




City of Richmond

Report to Committee

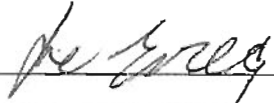
To: Planning Committee
From: Wayne Craig
Director of Development
Date: April 4, 2013
File: RZ 12-615601
Re: Application for Rezoning at 9720, 9740 and 9760 Alberta Road from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)"

Staff Recommendation

That Bylaw 9014 for the rezoning of 9720, 9740 and 9760 Alberta Road from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.


Wayne Craig
Director of Development
(604-247-4625)

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Ajit Thaliwal and Eric Law Architect Inc. have applied to the City of Richmond for permission to rezone 9720, 9740 and 9760 Alberta Road (**Attachment 1**) from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)" in order to develop a 20 unit, 2 and 3 storey townhouse development (**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 Alberta Road:

- A Single Detached Dwelling on land zoned "Single Detached (RS1/F)" at 9671 Alberta Road;
- A 24 unit, three storey townhouse development currently under construction at 9691 Alberta Road, on land zoned "Low Density Townhouses (RTL4)";
- A Single Detached Dwelling on land zoned "Single Detached (RS1/F)" at 9731 Alberta Road; and
- A 98 unit, two storey townhouse complex zoned "Town Housing (ZT32) – North McLennan (City Centre)" at 6300 Birch Street.

To the East: A vacant property at 9780 Alberta Road, zoned "Single Detached (RS1/F)". The City has processed an application for a six (6) unit, three (3) storey townhouse complex (RZ 11-566870), which has received and is sitting at third reading.

To the South: A parking lot associated with MacNeill Secondary School zoned "School and Institutional Use (SI)".

To the West: A Single Detached Dwelling on land zoned "Single Detached (RS1/F)" at 9700 Alberta Road.

Related Policies and Studies

Official Community Plan

OCP designation: City Centre Area, McLennan North Sub-Area Plan, Schedule 2.10C.

McLennan North Sub-Area Plan

- Residential Area 3. Two Family Dwelling / 2 & 3-storey Townhouses. 0.65 base FAR (**Attachment 4**).

The applicant is proposing a density of 0.70 FAR, which is above the base density of 0.65 FAR as indicated in the OCP. To qualify for the additional density and to satisfy the requirements of

the RTM3 zone, the applicant is providing a voluntary contribution to the Affordable Housing Strategy reserve fund.

Public Art

In accordance with the Public Art program, residential multi-family proposals that require a rezoning or Development Permit, and are proposing ten (10) or more units are to participate in the program. Details for this application are outlined later in this report.

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 (**Attachment 6**).

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. In accordance with policy, an Aircraft Noise Sensitive Use Restrictive Covenant must be registered on title prior to final adoption of this application (**Attachment 6**). As well, the applicant is to submit an acoustical report from a registered acoustical engineer for indoor noise mitigation measures resulting from the exposure of aircraft noise at the time of applying for a Development Permit.

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

Proposed Site Assembly and Site Design

The applicant has assembled these three properties for this proposal and as a result has met the minimum lot area requirements of 2,000m² as identified in the McLennan North Sub-Area Plan.

With access to Alberta Road, this 20 unit townhouse proposal is arranged in building clusters along the periphery of the site. The internal drive aisle bisects the units, which allows for direct access to the individual garages to each unit, but also allows for screening the east-west portion of the drive aisle from public view. The individual townhouse units fronting Alberta Road provide direct pedestrian access to the street.

The units are designed to lessen the impact to the schoolyard to the south by locating two and three storey units along the southern property line, adjacent to the parking lot of McNeil Secondary School.

No direct access from the site to the schoolyard is proposed or permitted.

Transportation and Site Access

- Vehicular access to and from the site is off Alberta Road.
- Off-street parking for the proposal is provided in each unit by two-car garages at grade with a combination of side-by-side and tandem configurations. The number of off-street parking

stalls meets the requirements of Zoning Bylaw 8500, but a variance will be required at the Development Permit stage to permit a tandem parking configuration for 70% of the townhouse units, where a maximum of 50% of the required parking stalls is allowed for townhouse developments under Zoning Bylaw 8500 (amendment Bylaw 8993). The application predates the zoning change and the proposal to provide tandem parking in 70% of the units is supported by Transportation. A restrictive covenant to prevent conversion of tandem parking garages will be secured as a condition of rezoning.

- Visitor parking is supplied by four (4) visitor stalls scattered throughout the site.
- To help secure development opportunities to the adjacent sites to the west, a cross-access easement or Statutory Right-of-Way (SRW) be registered in favour of 9700, 9660, and 9640 Alberta Road. The easement or SRW will be registered prior to the adoption of the rezoning application which will provide flexibility for future access to these lots from this internal drive aisle without requiring direct access to Alberta Road (**Attachment 6**). 9620 Alberta Road was not included with this cross-access easement as a previous easement was registered in favour of this lot to connect with the townhouse development to the east at 9580 Alberta Road as part of that rezoning application (RZ 09-252267).
- To help upgrade the existing pedestrian crossing at the intersection of No. 4 Road and Alberta Road, the applicant is providing a voluntary contribution of \$15,600.00 towards an audible signalling system to advise those who are visually impaired when it is safe to cross the street. This contribution is payable prior to the adoption of this rezoning application (**Attachment 6**).
- With the exception of the units that have direct pedestrian access to Alberta Road, pedestrian access to the site is shared with the vehicular access point and then follows the internal drive-aisle to the individual units. To add an additional safety feature to pedestrians using the site to access the individual units, staff has requested the applicant consider introducing methods to give a better sense of territory for pedestrians who use the site.

