



To: Planning Committee **Date:** October 20, 2008
From: Brian J. Jackson, MCIP **File:** RZ 07-380219
Director of Development
Re: **Application by Toyu Group Holdings Ltd. for Rezoning at 7751,
7851 Bridge Street and 9531, 9551 Blundell Road from Single-Family Housing
District, Subdivision Area F (R1/F) to Comprehensive Development District
(CD/155)**

Staff Recommendation

That Bylaw No. 8444, to amend "Comprehensive Development District (CD/155)", and for the rezoning of 7751, 7851 Bridge Street and 9531, 9551 Blundell Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/155)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Toyu Group Holdings Ltd. has applied to the City of Richmond for permission to rezone 7751, 7851 Bridge Street and 9531, 9551 Blundell Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development (CD/155) zone in order to develop a 22-unit, three-storey townhouse development with a new lane.

A Servicing Agreement is a requirement of rezoning for the design and construction of: frontage improvements along Blundell Road and Bridge Street; road widening; a new rear lane in a public rights-of-passage (PROP) right-of-way (ROW); and engineering infrastructure upgrades at the developer's sole cost.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

Development surrounding the City Centre McLennan South Sub-Area site in the 'C2' character area includes:

- To the east, across Bridge Street, are single-family homes fronting onto Blundell Road, zoned "Single-Family Residential District, Subdivision Area F (R1/F)";
- To the northeast, across Bridge Street, is a 32-unit townhouse development, zoned "Comprehensive Development District (CD/128)" with a density of 0.8 floor area ratio (FAR);
- To the north, are single-family homes fronting onto Bridge Street, zoned "Single-Family Residential District, Subdivision Area F (R1/F)";
- To the northwest, is a 29-unit townhouse development fronting onto Ash Street, zoned "Comprehensive Development District (CD/35)" with a density of 0.6 FAR;
- To the west, are single-family homes fronting onto Blundell Road, zoned "Single-Family Residential District, Subdivision Area F (R1/F)"; and
- To the south, across Blundell Road and outside of the City Centre planning area, are single-family homes, zoned "Single-Family Residential District, Subdivision Area C (R1/C)".

The subject site is situated along the northern edge of Blundell Road in the least dense multiple-family area designated under the McLennan South Sub-Area Plan. A mix of older and newer homes and new townhouse developments characterizes the area around the subject site. The plan generally intends that this part of McLennan South will be redeveloped with a mix of detached, duplex, and triplex dwellings, either as townhouse projects or as fee simple subdivisions.

Related Policies & Studies

Official Community Plan

The proposed development is located within the Richmond Official Community Plan (OCP), City Centre Area Plan, McLennan South Sub-Area Plan. The proposed land use complies with the designated "Residential, 2 ½ storeys typical (3-storey maximum)" land use on the McLennan South Land Use Map (**Attachment 3**). The proposed use and lane layout continue the neighbourhood pattern and transportation network being established in the area.

Development Permit Guidelines: 'C2' Character Area (McLennan South Sub-Area Plan)

To achieve an adapted version of the "country-estate" for a neighbourly transition between single-family and more intense neighbourhood, a village character, meeting the special challenge of shallow lot depths. This is achieved through building form and character, placement of buildings, and landscape for screening and to maximize a sense of openness.

Public Input

A development sign has been posted on-site as public notification of the intent to rezone this site. No concerns have been received regarding the rezoning.

Staff Comments

Preliminary site plan, unit plans, streetscape elevations and landscape plan are enclosed for reference (**Attachments 4 & 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

Analysis

The site proposal consists of a 22-unit townhouse development bisected by a new public lane connecting to Bridge Street. The existing lot would provide road dedication along Blundell Road and a new lane constructed in a public rights-of-passage (PROP) right-of-way (ROW).

Land Use

- The proposed development complies the intent of the Richmond OCP McLennan South Sub-Area Plan – Neighbourhood C2 Character Area and generally follows the development and lane establishment pattern of this neighbourhood. The residential Character Area C2 includes a 2-½ storey typical building height (3-storeys maximum) with predominantly Triplex, Duplex, and Single-Family land uses.

Density and Form

- The proposed floor area ratio (FAR) of 0.65 under Comprehensive Development District (CD/155) is appropriate. The 0.1 FAR increase above the Sub-Area Plan designated base density of 0.55 FAR fits within the range of surrounding development approvals in the Neighbourhood C2 Character Area of 0.6 to 0.8 FAR. The increased density is accompanied by the provision of a new public lane, participation in the City's Public Art Program, and contributions for Parks development and affordable housing.

- The proposed development achieves a scale, massing, and pedestrian-oriented townhouse streetscapes, which is consistent with developments in the neighbourhood.
- The proposed massing presents generous building spacing to both streetscapes, achieving the sense of openness sought in the “country-estate” character objective for the Character Area.
- The proposal was presented to the Advisory Design Panel on a preliminary basis to review site planning. The proposal was supported by the Panel to proceed to Planning Committee and a list was provided of items to address as part of the Development Permit application review process (**Attachment 6**).

Transportation

- Vehicular access will be from the lane connecting to Bridge Street.
- The developer has agreed to design and construct a 6 m wide lane through a required Servicing Agreement as a condition of rezoning. The lane would connect to Bridge Street aligning with the rear property line of the properties fronting Blundell Road and would be secured through a public-rights-of-passage (PROP) right-of-way (ROW). The lane will provide future access to neighbouring properties to the east which front Blundell Road, in order to eliminate the requirement for vehicular access from Blundell Road.
- The applicant will design and construct transportation infrastructure through a Servicing Agreement as a condition of rezoning (**Attachment 7**). Works include, but are not limited to:
 - Bridge Street road widening with frontage improvements;
 - Blundell Road frontage and intersection improvements, including pre-ducting for future special crosswalk upgrading at Bridge Street intersection; and
 - Rear lane establishment.
- The proposal includes road dedication as a condition of rezoning: 0.39 m across the entire Blundell frontage and a 4 m x 4 m corner cut at Bridge Street.
- Visitor parking is provided on-site, complies with the Zoning & Development Bylaw requirement and is accessed from the lane.
- Pedestrian routes through the site are provided to Blundell Road and Bridge Street.
- Mailboxes are provided at a central location in the outdoor amenity area.

Tree Management and Site Vegetation

	Existing	To be Retained	Compensation
On-site trees	22 trees	0 trees	44 new trees
Off-site trees in Lane and Boulevard	5 trees in Lane 4 trees in Boulevard	0 trees	None required for new Lane Approx. 10- 12 new Street Trees along Bridge Street and Blundell Road
Off-site screening in Neighbouring Properties	2 hedges	2 hedges	To be protected with tree protection barriers through construction

- The City has received a preliminary tree preservation plan prepared by a registered arborist and a tree survey. The findings of the arborist report are summarized in the table above.

- The City's Tree preservation and Parks staff have visited the site and agree with the consulting registered arborist that there are no existing trees of exceptional health and quality.
- The existing grade of the development site is lower than the sidewalk along Blundell Road and the health and quality of the existing trees do not warrant special tree retention measures.
- A Preliminary Landscape Plan (**Attachment 5**) proposes to plant more than the required 44 new replacement trees on-site.
- The applicant has agreed to plant new street trees along their Bridge Street and Blundell Road frontages through a separate required Servicing Agreement.
- The applicant is required to protect the hedges on the neighbouring properties with tree protection barriers before a Demolition Permit is issued.

Amenity Space

- The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$25,000 as per the Official Community Plan (OCP) and Council Policy.
- Outdoor amenity space is proposed on-site at a central location adjacent to the lane and meets the OCP requirements for size, location, visual surveillance and access. The landscape design details will be refined as a part of the separate Development Permit application.
- The site design also features a landscaped pedestrian mews oriented north-south, providing front door access for 13 of the 22 units.
- Additionally, the applicant has agreed to a voluntary contribution in the amount of \$25,000 for City parks land acquisition or improvements as a requirement of rezoning.

Affordable Housing

- The applicant has agreed to a voluntary contribution of \$0.60 per buildable ft² (e.g., \$18,500) towards affordable housing as a requirement of rezoning. This complies with the Richmond Interim Affordable Housing Strategy for applications received prior to July 1, 2007.

Public Art

- The applicant has agreed to a voluntary contribution of \$0.60 per buildable ft² (e.g. \$18,500 for a net site area of 4,396 m²) to the City's Public Art fund as a requirement of rezoning.

Accessible Housing

- The applicant will provide two (2) two-storey units that are designed with conversion for universal accessibility in mind. Conversion would require installation of an elevating device inside pre-framed stacked closets. This unit includes an adaptable bathroom on the second floor. Details of opportunities for providing enhanced accessibility and aging in place will be reviewed at the Development Permit Application stage.

Servicing Capacity

- Sanitary Sewer: The City has reviewed the developer's site sanitary assessment and upgrades have not been identified. Results to be included in the required Servicing Agreement.
- Storm Sewer across Blundell Road frontage: Through the required Servicing Agreement, the applicant is required to: provide capacity calculations to confirm that the existing storm sewer is adequately sized for existing and proposed development, or upgrade to OCP conditions (approximately 95m between manholes MH1296 and MH1298).

- Storm Sewer across Bridge Street frontage: Through the required Servicing Agreement, the applicant is required to provide capacity calculations and a design for an upgrade to the storm sewer to OCP capacity, but no less than the minimum City requirement of 600 mm (approximately 125 m between manholes MH1298 and MH1434).
- The applicant has agreed to provide a payment of \$52,542.43 for storm sewer consortium committed upgrades as a condition of rezoning.

Flood Plain Management

- As regulated with the Flood Plain Designation and Protection Bylaw No. 8204, the subject development site is located in Area A, where the minimum flood construction level is 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.
- A flood indemnity restrictive covenant is required as a condition of rezoning.
- The ground floor elevation for the townhouses and landscape design details will be refined as a part of the separate Development Permit application.

