



To: Planning Committee

Date: August 24, 2026

From: Wayne Craig
General Manager, Planning and Development

File: RZ 23-035646

Re: **Application by Kei Canada Willett Development Ltd. for Rezoning at 23160, 23180, 23200 and 23220 Willett Avenue from the “Small-Scale Multi-Unit Housing (RSM/XL)” Zone to “Town Housing (ZT108) – Willett Avenue (Hamilton)” Zone**

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10795 to create the “Town Housing (ZT108) – Willett Avenue (Hamilton)” zone, be introduced and given first, second and third reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10796 to rezone 23160, 23180, 23200 and 23220 Willett Avenue from “Small-Scale Multi-Unit Housing (RSM/XL)” zone to “Town Housing (ZT108) – Willett Avenue (Hamilton)” zone, be introduced and given first, second and third reading.

Executive Summary

This application proposes to rezone 23160 – 23220 Willett Avenue to a new townhouse zone, ZT108, to facilitate a 33-unit townhouse development. Four convertible units and four secondary suites are proposed to be incorporated into the development.

The proposal is consistent with the Official Community Plan and the Hamilton Area Plan. The subject application secures commitments to provide frontage improvements, utility upgrades, a new north-south publicly accessible stroll way and contributions to affordable housing and to community amenities in the Hamilton area.

Staff Report

Origin

Kei Canada Willett Development Ltd. (Directors: Allan Cheng and Maggie Hon) has applied to the City of Richmond for permission to rezone the properties at 23160, 23180, 23200 and 23220 Willett Avenue from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Town Housing (ZT108) – Willett Avenue (Hamilton)” zone, in order to permit the development of 33 townhouse units with vehicle access from Willett Avenue. A location map and aerial photograph are provided in Attachment 1.

A Development Permit (DP) application is required to further address the form and character of the proposed townhouse development. Conceptual development plans are provided for reference in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

The subject properties each contain a single-family dwelling. All dwellings are currently vacant and are proposed to be demolished.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North: Across Willett Avenue, the Hamilton VLA Park and single-family dwellings with frontage on Willett Avenue. The park is on property zoned “School & Institutional Use (SI)” and is designed for park use under the Hamilton Area Plan. The residential homes are located on properties zoned “Small-Scale Multi-Unit Housing (RSM/XL)” and designated for “Neighbourhood Residential (Stacked Townhouse 1.00 Floor Area Ratio (FAR))”.
- To the South: Single-family dwellings on lots fronting Smith Crescent or Westminster Highway, zoned “Small-Scale Multi-Unit Housing (RSM/XL)” and designated for “Neighbourhood Residential (Stacked Townhouse 1.00 FAR)”. A proposed rezoning application (RZ 22-027309) has been received to facilitate the development of 61 townhouse units. The rezoning application is currently under staff review and will be presented to Committee in a future meeting.
- To the East and West: Single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/XL)” and designated for “Neighbourhood Residential (Stacked Townhouse 1.00 FAR)” in the Hamilton Area Plan, with frontage on Smith Crescent or Westminster Avenue.

Related Policies & Studies

Official Community Plan/Hamilton Area Plan

The subject site is designated as "Neighbourhood Residential Tier 2" in the Official Community Plan (OCP) and as "Neighbourhood Residential (Stacked Townhouse 1.00 FAR)" in the Hamilton Area Plan (Attachment 4). The FAR referenced in the Hamilton Area Plan land use designation is the intended maximum density, inclusive of bonus density associated with the Affordable Housing Strategy and Hamilton Area Plan amenity contributions. The proposed rezoning is generally consistent with these designations.

The proposed site assembly creates a 4,322 m² (46,522 ft²) lot that meets the minimum lot area set out in the Hamilton Area Plan; however, the proposal leaves two properties to the east at 4511 and 4551 Smith Crescent and three to the west at 23100 Willett Avenue, 23200 Westminster Highway and 23182 Westminster Highway outside of the subject assembly. Staff are supportive of the application for the following reasons:

- The applicant has submitted documentation (copies on file) demonstrating efforts to acquire the two properties to the east and two properties to west to facilitate a larger assembly but was rejected by the neighbouring owners.
- Staff have encouraged the applicant of a separate rezoning application adjacent to the subject site (RZ 22-027309) to pursue the inclusion and planning of 23160 Westminister Highway in their proposed development, which may be presented to Committee at a future meeting.
- Given their size and configuration, the three lots to the west have the potential to redevelop together in the future with shared vehicle access through the subject site.
- To support future redevelopment of the adjacent sites to the east and west, a Statutory Right-of-Way (SRW) permitting Public Right-of-Passage (PROP) will be secured over the entire internal drive aisle prior to final adoption of the rezoning bylaw.
- The applicant has submitted a preliminary development concept plans (copy on file) to demonstrate how the properties to the east and west could be redeveloped, consistent with the OCP and Hamilton Area Plan.

The Hamilton Area Plan includes objectives to improve non-motorized transportation options in the neighbourhood to better connect residents with parks and amenities. The proposed development includes the provision of a new north-south pedestrian connection which will ultimately connect to Gilley Avenue in the future.

Prior to final adoption of the rezoning bylaw, the application proposes to provide a \$304,701.00 contribution to the Hamilton Amenity Fund, consistent with the Hamilton Area Plan.

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 covenant on Title is required prior to final adoption of the rezoning bylaw.

Ministry of Transportation and Transit Approval

As the subject site is within 800 m of an access to a provincially controlled highway, this redevelopment proposal has been referred to the Ministry of Transportation and Transit (MOTT). Preliminary approval has been received from MOTT, and formal approval is required prior to final adoption of the rezoning bylaw.

Public Consultation

In accordance with the City's Early Public Notification Policy No. 1316, notice of the development proposal was provided to residents within 100 m of the subject site. In addition, 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 early public notification or placement of the rezoning sign on the property.

Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the subject rezoning application.

Analysis

Built Form and Architectural Character

The proposal is for a total of 33 townhouse units. 20 townhouse units are contained within two three-storey buildings over the garage fronting Willett Avenue, and 13 units are proposed within two two-storey buildings over the garage at the rear of the site. Four of the townhouse units are proposed to include a secondary suite.

Bisecting the subject site is a 6 m wide north-south stroll way. The site plan and massing generally conform to the DP Guidelines contained in the OCP and Hamilton Area Plan.

Living space is not permitted on the ground floor due to the flood construction level in the Hamilton neighbourhood (3.5 m GSC). No indoor habitable space is proposed at grade, with the exception of small foyers and areas for vertical circulation. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title restricting conversion of any garage or ground area to habitable space.

Proposed Site-Specific Zone

The applicant proposes to create a new "Town Housing (ZT108) - Willett Avenue (Hamilton)" zone, which permits a maximum density of "1.0" with parking and side yard setback provisions that respond to the proposed development's site plan, unit mix, and stroll way. The proposed zone is consistent with the Area Plan and supports its objective of facilitating pedestrian-oriented, high-density townhouse development in the area. The proposed zone may also be applied to similar future development in the Hamilton Area through future rezoning applications on a case-by-case basis.

Staff support the proposed density, building height, setbacks and parking of this new zone based on the following:

- The provision of a public stroll way through the subject site supports the future pedestrian network envisioned in the Hamilton Area Plan.
- The proposed setback aligns with the guidelines in the Hamilton Area Plan (minimum of 3.0 m (approximately 10 ft.) along street frontages).
- The proposal to construct townhouses is consistent with development in the area and with what was envisioned in the Area Plan.
- The applicant's proposal of four secondary suites and smaller stacked one-bedroom units contributes to a more diverse housing supply and creates additional housing opportunities within the neighbourhood.

Housing Type and Tenure

The proposed development is a market townhouse development. Secondary suites are proposed in four of the townhouse units. Prior to rezoning bylaw adoption, registration of a legal agreement on Title is required to ensure that no final Building Permit (BP) inspection is granted until four secondary suites are constructed in accordance with BC Building Codes and the City's Zoning Bylaw and to prohibit the secondary suites from being stratified in the future.

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide four convertible units and aging-in-place features (e.g. stairwell handrails, lever-type handles and solid blocking in washroom walls for future grab bar installation) in all units.

Consistent with OCP policy respecting townhouse and multiple family housing 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 rezoning bylaw adoption, 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 (AHS) seeks contributions to the Affordable Housing Reserve Fund (AHRF) when considering rezoning applications with 60 or fewer dwelling units. The applicant proposes to submit a voluntary contribution to the AHRF in the amount of \$12.00 per buildable square foot (for townhouse developments outside of the City Centre Area Plan) for a total contribution of \$558,264.00 prior to rezoning bylaw adoption.

Market Rental Housing Policy

The City's OCP includes a policy framework for the provision of market rental housing. For townhouse developments with five or more units, contributions are sought to the AHRF. The contribution rate for townhouse developments is \$3.09 per buildable square foot. In accordance with the market rental housing policies in the OCP, the applicant proposes a voluntary contribution in the amount of \$143,752.98 prior to rezoning bylaw adoption.

Transportation and Site Access

Vehicle access is proposed from Willett Avenue in the middle of the site. Prior to rezoning bylaw adoption, the applicant must register a SRW for PROP over the entire drive aisle to enable access to the properties to the east and west should they redevelop in the future.

Pedestrian access to street-fronting townhouse units is provided through shared stairs connecting to the public sidewalk along Willett Avenue. Internal townhouse units are accessed from the drive aisle.

The proposed on-site vehicle and bicycle parking generally complies with the Zoning Bylaw and includes:

- A total of 56 resident parking spaces, with 82 per cent of the spaces in a tandem arrangement.
- Six visitor parking spaces, two of which are accessibly sized.
- 56 resident bicycle parking (Class 1) spaces.
- Seven visitor bicycle parking (Class 2) spaces, located by the site's vehicle access point and mailbox area.

