



**City of Richmond**  
Planning and Development Department

**Report to Committee**

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**To:** Planning Committee **Date:** May 17, 2010  
**From:** Brian J. Jackson, MCIP **File:** RZ 08-449233  
Director of Development  
**Re:** **Application by Matthew Cheng Architect Inc. for Rezoning at 7411 and 7431 Moffatt Road from Medium Density Low Rise Apartment (RAM1) to High Density Townhouse (RTH4)**

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**Staff Recommendation**

That Bylaw No. 8615, for the rezoning of 7411 and 7431 Moffatt Road from "Medium Density Low Rise Apartment (RAM1)" to "High Density Townhouse (RTH4)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

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

## Staff Report

### Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 7411 and 7431 Moffatt Road (**Attachment 1**) from Medium Density Low Rise Apartment (RAM1) to High Density Townhouse (RTH4) in order to permit the development of 12 three-storey townhouse units. A preliminary site plan, building elevations, and landscape scheme are contained in **Attachment 2**.

### Findings of Fact

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

### Surrounding Development

- To the North: A single-family home, zoned Medium Density Low Rise Apartment (RAM1). The subject development is responsible for providing cross-access for the future development of the existing single-family lot to the north. A development concept for this neighbouring parcel has been prepared and reviewed by staff, and is on file;
- To the East: Across Moffatt Road, multiple-family developments (townhouse and apartments), zoned Medium Density Low Rise Apartment (RAM1);
- To the South: Across from the driveway to the apartment complexes to the west, a townhouse development, zoned Medium Density Low Rise Apartment (RAM1); and
- To the West: Four-storey condominiums (three storeys over parking), zoned Medium Density Low Rise Apartment (RAM1).

### Related Policies & Studies

#### City Centre Area Plan

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP). The site is within "Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial" which is intended primarily grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). The preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

#### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). The site is located within an area where the minimum habitable elevation is 2.9 m geodetic; however, there are provisions to permit habitable space, provided it is located a minimum of 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$38,578.32.

**Public Input**

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

**Staff Comments**Tree Retention and Replacement

A Tree Survey submitted by the applicant indicates the location of 31 bylaw-sized trees. A Certified Arborist's report was submitted by the applicant in support of the application. The report confirms that there are:

- 22 bylaw-sized trees located on the subject property;
- two (2) bylaw-sized trees located on the adjacent property to the north at 7391 Moffatt Road;
- four (4) bylaw-sized trees located on the adjacent property to the south at 7439 Moffatt Road; and
- two (2) bylaw-sized trees located on the City's boulevard on Moffatt Road.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and requested that a Douglas Fir tree (47 cm calliper) located within the front yard setback be retained on-site. He has also concurred with the Arborist's recommendations to remove the rest of the bylaw-sized trees on-site, based on the general poor condition (20 trees) and conflict with the proposed building footprint (one (1) Western White Pine tree - 20 cm calliper).

In order to preserve the Western White Pine tree, a "rec room" on the ground floor and a balcony on the second floor of the unit located adjacent to this tree will have to be eliminated. In addition, a tree well that will take up one-half of the back yard space of the unit will be required adjacent to the unit. These changes in unit design will significantly impact the relationship between the indoor and outdoor living spaces of the unit. Therefore, staff recommend removal of this Western White Pine tree.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, 42 replacement trees are required. The developer is proposing to plant 23 replacement trees on site and provide cash-in-lieu (\$500/tree) for off-site planting of the balance of the required replacement trees. Staff will work with the landscape architect to explore additional tree planting opportunity on site at the Development Permit stage.

The applicant is also proposing to remove two (2) boulevard trees along the Moffatt Road frontage due to conflict with the proposed entry driveway. Parks Operations have agreed to the proposed tree removal and have determined that a \$2,000 compensation to the Tree Replacement Fund is required. Prior to the removal of any City trees, the applicant will need to seek formal permission from Parks, and have the standard 48 hour tree removal notice posted. Removal of boulevard trees will be at the owner's cost.

