal of the small untagged Cottonwood tree on City-owned property in the boulevard along General Currie Road, to enable the planting of replacement trees elsewhere within the City.
8. Contribution of \$2,066.00 per dwelling unit (e.g. \$39,254.00) to the City's Leisure Facilities Reserve Fund in-lieu of the provision of on-site indoor amenity space.
9. City acceptance of the applicant's offer to voluntarily contribute \$0.99 per buildable square foot (e.g. \$23,993.00) to the City's Public Art Reserve Fund, the terms of which shall include the following:
 - a) The value of the applicant's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$0.99	2,251.47 m ²	\$23,993.00

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e., Public Hearing), the contribution rate (as indicated in the table in item "a)" above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
10. City acceptance of the applicant's offer to voluntarily contribute \$18.00 per buildable square foot (e.g. \$436,234.50) to the City's Affordable Housing Reserve Fund.
11. Registration of a flood indemnity covenant on title **PLN – 71**

12. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
14. Registration of a legal agreement on title to ensure that landscaping planted along No. 4 Road is maintained and will not be abandoned or removed (3.0 m buffer to parking; 4.5 m buffer to buildings).
15. 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 7351 No. 4 Road including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
16. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
17. Enter into a Servicing Agreement* for the design and construction of the required servicing, frontage improvements, and special pedestrian crossing. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the SA. The scope of the works is to include (but is not limited to):

Water Works:

- a) Using the OCP Model, there is 790 L/s of water available at a 20 psi residual at the No. 4 Rd. frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) Prior to the rezoning staff report being written, the applicant is required to coordinate with Richmond Fire-Rescue to confirm whether fire hydrants are required along the proposed development's frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the SA scope.
- c) At the applicant's cost, the applicant is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii. Cut and cap the existing water service connection and remove existing water meter.
 - iv. Install a new 150mm diameter water service connection, complete with water meter and water meter box as per City specifications to service the site.
 - v. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the SA process.
- d) At the applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At the applicant's cost, the applicant is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the SA design.
 - ii. Cut and cap all existing storm sewer service connections and remove associated inspection chambers.
 - iii. Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the SA design process.
- b) At the applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At the applicant's cost, the applicant is required to:
 - i. Cut and cap the existing sanitary service connection and replace with a new sanitary sewer service connection complete with inspection chamber as per City specifications. The location and size of the required storm sewer service connection shall be determined through the SA design process.
- b) At the applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

- a) At the applicant's cost, the applicant is required to review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- a) At the applicant's cost, the applicant is required to:
 - i. Complete other frontage improvements as per Transportation requirements.
 - ii. Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - iii. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - iv. If required, coordinate the SA design for this development with the SA(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each SA submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the SA designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
 - v. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the SA drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m

18. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the applicant is required to:

- Make refinements to the proposal as described in the section of the Staff Report entitled "Future DP Application Considerations".
- Submit a signed and sealed statement by the Coordinating Registered Professional confirming that the applicable Energy Step Code performance target has been considered in the proposed design and that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance target. Where a relaxation is allowed with the use of low-carbon energy systems, the statement must identify whether that option will be pursued.

The general thermal characteristics of the proposed building skin (e.g., effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) must be presented in the DP application such that the passive energy performance of the building can be assessed. A one-page summary of the envelope energy upgrades and other energy efficiency measures would be acceptable.
- Submit a cost estimate for the proposed Landscape Plan, prepared by a Registered Landscape Architect (including all materials, installation, and a 10% contingency).

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Installation of protection fencing on-site around all trees to be retained (Trees # 710, 716, 718, 719, 721, 722, 727, 730, 731, 733, 742, 743; Trees # os1 and os2; Trees # ci1 to ci3). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 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 Department 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.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed concurrence on file)

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10457 (RZ 20-919143)
7371 No. 4 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“MEDIUM DENSITY TOWNHOUSES (RTM2)”**.

P.I.D. 008-027-030

Lot 70 Except: Part Subdivided By Plan 46426, Section 15 Block 4 North Range 6 West
New Westminster District Plan 44974

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10457”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