Trees

An Arborist Report and site survey (**Attachment 5**) was submitted with the application to assess the existing location and condition of the existing on-site trees for the purpose of possible retention. The submitted report recommended that the two (2) on-site trees are to be removed as they are not in good enough condition to be incorporated with the proposed development. There are three (3) trees located on City property and eight (8) neighbouring trees that are to be protected during the construction process.

Upon review of the submitted report and a visual site review by City staff, the conclusion is to agree with the submitted report as the two (2) trees on the property are in poor condition and not good candidates for retention. Replacement of these trees is to follow the City's 2:1 replacement policy which will be followed during the review of the landscaping plan that is to be included with the forthcoming Development Permit application. The eight (8) neighbouring trees and three (3) trees located on City property are to be protected per the City's requirements.

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	2	-	-	Trees are in poor condition and not good candidates for retention. Recommendation that they be replaced in accordance with City policy.
To be removed	2	2:1	4	-
Trees for relocation within the site	0	-	-	-
Trees located within City property	3	-	-	Trees are to be protected during the construction period in accordance with City policy.
Neighbouring Trees	8	-	-	Trees are to be protected during the construction period in accordance with City policy.

A review of the new tree plantings will be conducted at the Development Permit stage to ensure the number of new plantings will meet the City's 2:1 replacement ratio.

Analysis

Proposed Zoning to "Medium Density Townhouses (RTM3)"

The proposed rezoning from RS1/F to RTM3 reflects the anticipated changes to the community as set out in the McLennan North Sub-Area Plan to transition the once predominantly single family area to apartment buildings and townhouse complexes. The application for this subject site is in conformance with the Sub-Area Plan as well as the designation of the Land Use Map (Residential Area 3, two-family dwellings and 2 and 3 storey townhouses) (**Attachment 4**).

The applicant is proposing a two (2) and three (3) storey townhouse complex with a FAR of 0.70, above the base density of 0.65 FAR in accordance to the land use map.

Amenity Space

An outdoor amenity space is proposed to be located along the eastern edge of the site, at the main intersection of the internal drive aisle. The area is to include open lawn space and a child's play area. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detailed information. No indoor space is being proposed, but a voluntary cash-in-lieu contribution of \$21,000.00 will be paid prior to final adoption of this application (**Attachment 6**).

Design

The two and three storey proposal meets the intent and requirements of the neighbourhood plan. The proposed design is that of a contemporary row-house that can help provide maturity along the Alberta Road street front. The applicant will be making an application for a Development Permit which will provide more detail regarding the form and character of the proposal.

Affordable Housing

As previously stated, 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, the applicant has agreed to a voluntary contribution of \$2.00 per allowable square foot based on the FAR of the zone (\$45,720.00). This is payable prior to the adoption of this rezoning application (**Attachment 6**).

Public Art

The applicant is considering providing a piece of public art and will contact the City's Public Art Coordinator to begin the process should they decide to head in that direction. Should the applicant decide not to go ahead, the applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot based on the FAR of the zone. The amount of the contribution would be \$17,602.20 and is payable prior to the adoption this rezoning application (**Attachment 6**).

Garbage and Recycling Servicing

The applicant is proposing an enclosure for on-site recycling and garbage storage. Staff have reviewed the proposal and are satisfied with the number of bins and access to and from the enclosure for proper pick-up.

Utilities and Site Servicing

A site servicing review has been conducted by the City's Engineering Department and no upgrades are required to any of the City's sanitary, water or storm systems. The applicant is to contact the City's Engineering Department on direct servicing connections to the townhouse units.

Servicing Agreement

Frontage works were done in the late 1990's through the City's DCC program. No Servicing Agreement for this project is required.

Variances

The application is proposing 14 out of its 20 townhouse units to provide attached garage parking in a tandem configuration. The Zoning Bylaw supports tandem parking for townhouse units to a maximum of 50% of the units. The proposed 70% variance is supported by Transportation and a restrictive covenant to prevent conversion toward parking garages will be secured as a condition of rezoning (**Attachment 6**).

Development Permit

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

- a) Design of the outdoor amenity area, including the design of a children's play area.
- b) Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.
- c) Submit a site plan to show pedestrian access to the interior townhouse units.

- d) Verification of parking stall clearances when abutted against a solid wall greater than 0.3 meters high.
- e) Identify and design for units that can be easily converted to universal access.
- f) An Acoustic Engineer's report, to identify noise mitigation measures to be taken to lessen aircraft noise (doors and windows closed), to the following criteria:

Portions of Dwelling Units	Noise Levels in decibels (dB)
Bedrooms	35 dB
Living, dining, and recreation rooms	40 dB
Kitchen, bath, hallways and utility rooms	45 dB

- g) A thermal report to ensure indoor comfort levels are maintained to ensure the above noise criteria is met using the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and any subsequent updates as they occur.