Legal Document and Right-of-Way Discharge

The title has a charge registered on title relating to the previous single-family lots. In the interest of clearing this irrelevant charges from title and as a condition of rezoning, the applicant has agreed to:

- The discharge of the existing 3 m wide sanitary sewer right-of-way along Blundell Road from the development site as the sanitary sewer is no longer required to extend through the consolidated site (SRW BM295021 with plan LMP39900 (should the developer's Engineer confirm this sanitary sewer system is not required)).

Design Review and Future Development Permit Application Considerations

A Development Permit Application for the proposed townhouse development is required to be processed to the satisfaction of the Director of Development as a condition of rezoning. Review by the Advisory Design Panel will be required as part of the Development Permit process. The applicant has developed a preliminary design for this site (**Attachment 4**).

The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and architectural character and their compliance with the OCP McLennan South Sub-Area Design Guidelines;
- Requested variance to decrease the minimum side yard setback from 3 m to 1.5 m for the one (1) building north of the outdoor amenity space. This variance to the passive side yard condition of a lower two-storey building can be considered on the basis that it allows the lane to curve to provide visual interest and traffic calming, as requested by the Advisory Design Panel.
- Review of units providing opportunities for aging in place (including providing blocking in bathroom walls for future installation of grab rails);
- Detailed dimensions of parking stalls on plans, with a minimum 11 m clear space for stalls in tandem arrangement within a garage (e.g., a small car stall in tandem arrangement within a garage will not be accepted. Stall dimensions, including accessible spaces, to be in accordance with the City Zoning and Development Bylaw, Division 400;

- Detailed landscaping design; and
- Comprehensive tree preservation plan for preservation of neighbour's hedges.

Guidelines for the issuance of Development Permits for multiple-family housing are contained within Section 2.10 and 2.10D of Bylaw 7100 (City Centre Area Plan and McLennan South Sub-Area Plan).

Financial Impact

None.

Conclusion

The subject development conforms with City-wide, City Centre, and McLennan South policies and objectives for development. The proposed use of Comprehensive Development District (CD/155) is consistent with the McLennan South Sub-Area Plan. Overall, the project will be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development be approved.

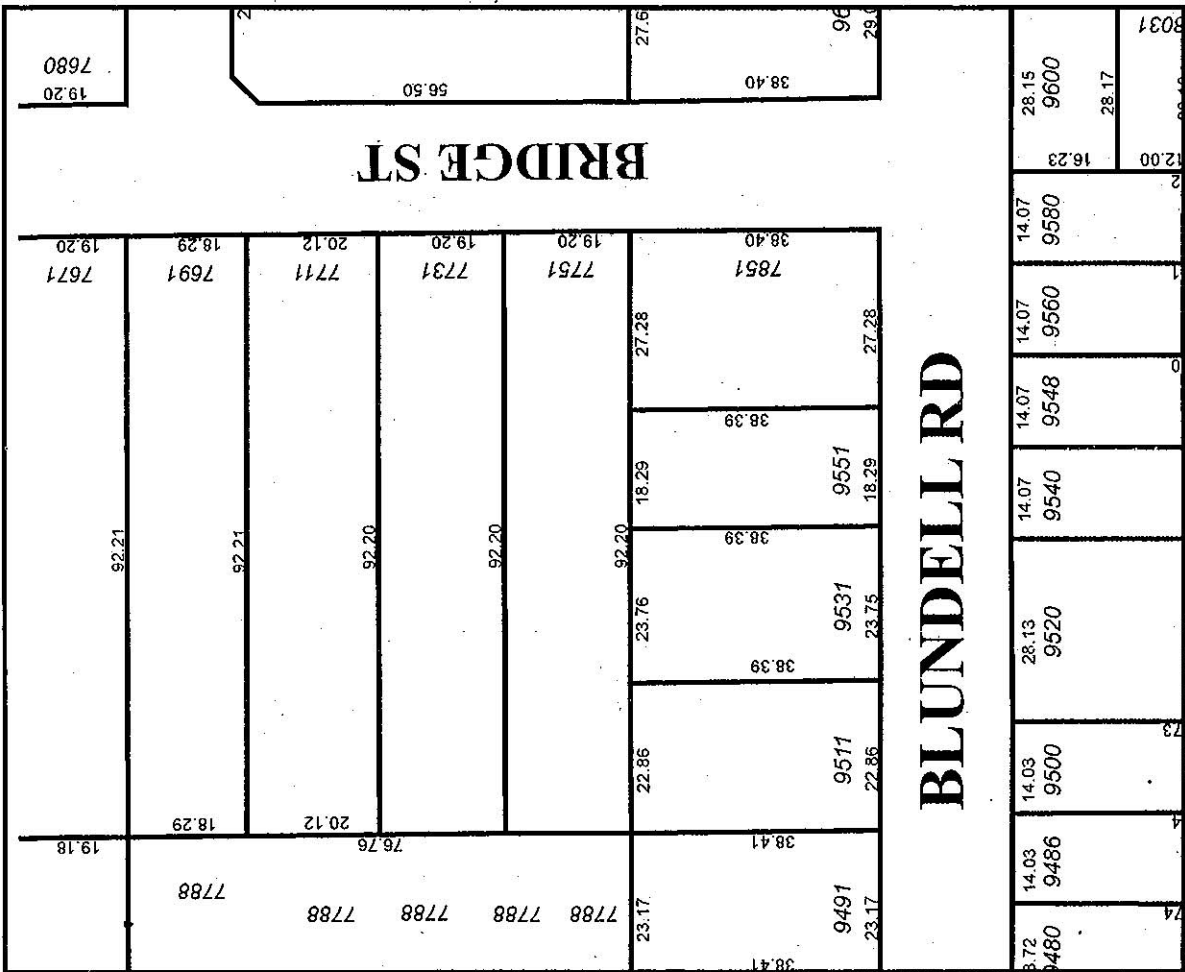
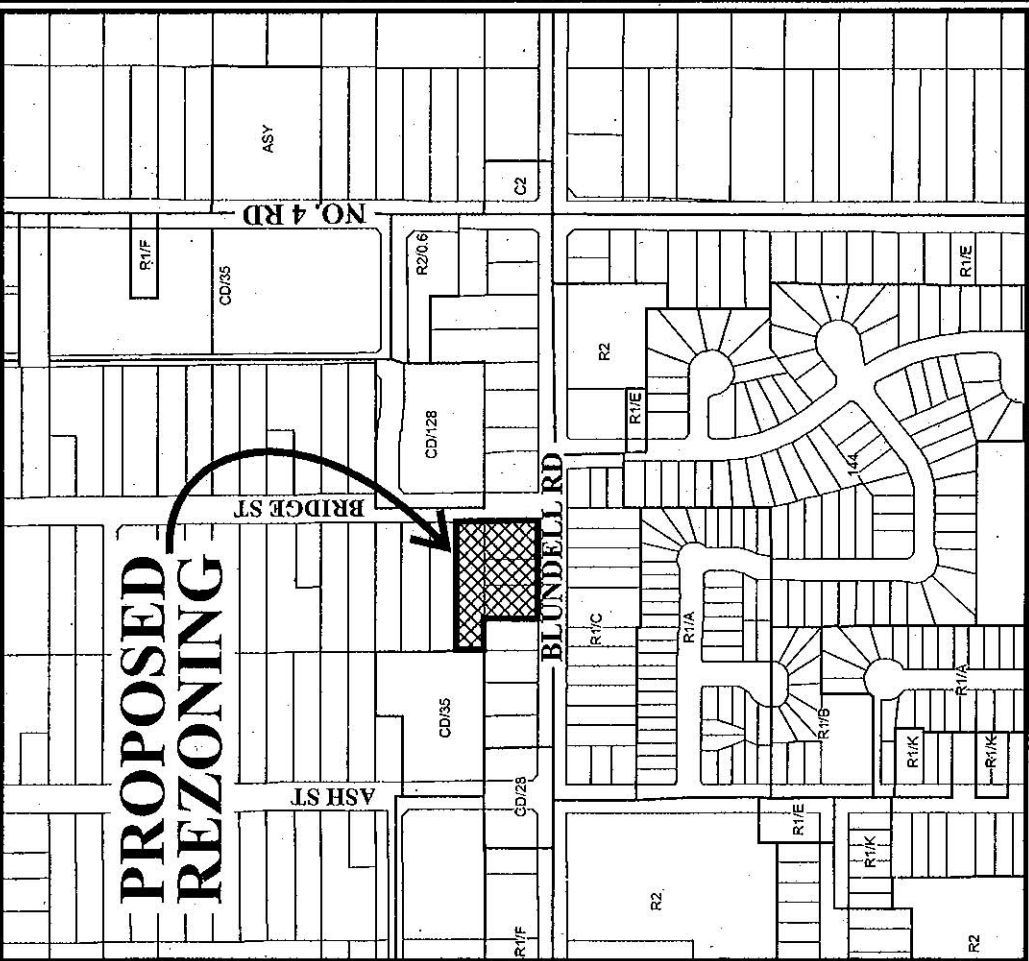
SB

Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

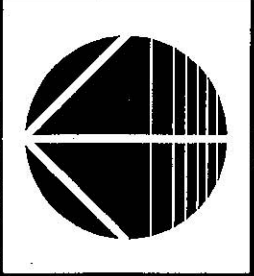
See **Attachment 7** for legal and development considerations agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

- Attachment 1: Location Map and Site Context – GIS 2007 aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: McLennan South Sub-Area Site Context
- Attachment 4: Preliminary Architectural Drawings
- Attachment 5: Preliminary Landscape Plan
- Attachment 6: Annotated Excerpt from Advisory Design Panel Minutes (July 23, 2008)
- Attachment 7: Rezoning Considerations