The visitor parking provisions are consistent with the Zoning Bylaw parking requirements, subject to the provision of a Transportation Demand Management (TDM) measure. The applicant is proposing to provide a new pedestrian crosswalk over Willett Avenue to connect the proposed stroll way to the Hamilton VLA Park, which is to be designed and constructed as part of the required Servicing Agreement (SA).

Consistent with the Area Plan, the proposed development will provide a 6.0 m (20 ft.) wide stroll way on-site which will ultimately connect to Gilley Road in the future. The stroll way will include a 3.0 m wide pedestrian path and landscaped boulevards on either side in addition to lighting and wayfinding signage. Detailed design will be further refined at the DP and SA stage. Prior to rezoning adoption, the stroll way is to be secured as an SRW for PROP.

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 13 bylaw-sized trees on the subject property, six trees on neighbouring properties and three street trees on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One redwood tree located on site (tag# 5) is in good condition and should be protected and retained.
- One cedar tree on site (tag# 4) is in good condition, classified as significant (108 cm), and is identified to be protected and retained.

- 11 trees (tag# 3, 6, 8, 9, 10, 11, 13, 14, 20, 21 and 24) on site are identified to be in good to moderate condition and in conflict with the proposed development and required grading works. Removal and replacement are recommended.
- Three trees and one hedge on City property (tag# C1, C2, C7, and H25) along the Willett Avenue frontage are in good condition; however, are in conflict with the proposed grading and frontage improvement works. Removal of the trees together with a compensation of \$4,608.00 is recommended.
- Six trees (tag# A12, A15, A16, A17, A18 and A19), located on adjacent neighbouring properties to the east and south, are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP (Minimum 4 m high conifer or 8 cm caliper deciduous).

Tree Replacement

The applicant wishes to remove 11 on-site trees (tag# 3, 6, 8, 9, 10, 11, 13, 14, 20, 21 and 24). As per the Tree Protection Bylaw No. 8507, the 2:1 replacement ratio would require a total of 22 replacement trees at the following minimum sizes.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
22	8 cm	4 m

The applicant's preliminary Landscape Plan identifies the proposed planting of 24 replacement trees on the subject site. Additionally, the applicant is proposing to provide 20 smaller-sized trees on site as part of the overall landscape design. At DP stage, staff will work with the applicant to finalize planting and secure the proposed landscaping.

Tree Protection

Six trees (tag# A12, A15, A16, A17, A18 and A19) on neighbouring properties to the east and to the south are to be retained and protected. The applicant is committed to retaining and protecting two trees (tag# 5 and 4) on-site. A tree protection plan showing the trees to be retained and the measures taken to protect them during the development stage has been submitted (Attachment 5). To ensure that the trees identified for retention are protected at the 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 Tree Survival Security in the amount of \$30,000.00 to ensure that the two on-site trees identified for retention will be protected.
- 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. 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.

- Prior to demolition of the existing dwellings 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.

Townhouse Energy Efficiency and Renewable Energy

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposed development is anticipated to achieve Step 3 of the Energy Step Code with EL-4 for Buildings 2 and 3 (three-storey townhouses) and Step 4 with EL-2 for Buildings 1 and 4 (four-storey townhouses). Further details on how the proposal will meet this commitment, including a confirmation letter from a Registered Professional, will be reviewed as part of the DP and BP application review process.

Public Art

The applicant has agreed to provide a voluntary contribution to the City's Public Art Reserve Fund of \$50,243.76 for City-wide projects on City lands. This is calculated based on the maximum buildable residential floor area of approximately 4,322 m² (46,522 ft²) and the 2026 Public Art contribution rate of \$1.08/ft². The contribution is required to be submitted prior to rezoning bylaw adoption consistent with the City's Public Art Policy.

Common Amenity Space

Based on preliminary design, the total area of outdoor amenity proposed is 205 m² (2,210 ft²), exceeding the OCP Guidelines which require 198 m² (2,131 ft²). The outdoor amenity area is proposed to be located at the southwest corner of the subject site and incorporates two retained trees.

Consistent with the OCP Development Permit Guidelines for multi-family development, the applicant has opted to provide a voluntary contribution to the City's Leisure Facilities Reserve Fund in the amount of \$108,590.00 in lieu of providing common indoor amenity space on-site. The applicant is required to provide this prior to rezoning bylaw adoption.

Sustainability

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design. The proposal is anticipated to achieve Step 3 + EL-4 of the Energy Step Code.

An energy efficiency report from a registered professional is required to be submitted as part of the DP application prior to this project advancing to a DP Panel meeting to demonstrate compliance with the City's Energy Step Code requirements. This will be further reviewed for compliance at the BP stage.

Site Servicing and Frontage Improvements

Prior to rezoning bylaw adoption, the applicant is required to enter into a SA for the design and construction of the following, including but not limited to:

- Watermain and sanitary sewer upgrades and new utility service connections;

- Filling in of the ditch fronting Willett Avenue to accommodate the installation of the new storm sewer and frontage improvements;
- Frontage improvements along the Willett Avenue frontage, including a new sidewalk, landscaped boulevard and street parking;
- Frontage improvements along the Hamilton VLA Park including new sidewalk and landscaped boulevard; and
- New 6.0 m stroll way bisecting the subject site. The stroll way is to include landscaping, lighting and wayfinding signage.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a DP application is required to be processed to a satisfactory level. Through the DP, the following items are to be further examined:

- Compliance with DP Guidelines for multi-family projects in the OCP;
- Future review of environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code;
- Refinement of landscaping, including the number, species and size of replacement trees and additional planting opportunities;
- Review of the development's form and character, including the proposed exterior building materials and colour palette; and
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.

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

Budgetary Implications

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

Conclusion

This application is to create a site-specific zone, "Town Housing (ZT108) – Willett Avenue (Hamilton)" and rezone the properties at 23160, 23180, 23200 and 23220 Willett Avenue from the "Small Scale Multi-Unit Housing (RSM/XL)" zone to a site-specific "Town Housing (ZT108) – Willett Avenue (Hamilton)" zone, in order to permit the development of 33 townhouse units.

The subject rezoning application complies with the OCP land use designation and applicable policies for the subject site. Further design review will be undertaken as part of the DP application review process.

A list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10795 and Amendment Bylaw 10796 be introduced and given first, second and third reading.

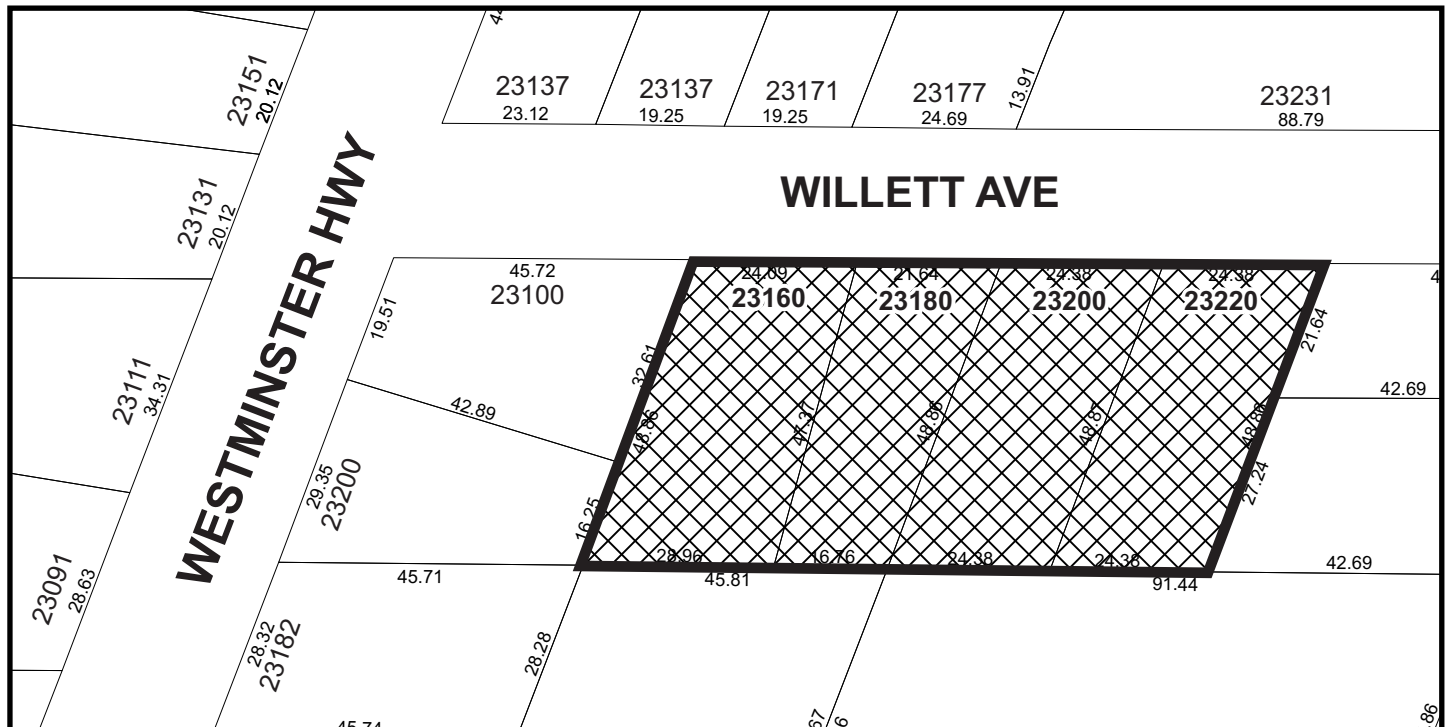
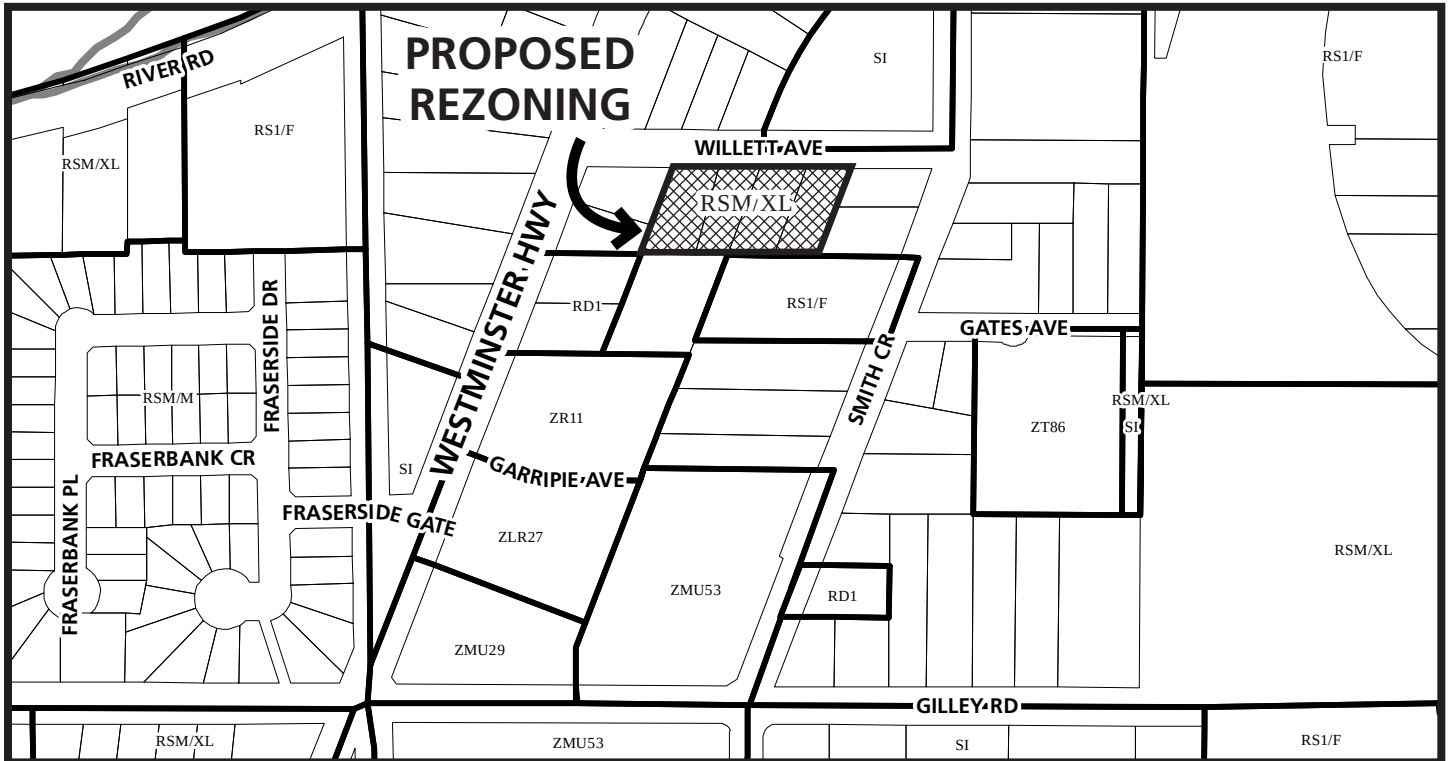
Respectfully submitted,