Financial Impact

None expected.

Conclusion


The proposed 20 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the "Medium Density Townhouses (RTM3)" zone for the McLennan North neighbourhood plan. Staff believe that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommend that rezoning application RZ 12-615601 proceed to first reading.



David Johnson
Planner 2
(604-276-4193)

DJ:cas

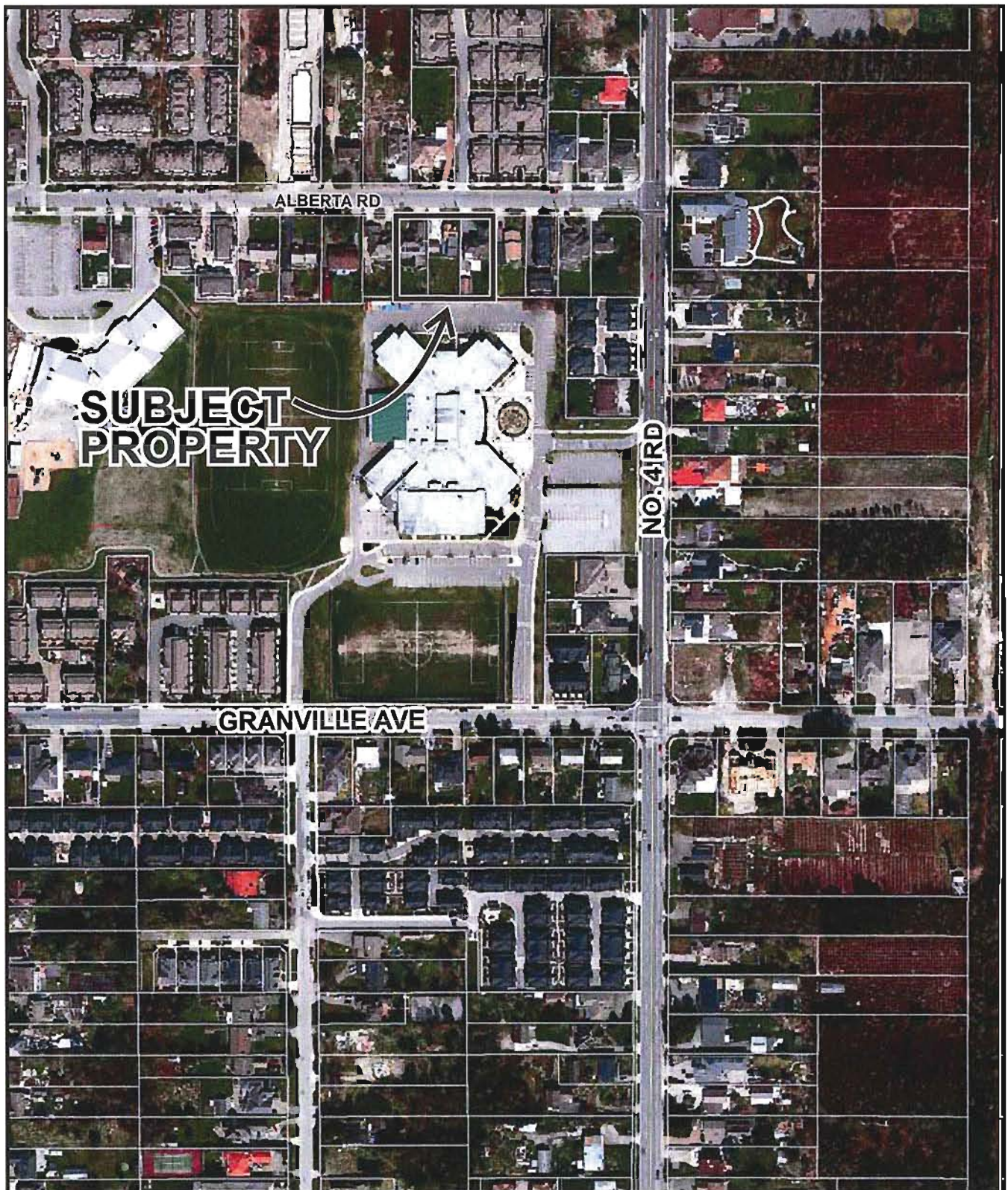
- Attachment 1: Location Map
- Attachment 2: Submitted drawings of the proposed development
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan North Sub-Area Land Use Map
- Attachment 5: Tree Survey Map
- Attachment 6: Conditional Rezoning Requirements



RZ 12-615601

RZ 12-615601

**PLN - 65**



RZ 12-615601

Original Date: 08/01/12

Amended Date:

Note: Dimensions are in METRES

PLN - 67



1	PROPOSED TOWNHOUSE DEVELOPMENT
2	EXISTING LOT LINES
3	EXISTING ROAD FRONTAGE
4	EXISTING ROAD FRONTAGE

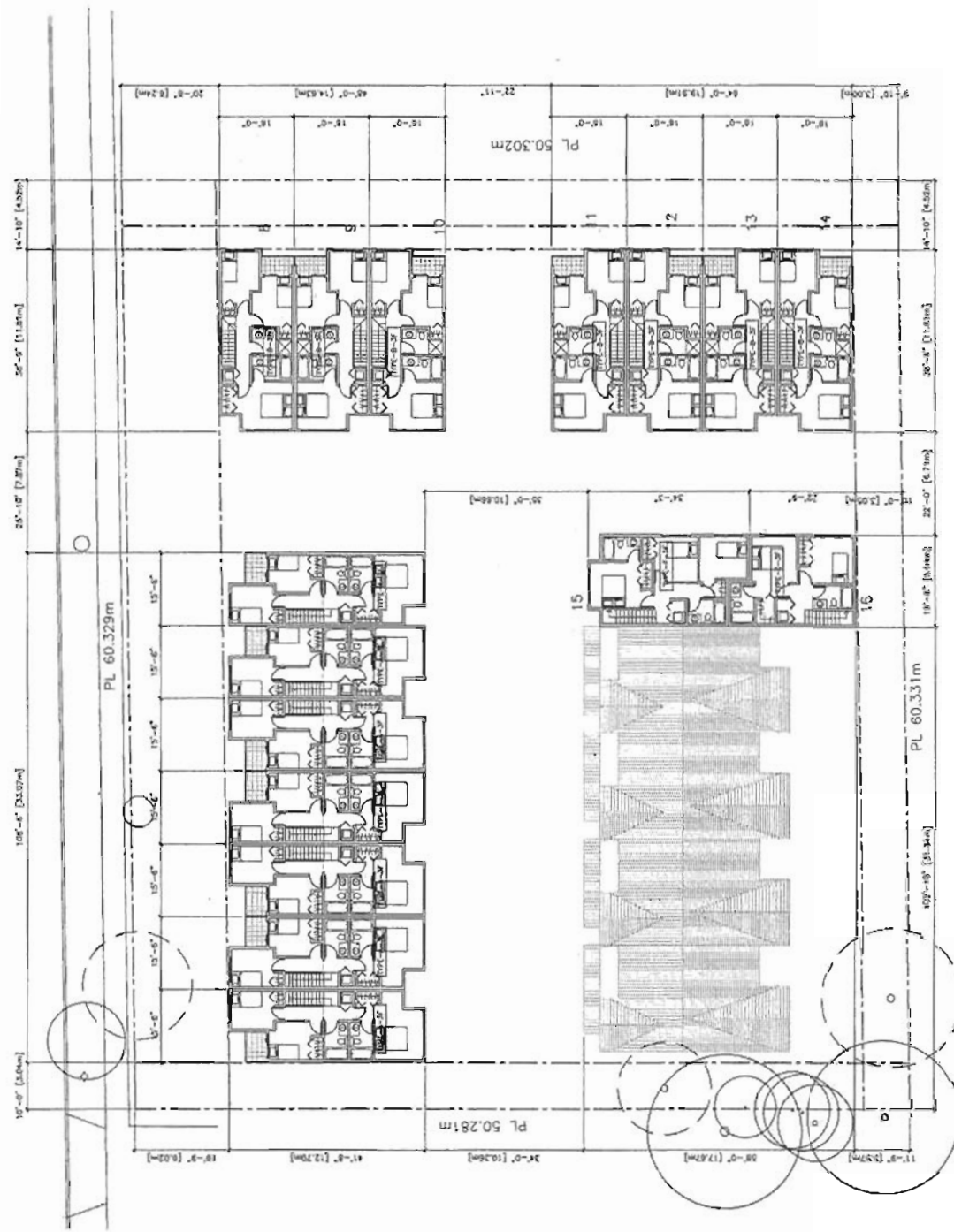
PROPOSED TOWNHOUSE
 9720-9760 ALBERTA RD
 RICHMOND BC