Original Date: 09/17/07
 Revision Date:
 Note: Dimensions are in METRES

RZ 07-380219





**SUBJECT
PROPERTY**

BRIDGE ST

NO. 4 RD

BLUNDELL RD



RZ 07-380219

Original Date: 09/17/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

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

Development Application Data Sheet

RZ 07-380219

Attachment 2

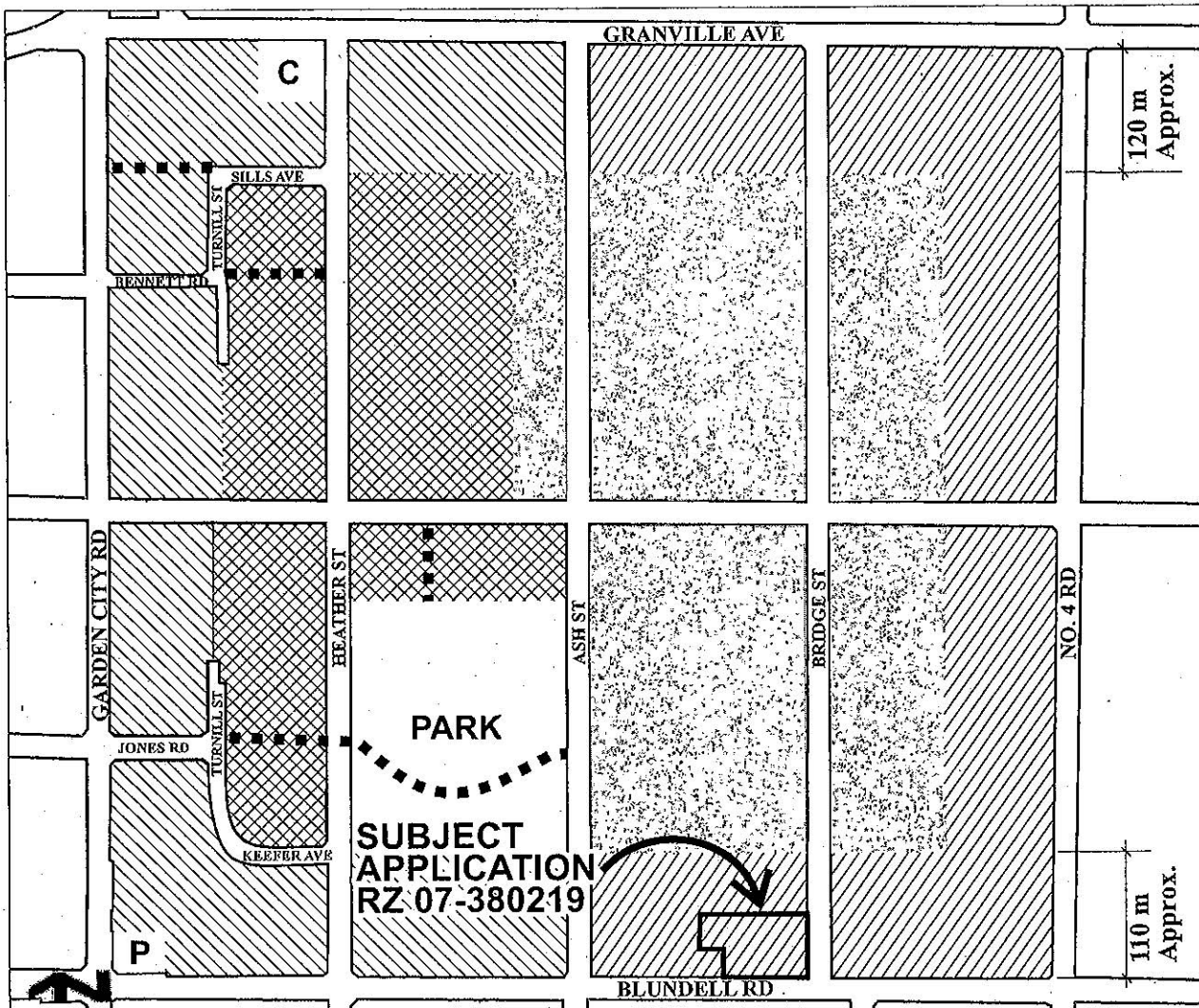
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

Applicant: Toyu Group Holdings Ltd.

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

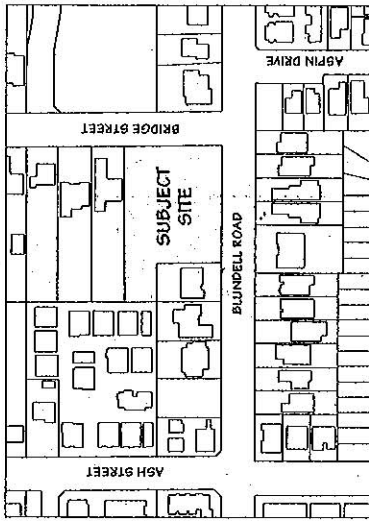
	Existing	Proposed
Owner:	Toyu Newbury Development Corp	No Change
Site Size (m²):	4,431 m ² (as per GIS)	4,396 m ² (after road dedication)
Land Uses:	Single-Family homes	Townhouses
OCP Designation:	Residential	No Change
Sub-Area Plan Designation:	Residential, 2 ½ storeys typical (3-storeys maximum) with 0.55 base FAR	No Change
Zoning:	R1/F	CD/155
Number of Units:	4	22
Flood Construction Level:	Min. 0.3 m above crown of road	No Change (complies)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	None Permitted
Lot Coverage – Building:	Max. 40%	35.1%	None
Lot Size:	Min. 4,000 m ²	4,396 m ²	None
Setback – Bridge St & Blundell Rd:	Min. 4.5 m	6 m.	None
Setback – Lane ROW:	Min. 1.2 m	1.5 m Min.	None
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 1.5 m	1.5 m reduction for 1 building
Height (m):	Max. 12 m & three-storey	12 m Max. & three-storey Max.	None
Off-street Parking:	Resident 44 Visitor 5 (Accessible) (1)	44 5 (1)	None
Off-street Parking Spaces – Total:	49	49	None
Tandem Parking Spaces:	Permitted	36 spaces in 18 units	None
Amenity Space – Indoor:	Min 70 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	132 m ²	134 m ²	None



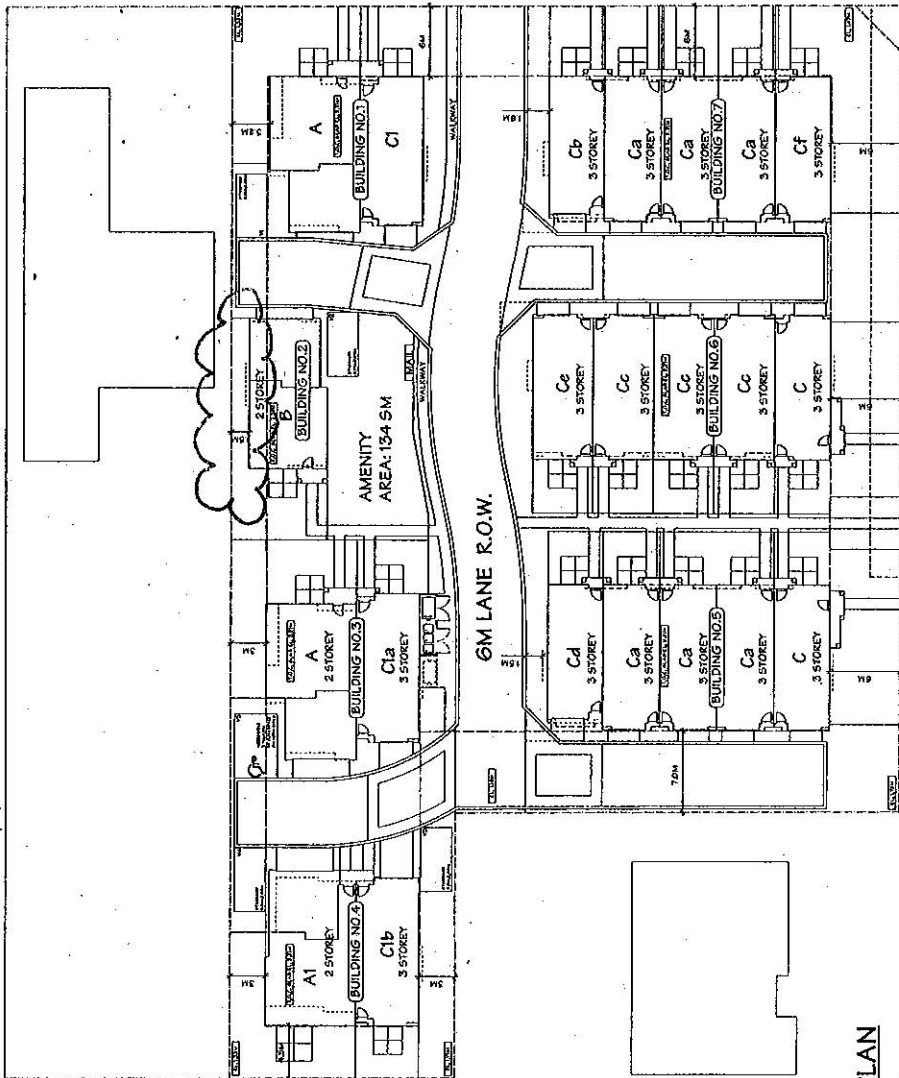
 <p>Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p>	 <p>Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R, Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59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

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



CONTEXT PLAN
SCALE: N.T.S.