The applicant has committed to the retention of one (1) bylaw-sized tree on-site and all of the six (6) trees located on the adjacent properties to the north and south. Tree protection fencing on-site around the driplines of all trees to be retained will be required prior to any construction activities, including building demolition, occurring on-site. A Tree Management Plan is attached (**Attachment 4**).

#### Site Servicing & Frontage Improvements

An independent review of servicing requirements (storm and sanitary) has concluded that no upgrades to the existing systems are required to support the proposed development. The Engineering Department has accepted the findings that no upgrades are required. Moffatt Road is already developed, no frontage beautification upgrades are warranted. Removal of the existing sidewalk crossings and reinstatement of the sidewalk will be done through a City Works Order at the developer's cost prior to issuance of a Building Permit.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$12,000 as per the Official Community Plan (OCP) and Council policy.

#### Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

#### Public Art

The Public Art Program Policy does not apply to residential projects containing less than 20 units.

#### **Analysis**

The subject development site is comprised of two (2) of three (3) existing single-family lots between two (2) existing multiple-family developments on the west side of Moffatt Road. Staff have encouraged the applicant to acquire the third property (to the north of the subject site at 7391 Moffatt Road). The applicants have approached the property owners of 7391 Moffatt Road to initiate the discussion of a sale and purchase agreement, but the owners of 7391 Moffatt Road are not interested in selling at this time. A conceptual development, demonstrating how the neighbouring property may develop into townhouses in the future, is on file. As a condition of rezoning, registration of a cross-access easement in favour of 7391 Moffatt Road in order to provide access to/from the future development site to the north is required.

Variance Requested

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, the following variances are being requested:

1. Reduce the south side yard setback from 2.0 m to 1.36 m for a single storey electrical closet attached to the building.
2. Reduce the minimum lot coverage for landscaping with live plant material from 25% to 23.5%.
3. Allow a total of 24 tandem parking spaces in twelve (12) townhouse units.

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in Schedule 2.10 – City Centre Area Plan (Section 3). The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Detailed review of building form and architectural character;
- Ensure there is no conflict between the proposed building footprint and canopies of the retained trees;
- Review of the location and design of the convertible unit and other accessibility features;
- Provision is made to prohibit conversion of tandem parking area into habitable area;
- Landscaping design and enhancement of the outdoor amenity area to maximize use; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatments.

**Financial Impact or Economic Impact**

None.