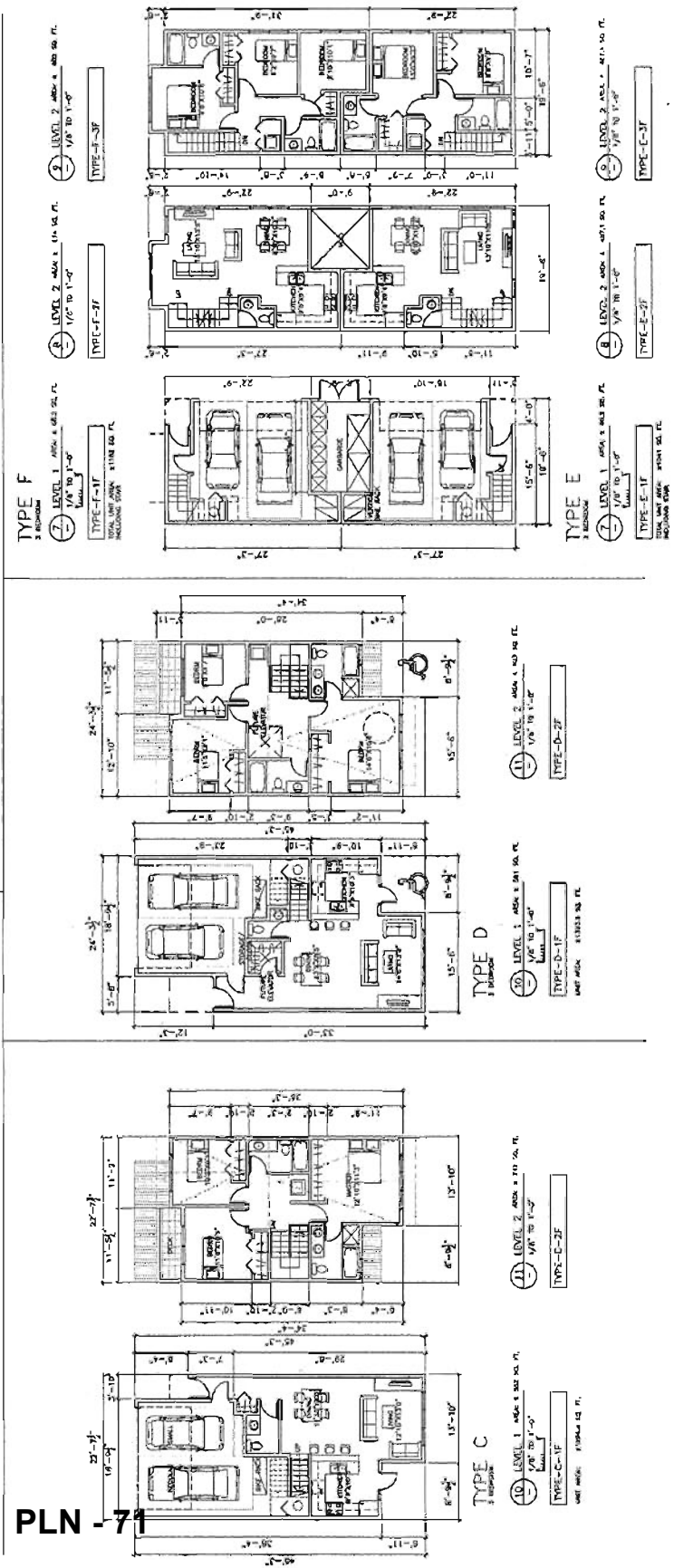
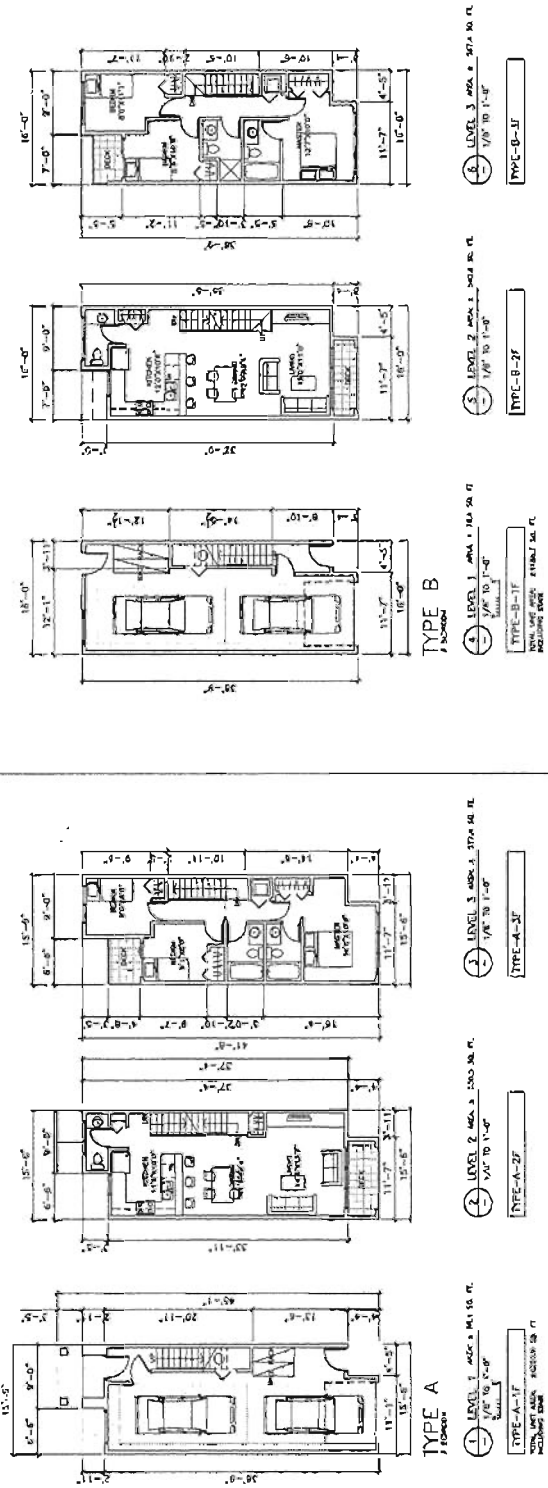
SITE PLAN (3/F)

PROJECT NUMBER	12-12
DATE	3/15/2013
DESIGNED BY	EL
CHECKED BY	EL
FILE NAME	12-12_A01_130315-02.DWG

A4

REVISIONS





ERIC LAW ARCHITECT

1000 West 10th Avenue, Suite 200
Vancouver, BC V6H 2G6
Tel: (604) 681-2877
Fax: (604) 681-2877
www.ericlawarchitect.com

PROJECT NO. 1000-2000
DATE: 10/15/2013
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 1000-2000-1001-1001-1001.dwg