Joshua Reis, Director, Development

Report Contributors

This report was prepared by Ashley Kwan, Planner 1 and reviewed by Arts, Culture and Heritage Services, Parks Services, Housing Office, Engineering and Transportation.

- Att. 1: Location Map
 2: Conceptual Development Plans
 3: Development Application Data Sheet
 4: Hamilton Area Plan
 5: Tree Management Plan
 6: Rezoning Considerations



RZ 23-035646

Original Date: 01/24/24

Revision Date: 08/06/26

Note: Dimensions are in METRES



City of Richmond



RZ 23-035646

Original Date: 01/24/24

Revision Date: 01/29/24

Note: Dimensions are in METRES

REZONING APPLICATION
DECEMBER 02, 2024

**PROPOSED 33-UNIT
TOWNHOUSE DEVELOPMENT**

23160, 23180, 23200 & 23220
WILLETT AVENUE, RICHMOND BC

RZ 23-035646



KEY PLAN



VIEW 1: 23100 WILLETT AVE.



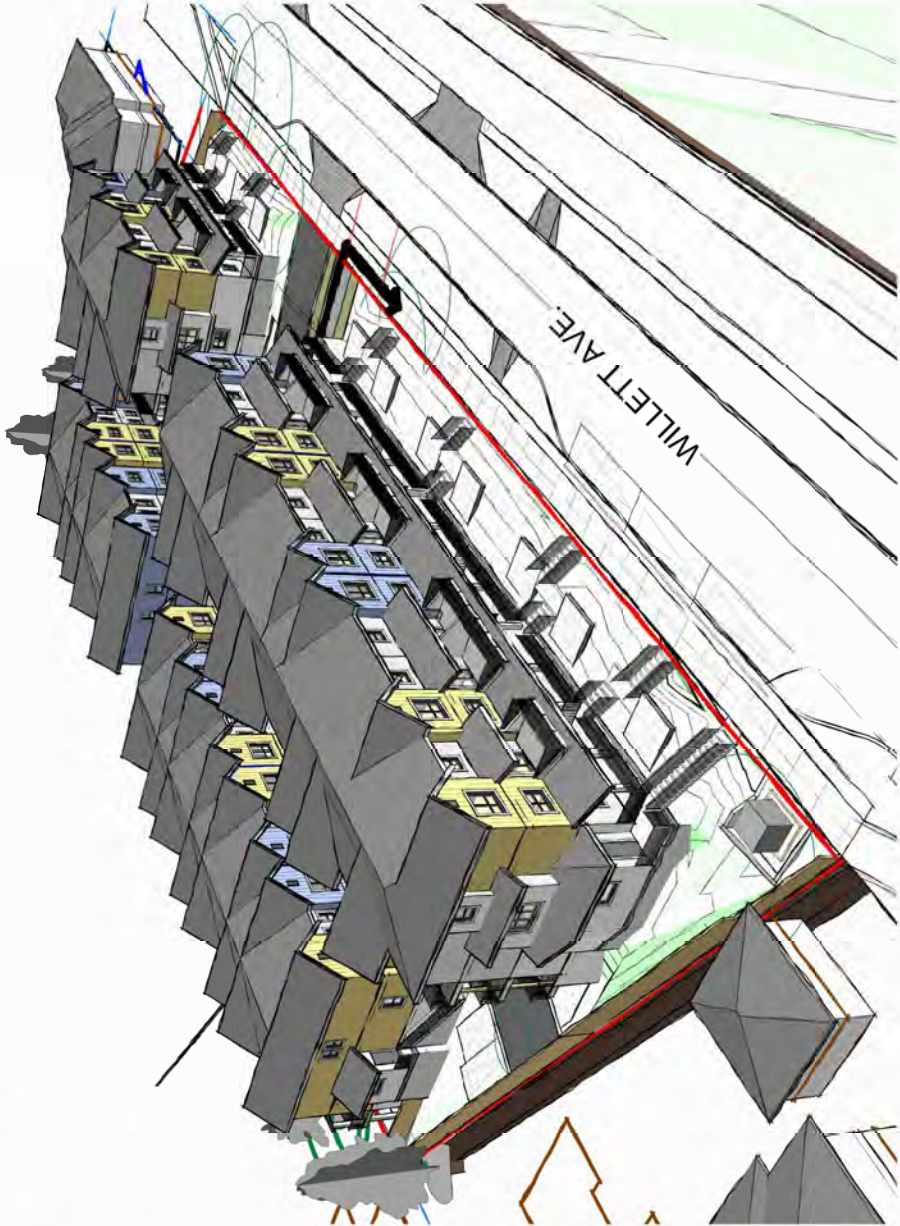
VIEW 2: 23137, 23171 & 23177 WILLETT AVE.



VIEW 3: 4511 SMITH CRESCENT



VIEW 4: HAMILTON VLA PARK



REVISIONS:

JUL 24, 2024	R24 RE SUBMISSION
FEB 01, 2024	R23 RE SUBMISSION
DEC 02, 2024	R22 RE SUBMISSION
APR 23, 2024	COORDINATION
DEC 20, 2023	REZONING APPLICATION

CONSULTANTS:

INTERFAC: 33-UNIT TOWNHOUSE DEVELOPMENT

INTERFAC:
Suite 230
11900 Cambie Road
Richmond BC V6X 3Z5
Canada V6X 3Z5
T 604 821 1162
F 604 821 1163
www.interfacearchitecture.com

PROJECT:

PROPOSED 33-UNIT DEVELOPMENT
23160, 23200, 23180, 23220, RICHMOND B.C.
PROJECT NO.: 2310WILL
SCALE: As indicated
DATE: JUL 24, 2024
DESIGNED BY: XY & AL
CHECK BY: KC
SHEET TITLE: COVER SHEET

DRAWING SHEET:

A100

[illegible][illegible]

ZONING SUMMARY			Richmond Zoning and Development Ordinance, Bylaw No. 8500		
CURRENT ZONING			DESIRABLE ZONING		
LOT ZONING	CURRENTLY IN IF		CURRENTLY IN IF		
LOT SIZE (4 PARCELS)	MIN 400 M ² ASSEMBLY		MIN 400 M ² ASSEMBLY		
LOT FRONTAGE	MIN 40 M		MIN 40 M		
LOT USES	CURRENTLY SINGLE FAMILY		CURRENTLY SINGLE FAMILY		
DENSITY (MAX)	1.0/FAR		1.0/FAR		
LOT COVERAGE	40%		40%		
LOT IMPERMEABLE	70% MAX FOR BUILDINGS, STRUCTURE AND DRIVEWAYS		70% MAX FOR BUILDINGS, STRUCTURE AND DRIVEWAYS		
BUILDING SETBACKS	15% MIN. LIVE PLANTING 6.0m (WILLET PL.) 3.0m (WILLET PL.) 2.0m (WILLET PL.) 4.5 m (SMOOTH PL.)		15% MIN. LIVE PLANTING 6.0m (WILLET PL.) 3.0m (WILLET PL.) 2.0m (WILLET PL.) 4.5 m (SMOOTH PL.)		
BUILDING HEIGHT MAX	3.5 STOREYS ABOVE PAV LEVEL		3.5 STOREYS ABOVE PAV LEVEL		
AREA PLANT PLANT (4-6)	15% MIN. ASBEST. FUL TO GRADE		15% MIN. ASBEST. FUL TO GRADE		
AREA PLANT PLANT (4-6)	15% MIN. ASBEST. FUL TO GRADE		15% MIN. ASBEST. FUL TO GRADE		