**Conclusion**

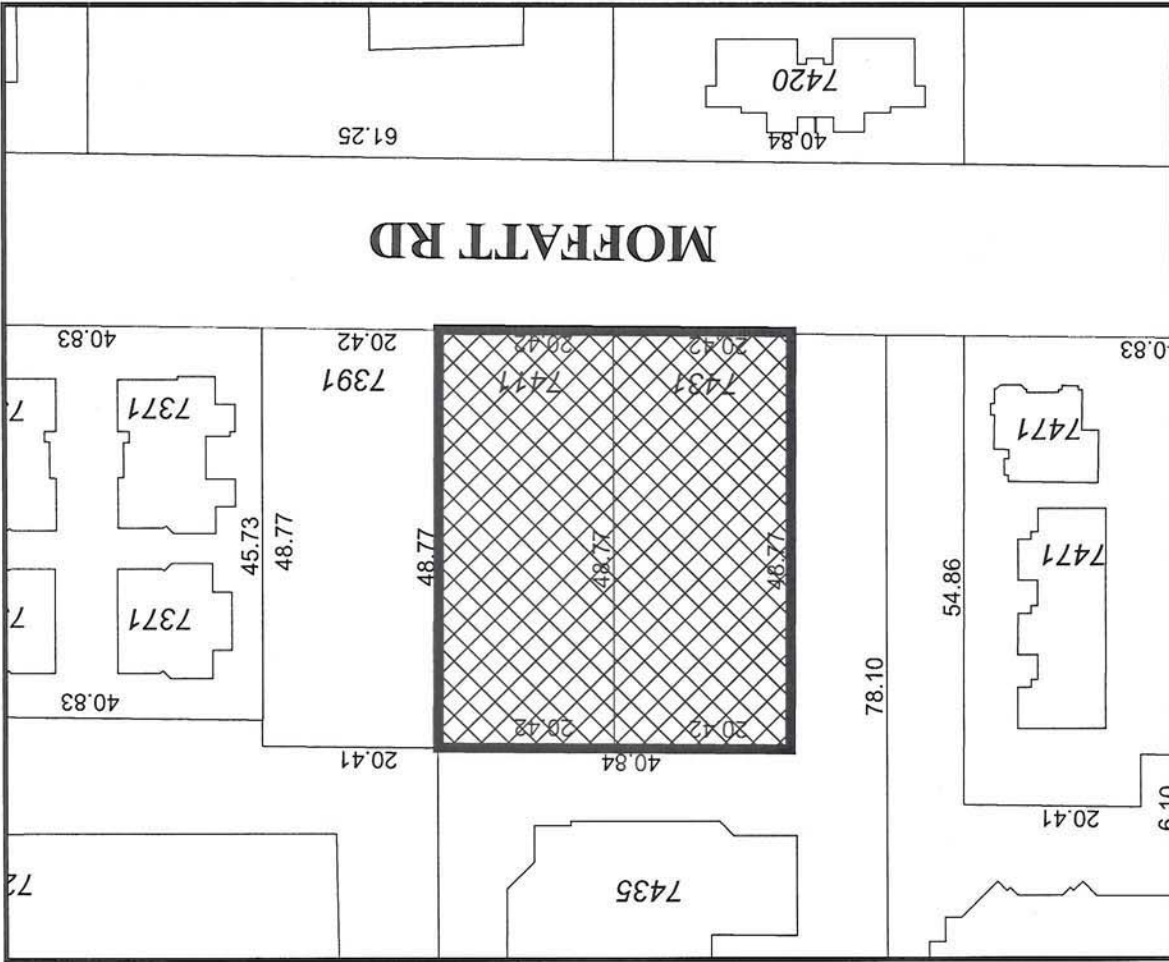
The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use, character, and density. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee  
Planning Technician – Design  
(605-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Management Plan
- Attachment 5: Rezoning Considerations Concurrence