1	2013.10.15	ISSUED FOR PERMITTING
2	2013.10.15	ISSUED FOR PERMITTING
3	2013.10.15	ISSUED FOR PERMITTING
4	2013.10.15	ISSUED FOR PERMITTING
5	2013.10.15	ISSUED FOR PERMITTING

1	2013.10.15	ISSUED FOR PERMITTING
2	2013.10.15	ISSUED FOR PERMITTING
3	2013.10.15	ISSUED FOR PERMITTING
4	2013.10.15	ISSUED FOR PERMITTING
5	2013.10.15	ISSUED FOR PERMITTING

PROPOSED TOWNHOUSE
9720-9760 ALBERTA RD
RICHMOND BC

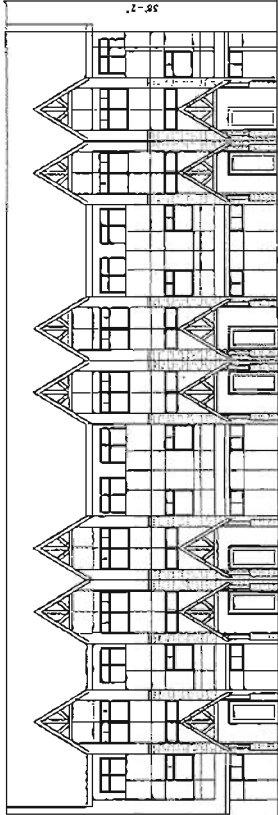
BUILDING ELEVATIONS

PROJECT NUMBER	1000-2000
DATE	10/15/2013
DRAWN BY	EL
CHECKED BY	EL
FILE NAME	1000-2000-1001-1001-1001.dwg

A6

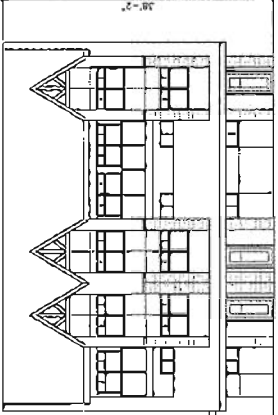
REZONING

PROPERTY LINE



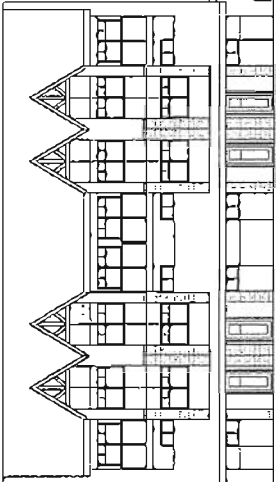
1 BUILDING ELEVATION (NORTH ELEVATION ALONG ALBERTA ROAD)
1/8" TO 1'-0"

PROPERTY LINE



2 BUILDING ELEVATION (EAST ELEVATION)
1/8" TO 1'-0"

PROPERTY LINE



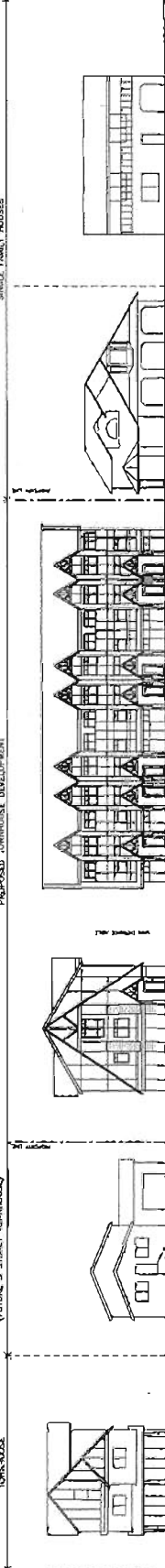
PLN - 72

ADJACENT 2 STORY
SINGLE FAMILY HOUSES

PROPOSED TOWNHOUSE DEVELOPMENT

ADJACENT 2 STORY
SINGLE FAMILY HOUSES
(TYPICAL 3 STORY TOWNHOUSE)

ADJACENT 3 STORY
TOWNHOUSE



3 CONTEXT ELEVATION (NORTH ELEVATION ALONG ALBERTA ROAD)
1/16" TO 1'-0"



City of Richmond

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

Development Application Data Sheet

RZ 12-615601

Address: 9720, 9740 and 9760 Alberta Road

Applicant: Ajit Thaliwal and Eric Law Architect Inc.