PRELIMINARY
CONCEPT



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

BLUNDELL ROAD

7701, 7851 BRIDGE STREET & 8901, 8961 BLUNDELL ROAD, HUNTERDON, N.J.
Yamamoto
Architecture Inc.
22 UNIT TOWNHOUSE DEVELOPMENT

STATISTICS:

CITY ADDRESS:	7701, 7851 BRIDGE STREET & 8901, 8961 BLUNDELL ROAD
LEGAL DESCRIPTION:	
ZONING:	
LOT AREA (BEFORE DEDICATIONS):	47,692.50 SQ. FT. (4,431,500 S.M.)
LOT AREA (AFTER DEDICATIONS):	47,216.50 SQ. FT. (4,396,500 S.M.)
LOT COVERAGE:	47,216.50 SQ. FT. 4.401 = 10.02644 SQ. FT.
MAX. ALLOWED:	
PROPOSED:	19,960.50 SQ. FT. (BUILDINGS) 100.50 SQ. FT. (ELECTRICAL) 4,396.50 SQ. FT. (GREENS)
TOTAL:	24,357.50 SQ. FT. (30.14)

FLOOR AREA:

MAX. ALLOWED:	47,316.50 SQ. FT. + 0.665 = 30,725.50 SQ. FT.
PROPOSED:	
UNIT-A	1840.00 SQ. FT. x 2 UNITS = 3680.00 SQ. FT.
UNIT-B	1450.00 SQ. FT. x 3 UNITS = 4350.00 SQ. FT.
UNIT-CCF	1350.00 SQ. FT. x 3 UNITS = 4050.00 SQ. FT.
UNIT-CHG/7B	1215.00 SQ. FT. x 3 UNITS = 3645.00 SQ. FT.
UNIT-CA	1914.50 SQ. FT. x 3 UNITS = 5743.50 SQ. FT.
UNIT-CB	1322.50 SQ. FT. x 3 UNITS = 3967.50 SQ. FT.
UNIT-CC	1322.50 SQ. FT. x 3 UNITS = 3967.50 SQ. FT.
UNIT-CD	1322.50 SQ. FT. x 3 UNITS = 3967.50 SQ. FT.
UNIT-CE	1410.25 SQ. FT. x 3 UNITS = 4230.75 SQ. FT.
UNIT-CF	1410.25 SQ. FT. x 3 UNITS = 4230.75 SQ. FT.
TOTAL:	42,555.00 SQ. FT. x 3,800 U.S. = 160,215.00 SQ. FT.
ELEC. ROOMS (O.C.L.):	100.50 SQ. FT.
TOTAL:	160,315.50 SQ. FT. (30.14)

PARKING

REQUIRED:	2.0 SPACES x 22 UNITS = 44 SPACES (RESIDENTS) 0.2 SPACES x 22 UNITS = 4.4 SPACES (VISITORS) TOTAL: 48.4 SPACES
PROVIDED:	2 CAR SIDE-SHIRT GARAGE x 4 UNITS = 8 SPACES (RESIDENTS) 2 CAR TANDER GARAGE x 18 UNITS = 36 SPACES (RESIDENTS) OPEN VISITORS PARKING = 5 SPACES (VISITORS) TOTAL: 49 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

AMENITY AREA

REQUIRED:	70.5 SQ. FT.
PROVIDED:	66 SQ. FT.
OUTDOOR AMENITY SPACE:	22 UNITS x 6 SQ. FT. = 132 SQ. FT.
REQUIRED:	1,421 SQ. FT.
PROVIDED:	1,446 SQ. FT.

AMENITY AREA

REQUIRED:	66 SQ. FT.
PROVIDED:	66 SQ. FT.
OUTDOOR AMENITY SPACE:	22 UNITS x 6 SQ. FT. = 132 SQ. FT.
REQUIRED:	1,421 SQ. FT.
PROVIDED:	1,446 SQ. FT.

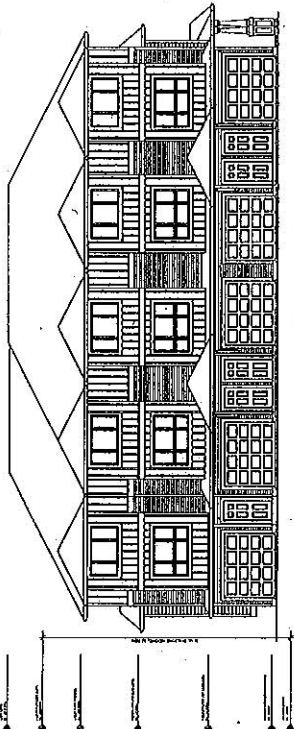
AMENITY AREA

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REQUIRED:	1,421 SQ. FT.
PROVIDED:	1,446 SQ. FT.

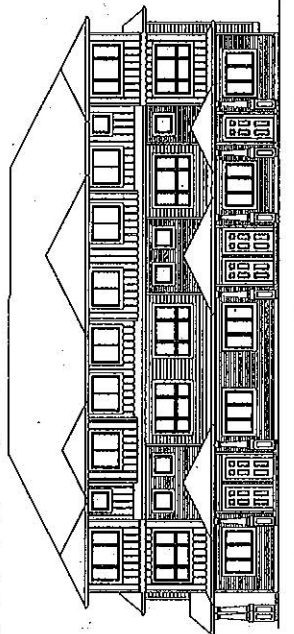
AMENITY AREA

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PROVIDED:	66 SQ. FT.
OUTDOOR AMENITY SPACE:	22 UNITS x 6 SQ. FT. = 132 SQ. FT.
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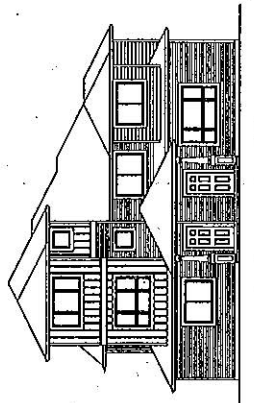
PRELIMINARY CONCEPT



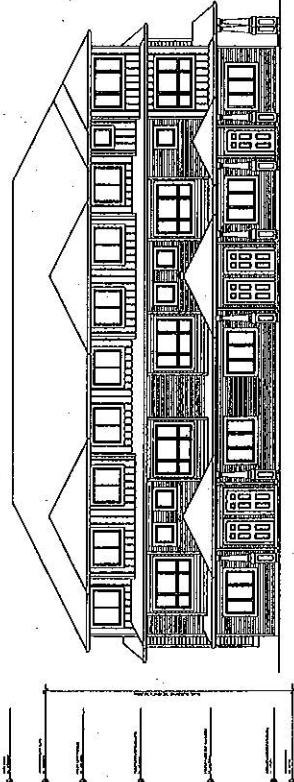
BUILDING NO. 5
WEST ELEVATION



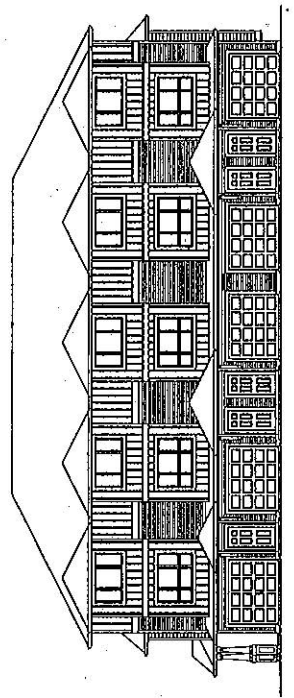
BUILDING NO. 5
EAST ELEVATION



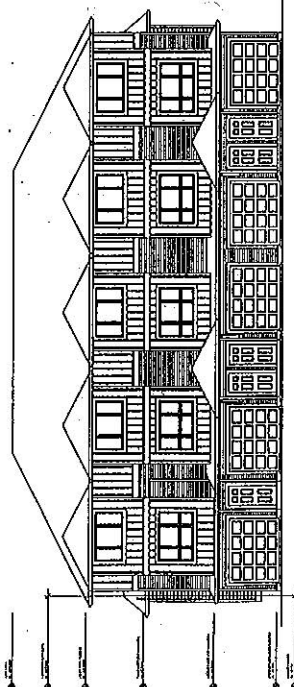
BUILDING NO. 3
EAST ELEVATION



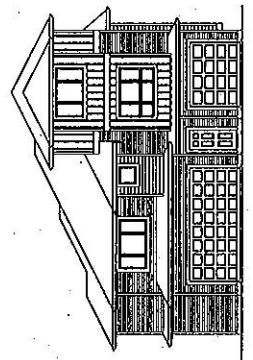
BUILDING NO. 6
WEST ELEVATION



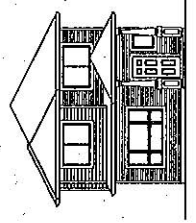
BUILDING NO. 6
EAST ELEVATION



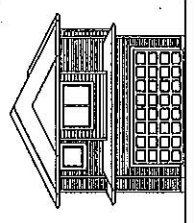
BUILDING NO. 7
WEST ELEVATION



BUILDING NO. 8
WEST ELEVATION



BUILDING NO. 9
WEST ELEVATION



BUILDING NO. 2
EAST ELEVATION

OWNER	21 UNIT TOWNHOUSE DEVELOPMENT
DATE	NOVEMBER 2004
PROJECT	21 UNIT TOWNHOUSE DEVELOPMENT
ARCHITECT	YAMAMOTO ARCHITECTURE INC.
SCALE	AS SHOWN
DATE	NOVEMBER 2004
PROJECT	21 UNIT TOWNHOUSE DEVELOPMENT

YAMAMOTO ARCHITECTURE INC.
1000 WEST WASHINGTON AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111
WWW.YAMAMOTOARCHITECTURE.COM

