



To: Planning Committee **Date:** March 25, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-545529
Director of Development
Re: **RAV BAINS has applied to the City of Richmond for permission to amend the Richmond Official Community Plan – South McLennan Sub-Area Plan Circulation Map and to rezone 7480 and 7500 Bridge Street from Single Detached (RS1/F) to Single Detached (ZS14) in order to create 7 single family lots.**

Staff Recommendation

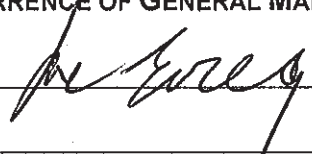
1. That Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8746 proposing to amend the Circulation Map of Schedule 2.10D (McLennan South Sub-Area Plan) by introducing an extension of Breden Avenue between Bridge Street and LeChow Street and labelling it a Local Road, be introduced and given First Reading;
2. That Bylaw No. 8746, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

3. That Bylaw No. 8746 having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation;
4. That Bylaw No. 8747, for the rezoning of 7480 and 7500 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development
(604-276-4138)

Att.

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

Staff Report

Origin

Rav Bains has applied to rezone 7480 and 7500 Bridge Street (**Attachment 1**) from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" in order to permit a seven (7) lot single-family subdivision fronting onto Breden Avenue, connecting Bridge Street eastward to LeChow Street along the northern edge of the subject site (**Attachment 3**).

The development will dedicate lands to facilitate the full construction of Breden Avenue to allow a full road from Bridge Street to LeChow Street, which will require an amendment to the Circulation Map within the McLennan South Neighbourhood Plan. This extension will allow vehicle access to the proposed seven (7) lots and will provide a long awaited road connection to LeChow Street. The proposal will dedicate lands for the initial construction of LeChow Street in accordance with the neighbourhood plan.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 4**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: A single detached lot at 7468 Bridge Street zoned "Single Detached (RS1/F)".

To the East: Across future LeChow Street, a 45 unit townhouse complex at 7511 No. 4 Road zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)".

To the South: A single detached lot at 7520 Bridge Street zoned "Single Detached (RS1/F)".

To the West: Across Bridge Street, a seven (7) lot Single Detached subdivision on lots zoned "Single Detached (ZT14) – South McLennan (City Centre)".

Related Policies & Studies

Official Community Plan

Official Community Plan (OCP) designation: McLennan South Sub-Area Plan, Schedule 2.10D.

McLennan South Sub-Area Plan

OCP Sub-Area Land Use Map (**Attachment 5**): Residential, "Historic Single-Family", two and a half storeys maximum, maximum density 0.55 F.A.R.

The introduction of the proposed Breden Avenue extension from Bridge Street east toward LeChow Street will require an amendment to the Circulation Map within the McLennan South Sub-Area Neighbourhood Plan.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 meters above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title of the two (2) lots prior to final adoption and subdivision.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

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

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, the applicant will be providing a voluntary contribution to the Affordable Housing Reserve Fund in the amount of \$13,870.91, based on a \$1.00 per square foot of maximum allowable density.

Consultation

The proposed OCP amendment complies with the City's Policy 5043, regarding OCP consultation as the amendment involves only minor changes to clarify existing Area Plan policies and requires no additional consultation beyond that of the Public Hearing process.

The rezoning application complies with the Official Community Plan (OCP). The statutory Public Hearing will provide area residents, businesses, and property owners with an opportunity to comment on the application.

Public Input

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

Staff Comments

Drawings for the proposed subdivision are enclosed for reference (**Attachment 3**). Separate from the rezoning process, the applicant is required to submit separate applications for a Servicing Agreement and Subdivision. As this proposal is intended to subdivide these two parcels into seven (7) Single Detached lots, no Development Permit is required for Single Family homes.

Analysis

The analysis is set out in two parts to clarify the proposed OCP and rezoning Bylaws.

PART 1 – OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT TO THE MCLENNAN SOUTH SUB-AREA PLAN (SCHEDULE 2.10D) CIRCULATION MAP (BYLAW 8746)

Background

The South McLennan Sub-Area Plan allows for the transformation of a previously semi-rural single-family area to a mixture of residential types when two or more existing lots are combined. To allow for the growth expected within the neighbourhood, the plan has enabled new roads that run parallel and between the existing main north-south roads as part of the internal road network within the neighbourhood. These new roads are to serve new single family lots and townhouse developments allowed under the neighbourhood plan.

The subject site was initially been envisioned to be subdivided for the purpose of developing new single family homes, consisting of two lots fronting Bridge Street with three rear lots to front the newly created LeChow Street - a parallel road located between Bridge Street and No. 4 Road. Because the eastern portion of the subject site does not have any frontage or a constructed

road that would provide access to the three lots facing LeChow Street, these three lots cannot be created.

Land for the purpose of developing a portion of LeChow Street was dedicated from the townhouse development to the east of the subject site at 7511 No. 4 Road (RZ 02-213224). Because this portion LeChow Street did not have direct access to any completed road connection, it was mutually accepted by the applicant and the City that a cash payment be made in lieu of constructing the road be received that would aid future applicants in their requirements to construct the full road when they were ready to redevelop. It has been nearly six (6) years since the first unit was granted occupancy in this townhouse complex and no further development activity has occurred in this area to enable LeChow Street to be constructed.

Intent

As the applicant has been unable to develop the subject site for some time, the applicant proposes to subdivide the lots in the same configuration as the seven (7) lot subdivision to the west of Bridge Street. This proposal would require that a new road be built to provide access to these lots and provide the connection to LeChow Street (**Attachment 2**). As this road is not identified on the current Circulation Map within the Neighbourhood Plan, an amendment to add this road to the Plan is required. This new road would be an extension of Breden Avenue that has recently been created to the west of the subject site, allowing access to the new lots in that subdivision as well as providing access to the new north-south road called Armstrong Street which runs parallel between Bridge Street and Ash Street.

A similar result will be provided in this proposal. It will not only provide access to the newly created lots, but will also provide the anticipated connection to LeChow Street, which should assist in achieving the Area Plan’s envisioned network while freeing up development opportunities in the area. The current lot configuration freezes the opportunity for the applicant to proceed unless several property owners to the north or south proceed first.

Outcome

The proposed subdivision on the subject site will require a land dedication for road construction as well as frontage improvements to the new proposed lots. As the City has received money from the previous townhouse development in-lieu of constructing LeChow Street, a pro rata portion of this money will be available to aid the developer of the subject site to construct the full width of this portion of LeChow Street. Details of the works are to be provided in the Servicing Agreement with the intent that the applicant will be entitled to compensation for the work done on the area of land that was previously dedicated for the townhouse project when the new road is completed and placed on the Maintenance Period. The breakdown is as follows:

Contribution	Length of land dedicated for LeChow Street	Pro-rata amount
\$101,409.00	115.225 meters	\$880.095 per meter

With the developer’s portion to build 38.41 meters of LeChow Street on the dedicated land, the compensation works out to be \$33,804.45.

The introduction of this new strip of Breden Avenue will enable a similar development of the two lots to the north.

It is unlikely a similar subdivision proposal in the South McLennan area will be received as development in the area has proceeded in a manner where additional east-west roads are unnecessary.

PART 2 – PROPOSED REZONING AT 7480 AND 7500 BRIDGE STREET (BYLAW 8747)

Proposed Zoning to “Single Detached (ZS14) – South McLennan (City Centre)”

The proposal to develop single family homes is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes (**Attachment 5**). The policy permits the 11.3 meter wide lots which front an east-west road, and a minimum 13 meter width for corner lots. The proposal also meets the minimum lot area requirements as per policy and the proposed zoning regulation.

Transportation and Site Access

Vehicular access to the individual lots is proposed to be from the new Breden Avenue extension. Confirmation on the exact location of the driveways will be part of the upcoming servicing agreement.

The proposal includes land dedication from both the northern and eastern edges of the subject site to facilitate the road development in keeping with the intent of the Area Plan and the proposed OCP amendment. The land requirement to complete the ultimate urban standard of Breden Avenue is ten (10) meters along the entire northern edge of the subject site, combined with a further nine (9) meters off the eastern edge of the property to introduce this section of LeChow Street. In addition to these dedications, 4 meter by 4 meter corner cuts are required at the corners of Breden Avenue where it intersects Bridge Street and LeChow Street (**Attachment 3**).

The developer is to construct the full width of LeChow Street with land previously dedicated by the developer of the townhouse complex directly to the east. The developer at the time dedicated the land for the road, registered a public right-of-way to allow for frontage improvements and made a payment towards the construction of LeChow Street in-lieu of constructing it. Money collected from that payment will be used towards reimbursing the applicant of the subject site upon satisfactory completion in accordance with the proposed Servicing Agreement.

Trees

An Arborist report and tree survey (**Attachment 6**) have been submitted and reviewed by City staff for the purpose of assessing the existing trees on the subject property for their removal or retention. It should be noted that trees located within the future road extension of Breden Avenue and LeChow Street were not assessed as the construction of the road will necessitate their removal.

City staff conducted a site visit and recommend that of the 39 existing trees on site, three (3) are good candidates for retention (tree tags #960, 970 and 977). Three (3) trees that are listed in the report as “viable” are to be removed due to their location within the road right-of-way. These trees will need replacing as they are located within the new road requirements not initially considered within the Neighbourhood Plan. The health of the remaining trees require their removal due to poor health or are located within the development area. A summary of this is outlined in the table below.

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	39	-	-	-
Within Right of Ways for New Roads.	3	2:1	6	Located within excavation and construction zones for road works.
To be removed due to location or poor health	33	2:1	66	To be removed, due to conflicts with proposed building locations, driveways, or poor health or structure of the trees.
Trees To be Retained	3	-	-	To be protected during construction.

In accordance with City policy, a 2:1 tree replacement ratio is required. Of the 36 trees that are to be removed, 72 will need to be planted in replacement. This results in an average of over ten (10) replacement trees per lot. As this number of trees per lot would take up substantial space and limit developable area in accordance with the land use zone, staff is satisfied with five (5) new trees being planted on each of the seven (7) proposed lots with the remainder to be supplied through a voluntary payment towards the City’s Tree Compensation Fund. Keeping in mind of the three (3) that are to be retained, this works out to be 32 new trees that are to be planted, resulting in a 40 tree shortfall. Therefore, based on a payment of \$500 per tree shortfall, the total contribution to the Tree Compensation Fund is \$20,000.00.

It was also noted in the Arborist Report of one street tree (tag # 956) fronting Bridge Street is reported as dead and listed for removal. City Staff confirms the state of this tree and has recommended its removal. Staff will also be asking for a contribution of \$650.00 to the Tree Compensation Fund for its replacement. The location of the tree will be included with the Servicing Agreement.

In addition, street trees are to be planted in accordance with the Servicing Agreement along the boulevards fronting Bridge Street, Breden Avenue and LeChow Street.

To secure the replacement of the on-site trees and survival of the trees to be retained, a landscape security in the amount of \$16,000.00 (32 new trees at \$500 per tree), is required. Securing the street trees will be a part of the Servicing Agreement.

Affordable Housing

In accordance with the Affordable Housing Strategy, the applicant has opted to provide a voluntary contribution of \$1 per buildable square foot of density for all lots in relation to the proposed zone. This voluntary contribution amount to the Affordable Housing Reserve Fund is \$13,870.91.

Utilities and Site Servicing

Engineering has reviewed the submitted servicing plans and have determined that upgrades are required to provide sanitary and storm service to the new Breden Avenue and LeChow Street frontages to service the new single family lots. Information to this effect will be reflected in the required Servicing Agreement.

Servicing Agreement and Subdivision

The applicant is required to make a separate application for a Servicing Agreement for the frontage improvements on Bridge Street and the construction of road and frontage improvements to the new Breden Avenue and LeChow Street as well as servicing these new single detached lots. Some of the improvements include but are not limited to:

- Paving of Breden Avenue connecting Bridge Street and including LeChow Street to the extent of the existing property lines.
- The entire 16.5m dedicated road corridor for LeChow Street. Land has been dedicated and monies provided from a previous application (RZ 02-213224) to construct the entire width of the road which includes frontage improvements on both sides of the street. Once the maintenance period phase of the Servicing Agreement is reached, the applicant is entitled to invoice the City for the monies paid towards the work completed on the land dedicated from this previous application.
- Frontage improvements to include curb and gutter, boulevard and sidewalk in accordance with City standards along Bridge Street and Breden Avenue that connect the subject properties.
- Offsite works such as water, storm and sewer to the individual lots.

It is anticipated that the applicant will be making a separate application for subdivision upon third reading.

Financial Impact

None expected.

Conclusion

The developer is proposing to rezone the subject site to a seven (7) lot single family subdivision in the South McLennan area. These lots will require access from a road not currently shown on the Circulation Map in the South McLennan Area Plan, therefore an OCP amendment to add this road to the plan is required. This road will be an extension of Breden Avenue to connect Bridge Street to LeChow Street and will provide access to the proposed lots as well as potentially initiating future redevelopment of Single Detached Lots fronting the future LeChow Street.

The proposed rezoning for the seven (7) lot subdivision meets the requirements of the lot sizes contained in the OCP (McLennan South Neighbourhood Plan) as well as the zoning requirements set out in the Single Detached (ZS14) – South McLennan (City Centre) zone. Staff is confident the outstanding conditions will be met prior to final adoption. Staff recommend that rezoning application RZ 10-545529 proceed to first reading.



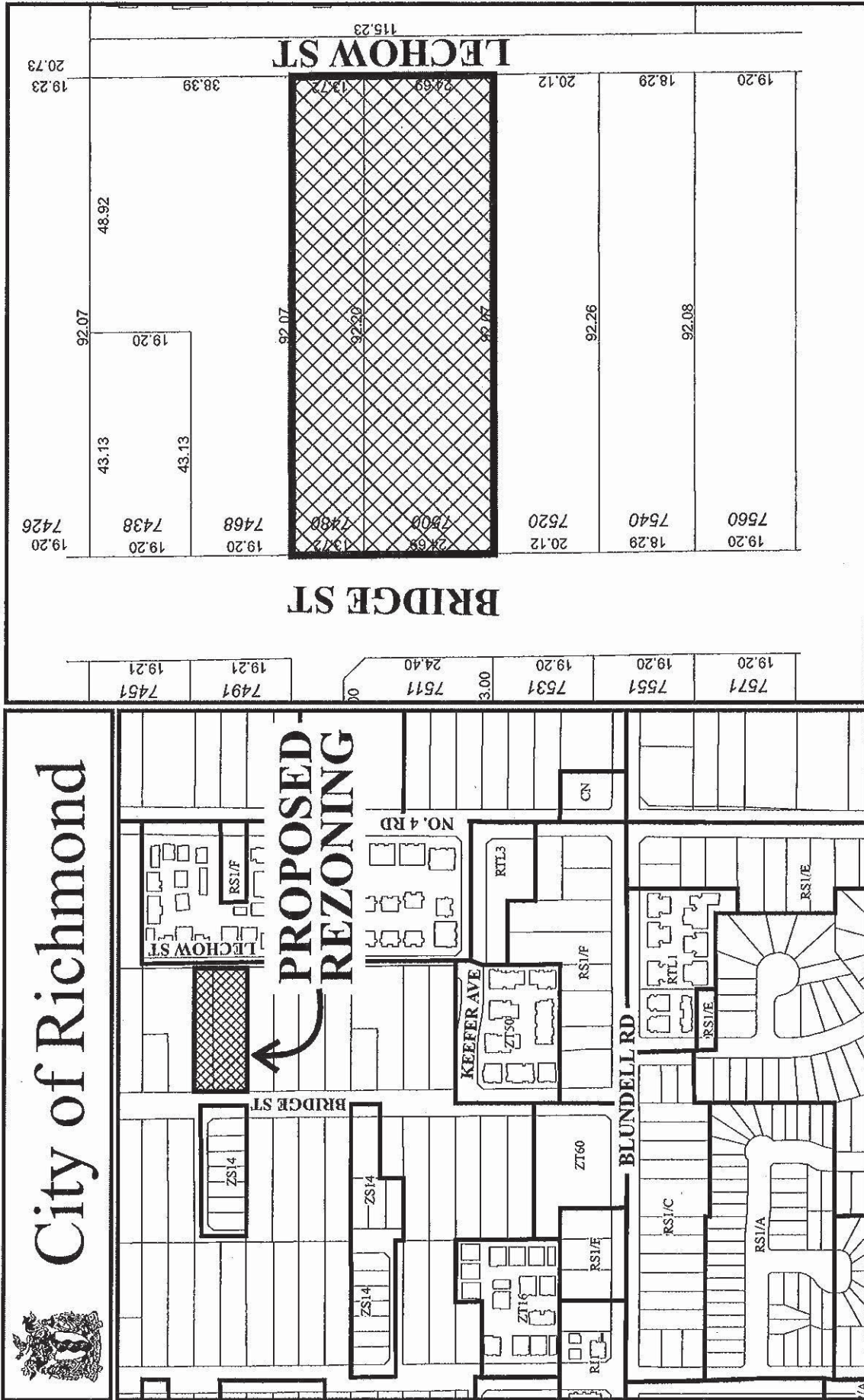
David Johnson
Planner
(604-276-4193)

DJ:cas

Attachment 1: Location Map

Attachment 2: Location of the extension of Breden Avenue

- Attachment 3: Survey proposal of the subdivision
- Attachment 4: Development Application Data Sheet
- Attachment 5: McLennan South Sub-Area Land Use Map
- Attachment 6: Tree Survey Map
- Attachment 7: Conditional Rezoning Requirements



RZ 10-545529

Original Date: 09/23/10

Revision Date:

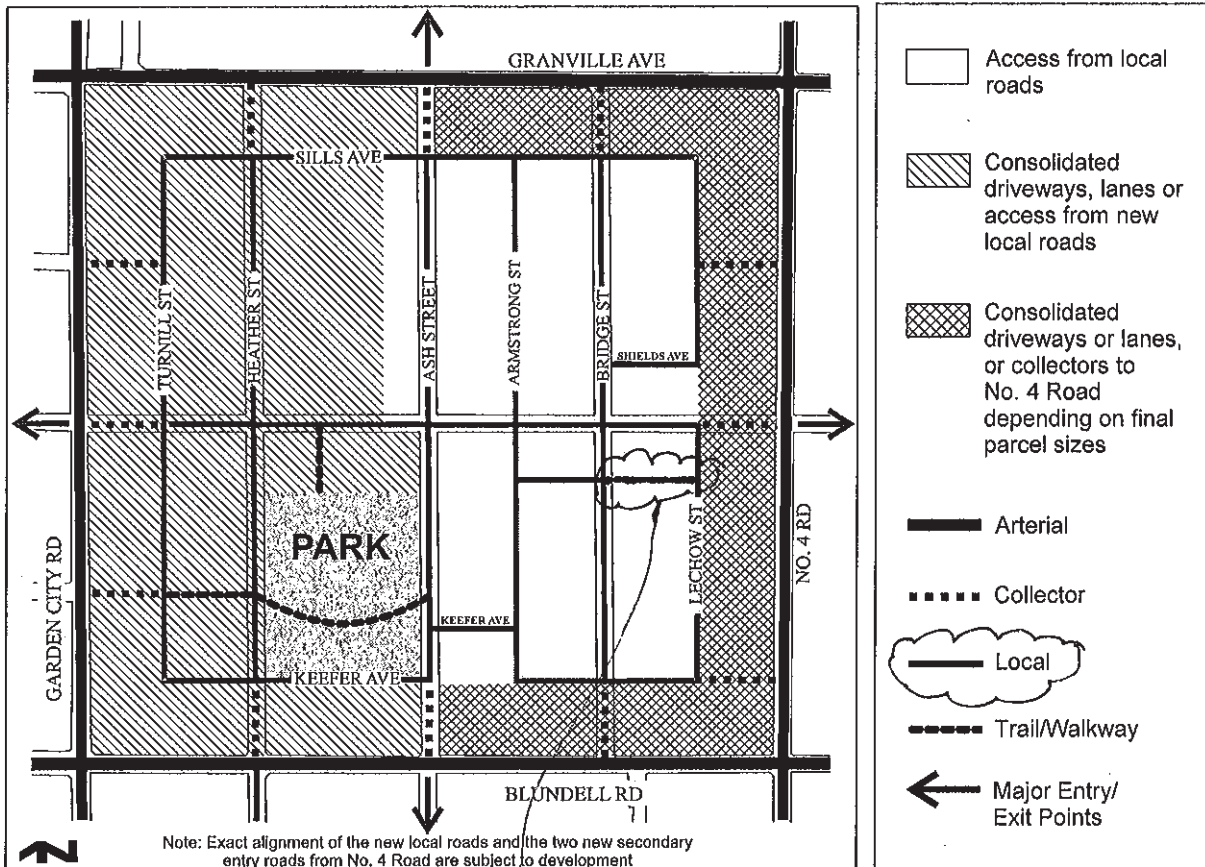
Note: Dimensions are in METRES



City of Richmond

- l) Encourage cycling as a means of travel by calming automobile traffic within McLennan South and supporting the City Centre policies and programs for bicycles.

Circulation Map Bylaw 8121
2008/01/28



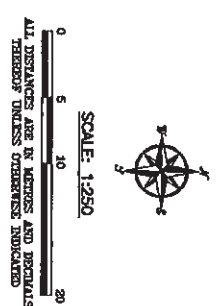
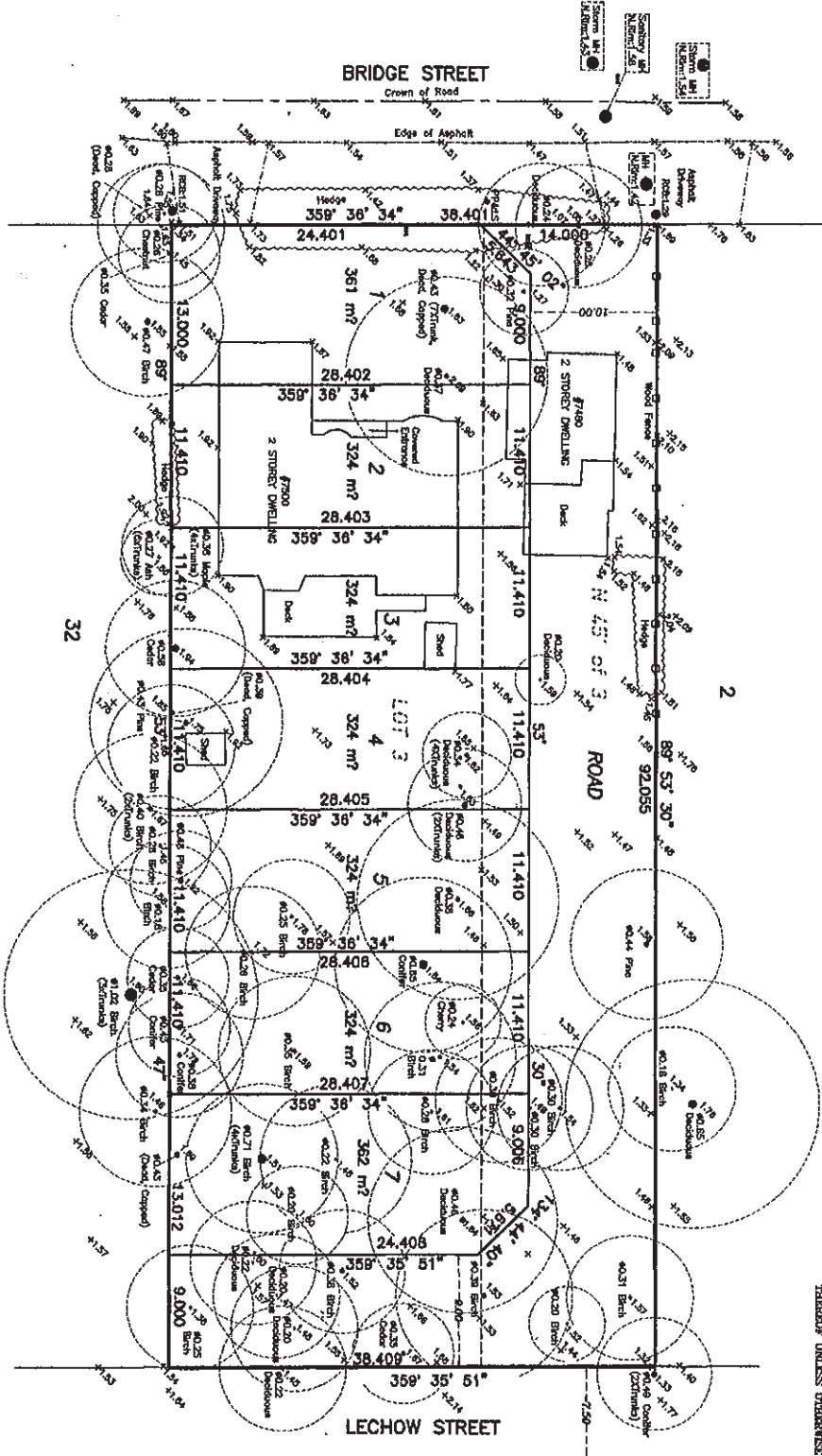
EXTENSION OF
BREDEN AVENUE
FROM BRIDGE STREET
TO LOCHOW STREET
BYLAW NO. 8746

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF

1. NORTHERLY 45 FEET LOT 3;
 2. LOT 3 EXCEPT THE NORTHERLY 45 FEET;
- BOTH OF BLOCK "E" SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1207

#7480 BRIDGE STREET,
RICHMOND, S.C.
P.L.D. 004-89-716

#7500 BRIDGE STREET,
RICHMOND, S.C.
P.L.D. 002-89-395



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J. C. Tom and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 2Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctom.com
Website: www.jctom.com
Job No. 4021
PB-159 P22-13, 38-39, 44-49
Drawn By: JTK

LEGEND

- deciduous tree
- deciduous power pole with land attached
- deciduous round scotch bush
- deciduous maple
- deciduous water meter
- deciduous water valve

NOTE

Boundaries shown are based on City of Richmond
HPN Benchmark network.
Bench Mark Road side not an hydrant located on
the East side of No. 4 Road of houses #7500.
B.M. elevation = 31094 meters.
(Supplied by City of Richmond)

CERTIFIED CORRECT:
J. C. TOM
LAND SURVEYOR
REGISTERED PROFESSIONAL
JANUARY 1988

JOHNSON C. TOM, B.C.L.S.



City of Richmond

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

Development Application Data Sheet

RZ 10-545529

Address: 7480 and 7500 Bridge Street

Applicant: Rav Bains

Planning Area(s): City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	Rav Bains	Same
Site Size (m²): (by applicant)	3,538.0 m ²	2,343.0 m ² The gross site area is reduced by: <ul style="list-style-type: none"> 10.0 m (32.8 ft.) wide dedicated right-of-way (Breden Avenue) along the site's north edge for road, complete with 4m x 4m corner cut at Bridge Street; and 9.0 m (29.5 ft.) wide dedicated right-of-way (LeChow Street) along the site's east edge for road, complete with 4 m x 4 m corner cut at Breden Avenue.
Land Uses:	Single-family residential	No change
OCP Designation:	Residential	No change
Area Plan Designation:	Residential, Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR)	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Single Detached (ZS14) – South McLennan (City Centre)
Number of Units:	2 single-family dwellings	7 single-family dwellings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 FAR, plus additional areas for covered areas, off-street parking, and floor area above garage	0.55 F.A.R.	none permitted
Lot Size (area)	Min. 320.0 m ²	Min. 324.0 m ²	none
Lot Size (width)	11.3 m 13.0 m at corner lot	5 lots at 11.4 m 2 corner lots at 13.0 m	none

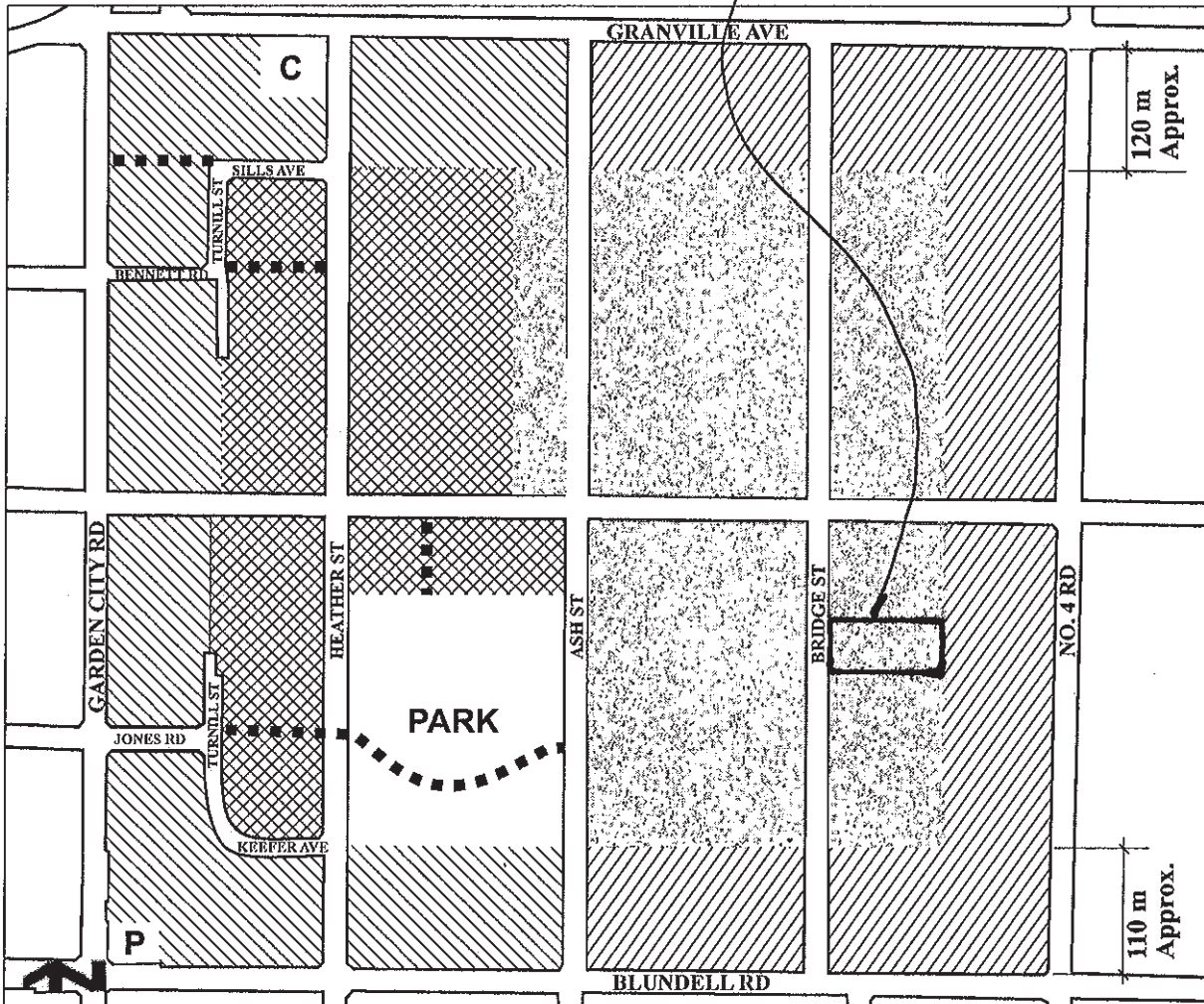
City of Richmond

Land Use Map

Bylaw 7892
2005/04/18

SITE LOCATION

7480 & 7500 BRIDGE STREET



Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.	Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R, Lot size along Bridge and Ash Streets: <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) Elsewhere: <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.	Trail/Walkway C Church P Neighbourhood Pub
Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		
Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		

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

Conditional Rezoning Requirements

7480 and 7500 Bridge Street RZ 10-545529

Prior to final adoption of Zoning Amendment Bylaw No. 8747, the developer is required to complete the following requirements:

- Registration of a Flood Indemnity Covenant on title.
- Consolidation of the two lots into one development parcel, complete with a land dedication of a 10 m wide strip of land for the establishment of Breden Avenue along the entire north edge of the subject site, complete with 4m x 4m corner cut at the intersection of Bridge Street;
- Registration of a 1.5m Public Rights of Passage ROW for (sidewalk) and utilities along the south edge of new Breden Avenue;
- Land dedication of an 9.0 m wide strip of land for the establishment of LeChow Road along the entire eastern edge of the subject site, complete with a 4m x 4m corner cut at the intersection of Breden Avenue;
- A voluntary contribution of \$13,870.91 is payable towards the City's Affordable Housing reserve fund;
- A voluntary contribution of \$20,650.00 is payable to the City's Tree Compensation Fund. Of this amount, where \$20,000.00 is directed to the replacement of on-site trees and \$650.00 is directed to the replacement of the one street tree;
- Submission of a Landscape Security to the City of Richmond in the amount of \$16,000.00 (five-hundred dollars per new tree) for the on site retained trees (3 trees) and replacement trees (32 trees) of a minimum size of 6.3 cm DBH to be distributed among the seven lots. The City may retain the security for up to one year after inspection of the completed landscaping to ensure the plant material has survived;
- Enter into the City's standard Servicing Agreement*. Works include, but may not be limited to, the design and construction of:
 - a) Breden Avenue: Establish a 6m Road with the north pavement edge 0.2m from the north PL, then (going south), water, storm and sanitary sewer works, curb & gutter, a 2.4m grass & treed blvd w/Zed street lighting and utilities, then a 1.5m sidewalk encroaching 0.25m into the PROP ROW;
 - b) LeChow Street: The entire 16.5m Dedicated Road corridor is to be constructed via this SA to the south PL of the site. Here is the proposed cross section from West to East:
 - 0.50m setback behind sidewalk for single family service tie-ins;
 - 1.5m sidewalk;
 - 2.7m grass & treed blvd c/w utility corridor;
 - 0.15m curb & gutter
 - 8.5m road;
 - 0.15 curb & gutter;
 - 1.5m grass & treed blvd; and

-1.5m sidewalk at the townhouse property line edge

When the offsite works are placed on the Maintenance Period phase of the SA, it is appropriate for the applicant to invoice the City for the a compensation of monies paid towards the LeChow construction, made by the developments fronting No 4 Road. On a pro-rated basis, the amount available for this project is \$33,804.45

Then, prior to Subdivision* approval, review and approval of the location for driveways is required with the subdivision application.

Then, prior to issuance of the Building Permit*:

- Provision of a construction parking and traffic management plan 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 (<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.

Signed

Date



**Richmond Official Community Plan Bylaw 7100
McLennan South Sub Area Plan (2.10D)
Amendment Bylaw 8746**

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

1. Schedule 2.10D (McLennan South Sub-Area Plan) to Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing "Circulation Map" in Section 4.0 Transportation, and replacing it with "Schedule A attached to and forming part of Bylaw No. 8746".
2. This Bylaw may be cited as "**Official Community Plan Bylaw 7100 (Schedule 2.10D -- McLennan South Sub-Area Plan), Amendment Bylaw 8746**".

FIRST READING

APR 26 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

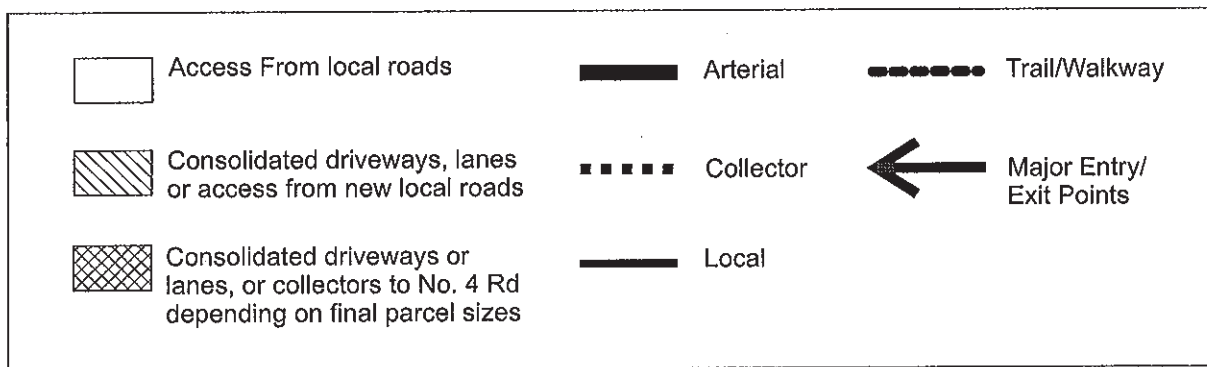
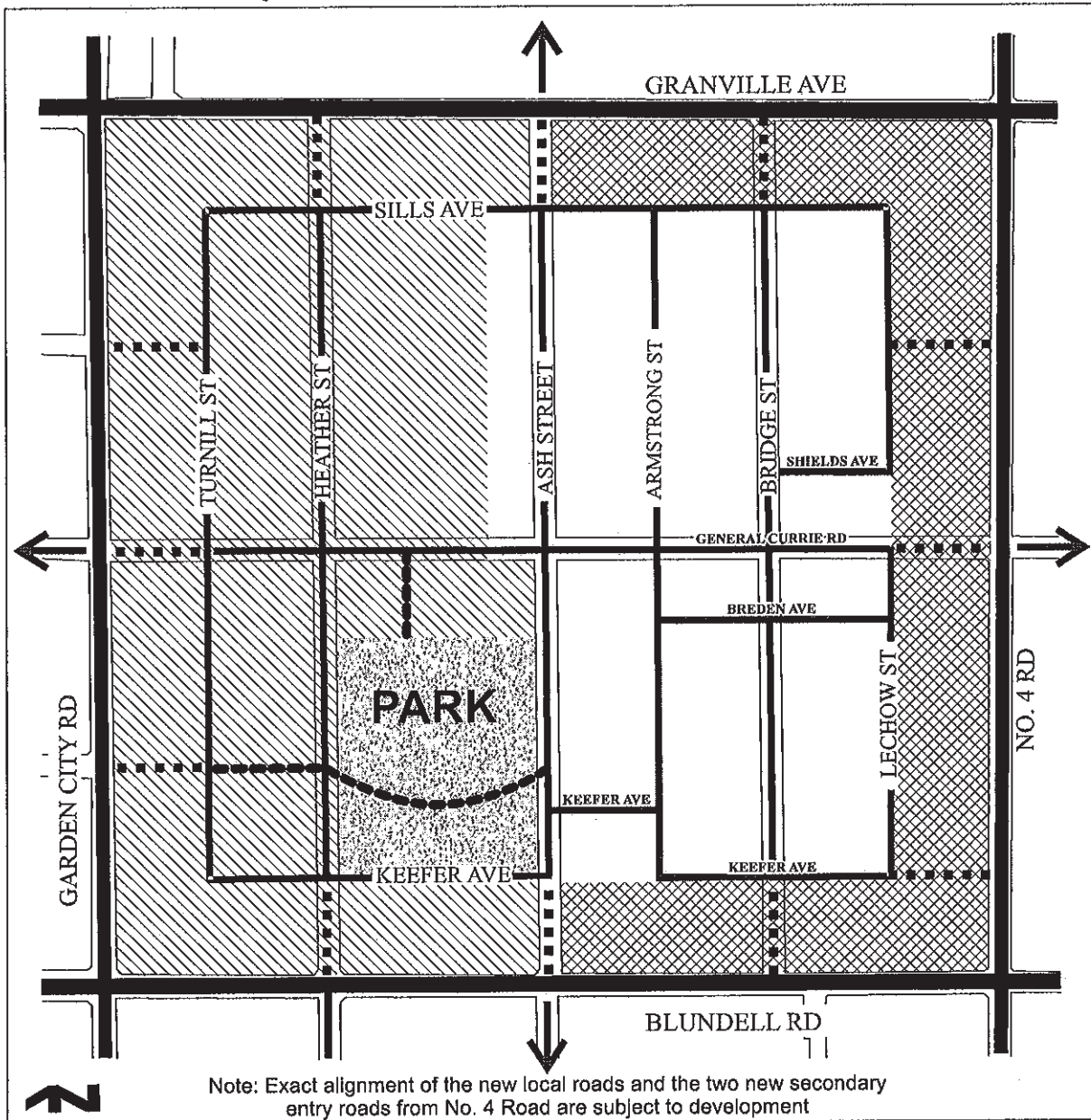
CITY OF RICHMOND
APPROVED by <i>TC</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER

City of Richmond

Circulation Map





Richmond Zoning Bylaw 8500
Amendment Bylaw 8747 (RZ 10-545529)
7480 AND 7500 BRIDGE STREET

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 SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE).

P.I.D. 003-830-365

Lot 3 Except: The Northerly 45 Feet , Block "E" of Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-694-716

Northerly 45 Feet Lot 3 Block "E" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8747".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

APR 26 2011

Series of horizontal lines for signature and date entry.



MAYOR

CORPORATE OFFICER