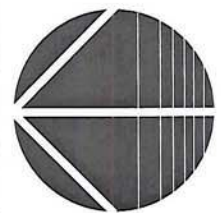


Original Date: 01/27/09

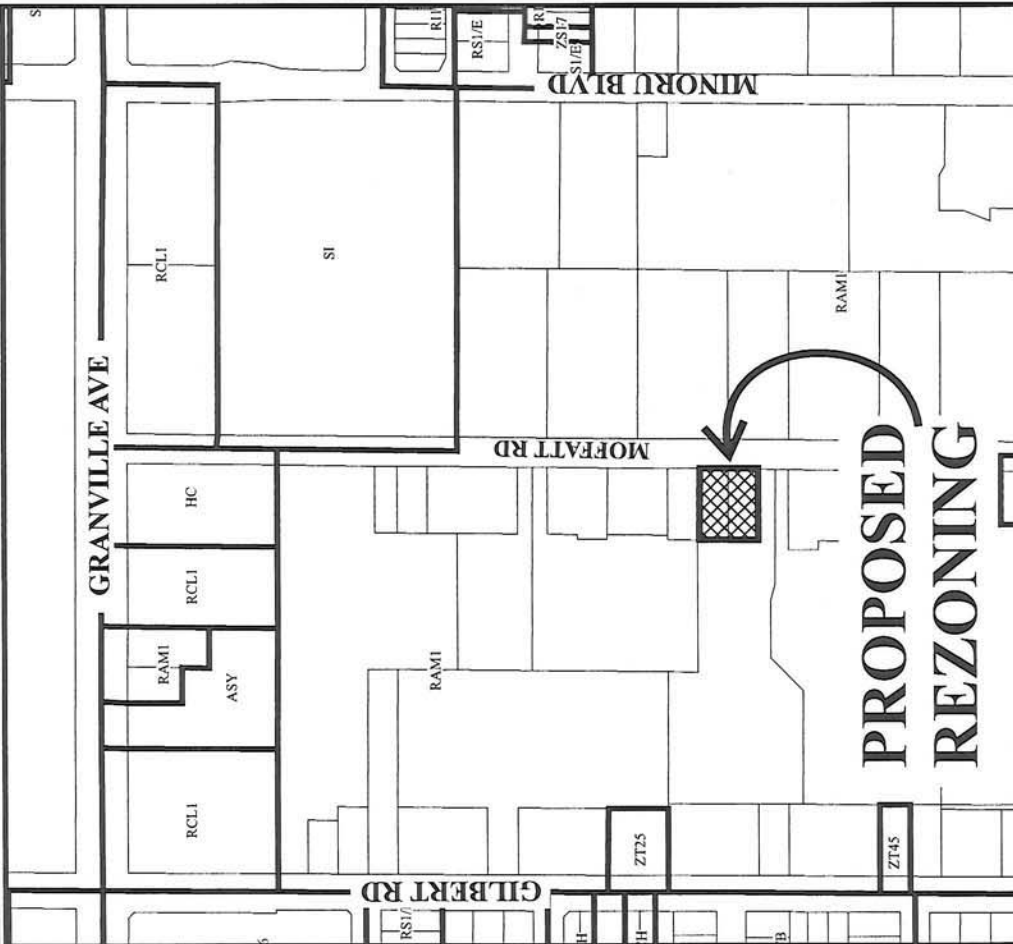
Revision Date: 05/17/10

Note: Dimensions are in METRES

RZ 08-449233

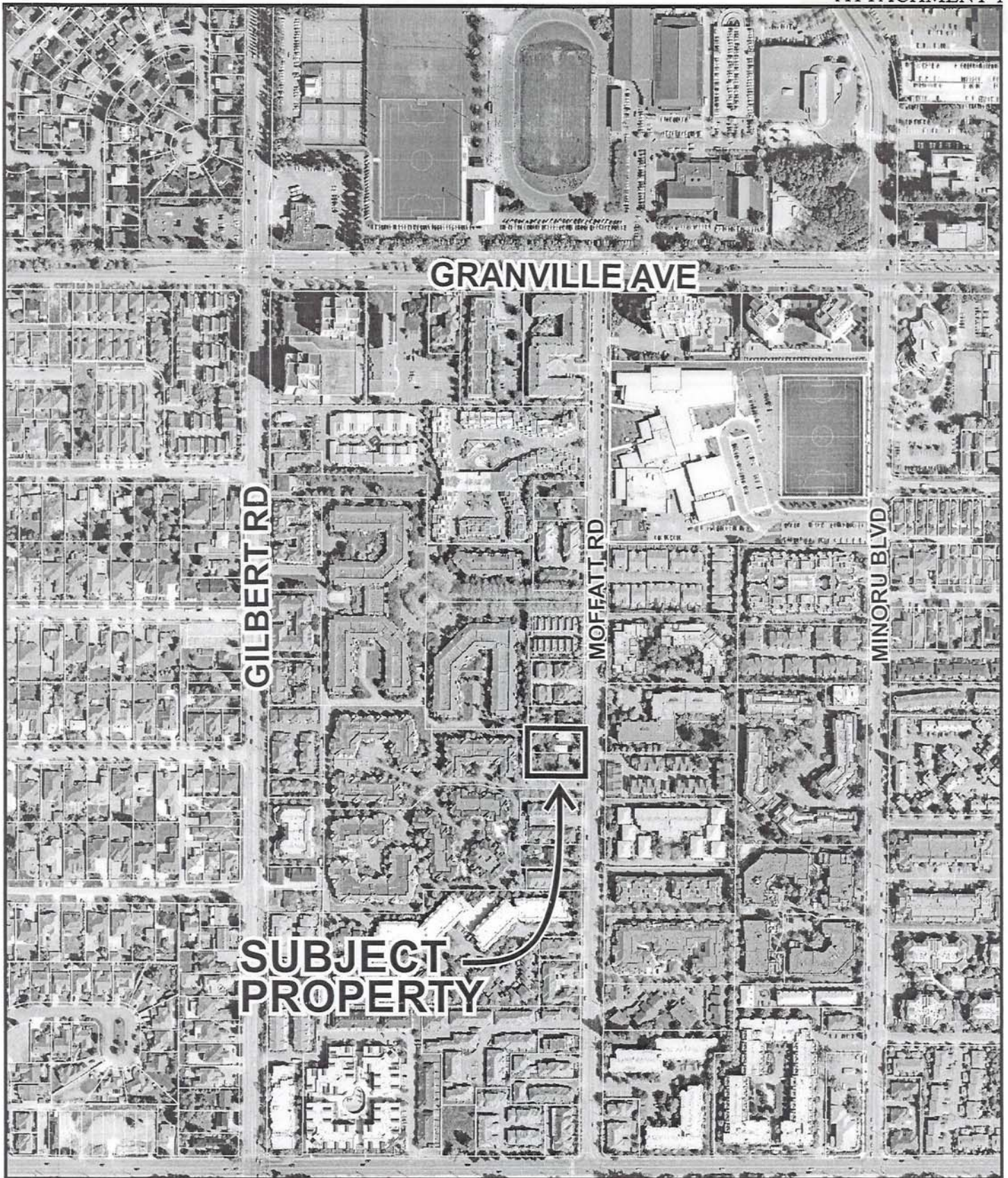


City of Richmond



PROPOSED  
REZONING





RZ 08-449233

Original Date: 01/27/09

Amended Date:

Note: Dimensions are in METRES



**MATTHEW CHENG  
ARCHITECT INC.**

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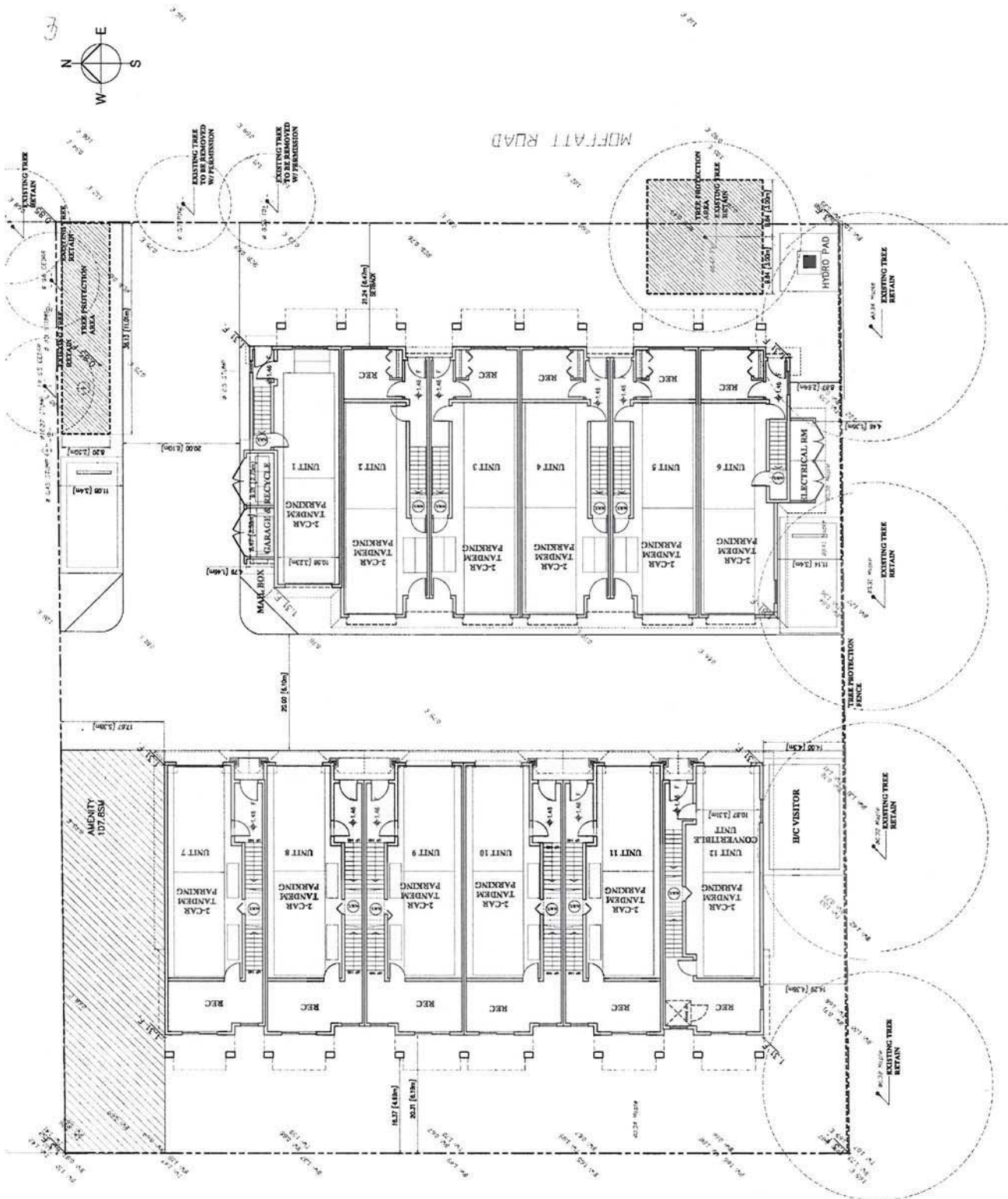
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01/11/21/06		PRELIMINARY REVIEW
02/05/13/09		APP REVIEW
03/07/25/08		APP REVIEW
04/01/29/08		APP REVIEW
05/06/06/08		APP REVIEW
06/12/06/08		DP REVIEW
07/27/04/10		DP REVIEW

**Committee**

**Project Title**  
**12-UNIT TOWNHOUSE  
DEVELOPMENT**  
**7411 MOFFATT ROAD**  
**RICHMOND, B.C.**

Sheet Title  
**SITE PLAN**

Owner:	HC
Chartered	MC
Sponsor	N/A
Project Number:	
Baseline Date	April 22, 2009
Print Date	April 22, 2009













# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet

**RZ 08-449233**

**Attachment 3**

Address: 7411 and 7431 Moffatt Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
<b>Owner:</b>	Mei Qin, Jian P Wu, Xue Y Liu	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1991.07 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	General Urban (T4)	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Medium Density Low Rise Apartment (RAM1)	High Density Townhouse (RTH4)
<b>Number of Units:</b>	2	12
<b>Other Designations:</b>	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	24.4 upa	none permitted
Floor Area Ratio:	Max. 0.9	0.85	none permitted
Lot Coverage – Building:	Max. 45%	44.8%	none
Lot Coverage – Landscaping:	Min. 25%	23.5%	reduced lot coverage for landscaping with live plant materials
Setback – Front Yard (m):	Min. 4.5 m	6.47 m	none
Setback – North Side Yard (m):	Min. 2.0 m	5.38 m	none
Setback – South Side Yard (m):	Min. 2.0 m	1.36 m	0.64 m for a portion of an electrical room attached to the building
Setback –Rear Yard (m):	Min. 2.0 m	4.99 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	12.0 m (3 storeys)	11.7 m (3 storeys)	none
Lot Size (min. dimensions):	1,800 m <sup>2</sup> (min. 40 m wide x 30 m deep)	1991.07 m <sup>2</sup> (min. 40.84 m wide x 48.77 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	27	27	none
Tandem Parking Spaces:	not permitted	24	24 tandem parking stalls in 12 units
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	\$12,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 12 units = 72 m <sup>2</sup>	107 m <sup>2</sup>	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

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NO.	DATE	DESCRIPTION	BY
1	10/15/14	AS-BUILT PLAN	DD
2	10/15/14	REV. 10/15/14	DD
3	10/15/14	REV. 10/15/14	DD
4	10/15/14	REV. 10/15/14	DD
5	10/15/14	REV. 10/15/14	DD
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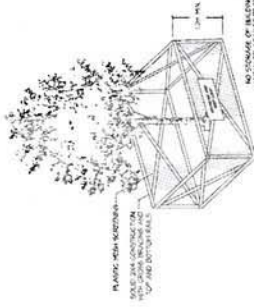
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**12 UNIT TOWNHOUSE DEV**  
7411 MOFFATT ROAD  
RICHMOND, BC

DRAWING TITLE:  
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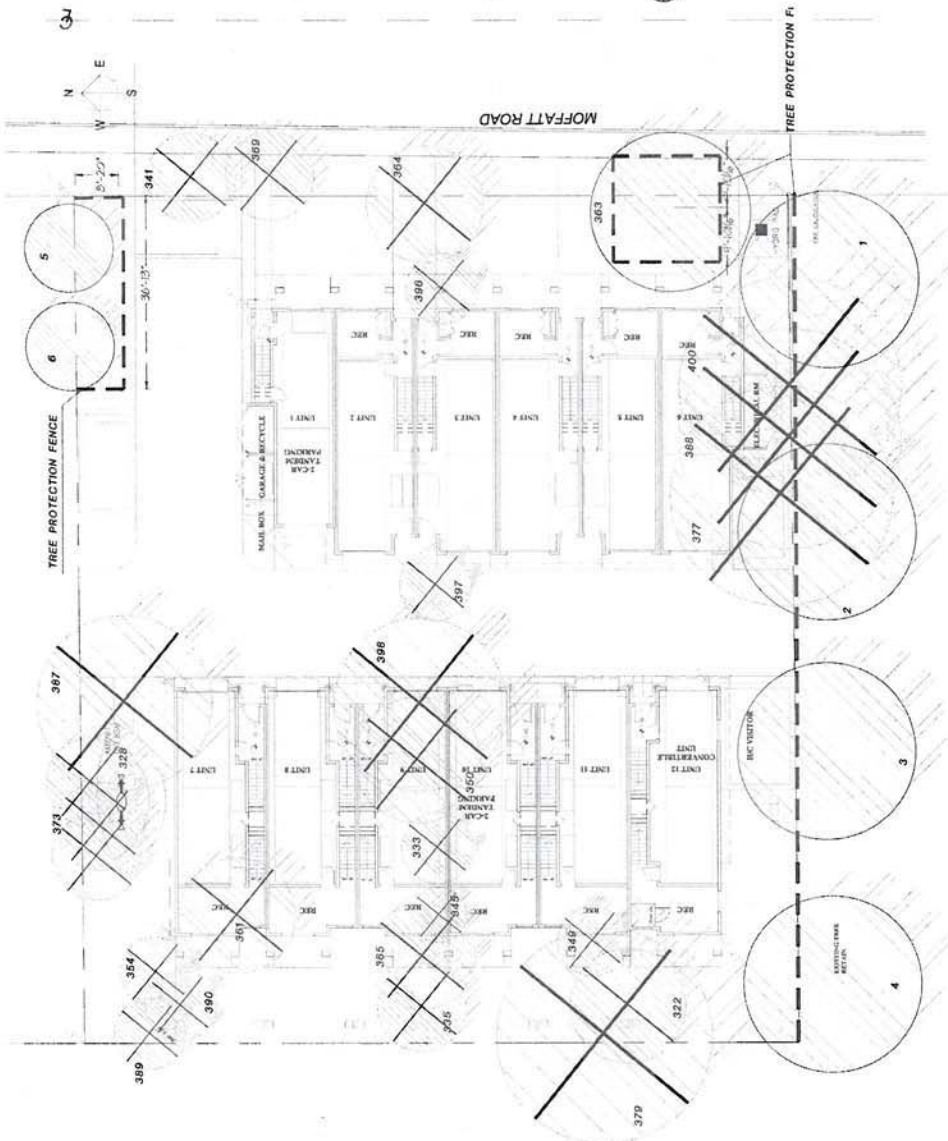
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**TREE PROTECTION DISTANCE TABLE**