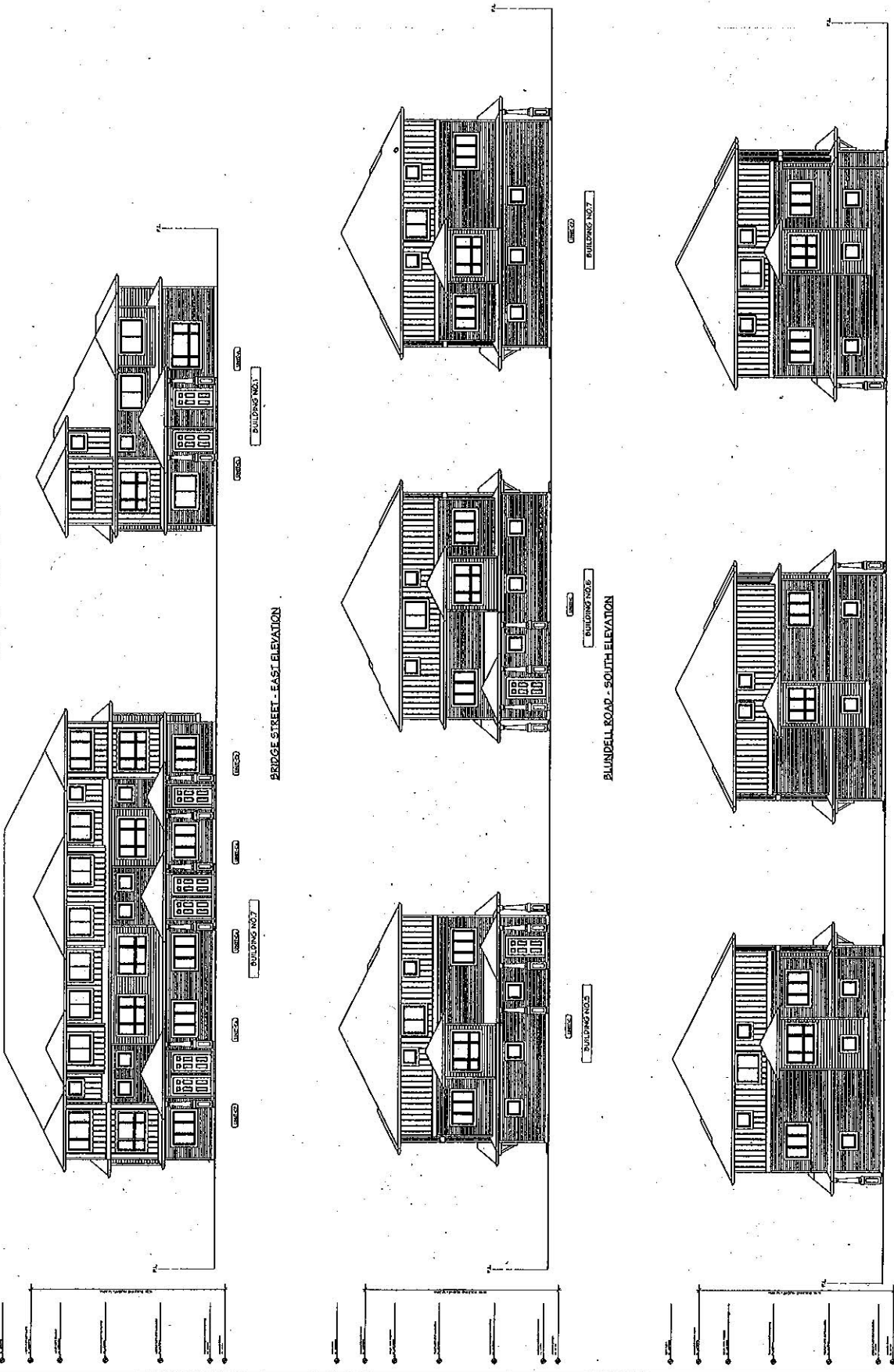
21 UNIT TOWNHOUSE DEVELOPMENT
21 UNIT TOWNHOUSE DEVELOPMENT & 21 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto
Architecture Inc.

1000 WEST WASHINGTON AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111
WWW.YAMAMOTOARCHITECTURE.COM

SHEET NO.	A6
TOTAL SHEETS	12
DATE	NOVEMBER 2004
PROJECT	21 UNIT TOWNHOUSE DEVELOPMENT
SCALE	AS SHOWN

PRELIMINARY CONCEPT



DATE	NOV 10, 2000	DESIGNED BY	YAMAMOTO ARCHITECTURE INC.
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NO.	1000	PROJECT NO.	1000
NO.	1000	PROJECT NO.	1000

2 UNIT TOWNHOUSE DEVELOPMENT

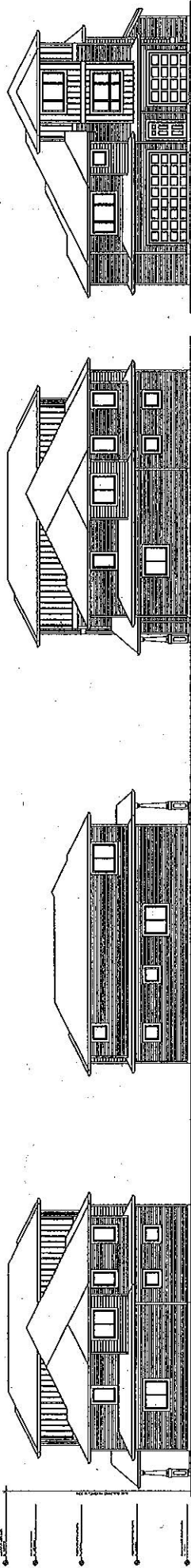
7701 7th Street, Suite 100
Baltimore, MD 21208

**Yamamoto
Architecture Inc.**

DATE: 11/10/00
BY: [Signature]
PROJECT: 1000

SCALE	1/4" = 1'-0"
DATE	NOV 10, 2000
BY	[Signature]
PROJECT	1000

PRELIMINARY CONCEPT

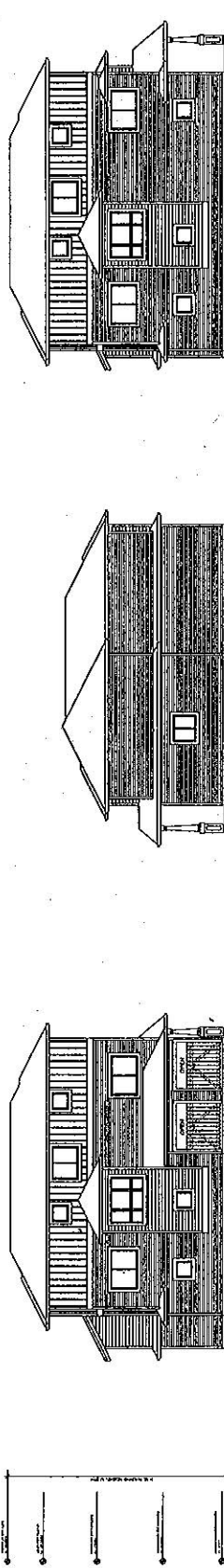


BUILDING NO. 1
NORTH ELEVATION

BUILDING NO. 2
NORTH ELEVATION

BUILDING NO. 3
NORTH ELEVATION

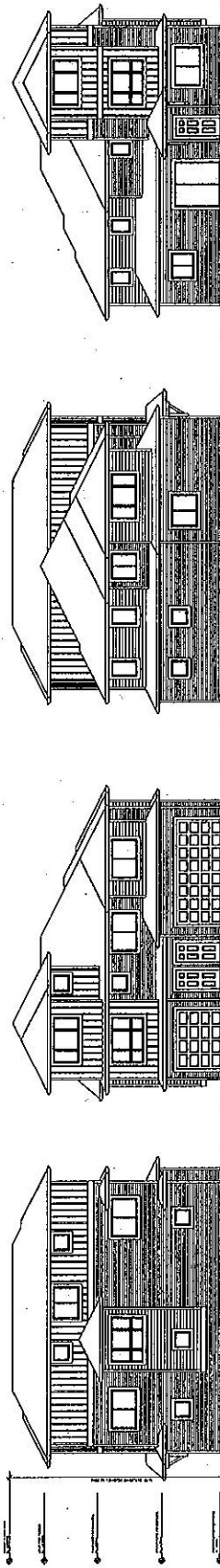
BUILDING NO. 2
WEST ELEVATION



BUILDING NO. 3
SOUTH ELEVATION

BUILDING NO. 2
SOUTH ELEVATION

BUILDING NO. 1
SOUTH ELEVATION



BUILDING NO. 3
SOUTH ELEVATION

BUILDING NO. 2
EAST ELEVATION

BUILDING NO. 1
NORTH ELEVATION

BUILDING NO. 2
WEST ELEVATION

DATE	DESCRIPTION
JAN. 15, 2009	INITIAL APPROVAL
JAN. 15, 2009	FINAL APPROVAL
JAN. 15, 2009	ISSUED FOR PERMITS
NO.	DATE
DRAWN BY	
CHECKED BY	

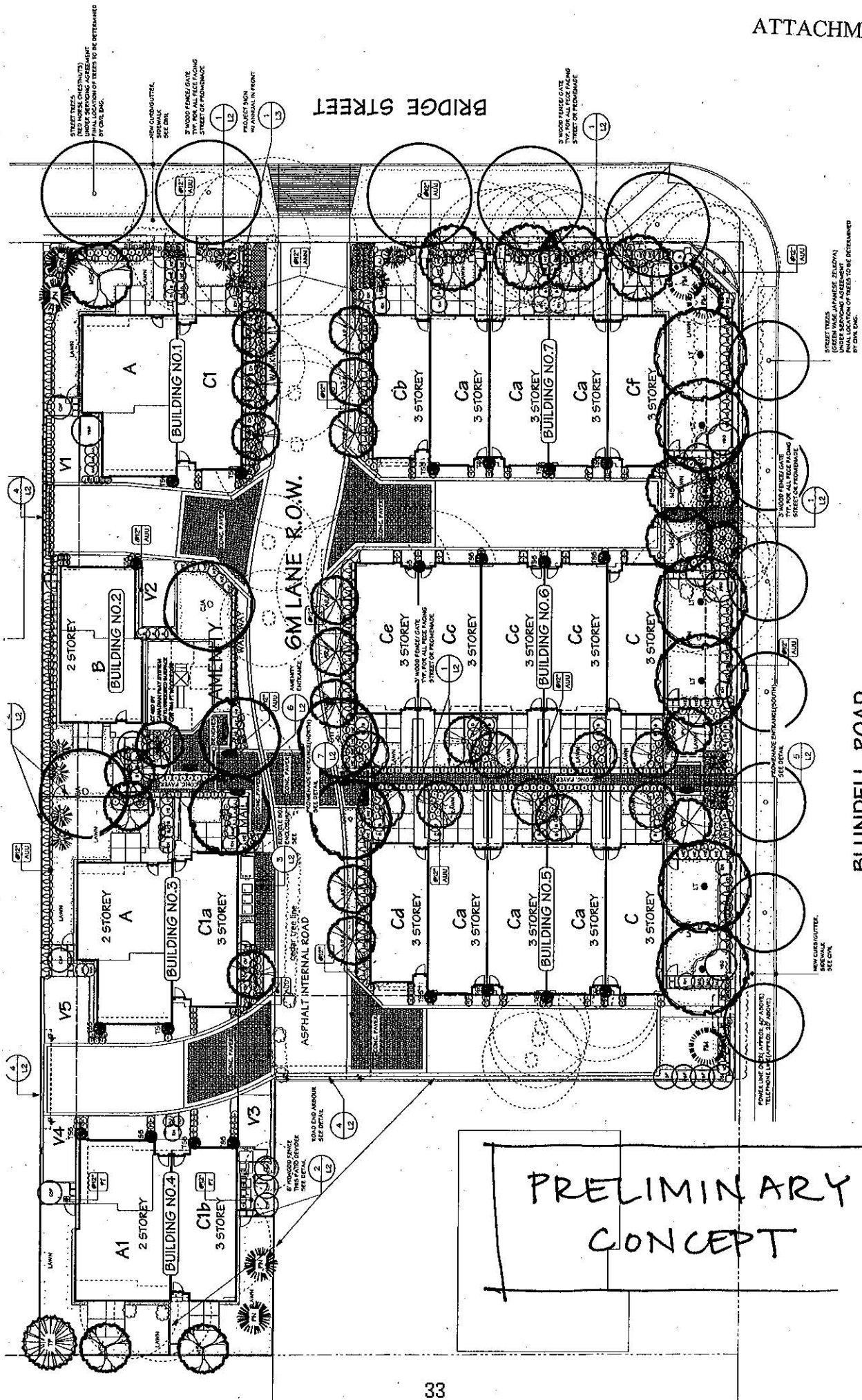
23 UNIT TOWNHOUSE DEVELOPMENT

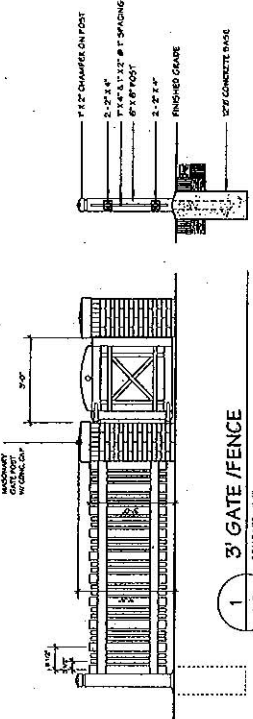
7701 7th Street & 19th St
Blairsville, GA, 30512

Yamamoto
Architecture Inc.

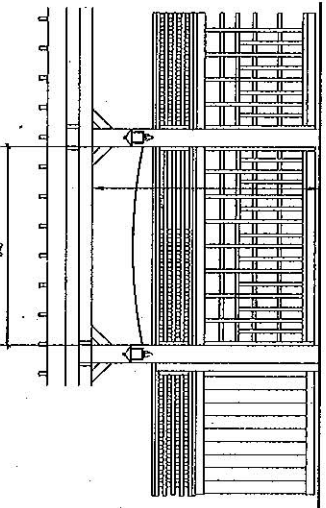
2004 19th St. NW
Atlanta, GA 30318
404.525.1100

SCALE	1/8" = 1'-0"
TITLE	ARCH. PLAN
DATE	01/15/09
PROJECT	23 UNIT TOWNHOUSE DEVELOPMENT
DRAWN BY	
CHECKED BY	
PROJECT NO.	143
REV.	A5
DATE	02/03/09

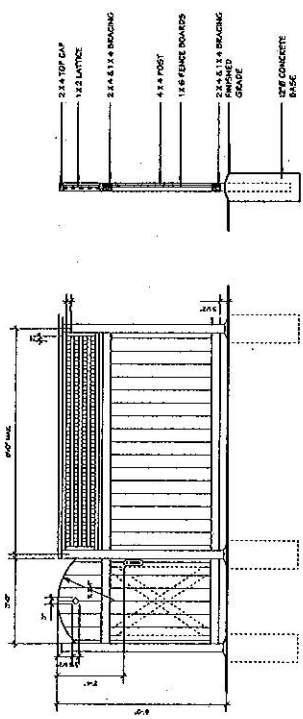




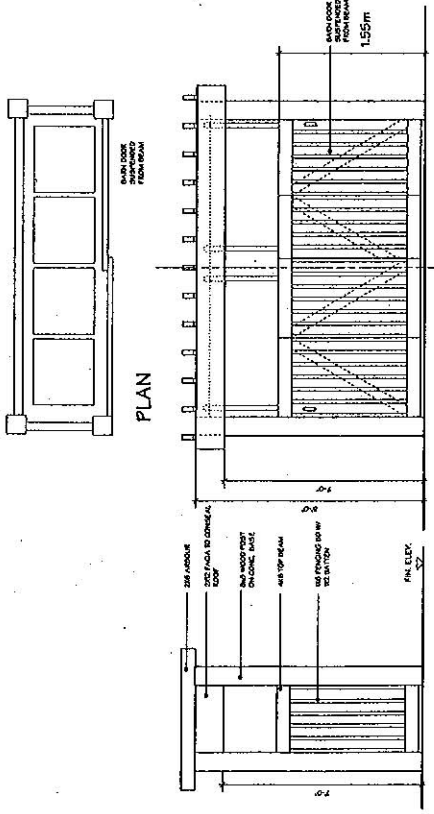
1 3' GATE / FENCE
SCALE: 1/8" = 1'-0"



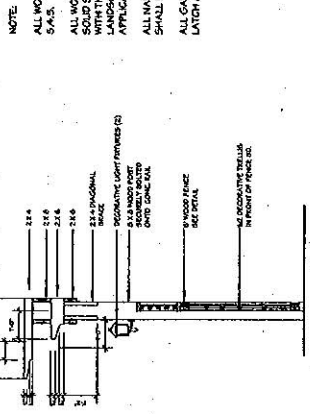
4 ARBOUR AT ROAD END
SCALE: 1/8" = 1'-0"



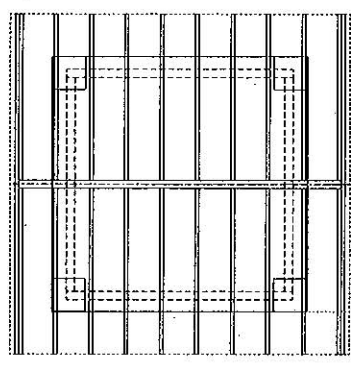
2 6' GATE / FENCE
SCALE: 1/8" = 1'-0"



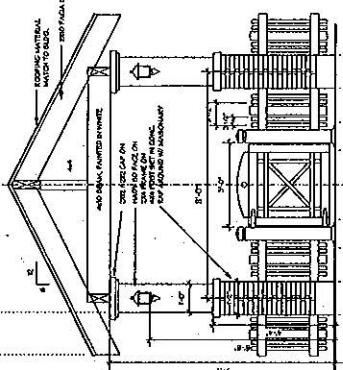
3 RECYCLE BOX ENCLOSURE
SCALE: 1/8" = 1'-0"



7 PROMENADE ENTRANCE (NORTH)
SCALE: 1/2" = 1'-0"



6 AMENITY ENTRANCE GATE
SCALE: 1/2" = 1'-0"



5 PROMENADE ENTRANCE (SOUTH)
SCALE: 1/2" = 1'-0"

NOTE:
ALL WOOD SHALL BE PRESSURE TREATED FIR S-P-F.
ALL WOOD SHALL BE STAINED WITH 2 COATS WOOD SEALING PRODUCT TO BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.
ALL GATES SHALL BE PROMPTED WITH METAL LANTERN FIXTURES.

Blundell + Associates
Landscape Architects
2110 North Street
Richmond, BC V6E 2L4
Phone: (604) 273-2812
Fax: (604) 273-2813
Email: info@blundell.com



PROPOSED
22 UNITS
TOWN HOUSE
BLUNDELL BRIDGE

Blundell + Associates
Landscape Architects
LANDSCAPE
CONCEPT PLAN
DETAILS

Scale:	1/8" = 1'-0"
Client:	BL
Contract:	11
Date:	JAN 2019
Drawn:	DMC

PLANT LIST

PROJECT ADDRESS: BLUNDELL RD, RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AAA	12	AGER BURSUM 'VIRGATUM'	ARISTONIA SHALE	3.0m CAL. B&D 1.0m STD.
CAA	2	CECROPARIUM JAPONICUM	KAWAIIA TREE	1.0m CAL. B&D 1.0m STD.
DA	10	DAVIDSONIA INQUIRITA	DAVIDSON'S PALM	6.0m CAL. B&D 1.0m STD.
EA	4	ELAEAGNUS PARVIFLORA	OLIVE	6.0m CAL. B&D 1.0m STD.
FA	6	FICUS VULPES	DOGWOOD	6.0m CAL. B&D 1.0m STD.
GA	4	GALATHEA SAUNDERI	SAUNDER'S MANGROVE	6.0m CAL. B&D 1.0m STD.
HA	7	HEDERA HELIX	COMMON ivy	6.0m CAL. B&D 1.0m STD.
IA	10	INCENSED PALM	INCENSED PALM	6.0m CAL. B&D 1.0m STD.
JA	2	JAPANESE PINE	JAPANESE PINE	6.0m CAL. B&D 1.0m STD.
KA	2	KAWAIIA TREE	KAWAIIA TREE	6.0m CAL. B&D 1.0m STD.
LA	2	LAUREL	LAUREL	6.0m CAL. B&D 1.0m STD.
MA	2	MANGROVE	MANGROVE	6.0m CAL. B&D 1.0m STD.
NA	2	NATIVE PALM	NATIVE PALM	6.0m CAL. B&D 1.0m STD.
OA	2	OLIVE	OLIVE	6.0m CAL. B&D 1.0m STD.
PA	2	PALM	PALM	6.0m CAL. B&D 1.0m STD.
QA	2	QUICK GROWING PALM	QUICK GROWING PALM	6.0m CAL. B&D 1.0m STD.
RA	2	RHODODENDRON	RHODODENDRON	6.0m CAL. B&D 1.0m STD.
SA	2	SANDALWOOD	SANDALWOOD	6.0m CAL. B&D 1.0m STD.
TA	2	TANALOG	TANALOG	6.0m CAL. B&D 1.0m STD.
UA	2	ULMUS	ELM	6.0m CAL. B&D 1.0m STD.
VA	2	VANILLA	VANILLA	6.0m CAL. B&D 1.0m STD.
WA	2	WAX PALM	WAX PALM	6.0m CAL. B&D 1.0m STD.
YA	2	YACON	YACON	6.0m CAL. B&D 1.0m STD.
ZA	2	ZEBRA PALM	ZEBRA PALM	6.0m CAL. B&D 1.0m STD.
SHRUBS				
AJ	25	AKASHI, JAPANESE	JAPANESE OLIVE	1.0m STD.
BA	25	BANKSIA	BANKSIA	1.0m STD.
CA	25	CAMPIDIA	CAMPIDIA	1.0m STD.
DA	25	DAVIDSONIA	DAVIDSON'S PALM	1.0m STD.
EA	25	ELEAGNUS	OLIVE	1.0m STD.
FA	25	FICUS	DOGWOOD	1.0m STD.
GA	25	GALATHEA	SAUNDER'S MANGROVE	1.0m STD.
HA	25	HEDERA	COMMON ivy	1.0m STD.
IA	25	INCENSED PALM	INCENSED PALM	1.0m STD.
JA	25	JAPANESE PINE	JAPANESE PINE	1.0m STD.
KA	25	KAWAIIA TREE	KAWAIIA TREE	1.0m STD.
LA	25	LAUREL	LAUREL	1.0m STD.
MA	25	MANGROVE	MANGROVE	1.0m STD.
NA	25	NATIVE PALM	NATIVE PALM	1.0m STD.
OA	25	OLIVE	OLIVE	1.0m STD.
PA	25	PALM	PALM	1.0m STD.
QA	25	QUICK GROWING PALM	QUICK GROWING PALM	1.0m STD.
RA	25	RHODODENDRON	RHODODENDRON	1.0m STD.
SA	25	SANDALWOOD	SANDALWOOD	1.0m STD.
TA	25	TANALOG	TANALOG	1.0m STD.
UA	25	ULMUS	ELM	1.0m STD.
VA	25	VANILLA	VANILLA	1.0m STD.
WA	25	WAX PALM	WAX PALM	1.0m STD.
YA	25	YACON	YACON	1.0m STD.
ZA	25	ZEBRA PALM	ZEBRA PALM	1.0m STD.
GROUND COVERS				
AA	75	AJUCA	AJUCA	1.0m STD.
BB	75	BANANA	BANANA	1.0m STD.
CC	75	CAMPIDIA	CAMPIDIA	1.0m STD.
DD	75	DAVIDSONIA	DAVIDSON'S PALM	1.0m STD.
EE	75	ELEAGNUS	OLIVE	1.0m STD.
FF	75	FICUS	DOGWOOD	1.0m STD.
GG	75	GALATHEA	SAUNDER'S MANGROVE	1.0m STD.
HH	75	HEDERA	COMMON ivy	1.0m STD.
II	75	INCENSED PALM	INCENSED PALM	1.0m STD.
JJ	75	JAPANESE PINE	JAPANESE PINE	1.0m STD.
KK	75	KAWAIIA TREE	KAWAIIA TREE	1.0m STD.
LL	75	LAUREL	LAUREL	1.0m STD.
MM	75	MANGROVE	MANGROVE	1.0m STD.
NN	75	NATIVE PALM	NATIVE PALM	1.0m STD.
OO	75	OLIVE	OLIVE	1.0m STD.
PP	75	PALM	PALM	1.0m STD.
QQ	75	QUICK GROWING PALM	QUICK GROWING PALM	1.0m STD.
RR	75	RHODODENDRON	RHODODENDRON	1.0m STD.
SS	75	SANDALWOOD	SANDALWOOD	1.0m STD.
TT	75	TANALOG	TANALOG	1.0m STD.
UU	75	ULMUS	ELM	1.0m STD.
VV	75	VANILLA	VANILLA	1.0m STD.
WW	75	WAX PALM	WAX PALM	1.0m STD.
XX	75	YACON	YACON	1.0m STD.
YY	75	ZEBRA PALM	ZEBRA PALM	1.0m STD.
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS				
AAA	8	ASTER	ASTER	1.0m STD.
BBB	8	BANANA	BANANA	1.0m STD.
CCC	8	CAMPIDIA	CAMPIDIA	1.0m STD.
DDD	8	DAVIDSONIA	DAVIDSON'S PALM	1.0m STD.
EEE	8	ELEAGNUS	OLIVE	1.0m STD.
FFF	8	FICUS	DOGWOOD	1.0m STD.
GGG	8	GALATHEA	SAUNDER'S MANGROVE	1.0m STD.
HHH	8	HEDERA	COMMON ivy	1.0m STD.
III	8	INCENSED PALM	INCENSED PALM	1.0m STD.
JJJ	8	JAPANESE PINE	JAPANESE PINE	1.0m STD.
KKK	8	KAWAIIA TREE	KAWAIIA TREE	1.0m STD.
LLL	8	LAUREL	LAUREL	1.0m STD.
MMM	8	MANGROVE	MANGROVE	1.0m STD.
NNN	8	NATIVE PALM	NATIVE PALM	1.0m STD.
OOO	8	OLIVE	OLIVE	1.0m STD.
PPP	8	PALM	PALM	1.0m STD.
QQQ	8	QUICK GROWING PALM	QUICK GROWING PALM	1.0m STD.
RRR	8	RHODODENDRON	RHODODENDRON	1.0m STD.
SSS	8	SANDALWOOD	SANDALWOOD	1.0m STD.
TTT	8	TANALOG	TANALOG	1.0m STD.
UUU	8	ULMUS	ELM	1.0m STD.
VVV	8	VANILLA	VANILLA	1.0m STD.
WWW	8	WAX PALM	WAX PALM	1.0m STD.
XXX	8	YACON	YACON	1.0m STD.
YYY	8	ZEBRA PALM	ZEBRA PALM	1.0m STD.

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT BATHING COLONIAL LANDSCAPE STANDARDS.

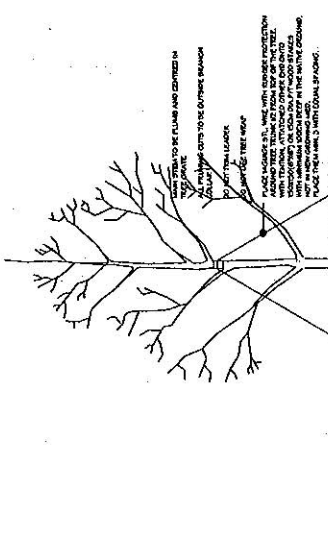
A GROWING MEDIUM PROPOSED BE USED FOR THIS PROJECT SHALL BE ANALYZED PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE DATA STANDARDS FOR BUREAU 3100E AND THE BCLM STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

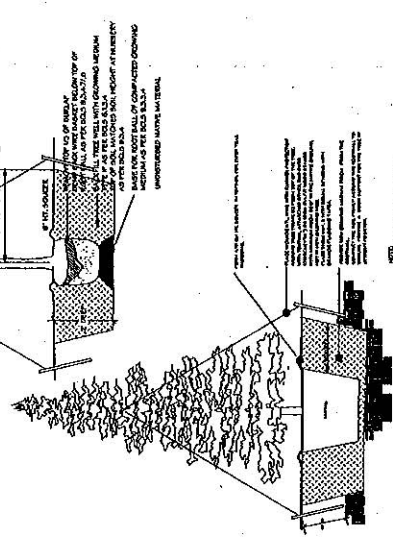
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF SUBSTITUTION PERFORMANCE. SUBSTITUTION PERFORMANCE SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF SUBSTITUTION PERFORMANCE. SUBSTITUTION PERFORMANCE SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

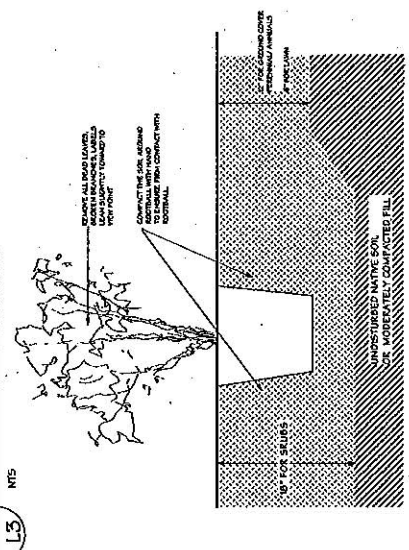
THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES UNTIL THE WORK IS TURNED OVER TO THE OWNER.



1 PROJECT SIGN KIOSK
SCALE: 1/4" = 1'-0"



2 TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"



3 SHRUB PLANTING DETAIL
NOT TO SCALE

CT 420
BY CANADIAN PLAY SYSTEMS LTD.
604-272-2200

BENCH:
SARITA BY
SARITA FURNITURE
888-472-7482

ITO & ASSOCIATES
Landscape Architects
3180 Blvd. Street
Richmond, BC V6E 6L4
Voice: (604) 273 2812
Fax: (604) 273 2826
Email: info@ito.ca
www.ito.ca

PROPOSED
22 UNITS
TOWN HOUSE
BLUNDELL BRIDGE

Scale:	1/4" = 1'-0"
Date:	11/11/2011
Client:	CT 420
Site:	Blundell Bridge
Sheet:	L3

L3 of 3

ANNOTATED EXCERPT FROM MINUTES

Advisory Design Panel
Wednesday, July 23, 2008

DP 07-380219

Yamamoto Architecture Inc.

7751/7851 Bridge Street and 9531/51 Blundell Road

Panel Comments

Comments from the Panel were as follows:

- two-storey unit A could be easily converted into an adaptable unit;
- try to locate accessible visitor parking close to the adaptable unit;
- consider increasing diversity in plant species to be used in landscaping (ex. Magnolias);
- pedestrian safety needs to be addressed in view of the public lane;
- differentiation is needed between public and private space;
- The typology seems to want to be row-housing instead of a larger mansion and back lane carriage housing. Try to reinforce the unit identities as individualized and separate;
- difficult project to conquer. The general form and arrangement of blocks is appropriate. The lane is a challenge. Concerned about children running to amenity area across lane. Lane needs traffic calming. Either step down massing south of amenity area or move it for sunlight penetration;
- 'prairie style' is not convincing because of the building height and lack of overhangs; the building should be broken down into manageable pieces. Look at English rowhouses;
- entrances to buildings are too small considering the size of the buildings;
- buildings 1 and 2 on the north side can be rotated at 90 degrees so that a series of private drive aisles and building and garage entrances will be bisected by the public lane to preclude interference between the lane and unit entries;
- public and private roads can be differentiated through the paving materials used;
- landscaping along the public lane may not be advisable as it would obstruct both the motorists' view of pedestrians and access to drive-ways;
- use of lighting provided on the buildings is recommended over cobra head lane light standards, provided the lighting is wired to the house circuit to be turned on all the time;
- the "tower" element that appears in two units may be more appropriate at the corner;
- brick entry from Bridge Street may not serve any purpose, does not mark private entry and can be dispensed with;
- reconsider the Blundell pedestrian entry. Nice structure, but location seems arbitrary;
- streetscape yards and frontage are good. Materials and colours to bring variety; and
- a pedestrian mews connected to Blundell instead of back yards would be more appealing.

The Chair provided the following comments:

- he does not have the same level of concern about the units fronting a public lane. Recesses and well-defined entries to the units would be necessary for pedestrian safety. There is no pedestrian access except through the public lane.
- narrowing the lane or placing bulges on both ends of the lane could be considered to slow down traffic. Or the lane could be stopped mid-block to stop through-traffic.

- turning the north units to extend the drive aisles across the lane would solve the lane interface issue, but would also likely result in a loss of units. Consider reducing the North setback to 1.2 m, reducing the Blundell setback, or shifting the lane to regain some units.
- the security of the lane could be addressed with a private look, making it inconvenient for non-residents.

Panel Decision

It was moved and seconded

That Development Permit 07-380219 move forward to the next stage taking into consideration the following comments of the Advisory Design Panel and giving staff authority to recommend whether the applicant needs to appear before the Advisory Design Panel again before moving forward:

1. consider providing the opportunity of converting unit A into an accessible unit – ***Incorporated in buildings 1 & 3;***
2. ensure that handicapped parking is near the adaptable unit – ***Incorporated. Accessible parking space is located near building 3;***
3. consider increasing the species diversity of the landscaping – ***Will incorporate through the Development Permit design;***
4. consider pedestrian circulation on the public lane – ***Incorporated. Walkway provided north of the lane;***
5. consider an alternative to the public lane for access to units along the north side – ***Resolved. Building orientation changed as suggested, resolving interface issue;***
6. consider providing some separation between the public and private grounds in the lane area – ***Resolved. Building orientation changed, resolving interface issue;***
7. consider defining the units, especially those fronting the public lane area, as having a “coach house” style rather than a “large house” style – ***Resolved. Building orientation and typology changed, so that no units are fronting the lane;***
8. consider lower massing at 2-storey volume near the amenity space – ***Incorporated;***
9. consider providing some site signage and identity for the front entry – ***Incorporated;***
10. consider breaking down the massing into lower divisions to achieve a more “row-house” pattern – ***Incorporated;***
11. consider the observation that the “tower” element that appears in 2 units to be more appropriate on a corner – ***Two and three storey duplexes along north of site prove a transition from lower single-family homes and taller townhouses;***
12. consider extending the format of the south side of the site to the north – ***Incorporated; and***
13. consider that the pedestrian entry structure from Blundell Road to drive aisle may not be valuable – ***Entry structure aligns with pedestrian walkway and entries for buildings 5 & 6.***

CARRIED

Rezoning Considerations
7751, 7851 Bridge Street and 9531, 9551 Blundell Road ("the lands")
RZ 07-380219

Prior to final adoption of Zoning Amendment Bylaw 8444, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Road dedication of 0.39 m along the Blundell frontage, complete with a 4 m x 4 m corner cut road dedication at the intersection of Blundell Road and Bridge Street.
3. Registration on title to the lands of a 6 m wide public rights-of-passage (PROP) right-of-way (ROW) along the internal East-West drive aisle through the site for a public lane accessing Bridge Street.
4. Registration of a restrictive covenant on title to the lands prohibiting the conversion of tandem parking area into habitable space.
5. Registration on title to the lands of a flood indemnity restrictive covenant.
6. Discharge ROW LMP39900 (Ref No. BM295021) along Blundell Road at Bridge Street, (should the developer's Engineer confirm this sanitary sewer system is not required).
7. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable ft² (e.g., \$18,500 for a net site area of 4,396 m²) as a payment to the City's Public Art fund or participation in the City Public Art Program with an appropriate legal contract for installation of public art on-site.
8. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable ft² (e.g., \$18,500 for a net site area of 4,396 m²) to the City's affordable housing strategy.
9. City acceptance of the developer's offer to voluntarily contribute \$25,000 for the City Parks Development Fund.
10. Payment of cash-in-lieu of on-site indoor amenity space as per the Official Community Plan (OCP) (e.g., \$25,000 for 22 dwelling units).
11. Provide payment of \$52,542.43 for storm sewer consortium committed upgrades.
12. Installation of appropriate protection fencing to ensure neighbouring hedges at 7731 Bridge Street are protected from being damaged by construction activities.
13. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
14. Enter into a Servicing Agreement* for the design and construction of frontage improvements, road works and engineering infrastructure upgrades at the developer's sole cost. Works include, but may not be limited to:
 - a. Bridge Street frontage improvements: Road widening, curb and gutter, creation of a grass boulevard with trees (Red Horse Chestnut), a 2.6 m wide utility corridor, decorative "Zed" street lights, and a 1.75 m wide concrete sidewalk near the Property Line.

- b. Blundell Road frontage and intersection improvements: Creation of a 1.5 m grass boulevard with trees (Green Vase Japanese Zelkova), new 1.5 m sidewalk at the new property line, and pre-ducting for future special crosswalk upgrading at Bridge Street intersection.
- c. Rear lane establishment: Construction of a 5.1 m wide asphalt lane complete with roll curb & gutter on both sides, storm sewer and post top laneway street lighting.
- d. Sanitary Sewer: Removal and restoration works associated with abandoning existing sanitary sewer along the south edge of the development (ROW discharge as per item #7 above). The Developer must submit a letter and/or drawing signed and sealed by a professional engineer confirming the size of the existing sanitary sewer piping to the west, and across the Blundell Road and Bridge Street frontages is adequately sized for OCP conditions and is no less than the minimum City requirement of 200 mm. If not, piping upgrade is required across the Blundell Road and Bridge Street frontages, from manhole to manhole.
- e. Storm Sewer: The Developer must submit a letter and/or drawing signed and sealed by a professional engineer confirming the size of the existing storm sewer piping across the Blundell Road and Bridge Street frontages is adequately sized for OCP conditions and is no less than the minimum City requirement of 600 mm. If not, piping upgrade is required across the Blundell Road and Bridge Street frontages, from manhole to manhole. The need for a storm sewer upgrade across the Bridge Street frontage is indicated (approximately 125 m between manholes MH1298 and MH1434), and an upgrade across the Blundell Road frontage may also be required (approximately 95m between manholes MH1296 and MH1298).

All works are at the developer's sole cost; i.e. no credits apply.

Prior to Building Permit* Issuance:

- Submission of a Construction Parking and Traffic Management Plan* to the Transportation Division.
- Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including level handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.
- The applicant is required to obtain a Building Permit* and any other required City approval prior to erecting any construction hoarding.

All legal agreements are to be to the satisfaction of the City Solicitor and fully, where applicable, registered on title prior to the final adoption of the Rezoning Bylaw.

[Signed original on file]

Signed _____

Date _____

* Note: This requires a separate application



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8444 (RZ 07-380219)
7751, 7851 BRIDGE STREET AND 9531, 9551 BLUNDELL ROAD**

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

1. The Richmond Zoning and Development Bylaw 5300 is amended by inserting into the Minimum Setbacks from Property Lines provisions in Comprehensive Development District (CD/155) the following new subsection as 291.155.4.02 (b):

"(b) Portions of the principal **building** which are less than 5 m (16.4 ft.) in height and are open on those sides which face a **public road** may project into the **side yard** setback abutting a **public road** for a distance of not more than 1.5 m (4.9 ft.), bays may project into the **public road** for a distance of not more than 0.6 m (2.0 ft.), and cantilevered roofs may project into the **public road** setback for a distance of not more than 1 m (3.3 ft.)."

2. The Richmond Zoning and Development Bylaw 5300 is amended by inserting into the Minimum Setbacks from Property Lines provisions in Comprehensive Development District (CD/155) the following new subsection as 291.155.4.03:

".03 Public Lane:

(a) 1.2 m (3.9 ft.).

(b) For the purpose of this subsection, a Public Lane shall mean land in public ownership or secured for public use for access and transportation purposes and having a minimum width of 6 m (19.7 ft.), but not being a **public road**."

3. 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/155)**.

P.I.D. 004-333-314

South Half Lot 12 Block "F" Section 15 Block 4 North Range 6 West
New Westminster District Plan 1207

P.I.D. 004-247-353

Lot 35 Section 15 Block 4 North Range 6 West New Westminster District Plan 32475

P.I.D. 003-578-267

Lot 34 Except: The Easterly 60 Feet, Section 15 Block 4 North Range 6 West
New Westminster District Plan 32475

P.I.D. 004-075-838

The Easterly 60 Feet of Lot 34 Section 15 Block 4 North Range 6 West
Being Measured Perpendicularly to the East Boundary of Said Lot
New Westminster District Plan 32475

- 4. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8444”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>al</i>
APPROVED by Director or Solicitor
<i>BJG</i>

MAYOR

CORPORATE OFFICER