Planning

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

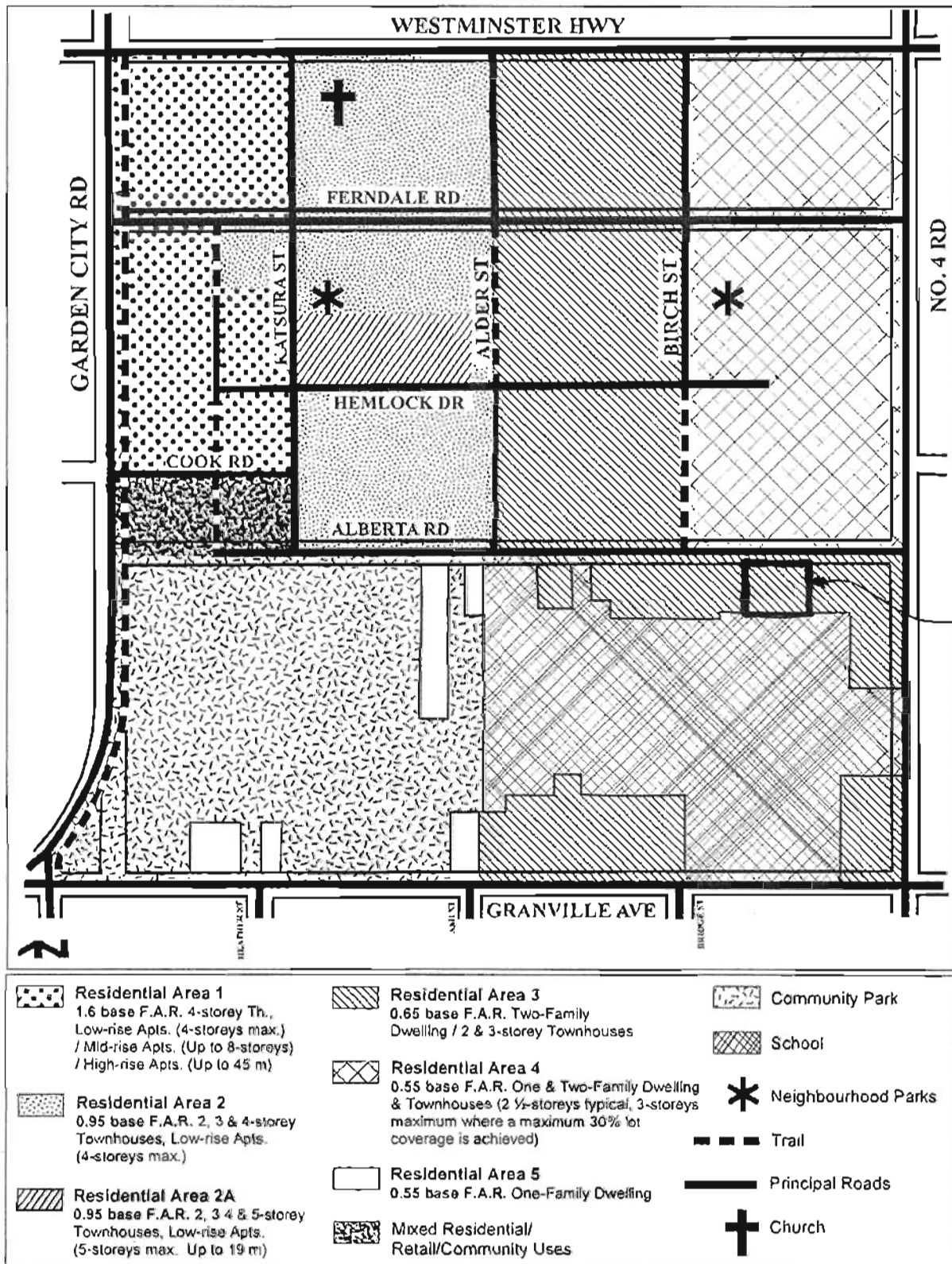
	Existing	Proposed
Civic Address:	9720 Alberta Road 9740 Alberta Road 9760 Alberta Road	To Be Determined
Owner or Applicant:	Ajit Thaliwal and Eric Law Architect Inc.	No Change
Site Size (m²):	3,034.00m ²	No Change
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	No Change
Zoning:	Residential Single Detached, Subdivision F (RS1/F)	Medium Density Townhouses (RTM3) Permits Townhouses at 0.70 F.A.R. with a contribution to the Affordable Housing Reserve Fund
Number of Units:	1 Single-Family Dwelling per lot	20 Townhouse Units on a consolidated lot.