BUILDING CODE SUMMARY	CBC 2024	
	BUILDINGS 1 & 4, 3.2.2.2 2PC U TO 4 STOREYS, SPRINKLER, MAX 160 M2 (4 STOREY)	
CLASSIFICATION:	GROUP C RESIDENTIAL WITH ACCESSORY PARKING	
	1 STOREY (FACING 353.9 M2)	
NO. OF STOREYS:	BUILDINGS 1 & 5 : 5 STOREYS	
	BUILDINGS 2 & 3 : 5 STOREYS	
CONSTRUCTION:	COMBUSTIBLE OR NON-COMBUSTIBLE	
	BUILDINGS 1 & 5 : 4.5M FFFR PER SEPARATION	
LOAD-BEARING ELEMENTS:	BUILDINGS 1 & 5 : 4.5M FFFR PER SEPARATION	
	BUILDINGS 2 & 3 : 4.5M FFFR PER SEPARATION	
ELECTRICAL ROOM:	MIN 1 HR SEPARATION (3.1.1.1.1) OR 1 HR SEPARATION (3.1.1.1.2)	
	MIN 1 HR SEPARATION (3.1.1.1.1) OR 1 HR SEPARATION OF EXISTING (3.4.4.1)	
SPECIAL SEVENTH FLOOR:	PERMANENTLY VENTED TO OUTDOOR AIR (3.4.4.1)	
	PERMANENTLY VENTED TO OUTDOOR AIR (3.4.4.1)	
FLOOR FINISHES:	100% POLISHED FLOOR FINISHES (1.00 OR WIDER 3.4.4.5)	
	EXISTING REQUIREMENTS (3.4.4.5) WITH ACCESS TO EXISTING CONSTRUCTION TO 3.4.4	
FLOORING SYSTEMS (WELL):	REQUIRED (3.4.4) WITH REQUIREMENTS FOR ZONING, INSULATION, ETC	
	REQUIRED (3.4.4) WITH REQUIREMENTS FOR ZONING, INSULATION, ETC	
STAIRS:	STC 50 BETWEEN DWELLING SPACES, STC 45 BETWEEN DWELLING STAIRS	
	STC 50 BETWEEN DWELLING SPACES, STC 45 BETWEEN DWELLING STAIRS	
SOUND TRANSMISSION:	BETWEEN GRADE ASSEMBLIES IN CONTACT WITH GROUND TO MINIMIZE INGRESS OF	
	DESIGN OF BUILDING ELEMENTS AND SYSTEMS FOR HVAC AND WATER HEATING (3.4.9)	
RADIATION CONTROL:	DESIGN OF BUILDING ELEMENTS AND SYSTEMS FOR HVAC AND WATER HEATING (3.4.9)	
	DESIGN OF BUILDING ELEMENTS AND SYSTEMS FOR HVAC AND WATER HEATING (3.4.9)	
ENERGY EFFICIENCY:	DESIGN OF BUILDING ELEMENTS AND SYSTEMS FOR HVAC AND WATER HEATING (3.4.9)	
	DESIGN OF BUILDING ELEMENTS AND SYSTEMS FOR HVAC AND WATER HEATING (3.4.9)	

TRANSPORTATION

TRAVEL REPORT
DATED FEBRUARY 16, 2008

CIVIL

CIVIL DRAWING

FUNCTIONAL PLAN

1:1 LANDSCAPE SITE PLAN - WEST AREA

1:1 LANDSCAPE SITE PLAN - EAST AREA

LANDSCAPE

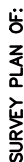
LANDSCAPE DRAWING

5 DATED JUL 7, 2008

UNIT	EXEMPT		FAR (INTERIOR)		Area (m2)
	F ₁	F ₂	Area (F ₁)	Area (F ₂)	
	SF	SF	1895.1 SF		176.1 m ²
	1231.7 SF				
	481.32 SF	SF	894.5 SF		74.7 m ²
	170.8 SF	SF	170.8 SF		15.7 m ²
	141.7 SF	SF	850.5 SF		78.6 m ²
	141.7 SF	SF	1540.5 SF		121.3 m ²
	885.11 SF	SF	1540.5 SF		121.3 m ²
	887.29 SF	SF	1542.1 SF		124.7 m ²
	928.44 SF	SF	1700.5 SF		158.5 m ²
	928.44 SF	SF	1711.1 SF		159.6 m ²
	928.44 SF	SF			

NORTH VANCOUVER V7H 2A6
Tel: 604-469-5588
Fax: 604-469-5588
E-mail: info@geosm.ca

GROSS AREA		
UNIT	Number/Amount	Area
UNIT A	2	292.42
UNIT B	2	128.55
UNIT C	8	175.58
UNIT D	7	128.55
UNIT E	7	223.25
UNIT F	2	32.50
UNIT G	2	283.64
UNIT T5	2	32.50



- | | | | | | | |
|----------------------------|-------------|--------------|------------------------|---------------|-----------------|-------|
| (1) (1) | LOT 102 | SECTION 36 | BLOCK 5 | NORTH RANGE | 4 WEST NWD PLAN | 35593 |
| PANCREAL IDENTIFIER (PID): | 003-589-386 | CVC ADDRESS: | 23220 WILLETTE AVENUE, | RICHMOND B.C. | | |
| (2) (2) | LOT 101 | SECTION 36 | BLOCK 5 | NORTH RANGE | 4 WEST NWD PLAN | 35593 |
| PANCREAL IDENTIFIER (PID): | 004-058-084 | CVC ADDRESS: | 23220 WILLETTE AVENUE, | RICHMOND B.C. | | |
| (3) (3) | LOT 119 | SECTION 36 | BLOCK 5 | NORTH RANGE | 4 WEST NWD PLAN | 41463 |
| PANCREAL IDENTIFIER (PID): | 004-192-265 | CVC ADDRESS: | 23180 WILLETTE AVENUE, | RICHMOND B.C. | | |
| (4) (4) | LOT 120 | SECTION 36 | BLOCK 5 | NORTH RANGE | 4 WEST NWD PLAN | 41463 |
| PANCREAL IDENTIFIER (PID): | 004-098-625 | CVC ADDRESS: | 23160 WILLETTE AVENUE, | RICHMOND B.C. | | |

NOT TO SCALE

ALL DISTANCES AND ELEVATIONS ARE IN METRES

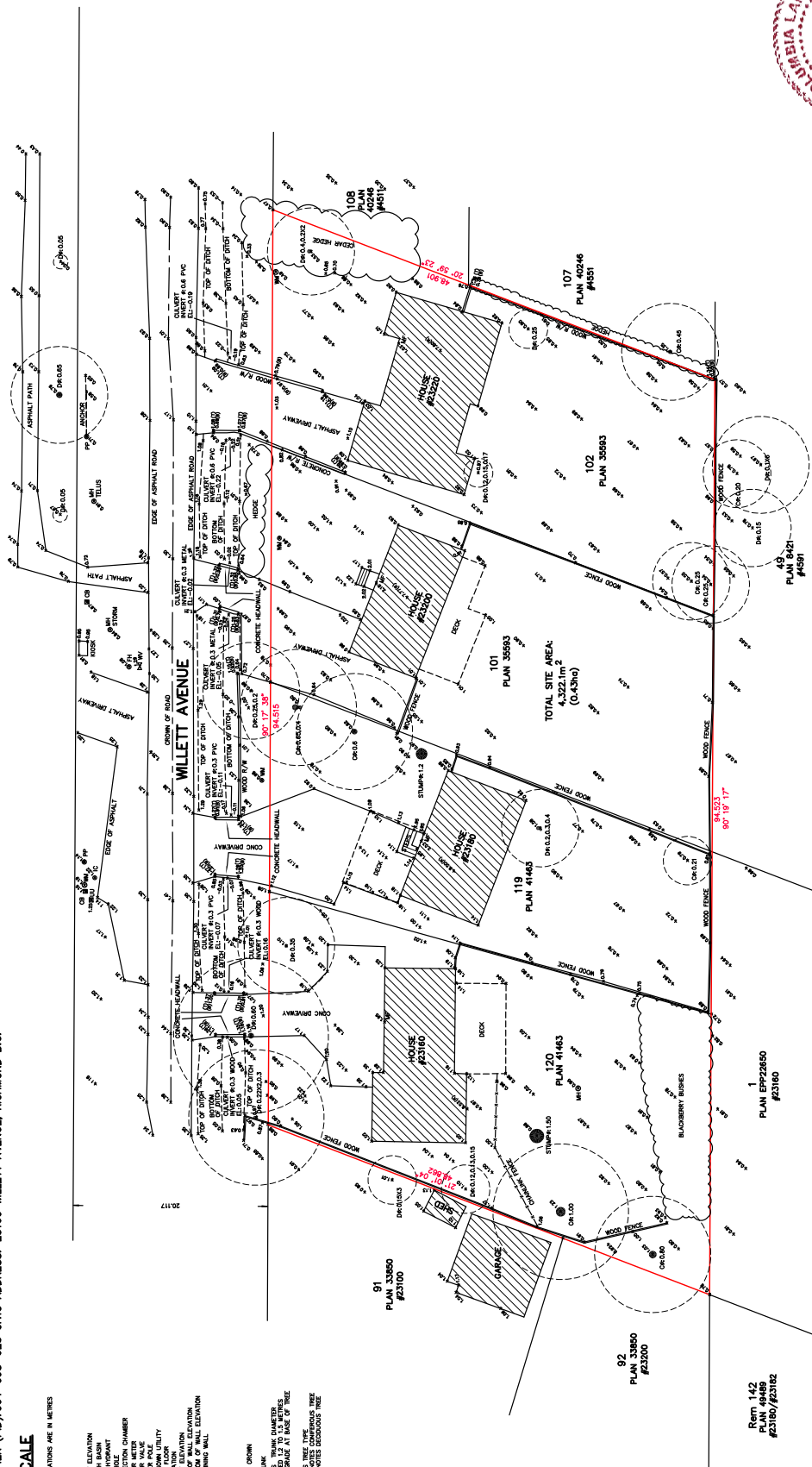
LEGEND

INDICATES SPOT ELEVATION
INDICATES CATCH BASIN
INDICATES FIRE HYDRANT
INDICATES MANHOLE
INDICATES INSPECTION CHAMBER
INDICATES WATER METER
INDICATES WATER VALVE
INDICATES POWER POLE
INDICATES UNKNOWN UTILITY
INDICATES MAIN FLOOR
INDICATES ROOF ELEVATION
INDICATES TOP OF WALL ELEVATION
INDICATES BOTTOM OF WALL ELEVATION

TREE SYMBOLOGY

Diagram illustrating the measurement points for tree diameter (D) and tree type (T) for a tree cross-section. The diagram shows a dashed circle representing the tree trunk and a solid circle representing the trunk diameter (D). The measurement point for D is indicated as D=0.30. The diagram also shows the tree crown and the tree trunk. Labels indicate that D denotes trunk diameter measured 1.2 to 1.5 metres above grade at base of tree, and T denotes tree type.

PLN - 36



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT 0262423 WITH AN ELEVATION OF 1,784 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.
- BUILDING MEASUREMENTS ARE TAKEN TO EXTERIOR BUILDING WALLS.

RECEIVED: DEC 14 2003

RECEIVED DEC 19, 2023
DATES OF SURVEY: OCT 10-16, 2023

• SEALED •

Digitally signed

~~by Sebastian~~
I wrote BCXM66

Date: 2023.12.14

14:04:36-08'00"

SEBASTIANO LOCONTE

*THIS DOCUMENT IS NOT VALID

UNLESS ORIGINALLY SIGNED
AND SEALED*

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TATSON PECK & TOPPLISS

SURVEYORS & ENGINEERS

11120 HORSESHOE WAY

WINN, B.L. V/A GH/
604.270.9331

604.270.4137

03 10024 3000

[illegible]



PARKING STALL TYPES LEGEND			
ACCESSIBLE STALL	STANDARD	SMALL	VERTICAL BIKE

GARBAGE & RECYCLE BINS:		UNIT TAG:	
	100L 18" x 24 1/2"	CONVERTIBLE UNITS	UNIT TAG: 23220
	FOOD SECTOR 42L 12" x 11"	FLOOD CONSTRUCTION LEVEL	EXISTING GRADE
	RECYCLE LARGE BLUE BOX 48" x 24" x 42"	EXISTING TREES	EXISTING TREES
	RECYCLE REGULAR GREY BOX 48" x 24" x 42"	EXISTING PROPERTY	EXISTING PROPERTY
	RECYCLE YELLOW BAG	EXISTING CITY STREET	EXISTING CITY STREET
		EXISTING ROAD	EXISTING ROAD

SYMBOL LEGEND:		UNIT TAG:	
CONVERTIBLE UNITS	UNIT TAG: 23220	CONVERTIBLE UNITS	UNIT TAG: 23220
FLOOD CONSTRUCTION LEVEL	EXISTING GRADE	FLOOD CONSTRUCTION LEVEL	EXISTING GRADE
EXISTING TREES	EXISTING TREES	EXISTING TREES	EXISTING TREES
EXISTING PROPERTY	EXISTING PROPERTY	EXISTING PROPERTY	EXISTING PROPERTY
EXISTING CITY STREET	EXISTING CITY STREET	EXISTING CITY STREET	EXISTING CITY STREET
EXISTING ROAD	EXISTING ROAD	EXISTING ROAD	EXISTING ROAD

REVISIONS:

JUL 24, 2024	R24 RESUBMISSION
FEB 20, 2024	R23 RESUBMISSION
DEC 12, 2024	R22 RESUBMISSION
APR 23, 2024	CONSTRUCTION
DEC 26, 2023	REZONING APPLICATION
CONSULTANTS	

INTERFAC:

Site 220
1990 Carleton Place
Richmond Hill, Ontario
Canada M4X 3Z5
T 904 821 1182
F 904 821 1183
www.interfacearchitects.com

PROJECT:
PROPOSED 35-UNIT DEVELOPMENT
2180, 2320, 23220, 23220, 23220
RICHMOND HILL, ONTARIO
PROJECT NO.:
23220
SCALE:
1" = 10'
DATE:
FEB 20, 2024
DRAWN BY:
XY
CHECKED BY:
KC
SHEET TITLE:
SITE PLAN

DRIVING SHEET:

A111

1" = 10'

1/16" = 1'-0"



REVISIONS:	
JUL 24, 2024	R24 RESUBMISSION
FEB 20, 2024	R23 RESUBMISSION
DEC 12, 2024	R22 RESUBMISSION
APR 23, 2024	CONSENT
DEC 28, 2023	REZONING APPLICATION
CONSULTANTS:	
INTERFACE:	
PROJECT:	
PROPOSED 15-UNIT DEVELOPMENT	
23160, 23200, 23180, 23200, RICHMOND B.C.	
PROJECT NO.:	
SCALE:	
DATE: FEB 20, 2024	
DRAWN BY:	
CHECK BY:	
BY:	
SHEET TITLE:	
ELEVATIONS BLDG 2	
DRAWING SHEET:	
A302	



MARCH 9AM

[illegible]

Architectural rendering of the proposed development at 10000 10th Avenue. The rendering shows a large, multi-story building with a central courtyard area. The building has a modern design with dark, angular roof sections. The courtyard is surrounded by landscaping, including trees and green spaces. There are parking areas and access roads shown. The rendering is dated March 3PM.

MARCH 3PM

JUNE 12PM

JUNE 3PM

PLN - 47

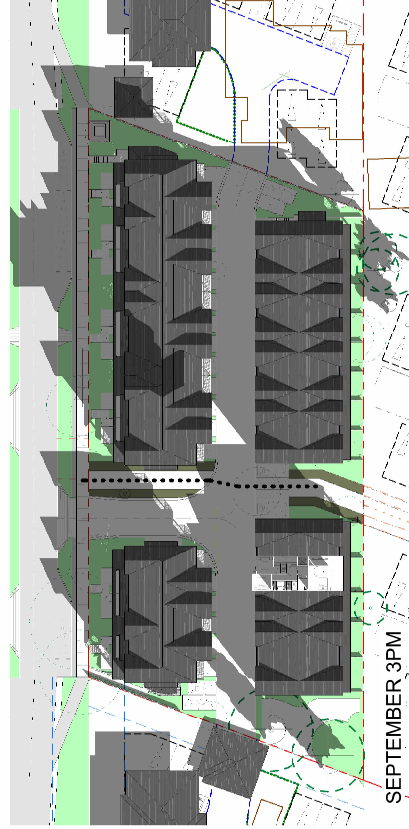
AUTUMN EQUINOX



SEPTEMBER 9AM

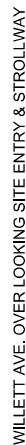
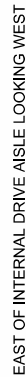
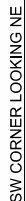


SEPTEMBER 12PM



SEPTEMBER 3PM

REVISIONS :	
JUL 24, 2024	R24 RESUBMISSION
MAY 20, 2024	R23 RESUBMISSION
DEC 12, 2024	R22 RESUBMISSION
APR 23, 2024	CONSENTATION
DEC 26, 2023	REZONING APPLICATION
CONSULTANTS	
INTERFACE:	
Suite 230 11500 Cambie Road Richmond B.C. Canada V6X 3Z5 T 604 891 1182 www.interfacebc.ca	
PROJECT:	
PROPOSED 35-UNIT TOWNHOUSE DEVELOPMENT	
23160, 23200, 23160, 23200 RICHMOND B.C.	
PROJECT NO.:	
23160/23200	
SCALE:	
DATE:	
DRAWN BY:	
CHECK BY:	
SHADOW STUDY	
DRAWING SHEET :	
A702	



Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacecollective.com

PROJECT:	PROPOSED 33-UNIT TOWNHOUSE DEVELOPMENT
	231860, 232000, 231860, 232000, 231860, 232000, 232000 HUGHES DRIVE, HO-HAMOND B.C.
PROJECT NO.:	23186WILL
SCALE:	
DATE:	APR 23, 2024
DRAWN BY:	CHANNY BY XX
CHECK BY:	KC
SHEET TITLE:	3D SKETCHES

DRAWING SHEET :

A601

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	STAMPED ASPHALT, PER COWL	
	CONCRETE SLAB PAVING	
	CIP CONCRETE PAVING	
	ASPHALT PAVING, PER COWL	
	PERMEABLE PAVER	
	LAWN	
	PLANTING BED	
	SLOPED PLANTING BED	
	GRAVEL	
	WOOD CHIPS FOR PLAYGROUND	
	BIKE RACKS	
	BOULDER	
	PRIVACY FENCE	
	HANDRAIL	

LANDSCAPE NOTES

1. EXACT SCALE CHANGES

2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER INFORMATION PROVIDED.

3. ALL INFORMATION IS APPROXIMATE ONLY. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.

4. CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, JARD, SURFACES, STRUCTURES, WALLS, AND TREES FOR CONSTRUCTION. ANY DAMAGE TO BE TAGGED OUT ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5. ALL SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.

6. ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, LANDSCAPE PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.

GRADING LEGENDS

KEY	DESCRIPTION
+3.15	PROPOSED SPOT ELEVATIONS
+TW 2.20	PROPOSED TOP OF WALL ELEVATION
+BW 1.50	PROPOSED BOTTOM OF WALL ELEVATION
+TS 3.75	PROPOSED TOP OF STAIR ELEVATION
+BS 1.61	PROPOSED BOTTOM OF STAIR ELEVATION
2.5%	SLOPE PERCENTAGE
1.005	PROPOSED ELEVATIONS, PER COWL
2.0%	SLOPE PERCENTAGE, PER COWL
0.95	EXISTING ELEVATIONS, PER SURVEY

GRADING NOTES

1. ALL GRADING INFORMATION IS PRELIMINARY ONLY.

2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.

3. ALL EXISTING SURVEY INFORMATION IS APPROXIMATE. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.

4. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.

5. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE. ALL DRAINAGE AREAS SHALL BE DESIGNED TO DRAIN TO STORM DRAINAGE. SLOPE OF LANDSCAPE AREAS TO BE A MAXIMUM 5:1 SLOPE.

The main landscape site plan illustrates a development along Willett Avenue. It features four buildings: Building 1 (1st FL = 1.2m, 2nd FL = 3.8m), Building 2 (1st FL = 1.2m, 2nd FL = 3.8m), Building 3 (1st FL = 1.2m, 2nd FL = 3.8m), and Building 4 (1st FL = 1.2m, 2nd FL = 3.8m). The plan includes extensive landscaping with various tree species (e.g., C02, C03, C04, C05, C06, C07, C08, C09, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19, C20, C21, C22, C23, C24, C25, C26, C27, C28, C29, C30, C31, C32, C33, C34, C35, C36, C37, C38, C39, C40, C41, C42, C43, C44, C45, C46, C47, C48, C49, C50, C51, C52, C53, C54, C55, C56, C57, C58, C59, C60, C61, C62, C63, C64, C65, C66, C67, C68, C69, C70, C71, C72, C73, C74, C75, C76, C77, C78, C79, C80, C81, C82, C83, C84, C85, C86, C87, C88, C89, C90, C91, C92, C93, C94, C95, C96, C97, C98, C99, C100) and lawn areas. It also shows parking spaces, bike racks, and other site details. A north arrow and a scale bar (0, 5, 10, 15, 20, 25 FT) are included.

HOMING

LANDSCAPE

ARCHITECTURE

23180 23220 WILLET AVENUE

VANCOUVER, BC, CANADA V6T 1K9

TEL: 604.273.1111

EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. CORRESPONDENCE BETWEEN THE DRAWINGS AND THE ASSOCIATED WITH THE PROJECT THE CONSULTANT LANDSCAPE ARCHITECT TO OBTAIN THE LATEST REVISIONS PRIOR TO PROCEEDING WITH WORKS.

Revisions

NO.	Date	Note
1	2024-12-02	ISSUED FOR REZONING
2	2026-02-18	ISSUED FOR REZONING
3	2026-07-23	ISSUED FOR REZONING

PROPOSED 33-UNIT TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS: 23180/23200, 23180/23220 WILLET AVE. RICHMOND, B.C.

PROJECT NUMBER: 24-19

SCALE: 1:200

DRAWN BY: EL

REVIEWED BY: EL

Landscaping Site Plan

L1.1



RZ 23-035646

Attachment 3

Address: 23160, 23180, 23200, 23220 Willett Ave

Applicant: Kei Canada Willett Development Ltd.

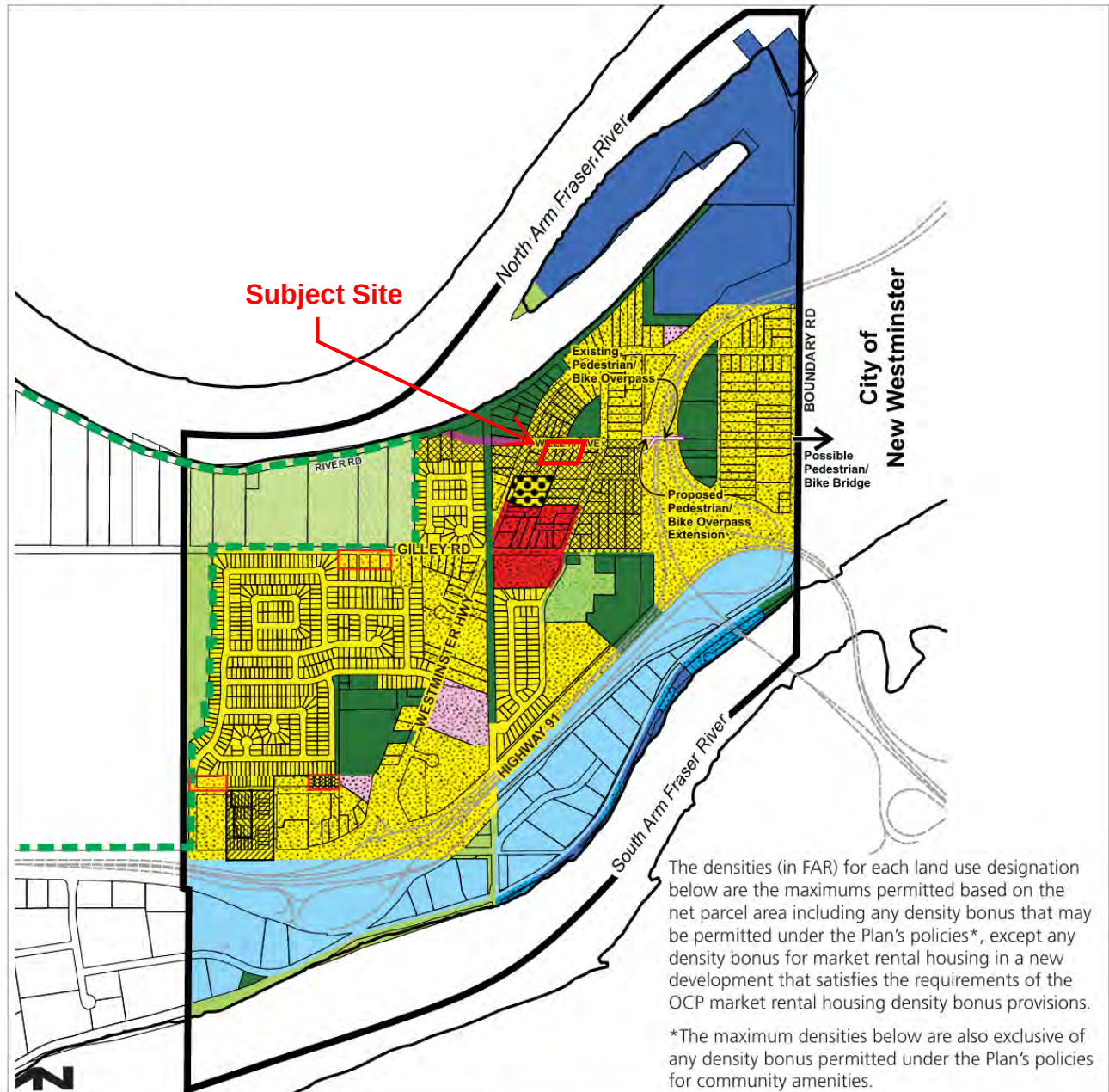
Planning Area(s): Hamilton Area Plan

	Existing	Proposed
Owner:	Kei Canada Willett Development Ltd.	No Change
Site Size (m²):	4,322 m ² (46,522 ft ²)	No Change
Land Uses:	One-Unit Housing	Townhouses
OCP Designation:	Neighbourhood Residential - Tier 2	No Change
Area Plan Designation:	Neighbourhood Residential (Stacked Townhouse 1.00 FAR)	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/XL)	Town Housing (ZT108) – Willett Avenue (Hamilton)
Number of Units:	4	33

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.99	none permitted
Buildable Floor Area (m ²):*	Max. 4,322 m ² (~46,522 ft ²)	4,273 m ² (~45,989 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-Porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: 70%	none
Lot Size:	4,000 m ²	4,322.1 m ²	none
Lot Dimensions (m):	Width: 40 m (~131 ft)	Width: 94.5 m (~310 ft)	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 2.0 m	Front: 6.6 m Rear: 4.5 m Side: Min. 2.0 m	none
Height (m):	13.0 m (4 storeys)	13.0 m (4 storeys)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	56 (R) and 7 (V)	56 (R) and 6 (V) with TDMs	none
Tandem Parking Spaces:	Permitted – Max. 85% of required resident spaces	82% (46 spaces)	none
Amenity Space – Indoor:	70 m ² or Cash in-lieu	Cash in-lieu	none
Amenity Space – Outdoor:	198 m ² (~2,131 ft ²)	205 m ² (~2,210 ft ²)	none

Other: _____

Land Use Map

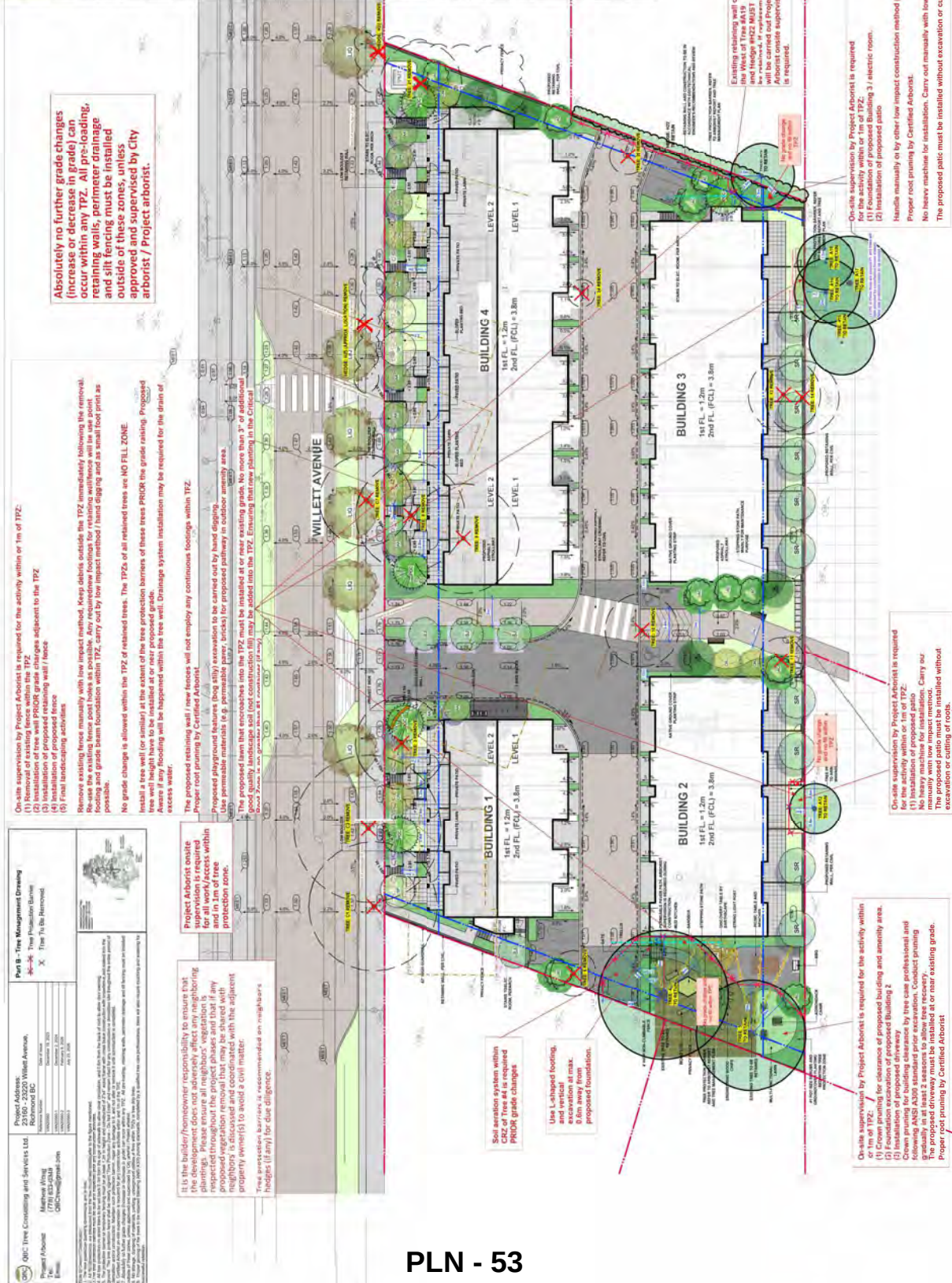
Bylaw 10452
2024/06/10

- | | |
|--|---|
| Area Plan Boundary | Neighbourhood Residential (Single Family or Duplex 0.75 FAR) |
| ALR Boundary | Neighbourhood Residential (Townhouse 0.55 FAR) |
| Agriculture | Neighbourhood Residential (Townhouse 0.75 FAR) |
| Community Institutional | Neighbourhood Residential (Stacked Townhouse 1.00 FAR) |
| Conservation Area | Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR) |
| Industrial | Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR) |
| Marine Residential/Industrial | Park and Major Trail/Greenway Corridors |
| Mixed Employment | Proposed Streets |
| Neighbourhood Residential (Single Family 0.55 FAR) | School |
| Neighbourhood Residential (Single Family 0.60 FAR) | |
| Neighbourhood Residential (Single Family with Coach Houses 0.60 FAR) | |

PLN - 52

Original Adoption: June 19, 1995 / Plan Adoption: February 25, 2014

No. of Project to be planned/ initiated	Maximum Funding Available	Actual Funding	City/Firm	Total
2	8 (Group 1 Priority)	0		9
22 + 2 (shared funding)	0	3 (Group 1 + 2 (shared funding))		16





Address: 23160, 23180, 23200, 23220 Willett Ave

File No.: RZ 23-035646

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10796, the developer is required to complete the following:

1. **(Adoption of Bylaw 10795)** Council adoption of Zoning Bylaw 8500 Amendment Bylaw 10795.
2. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
3. **(MOTT Approval)** Provincial Ministry of Transportation & Transit Approval.
4. **(Lot Consolidation)** Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
5. **(SRW – Stroll way)** Granting of an approximately 6.0 m wide statutory right-of-way (SRW) bisecting the subject site for pedestrian stroll way connectivity purposes. The SRW is to include a pedestrian pathway, landscaping, and lighting, with the developer and owner being responsible for liability, construction, and maintenance. The design is to be include in the Servicing Agreement (SA) in accordance with City specification and standards. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
6. **(City Tree Compensation)** City acceptance of the developer's voluntary contribution of \$4,608.00 to the City's Tree Compensation Fund for the removal of three trees and one hedge on City property (tag # C1, C2, C7, and H25).
7. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$30,000.00 for the two trees (tag# 4&5) to be retained. To accompany the security, execution of a legal agreement that sets the terms for the use and release of the security is also required.
8. **(Arborists Contract)** 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.
9. **(Tree Protection Fencing)** 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.
10. **(Flood Covenant)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC and prohibiting the conversion of any garage or ground floor area to habitable space.
11. **(Secondary Suites)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until four secondary suites are constructed on the subject site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
12. **(No Stratification - Secondary Suites)** Registration of a legal agreement on Title to ensure that the secondary suites cannot be stratified.
13. **(No Rental and Age Restrictions)** 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.
14. **(Access to Future Development Site)** Registration of a statutory right-of-way and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the entire internal drive-aisle in favour of the future redevelopment at 4511 Smith Crescent, 4551 Smith Crescent, 23100 Willett Avenue, and 23200 Westminster Highway 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.

15. **(Contribution – Hamilton Community Amenity Contribution)** City acceptance of the developer's offer to voluntarily contribute \$70.50 per buildable square metre (e.g. \$304,701.00) to the City's Hamilton Area Plan Amenity Reserve Fund.
16. **(Contribution – Affordable Housing Reserve)** City acceptance of the developer's offer to voluntarily contribute \$15.09 per buildable square foot (e.g. \$702,016.98) to the City's affordable housing fund. (\$12.00 per square foot for Affordable Housing Strategy and \$3.09 per square foot for Market Rental Housing Policy).
- a) In the event that the contribution is not paid to the City within one-year of the application having received third reading of Council, the contribution shall be recalculated based on the rate in-effect at the time of payment, as posted in a Bulletin.

17. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:

- a) The value of the developer'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	\$1.08/ ft ²	4,322 m ² (~46,522 ft ²)	\$50,243.76

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council, 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.
18. **(Contribution – Indoor Amenity)** Contribution of \$2,309.00 per dwelling unit up to 19 units and \$4,617.00 per additional dwelling unit up to 39 units (e.g. \$108,509.00) in lieu of on-site indoor amenity space to go towards development of City facilities. Where the contribution is not received 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 and published in a City bulletin.
19. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of transportation and engineering improvements. 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 Servicing Agreement. Works include, but may not be limited to:
- 1) Water Works:
- Using the OCP Model, there is 175 L/s of water available at a 20 psi residual at the Willett Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
 - At Developer's cost, the Developer is required to:
 - 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.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - Existing hydrant 36-5-4-HD-0175 on north side of Willett Avenue to be decommissioned.
 - New Hydrant to be installed approximately 75m from current Hydrant 36-5-4-HD-0300 on Westminster highway to be located on south side of Willett Avenue.
 - Second Hydrant to be installed at approximately 75m east of new proposed hydrant, on south side of Willett Avenue.
 - 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 W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be

finalized during the building permit process (or via the servicing agreement process, if one is required).

- vii. Remove and legally dispose offsite the existing 150mm AC water main along Willett Avenue to the extent of the proposed water main upgrade.
- viii. Upgrade approximately 145m of the existing 150mm water main along Willett Avenue to 200mm diameter PVC from the east property line of 23220 Willett Avenue to the west at the intersection of Willett Ave and Westminster Hwy. East tie-in shall be to the existing 150mm diameter water main along Willett Avenue. West tie-in shall be to the existing 300mm diameter water main at the Westminster Hwy and Willett Ave intersection. Valves and hydrants shall be installed to meet City standards. Details and alignment of the required water main in the roadway shall be determined via the Servicing Agreement review process.
- ix. Install a new water service connection at the Willett Avenue frontage, complete with meter and meter box in a right-of-way as per City's specifications. The dimensions and location of the right-of-way shall be finalized during the servicing agreement process.
- x. Fire department approval is required for all fire hydrant installations, removals, and relocations.
- c. At Developer's cost, the City will:
 - i. Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii. Cut and cap at main all the existing water connections along Willett Avenue and remove all existing water meters servicing the development site

2) Storm Sewer Works:

- a. At Developer's cost, the Developer 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 servicing agreement design.
 - ii. A watercourse crossing permit is required for modifications to the ditch fronting 23160-23220 Willett Avenue to accommodate the required sidewalk, buffer strip, boulevard, curb and gutter as per the City's Watercourse Protection and Crossing Bylaw No. 8441. The associated watercourse crossing design shall be consistent and coordinate with the servicing agreement design.
 - iii. Infill the existing ditch along the south side of Willett Avenue to accommodate the installation of the new storm sewer (sized via a capacity analysis under the OCP condition) complete with headwalls at the east and west property lines to accommodate the required sidewalk, buffer strip, boulevard, curb and gutter. A watercourse crossing permit is required under the Watercourse Protection and Crossing Bylaw No. 8441. The associated watercourse crossing design shall be consistent and coordinated with the servicing agreement design. The proposed storm sewer shall be owned and maintained by the City after City's final acceptance of the proposed storm sewer.
 - iv. Install approximately 100m of a new minimum 600mm diameter storm sewer along the Willett Avenue frontage of the development site, complete with manholes as per City specifications. Tie-in the proposed storm sewer to the existing drainage system at the south side of Willett Avenue. West tie-in shall be at the existing ditch at the west property line via headwalls, and the east tie-in shall be at the existing ditch at the east property line via headwalls. Confirm the condition of the drainage system at each tie-in point. Alignment and details such as the slope and high point of the new storm sewer shall be determined via the servicing agreement design.
 - v. Perform a capacity analysis to size the proposed storm sewer and drainage conveyances in Willett Avenue. The analysis shall consider both the existing condition and the 2041 OCP condition and include runoff from the future roads proposed in the OCP. The minimum diameter of the new storm sewer shall be 600mm as per City specifications.
 - vi. Install one new storm service connection off of the proposed storm sewer main, complete with inspection chamber in a right-of-way as per City specifications to service the development site.
- b. At Developer's cost, the City will:
 - i. Complete all tie-ins for the proposed works to existing City infrastructure.

3) Sanitary Sewer Works:

- a. At Developer's cost, the Developer is required to:

- i. Install new sanitary sewer with an approximate length of 195 meters (complete with manholes that are spaced as per City's specifications) within the roadway of Willett Avenue from the west property line of 23160 Willett Ave going east to the intersection of Willett Ave and Smith Cr, then north at Smith Cr, and tie-in to the existing manhole (SMH60637) fronting the Willett Sanitary Pump Station at the southeast corner of Hamilton VLA Park. Exact alignment of the required sanitary mains shall be finalized through the servicing agreement design process. Manholes are required at junctions.
 - ii. Install one new sanitary service connection off of the proposed sanitary sewer main, complete with inspection chamber in a right-of-way as per City specifications to service the development site.
 - iii. Conduct sanitary capacity analysis to determine the size of the required sanitary sewer mains. The analysis shall be conducted in the servicing agreement design review stage. The minimum diameter of the sanitary sewer main is 200mm per City design specifications.
 - iv. Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$8,260.52 cash-in-lieu contribution towards the Hamilton Area Sanitary Pump Station.
 - b. At Developer's cost, the City will:
 - i. Complete all tie-ins for the proposed works to existing City infrastructure.
- 4) Street Lighting:
 - a. At Developer's cost, the Developer is required to:
 - i. Review street lighting levels along all road frontages, and upgrade as required.
 - ii. Willett Avenue (South side of street)
 - Pole colour: Grey
 - Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire and 1 duplex receptacle, but EXCLUDING any pedestrian luminaires, banner arms, flower baskets holders or irrigation.
 - iii. Pedestrian lighting: N/A (No freestanding pedestrian poles)
- 5) General Items:
 - a. At Developer's cost, the Developer is required to:
 - i. Complete other frontage improvements as per Transportation requirements.
 - ii. Coordinate with BC Hydro, Telus and other private communication service providers:
 1. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 2. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 3. To underground overhead service lines.
 - iii. 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 development's 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 servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 m x 5.0 m
 - BC Hydro LPT – 3.5 m x 3.5 m
 - Street light kiosk – 1.5 m x 1.5 m
 - Traffic signal kiosk – 2.0 m x 1.5 m
 - Traffic signal UPS – 1.0 m x 1.0 m
 - Shaw cable kiosk – 1.0 m x 1.0 m
 - Telus FDH cabinet – 1.1 m x 1.0 m
 - iv. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload,

dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.

- v. Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vi. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- vii. Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- viii. 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.
- ix. Coordinate the servicing agreement design for this development with the servicing agreement(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 servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement 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:
 - a. Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - b. Pipe sizes, material and slopes.
 - c. Location of manholes and fire hydrants.
 - d. Road grades, high points and low points.
 - e. Alignment of ultimate and interim curbs.
 - f. Proposed street lights design.
- x. Enter into, if required, additional legal agreements, as determined through 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, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- xi. The sanitary sewer upgrade works that are required beyond the development frontages may be eligible for a latecomer agreement. This is subject to submission by the developer of a latecomer agreement application which shall be reviewed and approved by the City prior to the developer entering or signing the servicing agreement documents.

6) Transportation Improvements:

- a. At the Developer's cost, the Developer is required to install the following upgrades along the north property line, from south to north:
 - i. 2.0m wide sidewalk
 - ii. 0.8m wide buffer strip
 - iii. 2.4m wide grass and treed boulevard with parking pockets
 - iv. 0.15m wide curb and gutter
 - v. 6.4m wide bi-directional travel lanes
 - vi. 0.15m wide curb and gutter

- vii. 2.4m wide grass and treed boulevard with parking pockets
- viii. 0.8m wide buffer strip
- ix. 3.2m wide bi-directional cycling paths
- x. 2.0m wide sidewalk

Note: additional roadwork would be necessary outside the development frontage in order to provide a proper transition of the above noted cross-section to existing road.

- On north side of Willett Ave, the frontage upgrades are to extend the entirety of the Willett Avenue frontage of Hamilton VLA Park (23231 Willett Ave). Tie-in to Willett Avenue, including the intersection of Willett Ave and Smith Crescent intersection, is required.
 - Frontage upgrades are to include curb ramp and a marked pedestrian crosswalk with side-mounted signs over Willett Ave to connect Hamilton VLA Park and the new sidewalk on the south side of Willett Ave.
- b. The frontage improvement is to be coordinated with the development on the east side of Smith Cr at Willett Ave (4400 – 4440 Smith Cr).
 - c. The bi-directional cycling path is to be designed with applicable pavement markings, signage, surface treatments and according to the most current guidelines in the BC Active Transportation Design Guide.
 - d. Frontage improvements are required to meet Engineering Design Specifications, Official Community Plan (“OCP”) guidance, and City of Richmond bylaws. Frontage improvements will be further informed by the functional road plan and TIA.
 - e. At the Developer’s cost, the Developer is to design, construct, and maintain a north-south public pedestrian stroll way is required per the Hamilton sub-area plan. Stroll way dimensions are as follows, from east to west:
 - i. 1.5m wide grass and treed boulevard
 - ii. 3.0m wide asphalt walkway
 - iii. 1.5m wide grass and treed boulevard
 - f. The stroll way on the subject site should be generally aligned with the stroll way to the south, which would be implemented by other developments, subject to future City approvals and consideration.
 - g. A SRW PROP will be required over the entire stroll way to ensure that public access is provided 24 hours a day, for 365 days every year.

20. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Notice of First Reading mail outs, 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 developer is required to:

- 1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. To accompany the security, execution of a legal agreement that sets the terms for the use and release of the security is also required.

The Landscape Plan at minimum should include the required 22 replacement trees with the following minimum sizes:

Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
8 cm		4 m

If required replacement trees cannot be accommodated on-site, a cash in-lieu contribution in the amount of \$750/tree to the City’s Tree Compensation Fund for off-site planting is required. If through the DP process additional replacement trees can be accommodated on site, the replacement tree compensation amount as secured at rezoning may be amended.

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

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 Department. 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. 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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 10795 (RZ 23-035646)
23160, 23180, 23200 and 23220 Willett Avenue**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 17 Site Specific Residential (Town Houses) Zones, in numerical order:

17.108 Town Housing (ZT108) – Willett Avenue (Hamilton)

17.108.1 Purpose

This zone provides for **town housing** and other compatible **uses**.

17.108.2 Permitted Use

- **child care**
- **housing, town**

17.108.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

17.108.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.00, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.108.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material. Reduction in live **landscaping** may be permitted through a Development Permit approved by the **City**.

17.108.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m but may be reduced to 3.0 m where a proper interface is provided as specified in a Development Permit approved by the **City**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m. The **interior side yard** may be reduced to 2.0 m where proper interface is provided as specified in a Development Permit approved by the **City**.

17.108.7 Permitted Heights

1. The maximum **height** for **buildings** is 13.0 m (4 **storeys**) above the **adjacent** street **grade**.
2. The maximum **height** for **accessory buildings** is 5.0 m
3. The maximum **height** for **accessory structures** is 9.0 m.

17.108.8 Minimum Lot Size

1. The minimum **lot width** is 40.0 m. Notwithstanding the foregoing, where the **lot abuts** Westminster Highway, the minimum **lot width** is 50.0 m.
2. The minimum **lot area** is 4,000.0 m². Notwithstanding the foregoing, where the **lot abuts** Westminster Highway, the minimum **lot area** is 6,000 m². The **lot area** may be reduced to a minimum of 3,200 m² through a Development Permit approved by the **City**.

17.108.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

17.108.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to standards set out in Section 7.0.
2. On-site **vehicle** parking shall be provided according to the provisions of Section 7.0, except that:
 - a) Up to 85% of the required resident **parking spaces** may be provided in a **tandem arrangement** within an enclosed garage.
 - b) For a maximum of 10 **town housing dwelling units** containing no more than one bedroom, the minimum parking requirement may be reduced to 1.0 **parking space** per **dwelling unit**.

17.108.11 Other Regulations

1. A minimum of 60% of the **dwelling units** shall be in a stacked arrangement wherein a portion of one **dwelling unit** is located directly above another **dwelling unit** within a **building**.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10795”**.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED by 
_____	APPROVED by Director or Solicitor 

MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10796 (RZ 23-035646)
23160, 23180, 23200 and 23220 Willett Avenue**

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 “Town Housing (ZT108) – Willett Avenue (Hamilton)”

P.I.D. 004-098-625

Lot 120 Section 36 Block 5 North Range 4 West New Westminster District Plan 41463

P.I.D. 004-192-265

Lot 119 Section 36 Block 5 North Range 4 West New Westminster District Plan 41463

P.I.D. 004-058-054

Lot 101 Section 36 Block 5 North Range 4 West New Westminster District Plan 35593

P.I.D. 003-589-366

Lot 102 Section 36 Block 5 North Range 4 West New Westminster District Plan 35593

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10796**”.

FIRST READING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
TRANSIT APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 