TRUNK DBH (IN)	MINIMUM PROTECTION DISTANCE (FEET)
0 - 4	5
5 - 10	10
11 - 18	15
19 - 24	20
25 - 30	25
31 - 36	30
37 - 42	35
43 - 48	40
49 - 54	45
55 - 60	50
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235 - 240	200
241 - 246	205
247 - 252	210
253 - 258	215
259 - 264	220
265 - 270	225
271 - 276	230
277 - 282	235
283 - 288	240
289 - 294	245
295 - 300	250



**1 TREE PROTECTION BARRIER**





## Rezoning Considerations

### 7411 and 7431 Moffatt Road

### RZ 08-449233

Prior to final adoption of Zoning Amendment Bylaw 8615, the developer is required to complete the following:

1. Consolidation of 7411 and 7431 Moffatt Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
3. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$38,578.32) to the City's Affordable Housing Reserve Fund.
4. City acceptance of the developer's offer to voluntarily contribute \$9,500 to the City's Tree Compensation Fund in-lieu of planting 19 replacement trees on site. A refund of \$500/replacement tree planted beyond the 23 replacement trees, as proposed at the rezoning stage, may be requested.
5. Submission of Tree Removal Compensation and Issuance of a Tree Removal Permit for the removal of two (2) City's trees along the Moffatt Road frontage. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of \$2,000 is required.
6. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$12,000 (\$1,000 per unit).
7. Registration of a cross-access agreement on Title of 7411 and 7431 Moffatt Road allowing access to/from the future development site to the north at 7391 Moffatt Road.
8. Submission and processing of a Development Permit application\* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Registration of a covenant prohibiting the conversion of parking area into habitable space.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all bylaw-sized trees to be retained on-site and on adjacent properties to the north and south (7391 and 7439 Moffatt Road) prior to any construction activities, including building demolition, occurring on-site.

Prior to issuance of Building Permit:

1. Removal of the existing sidewalk crossings and reinstatement of the side walk through a City Work Order at developer's cost.

2. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Note: Please be advised that tree removal and any site preparation activities are not to occur until after Council has issued the Development Permit.

\* Note: This requires a separate application.

[Signed original on file]

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8615 (RZ 08-449233)  
7411 AND 7431 MOFFATT 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 **HIGH DENSITY TOWNHOUSE (RTH4)**.

P.I.D. 004-334-400

North Half Lot 18 Except: Part on Plan 62052, Block 1 Section 17 Block 4 North Range 6 West New Westminster District Plan 8037

P.I.D. 011-300-892

South Half Lot 18 Except: Part Subdivided by Plan 62052, Block 1 Section 17 Block 4 North Range 6 West New Westminster District Plan 8037

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8615”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