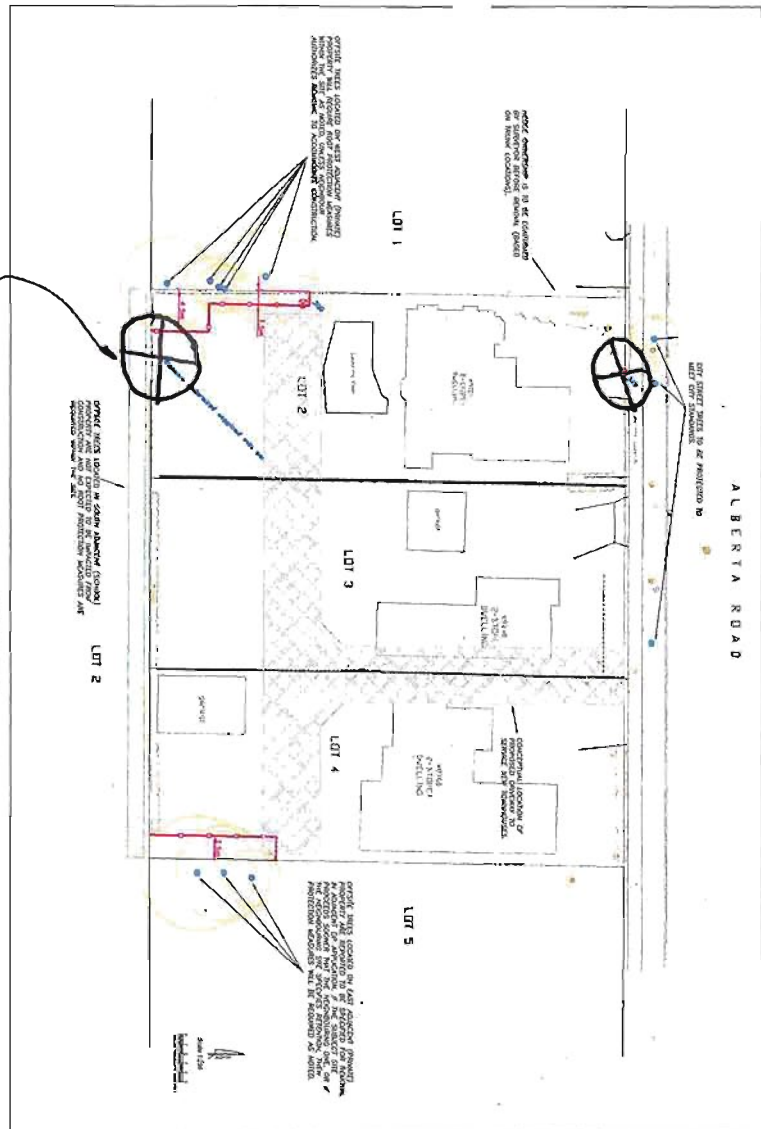
	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area = 3,034.00m ² (0.70) = 2,123.80m ² Max.	2,123.80m ² (0.70 FAR)	none permitted
Lot Coverage – Building:	40% Max.	41%	1% (30.34m ²)
Lot Width:	40.0m	60.33m	none
Lot Depth:	35.0m	50.30m	none
Lot Size:	No requirements	3,034.00m ²	none
Setback: Alberta Road:	6.0m Min.	6.02m	none
Setback: Side and Rear Yard:	3.0m Min.	3.04m	none

	Bylaw 8500 Requirements	Proposed	Variance
Height:	12.0m and no more than 3 stories maximum	11.63m and 3 stories	none
Minimum off-street Parking Requirements:	28 Resident <i>plus</i> 4 Visitor <hr/> 32 spaces minimum	40 Resident <i>plus</i> 4 Visitor <hr/> 44 spaces	none
Tandem Parking Spaces:	Max. 50% of units for townhouses	70% of units to provide tandem parking	Required for tandem stalls for townhouse development.
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$21,000.00	none
Amenity Space -- Outdoor:	6 m ² minimum per unit x 20 units = 120m ²	120.6m ²	none

City of Richmond

Land Use Map

Bylaw 8630
2010/07/19



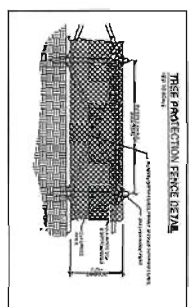
ON-SITE TREES
TO BE REMOVED
(TYP)

1. The purpose of this drawing is to show the location of the proposed driveway and the location of the existing buildings and trees to be removed.

DATE	BY	CHECKED	DATE
12/12/2017	12/12/2017	12/12/2017	12/12/2017
12/12/2017	12/12/2017	12/12/2017	12/12/2017
12/12/2017	12/12/2017	12/12/2017	12/12/2017
12/12/2017	12/12/2017	12/12/2017	12/12/2017

LEGEND

- Existing lot lines
- Proposed lot lines
- Proposed driveway
- Existing buildings
- Existing trees to be removed
- Proposed trees to be removed



PLN - 76

NOTES

1. The purpose of this drawing is to show the location of the proposed driveway and the location of the existing buildings and trees to be removed.

2. The purpose of this drawing is to show the location of the proposed driveway and the location of the existing buildings and trees to be removed.

3. The purpose of this drawing is to show the location of the proposed driveway and the location of the existing buildings and trees to be removed.

4. The purpose of this drawing is to show the location of the proposed driveway and the location of the existing buildings and trees to be removed.

5. The purpose of this drawing is to show the location of the proposed driveway and the location of the existing buildings and trees to be removed.

**Conditional Zoning Requirements
9720, 9740 and 9760 Alberta Road
RZ 12-615601**

Prior to final adoption of Zoning Amendment Bylaw 9014, 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. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Registration of an aircraft noise sensitive use covenant on title.
4. Registration of a flood indemnity covenant on title.
5. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 9700, 9660 and 9640 Alberta Road.
6. City acceptance of the developer's offer to voluntarily contribute \$15,600.00 to the upgrade of the pedestrian crossing at Alberta Road and No. 4 Road.
7. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$17,602.20) to the City's Public Art Fund.
8. Contribution of \$21,000.00 in-lieu of on-site indoor amenity space to go towards development of indoor public amenity space as identified by the Parks, Recreation and Cultural Services Department.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$45,720.00) to the City's affordable housing fund.
10. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Utility connections to the townhouse units, driveway ramps to be removed and new one installed and other related items to be done at the developer's sole cost via City Work Order.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Original signed on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9014 (RZ 12-615601)
9720, 9740 and 9760 Alberta Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**MEDIUM DENSITY TOWNHOUSES (RTM3)**".

P.I.D. 001-512-234

LOT 2 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 1712

P.I.D. 012-298-115

LOT 3 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 1712

P.I.D. 000-521-671

LOT 4 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 1712

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9014**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>HB</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER