



City of Richmond

To Council - June 22, 2009
To: Planning Comm. Tues. June 16/09.

Report to Committee

To: Planning Committee **Date:** June 3, 2009
From: Brian J. Jackson, MCIP **File:** RZ 08-417993
 Director of Development 12-8060-20-8502
Re: Am-Pri Construction Ltd. has applied to the City of Richmond for permission to rezone 9320, 9340, Granville Avenue and 7011, 7031, 7051 Ash Street from Single-Family Housing District, Subdivision Area F (R1/F) and 9360, 9380 Granville Avenue from "Two-Family Housing District (R5)" to "Comprehensive Development District (CD/128)" in order to develop 40 townhouse units.

Staff Recommendation

That Bylaw No. 8502 for the rezoning of 9320, 9340 Granville Avenue and 7011, 7031, 7051 Ash Street from "Single-Family Housing District, Subdivision Area F (R1/F)" and 9360, 9380 Granville Avenue from "Two-Family Housing District (R5)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.

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

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Am-Pri Construction Ltd. has applied to rezone 9320, 9340, Granville Avenue and 7011, 7031, 7051 Ash Street from "Single Family Housing District, Subdivision Area F (R1/F)" as well as 9360, 9380 Granville Avenue (**Attachment 1**) from "Two Family Housing District (R5)" to "Comprehensive Development District (CD/128)" to permit the construction of 40 residential townhouse units (**Attachment 2**).

Findings Of Fact

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

Surrounding Development

To the North: Across Granville Avenue, Garden City Park and a Single Family Dwelling at 9391 Granville Avenue zoned Single Family Housing District, Subdivision Area F (R1/F).

To the East: Across Ash Street, a Single Family Dwelling at 9500 Granville Avenue zoned Single Family Housing District, Subdivision Area F (R1/F) and a 17 unit townhouse complex zoned Comprehensive Development District (CD/35) at 7060 Ash Street.

To the South and West: A 59 Unit townhouse complex by Polygon Development at 9333 Sills Avenue, zoned Comprehensive District (CD/128) (as part of RZ 03-240810 and DP 03-254841), as well as a Single Family Dwelling at 7071 Ash Street zoned Single Family Housing District, Subdivision Area F (R1/F).

Related Policies and Studies

Official Community Plan

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

McLennan South Sub-Area Plan

- Residential – Townhouse up to 3 stories over 1 parking level, Triplex, Duplex, Single Family. 0.75 base FAR.
- Character Area A – 3 storey townhouse over parking.

The applicant is proposing a density of 0.8 FAR, which is above the base density of 0.75 FAR as indicated in the OCP. To qualify for the additional density, the applicant is providing a voluntary contribution to the Affordable Housing Strategy reserve fund, frontage improvements along Granville Avenue and Ash Street, servicing upgrades, and contributing towards the completion of Sills Avenue.

The submitted information for this development complies to the requirements for rezoning within the Sub-Area Plan. A detailed review of the project's form and character, including the site's landscaping will be conducted at the Development Permit stage when more detailed information is provided.

Floodplain Management Implementation Strategy

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

OCP Aircraft Noise Sensitive Development (ANSD) Policy

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

Public Input

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

Staff Comments

Transportation and Site Access

1. Vehicular access to and from the site is off Ash Street. A restrictive covenant prohibiting access from Granville Avenue is required to be registered prior to the final adoption of this application.
2. Off-street parking is provided by a two-car garage for each unit in a tandem configuration in addition to the eight (8) visitor stalls. The number of stalls meet the requirements of the Zoning and Development Bylaw 5300, but a variance will be required at the Development Permit stage to permit a tandem parking configuration for a townhouse development. A restrictive covenant to prevent conversion of tandem parking garages will be secured at the Development Permit stage.
3. A 4 meter by 4 meter corner cut is required for the corner of Granville Avenue and Ash Street. Improvements to the frontage along Granville Avenue and Ash Street are required including curb and gutter sidewalk and treed/grassed boulevard to be designed and built in accordance to City standards. The improvements will need to take into consideration of a future traffic signal to service the corner of Granville and Ash. Details will be provided at the Servicing Agreement stage.
4. Cross access easements along the internal drive aisles and driveways are to be registered in favour of 7071 and 7091 Ash Street prior to the adoption of this application.

Proposed Site Assembly

The applicant is proposing a 40 unit townhouse complex on six lots that wrap around the south west corner of Granville Avenue and Ash Street. While no attempts have been made to acquire the additional lot at 7071 Ash Street, the applicant has provided a development concept for the properties along Ash Street to the south of the subject property and is on file.

To ensure access to the site is retained to the orphaned site, a cross access agreement will need to be registered to the benefit of 7071 Ash Street so future access is possible using the drive aisle connection proposed with this application.

Trees

An Arborist Report and survey (**Attachment 6**) was submitted to assess the existing trees on the site for possible retention of existing trees. The submitted report indicated that of the thirty-six (36) trees currently on the site, one is to be retained. Staff identified an additional nine (9) on-site trees that would be good candidates for retention and be incorporated into the landscaping plan as part of the Development Permit application. Of the twenty-six (26) trees to be removed, a total of fifty-two (52) trees are required to be planted in accordance to the replacement regulations contained in the OCP. If the site cannot accommodate that number of trees, a cash-in-lieu option of \$500 per outstanding tree would be required for the purpose of planting off-site. Confirmation on that amount will be determined at the Development Permit stage when greater detail is provided to the on-site landscaping plan.

Amenity Space

Outdoor amenity space is provided in a central location on the site (**Attachment 2**). The space is intended for a children's play area and open space but no details are provided at this time. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detail. No indoor space is being proposed, but a cash-in-lieu payment of \$62,000.00 will be required prior to final adoption of this application.

Analysis

Proposed Zoning to Comprehensive Development District (CD/128)

The proposed rezoning from R1/F and R5 to CD/128 represents an increase to density by allowing more primary residential units to the site. The submitted information is in conformance with the McLennan South Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of apartment and townhouse buildings. No amendment is required to the OCP or the Land Use Map as the subject site is listed as 'Residential, Townhouse up to 3 Stories' (**Attachment 4**).

Design

The 40 unit townhouse proposal is configured on six (6) lots at the south-west corner of Granville Avenue and Ash Street. Units fronting these streets will provide entrances to address these streets, with the remaining units facing the internal drive aisle. A proposed design for the adjacent site at 7071 Ash Street would meet similar density requirements to what is proposed. An outdoor amenity space is proposed on the west side of the north-south drive aisle and is intended to be used as open space and a children's play area. Details of the design will be provided at the Development Permit stage.

Affordable Housing

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

With respect to townhouse developments less than eighty (80) units, the strategy outlines that a voluntary cash contribution of two dollars (\$2.00) per buildable square foot be payable to the affordable housing reserve fund. The payable contribution in this proposal would come to \$101,382.00.

Public Art

The applicant is not providing public art for this application but will be providing a financial contribution to the City's Public Art Statutory Reserve Fund in the amount of \$20,258.80 in accordance to policy.

Existing Covenants to be Discharged

The duplex lot at 9360 and 9380 Granville Avenue has a covenant registered on each unit that restricts the use on this site for a duplex. These covenants are to be discharged prior to the adoption of this rezoning application.

Parking

The submitted proposal meets the number of off-street parking stalls in accordance with the Off-Street Parking and Loading requirements of Zoning and Development Bylaw 5300. A total of eighty-eight (88) stalls are being proposed with eighty (80) proposed for residents and eight (8) visitor stalls. A variance will be required at the Development Permit stage to allow for tandem parking within a townhouse development as two (2) tandem parking spaces in each of the 40 units is being proposed. A restrictive covenant to prevent conversion of tandem parking garages will be secured at the Development Permit stage.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The applicant is to provide a contribution of \$75,868.28 towards the committed upgrades for the North McLennan drainage area. In addition, the developer will provide a cash-in-lieu option of \$2,200 as a proportionate share of the downstream sanitary upgrade.

Servicing Agreement

The applicant is to enter into a servicing agreement, in part to design and construct sections of sidewalk and boulevard plus City utilities along Granville Avenue and Ash Street in accordance to City standards and guidelines.

Sills Avenue Contribution

The McLennan South Sub-Area Plan envisions the extension of Sills Avenue just south of the subject site. To help facilitate the future acquisition and construction of 7091 Ash Street (Ridd property) for the continuation of Sills Avenue to connect to Ash Street in the amount of \$291,625.00 will be required prior to the adoption of the rezoning.

Development Permit

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

1. Design of the play area.
2. Overall appropriateness of the landscaping plan.

Conclusion

The proposed 40 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Comprehensive Development District (CD/128). Staff contend that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommends that rezoning application RZ 08-417993 proceed to first reading.



David Johnson
Planner
(604-276-4193)

DJ:cas

List of Attachments

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Site Plan
Attachment 3	Development Application Data Sheet
Attachment 4	McLennan South Sub-Area Land Use Map
Attachment 5	Preliminary Architectural Drawings (Site plan, Floor Plans, Elevations)
Attachment 6	Arborist Report - Tree Survey Plan
Attachment 7	Conditional Rezoning Requirements



**SUBJECT
PROPERTY**

GRANVILLE AVE

SILLS AVE

GARDEN CITY RD

HEATHER ST

ASH ST

GENERAL CURRIE RD



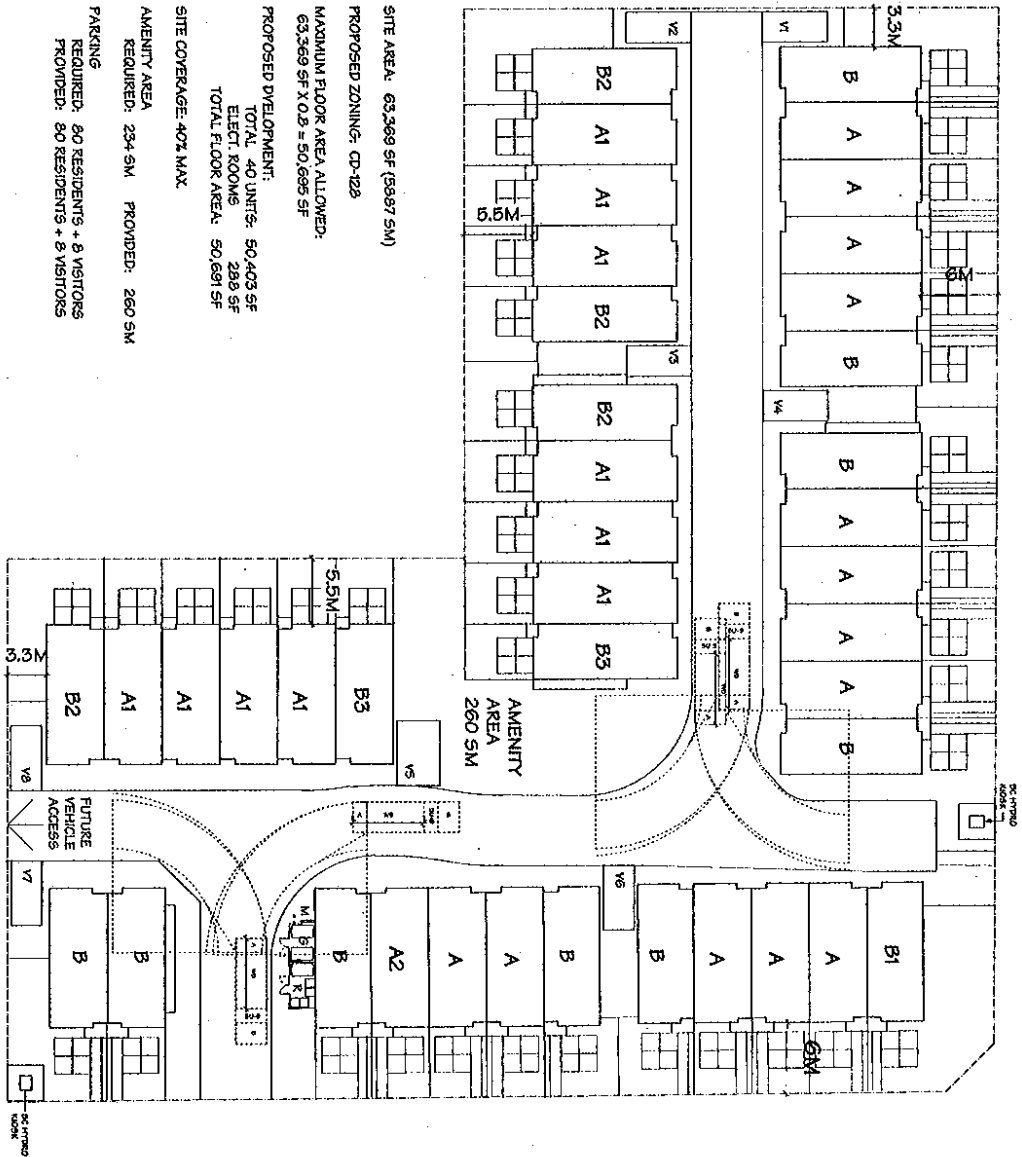
RZ 08-417993

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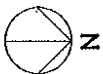
Amended Date:

Note: Dimensions are in METRES

GRANVILLE AVENUE



ASH STREET



SITE PLAN
1/16" = 1'-0"

EXISTING
TOWNHOUSE
VEHICLE
ACCESS

SITE AREA: 63,369 SF (8697 SM)
 PROPOSED ZONING: CD-128
 MAXIMUM FLOOR AREA ALLOWED:
 63,369 SF X 0.8 = 50,695 SF

PROPOSED DEVELOPMENT:
 TOTAL 40 UNITS: 50,403 SF
 ELECT. ROOMS: 289 SF
 TOTAL FLOOR AREA: 50,691 SF

SITE COVERAGE: 40% MAX

AMENITY AREA
 REQUIRED: 23+ SM PROVIDED: 260 SM

PARKING
 REQUIRED: 60 RESIDENTS + 8 VISITORS
 PROVIDED: 80 RESIDENTS + 8 VISITORS

SCALE	1/16" = 1'-0"
DWG. NO.	A2
DATE	10/12/10
DESIGNER	YI
PROJECT	32 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
PROJECT	32 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.
PROJECT	32 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	YAMAMOTO ARCHITECTURE INC.


City of Richmond

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

**Development Application
 Data Sheet**
RZ 06-330589
Address: 9320, 9340, 9360, 9380 Granville Avenue and 7011, 7031, 7051 Ash Street

Applicant: Am-Pri Construction Ltd.

Planning
Area(s): City Centre – McLennan North Sub-Area (Schedule 2.10C)

	Existing	Proposed
Civic Address:	9320 Granville Avenue 9340 Granville Avenue 9360 Granville Avenue 9380 Granville Avenue 7011 Ash Street 7031 Ash Street 7051 Ash Street	To Be Determined
Owner or Applicant:	Am-Pri Construction Ltd.	No Change
Site Size (m²):	5,887m ²	No Change
Land Uses:	Single-Family with the exception of 9360 and 9380 Granville Avenue which is a Duplex.	Townhouse Residential
OCP Area Plan Designation:	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base FAR	No Change
Zoning:	Single-Family Housing District (R1/F) and Two-Family Housing District (R5)	Comprehensive Development District (CD/128) Permits Townhouses at 0.80 F.A.R.
Number of Units:	1 Single-Family Dwelling per lot on R1/F. Two units on R5.	40 Townhouse Units on a consolidated lot.

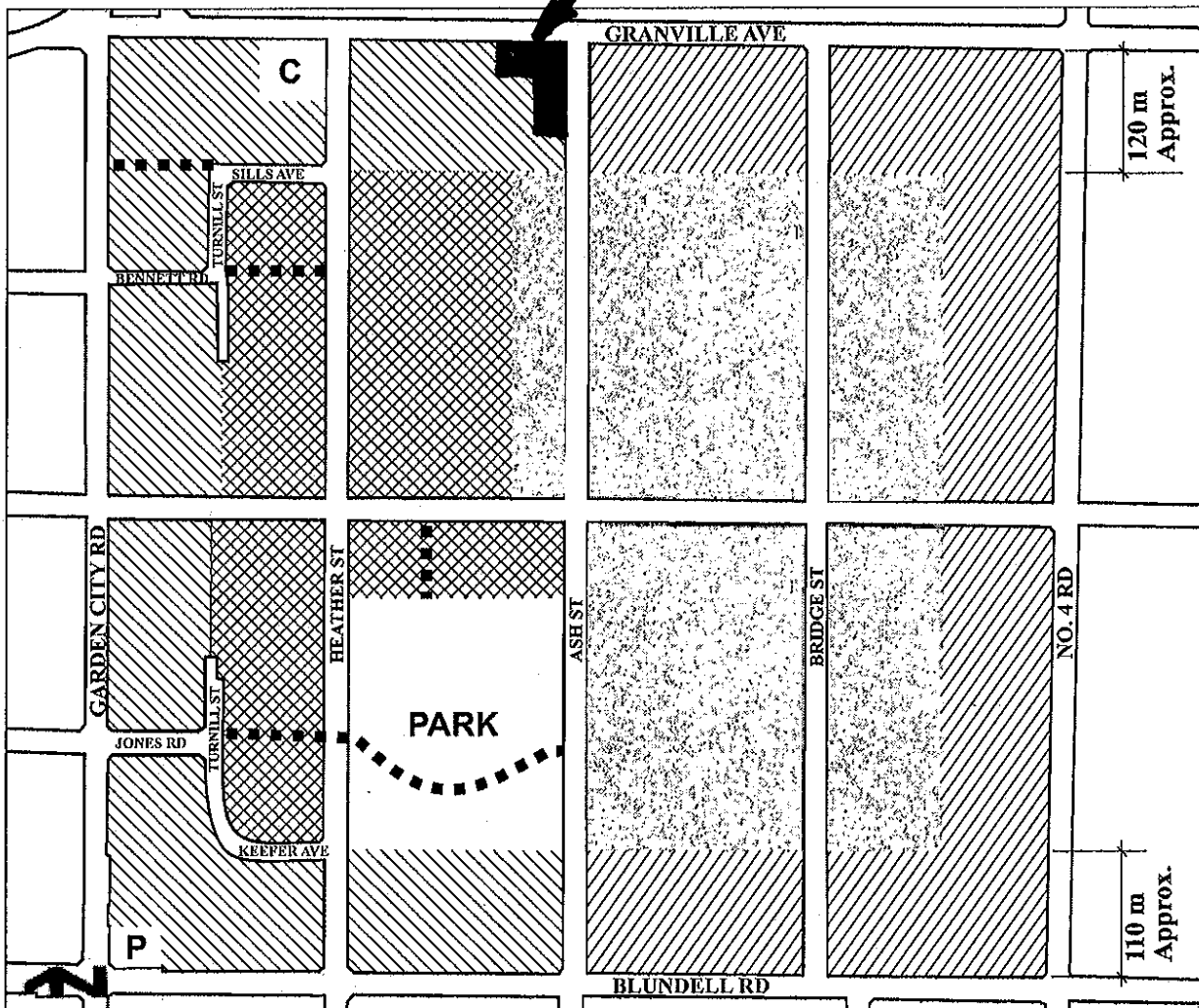
	Bylaw Requirement CD/128	Proposed	Variance
Density (FAR):	Site Area = 5,887m ² (0.80) = 4,709.6m ²	4,709.35m ² (0.80 FAR)	none required
Lot Coverage – Building:	40% Max.	40%	none
Lot Size:	4,050m ² Min.	5,887m ²	none
Front Setback Granville Avenue and Ash Street	6.0m Min.	6.0m	none

	Bylaw Requirement CD/128	Proposed	Variance
Setback – Side & Rear Yards:	3.0m Min.	3.3m	none
Height:	12.0m and no more than 3 stories maximum	10.7m and 3 stories	none
Off-street Parking Requirements:	1.5 spaces per unit (1.5 x 40 = 60) <i>plus</i> 8 spaces for visitor 68 min. spaces required	2 spaces per unit (2 x 40 = 80) <i>plus</i> 0.2 spaces for visitor (0.2 x 40 = 8) <u>80 + 8</u> 88 spaces proposed	none
Tandem Parking Spaces:	Permitted where two parking spaces provided per single dwelling unit	40 units x 2 = 80 spaces	Required for tandem stalls for townhouse development.
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$62,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 40 units = 240m ²	260m ²	none

SUBJECT SITE

City of Richmond

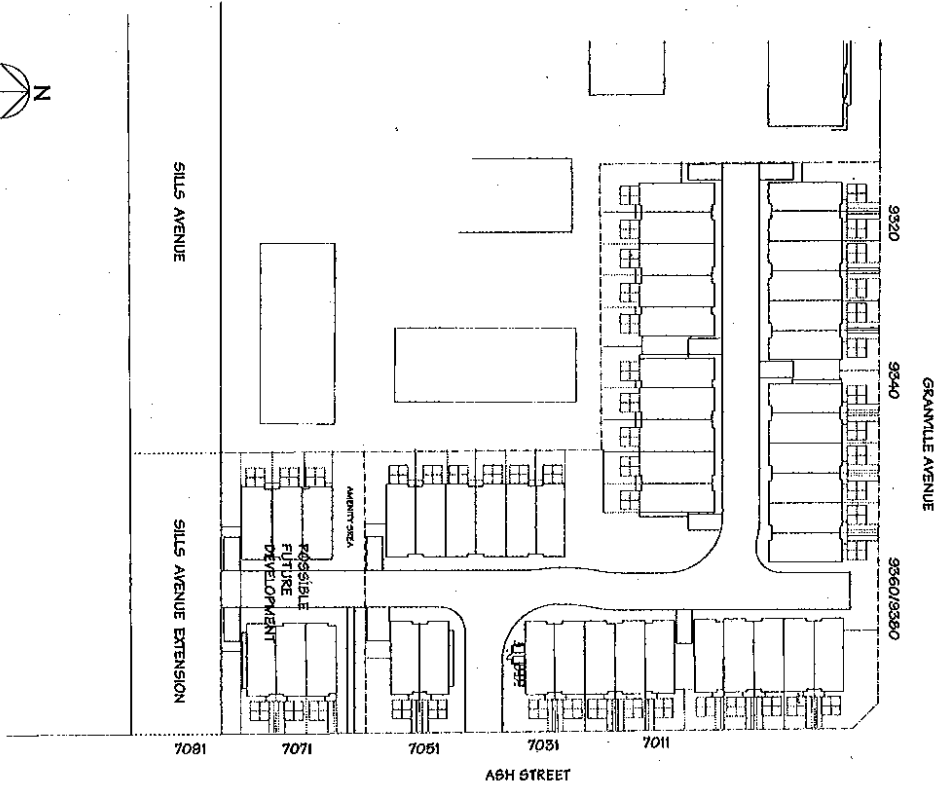
Land Use Map Bylaw 7892 2005/04/18



Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.	Residential, 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) 	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.	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.	
Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		

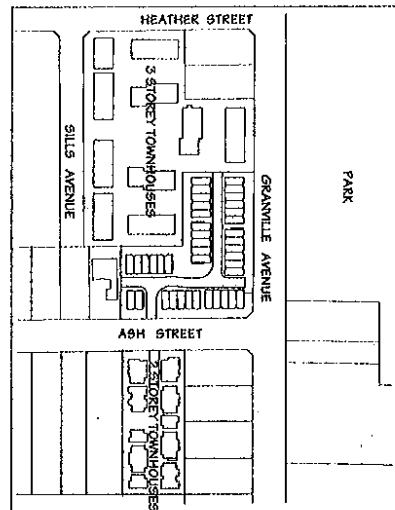
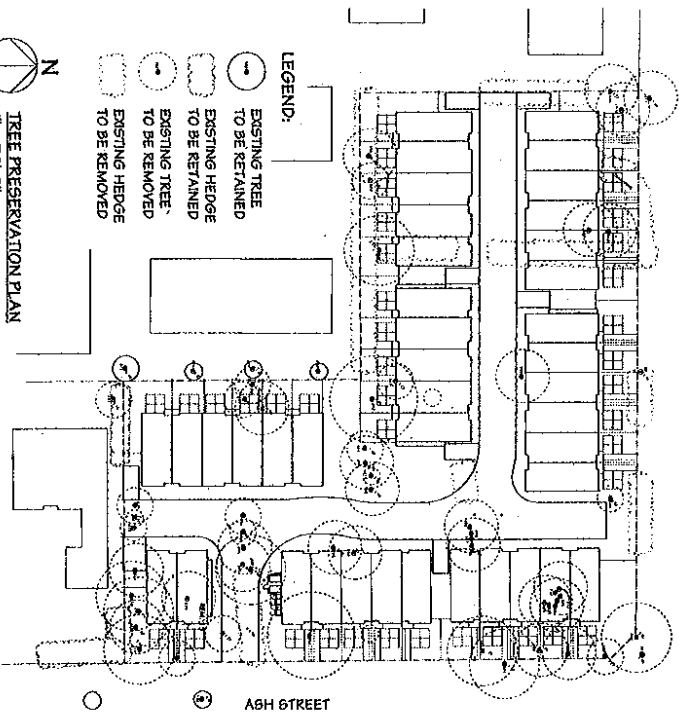
Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.

7071 & 7091 ASH STREET
 FUTURE DEVELOPMENT PLAN
 1" = 30'-0"



7071 & 7091 ASH STREET
 TREE PRESERVATION PLAN
 1" = 30'-0"

- LEGEND:
- EXISTING TREE TO BE KEPT
 - EXISTING HEDGE TO BE KEPT
 - EXISTING TREE TO BE REMOVED
 - EXISTING HEDGE TO BE REMOVED



CONTEXT PLAN

NO.	DATE	REVISION

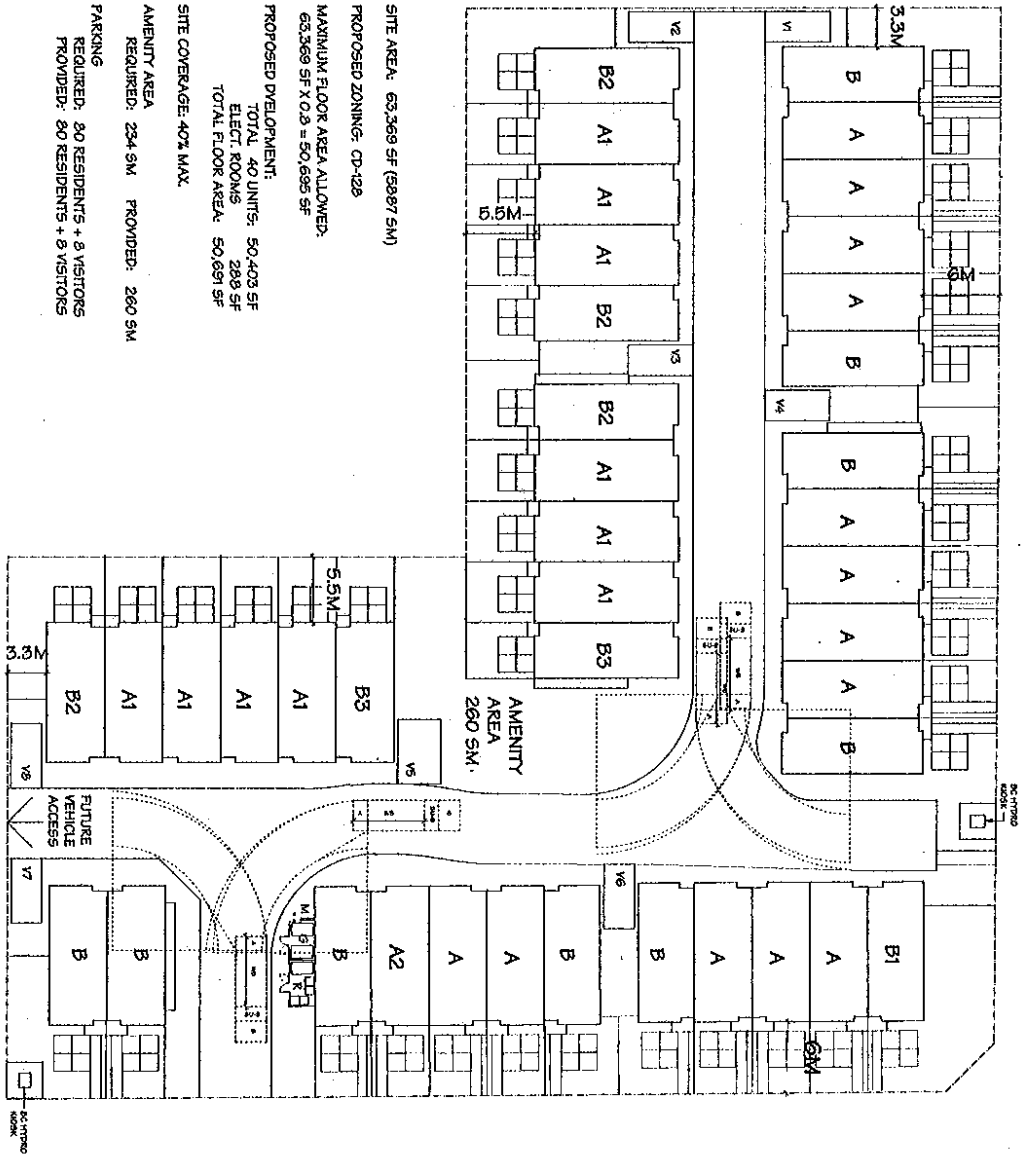
317

39 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto
 Architecture Inc.

2008 York Street, Suite 101, Toronto, Ontario M5S 1A5
 TEL: (416) 593-1177 FAX: (416) 593-1172
 WWW: WWW.YAMAMOTOARCHITECTURE.COM
 DRAWING TITLE
 CONTEXT PLAN
 TREE PRESERVATION PLAN
 FUTURE DEVELOPMENT PLAN
 SHEET NO.
 A1
 DATE: MAR 17, 2009
 DRAWN: TY
 CHECKED: GWA

GRANVILLE AVENUE



SITE AREA: 63,369 SF (987.5M)

PROPOSED ZONING: CD-128

MAXIMUM FLOOR AREA ALLOWED:
63,369 SF X 0.8 = 50,695 SF

PROPOSED DEVELOPMENT:

TOTAL 40 UNITS: 50,403 SF
ELECT. ROOMS: 288 SF
TOTAL FLOOR AREA: 50,691 SF

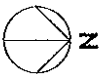
SITE COVERAGE: 40% MAX.

AMENITY AREA
REQUIRED: 294 SM PROVIDED: 260 SM

PARKING

REQUIRED: 80 RESIDENTS + 8 VISITORS
PROVIDED: 80 RESIDENTS + 8 VISITORS

ASH STREET



SITE PLAN
1/8" = 1'-0"

EXISTING
TOWNHOUSE
VEHICLE
ACCESS

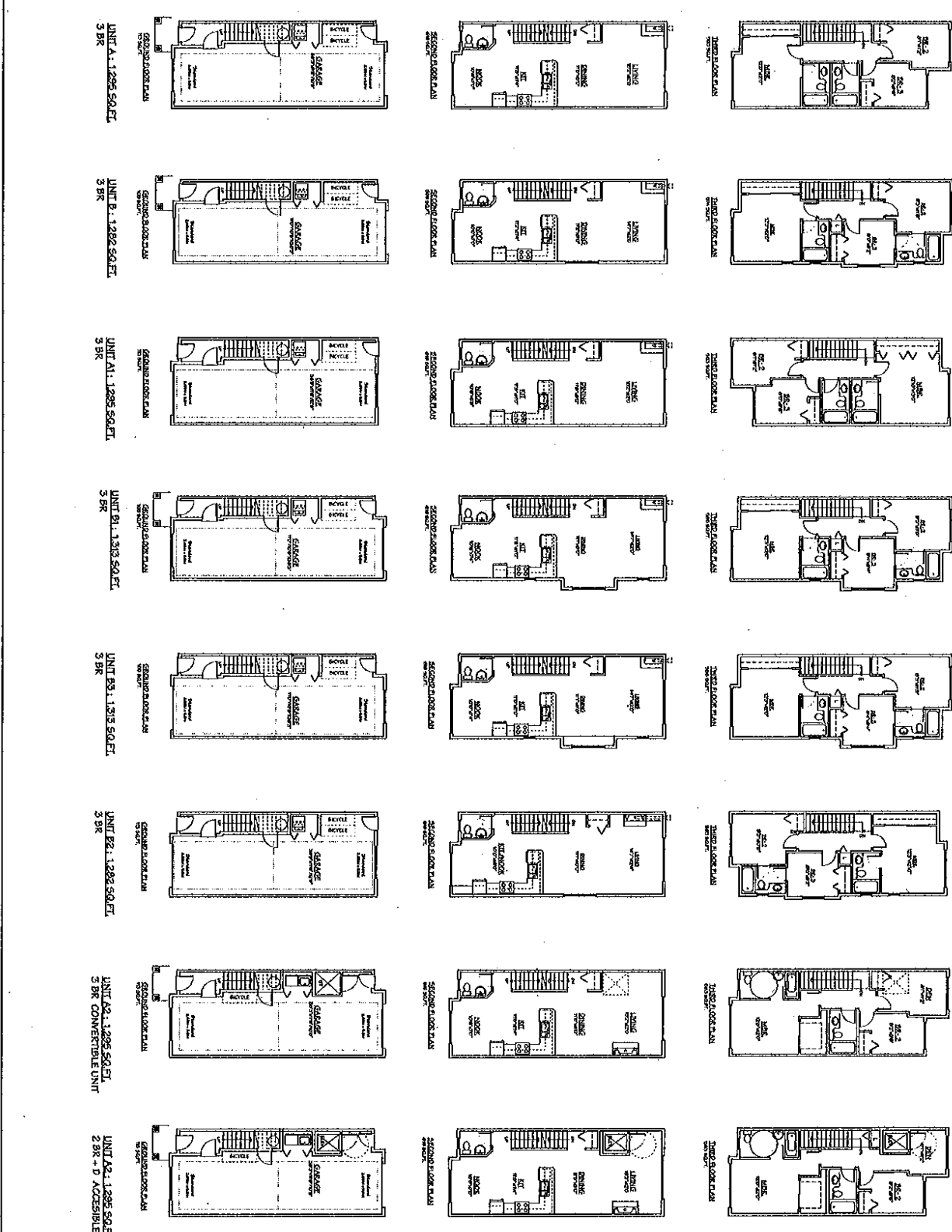


DATE	1/11/11	PROJECT	
DRAWN	DAVID G. SMITH	NO.	A2
CHECKED	TV		
DATE			

Yamamoto
Architecture Inc.

3187 TOWNHOUSE DEVELOPMENT
1001, 1003, 1005, 1007 GRANVILLE AVENUE
COLUMBUS, OHIO 43215

NO.	DATE	REVISION



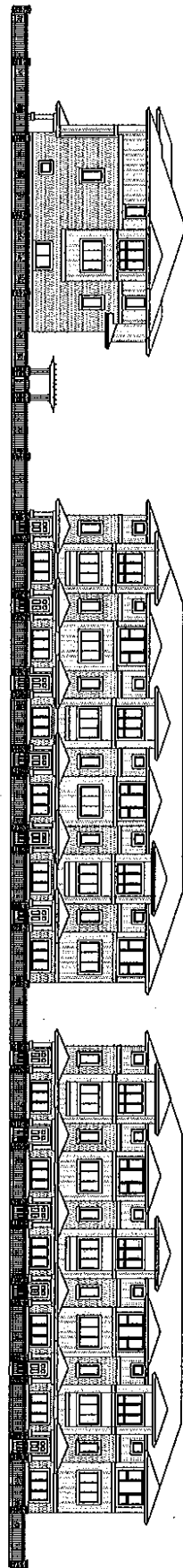
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DESIGNED BY	YAMAMOTO ARCHITECTURE INC.	
CHECKED BY		
PROJECT NO.	0807	

UNIT PLANS

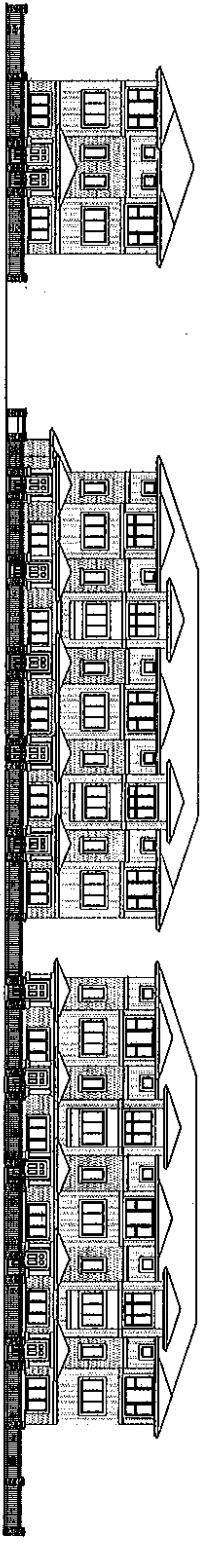
Yamamoto
Architecture Inc.

30 UNIT TOWNHOUSE DEVELOPMENT

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GRANVILLE AVENUE ELEVATION



ASH STREET ELEVATION

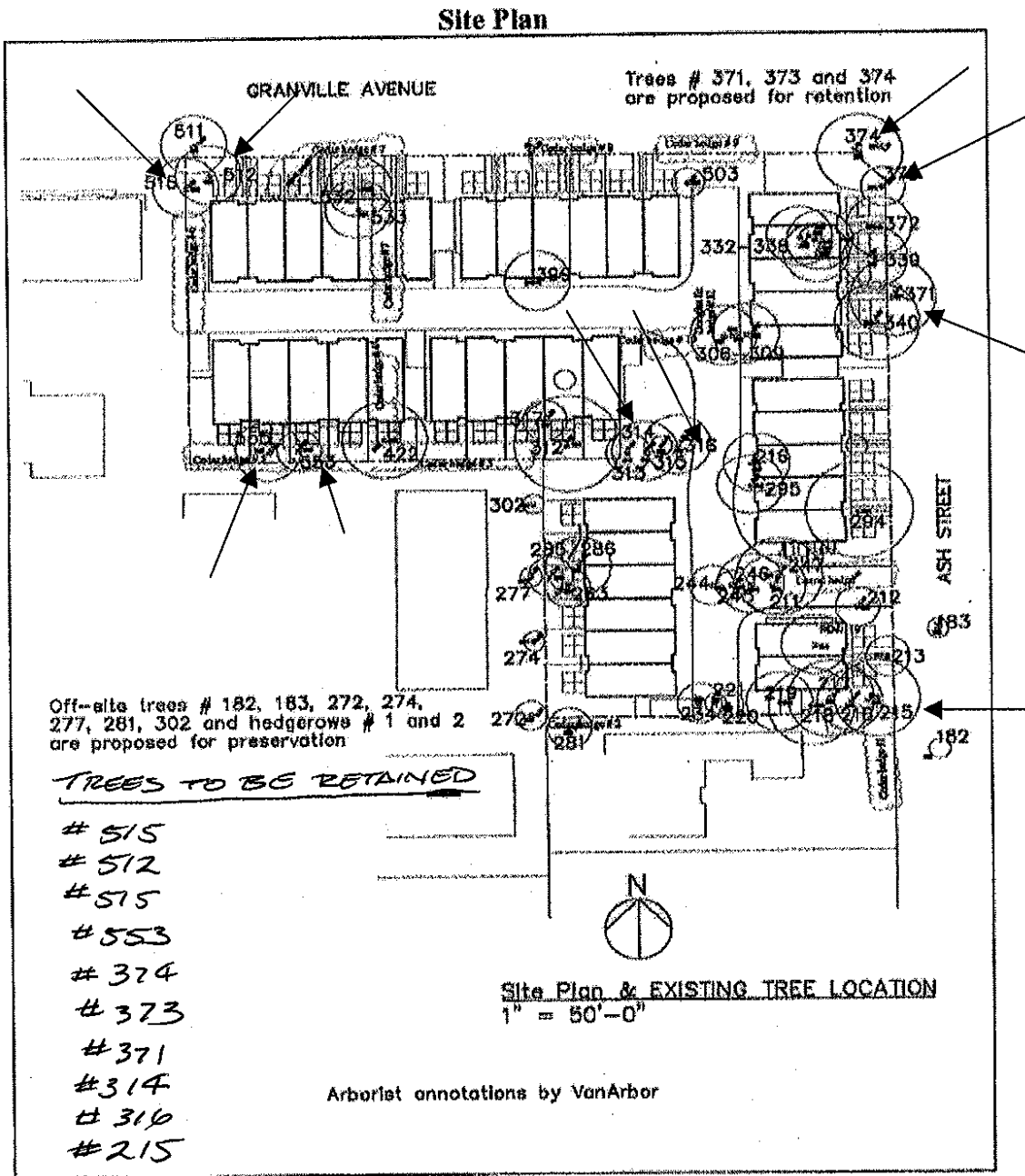
NO. 1	SECTION
CONSULTANT	

39 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto
Architecture Inc.

STREET ELEVATIONS

SCALE	SHEET NO.
DATE	NO. OF SHEETS
DRAWN BY	PROJECT NO.
CHECKED BY	



Appendix 1 Tree Survey is available in AutoCAD format on a separate attachment.
Site map may not be to scale

**Conditional Zoning Requirements
9320, 9340, 9360, 9380 Granville Avenue
and
7011, 7031, 7051 Ash Street
RZ 08-417993**

Prior to adoption of Zoning Amendment Bylaw 8502, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidate all SIX lots into one development parcel, complete with a 4m x 4m corner cut AT Granville Avenue and Ash Street intersection.
2. Provide a voluntary contribution for the Sills Avenue Acquisition Account (Ridd property at 7091 Ash Street) in the amount of \$291,625.00.
3. Registration of a Restrictive Covenant to prohibit access to/from Granville Avenue.
4. Registration of a cross-access easement over the internal drive-aisle in favour of 7071 and 7091 Ash Street to allow future access to this site from the subject property.
5. Registration of a Flood Indemnity Agreement Restrictive Covenant.
6. Discharge of covenant BF504265 for 9360 Granville Avenue and BF504266 for 9380 Granville Avenue as they restrict the use to one residential unit in a duplex building. Discharge costs are at the sole responsibility of the applicant.
7. A contribution of \$75,868.28 towards the committed consortium upgrades for the North McLennan drainage area.
8. The cash-in-lieu payment of \$2,200.00 towards the proportionate share of the downstream sanitary upgrade.
9. Payment of \$62,000 cash-in-lieu of on-site indoor amenity space.
10. Voluntary contribution of \$101,382.00 towards the City's Affordable Housing Reserve Fund.
11. Contribution toward the City's public Art statutory Reserve Fund in the amount of \$20,258.80.
12. Enter into the City's standard Servicing Agreement to design and construct offsite upgrades. Works include, but are not limited to:
 - a) Granville - Road widening to 11.2m curb to curb (exact width confirmed by Transportation), curb & gutter, creation of about a 4m wide grass & treed (Willow Oaks per SA04-266417) boulevard complete with Type 3 decorative street lights 150watt HP Sodium *without* banner arms, flower pot holders or receptacles, powder coated black. A 1.75 concrete sidewalk completes the offsites along the PL (property line).

- b) Ash - Road widening, curb and gutter, a 5.25 grass and treed (Autumn Purple Ash) boulevard with Zed SL & hydro/tel producting. The entire frontage is to have a 1.75m at the PL (replace sidewalk done via SA04-271600).
- c) Confirmation existing City utilities meet current City Standards or upgrade as required.

13. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to prove information pertaining to:

- a) A tree inventory to which trees are to be retained and which are to be removed.
- b) A site plan showing the width of the internal drive aisle and the manoeuvrability of a SU-9 vehicle so it does not have to back out onto Ash Street.

* Note: This requires a separate application



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8502 (RZ 08-417993)
9320, 9340, 9360, 9380 GRANVILLE AVENUE
AND
7011, 7031, 7051 ASH 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**.

P.I.D. 004-305-647

West Half Lot 20 Except: The East 66 Feet, Block "B" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-124-618

The East 66 Feet of the West Half of Lot 20 Block "B" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 001-261-070

Strata Lot 1 Section 15 Block 4 North Range 6 West New Westminster District Strata Plan NW294 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 001-261-088

Strata Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Strata Plan NW294 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 003-023-338

Lot 58 Section 15 Block 4 North Range 6 West new Westminster District Plan 39796

P.I.D. 012-031-721

North 60 Feet Lot 19 Except: Part Subdivided by Plan BCP12385; Block B Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 001-645-081

Lot 19 Except: Firstly; North 60 Feet

Secondly; Part Subdivided by Plan BCP12049

Block B Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8502”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 22 2009

CITY OF RICHMOND
APPROVED by <i>ul</i>
APPROVED by Director or Solicitor <i>Boj</i>

MAYOR

CORPORATE OFFICER